CITY of POOLER
GEORGIA

PLANNING & ZONING COMMISSION MEETING - AGENDA

January 13, 2025 at 3:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

IV. NEW BUSINESS

A. Conditional Use request to convert a portion of existing workshop building to a garage apartment at 313 Benton Drive (Application #A24-0222)

B. Variance request for proposed fence to encroach within the 15-foot required side setback for a multi-family residential development at 100 Commons Way (Application #A24-0225)

C. Variance request to reduce the required front yard setback from 60 feet to 10 feet for a model home sales park at 200 Outlet Parkway (Application #A24-0231)

D. Site Plan approval for Harmony Force Main Upgrade at Melody Drive/Cantata Circle (Application #A-24-0075)

E. Site Plan approval for revisions to the Oxford at Pooler Phase 1 previously approved site plan at 500 Fox Farm Street (Application #A24-0159)

F. Site Plan approval for construction of hotel and associated infrastructure at 100 William Blakely Crossing/Lot A Blakely Commons (Application #AA1173/231558)

G. Site Plan approval for construction of covered shed at existing equipment rental business at 55 Coleman Boulevard (Application #A24-0190)

V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
December 9, 2024

CALL TO ORDER:

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

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

APPROVAL OF MINUTES

The minutes of the November 25, 2024, Planning and Zoning Commission were reviewed and accepted.

Result: *Approved*

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

NEW BUSINESS:

A. PUD Zoning Map Amendment for 500 Seabrook Parkway to add "Fueling and Electric Vehicle Charging Stations" as a permitted use.

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is to add fueling stations, including fueling of gasoline, diesel or hydrogen fuels and electric vehicle charging; provided that such use shall be limited to the parcel bearing PIN 51011-01035 and any parcel created therefrom, to the list of permitted uses for the Light Industrial tracts in the Morgan Family Tract PUD Master Plan Development Standards. John Northup III with Bouhan Falligant was present to represent the owner to answer any questions from commissioners and the public. Amy Mealing spoke about her concerns and not having an entrance to her undeveloped adjacent property and having the fence removed from the property for emergency personnel.

Result: *After review of the criteria, a motion was made to recommend approval of the Zoning Map Amendment with the following conditions: Fueling stations, including fueling of gasoline, diesel or hydrogen fuels and electric vehicle charging uses shall be limited to the parcel bearing PIN 51011-01035 and any parcel created therefrom.*

1-Motion: Commissioner Daniel
2-Second: Commissioner Simmons
Motion Passed without opposition

B. Zoning Map Amendment for 1511 Quacco Rd from R-A TO C-2 Zoning District.

***Item was withdrawn from the agenda.**

C. Site Plan approval for Stoneweg MultiFamily at 800 High Avenue

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is for Site Plan approval for Stoneweg MultiFamily at 800 High Avenue. Doug Morgan with EMC Engineering was present to answer questions from Commissioners.

Result: *After review of the criteria, a motion was made to recommend approval of the site plan with the following conditions: the two access points along Old Quacco road are solely to be used for emergency services until the Pooler Parkway/ Old Quacco Road intersection improvements have been completed. Until then, the main access road will be High Avenue.*

1- Motion: Commissioner Rife
2- Second: Commissioner Daniel
Motion Passed without opposition

D. Acceptance of Maintenance Bond for I-16 West Phase 2B- Southeast Corner of Interstate 16 and Pooler Parkway

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is for acceptance of Maintenance Bond for I-16 West Phase 2B- Southeast Corner of Interstate 16 and Pooler Parkway. Commissioner Rife recused himself for this item and Commissioner Kelly took his place. The applicant was not present at the meeting.

Result: *After review of the criteria, a motion was made to recommend approval of the acceptance of Maintenance Bond for I-16 West Phase 2B- Southeast Corner of Interstate 16 and Pooler Parkway*

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

E. Acceptance of Maintenance Bond I-16 West Mixed Use Access Road – Intersection of I-16 and Pooler Parkway (High Avenue extension)

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is for acceptance of Maintenance Bond for I-16 West Mixed-Use Access Road – Intersection of I-16 and Pooler Parkway (High Avenue extension).

Commissioner Rife recused himself for this item and Commissioner Kelly took his place. The applicant was not present at the meeting.

Result: *After review of the criteria, a motion was made to recommend approval of the acceptance of Maintenance Bond for I-16 West Mixed-Use Access Road – Intersection of I-16 and Pooler Parkway (High Avenue extension).*

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

F. <u>Posing of Performance Bond and Final Plat for Harmony Phase 8A/ Andante Way</u>

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is for posting of Performance Bond and Final Plat for Harmony Phase 8A/ Andante way. Commissioner Rife returned to the dais and Commissioner Kelly stepped down. Robb Garis with Coleman Company was present to answer questions from the commission.

Result: *After review of the criteria, a motion was made to recommend approval of the Posting of Performance Bond and Final Plat for Harmony Phase 8A/ Andante Way.*

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

<u>Adjournment</u>

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

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

Adjourned without opposition

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

_____

_____

Rachael Brown, Zoning Administrator

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Conditional Use Request for a Garage Apartment at 313 Benton Drive

Project:	#A24-0222
P&Z Meeting Date:	January 13, 2025
Public Hearing Date:	January 21, 2025
Applicant and Authorized Agent:	Nathanael Barham
Location (Address):	313 Benton Drive
Parcel (PIN):	50002 04013
Existing Zoning:	R-1-A
Zoning Action:	Conditional Use
Request:	Request to convert portion of existing workshop building into a garage apartment.
Application Filed:	December 13, 2024
Legal Notice Published:	January 5, 2024
Sign Posted:	December 24, 2024
Letters Mailed:	December 23, 2024
Staff Recommendation:	Approval
Planning & Zoning Commission:	[TBD]
Recommended Motion:	*"After review of the criteria, move for approval of the request."*
Background:	The request is to convert a portion of an existing workshop building into a garage apartment. The applicant is proposing to convert 800

	square feet of an existing 1200 square foot workshop building into a garage apartment. The remaining 400 square feet will continue to be used as a workshop. Per the applicant, the garage apartment will be rented on a long-term basis until such a time when the short-term rental moratorium is lifted. If short-term rentals are permitted in the future the applicant states he will apply for short-term rental permission. The property would need to meet any requirements imposed with the short-term rental ordinance at that time. A garage apartment is considered ancillary to the primary use of a residence. A garage apartment must also comply with all requirements of Sec. 17 of App. A, Art. III. Per the requirements, a garage apartment shall only be permitted on a lot which meets 1 ½ of the minimum lot area requirements for the zoning district; the 23,000sf subject lot is over 1 ½ the size of the required 8500sf for the zoning district. Additionally the living area of the proposed garage apartment can be no more than one-half of the primary structures total living area; the proposed 800sf garage apartment is less than half of the 2100sf primary structure.
Relevant Ordinances:	App. A, Art. III, Sec. 17 − Secondary Dwelling Structures App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District App. A, Art. IV, Sec. 4 − Conditional Uses App. A, Art. V, Sec. 7 − Standards for Conditional Use Permission
Zoning Action Standards:	1. The proposed use will not be contrary to the purpose of this ordinance. • *The proposed use would be consistent with the purpose of the ordinance as the proposed garage apartment is consistent with the residential uses of the neighborhood.* 2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers. • *The proposed use would not be detrimental to adjacent properties or surrounding areas as it would take place inside of an existing secondary structure, will remain within the residential makeup of the neighborhood and will provide the required parking.* 3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or

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

- *The proposed use is consistent and compatible with existing uses nearby and those otherwise allowed in the district and would not constitute a nuisance or hazard as the use will take place in an existing secondary structure, will be residential, and existing parking areas will be utilized.*

4. The proposed use will not be affected adversely by the existing uses of adjacent properties.

    - *The proposed use will not be affected adversely by the existing uses of adjacent properties as the proposed use is similar and compatible with existing uses.*

5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.

    - *The proposed garage apartment will be contained within an existing secondary structure on a lot that is over 14,500 sf (more than one and a half times) over the required lot size for the district, therefore meets all requirements for such conditional use.*

6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met.

    - *The parking standards are satisfied by providing the required number of spaces, and the square footage of the proposed garage apartment will be less than half of the 2100 sf principal dwelling.*

7. The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.

    - *The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.*

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

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

Attachment A

CITY OF POOLER
GEORGIA
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Vicinity Map for Garage Apartment Conditional Use - 313 Benton Drive

12/19/2024

Parcels

This map was created using Latapult | www.latapult.com | Bigger Data Faster Maps Stronger Decisions

Conditional Use Application

Applicant Information

Applicant Nathanael Barham

Mailing address 313 Benton Drive

City Pooler State GA Zip 31322

Telephone (828) 989-6938 Fax (___) ___

Property Ownership

Property Owner(s) Nathanael Barham

Mailing address 313 Benton Drive

City Pooler State GA Zip 31322

Telephone (828) 989-6938 Fax (___) ___

Contact Person

Contact Person(s) Nathanael Barham

Telephone (828) 989-6938 Fax (___) ___ E-mail nlbarham@gmail.com

* All staff correspondence will be sent only to one designated contact person.
* Addresses and telephone numbers do not have to be repeated if provided above.

Request

Location address 313 Benton Drive, Pooler, GA 31322

Current Zoning R-1-A - One Family Residential Dwelling Present use Residential

Provide a brief description of proposed use on subject property. Describe those things, which you feel justify the action requested. List the specific sections of the Zoning Ordinance which have a bearing on your request:

I would like to finish out a portion of my existing workshop in my backyard at 313 Benton Drive, and turn it into a garage apartment per Appendix A, Section 17.A.

Description of the activities, # of units and hours of operation of the proposed conditional use:

I propose to make one garage apartment for normal use.

A proposed starting date of land disturbance or construction, date of completion for all improvements and use opening or date of first occupancy: Proposed Start Date: January 2025

Proposed Completion Date: April 2025

Proposed Date of First Occupancy: May 2025

A list of activities undertaken by the developer and subsequent occupant to mitigate all adverse impacts upon the surrounding properties before, during and after the completion of development activities:

Any loud tasks shall be performed during normal work hours; and not on Sundays.

All debris will be properly disposed in a timely manner

Conditional Use Application *(cont.)*

Filing Requirements

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

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

Adjacent Property Owners

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

Mike Clevenger	217 Remeta St. Pooler, GA 31322
Andy Hoang (Nhan Vu)	315 Benton St. Pooler, GA 31322
Bruce Anderson	309 Benton St. Pooler, GA 31322
Thomas Dent	302 Benton St. Pooler, GA 31322

Campaign Contributions

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

☑ * No. I have not made campaign contributions to any Pooler City Official(s). (***Please sign below at the ****)

☐ * Yes. I have made campaign contributions to one or more Pooler City Official(s). (***Please sign below at the ****)

City Official	Title	Dollar Value	Description of gift

* **Signature:** Nathaniel Barham **Date:** Dec. 9, 2024

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

Signature & Date

I attest that all the information provided is true to fact: Nathaniel Barham
(Applicants Signature)

Date: 12 / 9 / 2024

Attest: _____
(Zoning Administrator or Agent thereof)

Application Status

This portion to be completed by Zoning Administrator

- ■ Hearing date has been set for: _____
- ■ Notice published in newspaper on: _____ (15 days prior to hearing date)
- ■ Letters of notification mailed to adjacent property owners on: _____
- ■ This action was approved _____ or denied _____ (copy of minutes disposing of this action attached)
- ■ Notification of the results of this action mailed to applicant on: _____
- ■ Sign Posted: _____

City of Pooler

AUTHORIZATION OF PROPERTY OWNER

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

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

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

Name of applicant: Nathanael Barham

Address: 313 Benton Drive

City & State: Pooler, Georgia Zip 31322

Telephone number: (828) 989-6938

Nathanael Barham

Signature of owner

Personally appeared before me Nathanael Barham

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

Paula A Gregory

Notary Public

PAOLA A. GREGORY NOTARY PUBLIC GEORGIA CHATHAM COUNTY EXPIRES 02/02/2026

02-02-2026

Date

Adjacent Property Owners Cont.

Mary Elizabeth Kangeter 305 Benton Drive

Campaign Contribution Disclosure Form
(Zoning Action Applicant)

Updated **MAY 2024**

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

Hearing Information

Zoning Action/Agenda Item

Planning & Zoning Public Hearing/Meeting Date and Time

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

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

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

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

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

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

Applicant Name	Applicant Signature	Date
Nathaniel Barham	Nathaniel Barham	13 Dec 2024

Appendix A, Article V, Section 4 (C), Items (1), (2), (3), and (6):

(1) The location, size and other pertinent data of all land uses on the site including types, location and height of buildings, parking, open areas and landscaping,

Primary Home: One story building (see Map 1 for location of house on property)

Work Shop: One story building (see Map 1 for location of house on property)

Parking: Paved driveway (8'x28') with room for (4) vehicles

Open Areas and Landscaping: Front and back yards contain grass, trees, and flowerbeds consistent with a normal home.

(2) Dimension setback lines from property lines and street right-of-way lines,

See Map 1 showing property line dimensions and relative locations of streets and property lines.

(3) Adjacent thoroughfares and all curb cuts within 500 feet, including:

a.Proposed new cut(s) onto public rights-of-way with turning radii, and width, and

b.Dimensions of all rights-of-way,

No new cuts onto a public right-of-way are needed.

(6) Tabulated data including at least:

a.Gross density of dwelling units,

One family in garage apartment (I am not completely sure what "Gross density of dwelling unit" means).

b.Parking ratio per dwelling unit,

2 paved parking spaces for the current house.

2 paved parking spaces for the garage apartment.

c.Percent and amount of land coverage by use, and

No additional land will need to be converted for parking or structural purposes since the driveway is large enough for (4) vehicles and since the current workshop will contain the whole of the garage apartment.

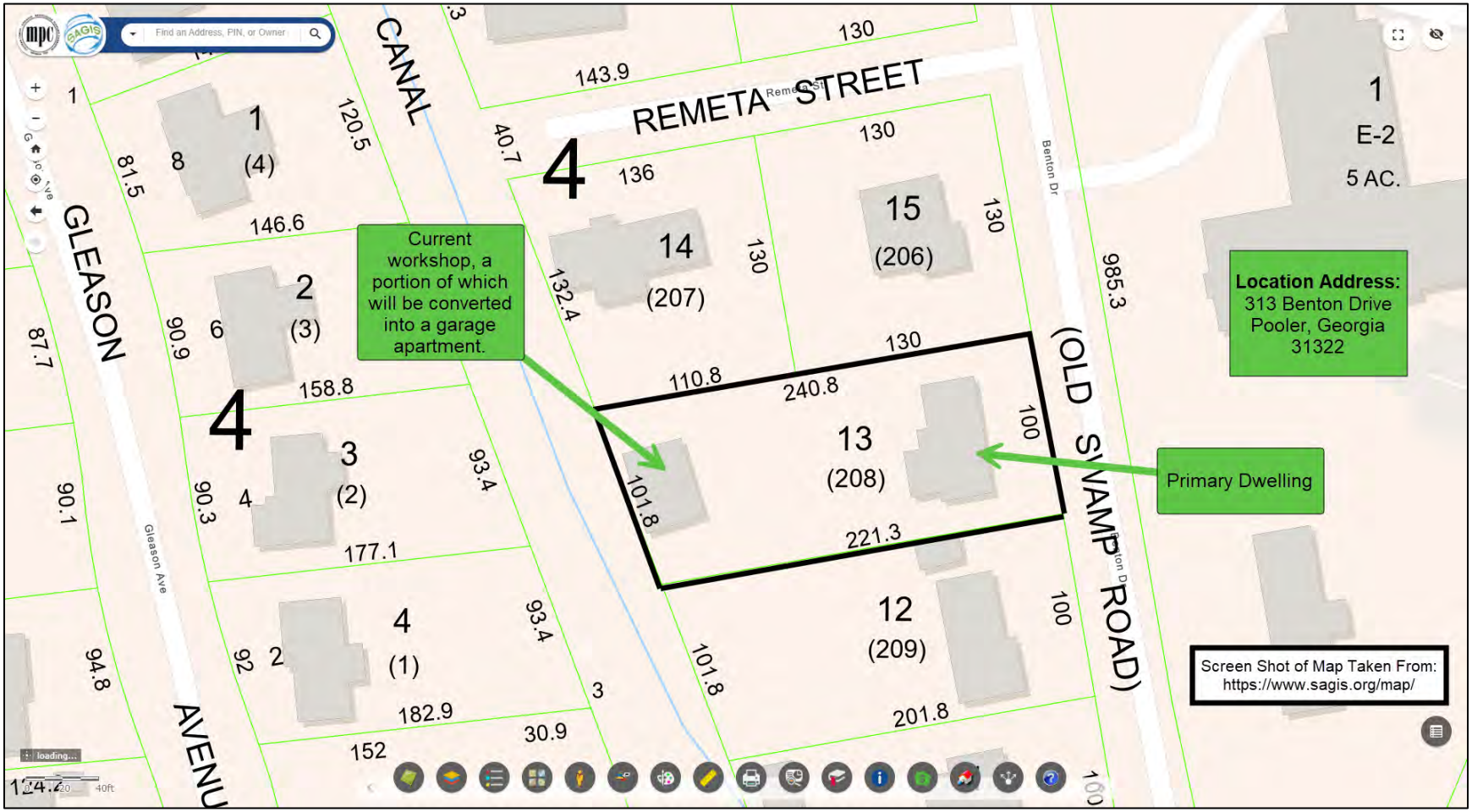
d.Percent and amount of floor area by use and by type.

The workshop is 1200 square feet. I will be converting approximately 800 square feet of the workshop into the garage apartment and leaving 400 square feet as a workshop. Since the primary dwelling is 2000 square feet, the garage apartment will be less than half the size of the primary dwelling.

Area Map:

313 Benton Drive
Pooler, Ga 31322

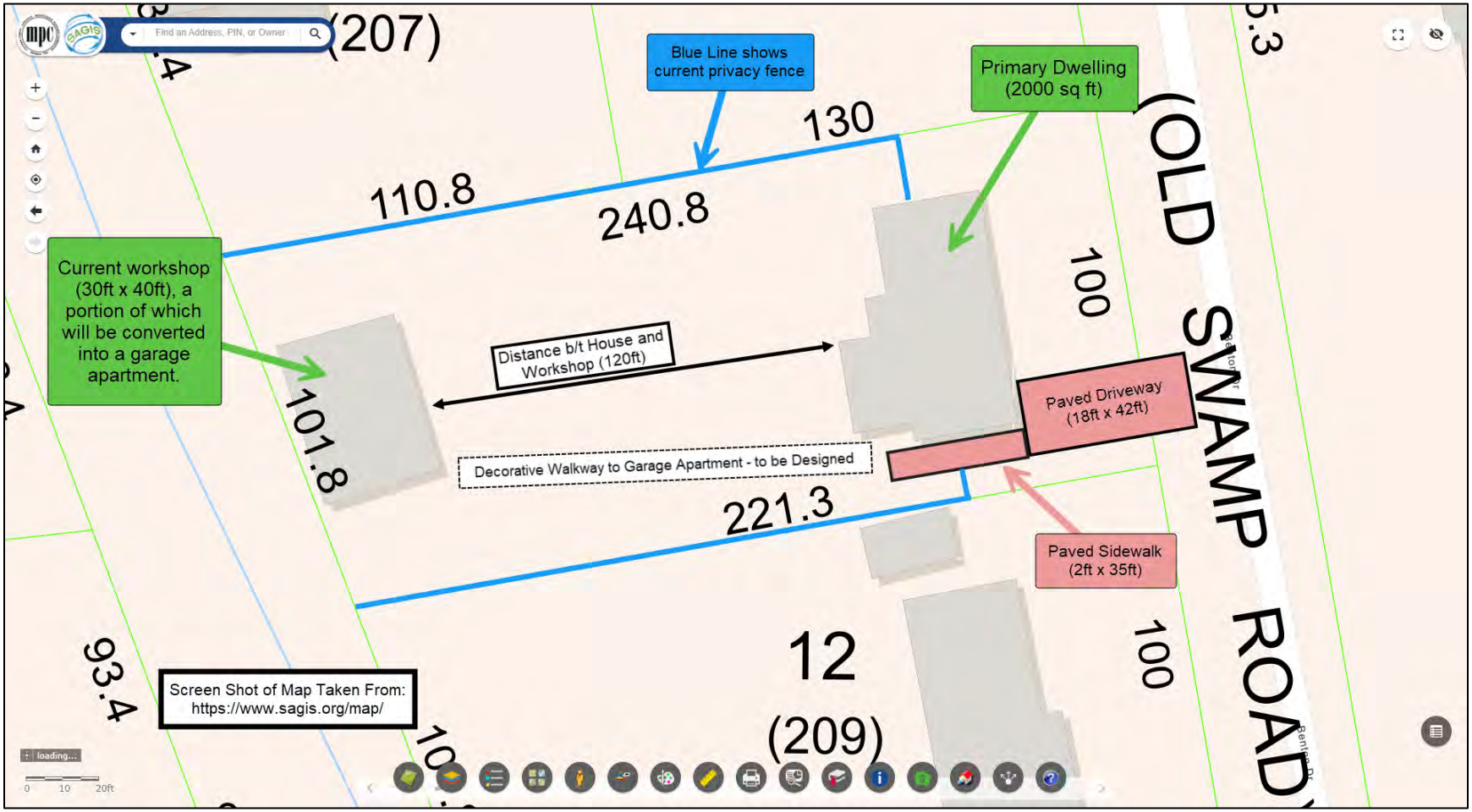
Map Screenshot from: https://www.sagis.org/map/. (Property dimensions are in feet.)



Property Map:

313 Benton Drive
Pooler, Ga 31322

Map Screenshot from: https://www.sagis.org/map/. (Property dimensions are in feet.)



CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Variance for HOM at Pooler Setback Requirements

Project:	#A24-0225
P&Z Meeting Date:	January 13, 2025
Public Hearing Date:	January 21, 2025
Applicant and Authorized Agent:	Chris Adams | Impact Development Partners
Location (Address):	100 Commons Way
Parcel (PIN):	51009 01089
Existing Zoning:	PUD (Savannah Quarters, Phase 16)
Zoning Action:	Variance
Request:	Request to encroach within the 15-foot required side setback to construct a fence on approximately 100-feet of the side street property line for the HOM at Pooler multi-family residential development.
Application Filed:	December 18, 2024
Legal Notice Published:	January 5, 2024
Sign Posted:	December 24, 2024
Letters Mailed:	December 20, 2024
Staff Recommendation:	Approval
Planning & Zoning Commission:	[TBD]
Recommended Motion:	*"After review of the criteria, move for approval of the request."*

Background:	Lot 13-A Remainder is a portion of the Blakely Commons, Savannah Quarters PUD Phase 16. Portions of previous infrastructure include William Blakely Crossing. A portion of William Blakely Crossing was subsequently dedicated to the City as public right-of-way. As time elapsed, the plans for the development of the PUD and the design of the William Blakely Crossing right-of-way were modified; these modifications included replacing a 3-way stop with a round-a-bout. The new design was permitted, built and dedicated to the city. No abandonment of right-of-way has been requested to match the current design, and as a result, the corner of Lot 13-A Remainder nearest to the round-a-bout has a "step" into the property which causes a jog in the proposed fence line, pushing the proposed fence within the required 15-foot setback. The applicant is seeking approval for a variance to encroach within the required 15-foot side setback to construct a fence on approximately 100 feet of the property line.
Relevant Ordinances:	App. A, Art. V, Sec. 9 - Variances
Zoning Action Standards:	1. That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property. • *The subject property includes a right-of-way that steps into the property, impeding the continuity of the side yard setback. This right-of-way, while dedicated, is no longer needed as part of the roundabout that was constructed. This stepping in of the property line creates unique physical constraints and peculiar circumstances or conditions.* 2. That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the zoning ordinance, without undue hardship to the property. • *The unique physical constraints cause undue hardship for the applicant as it restricts the way the development is designed and further restricts the site from having a perimeter fence in this area. However, the property could be redesigned and developed to meet the requirements of the ordinance.* 3. That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the

	property is located or cause substantial detriment to the public good. • *The variance will not result in a use not authorized in the zoning district or cause detriment to the public good.*
Conclusion:	Staff finds the request complies with two of the required criteria for a variance. As such, staff recommends **Approval** of the request.
Attachments:	A. Vicinity Map B. Application and Submittal Documentation

CITY OF POOLER
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Vicinity Map for Fence Variance - 100 Commons Way

12/16/2024

This map was created using Latapult | www.latapult.com | Bigger Data Faster Maps Stronger Decisions

Zoning Variance Application

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)
- ☑ Survey of the property signed and stamped by a State of Georgia Certified Land Surveyor
- ☑ Site plan and/or architectural rendering of proposed development depicting location of lot restrictions
- ☑ One copy if 11" x 17" or smaller; 16 copies if larger
- ☑ Signed and dated Campaign Contribution and Variance Standards forms
- ☑ Authorization of property owner signed, dated, and notarized

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

Hearing Date: _____ Published in Legal Organ: _____

Letters of Notification Mailed: _____ Sign Posted: _____

Action (minutes attached): ☐ Approved ☐ Denied Results Mailed to Applicant: _____

Contact Information

Chris Adams	678-717-8939
Applicant Name	Applicant Phone
900 Circle 75 Pkwy, Suite 550 Atlanta, GA 30339	cadams@impactdm.com
Applicant Mailing Address	Applicant Email
CRP/IDPHV Pooler Owner, L.L.C.	404-822-9628
Property Owner Name	Property Owner Phone
900 Circle 75 Pkwy, Suite 550 Atlanta, GA 30339	jakin@impactdevpartners.c
Property Owner Mailing Address	Property Owner Email
John Akin	404-822-9628
Contact Person Name	Contact Person Phone
900 Circle 75 Pkwy, Suite 550 Atlanta, GA 30339	jakin@impactdevpartners.c
Contact Person Mailing Address	Contact Person Email

Property Information

1oo Commons Way Pooler, GA 31322	51009-01089
Location Address	Parcel Identification #

Zoning Variance Application

Updated **MAY 2024**

PUD (Blakely Commons)	Multi-family
Current Zoning	Current Use

Purpose of the variance request, including specific sections of zoning ordinance that apply:

* Reference the attached document for additional full purpose of the variance request statement.

Adjacent Property Owners

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

Name	Address	Zip
Legacy at Savannah Quarters	101 Shepherd Way, Pooler, GA	31322
BLAKELY COMMONS PROPERTY OWNERS ASSOCIATION	100 BLUE MOON CROSSING SUITE 114 POOLER, GA	31322
THE SUNSHINE HOUSE, INC.	301 AUGUSTA STREET SUITE 100 GREENVILLE, SC	29601
BIGJACK1, LLC	BOX 16935 SAVANNAH, GA	31416

* Reference the attached document for additional adjacent property owners

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
John R. Akin, Jr.		12/11/24
Attestant Name	**Attestant Title**	**Date**
Kurt Adams	Vice President	12/11/24

Zoning Variance Standards

Updated **SEPT 2023**

Variance Criteria

After an application has been submitted to the Building Official, reviewed by the Planning & Zoning Commission, and a public hearing has been held by the Mayor and Council, the Mayor and Council may grant a variance from the strict application of the provisions in this ordinance only if **at least two** of the following findings are made:

1. That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property; and/or

2. That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the zoning ordinance, without undue hardship to the property; and/or

3. That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good.

Affidavit of Receipt

I have received a copy of the standards for consideration of my variance request and understand that Mayor & Council may grant my variance only if my request meets two of these standards.

John R. Akin, Jr.		12/11/24
Applicant Name	Applicant Signature	Date

Campaign Contribution Disclosure Form
(Zoning Action Applicant)

Updated **MAY 2024**

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

Hearing Information

Zoning Action/Agenda Item

Planning & Zoning Public Hearing/Meeting Date and Time

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

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

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

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

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

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

John R. Akin, Jr.	John R. Akin Jr	12/11/24
Applicant Name	Applicant Signature	Date

Background

Lot 13-A Remainder is a portion of the Blakely Commons PUD. We purchased this ~18.965 acre parcel on 2/15/24. The PUD, including Legacy at Savannah Quarters, was originally designed as a largely commercial development that was divided into smaller outparcels that would be built out in multiple phases as is typical of PUD's of this scale. Legacy at Savannah Quarters was the first outparcel built (in or about end of year 2017 – See Attachment A). To support the Legacy at Savannah Quarters development certain master infrastructure was designed, permitted and constructed; the master infrastructure included portions of William Blakely Crossing. This constructed portion of William Blakely Crossing was subsequently dedicated to the city as public right-of-way. As time elapsed, the plans for the development of the PUD and the design of the William Blakely Crossing right-of-way were modified; these modifications included replacing the 3-way stop with a round-a-bout (see Attachment B). This new design was permitted, built and dedicated to the city.

No abandonment of right-of-way has been requested to match the current design and as a result, the corner of our Lot 13-A Remainder nearest to the round-a-bout has a "step" into the property (see Attachment C) which restricts our ability to keep a property fence more than 15 feet from the property line as required by code.

Variance

We are requesting a variance of Sec. 22-113.3 – Minimum Standards. Per Sec. 22-113.3 "*Residential ~~Privacy~~ fences will be restricted to the rear and side yards and shall not exceed the front yard setback line. The side street setback line is included in this restriction. Residential fences for multi-family residential development are permitted to encroach in the front yard setback line but can be no closer than 15 feet from the front property line or side street property line.*" We are requesting a variance to allow for a section of the proposed fence to encroach closer than 15 feet on the side street property line (see Attachment C).

Variance Criteria

1. That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property; and/or

Applicant response: the unique nature of the original right-of-way dedication for a 3-way stop and a change in design to a round-a-bout created an irregular condition, shape and peculiarity that is a specific and unique hardship to this property and the development thereof. We believe a fully fenced/secured perimeter is a benefit to future residents, is a best practice in the industry, and benefits the community by offering a safe and secure community.

2. That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the zoning ordinance, without undue hardship to the property; and/or

Applicant response: Without the granting of the variance, undue hardship will be created by forcing the developer/owner to abandon their plans for a fully secured perimeter fence, pursue right-of-way

abandonment process with the city, or modify their site design and construction plans (which the owner/developer has been expeditiously pursuing already under their existing permits and approvals).

3. That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good.

Applicant response: Granting of a variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good. We believe that our proposed perimeter fence furthers the interest of the City of Pooler by promoting safe and secure communities.

COA POOLER LLC 4425 PAULSEN STREET SAVANNAH, GA 31405

SOUTHWEST QUADRANT DEVELOPMENT COMPANY L BOX 2309 PAWLEYS ISLAND, SC 29585

BANKSOUTH 6340 LAKE OCONEE PARKWAY GREENSBORO, GA 30642

LEGEND

WOODS DRIP LINE	
STORM PIPE	
S	SANITARY SEWER
FM	SANITARY FORCE MAIN
W	WATER LINE
FO	FIBER OPTIC
OHP	OVERHEAD POWER
UGE	UNDERGROUND POWER
SANMH	SANITARY MANHOLE
SSCO	SANITARY CLEANOUT
SSV	SANITARY VALVE
SSLAT	SANITARY LATERAL
STOMH	STORM MANHOLE
MH	MANHOLE
PP	POWER POLE
LP	LIGHT POLE
EB	ELECTRIC BOX
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
WMP	WATER MARKING POST
W-AT	WATER LATERAL
ICV	IRRIGATION VALVE
IRS	IRRIGATION SPRINKLER
FOB	FIBER OPTIC BOX
FOP	FIBER OPTIC PEDESTAL
CONC.	CONCRETE
S/W	SIDEWALK
X-ING	CROSSING
R/W	RIGHT OF WAY
CRBS	CAPPED REBAR SET
IPF	IRON PIPE FOUND
CIPF	CAPPED IRON PIPE FOUND
BCIPF	BENT CIPF
MHNS	MAG-HUB NAIL SET

SUBJECT PROPERTY

- PREVIOUS PLAT FOUND IN: P.B. 53, PG. 324
- TAX PARCEL ID. NUMBER: 5 I 009 01089
- ADDRESS: QUACCO ROAD POOLER, GEORGIA

REFERENCES

- PLAT BOOK 53, PAGE 76
- PLAT BOOK 53, PAGE 324
- PLAT BOOK 51, PAGE 529
- PLAT BOOK 51, PAGE 693
- PLAT BOOK 50, PAGE 784

SUBJECT PROPERTY
LOT 13-A REMAINDER
18.965 AC

OP# 7
PB. 53, PG. 324

LOT 13-C
PB. 53, PG. 324

SQ1818 PROPCO, LLC
PARCEL# = 51009 01090
D.B. 1711, PG. 158

COMMONS WAY
60' PUBLIC R/W

WILLIAM BLAKELY
CROSSING
60' PUBLIC R/W

WILLIAM BLAKELY
CROSSING
60' PUBLIC R/W

GRAPHIC SCALE
1" = 30'
30 0 30 60 90

GRID NORTH
GA. EAST ZONE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	20.00'	26.27'	24.42'	N 31°53'44" E
C2	229.92'	29.89'	29.87'	N 65°57'59" E
C3	81.00'	13.67'	13.66'	S 87°03'29" W
C4	25.00'	29.30'	27.65'	N 64°06'00" W
C5	182.00'	34.83'	34.78'	N 25°10'18" W
C6	182.00'	117.36'	115.34'	N 01°10'31" W
C7	142.00'	56.39'	56.02'	N 05°55'06" E
C8	170.00'	66.09'	65.67'	S 73°25'32" W
C9	177.33'	22.97'	22.96'	S 88°05'12" W

LINE	BEARING	DISTANCE
L1	N 05°23'05" W	13.13'
L2	N 27°46'50" W	59.91'
L3	N 63°29'04" E	54.88'
L4	S 69°51'37" E	6.23'
L5	N 46°59'12" E	67.91'
L6	N 55°42'45" E	39.62'
L7	S 42°07'30" E	44.33'
L8	S 64°16'53" W	49.58'
L9	S 56°45'01" E	47.55'
L10	N 70°00'28" E	20.36'
L11	N 19°59'23" W	80.00'
L12	S 70°00'37" W	60.00'
L13	S 19°59'23" E	25.24'
L14	S 84°33'01" W	79.27'
L15	N 88°13'01" W	56.26'
L16	N 44°08'44" W	21.58'

EXPLANATION OF UTILITY LOCATIONS

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

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

ALL SIZE AND MATERIAL TYPE ARE UNKNOWN UNLESS SPECIFIED ON DRAWING.
ALL WATER IS OWNED BY THE CITY OF POOLER.
ALL SEWER IS OWNED BY THE CITY OF POOLER.
ALL POWER IS OWNED BY GEORGIA POWER COMPANY.
ALL TV IS OWNED BY COMCAST.

FLOOD ZONE NOTE

BY GRAPHICAL PLOTTING, ACCORDING TO F.I.R.M. MAP NO. 13051C0109D, WITH AN EFFECTIVE DATE OF 08 14 2018, A PORTION OF THIS PROPERTY LIES WITHIN ZONE "AE", ZONE "AE" IS A SPECIAL FLOOD HAZARD ZONE INUNDATED BY THE 100 YR. FLOOD. THE REMAINDER OF THIS PROPERTY LIES WITHIN ZONE "X".

WETLANDS NOTE

ALL TIDAL AND NON-TIDAL TRIBUTARIES, MARSH AREAS AND WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL FROM THOSE AGENCIES. NO WETLANDS WERE DELINEATED AT THE TIME OF THIS SURVEY.

GENERAL SITE NOTES

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- ELEVATION DATUM IS BASED ON NAVD 1988 GA. EAST ZONE ESTABLISHED BY USING EGPS SOLUTIONS NETWORK GPS.
- A ROBOTIC TOTAL STATION WAS USED TO COMPLETE THIS SURVEY. GPS WAS UTILIZED TO ESTABLISH STATE PLANE COORDINATES AND BENCHMARK ELEVATIONS.
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- OWNERS AND TAX ID. NUMBERS WERE TAKEN FROM THE CHATHAM COUNTY SAGIS WEB SITE.
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MAXWELL-REDDICK AND ASSOCIATES
ENGINEERING & LAND SURVEYING
40 JOE KENNEDY BLVD.
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(912) 489-7112 OFFICE

NORTHWINDS III
2500 NORTHWINDS PKWY.
SUITE 360
ALPHARETTA, GA 30009
(404) 692-1618 OFFICE

CERTIFICATE OF AUTHORIZATION # LSF000563

GEORGIA REGISTERED LAND SURVEYOR No. 2521 BRYCE W. YOUNGBLOOD 6/27/2023

THIS DRAWING WAS PREPARED WITHOUT THE BENEFIT OF AN INVESTIGATION OR SEARCH FOR EASEMENTS, ENCUMBRANCES OR OTHER FACTS OF RECORD, THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.

PRECISION DATA		FIELD EQUIPMENT
E.O.C. FIELD	1 / 182,014	TRIMBLE R12 GPS
ERROR PER ANGLE	00" 00' 00.4"	MAGNETIC LOCATOR
ADJ. METHOD	NETWORK LEAST SQUARES	TRIMBLE ACCESS
E.O.C. PLAT	1 / 313,166	TRIMBLE SS(8) ROBOT

DRAWN BY:	AW, JTD, DY
FIELD WORK:	06-21-2023
DATE:	06-27-2023
JOB NO.:	2023-136
SCALE:	1" = 30'

DRAWING NUMBER
1
1 OF 2 SHEETS

TOPOGRAPHIC SURVEY OF AN EXISTING PARCEL PREPARED FOR
IMPACT DEVELOPMENT MANAGEMENT
LOCATED IN THE 8TH G.M.D. CITY OF POOLER, CHATHAM COUNTY, GA

LEGEND

- WOODS DRIP LINE
- S — STORM PIPE
- SS — SANITARY SEWER
- FM — SANITARY FORCE MAIN
- W — WATER LINE
- FO — FIBER OPTIC
- OHP — OVERHEAD POWER
- UGE — UNDERGROUND POWER
- SANMH — SANITARY MANHOLE
- SSCO — SANITARY CLEANOUT
- SSV — SANITARY VALVE
- SSLAT — SANITARY LATERAL
- STORMH — STORM MANHOLE
- MH — MANHOLE
- PP — POWER POLE
- LP — LIGHT POLE
- EB — ELECTRIC BOX
- FH — FIRE HYDRANT
- WV — WATER VALVE
- WM — WATER METER
- WMP — WATER MARKING POST
- W,AT — WATER LATERAL
- ICV — IRRIGATION VALVE
- IRS — IRRIGATION SPRINKLER
- FOB — FIBER OPTIC BOX
- FOP — FIBER OPTIC PEDESTAL
- CONC. — CONCRETE
- S/W — SIDEWALK
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- R/W — RIGHT OF WAY
- CRBS — CAPPED REBAR SET
- IPF — IRON PIPE FOUND
- CIPF — CAPPED IRON PIPE FOUND
- BCIPF — BENT CIPF
- MHNS — MAG-NUB NAIL SET

SUBJECT PROPERTY

- PREVIOUS PLAT FOUND IN: P.B. 53, PG. 324
- TAX PARCEL ID. NUMBER: 5109 01089
- ADDRESS: QUACCO ROAD POOLER, GEORGIA

REFERENCES

- PLAT BOOK 53, PAGE 76
- PLAT BOOK 53, PAGE 324
- PLAT BOOK 51, PAGE 529
- PLAT BOOK 51, PAGE 693
- PLAT BOOK 50, PAGE 784

GRAPHIC SCALE
1" = 30'
30 0 30 60 90

GRID NORTH
GA. EAST ZONE

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CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
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C2	229.92'	29.89'	29.87'	N 65°57'59" E
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C8	170.00'	66.09'	65.67'	S 73°25'52" W
C9	177.33'	22.97'	22.96'	S 88°05'12" W

LINE	BEARING	DISTANCE
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2500 NORTHWINDS PKWY.
SUITE 300
ALPHARETTA, GA 30009
(404) 693-1618 OFFICE

CERTIFICATE OF AUTHORIZATION # LSF000863

GEORGIA REGISTERED No. 2537 PROFESSIONAL LAND SURVEYOR
06/27/2023
JAMES W. YOUNGBLOOD

THIS DRAWING WAS PREPARED WITHOUT THE BENEFIT OF AN INVESTIGATION OR SEARCH FOR EASEMENTS, ENCUMBRANCES OR OTHER FACTS OF RECORD, THAT AN ACCURATE TITLE SEARCH MAY DISCLOSE.

PRECISION DATA		FIELD EQUIPMENT	
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ERROR PER ANGLE	00" 00' 00.4"	MAGNETIC LOCATOR	
ADJ. METHOD	NETWORK LEAST SQUARES	TRIMBLE ACCESS	
E.C.C. FLAT	1 / 313,166	TRIMBLE S5(B) ROBO	

DRAWN BY:	AW, JTD, DY
FIELD WORK:	06-21-2023
DATE:	06-27-2023
JOB NO.:	2023-136
SCALE:	1" = 30'

DRAWING NUMBER **2**
2 OF 2 SHEETS

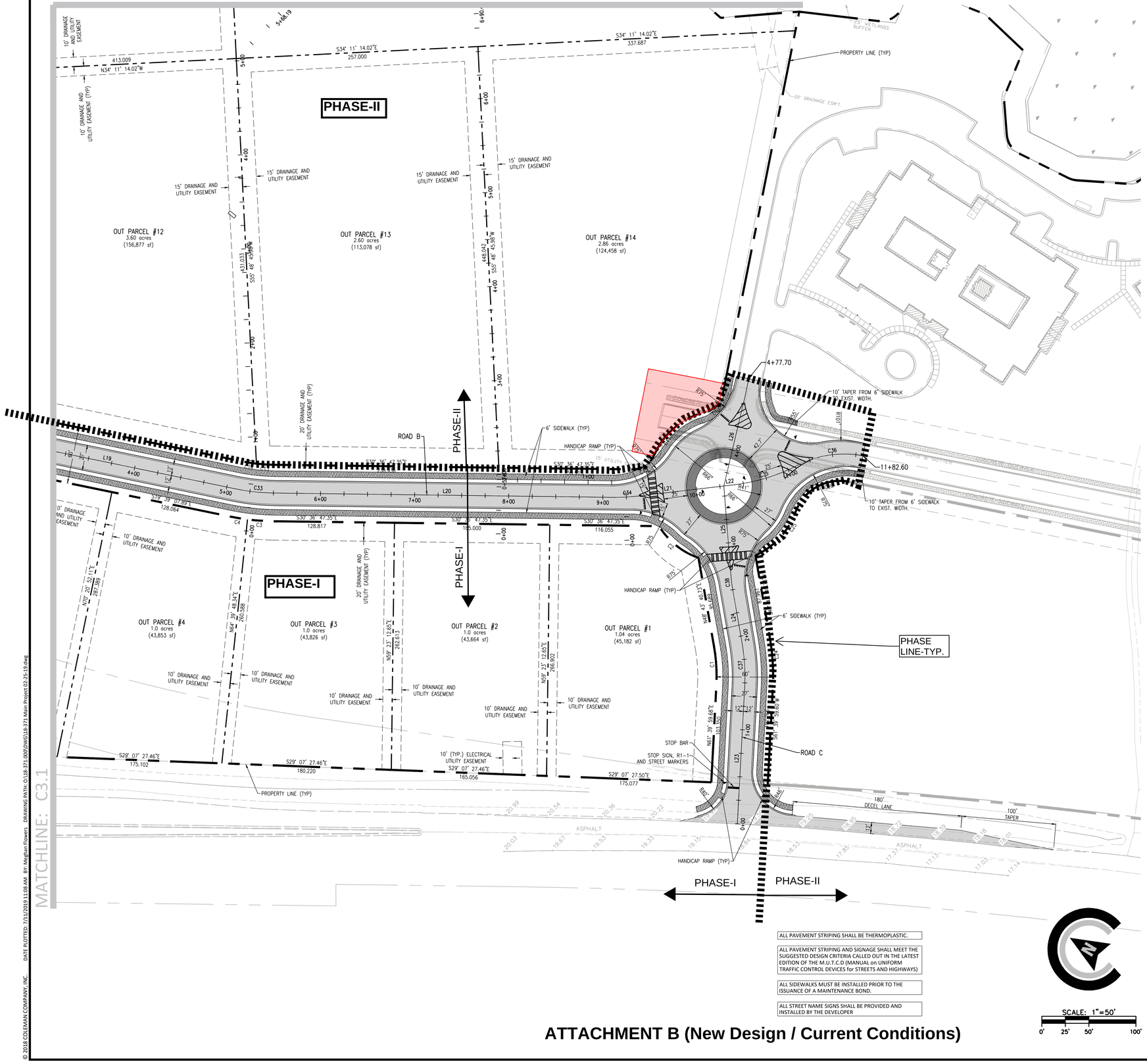
TOPOGRAPHIC SURVEY OF AN EXISTING PARCEL PREPARED FOR IMPACT DEVELOPMENT MANAGEMENT

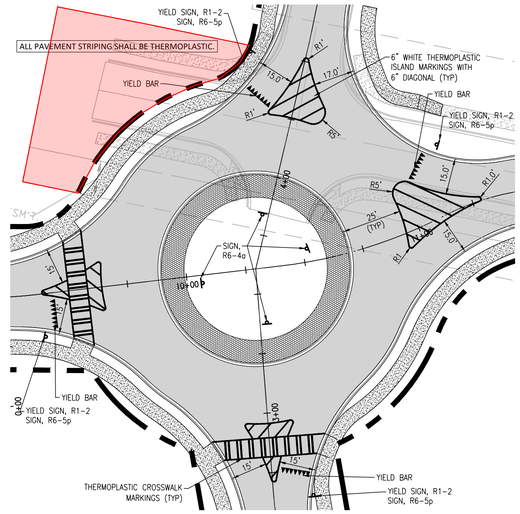
LOCATED IN THE 8TH G.M.D.
CITY OF POOLER, CHATHAM COUNTY, GA

SUBJECT PROPERTY
LOT 13-A REMAINDER
18.965 AC

ATTACHMENT A (Original Design / Aerial)

MATCHLINE: C3.2





DETAIL - ROUNDABOUT STRIPING
1" = 30'

ROAD C					
Number	Length	Radius	Line/Chord Direction	Start Point	End Point
L23	145.099		N61° 44' 18.99"E	(932295.9306,753705.9629)	(932423.7332,753774.6665)
C37	48.146	212.000	N55° 14' 02.44"E	(932423.7332,753774.6665)	(932463.1996,753802.0616)
L24	55.600		N48° 43' 40.73"E	(932463.1996,753802.0616)	(932504.9875,753838.7370)
C38	18.925	200.000	N51° 26' 19.76"E	(932504.9875,753838.7370)	(932519.7804,753850.5296)
L25	92.883		N54° 08' 58.79"E	(932519.7804,753850.5296)	(932595.0668,753904.9285)
L26	98.322		N71° 57' 55.69"E	(932595.0668,753904.9285)	(932688.5582,753935.3680)

ROAD B					
Number	Length	Radius	Line/Chord Direction	Start Point	End Point
L18	55.303		S05° 28' 15.58"E	(932227.3521,754836.7619)	(932232.6248,754781.7103)
C31	44.493	112.000	S05° 54' 35.00"W	(932232.6248,754781.7103)	(932228.0738,754737.7439)
C32	136.691	212.000	S01° 10' 51.15"E	(932228.0738,754737.7439)	(932230.8423,754603.4366)
L19	273.140		S19° 39' 07.89"E	(932230.8423,754603.4366)	(932322.7018,754346.2069)
C33	40.557	212.000	S25° 07' 57.62"E	(932322.7018,754346.2069)	(932339.9006,754309.5459)
L20	360.924		S30° 36' 47.35"E	(932339.9006,754309.5459)	(932523.6970,753998.9259)
C34	25.849	200.000	S34° 18' 56.70"E	(932523.6970,753998.9259)	(932538.2593,753977.5910)
L21	92.233		S38° 01' 06.04"E	(932538.2593,753977.5910)	(932595.0668,753904.9285)
L22	10.310		S38° 01' 06.04"E	(932595.0668,753904.9285)	(932601.4167,753896.8065)
C35	71.907	200.000	S48° 19' 05.81"E	(932601.4167,753896.8065)	(932654.8317,753849.2460)
C36	71.192	107.000	S39° 33' 27.04"E	(932654.8317,753849.2460)	(932699.3387,753795.3649)

ALL PAVEMENT STRIPING SHALL BE THERMOPLASTIC.

ALL PAVEMENT STRIPING AND SIGNAGE SHALL MEET THE SUGGESTED DESIGN CRITERIA CALLED OUT IN THE LATEST EDITION OF THE M.U.T.C.D (MANUAL on UNIFORM TRAFFIC CONTROL DEVICES for STREETS AND HIGHWAYS)

ALL SIDEWALKS MUST BE INSTALLED PRIOR TO THE ISSUANCE OF A MAINTENANCE BOND.

ALL STREET NAME SIGNS SHALL BE PROVIDED AND INSTALLED BY THE DEVELOPER

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

ATTACHMENT B (New Design / Current Conditions)

Know what's below. Call before you dig.

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COLSAV.COM

RELEASED FOR CONSTRUCTION

REVISIONS:
1. REVISED PER CITY OF POOLER COMMENTS DATED 02/18/19

CIVIL CONSTRUCTION PLANS FOR
BLAKELY COMMONS
LOCATED IN POOLER, GEORGIA
PREPARED FOR NORTH POINT DEVELOPMENT

JOB NUMBER:	18-371
DATE:	12/12/18
DRAWN BY:	MEL
CHECKED BY:	RAR
SCALE:	AS NOTED

STAKING PLAN

SHEET:
C3.0

MATCHLINE: C3.1

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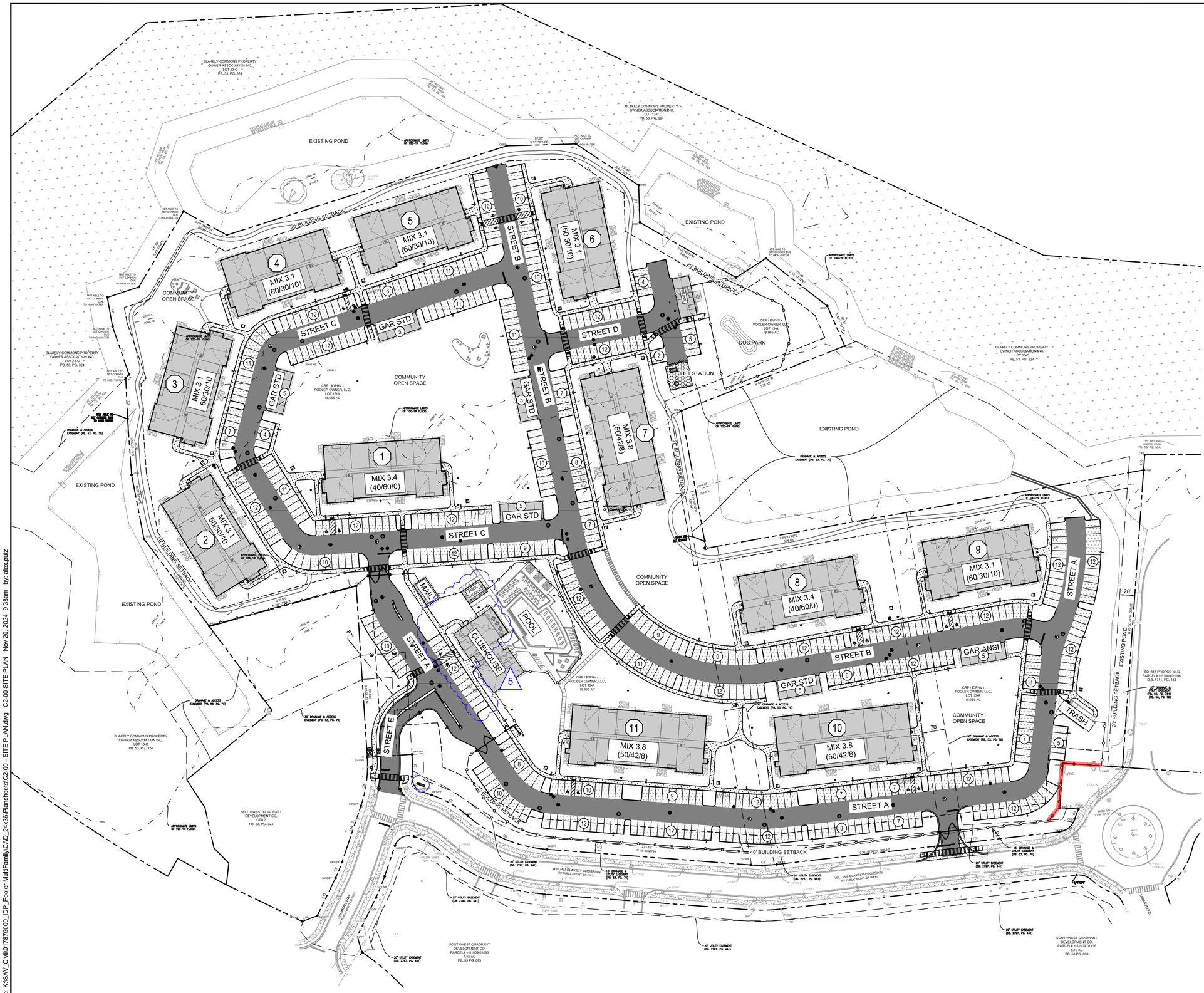
DATE PLOTTED: 7/11/2019 11:08 AM BY: Meghan Flowers DRAWING PATH: O:\18-371.000\DWG\18-371 Main Project 02-25-19.dwg

ATTACHMENT B (New Design / Current Conditions)



DEVELOPMENT SUMMARY:

SITE SUMMARY:

CURRENT ZONING:	PUD (BLAKELY COMMONS)	
SITE AREA:	18.965	ACRES
IMPERVIOUS AREA:	9.49	ACRES (50.0%)
PERVIOUS AREA:	9.48	ACRES (50.0%)
MAX IMPERVIOUS COVERAGE:	60%	
TOTAL DISTURBED AREA:	18.5	ACRES
BUILDING SETBACK:		
FRONT:	40 FT	
SIDE:	20 FT	
BACK:	20 FT	
ACCESSORY:	20 FT	
PROPOSED BUILDING HEIGHT:	42'-2"	
MAXIMUM BUILDING HEIGHT:	50'-0"	

PROPOSED LAND USES & DENSITIES:

MULTIFAMILY RESIDENTIAL	348 UNITS

PARKING SUMMARY:

REQUIRED PARKING:	**609 SPACES** (TOTAL)
MULTIFAMILY (348 UNITS)	609 SPACES (1,75/UNIT)
PROPOSED PARKING:	**611 SPACES** (TOTAL)
STANDARD	563 SPACES
GARAGE	30 SPACES
HANDICAP (VAN)	10 SPACES
HANDICAP (NON-VAN)	8 SPACES

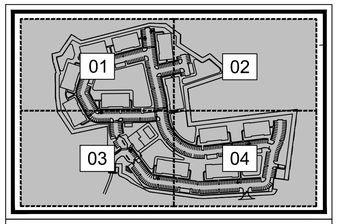
CONDITION - IF GARAGES ARE USED FOR PURPOSES OTHER THAN PARKING, ADDITIONAL PARKING WILL BE REQUIRED

SITE NOTES:

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

SITE PLAN LEGEND:

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



KEY MAP
NOT TO SCALE

ATTACHMENT B

GEORGIA811. Utilities Protection Center, Inc. Know what's below. Call before you dig.

GRAPHIC SCALE IN FEET
0 30 60 120

ATTACHMENT C (1 of 2

PREPARED BY
Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
25 BULL STREET, SUITE 400
SAVANNAH, GEORGIA 31401
PHONE: (912) 417-5454
WWW.KIMLEY-HORN.COM

PREPARED FOR
IMPACT DEVELOPMENT PARTNERS
900 CIRCLE 75 PARKWAY, SUITE 550
ATLANTA, GA 30339
PHONE: 678.483.5379

No.		DATE	BY
1	ISSUED FOR CONSTRUCTION SET	05/07/2024	AJP
2	LIFT STATION WET WELL REVISION	06/21/2024	AJP
3	MISC. REVISIONS	06/28/2024	AJP
4	UTILITY REVISIONS	07/29/2024	AJP
5	REVISION 5	11/20/2024	AJP

ISSUANCE AND REVISION DESCRIPTIONS

PROJECT
HOM AT POOLER
100 COMMONS WAY, POOLER, GA 31322
CITY OF POOLER - CITY DISTRICT
PARCEL ID: 51009-01989

GEORGIA REGISTERED No. PE040973 PROFESSIONAL ENGINEER BRIAN D. CLOUSER
11/20/2024

GSWCC NO. (LEVEL II)	0000073524
DRAWN BY	AJP
DESIGNED BY	AJP
REVIEWED BY	BDC
DATE	10/21/2023
PROJECT NO.	017879000

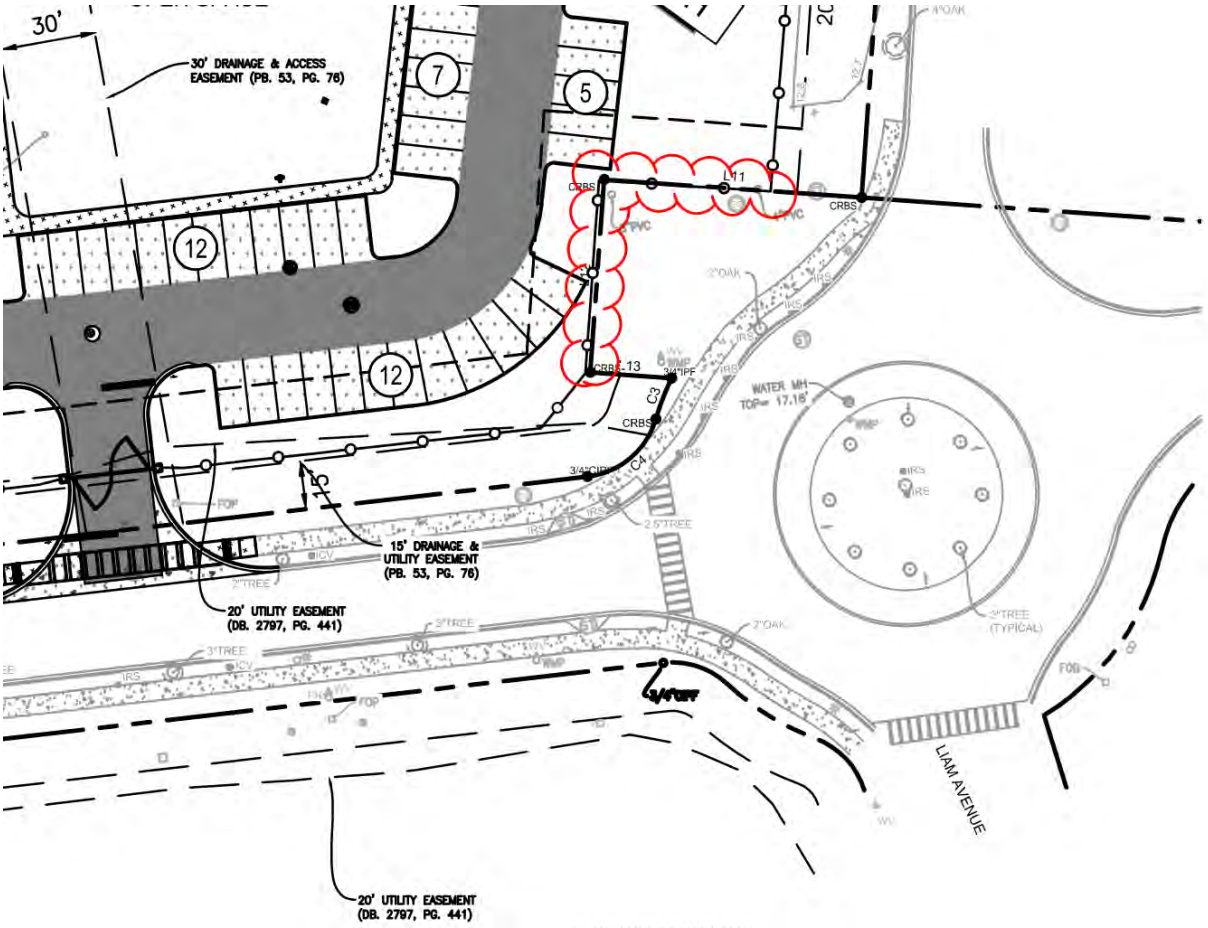
TITLE
OVERALL SITE PLAN

SHEET NUMBER
C2-00

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

Drawing name: K:\SAV_Civil\017879000_IDP_Pooler Multifamily\CAD_24x36\Plansheets\C2-00 - SITE PLAN.dwg C2-00 SITE PLAN Nov 20, 2024 9:38am by: alex.pvitz

ATTACHMENT C (2 of 2)



SOUTHWEST QUADRANT
DEVELOPMENT CO.
PARCEL# = 51009 01116
8.12 AC
PB. 53 PG. 693

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Variance for 200 Outlet Parkway Front Yard Setback Requirement

Project:	#A24-0231
P&Z Meeting Date:	January 13, 2025
Public Hearing Date:	January 21, 2025
Applicant and Authorized Agent:	Carson Meilinger – Coleman Company
Location (Address):	200 Outlet Parkway
Parcel (PIN):	50017A 01109
Existing Zoning:	C-2 (Heavy Commercial District)
Zoning Action:	Variance
Request:	Request to reduce the front yard setback requirement from 60 feet to 10 feet.
Application Filed:	December 19, 2024
Legal Notice Published:	January 5, 2025
Sign Posted:	January 2, 2025
Letters Mailed:	January 2, 2025
Staff Recommendation:	Denial
Planning & Zoning Commission:	[TBD]
Recommended Motion:	*"After review of the criteria, move for denial of the request."*

Background:	The subject property is currently undeveloped, and the site of a proposed display model home park. The site is within the C-2 (Heavy Commercial) zoning district and is approximately 1.98 acres in size. The applicant is seeking approval for a variance to reduce the front yard setback requirement from 60 feet to 10 feet. The request is being made due to the required front yard setback taking up a significant portion of the triangular shaped property.
Relevant Ordinances:	App. A, Art. V, Sec. 9 - Variances App. A, Art. III, Sec. 6 – Schedule of Development Regulations
Zoning Action Standards:	1. That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property. • *The subject parcel is currently undeveloped and is generally the same size as other parcels in the vicinity, and it does not have unique physical constraints that give it peculiar circumstances or conditions.* 2. That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the zoning ordinance, without undue hardship to the property. • *The parcel does not have any unique physical circumstances or conditions that apply to it. The layout of the proposed display model home park development could be reconfigured. The property could be developed meeting the requirements of the ordinance.* 3. That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good. • *The variance will not result in a use not authorized in the zoning district.*
Conclusion:	Staff finds the request does not comply with the required criteria for a variance in meeting only one of three criteria. As such, staff recommends **Denial** of the request.

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

Attachment A

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

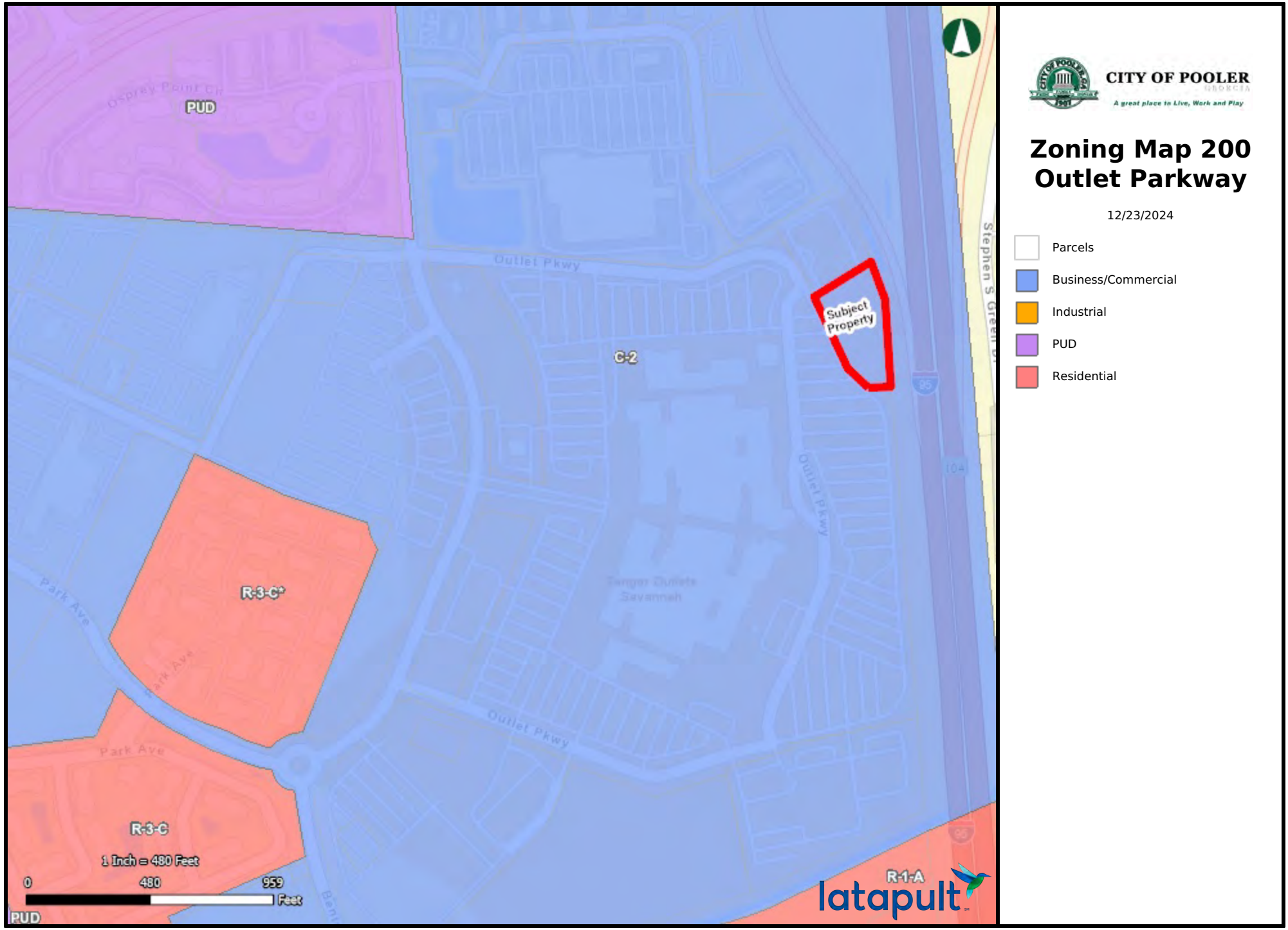
Vicinity Map 200 Outlet Parkway

12/23/2024

Parcels

This map was created using Latapult | www.latapult.com | Bigger Data Faster Maps Stronger Decisions

Attachment B



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

Zoning Map 200 Outlet Parkway

12/23/2024

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

This map was created using Latapult | www.latapult.com | Bigger Data Faster Maps Stronger Decisions

Attachment C

Zoning Variance Application

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)
- ☐ Survey of the property signed and stamped by a State of Georgia Certified Land Surveyor
- ☐ Site plan and/or architectural rendering of proposed development depicting location of lot restrictions
- ☐ One copy if 11" x 17" or smaller; 16 copies if larger
- ☐ Signed and dated Campaign Contribution and Variance Standards forms
- ☐ Authorization of property owner signed, dated, and notarized

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

Hearing Date: _____ Published in Legal Organ: _____

Letters of Notification Mailed: _____ Sign Posted: _____

Action (minutes attached): ☐ Approved ☐ Denied Results Mailed to Applicant: _____

Contact Information

Carson Meilinger	912-200-3041
Applicant Name	Applicant Phone
1480 Chatham Pkwy STE 100, Savannah, GA	cmeilinger@cci-sav.com
Applicant Mailing Address	Applicant Email
America's Home Place - Jeff Kramer	912-335-2669
Property Owner Name	Property Owner Phone
1108 E Highway 80, Pooler, GA 31322	jkramer@americashomeplace.com
Property Owner Mailing Address	Property Owner Email
Carson Meilinger	912-200-3041
Contact Person Name	Contact Person Phone
1480 Chatham Pkwy STE 100, Savannah, GA	cmeilinger@cci-sav.com
Contact Person Mailing Address	Contact Person Email

Property Information

200 Outlet Parkway, Pooler, GA	50017A 01109
Location Address	Parcel Identification #

Zoning Variance Application

Updated **MAY 2024**

C-2	N/A
Current Zoning	Current Use

Purpose of the variance request, including specific sections of zoning ordinance that apply:

The current site is zoned as C-2 and requires a 60' front setback per Appendix A, Article III, Section 6 in the Pooler code of ordinances. Due to the triangular shape of the parcel and the small size of the parcel, the front setback alone takes up 30% of the property. Therefore, we are requesting a variance for the front setback to be adjusted to 10' which matches the previously accepted variance from 2014.

Adjacent Property Owners

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

Name	Address	Zip
Savannah Economic Development Authority	200 Tanger Outlets Blvd.	31322
Savannah Economic Development Authority	100 Outlet Pkwy	31322

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
Carson Meilinger	Carson Meilinger Digitally signed by Carson Meilinger DN: C=US, E=cmeilinger@cci-sav.com, CN=Carson Meilinger Date: 2024.12.19 10:30:18-05'00'	12/19/2024
Attestant Name	Attestant Title	Date
Travis Burke	Professional Engineer	12/19/2024

Zoning Variance Standards

Updated **SEPT 2023**

Variance Criteria

After an application has been submitted to the Building Official, reviewed by the Planning & Zoning Commission, and a public hearing has been held by the Mayor and Council, the Mayor and Council may grant a variance from the strict application of the provisions in this ordinance only if **at least two** of the following findings are made:

1. That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property; and/or

2. That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the zoning ordinance, without undue hardship to the property; and/or

3. That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good.

Affidavit of Receipt

I have received a copy of the standards for consideration of my variance request and understand that Mayor & Council may grant my variance only if my request meets two of these standards.

Carson Meilinger	Carson Meilinger Digitally signed by Carson Meilinger DN: C=US, E=cmeilinger@cci-sav.com, CN=Carson Meilinger Date: 2024.12.19 10:30:24-05'00'	12/19/2024
Applicant Name	Applicant Signature	Date

Attachment C

Campaign Contribution Disclosure Form (Zoning Action Applicant)

Updated **MAY 2024**

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

Hearing Information

Zoning Action/Agenda Item

Planning & Zoning Public Hearing/Meeting Date and Time

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

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

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

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

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

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

Carson Meilinger	Carson Meilinger	12/19/2024
Applicant Name	Applicant Signature	Date

Digitally signed by Carson Meilinger
DN: C=US, E=cmeilinger@cci-sav.com, CN=Carson Meilinger
Date: 2024.12.19 10:30:30-05'00'

Attachment C

Property Owner Authorization

Updated **SEPT 2023**

Authorization

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

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

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

Coleman Company, Inc - Travis Burke	tburke@cci-sav.com	912-200-3041
Applicant/Agent Name	Email	Phone

1480 Chatham Parkway, Suite 100, Savannah, GA 31405

Applicant/Agent Address

I swear that I am the owner of the property which is the subject matter of the attached application, as shown in the records of Chatham County, Georgia, and that the information contained in this authorization is true and correct to the best of my knowledge and belief.

100 Outlet Parkway, Pooler, GA 31322

Property Address

America's Home Place		11-15-24
Owner Name	Owner Signature	Date

Notary Public

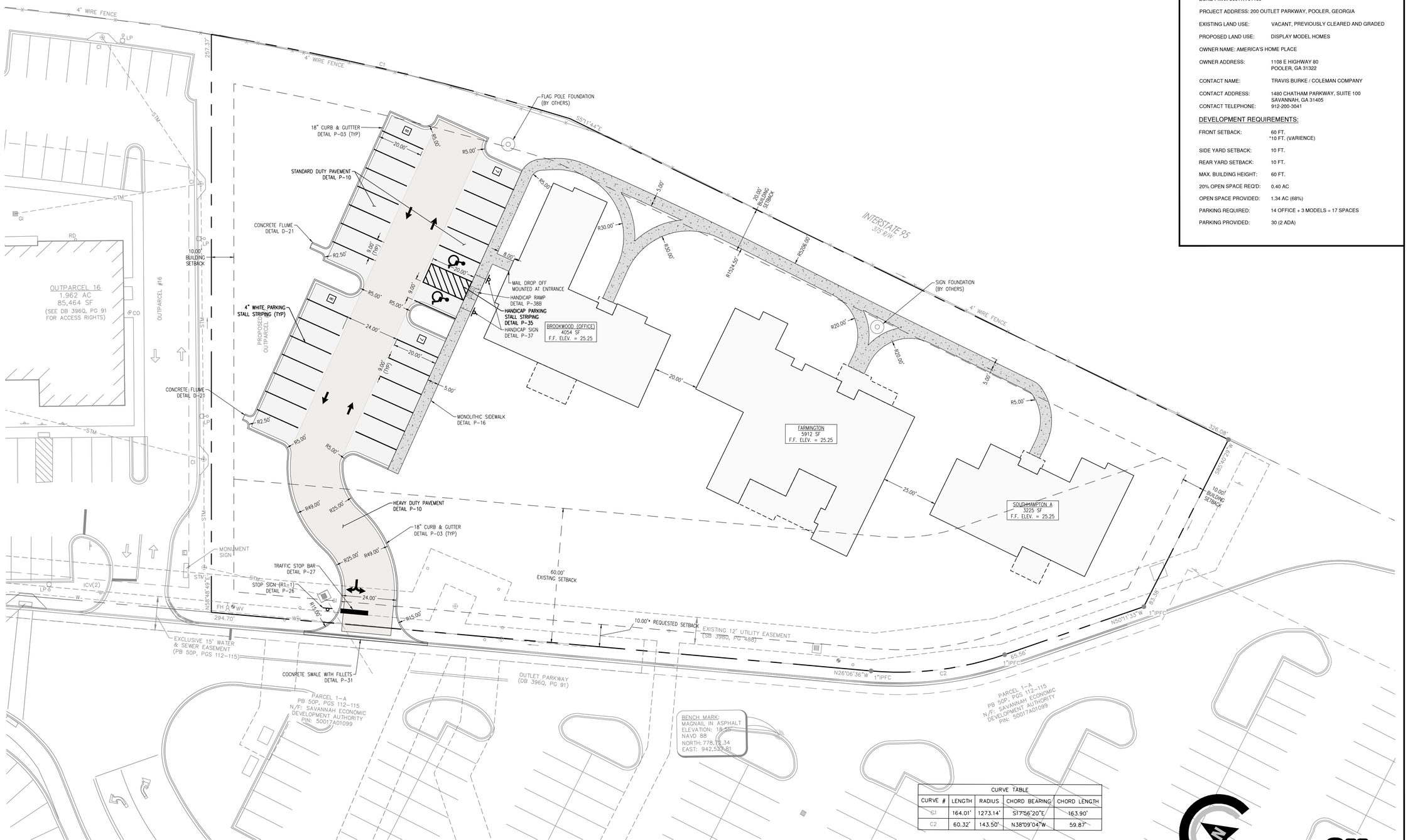
November 15, 2024

Subscribed and Sworn This Day Of

Sandie Jones	Sandie Jones	4/12/25
Notary Name	Notary Signature	Commission Expiration

Seal

Sandie M Jones
NOTARY PUBLIC
Chatham County, GEORGIA
My Commission Expires 04/12/2025



CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	164.01'	1273.14'	S17°56'20"E	163.90'
C2	60.32'	143.50'	N38°09'04"W	59.87'

PAVING LEGEND	
	STANDARD DUTY ASPHALT
	HEAVY DUTY ASPHALT
	SIDEWALK

Know what's below. Call before you dig.

SITE DATA:

PROPERTY ADDRESS: 200 OUTLET PARKWAY

TOTAL SITE AREA: 1.98 ACRES

DISTURBED AREA: 2.00 ACRES

ZONING: C-2

FLOOD ZONE: X

ZONE P.I.N.: 50017A 01109

PROJECT ADDRESS: 200 OUTLET PARKWAY, POOLER, GEORGIA

EXISTING LAND USE:	VACANT, PREVIOUSLY CLEARED AND GRADED
PROPOSED LAND USE:	DISPLAY MODEL HOMES

OWNER NAME: AMERICA'S HOME PLACE

OWNER ADDRESS:	1108 E HIGHWAY 80 POOLER, GA 31322
CONTACT NAME:	TRAVIS BURKE / COLEMAN COMPANY
CONTACT ADDRESS:	1480 CHATHAM PARKWAY, SUITE 100 SAVANNAH, GA 31405
CONTACT TELEPHONE:	912-200-3041

DEVELOPMENT REQUIREMENTS:

FRONT SETBACK:	60 FT. *10 FT. (VARIENCE)
SIDE YARD SETBACK:	10 FT.
REAR YARD SETBACK:	10 FT.
MAX. BUILDING HEIGHT:	60 FT.
20% OPEN SPACE REQ'D:	0.40 AC
OPEN SPACE PROVIDED:	1.34 AC (68%)
PARKING REQUIRED:	14 OFFICE + 3 MODELS = 17 SPACES
PARKING PROVIDED:	30 (2 ADA)

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COLSAV.COM

NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. 031215 PROFESSIONAL ENGINEER TRAVIS G. BURKE 11-14-24

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

OUTPARCEL 17 TANGER OUTLETS

LOCATED IN POOLER, GEORGIA
PREPARED FOR AMERICA'S HOME PLACE

JOB NUMBER:	24-535
DATE:	12/18/24
DRAWN BY:	MEL
CHECKED BY:	TGB
SCALE:	AS NOTED

STAKING PLAN

SHEET: C2.0

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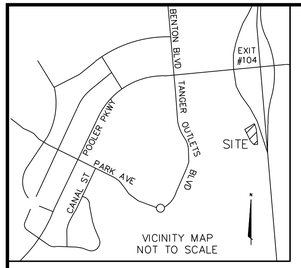
DATE PLOTTED: 12/19/2024 10:16 AM BY: Carson Mellinger DRAWING PATH: Q:\2024\24-535.000\DWG\Civil\24-535_STAK.dwg



NOTES:

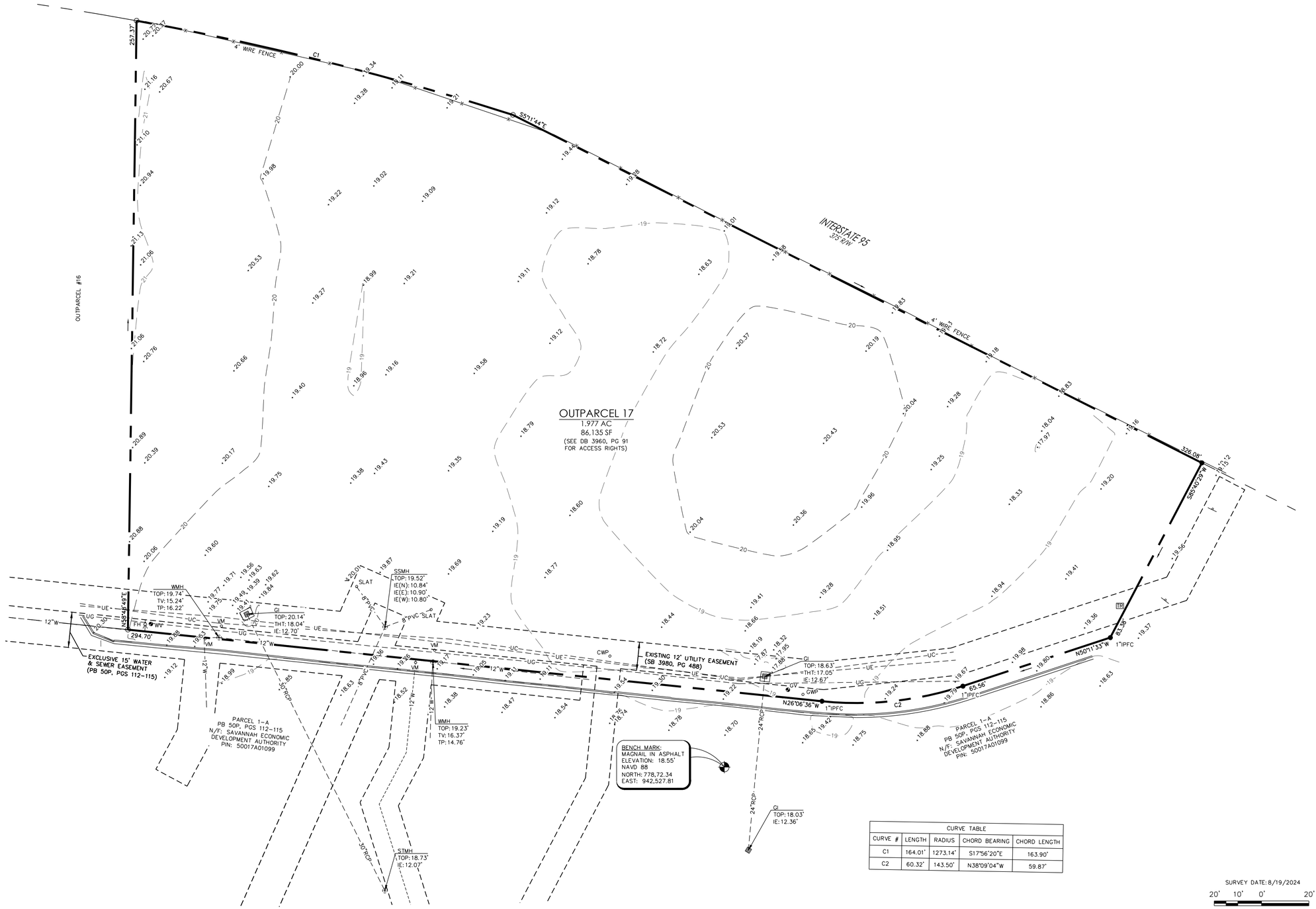
1. ALL ELEVATIONS BASED ON NAVD 88.
2. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
3. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
4. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
5. AS OF THE DATE OF THIS SURVEY; BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0038J, EFFECTIVE DATE: 8/16/2018, NAVD 88. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
6. LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES AND STRUCTURES. VERIFICATION OF EXACT LOCATIONS SHOULD BE MADE PRIOR TO ANY CONSTRUCTION.
7. ANY PROPERTY LINES SHOWN HEREON THAT ARE NOT LABELED WITH BEARINGS AND DISTANCES ARE NOT TO BE ASSUMED TO BE SURVEY GRADE, AND ARE FOR VISUAL REFERENCE ONLY.

N
STATE PLANE
GEORGIA EAST ZONE
NAD 83

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	164.01'	1273.14'	S17°56'20"E	163.90'
C2	60.32'	143.50'	N38°09'04"W	59.87'

LEGEND

⚑		BENCH MARK
●	IRF	IRON ROD FOUND
●	IPF	IRON PIPE FOUND
○	IPS	1" IRON PIPE SET
□	CMS	CONCRETE MONUMENT SET
■	CMF	CONCRETE MONUMENT FOUND
■	RWCMF	RIGHT-OF-WAY CMF
▩	GI	GRATE INLET
⊕	CI	CURB INLET
⊗	PP	POWER POLE
⊗	GW	GUY WIRE
○	LP	LIGHT POLE
⊣		SIGN
⊕	SSMH	SANITARY SEWER MANHOLE
⊕	STMH	STORM SEWER MANHOLE
⊕	TMH	TELEPHONE MANHOLE
⊕	WMH	WATER MANHOLE
⊕	EMH	ELECTRIC MANHOLE
⊕	CMH	COMMUNICATIONS MANHOLE
⊻	FH	FIRE HYDRANT
⚑	WV	WATER VALVE
⚑	ICV	IRRIGATION CONRTOL VALVE
⚑	GV	GAS VALVE
⚑	FV	FIRE VALVE
Ⓦ	WM	WATER METER
☐		TELEPHONE BOX
☐		CABLE TV BOX
☐		ELECTRIC BOX
☐		GAS METER
--OHU--		OVERHEAD UTILITY
--STM--		STORM WATER LINE
--SAN--		SANITARY SEWER LINE
--UE--		UNDERGROUND ELECTRIC
--W--		WATER LINE
--UG--		UNDERGROUND GAS LINE
--UC--		UNDERGROUND COMMUNICATIONS LINE
~~		WOOD LINE
R/R		RAILROAD
R/W		RIGHT-OF-WAY
BFP		BACK-FLOW PREVENTER
TR		TRANSFORMER
SP		SPIGOT
CO		CLEAN OUT
MB		MAIL BOX
BOL		BOLLARD
CHH		COMMUNICATIONS HAND-HOLE
WHH		WATER HAND-HOLE
WWP		WATER WITNESS POST
CWP		COMMUNICATIONS WITNESS POST
GWP		GAS WITNESS POST
RD		ROOF DRAIN
WLAT		WATER LATERAL
ELAT		ELECTRIC LATERAL
SLAT		SEWER LATERAL
FDC		FIRE DEPARTMENT CONNECTION
RCP		REINFORCED CONCRETE PIPE
CMP		CORRUGATED METAL PIPE
HDP		HIGH DENSITY POLYURETHANE PIPE
TH		THROAT
IE		INVERT ELEVATION
DB		DEED BOOK
PRB		PLAT RECORD BOOK
SMB		SUBDIVISION MAP BOOK
PB		PLAT BOOK
PIN		PARCEL IDENTIFICATION NUMBER
BFE		BASE FLOOD ELEVATION
POB		POINT OF BEGINNING
POC		POINT OF COMMENCEMENT



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C2	60.32'	143.50'	N38°09'04"W	59.87'

SURVEY DATE: 8/19/2024

20' 10' 0' 20'
GRAPHIC SCALE: 1"= 20'

SITE DATA

AREA: 1.977 AC; 86,135 SF
ZONING: C-2
PIN: 50017A01109
PROPERTY ADDRESS: 100 OUTLET PARKWAY

REFERENCE:

1. PLAT BOOK 50, PAGES 112-115.
2. PLAT RECORD BOOK 48-P, PAGE 44.
3. PLAT RECORD BOOK 45-P, PAGE 7.
4. SUBDIVISION MAP BOOK 42-S, PAGE 88.
5. SUBDIVISION MAP BOOK 36-S, PAGE 18.
6. PLAT RECORD BOOK 35-P, PAGE 4.
7. PLAT RECORD BOOK 32-P, PAGE 31.
8. SUBDIVISION MAP BOOK 31-S, PAGE 82.
9. PLAT RECORD BOOK 31-P, PAGE 14.
10. PLAT RECORD BOOK 26-P, PAGE 60.
11. DEED BOOK 3960, PAGE 91.
12. DEED BOOK 399X, PAGE 178.
13. DEED BOOK 3980, PAGE 488.

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

COLEMAN COMPANY, INC. DATE PLOTTED: 12/19/2024 10:15 AM BY: Carson Mellinger DRAWING PATH: O:\2024\24-535.000\SWG\Civil\Support\24-535_TOPO.dwg

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100
Savannah, Georgia | (912) 200-3041

GEORGIA REGISTERED No. 3417 LAND SURVEYOR DON EDWARD TAYLOR JR.

A TOPOGRAPHIC SURVEY OF OUTPARCEL 17, BEING A PORTION OF PARCEL B,

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

PREPARED FOR: AMERICA'S HOME PLACE

JOB NUMBER:	24-535
DATE:	8/17/2024
DRAWN BY:	DAS
CHECKED BY:	
SCALE:	1" = 20'

TOPOGRAPHIC SURVEY

SHEET: 1/1

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan for Harmony Force Main Upgrade

Project:	#A24-0024
P&Z Meeting Date:	January 13, 2025
City Council Meeting Date:	January 21, 2025
Applicant and Authorized Agent:	Coleman Company – Carson Meilinger
Location (Address):	Melody Drive/Cantata Circle
Parcel (PIN):	51010F09003
Acreage:	Approximately .5 acres
Zoning:	PUD (Jabot)
Proposed Use:	Force main upgrades to existing sanitary sewer for future developments within the Jabot PUD, Harmony.
Staff Recommendation:	Approval
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request."*
Zoning Action Standards:	1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. o *The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the Future Land Use Map (FLUM) designation and Character Area.* 2. Whether the site plan provides for adequate pedestrian and traffic access.

- *The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App A, Art. III for traffic access.*

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

   - *The site plan complies with the provisions of Sec. 5 of App. A, Art. III for parking and loading standards.*

4. Whether the site plan provides for the appropriate location, arrangement, size, and design of buildings, lighting, and signs, giving due consideration to the applicable zoning district(s).

   - *The site plan complies with the provisions related to the development standards for site improvements.*

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 upgrades ensure it is to be 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.

	o *The site plan complies with the provisions of Chapter 42, Art. VI for tree and landscaping requirements, in general, and related buffers.* 10. Whether the site plan provides for improvements in accordance with all applicable federal, state, and local laws, including without limitation the Code of Ordinances for the City of Pooler. o *The site plan complies with the provisions of the City of Pooler Code of Ordinances, specifications, or standards, and all other applicable laws.*
Conclusion:	The site plan addresses the site plan approval criteria. As such, staff recommends **Approval of the request.**
Attachments:	A. Vicinity Map B. Application and Submittal Documentation C. Approval Letter

Attachment A

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

Vicinity Map Harmony Force Main Upgrades - Melody Drive /Cantata Circle

12/16/2024

Parcels

This map was created using Latapult | www.latapult.com | Bigger Data Faster Maps Stronger Decisions

Attachment B

Site Plan Application

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)

Attachment B

RECEIVED
MAY 08 2024
By

Site Plan Application

#A24-0075

Updated **OCT 2023**

Contact Information

Coleman Company - Carson Meilinger	912-200-3041
Applicant Name	Applicant Phone
1480 Chatham Pkwy STE 100, Savannah, GA 31405	cmeilinger@cci-sav.com
Applicant Mailing Address	Applicant Email
Water Utility Management - Ray Harrington	Carson Meilinger
Property Owner Name	Property Owner Phone
28 Abercorn Street, Savannah, GA 31324	ray@waterga.com
Property Owner Mailing Address	Property Owner Email
Coleman Company - Patrick Warner	912-200-3041
Contact Person Name	Contact Person Phone
1480 Chatham Pkwy STE 100, Savannah, GA 31405	pwarner@cci-sav.com
Contact Person Mailing Address	Contact Person Email

Property Information

Melody Drive
Location Address

PUD	51010 09003
Current Zoning	Parcel Identification #

Force main upgrades to existing sanitary sewer for future developments
Brief Description of Proposed Land Development Activity and Use of Land Thereafter

Contractor Information

Contractor Name	Contractor License #	Contractor Phone
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

Site Plan Application

Updated **OCT 2023**

Application Number	Date	Action Requested	Action Taken
Application Number	Date	Action Requested	Action Taken
Application Number	Date	Action Requested	Action Taken

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.

Applicant Name	Applicant Signature	Date
Carson Meilinger	Carson Meilinger Digitally signed by Carson Meilinger DN: C=US, E=cmeilinger@cci-sav.com, CN=Carson Meilinger Date: 2024.04.12 10:25:42-04'00'	4/12/2024 ?
Zoning Administrator/Agent Name	Zoning Administrator Signature	Date
Kris Dyer	Kris Dyer	5/8/24

RECEIVED
MAY 08 2024
By

Attachment B

Property Owner Authorization

Updated **SEPT 2023**

Authorization

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

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

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

Coleman Company - Patrick Warner | pwarner@cci-sav.com | 912-200-3041

Applicant/Agent Name | Email | Phone

1480 Chatham Pkwy STE 100, Savannah, GA 31405

Applicant/Agent Address

I swear that I am the owner of the property which is the subject matter of the attached application, as shown in the records of Chatham County, Georgia, and that the information contained in this authorization is true and correct to the best of my knowledge and belief.

Melody Drive

Property Address

Ray Harrington | Ray Harrington | 05-07-2024

Owner Name | Owner Signature | Date

Notary Public

05-07-2024

Subscribed and Sworn This Day Of

Elizabeth A Moriarty | Elizabeth A Moriarty | 07-25-2027

Notary Name | Notary Signature | Commission Expiration

Seal

ELIZABETH A MORIARTY
Notary Public - State of Georgia
Effingham County
My Commission Expires Jul 25, 2027

Site Plan Review Checklist

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

Harmony Force Main — Project Name

5/8/2024 — Date

Basic Engineering Information

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

17. _X_ 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. X 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. _X_ Indicate whether or not FLOODPLAIN exists on the site. Provide a FEMA map reference and date of FEMA map

20. X 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. X 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. X Location of existing utilities (Appendix A, Article V, Section 4 C 5)

23. _X_ Easements existing upon the property

24. X 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. N/A 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. N/A 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. N/A 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. N/A 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

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. N/A Show all required easements (around utilities, around drainage structures, 25' access easements, etc)

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

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. X "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. X Add the following note when new public streets are being constructed: "Laboratory compaction, stability and density tests are required for the pavement with compression for the concrete curb and gutter." (Chapter 74, Article V, Section 74-133g)

3. 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. X 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. N/A 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. N/A 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

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. N/A 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. N/A 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)

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. X 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. X 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. X All utilities are to be installed underground

3. X Utilities shall not be placed longitudinally under street pavement. (Chapter 74, Article V, Section 74- 138 c)

4. X Minimize unnecessary water/sewer crossings to the extent possible. Minimum parallel separation: 10' horizontal and 18" vertical separation between water & sewer (Sanitary & Storm)

5. X Water mains must be DIP when crossing under storm or sewer mains. Include detail W-16

6. _X_ 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. _X_ Developments must be served by public water and public sewers when available. (Appendix B, Article VI, Section 606.01)

8. _X_ Plans for wells or septic systems shall require approval by the Chatham County Health Department. (Appendix B, Article VI, Section 606.02)

9. _X_ All water and sewer lines running under streets/sidewalks shall be sleeved. (Appendix B, Article VI, Section 606.03)

10. _X_ 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. _X_ 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. _X_ 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. _X_ 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. _X_ 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. _X_ 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. _N/A_ 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. _N/A_ 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)

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. N/A 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. N/A 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. N/A Pipe material: (City of Pooler Standard Specifications, Section 02700 and 02730). For line size < 4" polyethylene pipe, 200 psi, SIDR-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. X Sanitary manholes shall not exceed 350-foot spacing. (Appendix B, Article VI, Section 606, Sewer 1)

2. X 8 inches diameter minimum. (Appendix B, Article VI, Section 606, Sewer 3)

3. X If proposing a gravity sanitary sewer main, an engineering report shall be provided, with calculations for expected demand and sewer pipe sizing

4. X_____ Minimum size sanitary lateral is 4". (Appendix B, Article VI, Section 606, Sewer 4)

5. X_____ 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. X_____ Residential sewer laterals shall be installed within 15 feet of the property corner. (Appendix B, Article VI, Section 606, Sewer 9)

7. X_____ 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. X_____ Use watertight manhole rings and covers within or below Base Flood Elevation + 1' (Standard Specifications.02720.2.02.G.2)

9. X_____ Sewer laterals: Cleanouts should be provided every 100' and at the bends. Cleanouts located within the pavement should be traffic rated

10. X_____ Try to move manholes out of sidewalk

11. X_____ 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. X_____ Min cover 3'

13. X_____ 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. X_____ Drop manholes - inside and outside drop manhole details S-7, S-8

15. X_____ 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

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. X_____ 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. X_____ 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. _X____ 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. X_____ 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. X_____ 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. _X_____ 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. X_____ All lift stations shall be constructed with submersible pumps only. (Appendix B, Article VI, Section 606, Utilities 9)

8. X_____ The city and its engineers shall approve the pump size and manufacturer. (Appendix B, Article VI, Section 606 Utilities 9)

9. _X_____ 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. X_____ 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. _X____ All proposed Lift Stations shall be accompanied by an engineering report. The following information shall be included in the report:

- Title page – Title page should include the project name, date, developer/owner's name, the engineering firm preparing the plans and PE stamp

- Sewer system information – type, location and size of development

- Existing sewer system – location and type of gravity system the force main will discharge into

- Future plans for sewer system – the number of lots this phase will encompass initially, if future

phases will be constructed, and the extent to which the proposed system will serve future phases

- Pump Station and Force Main Design Calculations – the Average Daily Flow (ADF), Peak Daily Flow (PDF), Total Dynamic Head, Force Main (velocity produced in force main and maximum operating pressure) and Wet Well Buoyancy Calculation

- Cycle Times – volume in wet well needed to turn primary pump on, cycle time for ADF, cycle time for PDF and total cycle time

Force Mains:

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

1. X_____ 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. X_____ Identify the size and material type of the force main pipe

3. X_____ Manholes that are the termination point for force mains are be lined with Raven Lining Systems spray-in liner

4. X_____ 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. (Chapter42, 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. X_____ What developments do the City of Pooler Stormwater Management provisions apply to? (Chapter 42, Article V, Section 42-180.3 (1))

   a. New development that involves the creation of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or

   b. Redevelopment that involves the creation, addition or replacement of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or

   c. New development or redevelopment, regardless of size, that is part of a larger common plan

of development, even though multiple, separate and distinct land disturbing activities may take place at different times and on different schedules; or

d. New development or redevelopment, regardless of size, that involves the creation or modification of a stormwater hotspot, as defined by the director

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

a. Existing conditions map

b. Describe the existing conditions of each on-site drainage area of the development site (e.g.

size, soil types, land cover characteristics)

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

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

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

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

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

a. Proposed topography

b. Proposed drainage divides and patterns

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

d. Existing and proposed primary and secondary conservation areas

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

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

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

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

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

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

a. Identification by name or official title the person(s) responsible for carrying out the inspection and maintenance

b. A statement confirming that responsibility for the operation and maintenance of the stormwater management system shall remain with the property owner and shall pass to any successive owner

c. A provision stating that, if portions of the development site are sold, legally binding arrangements shall be made to pass the responsibility for the operation and maintenance of the stormwater management system to the appropriate successors in title. These arrangements shall designate, for each portion of the stormwater management system, the person(s) to be permanently responsible for its inspection and maintenance

d. A maintenance schedule stating when, what, and how often routine inspection and maintenance will occur to ensure proper function of the system. (Section 42-186.2)

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

11. 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,

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)

Site Plan Review Checklist

Updated **OCT 2023**

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)

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 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. N/A 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. N/A Required note - "Trees shall not be planted within 10 feet of any underground utility or storm drain."

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

19. N/A All trees and landscaped areas shall be provided with a means for delivery of water in a quantity that is sufficient to establish and maintain the viability of the plants; A water supply is not required for areas of established trees and other vegetation that are retained for green space, provided that site grading or development activities will not result in damage to said areas. (Chapter 42, Article VI, Section 42-204.7)

20. N/A 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		
Gingko (male)		
Hickory species		
Magnolia, Southern		
Oak, Live		
Oak, Nuttall		
Oak, Overcup		
Oak, Shumard		
Oak, White		
Oak, Willow		
Oak, Southern Red		
Poplar, Yellow		

1. N/A No more than 30% of trees may be from the small species list or from one species

2. N/A Upon recommendation of the City Arborist, a species different from one listed may be approved

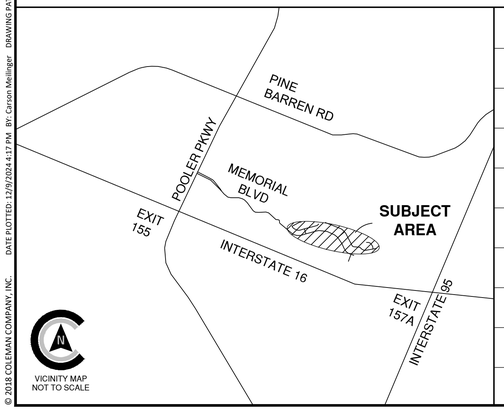
CIVIL CONSTRUCTION PLANS FOR

HARMONY FORCE MAIN UPGRADES

PREPARED FOR
WATER UTILITY MANAGEMENT

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

VICINITY MAP (N.T.S.)



REVISIONS

PROJECT SITE DATA

PROJECT ADDRESS:	MELODY DRIVE
PROJECT CITY, STATE:	POOLER, GEORGIA
OWNER/REPRESENTATIVE:	WATER UTILITY MANAGEMENT
PROPERTY AREA:	0.5 AC
DISTURBED AREA:	0.5 AC
ZONING:	PUD
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
FLOOD ZONE:	X
WATER & SEWER PROVIDER:	WATER UTILITY MANAGEMENT
PINS:	51010F09003
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	N/A
ARCHITECT:	N/A
CONSTRUCTION EXIT LOCATION:	N/A#

SHEET INDEX

Sheet List Table

Sheet Number	Sheet Title
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C0.1	SHEET LEGEND
C1.0	CONSTRUCTION NOTES
C1.1	EXISTING CONDITIONS
C1.2	EXISTING CONDITIONS
C1.3	EXISTING CONDITIONS
C1.4	EXISTING CONDITIONS
C1.5	EXISTING CONDITIONS
C1.6	EXISTING CONDITIONS
C1.7	EXISTING CONDITIONS
C1.8	EXISTING CONDITIONS
C1.9	EXISTING CONDITIONS
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C3.0	LIFT STATION DETAILS
C4.0	STANDARD DETAILS

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COLSAV.COM

NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036562 PROFESSIONAL ENGINEER NEIL P. McKENZIE 12/09/24

REVISIONS:
10-16-2024
PER CITY COMMENTS

CIVIL CONSTRUCTION PLANS FOR
HARMONY FORCE MAIN UPGRADES
LOCATED IN POOLER, GEORGIA
PREPARED FOR WATER UTILITY MANAGEMENT

JOB NUMBER: 24-100
DATE: 12/09/24
DRAWN BY: CLM
CHECKED BY: NPM
SCALE: AS NOTED

COVER

SHEET:
COV

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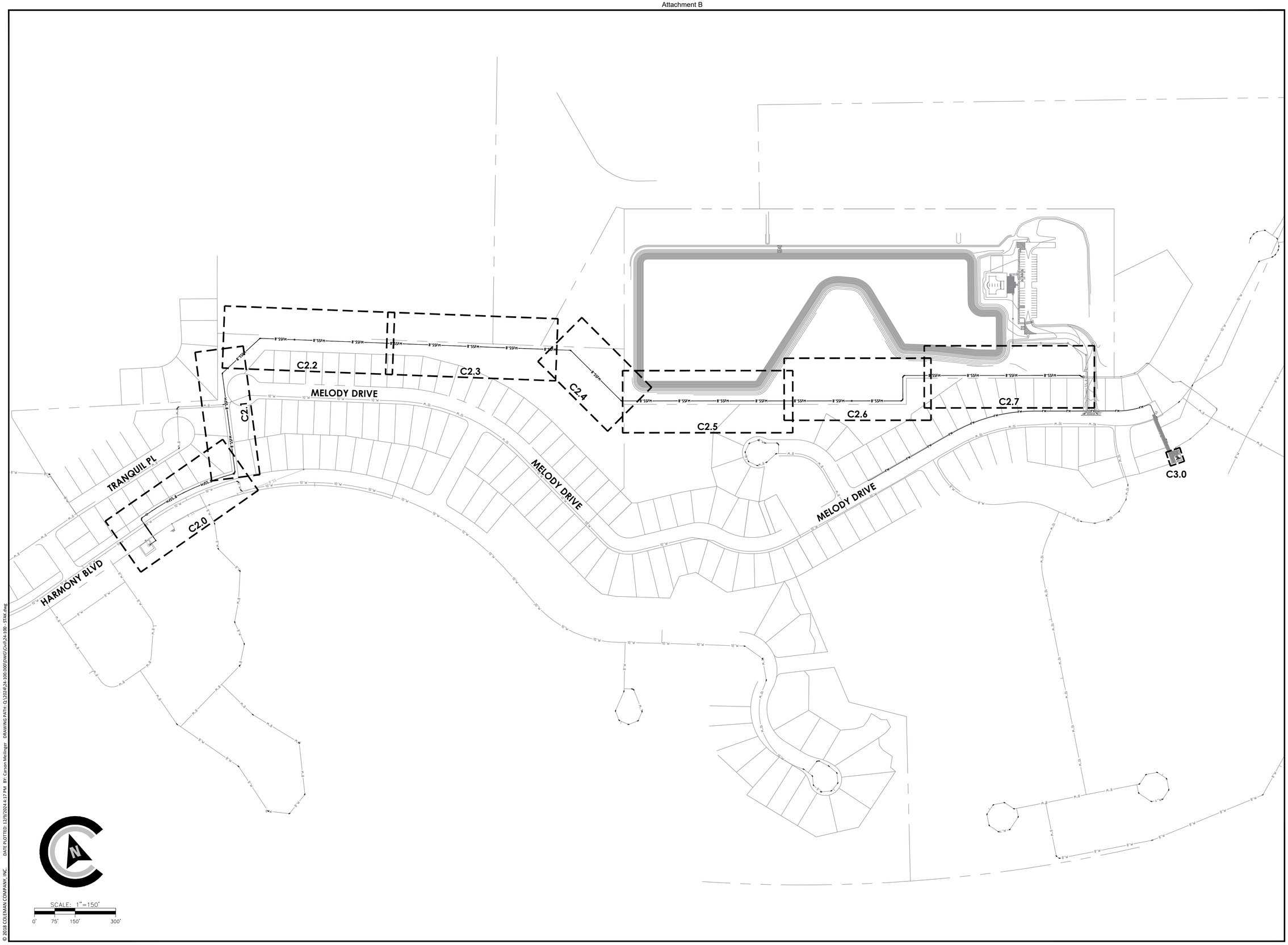
Attachment B



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NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. PE036562 PROFESSIONAL ENGINEER NEIL P. McKENZIE 12/09/24

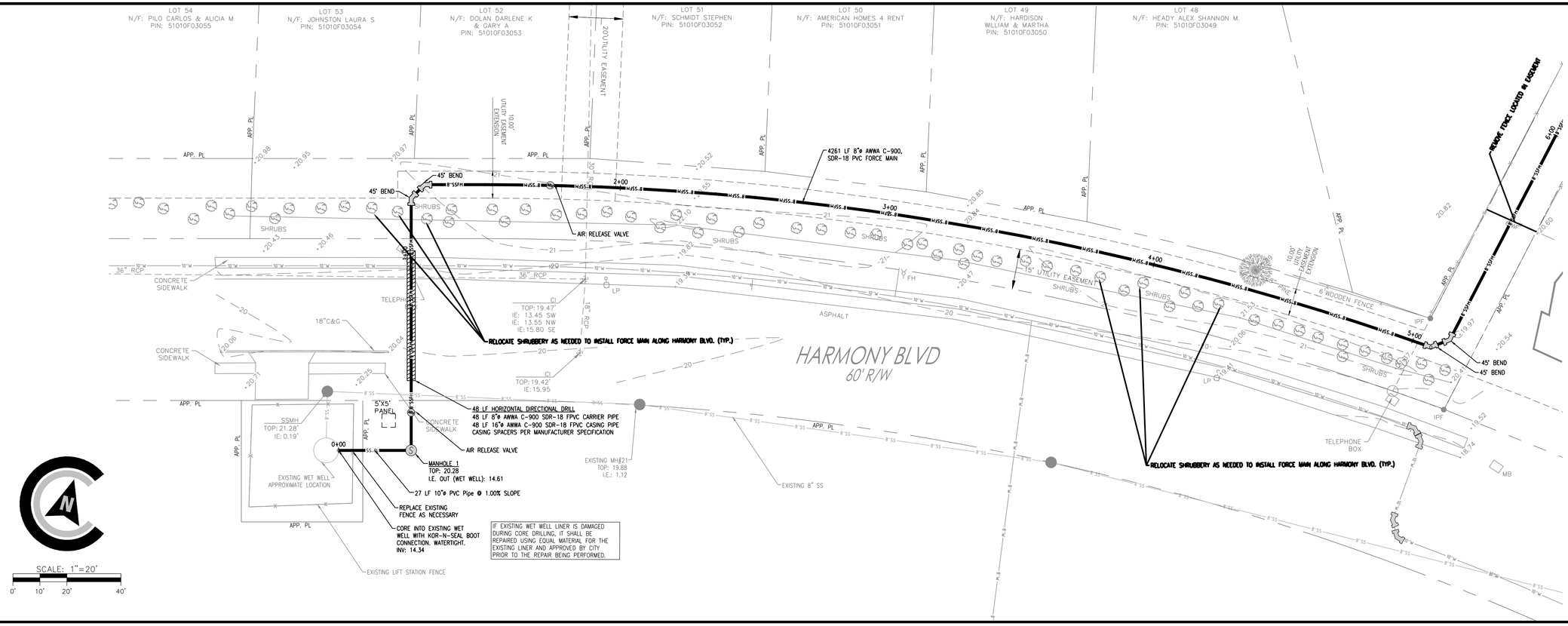
REVISIONS:
10-16-2024
PER CITY COMMENTS

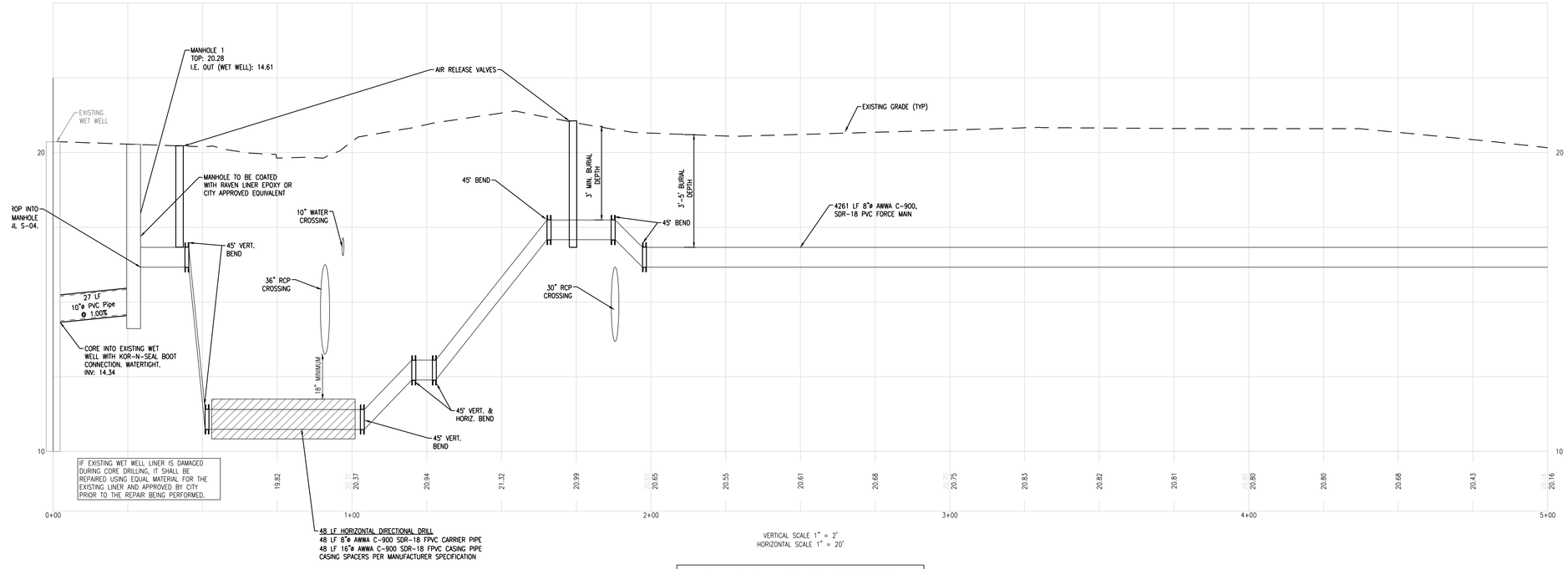
CIVIL CONSTRUCTION PLANS FOR
HARMONY FORCE MAIN UPGRADES
LOCATED IN POOLER, GEORGIA
PREPARED FOR WATER UTILITY MANAGEMENT

JOB NUMBER:	24-100
DATE:	12/09/24
DRAWN BY:	CLM
CHECKED BY:	NPM
SCALE:	AS NOTED

SHEET LEGEND

SHEET:
C0.1





SANITARY SEWER PROFILE
STA. 0+00.00 TO STA. 5+00.00

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CIVIL CONSTRUCTION PLANS FOR

HARMONY FORCE MAIN UPGRADES

LOCATED IN POOLER, GEORGIA
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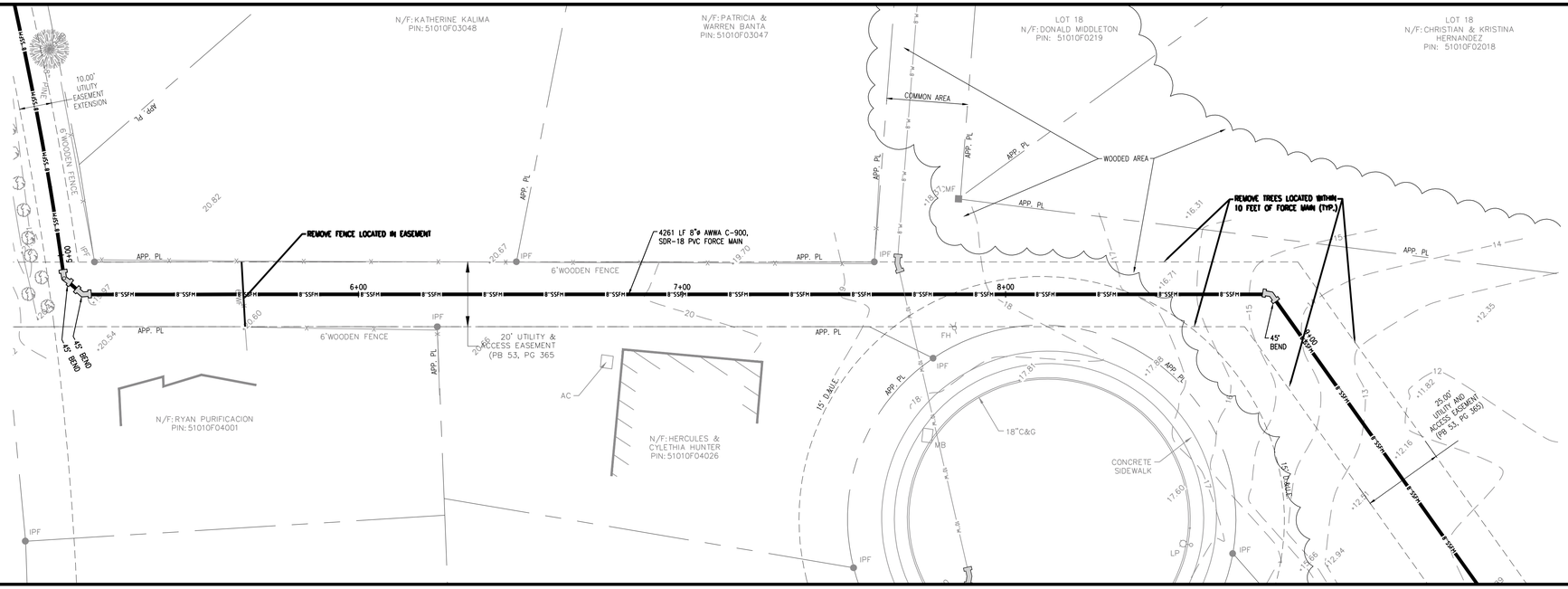
JOB NUMBER:	24-100
DATE:	12/09/24
DRAWN BY:	PJW
CHECKED BY:	PJW
SCALE:	AS NOTED

PLAN & PROFILE 1

SHEET:
C2.0



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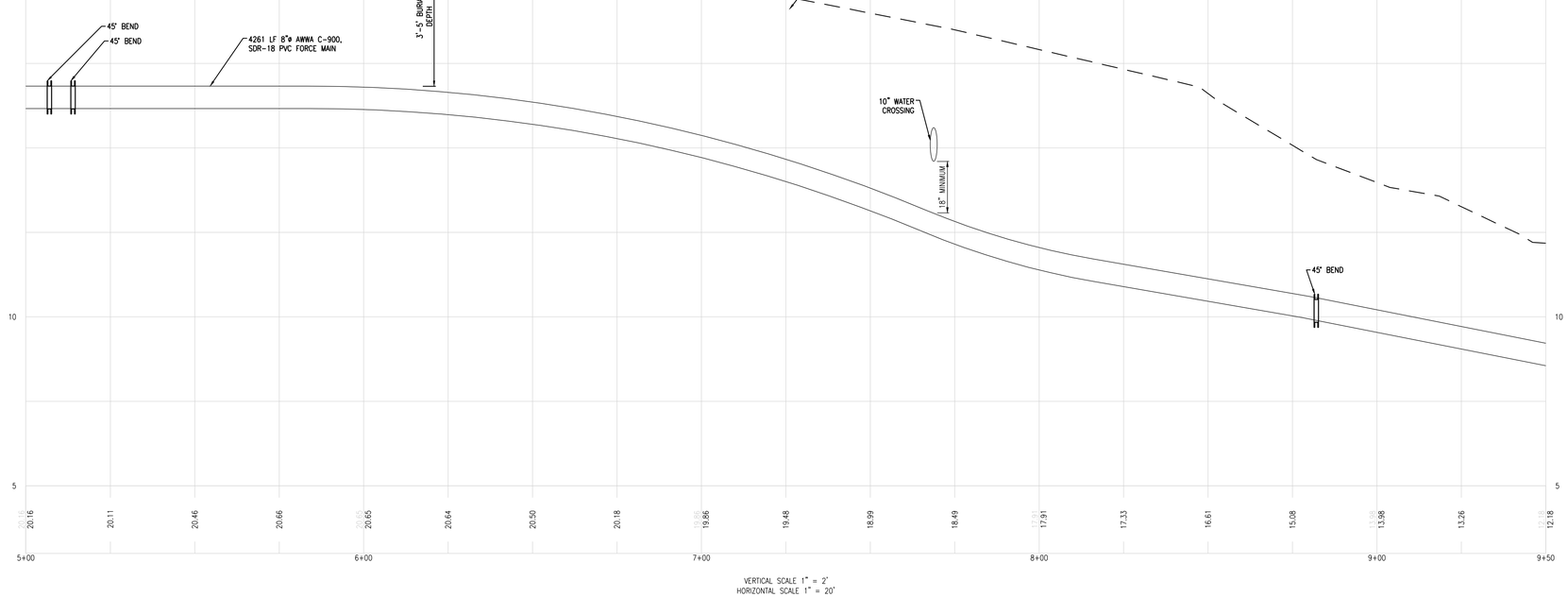

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HORIZONTAL SCALE 1" = 20'

SANITARY SEWER PROFILE
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PER CITY COMMENTS

CIVIL CONSTRUCTION PLANS FOR

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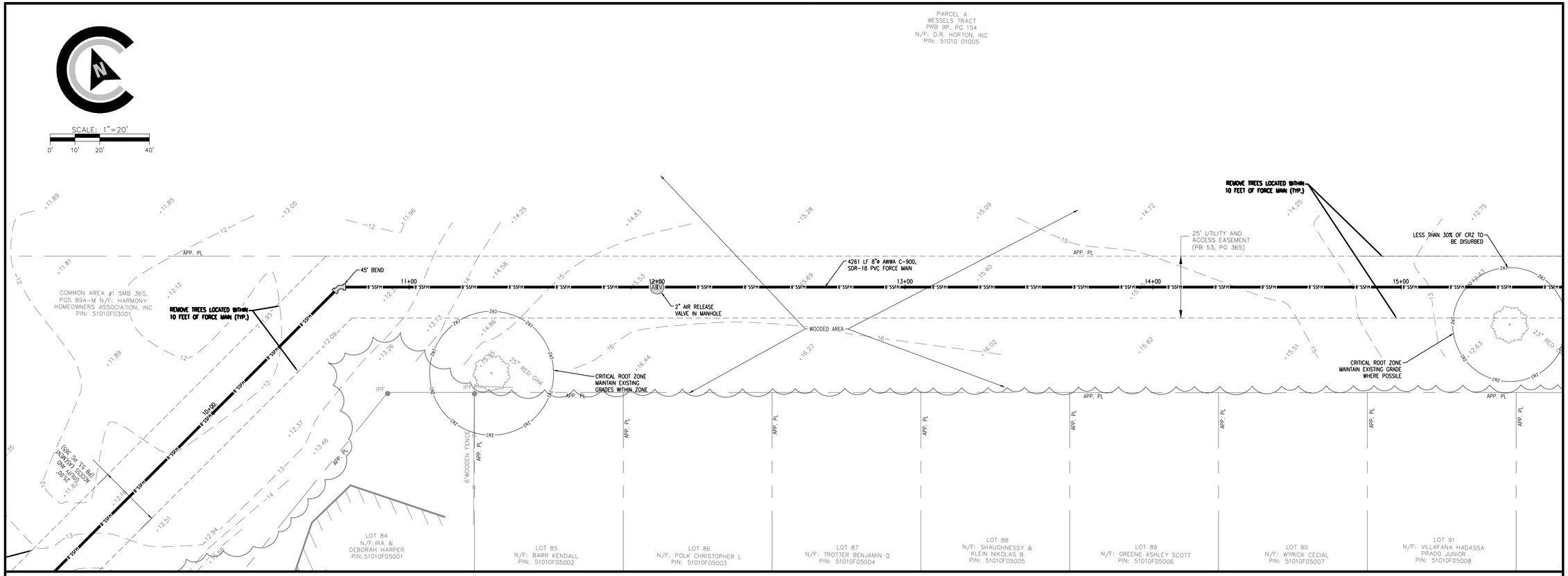
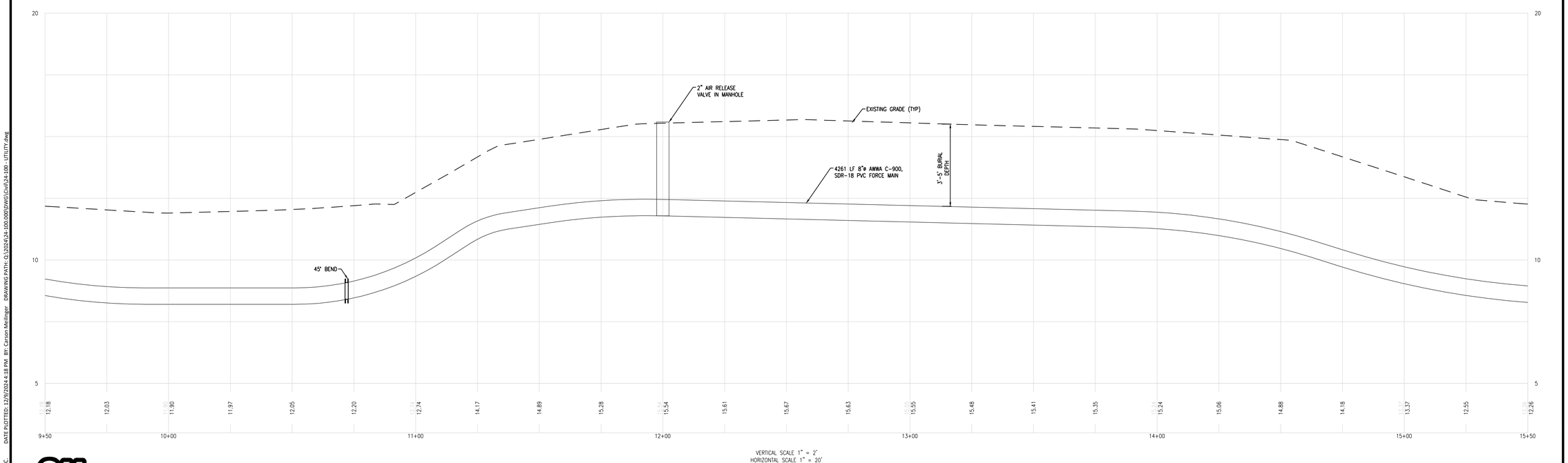
DATE:	12/09/24
DRAWN BY:	PJW
CHECKED BY:	PJW
SCALE:	AS NOTED

PLAN & PROFILE 2

SHEET:
C2.1

Attachment B





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HORIZONTAL SCALE 1" = 20'

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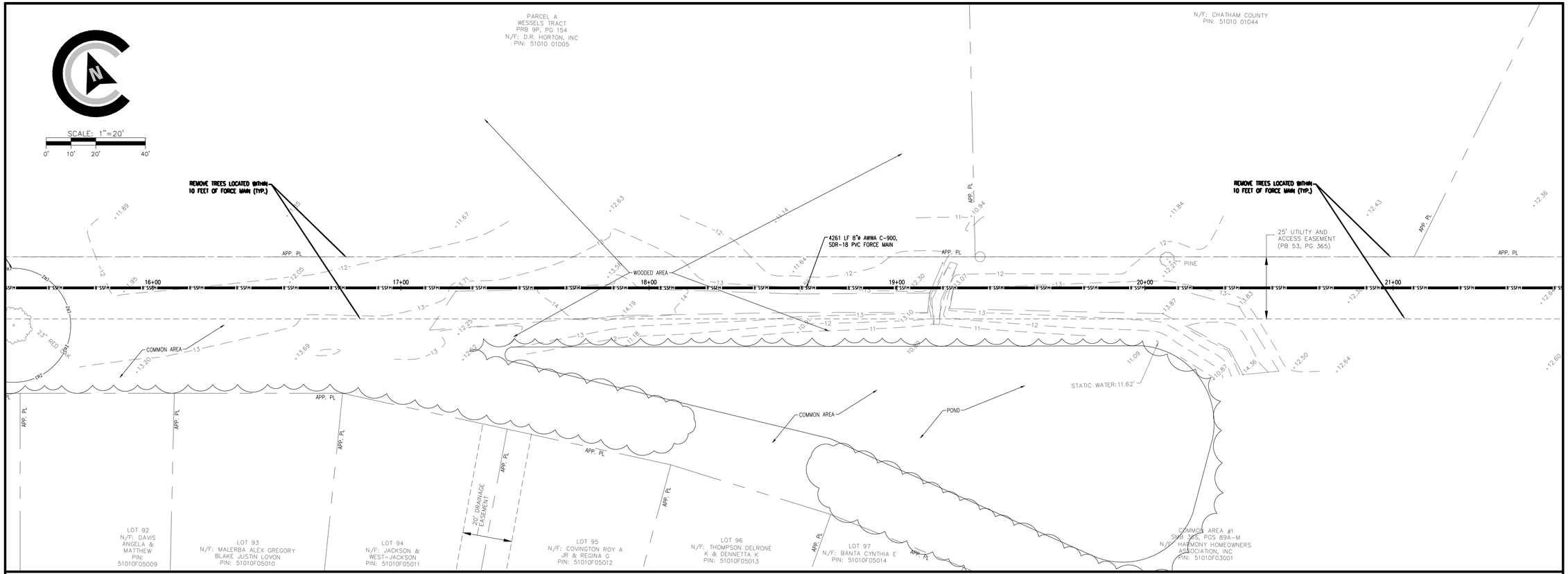
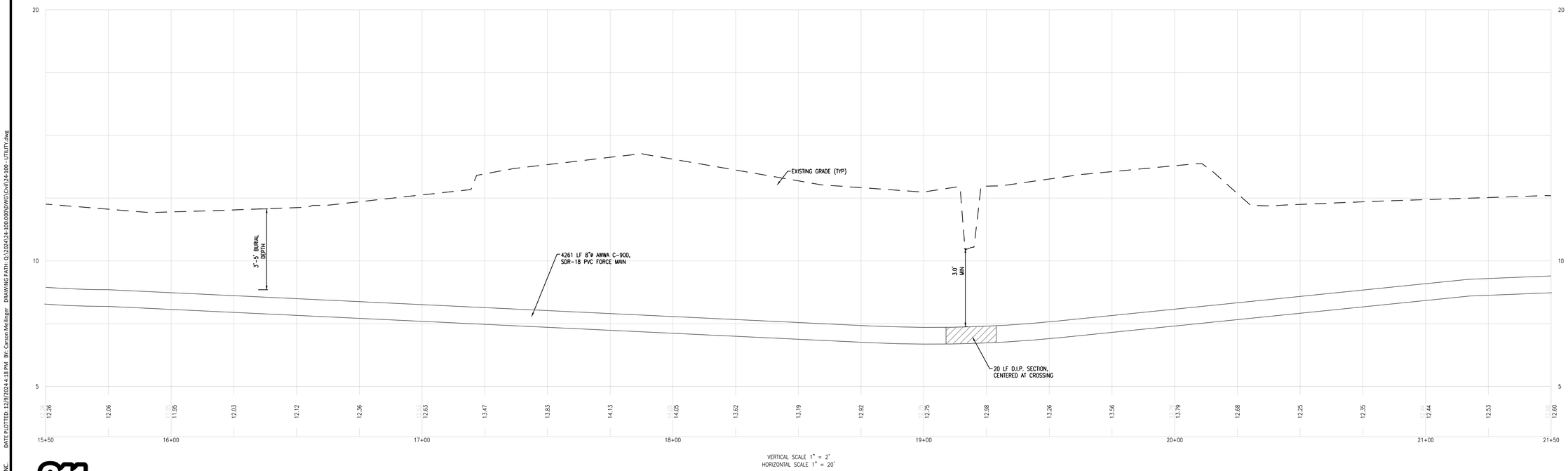
DATE:	12/09/24
DRAWN BY:	PJW
CHECKED BY:	PJW
SCALE:	AS NOTED

PLAN & PROFILE 3

SHEET:
C2.2

Attachment B





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DATE:	12/09/24
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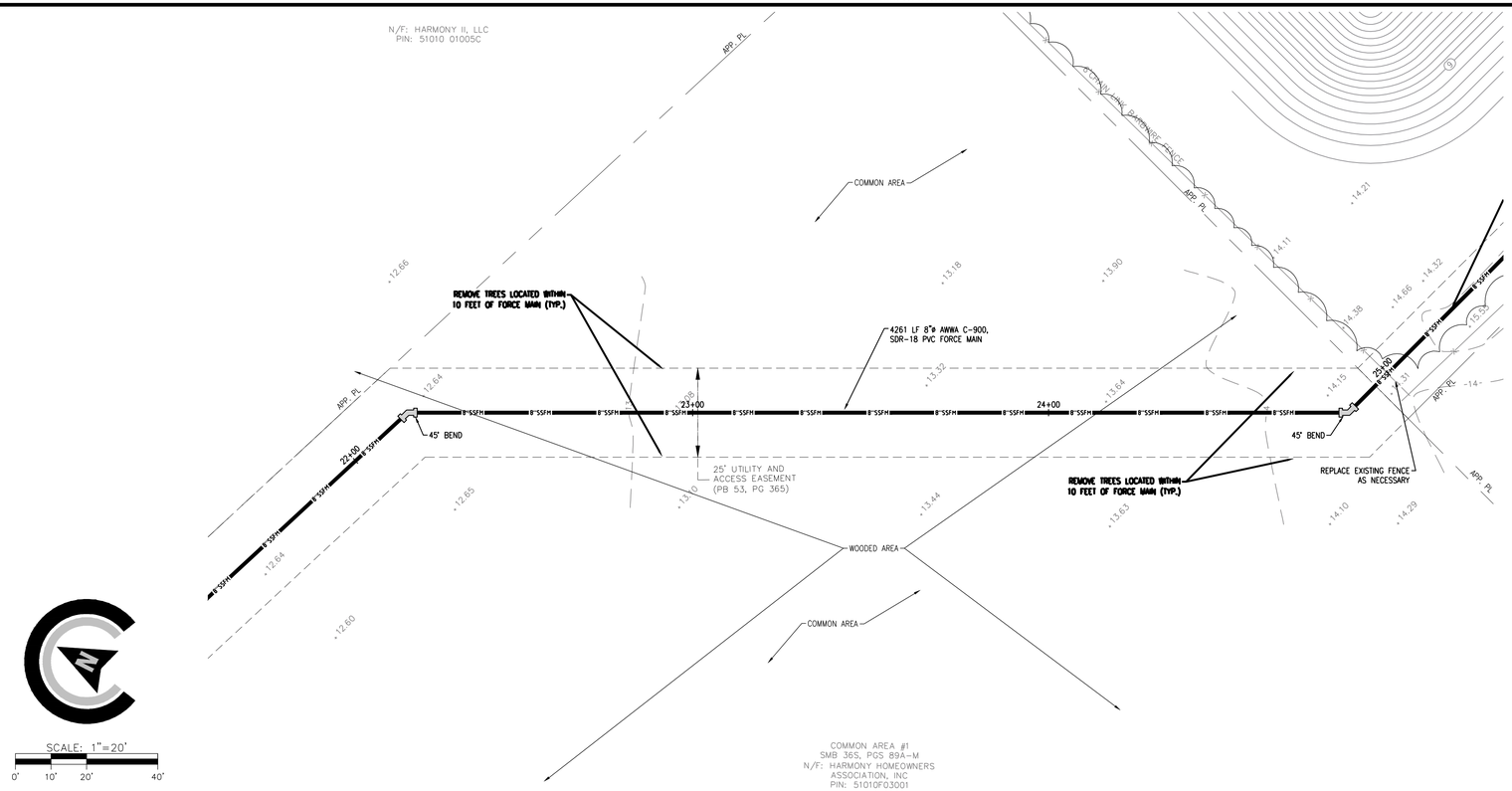
PLAN & PROFILE 4

SHEET:
C2.3

Attachment B



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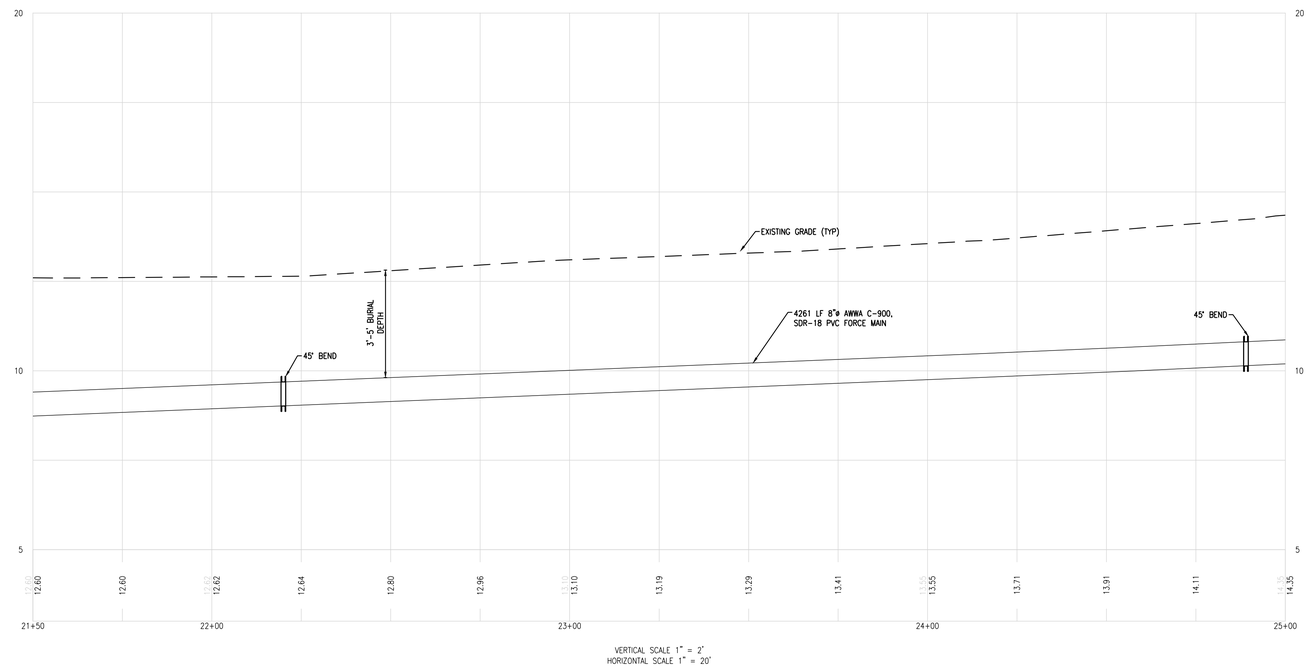

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HORIZONTAL SCALE 1" = 20'

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STA. 21+50.00 TO STA. 25+00.00

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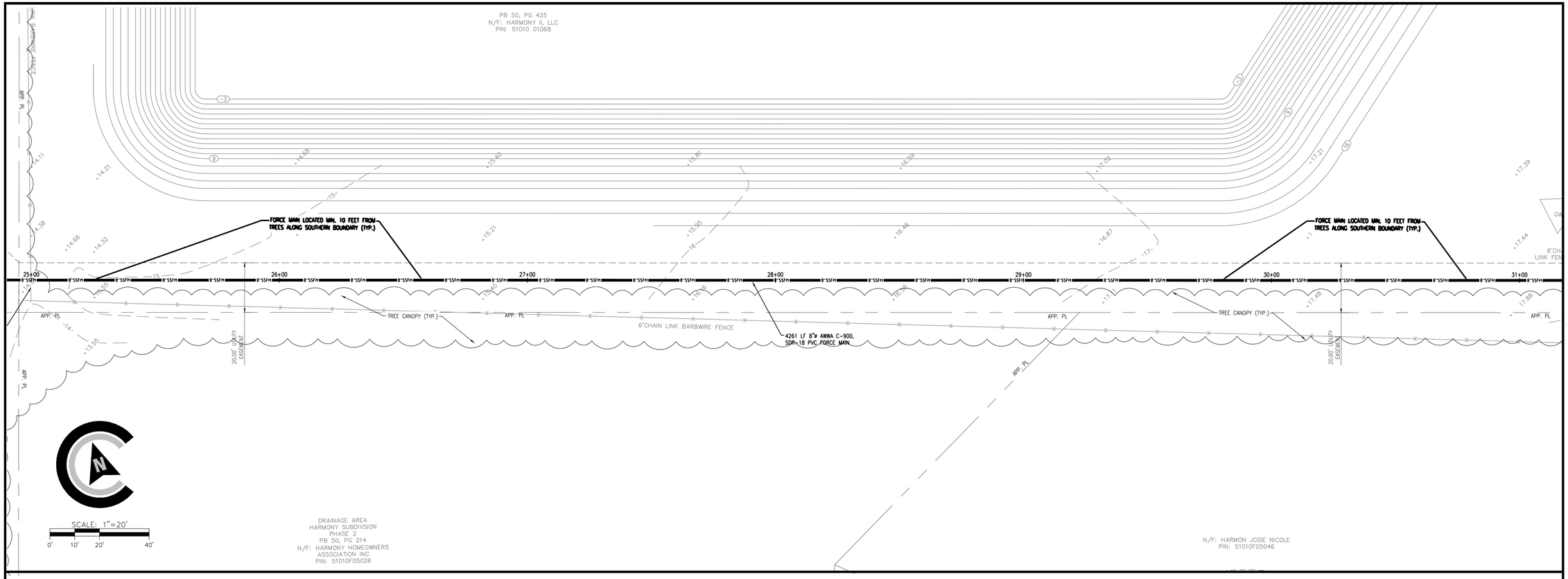
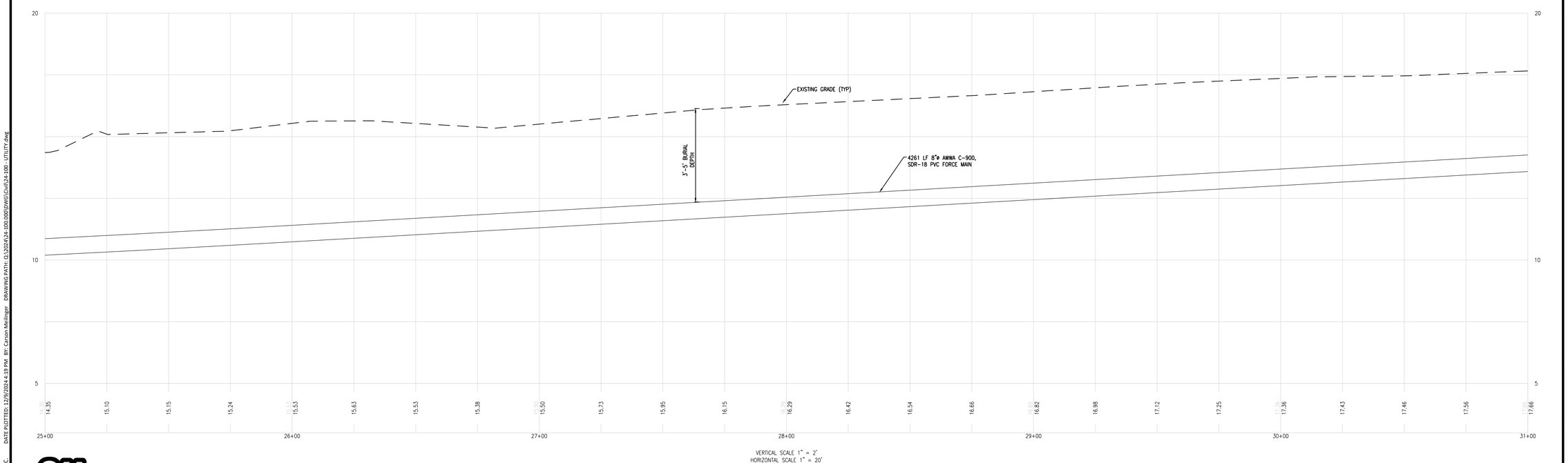
PLAN & PROFILE 5

SHEET:
C2.4

Attachment B





SANITARY SEWER PROFILE
STA. 25+00.00 TO STA. 31+00.00

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DATE:	12/09/24
DRAWN BY:	PJW
CHECKED BY:	PJW
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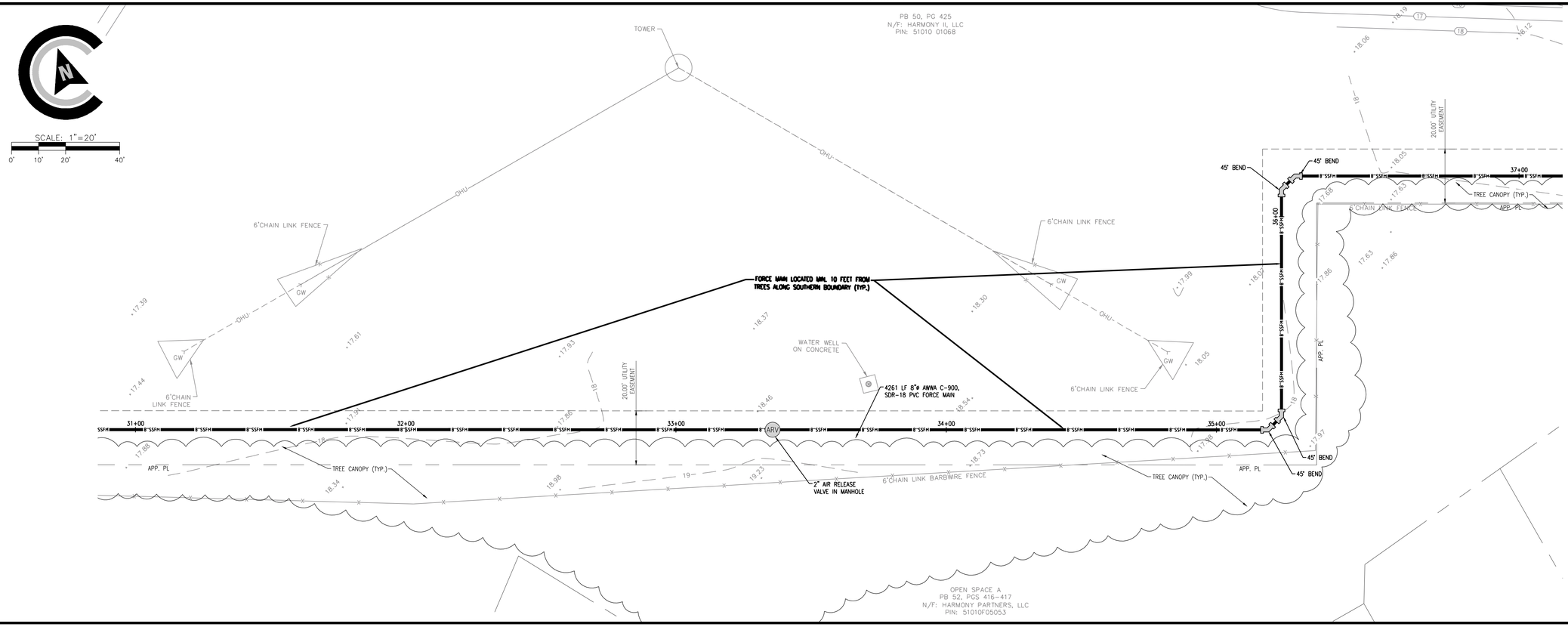
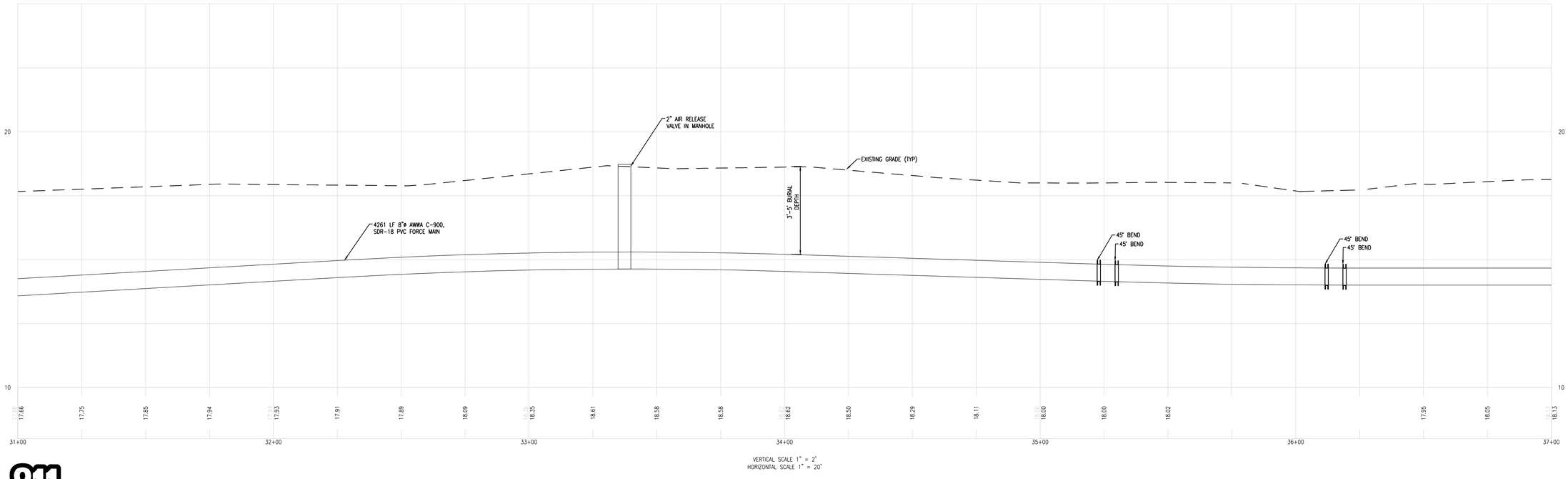
PLAN & PROFILE 6

SHEET:
C2.5





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PER CITY COMMENTS

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DATE:	12/09/24
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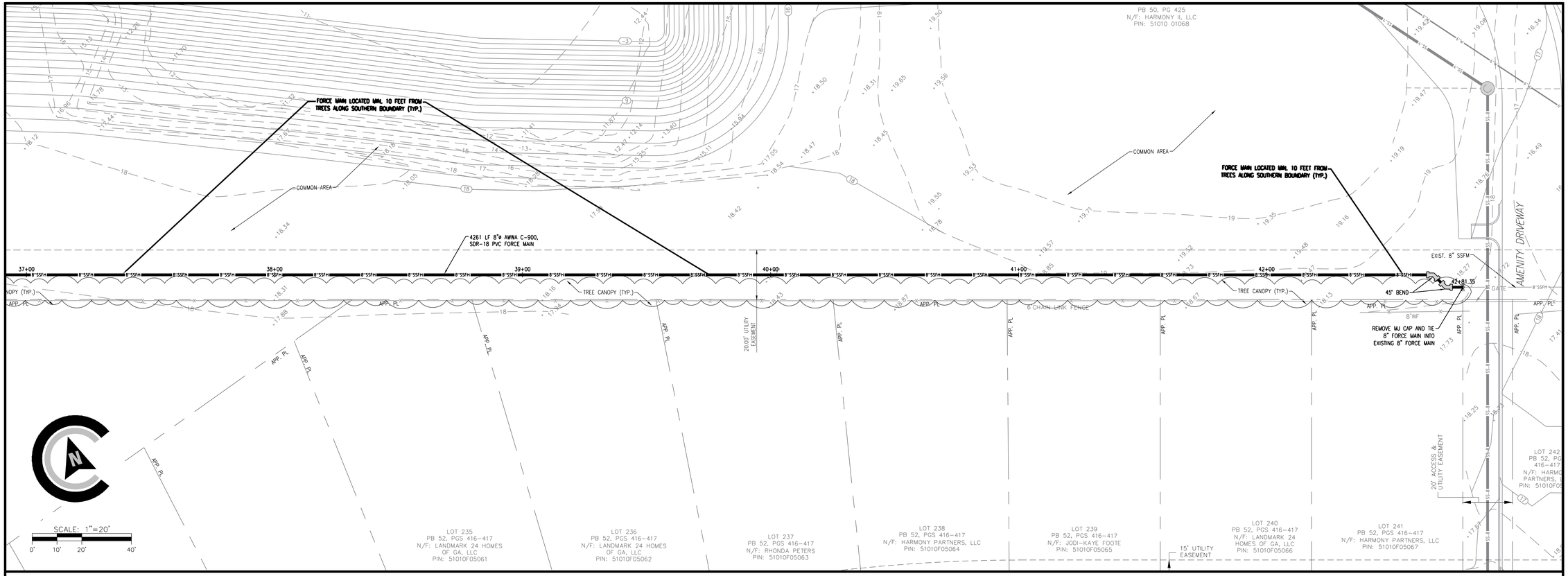
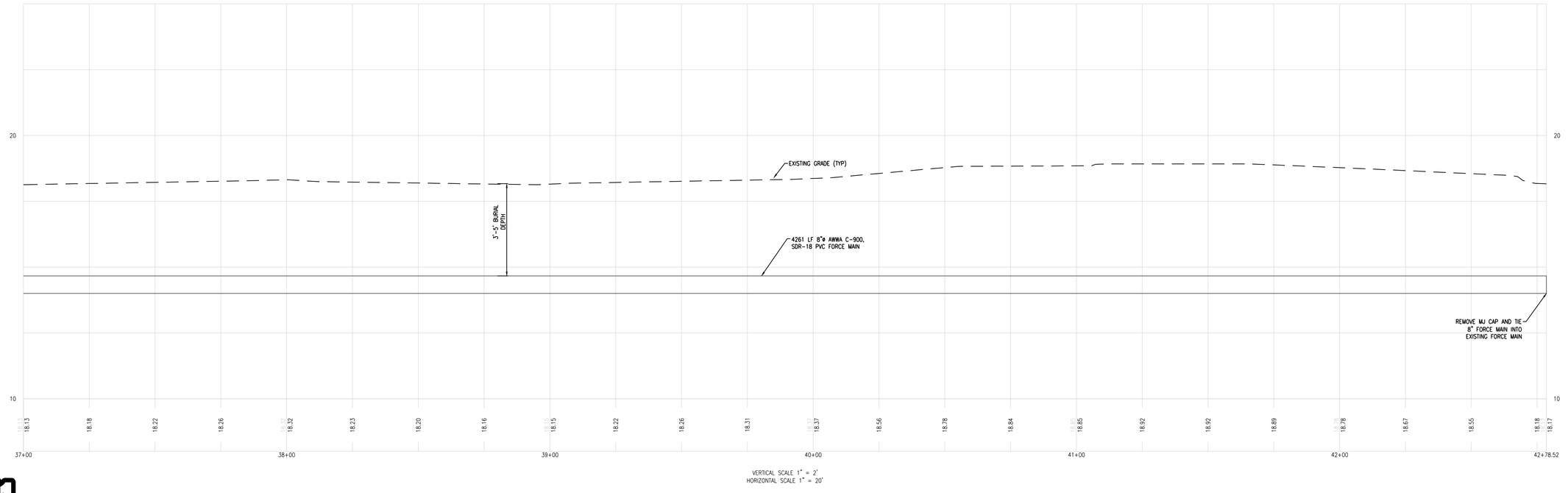
CHECKED BY:	PJW
SCALE:	AS NOTED

PLAN & PROFILE 7

SHEET:
C2.6

Attachment B





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STA. 37+00.00 TO STA. 42+78.52

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DATE:	12/09/24
DRAWN BY:	PJW
CHECKED BY:	PJW
SCALE:	AS NOTED

PLAN & PROFILE 8

SHEET:
C2.7

Attachment C

EOM Operations
Your solution to a better tomorrow

December 10th, 2024

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

Dear Mr. Green,

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

Submittal Documents:	Site Plans	*Dec. 2024*
	EPD Delegated Review Approval	*Nov. 2024*
	Engineering Report – Sewer System	*Nov. 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, engineering standards and development codes. This review is not to be construed as a check of every item in the plans or construction. The failure of this office to note any conflict with said requirements does not relieve the developer from compliance.

The Owner and the Design Consultant are fully responsible for ensuring that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible for ensuring that their designs comply to all federal, state, and city codes and regulations. All required permits and approvals, pursuant to land disturbing activity and development permits shall be available to the City of Pooler and be found acceptable to Staff. All applicable plans, permits, inspection & testing results, or related materials shall be available to the City of Pooler, or assigned representation, during and after the construction is complete.

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

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan Revisions for Oxford Pooler Phase 1

Project:	#A24-0159
P&Z Meeting Date:	January 13, 2025
City Council Meeting Date:	January 21, 2025
Applicant and Authorized Agent:	Oxford Properties/Hunter Whitfield, Hussey Gay Bell
Location (Address):	500 Fox Farm Street
Parcel (PIN):	51011 01073
Acreage:	Approximately 18.29 acres
Zoning:	PUD (Morgan Family Tract PUD)
Proposed Use:	Revision to the dog park and pickleball court area of previously approved multi-family development.
Staff Recommendation:	Approval
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request."*
Zoning Action Standards:	1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. o The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the Future Land Use Map (FLUM) designation and Character Area. 2. Whether the site plan provides for adequate pedestrian and traffic access.

- The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App A, Art. III for traffic access.

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

   - The site plan complies with the provisions of Sec. 5 of App. A, Art. III for parking and loading standards.

4. Whether the site plan provides for the appropriate location, arrangement, size, and design of buildings, lighting, and signs, giving due consideration to the applicable zoning district(s).

   - The site plan complies with the provisions related to the development standards for site improvements.

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

Attachment A

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

Vicinity Map Oxford Pooler Phase 1 Revised Site Plan 500 Fox Farm Street

12/20/2024

Parcels

This map was created using Latapult | www.latapult.com | Bigger Data Faster Maps Stronger Decisions

Site Plan Application

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

Updated **OCT 2023**

Contact Information

Oxford Properties, LLC	(770) 818-4058
Applicant Name	Applicant Phone
3200 Windy Hill Road SE, Suite 900 West	paustin@oxford-properties.c
Applicant Mailing Address	Applicant Email
Oxford Properties, LLC	(404) 839-1028
Property Owner Name	Property Owner Phone
3200 Windy Hill Road SE, Suite 900 West	paustin@oxford-properties.c
Property Owner Mailing Address	Property Owner Email
Paul Austin	(404) 839-1028
Contact Person Name	Contact Person Phone
3200 Windy Hill Road SE, Suite 900 West	paustin@oxford-properties.c
Contact Person Mailing Address	Contact Person Email

Property Information

500 Fox Farm Street	
Location Address	
Morgan PUD - Multifamily	51011 01073
Current Zoning	Parcel Identification #

Multifamily - 300 Units (previously approved) - This submittal is just for a revision to the dog park and pickle ball court area.

Brief Description of Proposed Land Development Activity and Use of Land Thereafter

Contractor Information

J.W. Oliver Construction, Inc.		(912) 294-6459
Contractor Name	Contractor License #	Contractor Phone
636 McClain Road, Jesup, GA 31545		JW@jwoliverconstructionin
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
220391	05-16-2022	PUD Amendment to Rezone Commercial	Approved

Site Plan Application

Updated **OCT 2023**

Application Number	Date	Action Requested	Action Taken
Application Number	Date	Action Requested	Action Taken
Application Number	Date	Action Requested	Action Taken

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 Austin	Samuel Paul Austin	09/18/2024
Applicant Name	Applicant Signature	Date

Zoning Administrator/Agent Name	Zoning Administrator Signature	Date

Attachment B

Site Plan Submission Checklist

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.

- [x] 3 sets of paper plans and 1 set of electronic plans
- [ ] ~~$3,000.00~~ $1,500.00 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.
- [x] 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
- [x] Dimension setback lines from property lines and street rights-of-way.
- [ ] Lighting Plan
- [x] 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
- [x] Drainage plan to conform to city engineering department's standards
- [x] 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.
- [x] Topographical map showing existing and proposed contours at one foot (l ') intervals and natural features.
- [ ] Developments of Regional Impact (check only if your project requires this)

Site Plan Approval Standards

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 ci ty 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-deterring 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.

Attachment B

Campaign Contribution Disclosure Form (Rezoning Action Applicant)

N/A

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

N/A

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

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

Applicant Name	Applicant Signature	Date

Site Plan Review Checklist

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

Oxford Pooler - Phase 1 (revision for pickle ball court and dog park) 09/18/2024

Project Name Date

Basic Engineering Information

The information below has already been provided in the past. Again, this is a field revision to the previously approved site plan ONLY.

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

The information below has already been provided in the past. Again, this is a field revision to the previously approved site plan ONLY.

17. _____ 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. _____ 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. _____ Indicate whether or not FLOODPLAIN exists on the site. Provide a FEMA map reference and date of FEMA map

20. _____ 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. _____ 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. _____ Location of existing utilities (Appendix A, Article V, Section 4 C 5)

23. _____ Easements existing upon the property

24. _____ 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. _____ 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. _____ 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. _____ Show building setback lines and buffers from property lines and street right-of-way lines. (Appendix A, Article V, Section 4 C)

4. _____ 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. _____ 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. _____ Show location of freestanding signage if proposed. Make sure intersection sight distance is not impacted

7. _____ Show interior traffic pattern

8. _____ Erosion control plans in accordance with State and local ordinances. Checkoff list is required if disturbed area is > 1 acre

The information below has already been provided in the past. Again, this is a field revision to the previously approved site plan ONLY.

9. _____ 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. _____ 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. _____ Show all required easements (around utilities, around drainage structures, 25' access easements, etc)

12. _____ Provide a utility plan that shows any proposed gas, electric, telephone and/or cable lines

13. _____ Greenbelt required as a buffer between incompatible zonings. (Appendix A, Article III, Section 27)

14. _____ 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. _____ 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. _____ Show location of Mailbox Kiosk and provide details demonstrating it is ADA compliant

17. _____ Provide building elevations and proposed architectural materials or proposed architectural materials if no elevations exist

18. _____ Provide Phasing Plan when project is proposed to be constructed in phases (multi building sites)

19. _____ Provide site lighting plan for all proposed lighting

20. _____ Traffic Impact Study or technical memo for traffic

New Streets

1. _____ If new streets are to be private, clearly indicate this

2. _____ An identifying name of each new street with the proposed right-of-way

3. _____ Street alignment to be in conformance with the approved Preliminary Plat

4. _____ Plan and profile of proposed streets; include profile grades, vertical curve lengths, K factors, etc

5. _____ 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. _____ Minimum street profile grade is 0.3% (Chapter 74, Article V, Section 74-133f)

The information below has already been provided in the past. Again, this is a field revision to the previously approved site plan ONLY.

7. _____ 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. _____ Provide the City's standard details that relate to street construction (street typical section, pavement specifications, curb detail, sidewalk detail, etc.)

9. _____ A Neighborhood Grading and Drainage Plan is required for all subdivisions. (Appendix B, Article VI, Section 601.02)

10. _____ Demonstrate that intersection sight distance is achieved

11. _____ 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. _____ The city will not accept for maintenance any unpaved street or road. (Chapter 74, Article V, Section 74-134)

13. _____ Show the location of all proposed road signs

14. _____ Show the location of all proposed pavement markings

15. _____ 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. _____ Commercial developments: Show traffic control items (directional arrows, stop bars, stop signs, etc)

17. _____ Label the curb radius at intersections

18. _____ Gutter spread shall not extend beyond the center of the travel lane for 10-year design storm event

19. _____ 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. _____ "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. _____ 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)

The information below has already been provided in the past. Again, this is a field revision to the previously approved site plan ONLY.

3. _____ 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. _____ "All road signage and pavement markings shall be in accordance with MUTCD specifications." (MUTCD Introduction, page I-1, paragraph 03)

5. _____ Thermoplastic pavement markings are required within right of way (Standard Specifications 02500.2.06)

6. _____ 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. _____ Select fill SHALL be use in all roads to be dedicated to the City

8. _____ Road fill shall be compacted to 100% standard proctor or 95% modified proctor (ASTM D698 or ASTM D1557)

9. _____ Traffic signs installed inside the public R/W must have High Intensity or Diamond Grade Sheeting

10. _____ Street name signs shall be provided by the developer. (Chapter 74, Article V, Section 74-135)

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

5. _____ 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

The information below has already been provided in the past. Again, this is a field revision to the previously approved site plan ONLY.

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. _____ 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. _____ 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. _____ 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. _____ 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. _____ 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. _____ 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. _____ 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. _____ 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. _____ The peak post development discharge shall not exceed the predevelopment discharge. (Chapter 74, Article V, Section 74-132k; also Sec 601.02)

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

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

Mobile Home Parks

1. _____ Verify correct zoning

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

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

The information below has already been provided in the past. Again, this is a field revision to the previously approved site plan ONLY.

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

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

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

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

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

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

12. _____ 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. _____ 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. _____ 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. _____ All utilities are to be installed underground

3. _____ Utilities shall not be placed longitudinally under street pavement. (Chapter 74, Article V, Section 74- 138 c)

4. _____ Minimize unnecessary water/sewer crossings to the extent possible. Minimum parallel separation: 10' horizontal and 18" vertical separation between water & sewer (Sanitary & Storm)

5. _____ Water mains must be DIP when crossing under storm or sewer mains. Include detail W-16

The information below has already been provided in the past. Again, this is a field revision to the previously approved site plan ONLY.

6. _____ 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. _____ Developments must be served by public water and public sewers when available. (Appendix B, Article VI, Section 606.01)

8. _____ Plans for wells or septic systems shall require approval by the Chatham County Health Department. (Appendix B, Article VI, Section 606.02)

9. _____ All water and sewer lines running under streets/sidewalks shall be sleeved. (Appendix B, Article VI, Section 606.03)

10. _____ 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. _____ 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. _____ 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. _____ 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. _____ 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. _____ 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. _____ 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. _____ All fire hydrants shall be painted yellow. (Appendix B, Article VI, Section 606)

3. _____ Provide Detail W-03 - Standard Fire Hydrant Assembly (Appendix B, Article VI, Section 606)

4. _____ 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. _____ Residential water laterals: 1" diameter minimum. (Appendix B, Article VI, Section 606)

The information below has already been provided in the past. Again, this is a field revision to the previously approved site plan ONLY.

6. _____ Residential water laterals shall be installed no more than 5' feet from the property corner. (Appendix B, Article VI, Section 606 Water 16)

7. _____ 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. _____ 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. _____ 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. _____ Cut-off valves will be located at all tees where lines are two inches or larger. (Appendix B, Article VI, Section 606.03)

11. _____ 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. _____ 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. _____ 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. _____ The private water main starts at the property line. Therefore, meters and back flow preventers shall be placed at the property line

15. _____ Minimum cover 3 feet. (Standard Specifications Section 02700 3.01 D)

16. _____ 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. _____ Pipe material: (City of Pooler Standard Specifications, Section 02700 and 02730). For line size < 4" polyethylene pipe, 200 psi, SIDR-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. _____ Sanitary manholes shall not exceed 350-foot spacing. (Appendix B, Article VI, Section 606, Sewer 1)

2. _____ 8 inches diameter minimum. (Appendix B, Article VI, Section 606, Sewer 3)

3. _____ If proposing a gravity sanitary sewer main, an engineering report shall be provided, with calculations for expected demand and sewer pipe sizing

The information below has already been provided in the past. Again, this is a field revision to the previously approved site plan ONLY.

4. _____ Minimum size sanitary lateral is 4". (Appendix B, Article VI, Section 606, Sewer 4)

5. _____ 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. _____ Residential sewer laterals shall be installed within 15 feet of the property corner. (Appendix B, Article VI, Section 606, Sewer 9)

7. _____ 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. _____ Use watertight manhole rings and covers within or below Base Flood Elevation + 1' (Standard Specifications.02720.2.02.G.2)

9. _____ Sewer laterals: Cleanouts should be provided every 100' and at the bends. Cleanouts located within the pavement should be traffic rated

10. _____ Try to move manholes out of sidewalk

11. _____ 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. _____ Min cover 3'

13. _____ 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. _____ Drop manholes - inside and outside drop manhole details S-7, S-8

15. _____ 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. _____ Grease trap is required for restaurants / eating establishments (any establishment with kitchen facilities). A sampling manhole shall be installed downstream of the grease trap and upstream of sanitary sewer main tie-in. Sampling MH shall be a minimum of 18 inches in diameter. Grease traps shall be sized at 20 gallons per seat, or a minimum capacity of 1,000 gallons and must be singular or in series

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

Sanitary Sewer Lift Stations:

1. _____ 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. _____ 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. _____ 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. _____ 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. _____ 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. _____ 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. _____ All lift stations shall be constructed with submersible pumps only. (Appendix B, Article VI, Section 606, Utilities 9)

8. _____ The city and its engineers shall approve the pump size and manufacturer. (Appendix B, Article VI, Section 606 Utilities 9)

9. _____ 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. _____ 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. _____ All proposed Lift Stations shall be accompanied by an engineering report. The following information shall be included in the report:

    - Title page – Title page should include the project name, date, developer/owner's name, the engineering firm preparing the plans and PE stamp

    - Sewer system information – type, location and size of development

    - Existing sewer system – location and type of gravity system the force main will discharge into

    - Future plans for sewer system – the number of lots this phase will encompass initially, if future

phases will be constructed, and the extent to which the proposed system will serve future phases

- Pump Station and Force Main Design Calculations – the Average Daily Flow (ADF), Peak Daily Flow (PDF), Total Dynamic Head, Force Main (velocity produced in force main and maximum operating pressure) and Wet Well Buoyancy Calculation

- Cycle Times – volume in wet well needed to turn primary pump on, cycle time for ADF, cycle time for PDF and total cycle time

Force Mains:

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

1. _____ 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. _____ Identify the size and material type of the force main pipe

3. _____ Manholes that are the termination point for force mains are be lined with Raven Lining Systems spray-in liner

4. _____ 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. (Chapter42, 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. _____ What developments do the City of Pooler Stormwater Management provisions apply to? (Chapter 42, Article V, Section 42-180.3 (1))

   a. New development that involves the creation of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or

   b. Redevelopment that involves the creation, addition or replacement of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or

   c. New development or redevelopment, regardless of size, that is part of a larger common plan

of development, even though multiple, separate and distinct land disturbing activities may take place at different times and on different schedules; or

d. New development or redevelopment, regardless of size, that involves the creation or modification of a stormwater hotspot, as defined by the director

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

a. Existing conditions map

b. Describe the existing conditions of each on-site drainage area of the development site (e.g.

size, soil types, land cover characteristics)

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

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

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

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

5. _____ 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. _____ 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)

The information below has already been provided in the past. Again, this is a field revision to the previously approved site plan ONLY.

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. _____ 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. _____ 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. _____ 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. _____ 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)

The information below has already been provided in the past. Again, this is a field revision to the previously approved site plan ONLY.

11. _____ 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. _____ 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. _____ 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. _____ Green Infrastructure Practices (Section 42-184.2) - Green infrastructure practices shall be used to the maximum extent practical

3. _____ Stormwater runoff reduction (Section 42-184.3) - The stormwater runoff volume generated by the runoff reduction storm event shall be reduced on-site. A system is presumed to comply with this criteria if:

    a. It includes green infrastructure practices that provide for the interception, evapotranspiration,

infiltration or capture and reuse of stormwater runoff, that have been selected, designed, constructed and maintained in accordance with the coastal stormwater supplement to the Georgia Stormwater Management Manual and any relevant local addenda

b. It is designed to provide the amount of stormwater runoff reduction specified in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual

4. _____ 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. _____ 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. _____ 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. _____ 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)

The information below has already been provided in the past. Again, this is a field revision to the previously approved site plan ONLY.

Tree Protection Ordinance

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

Minimum Tree Coverage (Section 42-197)

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

The information below has already been provided in the past. Again, this is a field revision to the previously approved site plan ONLY.

9. _____ 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. _____ 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. _____ 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. _____ Required note - "Trees shall not be planted within 10 feet of any underground utility or storm drain."

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

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

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

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

19. _____ 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)

N/A

20. _____ 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		
Gingko (male)		
Hickory species		
Magnolia, Southern		
Oak, Live		
Oak, Nuttall		
Oak, Overcup		
Oak, Shumard		
Oak, White		
Oak, Willow		
Oak, Southern Red		
Poplar, Yellow		

1. _____ No more than 30% of trees may be from the small species list or from one species

2. _____ Upon recommendation of the City Arborist, a species different from one listed may be approved

CLEARING, PAVING, GRADING, STORM DRAINAGE
WATER DISTRIBUTION & SANITARY SEWER

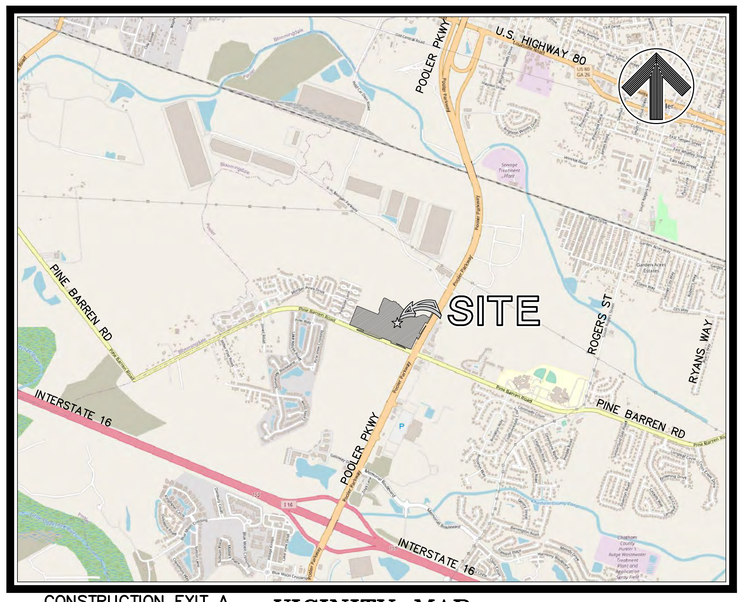
OXFORD POOLER - PHASE 1
NW CORNER OF POOLER PARKWAY AND PINE BARREN ROAD
POOLER, GEORGIA

FOR

3200 WINDY HILL ROAD SE, SUITE 900 WEST
ATLANTA, GEORGIA 30339
PHONE No. (770) 818-4058

OCTOBER 5, 2023
NOVEMBER 2, 2023
ISSUED FOR CONSTRUCTION - JANUARY 11, 2024
IFC SET - OWNER REVISIONS #1 - FEBRUARY 19, 2024
IFC SET - OWNER REVISIONS #2 - APRIL 8, 2024
IFC SET - OWNER REVISIONS #3 - APRIL 30, 2024
IFC SET - OWNER REVISIONS #4 - DECEMBER 4, 2024

GEORGIA REGISTERED No. 34599 PROFESSIONAL 12-04-2024 ENGINEER CHRISTOPHER J. CHANCE, JR.



CONSTRUCTION EXIT A
LATITUDE: 32.09864° N
LONGITUDE: 81.27608° W
CONSTRUCTION EXIT B
LATITUDE: 32.09972° N
LONGITUDE: 81.27083° W

VICINITY MAP
SCALE: 1"=2000'

HUSSEY GAY BELL
Established 1958

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626
SAVANNAH • ATLANTA • STATESBORO • CHARLESTON • COLUMBIA • NASHVILLE
www.husseygaybell.com

SHEET NO.	DESCRIPTION
C0.1	COVER SHEET, VICINITY MAP AND SCHEDULE OF DRAWINGS
C0.2	CONSTRUCTION NOTES AND LEGEND
C0.3	PROJECT INDEX MAP
C1.0	OVERALL EXISTING CONDITIONS PLAN
C1.1–C1.2	EXISTING CONDITIONS PLAN
C2.0	OVERALL STAKING AND TRAFFIC CONTROL PLAN
C2.1–C2.2	STAKING AND TRAFFIC CONTROL PLAN
C3.0	OVERALL PAVING, GRADING AND DRAINAGE PLAN
C3.1–C3.2	PAVING, GRADING AND DRAINAGE PLAN
C4.0	OVERALL SEWER AND WATER DISTRIBUTION PLAN
C4.1–C4.2	SEWER AND WATER DISTRIBUTION PLAN
C5.1–C5.4	STORM DRAINAGE PROFILES
C5.5	SANITARY SEWER PROFILES
C6.1–C6.4	CONSTRUCTION DETAILS
EC0.1–EC0.2	EROSION AND SEDIMENT CONTROL NOTES
EC1.1–EC1.2	EROSION AND SEDIMENT CONTROL PLAN – INITIAL PHASE
EC2.1–EC2.2	EROSION AND SEDIMENT CONTROL PLAN – INTERMEDIATE PHASE
EC3.1–EC3.2	EROSION AND SEDIMENT CONTROL PLAN – FINAL PHASE
EC4.1–EC4.2	EROSION AND SEDIMENT CONTROL DETAILS

SCHEDULE OF DRAWINGS

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December 14, 2018 - 8:56 AM Printed By: rwhitfield
E:\Oxford Properties\123254102...Oxford Pooler - Phase 1\Cadd Files\Construction\C0.1_COVER.dwg

GENERAL NOTES, ABBREVIATIONS, SYMBOLS & LEGEND:

SITE DATA:

1. SITE ADDRESS: PINE BARREN ROAD, POOLER, CHATHAM COUNTY, GA
2. PROPERTY IDENTIFICATION NUMBER(S): 5101101027, 5101101028, 5101101029
3. PROPERTY OWNER ADDRESS: THE DAVIS GROUP, 6728 JAMESTOWN DRIVE, ALPHARETTA, GA 30005
4. DEVELOPER ADDRESS: OXFORD PROPERTIES, LLC, 3200 WINDY HILL ROAD SE, SUITE 900 WEST, ATLANTA, GA 30339
5. PARCEL(S) SIZE: 18.29 ACRES
6. SITE SIZE: 18.29 ACRES
7. SITE ZONING: MORGAN PUD – MULTI–FAMILY
8. SURVEY INFORMATION: HUSSEY GAY BELL, 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406, (912) 354–4626, JULY 27, 2022, 122401600, NAVD 1988, NAD 1983
9. GEOTECHNICAL: TERRACON, 2201 ROWLAND AVENUE, SAVANNAH, GA 31404, AUGUST 19, 2022, ES225166
10. LOCAL ISSUING AUTHORITY: CITY OF POOLER
11. WATER AND SEWER PROVIDER: CITY OF POOLER
12. ROAD AND DRAINAGE OPERATOR: CITY OF POOLER
13. FLOOD ZONE: IN ACCORDANCE WITH FIRM MAP NO. 13051C0107H, EFFECTIVE DATE: AUGUST 16, 2018, THIS PROPERTY DOES FALL WITHIN THE LIMITS OF THE 100 – YEAR FLOOD PLAIN. (ZONE "X").
14. WETLANDS PERMIT: USACE PERMIT NO. SAS–2001–02780 APPROVED MARCH 24, 2014 TO BE EXTENDED THROUGH MARCH 31, 2024.

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 OF POOLER AT 912–748–6652 TO SCHEDULE THE PRE–CONSTRUCTION MEETING.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE NOTICE OF INTENT. IF ONE HAS NOT BEEN PROVIDED/SUBMITTED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DO SO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO THE REQUIREMENTS OF THE NPDES GENERAL PERMIT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A COPY OF AND FAMILIARIZING THEMSELVES WITH THE FOLLOWING: GEOTECHNICAL REPORT, ENVIRONMENTAL SITE ASSESSMENT, WETLANDS ASSESSMENT, AND HAZARDOUS MATERIALS ASSESSMENT.
5. 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.
6. 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 NOT 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.
7. THE CONTRACTOR SHALL COMPLETELY CLEAR AND GRUB ALL AREAS WITHIN THE LIMITS OF DISTURBANCE UNLESS INDICATED OTHERWISE.
8. ALL UTILITY CONSTRUCTION SHALL BE PERFORMED BY A UTILITY CONTRACTOR LICENSED IN THE STATE OF GEORGIA.
9. ALL WORK SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
10. ALL DISTURBED AREAS AND PROPOSED EARTH GRADING NOT TO BE COVERED BY OTHER SURFACES SHALL BE GRASSED BY SEEDING, FERTILIZING, MULCHING AND WATERING AS REQUIRED TO OBTAIN AN ACCEPTABLE GROUND COVER.
11. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE STATE SOIL AND WATER CONSERVATION COMMITTEE'S "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA." ALL SEDIMENT CONTROL FEATURES SHALL BE MAINTAINED ON A REGULAR BASIS AND SHALL BE REMOVED BY THE CONTRACTOR UPON ACCEPTANCE OF THE SITE BY THE OWNER.
12. 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.
13. 6" IRRIGATION CONDUITS SHALL BE PLACED AS SHOWN ON THE PLANS. IRRIGATION CONDUITS SHALL BE SCHEDULE 40 PVC (WHITE IN COLOR) AND SHALL EXTEND 3' (MIN.) – 5' (MAX.) BEYOND BACK OF CURB.
14. ALL CONDUITS SHALL BE INSTALLED WITH 24"(MIN.)–30"(MAX) COVER (OR AS REQUIRED BY THE UTILITY).
15. ONE (1) #3 REBAR, 24" IN LENGTH SHALL BE INSTALLED AT EACH CONDUIT END WITH 18" EXPOSED AND 6" OF BURY.
16. ONE (1) 1"x2" WOODEN STAKE (PRESSURE TREATED) SHALL BE INSTALLED AT EACH CONDUIT END WITH A MINIMUM OF 24" EXPOSED AND A MINIMUM OF 12" OF BURY. THE STAKES SHALL BE PAINTED WHITE FOR IRRIGATION CONDUITS AND GRAY FOR ELECTRICAL CONDUITS.
17. EACH CONDUIT END SHALL BE CAPPED (NO GLUE).
18. PULL CORDS SHALL RUN THROUGH PIPE AND EXIT A PRE–DRILLED HOLE IN CAP ON EITHER END.
19. ELECTRICAL COMPONENTS WITHIN THESE PLANS ARE PROVIDED BY GEORGIA POWER. THESE PLANS MAY NOT REPRESENT ALL WORK REQUIRED TO COMPLETE THE INSTALLATION OF ELECTRICAL COMPONENTS OF THE PROJECT. CONTRACTOR SHALL COORDINATE CONSTRUCTION/BIDDING OF ANY AND ALL ELECTRICAL COMPONENTS OF THIS PROJECT WITH GEORGIA POWER PRIOR TO BIDDING TO ENSURE 100% COMPLETION. 100% COMPLETION MEANS ACCEPTANCE OF ELECTRICAL COMPONENTS BY GEORGIA POWER.
20. ALL CASTINGS ON SITE SHALL BE AMERICAN MADE.
21. ACCESS FOR FIRE FIGHTING:
    21.1. REQUIRED ACCESS: APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET 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.
    21.2. WATER SUPPLY FOR FIRE CONNECTION: 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.
5. DUMPSTERS SHALL BE SCREENED FROM 4 SIDES, WITH THE FOURTH SIDE BEING A GATE. THE ENCLOSURE AND GATE SHALL BE A MATERIAL COMPATIBLE WITH THAT OF THE PRIMARY STRUCTURE. THIS ENCLOSURE SHALL BE A MINIMUM HEIGHT OF 6 FT.

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. THE GEOTECHNICAL REPORT IS INCLUDED WITH THE CONTRACT DOCUMENTS.
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.
10. ALL DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE CLASS III UNLESS OTHERWISE NOTED
11. CATCH CURB AND GUTTER SHALL BE USED WHERE THE DRAWINGS INDICATE THAT THE GUTTER IS TO CARRY WATER. PITCHED CURB AND GUTTER SHALL BE USED WHERE THE DRAWINGS INDICATE THE WATER SHALL DRAIN AWAY FROM THE GUTTER. TRANSITIONS BETWEEN THE TWO CONDITIONS SHALL BE MADE AS SMOOTHLY AS POSSIBLE (THROUGH A MINIMUM DISTANCE OF 5'), USUALLY THROUGH A RADIUS.
12. GUTTER LINE GRADES (INCLUDING GUTTERS IN CREST AND SAG VERTICAL CURVES) SHALL BE ADJUSTED TO MEET A MINIMUM LONGITUDINAL SLOPE OF 0.30%.
13. THE WIDENED AREAS (NEW SECTIONS OF PAVEMENT ONLY; THIS DOES NOT INCLUDE OVERLAY AREAS) FOR PINE BARREN ROAD SHALL HAVE THE COMPLETE SUBGRADE REMOVED AND REPLACED WITH SELECT BACKFILL.
14. ALL ROADS SHALL BE CONSTRUCTED TO CITY OF POOLER STANDARDS (PUBLIC OR PRIVATE).

SIGNAGE AND STRIPING NOTES:

1. ALL TRAFFIC CONTROL MEASURES SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". THE MANUAL IDENTIFICATION AND DIMENSIONS ARE SHOWN ON STAKING SHEETS FOR EACH REQUIRED SIGN. THE ORIENTATION OF EACH SIGN FROM AN APPROACHING DRIVER'S POINT OF VIEW IS ALSO SHOWN. SIGN AND SUPPORT POST MATERIAL AND INSTALLATION SHALL CONFORM TO THE PERTINENT SECTIONS OF THE CURRENT EDITION OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
2. ALL PAVEMENT MARKINGS (EXCLUDING PARKING STRIPES AND H/C PARKING) SHALL BE THERMOPLASTIC (WITH GLASS BEADS). MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH GEORGIA DOT SPECIFICATIONS, LATEST EDITION.
3. ALL STREET SIGN LETTERING SHALL BE A MINIMUM OF 6" IN HEIGHT.
4. ALL SIGNAGE WITHIN THE PUBLIC RIGHT–OF–WAY SHALL BE DIAMOND GRADE OR HIGH INTENSITY.

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 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.
4. GRAVITY SANITARY SEWER PIPE SHALL BE PVC – ASTM D 3034, SDR 26 OR DUCTILE IRON PIPE PRESSURE CLASS 50 WHERE REQUIRED.
5. 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.
6. 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.
7. 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.
8. THE CONTRACTOR SHALL COORDINATE CONNECTION ELEVATIONS OF ALL SERVICES LEAVING THE BUILDING PRIOR TO INSTALLATION OF ANY UNDERGROUND UTILITY.
9. BACKFLOW PREVENTERS AND WATER METERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. WATER METER SHALL BE PURCHASED FROM THE CITY OF POOLER.
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 OF POOLER, A REDUCING AGENT SHALL BE USED TO NEUTRALIZE THE CHLORINE. HIGHLY CHLORINATED WATER SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.
11. SEE SANITARY SEWER GENERAL NOTES AND WATER GENERAL NOTES IN DETAIL SHEETS.
12. SEE DETAIL SHEET C6.3 FOR THRUST RESTRAINT DETAILS.
13. DURING INSTALLATION, WHEN PIPE LAYING IS NOT IN PROGRESS, A MECHANICAL JOINT PLUG OR CAP (OR APPROVED EQUAL) SHALL BE USED TO FORM A WATERTIGHT SEAL AT BOTH ENDS OF THE LINE BEING LAID.
14. 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.
15. CLEAN THE INTERIORS OF ALL PIPE BY BRUSHING, SWABBING OR WASHING OUT ALL DIRT BEFORE LAYING.
16. 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.
17. ALL FIRE HYDRANTS SHALL HAVE A #12 GAUGE INSULATED SINGLE STRAND COPPER TRACING WIRE INSTALLED ALONG THE BARREL, WRAPPED AROUND THE BOTTOM FLANGE, AND ATTACHED TO THE WIRE ON THE WATER MAIN.
18. 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.
19. A #12 GAUGE INSULATED SINGLE STRAND COPPER TRACING WIRE SHALL BE STRAPPED TO ALL FORCEMAIN PIPE AND ATTACHED TO ALL ASSOCIATED APPURTENANCES.
20. ALL GRAVITY SEWER LINES SHALL BE TELEVISED. PROVIDE A 360° VIEW OF ALL JOINTS AND ALL SERVICE FITTINGS NOTING LOT NUMBER AND DISTANCE BETWEEN MANHOLES. ALL TELEVISED INFORMATION SHALL BE PROVIDED TO THE ENGINEER PRIOR TO INSTALLING PAVEMENT.
21. THE INSTALLATION OF ALL RESIDENTIAL WATER METERS INCLUDING METER, METER BOX, VALVES, FITTINGS, ETC. WILL BE PERFORMED BY THE UTILITY AT THE EXPENSE OF THE CUSTOMER REQUESTING SERVICE.
22. 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.
23. 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.
24. SANITARY SEWER LATERALS THAT TIE INTO MANHOLES SHALL BE INSTALLED WITH THE CROWN OF THE LATERAL EQUAL TO, OR HIGHER THAN, THE CROWN OF SEWER MAIN.
25. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
26. 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).
27. ALL SANITARY SEWER MANHOLE INTERIOR AND EXTERIOR WALLS SHALL BE COATED WITH 1/8 INCH OF COAL TAR EPOXY IN ACCORDANCE TO THE CITY OF POOLER DESIGN STANDARDS.
28. ALL PROPOSED METERS SHALL BE INSTALLED WITHIN THE RIGHT–OF–WAY.
29. ALL PROPOSED SEWER MANHOLES SHALL BE A MINIMUM OF 4 FT DIAMETER AND SHALL BE COATED WITH 1/8 INCH OF COAL TAR EPOXY (INTERIOR AND EXTERIOR) TO PREVENT LEAKAGE PER CITY OF POOLER SPECIFICATIONS.
30. SANITARY SEWER MANHOLE COVERS SHALL BE CAST IRON WITH "SANITARY" WORD CAST ON THE TOP OF THE FRAME. THE MANHOLE STEPS SHALL BE ENCASED IN POLYPROPYLENE PLASTIC.
31. NOTIFY CITY'S PERSONNEL 48 HOURS BEFORE TAPPING OPERATION OF WATER & SEWER LINES.
32. A FIRE PROTECTION SYSTEM IS PROPOSED FOR THE PROJECT.
33. AN IRRIGATION SYSTEM IS PROPOSED FOR THE PROJECT. IT SHALL NOT BE INSTALLED WITHIN THE PUBLIC RIGHT–OF–WAY.
34. THERE SHALL BE A MINIMUM OF 2' OF SEPARATION BETWEEN ALL FITTINGS ON THE WATER MAIN.
35. THE EXISTING WATER METERS AND LATERALS SHALL BE REMOVED. THEY SHALL BE PROPERLY CAPPED OFF AT THE MAIN AND WITNESSED BY THE CITY PRIOR TO COVERING UP.
36. ALL WATER MAINS AND LATERALS SHALL BE PRIVATE. THE CITY OF POOLER WILL MAINTAIN INSIDE OF METER BOXES.
37. ALL SANITARY SEWER MAINS AND LATERALS SHALL BE PRIVATE.
38. THE MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PARALLEL STORM SEWER, WATER DISTRIBUTION, AND SANITARY SEWER PIPES SHALL BE 10 FT.
39. HDPE I&I COVER TO BE PROVIDED FOR SANITARY SEWER MANHOLES.
40. ALL UTILITY EASEMENTS SHALL BE A MINIMUM OF 15'.
41. ALL WATER PIPE 3" DIAMETER OR LESS SHALL BE POLYETHYLENE TYPE III, CLASS C, CATEGORY 5, GRADE PE34, SDR 11.

ADA ACCESSIBILITY NOTES:

1. ALL MARKED ADA ACCESSIBLE PARKING SPACES AND STRIPED ACCESSIBILITY AISLES ARE TO HAVE NO MORE THAN A 1:50 SLOPE IN ANY DIRECTION.
2. UNLESS SHOWN OTHERWISE, ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 RUNNING (LONGITUDINAL) SLOPE AND NO MORE THAN A 1:50 CROSS (TRANSVERSE) SLOPE.
3. IF CONTRACTOR NOTICES ANY DISCREPANCIES BETWEEN THE DESIGN AND ANY OF THE ABOVE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ENGINEER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.

SPECIAL NOTES:

1. ALL EARTHWORK FOR ROADWAYS SHALL BE IN ACCORDANCE WITH SPECIFICATIONS.

AS–BUILT REQUIREMENTS:

1. CONTRACTOR SHALL FURNISH AS–BUILT DATA TO THE ENGINEER MEETING THE REQUIREMENTS OF THE CITY OF POOLER FOR CLOSE–OUT. THESE REQUIREMENTS ARE SUMMARIZED AS FOLLOWS:
    a. WATER SYSTEM – LOCATION AND SIZE OF WATER VALVES, METERS, BACKFLOW PREVENTERS, HYDRANTS, POST INDICATORS, TEES, BENDS AND OTHER WATER SYSTEM FEATURES, TO INCLUDE ELEVATIONS FOR THE TOP OF PIPE AT ALL SUCH FEATURES. FOR WATER MAINS, THE LENGTH, SIZE AND PIPE MATERIAL SHALL BE INDICATED ALONG WITH SPOT ELEVATIONS ON THE TOP OF PIPE. ADDITIONALLY, A DISTANCE TO AN ADJACENT PERMANENT FEATURE SHALL BE PROVIDED FOR ALL VALVES.
    b. SEWER SYSTEM – LOCATION OF MANHOLES, CLEAN–OUTS, FORCE MAIN AIR RELEASE OR OTHER TYPE VALVES, FORCE MAIN BENDS, AND OTHER SEWER SYSTEM FEATURES, TO INCLUDE ELEVATIONS FOR MANHOLE TOPS AND INVERTS OF THE CONNECTING PIPES, AND THE TOP OF PIPE AT ALL FORCE MAIN FEATURES. FOR SEWER AND FORCE MAINS, THE LENGTH, SIZE AND PIPE MATERIAL SHALL BE INDICATED ALONG WITH SPOT ELEVATIONS ON THE TOP OF FORCE MAIN PIPE. ADDITIONALLY, A DISTANCE TO AN ADJACENT PERMANENT FEATURE SHALL BE PROVIDED FOR ALL VALVES.
    c. STORM SYSTEM – LOCATION OF MANHOLES, INLETS, DRAINS, OUTLET CONTROL STRUCTURES, CLEAN–OUTS, TEES AND BENDS, AND OTHER STORM SYSTEM FEATURES, TO INCLUDE ELEVATIONS FOR STRUCTURE TOPS, THROATS, FLOW LINES, AND INVERTS OF THE CONNECTING PIPES. FOR STORM PIPES, THE LENGTH, SIZE AND PIPE MATERIAL SHALL BE INDICATED. FOR OUTLET CONTROLS, THE SIZE AND ELEVATION OF ANY WEIRS, PIPES, ORIFICES, RESTRICTOR PLATES OR OTHER CONTROLLING FEATURE SHALL BE PROVIDED.
    d. DETENTION AND WATER QUALITY BASINS – FOR ALL PONDS AND BASINS, LOCATIONS AND ELEVATIONS SHALL BE PROVIDED FOR THE TOP OF BANK, TOE OF SLOPE, BOTTOM, WATER ELEVATION AND ANY OTHER FEATURES AS NECESSARY TO ALLOW THE AS–BUILT VOLUME OF THE BASIN TO BE CALCULATED.
    e. PAVEMENT – SPOT ELEVATIONS SHALL BE PROVIDED ON ALL NEW PAVEMENT, WITH THE SPOT ELEVATION POINTS TO BE TAKEN IN THE SAME LOCATIONS AS THE PROPOSED SPOT GRADES SHOWN ON THE PAVING PLAN.

POOLER CONSTRUCTION REQUIREMENTS:

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.
2. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS.
3. THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT OF WAY.
4. TRAFFIC SIGNS INSTALLED INSIDE THE PUBLIC R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.
5. THE OWNER MUST CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN.
6. THE DESIGNER MUST CERTIFY THAT THE DESIGN MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE COASTAL STORMWATER SUPPLEMENT TO THE GEORGIA STORMWATER MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL ADDENDA.

POOLER UTILITY REQUIREMENTS:

1. A #12 GAUGE SOLID 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.

POOLER WATER REQUIREMENTS:

1. ALL VALVES SHALL HAVE A CONCRETE MONUMENT WITH "W/VALVE" INSCRIBED ON THE TWO SIDES OF THE MONUMENT, INSTALLED NO MORE THAN 6" AWAY FROM THE VALVE.

POOLER SANITARY SEWER REQUIREMENTS:

1. ALL SANITARY SEWER LATERALS SHALL BE MINIMUM 4" DIAMETER.

POOLER LANDSCAPE REQUIREMENTS:

1. TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY OR STORM DRAIN.

DEMOLITION AND CLEARING NOTES:

1. EACH TREE IDENTIFIED FOR PRESERVATION SHALL BE MARKED WITH BLUE RIBBON ENCIRCLING THE TREE TRUNK PRIOR TO THE BEGINNING OF CLEARING AND GRADING.

UTILITY CONTACTS:

WATER & SEWER
MR. JOHN WINN
CITY OF POOLER
100 US HIGHWAY 80 SW
POOLER, GEORGIA 31322
(912) 748–7261

ELECTRIC
MS. SAVANNAH WATSON
GEORGIA POWER
3102 KILOWATT DRIVE
SAVANNAH, GEORGIA 31405
(912) 677–9620

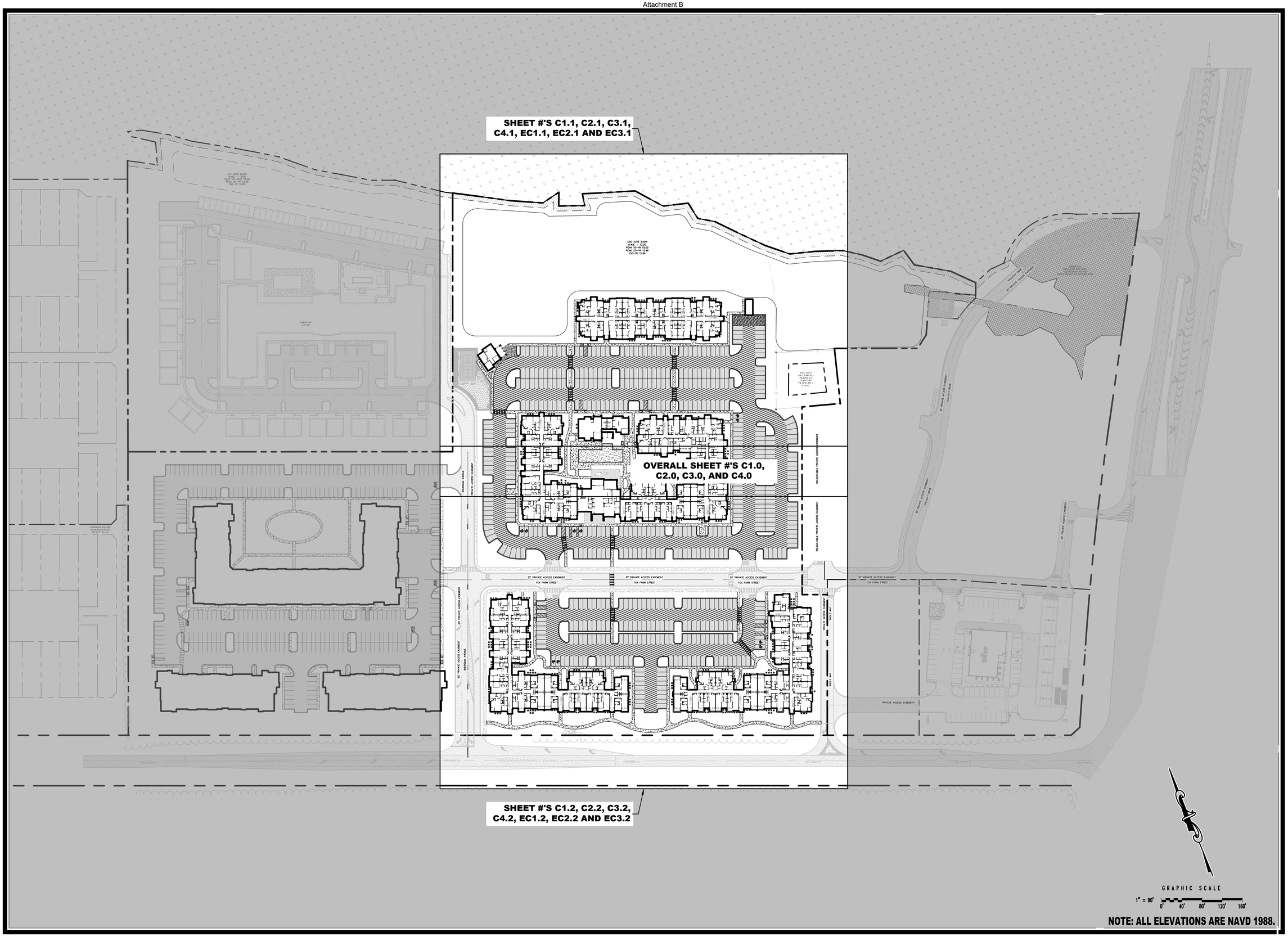
FIBER OPTIC / TELECOMMUNICATIONS
MR. TED A. JONES
HARGRAY FIBER
1375 CHATHAM PARKWAY
SAVANNAH, GEORGIA 31405
(912) 239–0526

MR. JEFF SWITZER
AT&T
1997 MLK AVE
BAXLEY, GEORGIA 31513
(912) 367–4320

NATURAL GAS
MR. MARK GRIFFIN
ATLANTA GAS LIGHT
10 PEACHTREE PLACE
ATLANTA, GEORGIA 30309
(404) 584–3089

LEGEND:

	EXISTING	PROPOSED
SURVEY FEATURES		
BENCHMARK (DATUM NAVD88)	△	



GEORGIA
CERTIFICATE OF AUTHORIZATION
No. 34599
PROFESSIONAL ENGINEER
12-04-2024
CHRISTOPHER J. CHANEY, JR.

CALL 811 BEFORE YOU DIG
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HUSSEY GAY BELL
Established 1958
329 Commercial Drive, Savannah, GA 31406 / T:912.354.4626

REVISIONS:
CITY OF POOLER REVISIONS 11/02/2023
ISSUED FOR CONSTRUCTION 01/11/2024
IFC SET - OWNER REVISIONS #1 02/19/2024
IFC SET - OWNER REVISIONS #2 04/08/2024
IFC SET - OWNER REVISIONS #3 04/30/2024
IFC SET - OWNER REVISIONS #4 12/04/2024

DESIGNED	DRAWN	CHECKED
H.S.W.	J.J.M.	C.J.C.

DATE: OCTOBER 5, 2023

JOB NO. 122401600

SCALE: 1" = 80'

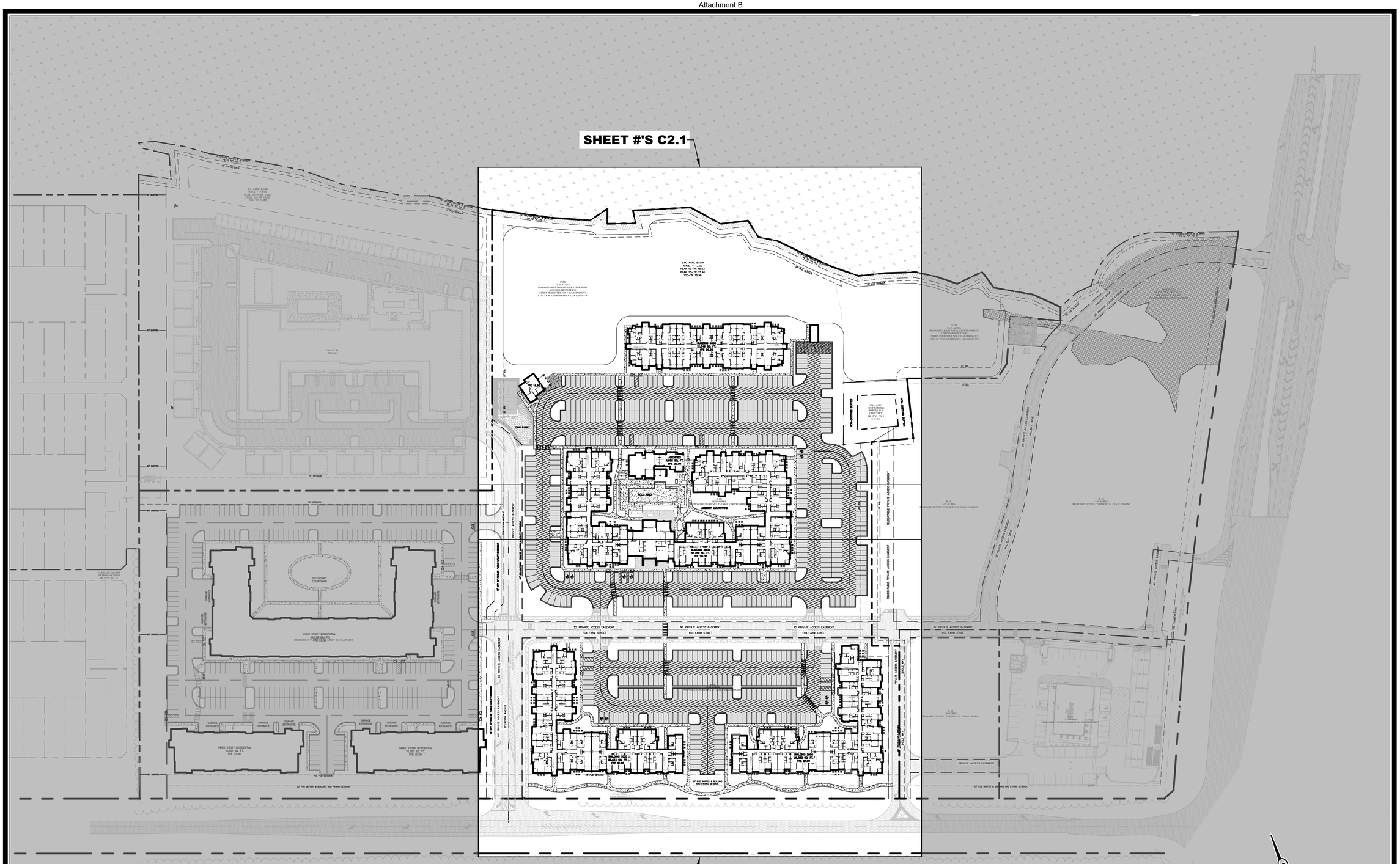
OXFORD POOLER - PHASE 1
PINE BARREN ROAD AND POOLER PARKWAY
POOLER, GEORGIA
FOR
OXFORD PROPERTIES, LLC

PROJECT INDEX MAP

DRAWING NUMBER
C0.3

E:\Oxford Properties\122354102...Oxford Pooler - Phase 1\Cadd Files\Construction\C0.3_PROJ_MAP.dwg

SHEET #'S C2.1



SHEET #'S C2.2

PAVING
- ASPHALT (LIGHT DUTY)
- ASPHALT (HEAVY DUTY)
- CONCRETE (STANDARD DUTY)

GRAPHIC SCALE
1" = 80'
0' 40' 80' 120' 160'

NOTE: ALL ELEVATIONS ARE NAVD 1988.

GEORGIA REGISTERED No. 34599 PROFESSIONAL ENGINEER 12-04-2024 CHRISTOPHER J. CHANEY, JR.

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HUSSEY GAY BELL
Established 1958
329 Commercial Drive, Savannah, GA 31406 / T:912.354.4626

REVISIONS:
CITY OF POOLER REVISIONS 11/02/2023
ISSUED FOR CONSTRUCTION 10/11/2024
FC: SET – OWNER REVISIONS #1 02/19/2024
FC: SET – OWNER REVISIONS #2 04/09/2024
FC: SET – OWNER REVISIONS #3 04/30/2024
FC: SET – OWNER REVISIONS #4 12/04/2024

DESIGNED	DRAWN	CHECKED
H.S.W.	J.J.M.	C.J.C.

DATE: OCTOBER 5, 2023

JOB NO. 122401600

SCALE: 1" = 80'

OXFORD POOLER - PHASE 1
PINE BARREN ROAD AND POOLER PARKWAY
POOLER, GEORGIA
FOR
OXFORD PROPERTIES, LLC

OVERALL STAKING AND TRAFFIC CONTROL PLAN

DRAWING NUMBER
C2.0

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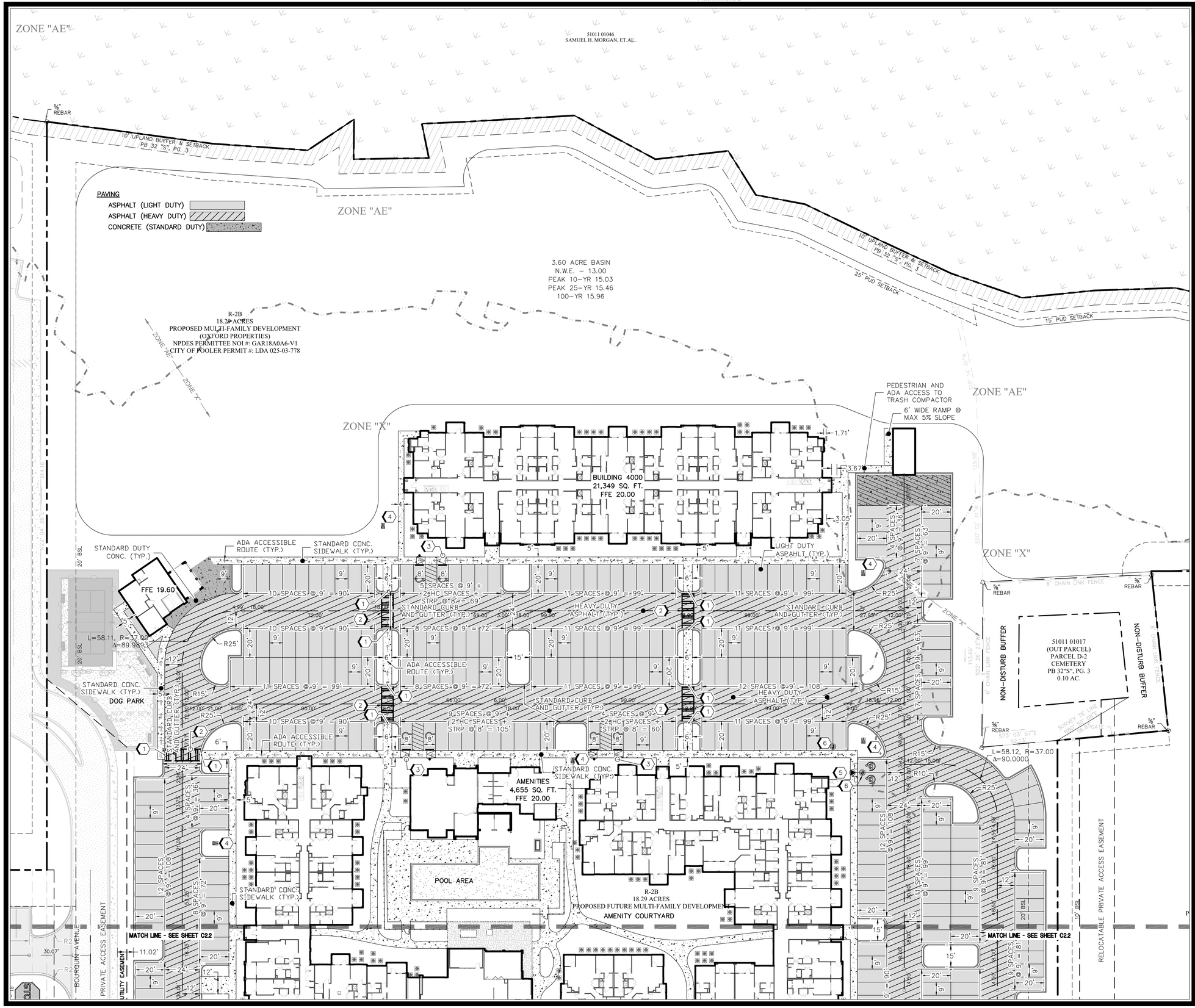
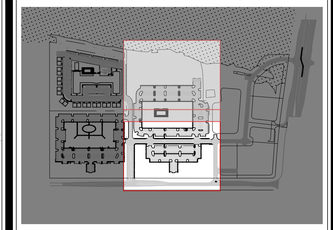


PROJECT INDEX MAP



KEY NOTES

1. TYPE B HC RAMP SIDEWALK (SEE DETAIL SHEET C6.4)
2. CROSSWALK (SEE DETAIL SHEET C6.4)
3. HANDICAP PARKING SIGN TYP. (SEE DETAIL SHEET C6.4)
4. POWER COMPANY PAD-MOUNTED TRANSFORMER. (SEE ELECTRICAL SITE PLAN)
5. EV CHARGING STATION (SEE ELECTRICAL SITE PLAN)
6. CONDUIT CAPPED FOR FUTURE EV CHARGING STATION (SEE ELECTRICAL SITE PLAN)

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.
5. DUMPSTERS SHALL BE SCREENED FROM 4 SIDES, WITH THE FOURTH SIDE BEING A GATE. THE ENCLOSURE AND GATE SHALL BE A MATERIAL COMPATIBLE WITH THAT OF THE PRIMARY STRUCTURE. THIS ENCLOSURE SHALL BE A MINIMUM HEIGHT OF 6 FT.

SIGNAGE AND STRIPING NOTES:

1. ALL TRAFFIC CONTROL MEASURES SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". THE MANUAL IDENTIFICATION AND DIMENSIONS ARE SHOWN ON STAKING SHEETS FOR EACH REQUIRED SIGN. THE ORIENTATION OF EACH SIGN FROM AN APPROACHING DRIVER'S POINT OF VIEW IS ALSO SHOWN. SIGN AND SUPPORT POST MATERIAL AND INSTALLATION SHALL CONFORM TO THE PERTINENT SECTIONS OF THE CURRENT EDITION OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
2. ALL PAVEMENT MARKINGS (EXCLUDING PARKING STRIPES AND H/C PARKING) SHALL BE THERMOPLASTIC (WITH GLASS BEADS). ALL PAVEMENT MARKINGS WITHIN RIGHT-OF-WAY SHALL ALSO BE THERMOPLASTIC. MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH GEORGIA DOT SPECIFICATIONS, LATEST EDITION.
3. ALL STREET SIGN LETTERING SHALL BE A MINIMUM OF 6" IN HEIGHT.
4. ALL SIGNAGE WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE DIAMOND GRADE OR HIGH INTENSITY.

ADA ACCESSIBILITY NOTES:

1. ALL MARKED ADA ACCESSIBLE PARKING SPACES AND STRIPED ACCESSIBILITY AISLES ARE TO HAVE NO MORE THAN A 1:50 SLOPE IN ANY DIRECTION.
2. UNLESS SHOWN OTHERWISE, ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 RUNNING (LONGITUDINAL) SLOPE AND NO MORE THAN A 1:50 CROSS (TRANSVERSE) SLOPE.
3. IF CONTRACTOR NOTICES ANY DISCREPANCIES BETWEEN THE DESIGN AND ANY OF THE ABOVE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ENGINEER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.

ZONING REQUIREMENTS:

- TOTAL ACREAGE = 18.29 ACRES (PARCEL R-2B)
- MAXIMUM BUILDING HEIGHT = 60 FEET
- PARKING SPACE CALCULATIONS
  - TOTAL SPACES REQUIRED = 1.8 X 300 UNITS = 540
  - TOTAL SPACES PROVIDED = 545
  - HANDICAP SPACES REQUIRED = 11
  - HANDICAP SPACES PROVIDED = 14

NOTE: ALL ELEVATIONS ARE NAVD 1988.

GEORGIA REGISTERED No. 34599 PROFESSIONAL 12-04-2024 ENGINEER CHRISTOPHER J. CRANCE, JR.

CALL 811 BEFORE YOU DIG SAFE DIGGING PARTNER

HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

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POOLER, GEORGIA
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STAKING AND TRAFFIC CONTROL PLAN

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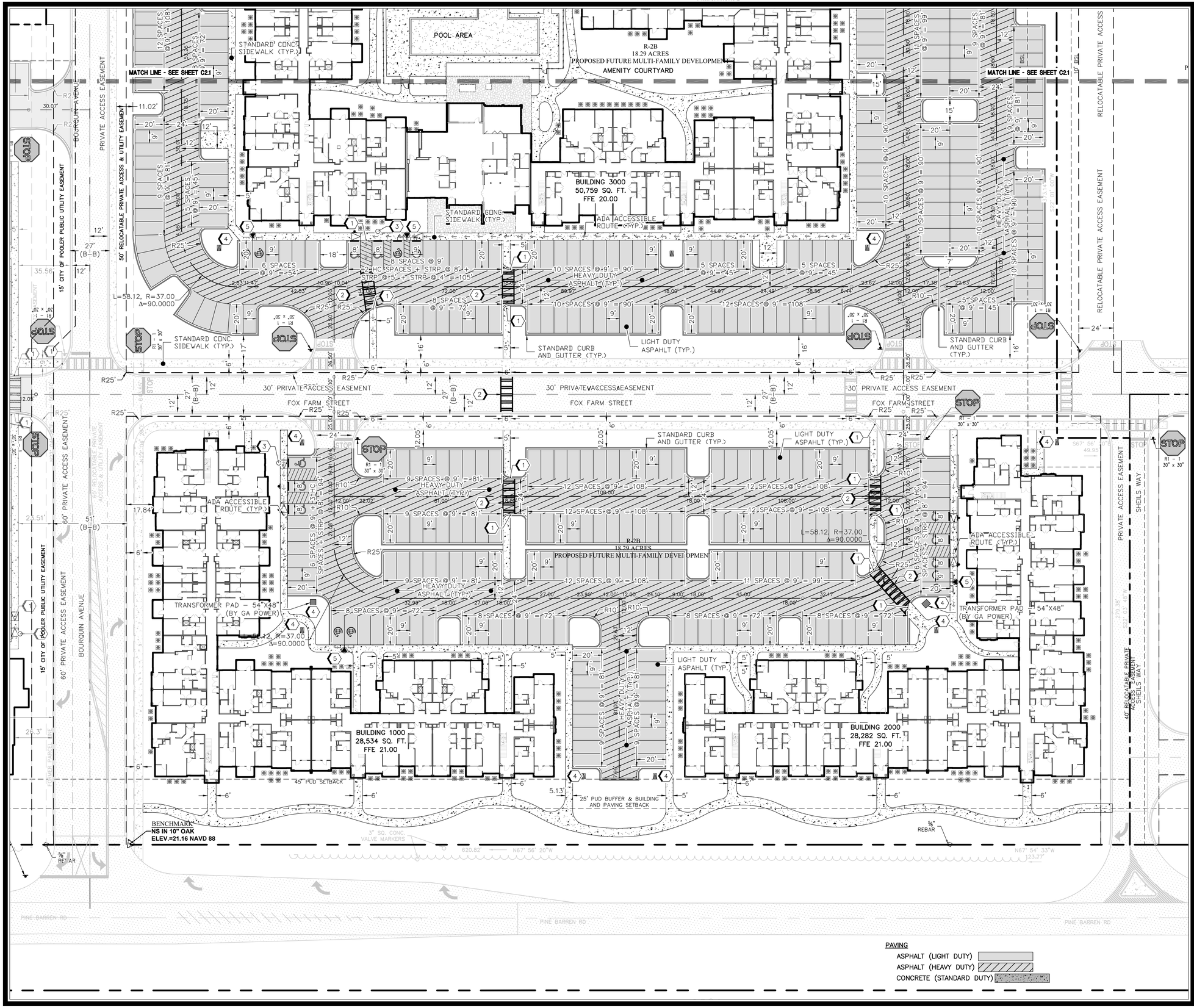

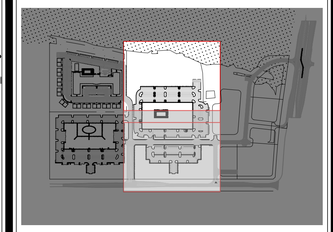

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PAVING
- ASPHALT (LIGHT DUTY)
- ASPHALT (HEAVY DUTY)
- CONCRETE (STANDARD DUTY)

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

NOTE: ALL ELEVATIONS ARE NAVD 1988.

GEORGIA REGISTERED No. 34599 PROFESSIONAL 12-04-2024 ENGINEER CHRISTOPHER J. CHANCE, JR.

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POOLER, GEORGIA
FOR
OXFORD PROPERTIES, LLC

STAKING AND TRAFFIC CONTROL PLAN

DRAWING NUMBER
C2.2

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CODE MINIMUM PHASE 1 LANDSCAPE SCHEDULE - REFER TO L-502 FOR COMPLIANCE PLAN

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
REPLACEMENT TREES					
	AR	21	Acer rubrum / Red Maple 'Medium Tree' - 8' Ht. Min.	.	2" Cal.
	CC	18	Cercis canadensis / Eastern Redbud 'Small Tree' - 8' Ht. Min.	.	2" Cal.
	GB	15	Ginkgo biloba / Ginkgo 'Large Tree' - 8' Ht. Min.	.	2" Cal.
	JV	17	Juniperus virginiana / Eastern Red Cedar 'Medium Tree' - 8' Ht. Min.	.	2" Cal.
	MG	16	Magnolia grandiflora / Southern Magnolia 'Large Tree' - 8' Ht. Min.	.	2" Cal.
	PO	22	Platanus occidentalis / American Sycamore 'Large Tree' - 8' Ht. Min.	.	2" Cal.
	QV	13	Quercus virginiana / Live Oak 'Large Tree' - 8' Ht. Min.	.	2" Cal.
	TD	18	Taxodium distichum / Bald Cypress 'Large Tree' - 8' Ht. Min.	.	2" Cal.

NOTES:
- NO MORE THAN 30% OF REPLACEMENT TREES SHALL BE ONE SPECIES
- ONE LARGE OR MEDIUM PREFERRED TREE SPECIES IS REQUIRED FOR EVERY 12 PARKING SPACES
- NO MORE THAN 30% OF TREES SHALL BE FROM SMALL SPECIES LIST

**** IMPORTANT****

GENERAL PLANTING PLAN NOTES:

1. PLANT HEIGHTS, WIDTHS, AND CALIPERS HAVE BEEN SPECIFIED AND CONTAINER SIZES HAVE BEEN ESTIMATED. THE SPECIFIED HEIGHTS, WIDTHS, AND CALIPERS SHALL GOVERN. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION'S "AMERICAN STANDARDS FOR NURSERY STOCK, 2004". THIS PUBLICATION CAN BE FOUND AT WWW.ANLA.ORG
2. FOR EACH VARIETY OF TREE SPECIFIED ON THE PLANS, THE LANDSCAPE CONTRACTOR SHALL PROVIDE A PHOTO FROM THE TREE SUPPLIER THAT REPRESENTS THE HEIGHT, WIDTH AND QUALITY OF THE TREES TO BE INSTALLED. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE PHOTOS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DELIVERY AND INSTALLATION.
3. PRIOR TO THE DELIVERY AND INSTALLATION OF SHRUBS, PERENNIALS AND GROUNDCOVERS, THE LANDSCAPE CONTRACTOR SHALL PROVIDE A PHOTO REPRESENTATIVE OF EACH PLANT SPECIES FOUND ON THE PLANT SCHEDULE AS WELL AS AN ON SITE SAMPLE FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER.
4. LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN GRAVEL AND ANY CHANGE OF ADJACENT MATERIAL. STEEL EDGING SHALL ALSO BE PROVIDED BETWEEN ALL SOD AND PLANTING BEDS.
5. STABILIZATION MATS REQUIRED ON ALL SLOPES GREATER THAN OR EQUAL TO 3:1 FOR NATIVE PLANT MIXES AND HYDROMULCH
6. PER GENERAL LANDSCAPE PLANTING NOTES, CONTRACTOR TO INSTALL MULCH TO A MIN. 2" DEPTH, UNLESS NOTED ON THE PLANS TO BE COVERED BY OTHER MATERIAL (STONE, ROCK...ETC).

MINIMAL TREE COVERAGE - SEC 42-197

MIN. POST DEVELOP. TREE COVERAGE (18.99 AC.)	285 EXISTING TREES
EXISTING SIGNIFICANT TREES (24" - 39" CAL.)	0 TREES
EXISTING SIGNIFICANT TREES (40"+ CAL.)	0 TREES
EXISTING TREE COVERAGE (MIN. 6" CAL.)	0 TREES
REPLACEMENT TREES	285 TREES
LIVE OAK - LARGE	22/285 (8%)
SOUTHERN MAGNOLIA - LARGE	36/285 (12.5%)
AMERICAN SYCAMORE - LARGE	40/285 (14%)
GINKGO - LARGE	35/285 (12%)
BALD CYPRESS - LARGE	21/285 (7.5%)
RED MAPLE - MEDIUM	36/285 (12.5%)
EASTERN RED CEDAR - MEDIUM	67/285 (23.5%)
EASTERN REDBUD - SMALL	28/285 (10%)

NOTES:
- MINIMUM ALLOWABLE POST DEVELOPMENT TREE COVERAGE FOR ALL DEVELOPMENT SITES SHALL BE 15 EXISTING HEALTHY LARGE SPECIES TREES (EXCLUDING PINE TREES AND SWEET GUMS), A MINIMUM OF 6" DBH AND LARGER PER ACRE OF DEVELOPABLE LAND (EXCLUDING BUFFERS AND WETLANDS)
- EACH TREE WITH A DIAMETER OF 24" DBH OR LARGER (LIVE OAK WITH A DBH 18" OR LARGER) MUST BE DESIGNATED ON THE LANDSCAPE PLAN AND MAY COUNT AS THREE TREES TOWARDS MEETING THE MINIMUM ALLOWABLE COVERAGE (SIGNIFICANT)
- EACH TREE WITH A DIAMETER OF 40" DBH OR LARGER MUST ALSO BE DESIGNATED ON THE LANDSCAPE PLAN AND MAY COUNT AS 5 TREES TOWARDS MEETING THE MINIMUM ALLOWABLE COVERAGE
- REPLACEMENT TREES MUST BE MIN. 2" CAL. AND MIN. 8' HT.
- ** MUST BE SELECTED FROM POOLER PREFERRED SPECIES LIST

ZONING BUFFER - SEC 27

NORTH BUFFER	645'-6"
NORTH BUFFER REQUIRED TREES	26 TREES
NORTH BUFFER PROPOSED TREES	29 TREES
WEST BUFFER	563'-7"
WEST BUFFER REQUIRED TREES	23 TREES
WEST BUFFER PROPOSED TREES	28 TREES
SOUTH BUFFER	1,303'-10"
SOUTH BUFFER REQUIRED TREES	53 TREES
SOUTH BUFFER PROPOSED TREES	64 TREES

NOTES:
- TREES SHALL BE LOCATED OR PLANTED WITHIN ANY STRUCTURAL BUFFER AT A DENSITY OF NO LESS THAN 1 TREE FOR EACH 25' OF BUFFER LENGTH OR PORTION THERE OF. NEW DECIDUOUS TREES SHALL HAVE A CALIPER OF NO LESS THAN 2" UPON PLANTING AND NEW EVERGREENS SHALL BE AT LEAST SIX FEET TALL WHEN PLANTED

LANDSCAPE SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
TREES					
	AO	21	Acer rubrum `October Glory` / October Glory Red Maple 10' Ht Min.	B&B	2" Cal.
	CC	18	Cercis canadensis / Eastern Redbud 8' Ht. Min.	B&B	2" Cal.
	CV	10	Chionanthus virginicus / White Fringetree 8' Ht Min.	B&B	2" Cal.
	CV2	4	Chionanthus virginicus / White Fringetree 10' Ht Min.	B&B	4" Cal.
	GB	15	Ginkgo biloba / Ginkgo 10' Ht. Min.	.	4" Cal.
	JV	21	Juniperus virginiana / Eastern Red Cedar 8' Ht Min., Single Leader	B&B	2" Cal.
	JV2	1	Juniperus virginiana / Eastern Red Cedar 10' Ht Min., Single Leader	B&B	4" Cal.
	MC	16	Magnolia grandiflora 'Claudia Wannamaker' / Southern Magnolia 10' Ht Min.	B&B	4" Cal.
	PT2	12	Pinus taeda / Loblolly Pine 10' Ht Min., Single Leader, Contact Shady Grove Nursery, Orangeburg, SC. P: (803) 534-5683	B&B	2" Cal.
	PT	13	Pinus taeda / Loblolly Pine 14' Ht Min., Single Leader, Contact Shady Grove Nursery, Orangeburg, SC. P: (803) 534-5683	B&B	4" Cal.

LANDSCAPE SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
	PO	22	Platanus occidentalis / American Sycamore 10' Ht Min.	B&B	4" Cal.
	QV	13	Quercus virginiana / Southern Live Oak 10' Ht Min.	B&B	4" Cal.
	TD	18	Taxodium distichum / Bald Cypress 10' Ht Min.	B&B	4" Cal.
SHRUBS					
AS	AS	386	Acca sellowiana / Pineapple Guava 24" Ht. Min., 24" Spread	7 Gal.	
AA	AA	496	Agapanthus africanus / Lily of the Nile 18" Ht. Min.	3 Gal.	
CL2	CL2	308	Callistemon viminalis `Little John` / Dwarf Bottlebrush 12" Ht. Min., 12" Spread	3 Gal.	
CL	CL	22	Callistemon viminalis `Little John` / Dwarf Bottlebrush 18" Ht. Min., 18" Spread	7 Gal.	
IS	IS	367	Chasmanthium latifolium / Inland Sea Oats 24" Ht. Min., 6" Spread	3 Gal.	
DI	DI	276	Dietes bicolor / Bicolor Iris 24" Ht. Min., 24" Spread	3 Gal.	
EW	EW	851	Eragrostis elliottii 'Wind Dancer' / Weeping Love Grass 18" Ht. Min., 18" Spread	3 Gal.	
IG	IG	299	Ilex glabra / Inkberry Holly 18" Ht. Min., 18" Spread	5 Gal.	
ND2	ND2	212	Nerium oleander `Dwarf` / Dwarf Oleander 18" Ht., 18" Spread	3 Gal.	
ND	ND	16	Nerium oleander `Dwarf` / Dwarf Oleander 24" Ht. Min., 24" Spread	7 Gal.	
PH	PH	615	Pennisetum alopecuroides 'Hameln' / Hameln Fountain Grass 12" Ht. Min., 12" Spread	3 Gal.	
PW	PW	388	Pittosporum tobira 'Wheeler's Dwarf' / Wheeler's Dwarf Pittosporum 18" Ht. Min., 2' Spread	7 Gal.	
PM	PM	12	Podocarpus macrophyllus 'Maki' / Podocarpus 5' Ht. Min.	30 Gal.	
PM2	PM2	210	Podocarpus macrophyllus 'Maki' / Podocarpus 3' Ht. Min.	7 Gal.	
RP	RP	466	Rosmarinus officinalis `Athens Blue Spires` / Rosemary 12" Ht. Min., 12" Spread Min.	3 Gal.	
SM	SM	300	Sabal minor / Dwarf Palmetto 24" Ht. Min.	7 Gal.	
GRASS BUFFER					
ASA	ASA	179	Miscanthus sinensis 'Adagio' / Maiden Grass 24" Ht. Min., 18" Spread	3 Gal.	
PH2	PH2	189	Muhlenbergia capillaris / Pink Muhly Grass 18" Ht. Min., 12" Spread	3 Gal.	
POND BUFFER					
COPB	COPB	28	Cephalanthus occidentalis / Buttonbush 36" Ht. Min. 36" Spread	5 Gal.	
SMPB	SMPB	113	Sabal minor / Dwarf Palmetto 24" Ht. Min.	7 Gal.	

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING
GROUND COVERS					
	GSD	77,072 sf	Cynodon dactylon `Tif 419` / Bermuda Grass-Sod Free of Weeds and Undesirable Native Grasses	Sq. Ft.	
	ST	1,218 sf	Synthetic Turf Refer to Material Schedule Type M22	Sq. Ft.	
POND BUFFER					
	AGPB	231	Andropogon gerardii / Big Bluestem 12" Ht Min.	1 Gal.	24" o.c.
	AIPB	260	Asclepias incarnata / Swamp Milkweed 12" Ht Min.	1 Gal.	24" o.c.
	PHPB	452	Muhlenbergia capillaris / Pink Muhly Grass 18" Ht. Min., 12" Spread	1 Gal.	24" o.c.
GRAVELS					
	CPL	466 sf	Chocolate Pebbles (Large) / Chocolate Pebbles (Large) 1" Min. Size, 3" Depth Min. Fieldstone Center Inc. or Equivalent	Sq. Ft.	

artis
1405 W KOENIG LN
AUSTIN, TX 78756
artis-atx.com
512.689.0627

GEORGIA REGISTERED No. LA001785 PROFESSIONAL LANDSCAPE ARCHITECT AMBER C. ROTHWELL

12/6/24

POOLER ONE

POOLER, GA
PROJ. 3391

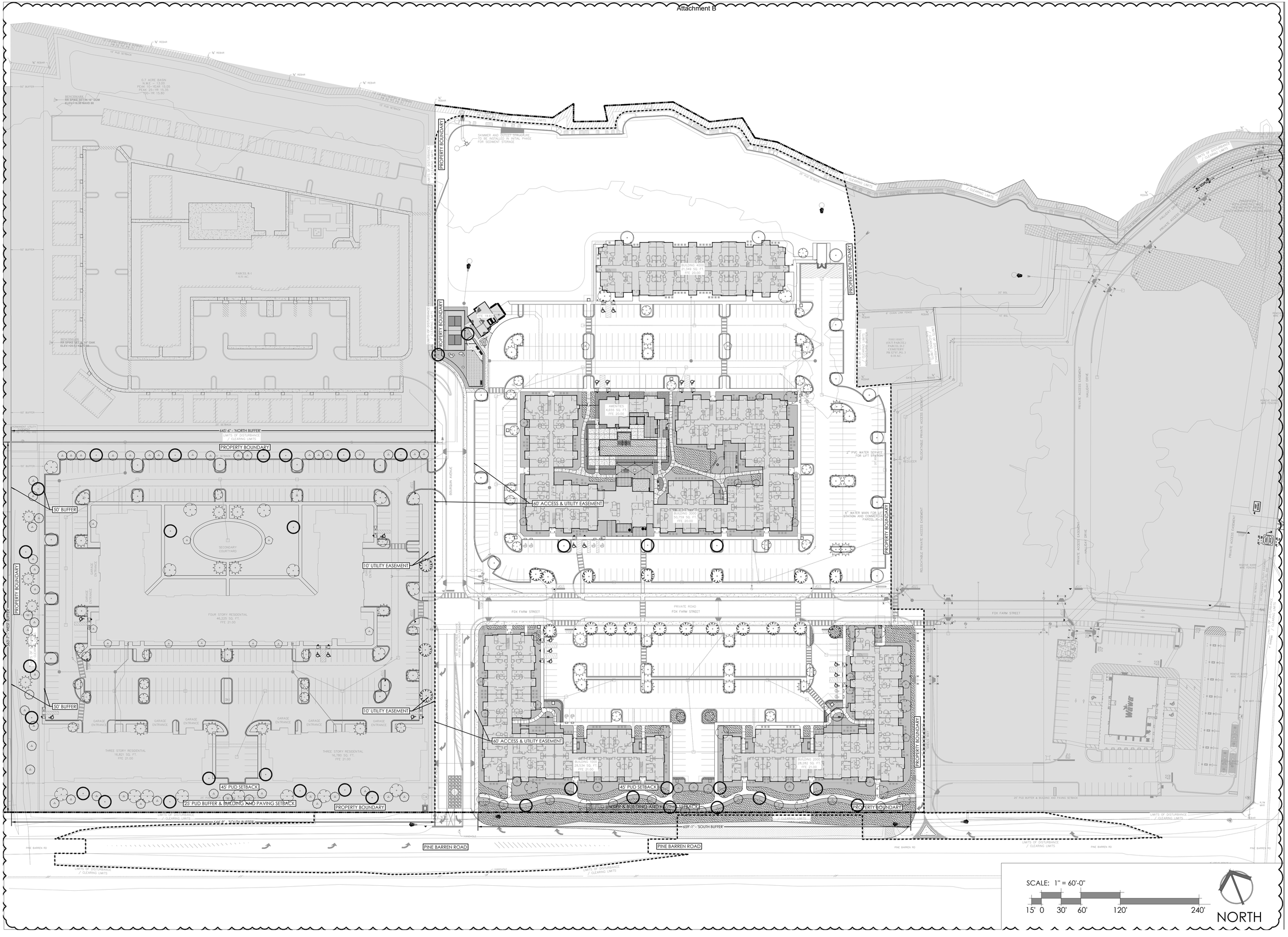
REVISION SET 12.6.24

NO.	DESCRIPTION	DATE

LANDSCAPE PLANTING SCHEDULE

L-501

Attachment B


PROPERTY BOUNDARY
50' BUFFER
645'-6" - 'NORTH BUFFER'
LIMITS OF DISTURBANCE / CLEARING LIMITS
0.7 ACRE BASIN
N.W.E. = 13.00
PEAK 10-YEAR 15.05
PEAK 25-YR 15.35
100-YR 15.80
BENCHMARK 1
RR SPIKE SET IN 16" DBH
ELEV=16.55' NAVD 88
BENCHMARK 2
RR SPIKE SET IN 14" OAK
ELEV=16.61' NAVD 88
PARCEL R-1
4.51 AC.
SKIMMER AND OUTLET STRUCTURE TO BE INSTALLED IN INITIAL PHASE FOR SEDIMENT STORAGE
BUILDING 4000
31,340 SQ. FT.
FFE 20.00
AMENITIES
4,655 SQ. FT.
FFE 20.00
BUILDING 3000
50,759 SQ. FT.
FFE 20.00
BUILDING 1000
28,534 SQ. FT.
FFE 21.00
BUILDING 2000
29,280 SQ. FT.
FFE 20.00
60' ACCESS & UTILITY EASEMENT
10' UTILITY EASEMENT
45' PUD SETBACK
25' PUD BUFFER & BUILDING AND PAVING SETBACK
659'-1" - 'SOUTH BUFFER'
FOUR STORY RESIDENTIAL
46,225 SQ. FT.
FFE 21.00
THREE STORY RESIDENTIAL
16,821 SQ. FT.
FFE 21.00
THREE STORY RESIDENTIAL
16,780 SQ. FT.
FFE 21.00
SECONDARY COURTYARD
GARAGE ENTRANCE
BOURBON AVENUE
FOX FARM STREET
PRIVATE ROAD
FOX FARM STREET
PINE BARREN ROAD
6" WATER MAIN FOR LIFT STATION AND COMMERCIAL PARCEL R-2
2" PVC WATER SERVICE FOR LIFT STATION
RELOCATABLE PRIVATE ACCESS EASEMENT
PRIVATE ACCESS EASEMENT
HALLIDAY DRIVE
0.915 AC
0.915 AC
0.915 AC

PROJECT TEAM

OWNER

OXFORD PROPERTIES

3200 WINDY HILL RD, SE
SUITE 900W
ATLANTA, GA 30339

CONTACT: PAUL AUSTIN
PHONE: 770.818.4058
EMAIL: PAUSTIN@OXFORD-PROPERTIES.COM

ARCHITECT

SILVER STUDIO ARCHITECTS

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CIVIL ENGINEER*

HUSSEY GAY BELL

329 COMMERCIAL DR
SAVANNAH, GA 31406

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M2 STRUCTURAL

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MEP ENGINEER

GTP ENGINEERS

4197 PLEASANT HILL RD
DULUTH, GA 30096

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INTERIOR DESIGNER

SILVER STUDIO ARCHITECTS

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LANDSCAPE ARCHITECT*

ARTIS

1405 W KOENIG LN
AUSTIN, TX 78756

CONTACT: DYLAN WILSON
PHONE: 469.288.7730
EMAIL: DWILSON@ARTIS-ATX.COM

DEFERRED SUBMITTALS

DEFERRED SUBMITTALS TO INCLUDE; FIRE PROTECTION, FIRE ALARM, TRUSS PROTECTION, IRRIGATION, SITE RETAINING WALLS, BELOW GRADE POOL DESIGN, PREFAB STAIR DESIGN, PT SLABS AND LOW VOLTAGE DRAWINGS.. LISTEN ITEMS ARE NOT UNDER SILVER STUDIO CONTRACT AND SHALL BE SUBMITTED A SHOP DRAWINGS STAMPED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED.

UNDER SEPARATE CONTRACT

CONSULTANTS DESIGNATED WITH AN ASTERISK (*), BUT NOT LIMITED TO THOSE WITH THIS DESIGNATION, ARE UNDER A SEPARTE CONTRACT WITH THE OWNER.

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. IF THIS IS NOT A ONE INCH LINE, ADJUST YOUR PRINTER'S SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY

PROJECT SCOPE DESCRIPTION:

OXFORD POOLER APARTMENTS IS A 300 UNIT, 382,778 GROSS SQUARE FOOTAGE MULTIFAMILY DEVELOPMENT TO BE CONSTRUCTED ON 39.5 ACRES OF UNDEVELOPED LAND.

THIS PROJECT CONSISTS OF FOUR (4) RESIDENTIAL (R-2) APARTMENT (FOR RENT) BUILDINGS OF TYPE V-A CONSTRUCTION. ONE RESIDENTIAL BUILDING CONTAINS A 1-STORY A-3 ASSEMBLY GROUND FLOOR AMENITY SPACE SEPARATED BY 2-HR AREA SEPARATION WALLS FROM THE ADJACENT R-2 OCCUPANCY, CONSTRUCTION TYPE V-B. THERE IS ALSO A STAND-A-LONE TYPE V-B POOL PAVILION, MAINTENANCE BUILDING, AND TRASH ENCLOSURE. ALL PARKING IS PROVIDED ON SURFACE LOTS.

BUILDING INFORMATION:

BUILDING 1000: 3 STORY GARDEN STYLE; R-2 OCCUPANCY; CONSTRUCTION TYPE V-A; PROTECTED BY NFPA 13R SPRINKLER SYSTEM WITH BALCONIES SPRINKLERED; ALLOWABLE HEIGHT IS 60'-0" PER IBC TABLE 504.3
BUILDING 2000: 3 STORY GARDEN STYLE; R-2 OCCUPANCY; CONSTRUCTION TYPE V-A; PROTECTED BY NFPA 13R SPRINKLER SYSTEM WITH BALCONIES SPRINKLERED; ALLOWABLE HEIGHT IS 60'-0" PER IBC TABLE 504.3
BUILDING 3000: 3 STORY GARDEN STYLE; R-2 OCCUPANCY; CONSTRUCTION TYPE V-A; PROTECTED BY NFPA 13R SPRINKLER SYSTEM WITH BALCONIES SPRINKLERED; ALLOWABLE HEIGHT IS 60'-0" PER IBC TABLE 504.3 WITH A ONE (1) STORY AMENITY BUILDING SEPARATED BY 2-HR AREA SEPARATION WALLS; A-3 OCCUPANCY; CONSTRUCTION TYPE V-B; UNSPRINKLERED; ALLOWABLE HEIGHT IS 40'-0" PER IBC TABLE 504.3
BUILDING 4000: 3 STORY GARDEN STYLE; R-2 OCCUPANCY; CONSTRUCTION TYPE V-A; PROTECTED BY NFPA 13R SPRINKLER SYSTEM WITH BALCONIES SPRINKLERED; ALLOWABLE HEIGHT IS 60'-0" PER IBC TABLE 504.3

POOL PAVILION: 1 STORY POOL RESTROOMS FOR RESIDENTS ONLY; POOL EQUIPMENT ROOM; OUTDOOR ASSEMBLY SPACE FOR RESIDENTS ONLY; 1 STORY FITNESS CENTER FOR RESIDENTS ONLY; A-3 + S-2 OCCUPANCY; CONSTRUCTION TYPE V-B; 1-STORY ALLOWABLE HEIGHT UNSPRINKLED

MAINTENANCE BUILDING: 1 STORY MAINTENANCE BUILDING; S-2 OCCUPANCY; CONSTRUCTION TYPE V-B; 1-STORY ALLOWABLE HEIGHT UNSPRINKLED

APPLICABLE CODES:

BUILDING CODE:	ICC INTERNATIONAL BUILDING CODE 2018 EDITION, WITH GEORGIA AMENDMENTS 2022
FIRE CODE:	ICC INTERNATIONAL FIRE CODE 2018 EDITION, WITH GEORGIA AMENDMENTS PER SUBJECT 120-3-3-.04 (STATE MINIMUM FIRE SAFETY STANDARDS WITH MODIFICATIONS)
MECHANICAL CODE:	ICC INTERNATIONAL MECHANICAL CODE 2018 EDITION, WITH GEORGIA AMENDMENTS 2020
PLUMBING CODE:	ICC INTERNATIONAL PLUMBING CODE 2018 EDITION, WITH GEORGIA AMENDMENTS 2023
FUEL CODE:	ICC INTERNATIONAL FUEL GAS CODE 2018 EDITION, WITH GEORGIA AMENDMENTS 2022
ENERGY CODE:	ICC INTERNATIONAL ENERGY CONSERVATION CODE 2015 EDITION, WITH GEORGIA SUPPLEMENTS & AMENDMENTS SEPT. 1, 2023
ELECTRICAL CODE:	NATIONAL ELECTRICAL CODE 2020, WITH GEORGIA AMENDMENTS 2021
LIFE SAFETY CODE:	NFPA 101, LIFE SAFETY CODE 2018 EDITION, WITH GEORGIA AMENDMENTS PER SUBJECT 120-3-3.04 (STATE MINIMUM FIRE SAFETY STANDARDS WITH MODIFICATIONS)
JURISDICTION:	CITY OF POOLER, GEORGIA

ACCESSIBILITY PROVISIONS:

2% OF 300 UNITS TO BE ADAPTABLE HANDICAP ACCESSIBLE (6 UNITS)

SEE SITE PLAN + AC3.00 FOR TYPE 'A' ACCESSIBLE UNIT LOCATIONS

APPLICABLE ACCESSIBILITY CODES:

AMERICANS WITH DISABILITIES ACT, 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN

FAIR HOUSING ACT ACCESSIBILITY GUIDELINES

GEORGIA ACCESSIBILITY CODE (OCGA 120-3-20) 2012 USING PROVISIONS FROM 2003 AMERICAN NATIONAL STANDARDS INSTITUTE, ACCESSIBILITY GUIDELINES (ANSI A117.1)

SPRINKLER PROVISIONS:

1. RESIDENTIAL BUILDINGS SHALL BE SPRINKLERED PER NFPA 13R.

2. CORRIDORS ARE TO BE SPRINKLERED

3. ALL SPRINKLER DESIGN INFORMATION SHALL BE SUBMITTED AS SHOP DRAWINGS STAMPED BY A PROFESSIONAL ENGINEER (CERTIFIED IN SPRINKLER DESIGN) REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED AND APPROVED BY APPROPRIATE LOCAL AND STATE BUILDING OFFICIALS.

4. SYSTEM REQUIREMENTS FOR NON-RESIDENTIAL AREAS SUBJECT TO THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION

FIRE SUPRESSION NOTE:

RESIDENTIAL BUILDINGS INCLUDING BREEZEWAYS TO USE NFPA 13R, 2013 FIRE SUPPRESSION SYSTEM. ALL SPRINKLER DESIGN INFORMATION SHALL BE SUBMITTED AS SHOP DRAWINGS STAMPED BY A PROFESSIONAL ENGINEER (CERTIFIED IN SPRINKLER DESIGN) REGISTERED IN THE STATE IN WHICH THE PROJECT IS LOCATED AND APPROVED BY APPROPRIATE LOCAL & STATE BUILDING OFFICIALS.

SYSTEM REQUIREMENT FOR NON-RESIDENTIAL AREAS SUBJECT TO THE APPROVAL OF THE AUTHORITY HAVING JURISDICTION. ALL BALCONIES TO BE INCLUDED IN THE FIRE SUPPRESSION SYSTEM. PLANS FOR FIRE-PROTECTION SPRINKLER PIPING INCLUDING COMPLETE SEISMIC SUPPORT DETAILS SHALL BE REVIEWED AND APPROVED BY THE "PROJECT LOCATION" FIRE MARSHAL'S OFFICE PRIOR TO INSTALLATION FOR COMPLIANCE WITH ASCE/SEI 7-10 SECTIONS 13.3.1, 13.3.2, AND NFPA 13.

CONSTRUCTION ADMINISTRATION:

SILVER STUDIO HAS BEEN CONTRACTED TO MAKE MONTHLY VISITS TO THE PROJECT SITE TO REVIEW PROGRESS AND GENERAL CONFORMANCE WITH THE CONTRACT DOCUMENTS.

SPECIAL INSPECTIONS NOTE:

SPECIAL INSPECTIONS REPORTS AND FINAL REPORT IN ACCORDANCE WITH IBC SECTION 1704.2.4 SHALL BE SUBMITTED TO THE BUILDING OFFICIAL PRIOR TO THE TIME THAT PHASE OF WORK IS APPROVED FOR OCCUPANCY.

SIGNAGE NOTE:

SIGNAGE IS NOT IN THE SCOPE OF THIS SET OF DOCUMENTS. SEPARATE SIGNAGE DRAWINGS MUST BE SUBMITTED FOR PERMITTING.

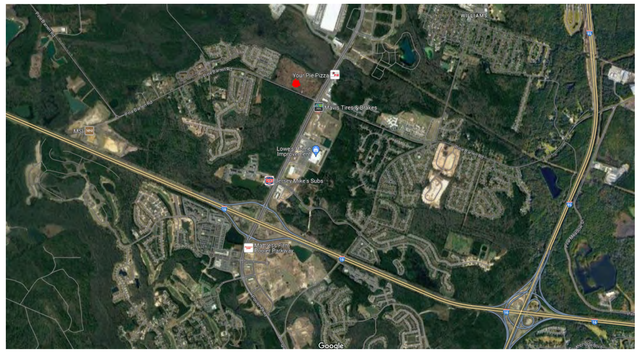
FIRE MARSHALL NOTE:

IN ACCORDANCE WITH IFC AS MODIFIED BY 120-3-3, ALL PORTIONS OF SPRINKLED BUILDINGS SHALL BE WITHIN 600 FT. OF NEAREST FIRE HYDRANT. COORDINATE WITH LOCAL AHJ, LOCATIONS OF ALL HYDRANTS, FDCS, ETC. AS WELL AS FIRE DEPARTMENT ACCESS.
TRANSFORMERS AND TRANSFORMER PADS SHALL COMPLY WITH THE FOLLOWING MODIFICATION IN ACCORDANCE WITH 120-3-3: "605.12 SEPARATION FROM TRANSFORMERS. SPACE SEPARATION FOR TRANSFORMERS SHALL BE AS FOLLOWS: (1) TRANSFORMER PAD LOCATIONS SHALL BE A MINIMUM OF 10 FEET (3 M) FROM ANY BUILDING, BUILDING OVERHANGS, CANOPIES, EXTERIOR WALLS, BALCONIES, EXTERIOR STAIRS AND/OR WALKWAYS CONNECTED TO THE BUILDING.
(2) TRANSFORMER PAD EDGES SHALL BE NOT LESS THAN 14 FEET (4.3 M) FROM ANY DOORWAY.
(3) TRANSFORMER PAD EDGES SHALL BE NOT LESS THAN 10 FEET (3 M) FROM ANY WINDOW OR OTHER OPENING.
(4) IF THE BUILDING HAS AN OVERHANG, THE 10 FOOT (3 M) CLEARANCE SHALL BE MEASURED FROM A POINT BELOW THE EDGE OF THE OVERHANG ONLY IF THE BUILDING IS THREE STORIES OR LESS. IF THE BUILDING IS FOUR STORIES OR MORE, THE 10 FOOT (3 M) CLEARANCE SHALL BE MEASURED FROM THE OUTSIDE BUILDING WALL.
(5) FIRE ESCAPES, OUTSIDE STAIRS, AND COVERED WALKWAYS ATTACHED TO OR BETWEEN BUILDINGS, SHALL BE CONSIDERED AS PART OF THE BUILDING. 605. 12.1 TRANSFORMER PADS MAY BE LOCATED CLOSER TO NONCOMBUSTIBLE WALLS THAN THE ABOVE REQUIRED MINIMUM CLEARANCES IN 605.12(1) UPON WRITTEN APPROVAL OF THE AUTHORITY HAVING JURISDICTION, HOWEVER, IN NO CASE SHALL THE TRANSFORMER LOCATION BE LESS THAN 3 FEET (0.9 M) FROM THE BUILDING. 605. 12.2 TRANSFORMER PADS EXISTING PRIOR TO DECEMBER 31, 1994, ARE EXEMPTED FROM THE REQUIREMENTS OF 605.11. WHEN BUILDINGS ARE MODIFIED, REDUCTIONS IN SPACE SEPARATIONS MAY BE LESS THAN THE ABOVE REQUIRED MINIMUM CLEARANCES UPON WRITTEN APPROVAL OF THE AUTHORITY HAVING JURISDICTION."

· IN ACCORDANCE WITH SECTION 30.2.1.3, ALL SHOWER/TUB COMBINATIONS SHALL BE PROVIDED WITH GRAB BARS. ALL TUB/SHOWER ARRANGEMENTS SHALL BE CONSTRUCTED TO BE ADAPTABLE BY PROVIDING BLOCKING FOR GRAB BARS.
· ALL UNITS SHALL BE PROVIDED WITH SMOKE DETECTORS, HARD-WIRED TO THE BUILDINGS ELECTRIC SYSTEM, PROVIDED WITH 1 1/2 HR. BATTERY BACK UP IN ACCORDANCE WITH SECTION 30.3.4.5 AS MODIFIED BY 120-3-3.
· HAZARDOUS AREAS (STORAGE, ELECTRICAL, MECHANICAL, ETC.) SHALL BE PROTECTED IN ACCORDANCE WITH SECTION 30.3.2. DOORS SHALL BE SELF-CLOSING.
· NOTED GAS FIREPLACE SHALL BE PROVIDED WITH CO DETECTION IN ACCORDANCE WITH SECTION 12.3.4.4.
· ALL EGRESS DOORS FROM ASSEMBLY AREAS SHALL BE PROVIDED WITH PANIC HARDWARE IN ACCORDANCE WITH SECTION 12.3.3.3.2.

OXFORD POOLER

500 FOX FARM STREET
POOLER, GA



GROSS BUILDING AREA (CLIENT) - BUILDING 1000 TYPE A	
LEVEL 01 T.O.S.	17,929 SF
LEVEL 02	17,885 SF
LEVEL 03	17,885 SF
	53,700 SF

GROSS BUILDING AREA (CLIENT) - BUILDING 2000 TYPE A1	
LEVEL 01 T.O.S.	17,526 SF
LEVEL 02	17,504 SF
LEVEL 03	17,506 SF
	52,536 SF

GROSS BUILDING AREA (CLIENT) - BUILDING 3000 TYPE C	
LEVEL 01 T.O.S.	16,719 SF
LEVEL 02	16,690 SF
LEVEL 03	16,690 SF
	50,100 SF

GROSS BUILDING AREA (CLIENT) - BUILDING 4000	
LEVEL 01 T.O.S.	20,895 SF
LEVEL 02	20,369 SF
LEVEL 03	20,893 SF
	62,157 SF

GROSS BUILDING AREA (CLIENT) - NON-RESIDENTIAL BUILDINGS		
CARWASH	UNCONDITIONED	314 SF
CLUBHOUSE	CONDITIONED	4,395 SF
CLUBHOUSE	UNCONDITIONED	868 SF
CLUBHOUSE	UNCONDITIONED	328 SF
MAINTENANCE	CONDITIONED	1,277 SF
POOL PAVILION	CONDITIONED	3,313 SF
POOL PAVILION	UNCONDITIONED	1,306 SF
POOL PAVILION	UNCONDITIONED	113 SF
TRASH ENCLOSURE	UNCONDITIONED	491 SF
		12,404 SF

GROSS BUILDING AREA (CLIENT) - BUILDING 1000 TYPE B	
LEVEL 01 T.O.S.	10,822 SF
LEVEL 02	10,751 SF
LEVEL 03	10,751 SF
	32,324 SF

GROSS BUILDING AREA (CLIENT) - BUILDING 2000 TYPE B	
LEVEL 01 T.O.S.	10,823 SF
LEVEL 02	10,754 SF
LEVEL 03	10,753 SF
	32,331 SF

GROSS BUILDING AREA (CLIENT) - BUILDING 3000 TYPE D	
LEVEL 01 T.O.S.	15,066 SF
LEVEL 02	15,056 SF
LEVEL 03	15,056 SF
	45,177 SF

GROSS BUILDING AREA (CLIENT) - BUILDING 3000 TYPE E	
LEVEL 01 T.O.S.	14,212 SF
LEVEL 02	14,170 SF
LEVEL 03	14,171 SF
	42,554 SF

GROSS BUILDING AREA (CLIENT) - ALL BUILDINGS		
1000A	CONDITIONED	43,127 SF
1000A	UNCONDITIONED	6,731 SF
1000A	UNCONDITIONED (BALC)	3,841 SF
1000B	CONDITIONED	25,032 SF
1000B	UNCONDITIONED	4,828 SF
1000B	UNCONDITIONED (BALC)	2,464 SF
2000	UNCONDITIONED	90 SF
2000A1	CONDITIONED	41,888 SF
2000A1	UNCONDITIONED	6,833 SF
2000A1	UNCONDITIONED (BALC)	3,815 SF
2000B	CONDITIONED	25,038 SF
2000B	UNCONDITIONED	4,827 SF
2000B	UNCONDITIONED (BALC)	2,466 SF
3000C	CONDITIONED	39,702 SF
3000C	UNCONDITIONED	7,224 SF
3000C	UNCONDITIONED (BALC)	3,175 SF
3000D	CONDITIONED	33,778 SF
3000D	UNCONDITIONED	8,207 SF
3000D	UNCONDITIONED (BALC)	3,191 SF
3000E	CONDITIONED	34,180 SF
3000E	UNCONDITIONED	5,690 SF
3000E	UNCONDITIONED (BALC)	2,684 SF
4000	CONDITIONED	51,170 SF
4000	UNCONDITIONED	7,258 SF
4000	UNCONDITIONED (BALC)	3,729 SF
CAR WASH	UNCONDITIONED	314 SF
CLUBHOUSE	CONDITIONED	4,395 SF
CLUBHOUSE	UNCONDITIONED	1,196 SF
MAINTENANCE	CONDITIONED	1,277 SF
POOL PAVILION	CONDITIONED	3,313 SF
POOL PAVILION	UNCONDITIONED	1,419 SF
TRASH ENCLOSURE	UNCONDITIONED	491 SF
		383,372 SF

*CONDITIONED AREAS ABOVE ARE CALCULATED TO THE EXTERIOR FACE OF STUD OF ALL CONDITIONED ENCLOSED AREAS. UNCONDITIONED AREAS ABOVE INCLUDE BALCONIES, PORCHES, BREEZEWAYS, OPEN STAIRWAYS, UNCONDITIONED STORAGE AND UTILITY ROOMS. UNCONDITIONED AREAS ARE CALCULATED FROM THE EDGE OF SLAB OR FLOOR TO THE OUTSIDE FACE OF STUD OF THE ADJACENT CONDITIONED SPACE.

*GROSS BUILDING AREA ABOVE CALCULATED PER THE 2018 IBC DEFINITION: AREA, BUILDING. THE AREA INCLUDING WITHIN SURROUNDING EXTERIOR WALLS, OR EXTERIOR WALLS AND FIRE WALLS, EXCLUSIVE OF VENT SHAFTS AND COURTS. AREAS OF THE BUILDING NOT PROVIDED WITH SURROUNDING WALLS SHALL BE INCLUDED IN THE BUILDING AREA IF SUCH AREAS ARE INCLUDED WITHIN THE HORIZONTAL PROJECTION OF THE ROOF OR FLOOR ABOVE.

UNIT AREAS

UNIT	DESCRIPTION	BLDG. 1000	BLDG. 2000	BLDG. 3000	BLDG. 4000	TOTAL NO. UNITS	%	GROSS AREAS: HEAT SF	BALC SF(TBD)	TOTAL GROSS SF	TOTAL RESID. HEATED SF
A1 UNIT	Interior 1Bed/1Ba	6	6	9		21	7	689	85	774	14469
A2 UNIT	Interior 1Bed/1Ba	15	18	12		45	15	750	77	827	33750
A3 UNIT	Interior 1Bed/1Ba	18	21	18		57	19	781	93	874	44517
A4 UNIT	Interior 1Bed/1Ba (Stacks with B2)			4	4	8	3	872	91	963	6976
A5 UNIT	Corner 1Bed/1Ba	5	2			7	2	880	93	973	6160
A5 UNIT - TYPE A	Corner 1Bed/1Ba	1	1			2	1	880	93	973	1760
	1 BEDROOM SUBTOTAL	**45**	**48**	**43**	**4**	**140**	**46.7%**	**769**			**107632**
B1 UNIT	Interior 2Bed/2Ba	18	14	32	5	69	23	1073	85	1158	74037
B1 UNIT - TYPE A	Interior 2Bed/2Ba		1	1	1	3	1	1073	85	1158	3219
B2 UNIT	Corner 2Bed/2Ba	0	0	11		11	4	1166	61	1227	12826
B2 ALT ENTRY	Corner 2Bed/2Ba	6	6	6		18	6	1166	61	1227	20988
B2.1 UNIT	Corner 2Bed/2Ba			4		4	1	1175	61	1236	4700
B2.2 UNIT	Corner 2Bed/2Ba	3	3			6	2	1219	0	1219	7314
B3 UNIT	Interior 2Bed/2Ba (Stacks with A4)	3	3	2	20	28	9	1197	91	1288	33516
B4 UNIT	Interior Corner 2Bed/2Ba			3		3	1	1291	153	1444	3873
	2 BEDROOM SUBTOTAL	**30**	**27**	**59**	**26**	**142**	**47.3%**	**1130**			**160473**
C1 UNIT	Corner 3 Bed/2 Ba			6	11	17	6	1437	85	1522	24429
C1 UNIT - TYPE A	Corner 3 Bed/2Ba				1	1	0	1437	85	1522	1437
	3 BEDROOM SUBTOTAL	**0**	**0**	**6**	**12**	**18**	**6.0%**	**1437**			**25866**
	TOTALS	**75**	**75**	**108**	**42**	**300**	**100.0%**	**17,086**			**293,971**

STORAGE CLOSET SCHEDULE		
ROOM NUMBER	AREA	COMMENTS
U1105	67 SF	ACCESSIBLE
U2105		
U1106	30 SF	
U2106		
U1201	13 SF	
U1202	5 SF	
U1205	67 SF	
U2205		
U1206	30 SF	
U2206		
U1301	13 SF	
U1302	5 SF	
U1305	67 SF	
U2305		
U1306	30 SF	
U2306		
U2202	52 SF	
U2302	52 SF	
U3103	67 SF	ACCESSIBLE
U3104	30 SF	
U3106	57 SF	
U3107	57 SF	
U3108	57 SF	

STORAGE CLOSET SCHEDULE		
ROOM NUMBER	AREA	COMMENTS
U3110	48 SF	
U3111	48 SF	
U3112	29 SF	
U3201	20 SF	
U3202	20 SF	
U3203	67 SF	
U3204	30 SF	
U3206	57 SF	
U3207	57 SF	
U3208	57 SF	
U3209	32 SF	
U3210	48 SF	
U3211	48 SF	
U3212	29 SF	
U3301	20 SF	
U3302	20 SF	
U3303	67 SF	
U3304	30 SF	
U3306	57 SF	
U3307	57 SF	
U3308	57 SF	
U3309	32 SF	
U3310	48 SF	
U3311	48 SF	
U3312	29 SF	

Grand total: 42

MINIMUM 5% OF RESIDENT STORAGE TO BE ACCESSIBLE

ACCESSIBLE STORAGE REQUIRED = 2
ACCESSIBLE STORAGE PROVIDED = 3

DOCUMENT ISSUANCES

REV #	DATE	PACKAGE
A	07/07/2023	DESIGN DEVELOPMENT
B	08/04/2023	50% CONSTRUCTION SET
C	09/29/2023	PERMIT SET
D	02/20/2024	CONSTRUCTION SET

STATE OF GEORGIA
ELLEN C. GARLAND
CERTIFICATE NO. RA013806
REGISTERED ARCHITECT

02/20/24

ELLEN GARLAND RA013806

PROJECT # :

123003

SILVER STUDIO

SILVER STUDIO ARCHITECTS
115 PERIMETER CENTER PL.
SUITE 1080
ATLANTA, GA 30346

T: 404.260.5278

#	DATE	DESCRIPTION
A	07/07/23	DESIGN DEVELOPMENT
B	08/04/23	50% CONSTRUCTION SET
C	09/29/23	PERMIT SET
D	02/20/24	CONSTRUCTION SET

This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.

OXFORD POOLER
500 FOX FARM STREET
POOLER, GA

OXFORD PROPERTIES

SHEET NAME:

COVER SHEET

SHEET NUMBER:

G0.00

09/29/2023

RELEASED FOR CONSTRUCTION

2/21/2024 11:17:57 AM
Autodesk Docs://123003 - Oxford Pooler/R24_123003_OXFORD-POOLER_V2.rvt

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. AT THIS SCALE DRAWING PLACE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. IF PRINTED CORRECTLY

6 A9.01 **ELEVATION- EXTERIOR- WEST** — 1/16" = 1'-0"

5 A9.01 **ELEVATION- EXTERIOR- EAST 2** — 1/16" = 1'-0"

4 A9.01 **ELEVATION- EXTERIOR- EAST 1** — 1/16" = 1'-0"

3 A9.01 **ELEVATION- EXTERIOR- SOUTH** — 1/16" = 1'-0"

2 A9.01 **ELEVATION- EXTERIOR- NORTH 2** — 1/16" = 1'-0"

1 A9.01 **ELEVATION- EXTERIOR- NORTH 1** — 1/16" = 1'-0"

EXTERIOR ELEVATION NOTES

NUM.	NOTE

STATE OF GEORGIA
ELLEN C. GARLAND
CERTIFICATE NO. RA13806
REGISTERED ARCHITECT

02/20/24

ELLEN GARLAND RA013806

PROJECT # :

123003

SILVER STUDIO

SILVER STUDIO ARCHITECTS
115 PERIMETER CENTER PL.
SUITE 1080
ATLANTA, GA 30346

T: 404.260.5278

#	DATE	DESCRIPTION
A	07/07/23	DESIGN DEVELOPMENT
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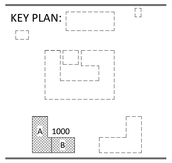
OXFORD POOLER
500 FOX FARM STREET
POOLER, GA

OXFORD PROPERTIES

KEY PLAN:



SHEET NAME:

ELEVATIONS- EXTERIOR- BUILDING 1000

SHEET NUMBER:

A9.01

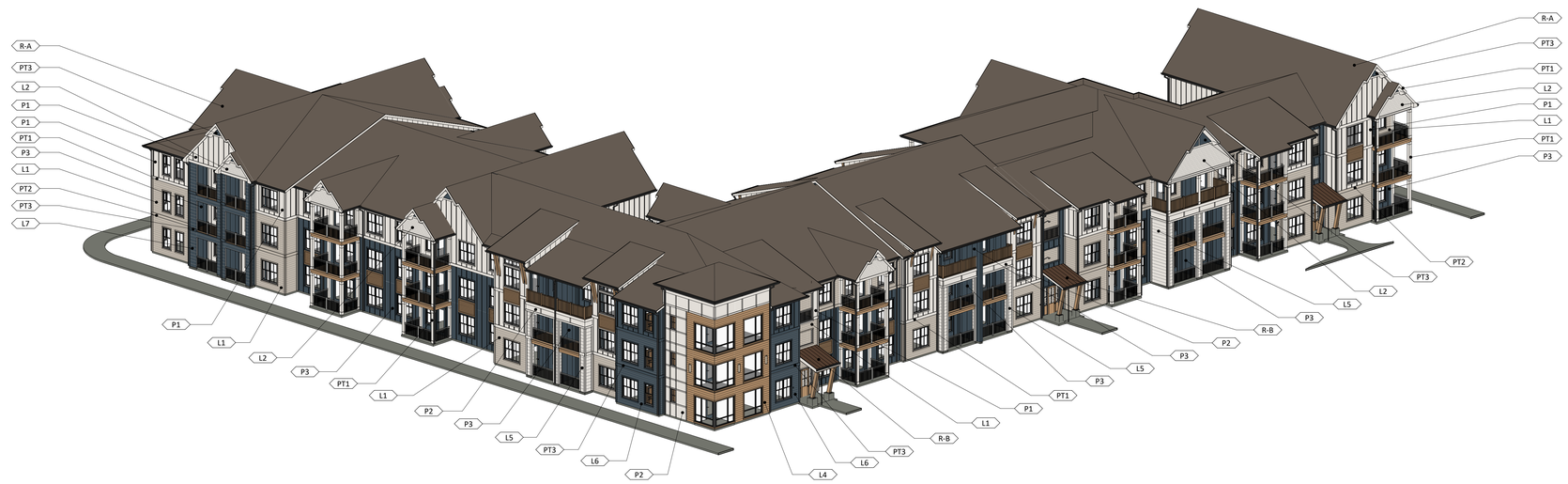
09/29/2023

RELEASED FOR CONSTRUCTION

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG. IF THIS IS NOT THE CASE, THE PLOT HAS BEEN SCALED

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS. IF PRINTED CORRECTLY

2 A9C.01 **BUILDING 1000 - NORTHEAST**



1 A9C.01 **BUILDING 1000 - SOUTHWEST**

MATERIAL COLOR LEGEND

FIBER CEMENT (WALL TYPES P, L)

- P1 — WALL TYPE P1 - BOARD & BATTEN WITH 2" STRIPS @ 2' O.C. COLOR: SW 7014 'EIDER WHITE'
- P2 — WALL TYPE P2 - FC SAULEATED STUCCO PANEL BOARD COLOR: SW 7014 'EIDER WHITE'
- P3 — WALL TYPE P3 - BOARD & BATTEN WITH 2" STRIPS @ 2' O.C. COLOR: SW 7615 'SEA SERPENT'
- L1 — WALL TYPE L1 - FC LAP SIDING - 7" EXPOSURE COLOR: SW 7030 'ANEW GRAY'
- L2 — WALL TYPE L2 - FC SHAKE LAP SIDING COLOR: SW 7014 'EIDER WHITE'
- L3 — WALL TYPE L3 - FC LAP SIDING - 11" EXPOSURE COLOR: SW 7030 'ANEW GRAY'
- L4 — WALL TYPE L4 - FC LAP SIDING - 7" EXPOSURE COLOR: WOODTONE RUSTIC SERIES - SANDCASTLE
- L5 — WALL TYPE L5 - FC LAP SIDING - 11" EXPOSURE COLOR: SW 7014 'EIDER WHITE'
- L6 — WALL TYPE L6 - FC LAP SIDING - 7" EXPOSURE COLOR: SW 7615 'SEA SERPENT'
- L7 — WALL TYPE L7 - FC LAP SIDING - 11" EXPOSURE COLOR: SW 7615 'SEA SERPENT'

MASONRY - BRICK (WALL TYPE M)

MASONRY - STONE (WALL TYPE S)

- S1 — WALL TYPE S1 - STONE VENEER IDAHO DRY STACK - CAPE COD GRAY MORTAR: TBD

ROOF (ROOF TYPE R)

- R-A — ROOF TYPE A - SHINGLE MANUFACTURER: TBD COLOR: WEATHERED WOOD
- R-B — ROOF TYPE B - STANDING SEAM METAL MANUFACTURER: TBD COLOR: MEDIUM BRONZE

PAINT COLORS

- PT1 — PAINT FC TRIM, BALCONY POSTS, FASCIA, SOFFIT, ETC COLOR: SW 7014 'EIDER WHITE'
- PT2 — PAINT FC TRIM, BALCONY POSTS, FASCIA, SOFFIT, ETC COLOR: SW 7030 'ANEW GRAY'
- PT3 — PAINT FC TRIM, BALCONY POSTS, FASCIA, SOFFIT, ETC COLOR: SW 7615 'SEA SERPENT'

MISCELLANEOUS

- BALCONY RAILING - 'METAL' COLOR: WHITE OR "WOOD LOOK"
- WINDOW - 'VINYL' COLOR: WHITE OR DARK BRONZE

NOTES

1. ALL MATERIAL AND COLOR TRANSITIONS TO OCCUR AT INSIDE CORNERS, UNLESS NOTED OTHERWISE.
2. FIBER CEMENT TRIM COLOR TO MATCH ADJACENT PAINT COLOR, UNLESS NOTED OTHERWISE.
3. METAL STAIR STRINGER, GUARDRAIL, AND HANDRAIL COLOR TO BE BLACK, UNLESS NOTED OTHERWISE.
4. UNIT BREEZEWAY DOORS TO BE KEYNOTE 'PT1', UNLESS NOTED OTHERWISE.
5. ALUMINUM GUTTERS AND DOWNSPOUTS TO BE DARK BRONZE.
6. ROOF COLOR TO BE KEYNOTE R-A OR R-B.
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8. PREFINISHED METAL BALCONY RAILINGS TO BE WHITE OR 'WOOD LOOK'.
9. FIBER CEMENT SOFFIT COLOR TO MATCH FASCIA COLOR, UNLESS NOTED OTHERWISE.
10. BREEZEWAY CEILING PAINT COLOR TO BE SW 7007 'CEILING BRIGHT WHITE'.

STATE OF GEORGIA — ELLEN C. GARLAND — CERTIFICATE NO. RA13806 — REGISTERED ARCHITECT

02/20/24

ELLEN GARLAND RA013806

PROJECT # :

123003

SILVER STUDIO

SILVER STUDIO ARCHITECTS
115 PERIMETER CENTER PL.
SUITE 1080
ATLANTA, GA 30346

T: 404.260.5278

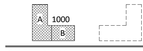
#	DATE	DESCRIPTION
D	02/20/24	CONSTRUCTION SET

This drawing, as an instrument of service, is and shall remain the property of the Architects and shall not be reproduced, published or used in any way without the permission of the Architect.

OXFORD POOLER
500 FOX FARM STREET
POOLER, GA

OXFORD PROPERTIES

KEY PLAN:



SHEET NAME:

ELEVATIONS-
EXTERIOR COLOR-
BUILDING 1000

SHEET NUMBER:

A9C.01

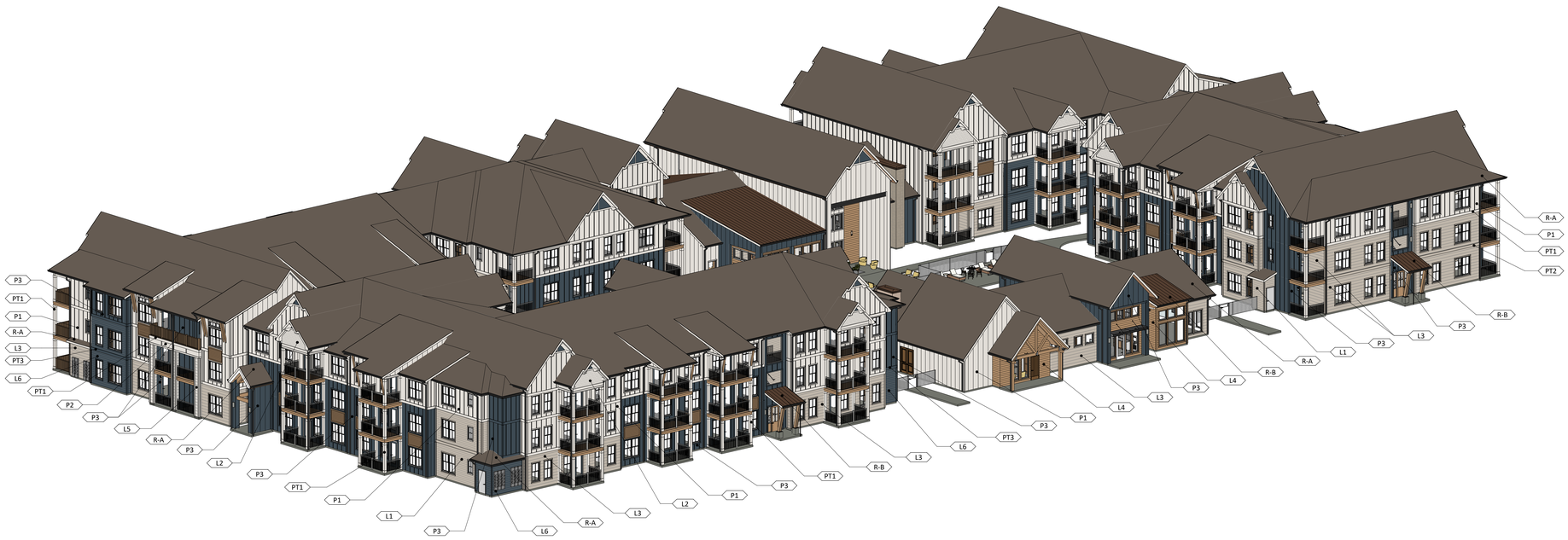
09/29/2023

D

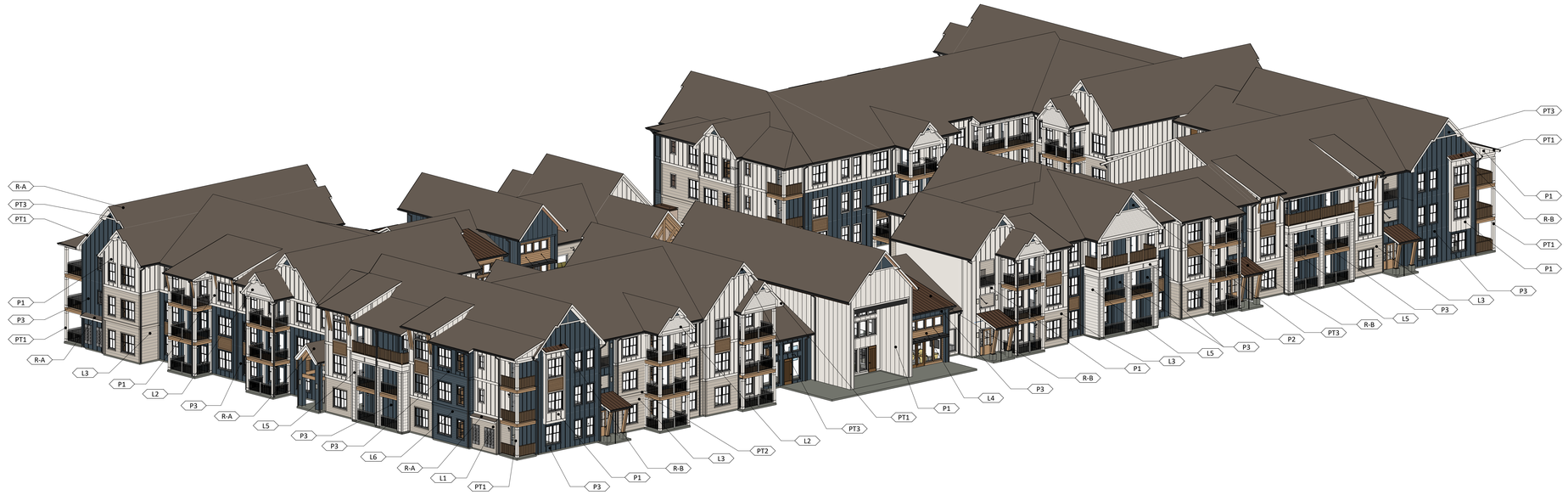
RELEASED FOR CONSTRUCTION

THE LINE SHOWN ABOVE IS EXACTLY ONE INCH LONG AT THE ORIGINAL DRAWING SCALE

THE SQUARES ABOVE ARE COLOR, WITH BLACK AND WHITE LETTERS, IF PRINTED CORRECTLY



2 / A9C.03 BUILDING 3000 - NORTHEAST



1 / A9C.03 BUILDING 3000 - SOUTHWEST

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STATE OF GEORGIA — ELLEN C GARLAND — CERTIFICATE NO. RA13806 — REGISTERED ARCHITECT

02/20/24

ELLEN GARLAND RA013806

PROJECT # :

123003

SILVER STUDIO

SILVER STUDIO ARCHITECTS
115 PERIMETER CENTER PL.
SUITE 1080
ATLANTA, GA 30346

T: 404.260.5278

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OXFORD POOLER
500 FOX FARM STREET
POOLER, GA

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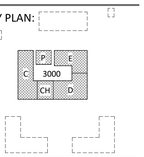
KEY PLAN:



SHEET NAME:

ELEVATIONS-
EXTERIOR COLOR-
BUILDING 3000

SHEET NUMBER:

A9C.03

09/29/2023

D

RELEASED FOR CONSTRUCTION

2/20/2024 7:35:00 PM
Autodesk Docs://123003 - Oxford Pooler/R24_123003_OXFORD-POOLER_V2.rvt

Attachment C

EOM Operations
Your solution to a better tomorrow
OPERATIONS

December 18th, 2024

Christopher J. Chance, P.E.
Hussey Gay Bell
329 Commercial Dr.
Savannah, GA 31406

Dear Mr. Chance,

I am pleased to provide you with a recommendation for Approval of the revised site development plans for Oxford Pooler – Phase 1, which is provided below.

Submittal Documents:		
	Site Plans	*Dec. 2024*
	Landscape Plans	*Dec. 2024*
	Specification Sheet - Oil/Water Separator	*Dec. 2024*
	Building Drawing Sheet - Oil/Water Separator	*Dec. 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, engineering standards and development codes. This review is not to be construed as a check of every item in the plans or construction. The failure of this office to note any conflict with said requirements does not relieve the developer from compliance.

The Owner and the Design Consultant are fully responsible for ensuring that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible for ensuring that their designs comply to all federal, state, and city codes and regulations. All required permits and approvals, pursuant to land disturbing activity and development permits shall be available to the City of Pooler and be found acceptable to Staff. All applicable plans, permits, inspection & testing results, or related materials shall be available to the City of Pooler, or assigned representation, during and after the construction is complete.

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

EOM Operations
Your solution to a better tomorrow
OPERATIONS

CC: Nicole Johnson; Director of Planning & Development – City of Pooler
Marcella Benson; City Planner- City of Pooler
Ryan Jarles; City Planner – City of Pooler
Rachael Brown; Zoning Administrator – City of Pooler
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

Site Development Plan for 100 William Blakely Crossing

Project:	#AA1173/231558
P&Z Meeting Date:	January 13, 2025
City Council Meeting Date:	January 21, 2025
Applicant and Authorized Agent:	JSSL Holdings LLC/Travis Burke, Coleman Company
Location (Address):	100 William Blakely Crossing/Lot A Blakely Commons
Parcel (PIN):	51009 01116
Acreage:	Approximately 4.786 acres
Zoning:	PUD (Savannah Quarters PUD)
Proposed Use:	Construction of a 93 room hotel and associated infrastructure.
Staff Recommendation:	Approval
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request."*
Zoning Action Standards:	1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. o The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the Future Land Use Map (FLUM) designation and Character Area. 2. Whether the site plan provides for adequate pedestrian and traffic access.

- The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App A, Art. III for traffic access.

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

   - The site plan complies with the provisions of Sec. 5 of App. A, Art. III for parking and loading standards.

4. Whether the site plan provides for the appropriate location, arrangement, size, and design of buildings, lighting, and signs, giving due consideration to the applicable zoning district(s).

   - The site plan complies with the provisions related to the development standards for site improvements.

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

Attachment A

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

Vicinity Map 100 William Blakely Crossing

01/03/2025

Parcels

This map was created using Latapult | www.latapult.com | Bigger Data Faster Maps Stronger Decisions

Attachment B

RECEIVED
NOV 9 1 2023
ZONING DEPARTMENT

Project # 231558

Site Plan Application

(page 1 of 3)

Applicant JSSL Holdings LLC (Attn: Sunyung Lee)

Mailing address 3700 Crestwood Pkwy, Suite 1000

City Duluth State GA Zip 30096

Telephone (334) 782-0370 Fax ( )

Property Owner(s) JSSL Holdings LLC

Mailing address 3700 Crestwood Pkwy, Suite 1000

City Duluth State GA Zip 30096

Telephone (334) 782-0370 Fax ( )

Contact Person(s) Coleman Company - Travis Burke

Mailing address 1480 Chatham Parkway - Suite 100

City Savannah State GA Zip 31405

Telephone (912) 200-3041 Fax ( ) E-mail tburke@cci-sav.com

Location address 100 William Blakely Crossing

Current Zoning PUD Parcel Identification Number 51009 01116

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

Construction of a 93 room hotel and associated infrastructure

Attachment B

RECEIVED
NOV 0 1 2023
ZONING DEPARTMENT

Project # 23158

SITE PLAN APPLICATION (page 2 of 3)

Participating Contractors

Please list the name and address of all participating contractor below:
(Including surveyor, engineer, architect, installer, developer, etc.)

Name Coleman Company - Travis Burke License # PE 031215

Mailing address 1480 Chatham Parkway - Suite 100

City Savannah State GA Zip 31405

Telephone (912) 200-3041 E-mail tburke@cci-sav.com

Previous Zoning Actions

Please list any previous zoning actions within the past three years. If possible, please include application number, date of application and action taken on all prior applications filed for the zoning action of the whole or part of the land proposed under this application.

Application#	*Date*	*Action Requested*	*Action Taken*

Campaign Contributions

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

☒ No. I have not made campaign contributions to any Pooler City Official(s).

☐ Yes. I have made campaign contributions to one or more Pooler City Official(s).

City Official	Title	Dollar Value	Description of gift

If more space is needed for either contractors or campaign contributions, attach another copy of this form.

Signature & Date (required)

I attest that all the information provided is true to fact: _____
(Applicants Signature)

Please check if NRCS Approval is needed_____ or EPD Approval_____and date submitted.

Please Note: If this information is left blank, the application will not be processed.

Date: 10 / 13 / 2023 Attest: _____

11/4/23 (Zoning Administrator or Agent thereof)

Attachment B

RECEIVED
NOV 0 1 2023
ZONING DEPARTMENT

Project # 23-1358

SITE PLAN APPLICATION (page 3 of 3)

Georgia Dept. of Transportation (GDOT)	All applications in which property being subdivided/developed that require an entrance onto a State or Federal Highway, a permit is required by the Georgia Department of Transportation. Applicants are required to submit a plat to GDOT for review. The application will not be considered by the Pooler Planning & Zoning Commission until GDOT has commented. If applicable, the comments must accompany the application.
Covenants/Deed Restrictions	Please check one: ____A copy of all existing deed restrictions or subdivision covenants applicable to this property are attached. _X_There are no added restrictions or subdivision covenants on this property.
Certifications	1. I hereby certify that this proposed subdivision/site plan does not violate any covenants or deed restrictions currently in effect for the property being subdivided/developed. 2. I hereby certify that all taxes applicable to this property have been paid and that there are no delinquent taxes outstanding. (Attach a copy of receipt) 3. I hereby certify that I am the owner of the property being proposed for subdivision/development. 4. I hereby certify that all the information pertained in this application is true and correct. Signature of Owner _____ Date 10/13/2023
Signature & Date (required)	Signature: [signature] Date: 10/13/2023

Attachment B

RECEIVED
NOV 0 1 2023
ZONING DEPARTMENT

City of Pooler

AUTHORIZATION OF PROPERTY OWNER

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

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

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

Name of applicant: Coleman Company, Inc. - Travis Burke, P.E.

Address: 1480 Chatham Parkway, Suite 100

City & State: Savannah, GA Zip 31405

Telephone number: 912-210-3041

Signature of owner

Personally appeared before me Seunghee Cho

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

Notary Public

SEUNGHEE CHO
NY COMMISSION EXPIRES
JULY 15, 2024
NOTARY PUBLIC
STATE OF ALABAMA

Date

Attachment B

PARID: 51009 01116
SOUTHWEST QUADRANT DEVELOPMENT COMPANY L

NOV 0 1 2023
ZONING DEPARTMENT

0 QUACCO RD

Tax Commissioner Summary

Status	ACTIVE
Alternate ID	3236467
Bill #	3236467
Tax District/Description	050-POOLER
Legal Description	PT LOT 13-A REMAINDER SUB OF TRACT 13 SW QUADRANT OF SAVANNAH QUARTERS BOOK 51 PG 693 8.123AC
Appeal Status	

Parcel Status

Parcel Status	Deferral Exist	Years Support	Total Millage Rate
Active	No		31.9290

Parcel Information

Property Class	C4 - Commercial Small Tracts
Mortgage Company	
Exemptions	

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
JSSL HOLDINGS, LLC			3700 CRESTWOOD PARKWAY SUITE 1000 DULUTH GA 30096

Digest Owner (January 1)

Owner	Co-Owner	Care Of	Mailing Address
SOUTHWEST QUADRANT DEVELOPMENT COMPANY L			BOX 2309 PAWLEYS ISLAND SC 29585

Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	1	17,117.77	-8,688.09	8,429.68
2022	1	17,376.72	-17,376.72	0.00
2021	1	18,373.36	-18,373.36	0.00
2020	1	18,268.28	-18,268.28	0.00
	Total:	71,136.13	-62,706.45	8,429.68

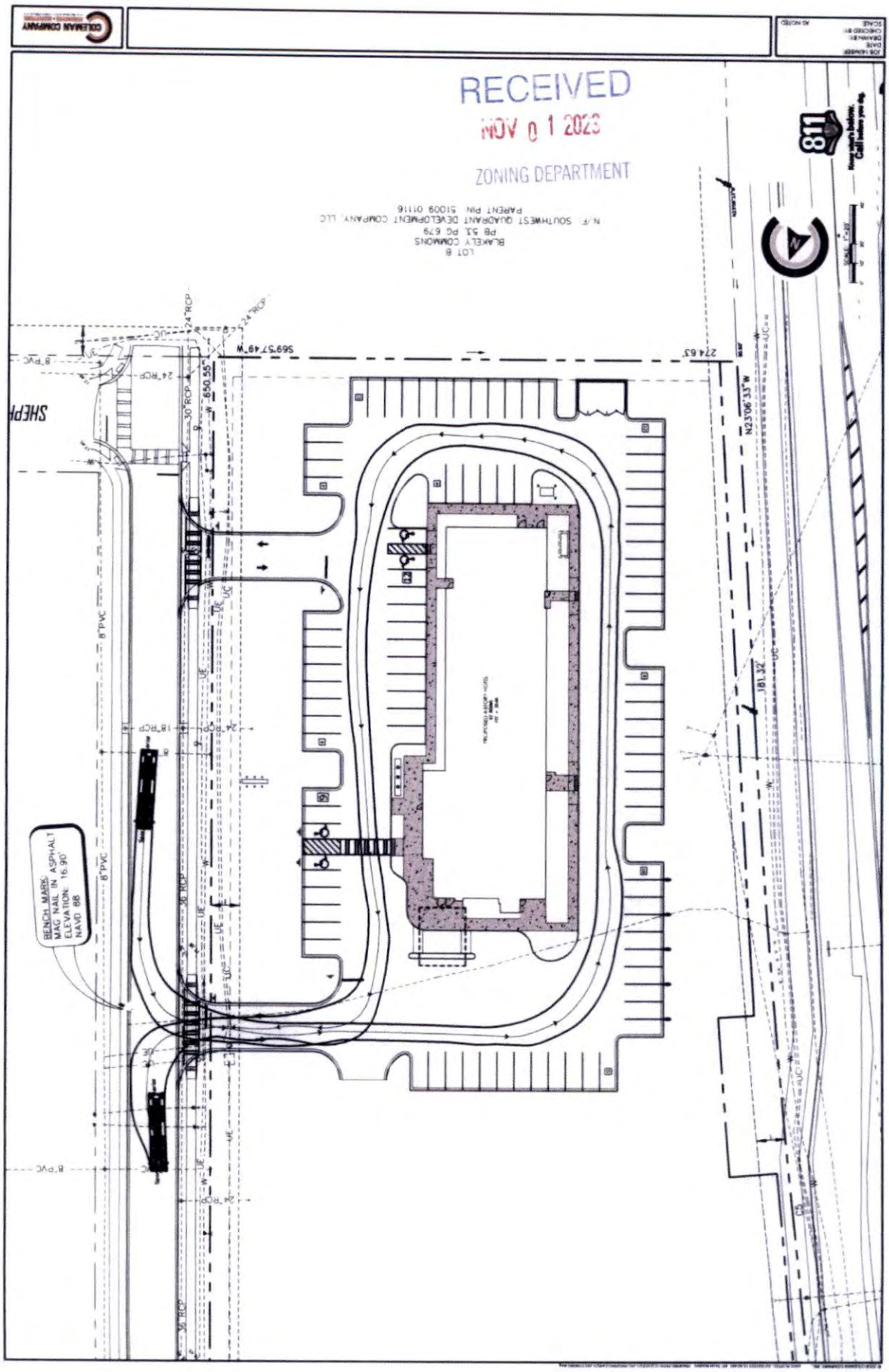
Payment Information

Payment Sequence	User ID Location	Effective Date Source	Business Date Pymt Type	Payment Applied	Tolerance/ Overpayment	Payment Methods	Total Payment
4164055067	TSHUSBAND-2683 CASHIER	07/05/2023 MAIL	07/05/2023 P23	$8,688.09	$0.00 $0.00	CHECK/8,688.09	$8,688.09

Payer Details

Payment Sequence	User ID Location	Effective Date Source	Total Payment	Payer Information

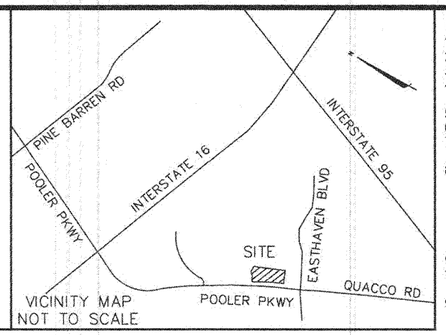
Attachment B



Type: PLAT
Recorded: 4/2/2024 4:25:00 PM
Fee Amt: $10.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID: 2756053648

BK 54 PG 279



VICINITY MAP
NOT TO SCALE

NOTES:
1. THIS PLAT CREATES TWO LOTS.
2. TOTAL AREA: 4.782 ACRES; 208,315 SQUARE FEET.
3. THESE PROPERTIES ARE CURRENTLY ZONED PUD.
4. LOTS TO BE SERVED BY CITY OF POOLER WATER AND SANITARY SEWER SYSTEMS.
5. PARENT PARCEL IDENTIFICATION NUMBER: 51009 01116
6. PARENT ADDRESS: 100 WILLIAM BLAKELY CROSSING, POOLER, GA
7. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
8. AS OF THE DATE OF THIS SURVEY; BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0109G, EFFECTIVE DATE: 08/16/2018. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
9. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
10. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
9. ANY PROPERTY LINES SHOWN HEREON THAT ARE NOT LABELED WITH BEARINGS AND DISTANCES ARE NOT TO BE ASSUMED TO BE SURVEY GRADE, AND ARE FOR VISUAL REFERENCE ONLY.
10. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

OWNER:

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	54.51'	242.00'	N55°10'50"E	54.39'
C2	28.22'	25.00'	N81°04'09"E	26.75'
C3	49.32'	81.00'	S84°01'59"E	48.56'
C4	71.07'	50.00'	S60°45'24"E	65.24'
C5	474.67'	5800.51'	N25°28'57"W	474.54'
C6	207.08'	5800.51'	N24°09'40"W	207.07'
C7	267.59'	5800.51'	N26°30'19"W	267.57'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	24.03'	N9°30'20"E

N NAD 83 GEORGIA EAST ZONE GRID

LEGEND

◆		BENCH MARK
●	IPF	IRON PIPE FOUND
○	IPS	1" IRON PIPE SET
■	RWCMF	RIGHT-OF-WAY CMF
	R/W	RIGHT-OF-WAY
	DB	DEED BOOK
	PRB	PLAT RECORD BOOK
	SMB	SUBDIVISION MAP BOOK
	PB	PLAT BOOK
	PIN	PARCEL IDENTIFICATION NUMBER
	POR	POINT OF REFERENCE

BENCH MARK:
MAG NAIL IN ASPHALT
ELEVATION: 16.90'
NAVD 88

SHEPHERD WAY
60' R/W

15' DRAINAGE & UTILITY EASEMENT

WILLIAM BLAKELY CROSSING
60' R/W

1"IPF S20°02'11"E 262.91' 387.64' 650.55' 1"IPF

15' UTILITY EASEMENT

S69°57'12"W S69°57'49"W

1"IPF C4 1"IPF C3 1"IPF C2 1"IPF N48°43'41"E 70.55' 1"IPF C1 1"IPF N61°40'00"E 87.66' 1"IPF L1 1"IPF

LIAM AVENUE
60' R/W

POR
N: 753683.55
E: 932357.65

LOT A-1
2.240 AC
97,564 SF
90 WILLIAM BLAKELY CROSSING
51009 01158

LOT A-2
2.542 AC
110,751 SF
100 WILLIAM BLAKELY CROSSING
51009 01116

LOT B
BLAKELY COMMONS
PB 53, PG 679
N/F: SOUTHWEST QUADRANT DEVELOPMENT COMPANY, LLC
PARENT PIN: 51009 01116

15' UTILITY EASEMENT 299.25' C7 C5 C6 5X5" RWCMF 181.32' N23°06'33"W 274.63' 1"IPF N23°06'33"W 90.60' 5X5" RWCMF

POR
N: 753005.07
E: 932668.54

POOLER PARKWAY
R/W VARIES

60' 30' 0' 60'
GRAPHIC SCALE: 1"= 60'

REFERENCE:
1. PLAT BOOK 53, PAGE 679
2. PLAT BOOK 50, PAGE 783
3. PLAT BOOK 51, PAGE 693
4. DEED BOOK 3167, PAGE 448

SURVEY DATE: 5/18/2023
GPS EQUIPMENT USED: CARLSON BRX78 ON EGPS RTK NETWORK
CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "△" = 02"
ADJUSTED BY LEAST SQUARES:
PLAT ERROR OF CLOSURE: 1/327,755
FIELD ERROR OF CLOSURE: 1/80,096

APPROVED BY THE MAYOR OF THE CITY OF POOLER

Karen L. Williams 3-27-24
MAYOR DATE

3-27-24
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.

GEORGIA REGISTERED No. 3417 LAND SURVEYOR DON EDWARD TAYLOR, JR.
3/11/24

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

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100
Savannah, Georgia | (912) 200-3041

A MINOR SUBDIVISION OF LOT A,

BEING A SUBDIVISION OF AN 8.123 ACRE PORTION OF LOT 13-A REMAINDER, LOT 13-C AND COMMON AREA, SOUTHWEST QUADRANT OF SAVANNAH QUARTERS, 8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA

PREPARED FOR: JSSL HOLDINGS, LLC

JOB NUMBER:	23-245
DATE:	09/21/2023
DRAWN BY:	CNR
CHECKED BY:	
SCALE:	1" = 60'

MINOR SUBDIVISION

SHEET: 1/1

COLEMAN COMPANY, INC. DATE PLOTTED: 2/21/2024 9:43 AM BY: Cheyenne Roche DRAWING PATH: Q:\2023\23-245.000\DWG\Survey\23-245_2023.09.21_LOT A BLAKELY COMMONS_Minor Subdivision.dwg

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CITY of POOLER
GEORGIA

City of Pooler – PLAN REVIEW CHECKLIST

PROJECT NAME: Lot A - Blakely Commons

DATE: 10/13/2023

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

BASIC ENGINEERING INFORMATION

COV 1. OK Development name; If not obvious, add a description of the development

COV 2. OK Location of site / location map: Sufficiently detailed to pinpoint the site's location

COV 3. OK Date of plans with space for revision dates

C0.0 4. OK Name and contact information of the engineer and engineering firm responsible for the plans

C0.0 5. OK Name and contact information of owner, authorized agent of the owner, and/or developer

C0.0 6. OK 24-hour contact with phone number

COV 7. OK Signed and dated P.E. stamp or other licensed professional as allowed by law

COV 8. OK Sheet index

C0.0 9. OK Property size, disturbed area, impervious area, property zoning, maximum building height, proposed square footage, proposed height

C1.0 10. OK Show property boundaries with metes and bounds descriptions

ALL 11. OK North arrow, graphic scale

C1.0 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

C1.0 13. OK Identify the ownership and use of all adjacent surrounding properties

C1.0 14. OK Show adjacent roads and curb cuts within 500 feet (Appendix A, Article V, Section 4 C)

C1.0 15. OK Name of adjacent roads. Route number if state or federal route (Appendix A, Article V, Section 4 C)

C1.0 16. OK Show and label the right-of-way of adjacent roads. (Appendix A, Article V, Section 4 C)

C1.0 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

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C1.0 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. N/A Indicate whether or not FLOODPLAIN exists on the site. Provide a FEMA map reference and date of FEMA map

20. N/A 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. N/A 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)

C1.0 22. OK Location of existing utilities (Appendix A, Article V, Section 4 C 5)

C1.0 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 DEVELOPMENTS

1. OK New Developments & redevelopments - reminder: Please assure the bonds are provided in accordance with 42-183.8 (stormwater), 42-204.1 (landscaping), and 74.136 (sidewalks)

2. OK The site plan shall provide all pertinent data for proposed building construction or expansion, proposed parking, open areas, landscaping. (Appendix A, Article V, Section 4 C)

C2.0 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. OK 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

C2.0 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

C2.0 6. N/A Show location of freestanding signage if proposed. Make sure intersection sight distance is not impacted

7. OK Show interior traffic pattern

CE 8. OK Erosion control plans in accordance with State and local ordinances. Checkoff list is required if disturbed area is > 1 acre

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. OK At least two benchmarks shall be established within a subdivision. Such benchmarks shall be at opposite corners of the property being subdivided. Benchmarks shall be included on site development plans with coordinates and elevation (Appendix B, Article VI, Section 607)

11. OK Show all required easements (around utilities, around drainage structures, 25' access easements, etc)

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12. OK Greenbelt required as a buffer between incompatible zonings. (Appendix A, Article III, Section 27)

13. OK Provide a fire access road meeting the requirements of the Fire Code. (Exceptions exist, but generally a paved road extending to within 150' of all portions of the facility with a minimum width of 20 feet and with a vertical clearance of 13'6"). See IFC 503

14. N/A Show location of Mailbox Kiosk and provide details demonstrating it is ADA compliant

15. OK Provide building elevations and proposed architectural materials or proposed architectural materials if no elevations exist

16. OK Provide Phasing Plan when project is proposed to be constructed in phases (multi building sites)

17. OK Provide site lighting plan for all proposed lighting.

18. OK Provide 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)

7. OK Roadway pavement shall at a minimum meet the requirements outlined in the City of Pooler Standards and Specifications unless a geotechnical engineer requires a thicker pavement section more suitable for the proposed use of the road. (Chapter 74, Article V, Section 74-133b and c)

8. OK Provide the City's standard details that relate to street construction (street typical section, pavement specifications, curb detail, sidewalk detail, etc.)

9. OK A Neighborhood Grading and Drainage Plan is required for all subdivisions. (Appendix B, Article VI, Section 601.02)

10. OK Demonstrate that intersection sight distance is achieved

11. OK 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. OK 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. OK Show the location of all proposed pavement markings

15. OK All pavement markings and other traffic control items shall be in accordance with the latest edition of the MUTCD on both public streets and private streets that are "open to public travel". (MUTCD Introduction, page I-1, paragraph 03)

C2.0 16. OK Commercial developments: Show traffic control items (directional arrows, stop bars, stop signs, etc)

17. OK Label the curb radius at intersections

18. OK Gutter spread shall not extend beyond the center of the travel lane for 10-year design storm event

19. OK Ensure that the season high groundwater table elevation is a minimum of 24 inches below the bottom of the base course for proposed streets

REQUIRED NOTES:

Include the following notes as applicable to the project:

1. OK "In case of conflict between these plans and the City of Pooler's ordinances, standards, specifications or details, the City of Pooler requirements shall be required."

2. OK Add the following note when new public streets are being constructed: "Laboratory compaction, stability and density tests are required for the pavement with compression for the concrete curb and gutter." (Chapter 74, Article V, Section 74-133g)

3. OK Add the following note when new public streets are to be constructed: "Construction will be performed under the supervision of a registered engineer." (Chapter 74, Article V, Section 74-133j)

4. OK "All road signage and pavement markings shall be in accordance with MUTCD specifications." (MUTCD Introduction, page I-1, paragraph 03)

5. OK Thermoplastic pavement markings are required within right of way (Standard Specifications 02500.2.06)

6. OK 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. OK Select fill SHALL be use in all roads to be dedicated to the City

8. OK 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))

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DRAINAGE:

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

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

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

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

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

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General:

C3.0 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

C3.0 2. OK All utilities are to be installed underground

3. N/A Utilities shall not be placed longitudinally under street pavement. (Chapter 74, Article V, Section 74-138 c)

C3.0 4. OK Minimize unnecessary water/sewer crossings to the extent possible. Minimum parallel separation: 10' horizontal and 18" vertical separation between water & sewer (Sanitary & Storm)

5. OK Water mains must be DIP when crossing under storm or sewer mains. Include detail W-16

6. OK 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. OK All water and sewer lines running under streets/sidewalks shall be sleeved. (Appendix B, Article VI, Section 606.03)

10. OK All publicly owned utilities shall be installed in the road rights-of-way or approved access easements. (Appendix B, Article VI, Section 604 and 606.04)

11. OK Sanitary sewer, water mains, service laterals or other publicly owned utilities shall not be installed behind or between lots without the express approval of the City of Pooler. If allowed the utility will need to be in a proper easement. (Appendix B, Article VI, Section 606, Utilities 2)

12. OK A #12 gauge solid copper tracing wire shall be installed on all water mains, water laterals, fire hydrants, post hydrants, and/or blow offs and along all sanitary sewer lines, laterals, and force mains. (Appendix B, Article VI, Section 606)

13. OK 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. OK Submit all applicable outside agency and other jurisdiction approvals such as LDA, Chatham County, City of Savannah and Georgia EPD forms (forms extending water and sewer main lines)

Water:

1. Fire hydrant spacing:
   - 300 feet maximum in multi-family, commercial & industrial zonings
   - 500 feet maximum for single family; (Appendix B, Article VI, Section 606.03)
   - 250 feet spacing in mobile home parks (Appendix A, Article III, Section 10 L)

2. N/A 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.

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5. N/A Residential water laterals: 1" diameter minimum. (Appendix B, Article VI, Section 606)

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. OK Cut-off valves will be located at all tees where lines are two inches or larger. (Appendix B, Article VI, Section 606.03)

11. OK 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. OK 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. OK 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. OK 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, SIDR-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

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

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5. OK Laterals shall connect directly to the manhole when possible, entering at an angle of at least 90 degrees to the direction of flow. (Appendix B, Article VI, Section 606, Sewer 2)

6. OK 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. OK Use watertight manhole rings and covers within or below Base Flood Elevation + 1' (Standard Specifications.02720.2.02.G.2)

9. OK Sewer laterals: Cleanouts should be provided every 100' and at the bends. Cleanouts located within the pavement should be traffic rated

10. OK Try to move manholes out of sidewalk

11. OK Pipe Material:

- SDR 26 PVC sewer pipe meeting the requirements of ASTM D3034 for pipes 15" and smaller and ASTM F679 for 18" and larger
- DIP manufactured in accordance with ANSI A21.51 with thickness according to ANSI A21.50

12. OK Min cover 3'

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

Sanitary Sewer Lift Stations: N/A

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1. _____The City must approve lift station locations. Lift stations should not be located behind residential homes or commercial property. (Appendix B, Article VI, Section 606, Utilities 3)

2. _____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. _____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. _____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. _____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. _____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. _____All lift stations shall be constructed with submersible pumps only. (Appendix B, Article VI, Section 606, Utilities 9)

8. _____The city and its engineers shall approve the pump size and manufacturer. (Appendix B, Article VI, Section 606 Utilities 9)

9. _____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. _____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. _____All proposed Lift Stations shall be accompanied by an engineering report. The following information shall be included in the report:

- Title page – Title page should include the project name, date, developer/owner's name, the engineering firm preparing the plans and PE stamp.
- Sewer system information – type, location and size of development
- Existing sewer system – location and type of gravity system the force main will discharge into
- Future plans for sewer system – the number of lots this phase will encompass initially, if future phases will be constructed, and the extent to which the proposed system will serve future phases
- Pump Station and Force Main Design Calculations – the Average Daily Flow (ADF), Peak Daily Flow (PDF), Total Dynamic Head, Force Main (velocity produced in force main and maximum operating pressure) and Wet Well Buoyancy Calculation
- Cycle Times – volume in wet well needed to turn primary pump on, cycle time for ADF, cycle time for PDF and total cycle time

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Force Mains: N/A

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

1. _____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. _____Identify the size and material type of the force main pipe

3. _____Manholes that are the termination point for force mains are be lined with Raven Lining Systems spray-in liner

4_____ 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. (Chapter42, Article V, Section 42-180.7)

General

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

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

1. OK What developments do the City of Pooler Stormwater Management provisions apply to? (Chapter 42, Article V, Section 42-180.3 (1))

a. New development that involves the creation of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or

b. Redevelopment that involves the creation, addition or replacement of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or

c. New development or redevelopment, regardless of size, that is part of a larger common plan of development, even though multiple, separate and distinct land disturbing activities may take place at different times and on different schedules; or

d. New development or redevelopment, regardless of size, that involves the creation or modification of a stormwater hotspot, as defined by the director

2. _____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

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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. Reduce existing site impervious cover by at least 20 percent

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

c. Provide off-site stormwater management practices

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

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

a. Existing conditions map

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

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

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

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

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

5. OK 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

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

a. Proposed topography

b. Proposed drainage divides and patterns

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

d. Existing and proposed primary and secondary conservation areas

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

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

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

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

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

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

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

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

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

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

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

a. Identification by name or official title the person(s) responsible for carrying out the inspection and maintenance

b. A statement confirming that responsibility for the operation and maintenance of the stormwater management system shall remain with the property owner and shall pass to any successive owner

c. A provision stating that, if portions of the development site are sold, legally binding arrangements shall be made to pass the responsibility for the operation and maintenance of the stormwater management system to the appropriate successors in title. These arrangements shall designate, for each portion of the stormwater management system, the person(s) to be permanently responsible for its inspection and maintenance

d. A maintenance schedule stating when, what, and how often routine inspection and maintenance will occur to ensure proper function of the system. (Section 42-186.2)

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

11. OK 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. OK 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

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Post-construction stormwater management (Section 42-184)

1. OK **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. OK **Green Infrastructure Practices** (Section 42-184.2) - Green infrastructure practices shall be used to the maximum extent practical

3. OK **Stormwater runoff reduction** (Section 42-184.3) - The stormwater runoff volume generated by the runoff reduction storm event shall be reduced on-site. A system is presumed to comply with this criteria if:

   a. It includes green infrastructure practices that provide for the interception, evapotranspiration, infiltration or capture and reuse of stormwater runoff, that have been selected, designed, constructed and maintained in accordance with the coastal stormwater supplement to the Georgia Stormwater Management Manual and any relevant local addenda

   b. It is designed to provide the amount of stormwater runoff reduction specified in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual

4. OK **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. OK **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

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

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

TREE PROTECTION ORDINANCE

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

Minimum Tree Coverage (Section 42-197)

1. OK 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. OK Multi-family, commercial and industrial requirement—The minimum allowable post development tree coverage for all development sites shall be 15 existing trees (excluding pine trees and Sweet Gums), six-inch diameter at breast height (dbh) or larger per acre of developable land (excluding buffers and wetlands). Each tree with a diameter of 24 inches dbh or larger (18 inches dbh for Live Oaks) must be designated on the landscape plan and may count as three trees towards meeting the minimum allowable coverage. Each tree with a diameter of 40 inches dbh or larger must also be designated on the landscape plan and may count as five trees towards meeting the minimum allowable coverage. (Chapter 42, Article VI, Section 42-197)

Significant Trees (Section 42-198)

3. OK Significant tree - A tree with dbh of ≥ 24" (except sweet gums and pines). Live oaks with dbh of ≥ 18"

4. OK Significant tree - If a significant tree is to be removed, the planting of new trees of the same species, or preferred species if the same species is not available, *totaling the same number of inches in diameter will be required. Replacement trees shall have a minimum dbh of six inches*

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Replacement (Section 42-199)

5. OK 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. OK 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. OK 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. OK The area within the tree protection zone must be open and unpaved, except where approved pervious pavers may be utilized or tree aeration systems and tree wells are installed. (Chapter 42, Article VI, Section 42-201)

9. OK 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. OK 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)

L1.0 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

L1.1 12. OK Required note - "Trees shall not be planted within 10 feet of any underground utility or storm drain."

13. N/A 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.

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- 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. N/A 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)

L1.0 18. OK Location, size and types of trees, shrubs and groundcover to be planted on the site. (Chapter 42, Article VI, Section 42-204.6)

19. OK All trees and landscaped areas shall be provided with a means for delivery of water in a quantity that is sufficient to establish and maintain the viability of the plants; A water supply is not required for areas of established trees and other vegetation that are retained for green space, provided that site grading or development activities will not result in damage to said areas. (Chapter 42, Article VI, Section 42-204.7)

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

Preferred Tree List: (Section 42-198)

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

Oak, Southern Red		
Poplar, Yellow		

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

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Business Hotel
(312)

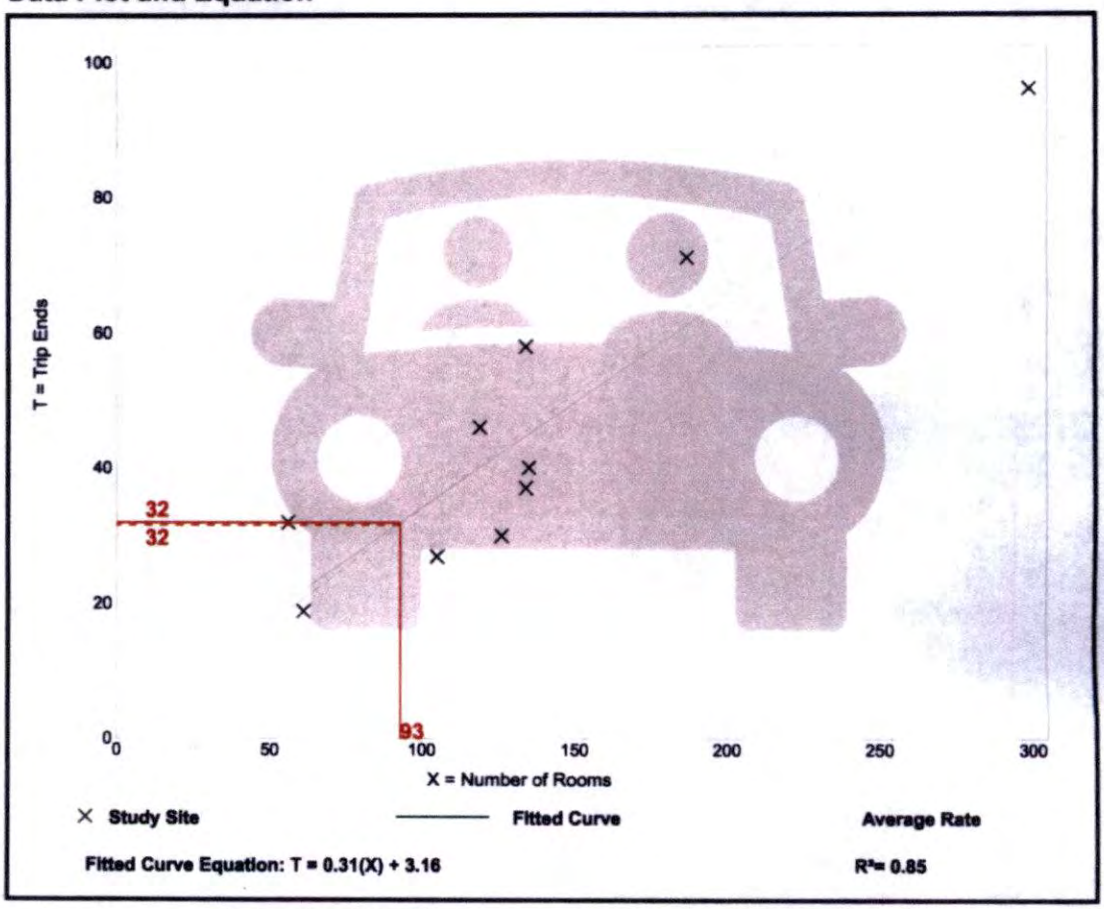
Vehicle Trip Ends vs: **Rooms**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 10
Avg. Num. of Rooms: 136
Directional Distribution: 41% entering, 59% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.34	0.24 - 0.57	0.08

Data Plot and Equation



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Business Hotel
(312)

Vehicle Trip Ends vs: **Rooms**
On a: **Weekday,**
AM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
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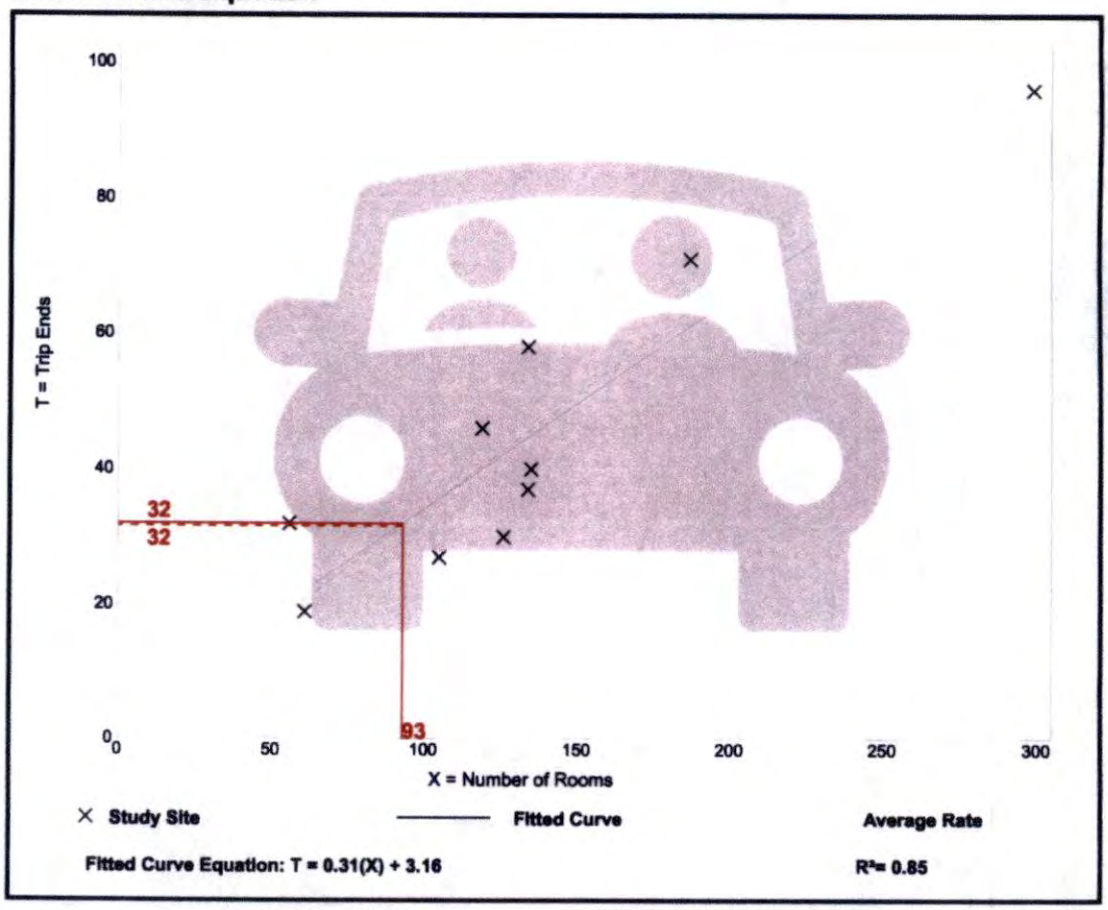
Data Plot and Equation



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Attachment B

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Business Hotel
(312)

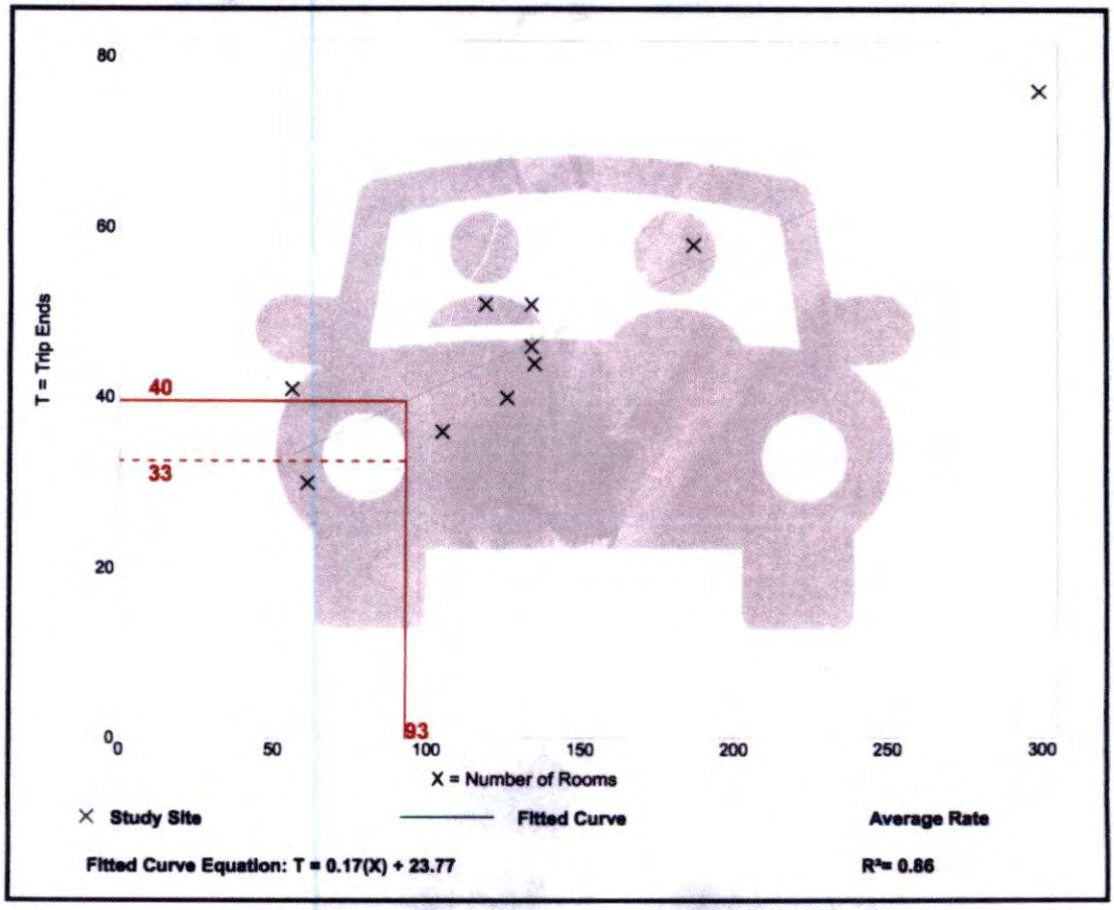
Vehicle Trip Ends vs: **Rooms**
On a: **Weekday,**
PM Peak Hour of Generator

Setting/Location: **General Urban/Suburban**
Number of Studies: 10
Avg. Num. of Rooms: 136
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Room

Average Rate	Range of Rates	Standard Deviation
0.35	0.25 - 0.73	0.11

Data Plot and Equation



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CIVIL CONSTRUCTION PLANS FOR

LOT A

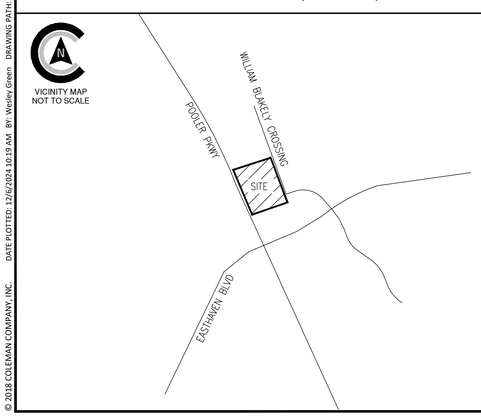
BLAKELY COMMONS

PREPARED FOR
MARSHALL DESIGN BUILD

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	TRAVIS BURKE, PE
GEORGIA PE NUMBER:	31215
GSWCC LEVEL II CERTIFICATION NUMBER:	8134

VICINITY MAP (N.T.S.)



REVISIONS

PROJECT SITE DATA

PROJECT ADDRESS:	100 WILLIAM BLAKELY CROSSING
PROJECT CITY, STATE:	POOLER, GEORGIA
OWNER/REPRESENTATIVE:	MARSHALL DESIGN BUILD
PROPERTY AREA:	4.786 AC
DISTURBED AREA:	4.16 AC
ZONING:	PUD
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
FLOOD ZONE:	ZONE X
WATER & SEWER PROVIDER:	CITY OF POOLER
PINS:	51009 01116
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	N/A
ARCHITECT:	HRH ARCHITECTS
CONSTRUCTION EXIT LOCATION:	N032.06859, W081.27365

SHEET INDEX

Sheet Number	Sheet Title
COV	COVER
C0.0	CONSTRUCTION NOTES
C1.0	EXISTING CONDITIONS
C2.0	STAKING PLAN
C3.0	UTILITY PLAN
C4.0	GRADING PLAN
C5.0	DRAINAGE PLAN
C6.0	PAVING PLAN
C7.0	PROFILES
C8.0	CONSTRUCTION DETAILS
C8.1	CONSTRUCTION DETAILS
CE1.0	INITIAL ES&PC PLAN
CE2.0	INTERM ES&PC PLAN
CE3.0	FINAL ES&PC PLAN
CE4.0	EROSION CONTROL DETAILS
CE4.1	EROSION CONTROL DETAILS
CE5.0	NPDES PERMIT NOTES
CE5.1	NPDES PERMIT NOTES
L1.0	EXISTING CONDITIONS
L2.0	LANDSCAPE PLAN
L3.0	LANDSCAPE DETAILS

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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. 031215 PROFESSIONAL ENGINEER TRAVIS G. BURKE
08/05/24

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
LOT A
BLAKELY COMMONS
LOCATED IN POOLER, GEORGIA
PREPARED FOR MARSHALL DESIGN BUILD

JOB NUMBER:	23-245
DATE:	08/05/2024
DRAWN BY:	DJM
CHECKED BY:	TGB
SCALE:	AS NOTED

COVER

SHEET:
COV

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DATE PLOTTED: 12/6/2024 10:19 AM BY: Wesley Green DRAWING PATH: Q:\2023\23-245.000\DWG\Civil\23-245 COVER-DETAILS.dwg

GENERAL NOTES:

1. CONTRACTOR WILL BE REQUIRED TO ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE GOVERNMENTAL AGENCY IN CHARGE OF THE PROJECT.
2. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS AS REQUIRED FOR APPROVAL OF THE WORK WITH THE GOVERNMENTAL AGENCY WITH JURISDICTION.
3. CONTRACTOR WILL BE RESPONSIBLE FOR COST OF AND COORDINATION WITH LOCAL UTILITY COMPANIES OR AGENCIES FOR RELOCATION OF, OR CONNECTION TO, ALL EXISTING UTILITIES INCLUDING POWER AND TELEPHONE POLES AND WIRES.
4. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM, NAVD 88.
5. A MINIMUM SHOULDER WIDTH OF 4 FEET WITH A MINIMUM TRANSVERSE SLOPE OF 5% WILL BE PROVIDED ADJACENT TO CURBS AND WALKS. ALL WALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM TRANSVERSE SLOP OF 5%.
6. MAXIMUM EARTH SLOPES WILL BE 3:1. GRADE FROM SHOULDER EDGE TO RIGHT- OF-WAY AT 1% MINIMUM.
7. REMOVAL AND REPLACEMENT OF UNSUITABLE SUBGRADE MATERIAL WILL BE PAID FOR ON A CUBIC YARD BASIS IN PLACE MEASUREMENT, AT SUCH AUTHORIZED PRICE PER CUBIC YARD, AS AUTHORIZED BY THE ENGINEER.
8. PROVIDE 1/2" EXPANSION JOINT IN NEW WALKS FOR DEPTH OF CONCRETE, WITH BITUMINOUS SEAL FOR TOP 1 INCH MINIMUM DEPTH AT ABUTMENTS WITH BUILDINGS OR OTHER CONCRETE STRUCTURES.
9. SAW-CUT CONTRACTION JOINTS WILL BE PROVIDED IN ACCORDANCE WITH DETAILS, CUT TO BE 1/4 DEPTH OF CONCRETE MINIMUM.
10. ALL DIMENSIONS ARE TO EXTERIOR FACE OF BUILDING , EDGE OF SURFACE COURSE OR FACE OF CURBING UNLESS OTHERWISE NOTED.
11. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
12. THE CONTRACTOR SHALL KEEP ACCURATE RECORDS FOR "AS BUILT" PURPOSES AND PROVIDE THIS INFORMATION TO THE ENGINEER AT THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO FURNISH THIS INFORMATION, THE ENGINEER WILL OBTAIN THE NECESSARY INFORMATION AND CHARGE THE CONTRACTOR FOR THE SERVICES. THE ENGINEER WILL CHECK INFORMATION PROVIDED BY THE CONTRACTOR FOR ACCURACY. AS BUILT INFORMATION INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: ALL UTILITIES INCLUDING INVERTS, TOP ELEVATIONS, PIPE LENGTHS AND TYPE OF CONSTRUCTION MATERIAL; SPOT ELEVATIONS ON FORCE MAINS AND WATER LINES; THE DISTANCE OF THE CENTERLINE OF UTILITIES FROM A PERMANENT STRUCTURE. ALL VALVE MANHOLES AND VALVE BOXES SHALL BE LOCATED WITH RESPECT TO A PERMANENT STRUCTURE. GRADES SHALL BE CONFIRMED IN ROADS AND PARKING AREAS AS WELL AS SWALES TO SHOW DIRECTION OF STORMWATER FLOW. THE FINISHED FLOOR ELEVATION SHALL BE SHOWN ON ALL BUILDINGS. IF THE LANDSCAPING IS CHANGED IN ANY WAY AN AS BUILT OF THE LANDSCAPE PLAN IS TO BE SUBMITTED TO THE ENGINEER.
13. ALL NEW DISTURBED AREAS WILL BE GRASSED BY SEEDING OR SPRIGGING IN ACCORDANCE WITH CURRENT VERSION OF THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA, AND AS DIRECTED BY THE ENGINEER.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
15. CONTRACTOR SHALL PROVIDE DUST CONTROL OF ALL DISTURBED AREAS BY THE USE OF WATER AND FAST GROWING, TEMPORARY VEGETATION ON ALL STOCKPILED SOILS.
16. CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE INCLUDING ALL EROSION AND SEDIMENT CONTROL MEASURES.
17. ALL EXISTING INLETS AND DITCHES SUBJECT TO STORM WATER RUNOFF FROM THE SITE AND ALL NEW INLETS SHALL BE PROVIDED WITH HAY BALES OR OTHER APPROVED SILT BARRIERS TO MINIMIZE SOIL TRANSPORT OFF SITE BY STORM WATERS.
18. ALL MATERIAL AND INSTALLATION PRACTICES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT SHALL MEET THE CURRENT REQUIREMENTS OF THE CITY OF POOLER AND CHATHAM COUNTY DEVELOPMENT REGULATIONS AND SPECIFICATIONS.
19. TESTING - PROVIDE ALL TESTING AS REQUIRED IN THE SPECIFICATIONS. PROVIDE ENGINEER WITH COPY DIRECT FROM TESTING LAB.
20. CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE. CONTRACTOR, AT HIS COST, SHALL GRADE SITE AND PROVIDE NECESSARY TEMPORARY DRAINAGE SWALES TO INSURE STORM WATER DOES NOT POND ON SITE.
21. ANY DETENTION BASINS SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND GRADING TO HELP PREVENT THE LOSS OF SEDIMENT FROM THE SITE. THE CONTRACTOR SHALL CLEAN OUT ANY SEDIMENT DEPOSITED IN THE BASINS DURING THE CONSTRUCTION PERIOD SO THAT THE SPECIFIED WATER DEPTH AT NORMAL POOL IS MAINTAINED. THE CONTRACTOR MAY OVER EXCAVATE THE BASINS TO ACCOMPLISH THIS, IF DESIRED, AT HIS OWN EXPENSE AND WITH THE CONCURRENCE OF THE ENGINEER.
22. PRIOR TO CONSTRUCTION, ALL BUILDING AREAS, PLUS 10 FEET ON EACH SIDE AND ALL AREAS TO BE PAVED, SHALL BE STRIPPED OF ALL VEGETATION, TOP SOIL AND ROOT SYSTEMS.
23. SITE DRAINAGE SHALL BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE RAPID RUN-OFF OF STORM WATER.
24. ANY STUMP HOLES OR OTHER DEPRESSIONS SHALL BE CLEARED OF LOOSE MATERIAL AND DEBRIS AND SHALL THEN BE BACKFILLED WITH APPROVED FILL. THE BACKFILL SHALL BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
25. ANY UTILITIES THAT UNDERLIE THE SITE SHALL BE RELOCATED AND THE TRENCHES BACKFILLED WITH APPROVED SOIL. THE BACKFILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
26. THE SUBGRADE SHALL BE PROOFROLLED WITH A LOADED DUMP TRUCK TO LOCATE UNSTABLE OR SOFT AREAS. THESE AREAS SHALL THEN BE INVESTIGATED TO DETERMINE THE CAUSE OF THE INSTABILITY. IF DUE TO UNSUITABLE SOIL, SUCH AS HIGHLY ORGANIC SOILS OR SOFT CLAYS, THE AREA SHALL BE UNDERCUT TO A FIRM SOIL AND REPLACED WITH APPROVED FILL COMPACTED IN SIX INCH LIFTS TO MINIMUM DENSITY OF 95% IN ACCORDANCE WITH ASTM-D-1557. IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE SUITABLE SOIL, THE AREA SHALL BE DRAINED AND COMPACTED TO 95% DENSITY. ANY FILL REQUIRED TO LEVEL OR RAISE THE SITE SHOULD THAN BE PLACED IN 6" THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
27. ALL OF THE FILL FOR THIS PROJECT SHALL CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE FILL SHALL BE FREE OF OBJECTIONABLE ROOTS, CLAY LUMPS AND DEBRIS.
28. ALL COMPACTION SHALL BE PERFORMED AT MATERIAL MOISTURE CONTENTS WITHIN 3 PERCENTAGES POINTS, PLUS, OR MINUS, OF OPTIMUM..
29. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE CITY OF POOLER CONVEYANCE AND DISTRIBUTION DEPARTMENT.
30. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO FOLLOW THE COMPREHENSIVE MONITORING PLAN PREPARED FOR THE DEVELOPER BY COLEMAN COMPANY, INC.
31. ALL TAPS ON A MAIN FOR SERVICE LATERALS SHALL BE MADE WITH AN ALL STAINLESS STEEL DOUBLE STRAP EPOXY COATED TAPPING SADDLE. THE SIZE OF THE SADDLE SHALL BE WATER MAIN DIAMETER C-900 + 1"c.c. THREAD".
32. ALL FIRE HYDRANTS AND VALVES SHALL BE MANUFACTURED BY AMERICAN, DARLING, MUELLER OR M&H.
33. 50 L.F. OF 6" UNDERDRAIN AND ROCK SHALL BE INSTALLED FROM EACH SIDE OF EACH GRATE INLET. CONTRACTOR SHALL VERIFY THE STATIC WATER ELEVATION OF THE PROPOSED/EXISTING DRAINAGE SYSTEM EACH ROADSIDE INLET IS A COMPONENT OF AND NOT INSTALL THE UNDERDRAIN BELOW THAT STATIC ELEVATION.
34. ANY AND ALL UTILITY CROSSINGS FOR WATER MAINS BETWEEN STORM OR SEWER PIPING SHOULD BE ACCOMPLISHED BY USING OF 45° BENDS BOTH DOWN AND UP.
35. ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES, EXCEPT AS NOTED BELOW. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UTILITY FACILITIES OTHER THAN SERVICE LINES FROM STREET MAINS TO ABUTTING PROPERTY WHEN SUCH FACILITIES ARE NOT SHOWN ON THE PLANS AND THEIR EXISTENCE IS UNKNOWN TO THE CONTRACTOR PRIOR TO THE DAMAGES OCCURRING PROVIDING THE ENGINEER DETERMINES THE CONTRACTOR HAS OTHERWISE FULLY COMPLIED WITH THE SPECIFICATIONS.
36. CONTRACTOR(S) SHALL VERIFY THE LOCATION OF ALL UNDERGOUND UTILITIES. CONTRACTOR(S) ARE RESPONSIBLE FOR LOCATING, PROTECTING, REPAIRING, AND REPLACING ANY AND ALL UNDERGROUND UTILITIES DURING ALL PHASES OF CONSTRUCTION. COLEMAN COMPANY, INC. HAS MADE A DILIGENT EFFORT TO LOCATE ALL ABOVE AND BELOW GROUND UTILITIES BUT CANNOT GUARANTEE THAT ALL PRESENT UTILITIES HAVE BEEN IDENTIFIED. CONTRACTOR SHALL CALL UTILITY PROTECTION CENTER (1-800-282-7411) AT LEAST SEVENTY TWO (72) HOURS PRIOR TO DIGGING AND SHALL NOT BEGIN DIGGING UNTIL ALL UNDERGROUND UTILITY LOCATIONS ARE COMPLETE.
37. ALL DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED AT THE CONTRACTOR'S EXPENSE.
38. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR GRAVITY SEWER AND FORCE MAINS AT APPROXIMATELY 30" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO MANHOLE RINGS. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
39. ALL SANITARY SEWER LATERALS SHALL BE PROPERLY MARKED AT THE POINT WHERE LATERALS TERMINATE WITH PVC PIPE PAINTED GREEN. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. LATERALS SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.
40. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR WATER MAINS AT APPROXIMATELY 18" TO 24" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO CURB STOPS AND BROUGHT TO TOP OF VALVE. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
41. ALL WATER SERVICES SHALL BE PROPERLY MARKED ABOVE GROUND WITH PVC PIPE PAINTED BLUE. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. SERVICES SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.
42. TRACER WIRE SHALL BE REQUIRED ON ALL STORM PIPE.
43. THE CONTRACTOR SHALL HAVE APPROVED PLANS ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
44. THE CONTRACTOR SHALL HAVE A CERTIFIED EROSION AND SEDIMENTATION CONTROL INSPECTOR ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
45. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF POOLER AND CHATHAM COUNTY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
46. ALL CURB AND GUTTER TO BE 18" MOUNTABLE CONCRETE CURB AND GUTTER UNLESS OTHERWISE NOTED THE PLANS..
47. FOR CITY WATER AND SEWER LINE LOCATIONS, CONTACT THE UTILITIES PROTECTION CENTER (1-800-282-7411) A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.
48. NO SOIL TEST HAS BEEN PERFORMED ON THIS SITE.
49. STORM SEWER SPECIFICATIONS FOR MANHOLE COVER IN STREET:

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

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

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

50. INTERNATIONAL FIRE CODE, 2012 EDITION:

SECTION 3310
ACCESS FOR FIREFIGHTING
REQUIRED ACCESS. APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30.5 METERS) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.

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

51. IN THE CASE OF ANY CONFLICT OF THESE CONSTRUCTION DOCUMENTS AND THE CITY OF POOLER CODIFIED ORDINANCES, STANDARDS, SPECIFICATIONS, OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.
52. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION EXIT SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY INTO OR EXIT FROM THE SITE OR ONTO ANY PUBLIC RIGHT OF WAY. THE CONSTRUCTION EXIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS, MATERIALS, DIMENSIONS, ETC. AS DESCRIBED IN THE CURRENT VERSION OF THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION'S "MANUAL FOR EROSION AND SEDIMENT CONTROL".
53. MAXIMUM BUILDING HEIGHT IS TO BE 50' PER THE PUD MASTERPLAN

ADA NOTES:

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

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	TRAVIS BURKE, PE
GEORGIA PE NUMBER:	31215
GSWCC LEVEL II CERTIFICATION NUMBER:	8134

WATER - SEWER NOTES:

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

DEVELOPMENT REQUIREMENTS:

FRONT SETBACK:	15'
SIDE YARD SETBACKS:	10'
REAR YARD SETBACK:	10'
IMPERVIOUS AREA:	1.49 AC / 61.2%

*PER PUD - FRONT SETBACK CAN VARY TO A MIN. 10' FROM R.O.W. TO PROMOTE STAGGERED FRONTAGES CANOPY SETBACK FROM R.O.W. 45.22'

BUILDING AREA =	10,900 S.F.
PARKING REQUIRED =	78 SPACES
PARKING PROVIDED =	96 SPACES, INCLUDING 4 ADA

SITE INFORMATION:

PARENT PIN: 51009 01116
ZONING DISTRICT: PUD
FLOOD ZONE: ZONE X
SIZE: 4.786 AC
PROPOSED LAND USE: HOTEL

EROSION CONTROL NOTES:

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

LOCATION: 100 WILLIAM BLAKELY CROSSING POOLER,GEORGIA

PINS: 51009 01116

NATURE OF WORK: HOTEL AND ASSOCIATED INFRASTRUCTURE

SIZE:
TOTAL PROPERTY ACREAGE: 4.786 AC
DISTURBED ACREAGE: 4.16 AC

ZONING CLASSIFICATION: PUD

PHASES: THE WORK WILL BE PERFORMED IN ONE PHASE.

3. THERE ARE NO APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT SITE.
4. THERE ARE NO APPARENT WETLANDS PRESENT ON THE PROPERTY.
5. ALL SUITABLE TOPSOIL WILL BE STOCKPILED BY THE CONTRACTOR AND SPREAD IN PROPOSED VEGETATIVE AREAS PRIOR TO LANDSCAPE INSTALLATION.
6. THE SOILS ON SITE ARE : PELHAM LOAMY SAND (PI)
7. THIS SITE IS CURRENTLY UNDEVELOPED
8. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER.
9. THE CONTRACTOR SHALL ENSURE THAT STRUCTURAL EROSION CONTROL MEASURES ARE INSPECTED DAILY. ANY DEFICIENCIES, INCLUDING SEDIMENT ACCUMULATION AND REMOVAL, OBSERVED SHALL BE CORRECTED BY THE END OF THAT DAY'S WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A DAILY INSPECTION LOG AND NOTIFYING THE OWNER AND ENGINEER OF ANY DEFICIENCIES IDENTIFIED IN THE EROSION CONTROL MEASURES. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE STABILIZED.
10. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
11. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL WILL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
12. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
13. ACCORDING TO THE FLOOD INSURANCE RATE MAPS, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROJECT SITE DOES NOT APPEAR TO LIE IN A FLOOD HAZARD AREA AS DEPICTED ON FIRM PANEL NO. 13051C0109F EFFECTIVE DATE: AUGUST 16, 2018.
14. CONTACT INFORMATION:

CIVIL ENGINEER:	OWNER/REPRESENTATIVE CONTACT:
TRAVIS G. BURKE, PE	MARSHALL DESIGN BUILD
COLEMAN COMPANY, INC.	ATTN: TRAVIS MARSHALL
1480 CHATHAM PKWY,	4437 ATLANTA HIGHWAY
SAVANNAH, GA 31405	MONTGOMERY, AL, 36109
P: 912.200.3041	
F: 912.200.3056	

16. THE INITIAL RECEIVING WATER FOR THIS PROJECT IS A WET POND TOWARD THE SAVANNAH AND OGEECHEE CANAL. FINAL RECEIVING WATERS ARE THE LITTLE OGEECHEE RIVER AND ONTO THE ATLANTIC OCEAN.
17. ANY ON-SITE FUEL STORAGE TANK MUST BE PROTECTED FROM LEAKS, SPILLS, AND RUPTURE AS PER APPLICABLE CODES.
18. SILT FENCE MUST BE INSPECTED DAILY FOR FAILURES AND CLEANED OUT WHEN SILT REACHES 1/2 THE FENCE HEIGHT.
19. ALL TEMPORARY BMPS FOR EROSION & SEDIMENT CONTROL SHALL BE REMOVED ONCE FINAL STABILIZATION IS ACHIEVED.

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

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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. 031215 PROF

Attachment B

WILLIAM BLAKELY CROSSING
60' R/W

LOT A
4.78 AC
208,509

15' UTILITY EASEMENT
(PB 50, PG 784)

55.00' ACCESS EASEMENT

95.00' ACCESS EASEMENT

DISTRIBUTION LINE SUBJECT TO DB 354M, PG 768

15' UTILITY EASEMENT
(PB 50, PG 784)

POOLER PARKWAY
R/W VARIES

EDGE OF ASPHALT

EDGE OF ASPHALT

YELLOW PAINT

WHITE PAINT

CONCRETE SIDEWALK

CONCRETE SIDEWALK

ASPHALT

TACTILE PAVING
REMOVE CURB & GUTTER

REMOVE CURB & GUTTER

REMOVE SIDEWALK

REMOVE SIDEWALK

CONTRACTOR TO COORDINATE RELOCATION OF EXISTING LIGHT POLE

CONTRACTOR TO COORDINATE WITH GAS COMPANY FOR RELOCATION OR REMOVAL OF GAS MAIN

REMOVE TREE (TYP.)

REMOVE TREE (TYP.)

HEADWALL
TOP: 16.74'
IE: 13.97'

18"CMP

18"RCP

18"X12"RCP

8"PVC

8"PVC

8"PVC

36"RCP

36"RCP

24"RCP

24"RCP

24"RCP

30"RCP

18"C&G

STMH
TOP: 16.82'
IE(S): 10.55'
IE(N): 10.54'
IE(W): 10.46'

CI
TOP: 16.68'
TH: 15.99'
IE(S): 11.92'
IE(N): 11.34'
IE(E): 12.18'
IE(W): 11.57'

SSMH
TOP: 17.67'
IE(N): 5.94'
IE(E): 5.90'

STMH
TOP: 17.67'
IE(N): 12.38'
IE(E): 12.43'
IE(S): 12.50'
IE(SW): 12.50'

IE(S): 6.78'

TH: 16.00'
IE(W): 11.91'

S69°57'49"W 650.55'

N23°06'33"W 274.63'

90.60'

5X5" R/W CMF

181.32'

N/F: SOUTHWEST QUADRANT DEVELOPMENT COMPANY, LLC

LOT B
BLAKELY COMMONS
PB 53, PG 679
PARENT PIN: 51009 01116

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	TRAVIS BURKE, PE
GEORGIA PE NUMBER:	31215
GSWCC LEVEL II CERTIFICATION NUMBER	8134

SCALE: 1"=20'
0' 10' 20' 40'

Know what's below. Call before you dig.

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ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COLSAV.COM

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. 031215 PROFESSIONAL ENGINEER TRAVIS G. BURKE
08/05/24

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
LOT A
BLAKELY COMMONS
LOCATED IN POOLER, GEORGIA
PREPARED FOR MARSHALL DESIGN BUILD

JOB NUMBER:	23-245
DATE:	08/05/2024
DRAWN BY:	DJM
CHECKED BY:	TGB
SCALE:	AS NOTED

EXISTING CONDITIONS

SHEET:
C1.0

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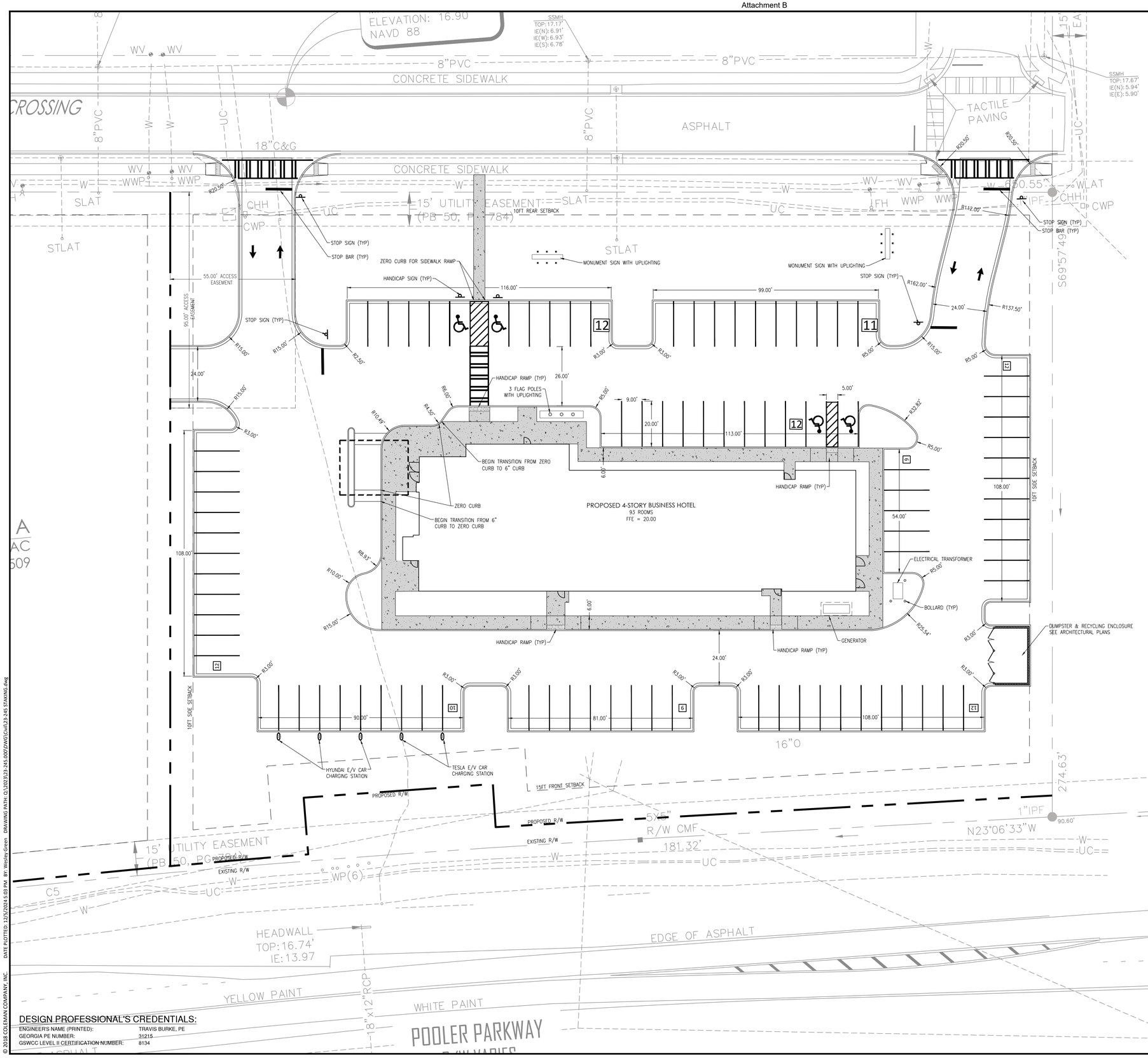
DATE PLOTTED: 12/5/2024 5:14 PM BY: Wesley Green DRAWING PATH: Q:\2023\23-245.000\DWG\Civil\23-245 STAKING.dwg



SITE DATA:

TOTAL SITE AREA:	4.786 AC
ZONING:	PUD
FLOOD ZONE:	ZONE X
EXISTING LAND USE:	VACANT
PROPOSED LAND USE:	BUSINESS HOTEL
PROPOSED BUILDING HEIGHT:	46 FT 4 IN.
MAXIMUM BUILDING HEIGHT:	50 FT.

SITE INFORMATION:

PROPERTY ADDRESS:	100 WILLIAM BLAKELY CROSSING, POOLER GA.
PROPERTY PIN:	51009 0116
PROPERTY AREA:	4.786 AC
BUILDING:	4-STORY BUSINESS HOTEL

PARKING REQUIREMENTS:

0.80 SPACE PER ROOM = 0.80 SPACE X 93 ROOMS = 75 SPACES
1 SPACE PER EMPLOYEE = 1.0 SPACE X 3 EMPLOYEES = 3 SPACES
TOTAL REQUIRED = 78 SPACES

1 ADA SPACE PER 25 SPACES = 78/25 = 4 ADA SPACES

PARKING PROVIDED = 96 SPACES, INCLUDING 4 ADA SPACES

DEVELOPMENT REQUIREMENTS:

FRONT SETBACK:	15FT
SIDE YARD SETBACK:	10FT
REAR YARD SETBACK:	10FT

LANDSCAPE REQUIREMENTS:

REQUIRED TREES:

15 TREES PER ACRE

NOTES:

1. THIS PROPERTY IS LOCATED IN ZONE X, NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP NUMBER 13051C0109G, EFFECTIVE DATE: 08/16/2018
2. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
3. SURVEY PREPARED BY COLEMAN COMPANY, INC
4. WATER AND SEWER WILL BE PROVIDED BY CITY OF POOLER.
5. THERE ARE NO APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT AREA.
6. THERE ARE NO APPARENT WETLAND AREAS FOUND IN AND/OR WITHIN 200 FEET OF THE PROJECT AREA.
7. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
8. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	TRAVIS BURKE, PE
GEORGIA PE NUMBER:	31215
GSWCC LEVEL II CERTIFICATION NUMBER:	8134

SCALE: 1"=20'
0' 10' 20' 40'

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08/05/24

REVISIONS:

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CHECKED BY:	TGB
SCALE:	AS NOTED

STAKING PLAN

SHEET:
C2.0

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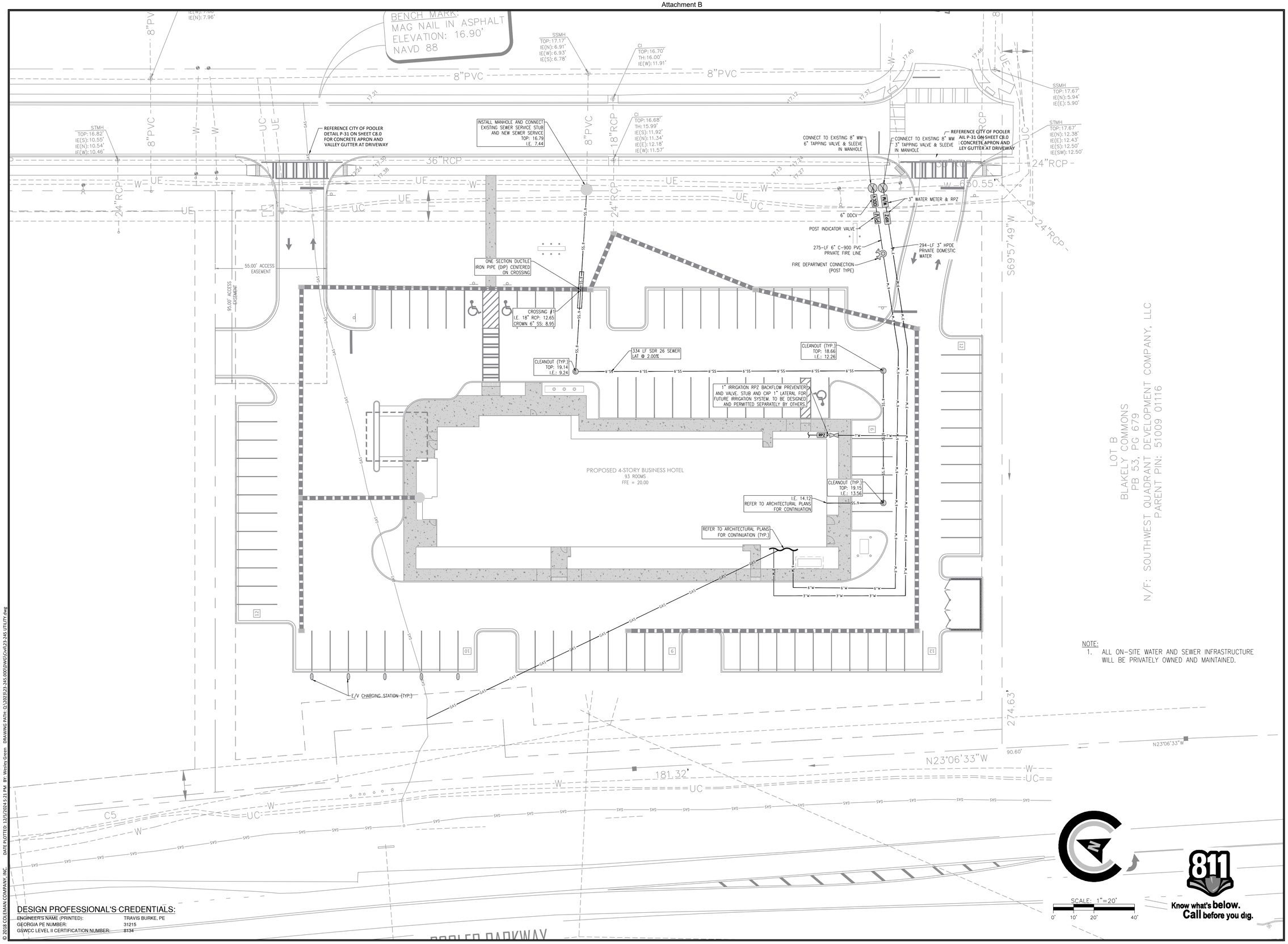

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DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	TRAVIS BURKE, PE
GEORGIA PE NUMBER:	31215
GSWCC LEVEL II CERTIFICATION NUMBER:	8134

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REVISIONS:

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DRAWN BY:	DJM
CHECKED BY:	TGB
SCALE:	AS NOTED

UTILITY PLAN

SHEET:
C3.0

BENCH MARK:
MAG NAIL IN ASPHALT
ELEVATION: 16.90'
NAVD 88

PROPOSED 4-STORY BUSINESS HOTEL
93 ROOMS
FFE = 20.00

GRADING LEGEND	
FF	FINISHED FLOOR
FG	FINISHED GRADE
HP	HIGH POINT ELEVATION
LP	LOW POINT ELEVATION
TOC	TOP OF CURB
SW	TOP OF SIDEWALK

LOT B
BLAKELY COMMONS
PB 53, PG 679
QUADRANT DEVELOPMENT COMPANY, LLC
PARENT PIN: 51009 01116

N/F: SOUTHWEST QUADRANT

S69°57'49"W 274.63'

N23°06'33"W 181.32'

90.60' N23°06'33"W

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	TRAVIS BURKE, PE
GEORGIA PE NUMBER:	31215
GSWCC LEVEL II CERTIFICATION NUMBER:	8134

SCALE: 1"=20'
0' 10' 20' 40'

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REVISIONS:

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BLAKELY COMMONS
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DATE:	08/05/2024
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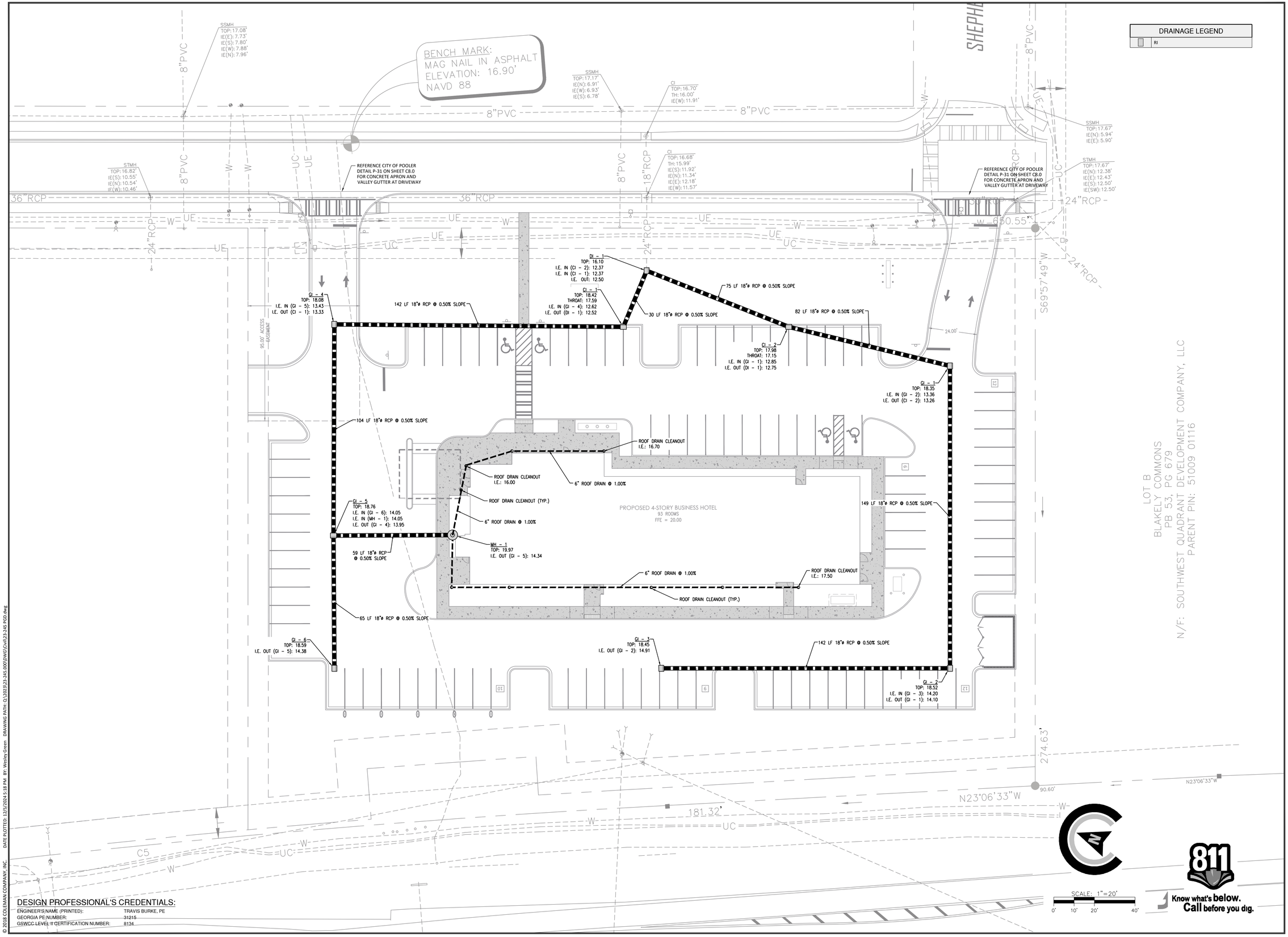
CHECKED BY:	TGB
SCALE:	AS NOTED

GRADING PLAN

SHEET:
C4.0



DRAINAGE LEGEND

	RI

SCALE: 1"=20'

0' 10' 20' 40'

Know what's below. Call before you dig.

DESIGN PROFESSIONAL'S CREDENTIALS:

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GEORGIA PE NUMBER:	31215
GSWCC LEVEL II CERTIFICATION NUMBER:	8134

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SCALE:	AS NOTED

DRAINAGE PLAN

SHEET:
C5.0

Attachment B

BENCH MARK:
MAG NAIL IN ASPHALT
ELEVATION: 16.90'
NAVD 88

REFERENCE CITY OF POOLER DETAIL P-31 ON SHEET C8.0 FOR CONCRETE APRON AND VALLEY GUTTER AT DRIVEWAY

REFERENCE CITY OF POOLER DETAIL P-31 ON SHEET C8.0 FOR CONCRETE APRON AND VALLEY GUTTER AT DRIVEWAY

PROPOSED 4-STORY BUSINESS HOTEL
93 ROOMS
FFE = 20.00

55.00' ACCESS EASEMENT

95.00' ACCESS EASEMENT

S69°57'49"W 670.55'

N23°06'33"W 274.63'

90.60'

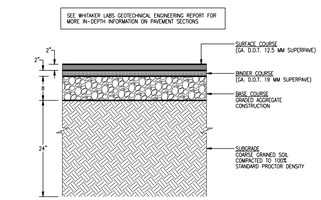
181.32'

24.00'

C5

DOOLER PARKWAY

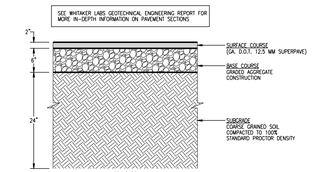
SEE WHITAKER LABS GEOTECHNICAL ENGINEERING REPORT FOR MORE IN-DEPTH INFORMATION ON PAVEMENT SECTIONS



NOTES:
1. BITUMINOUS PRIME AND TACK COATS WILL BE APPLIED AS LISTED BELOW.
   A. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLON PER SQUARE YARD TO THE SURFACE OF ALL GRANITE BASE COURSES.
   B. TACK COAT SHALL BE APPLIED AT AT RATE OF 0.05 GALLONS PER SQUARE YARD TO THE SURFACE OF THE BINDER COURSE BEFORE PLACEMENT OF SURFACE COURSE.
2. REFER TO PAVING PLAN FOR LOCATION OF STANDARD AND HEAVY DUTY PAVEMENTS.
3. BINDER COURSE IS TO BE 3" THICK WHEN PLACED INSIDE THE ALL PUBLIC ROWs, OTHERWISE USE 2".

P-11 HEAVY DUTY PAVEMENT SECTION
NOT TO SCALE

SEE WHITAKER LABS GEOTECHNICAL ENGINEERING REPORT FOR MORE IN-DEPTH INFORMATION ON PAVEMENT SECTIONS



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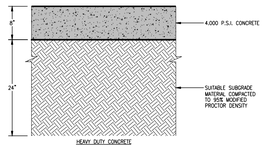
   B. TACK COAT SHALL BE APPLIED AT AT RATE OF 0.05 GALLONS PER SQUARE YARD TO THE SURFACE OF THE BINDER COURSE BEFORE PLACEMENT OF SURFACE COURSE.

P-12 LIGHT DUTY PAVEMENT SECTION
NOT TO SCALE



P-20 HEAVY DUTY CONCRETE SECTION
NOT TO SCALE

PAVING LEGEND	
	LIGHT DUTY ASPHALT
	HEAVY DUTY ASPHALT
	HEAVY DUTY CONCRETE

SCALE: 1"=20'
0' 10' 20' 40'

Know what's below. Call before you dig.

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	TRAVIS BURKE, PE
GEORGIA PE NUMBER:	31215
GSWCC LEVEL II CERTIFICATION NUMBER:	8134

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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. 031215 PROFESSIONAL ENGINEER TRAVIS G. BURKE 08/05/24

REVISIONS:

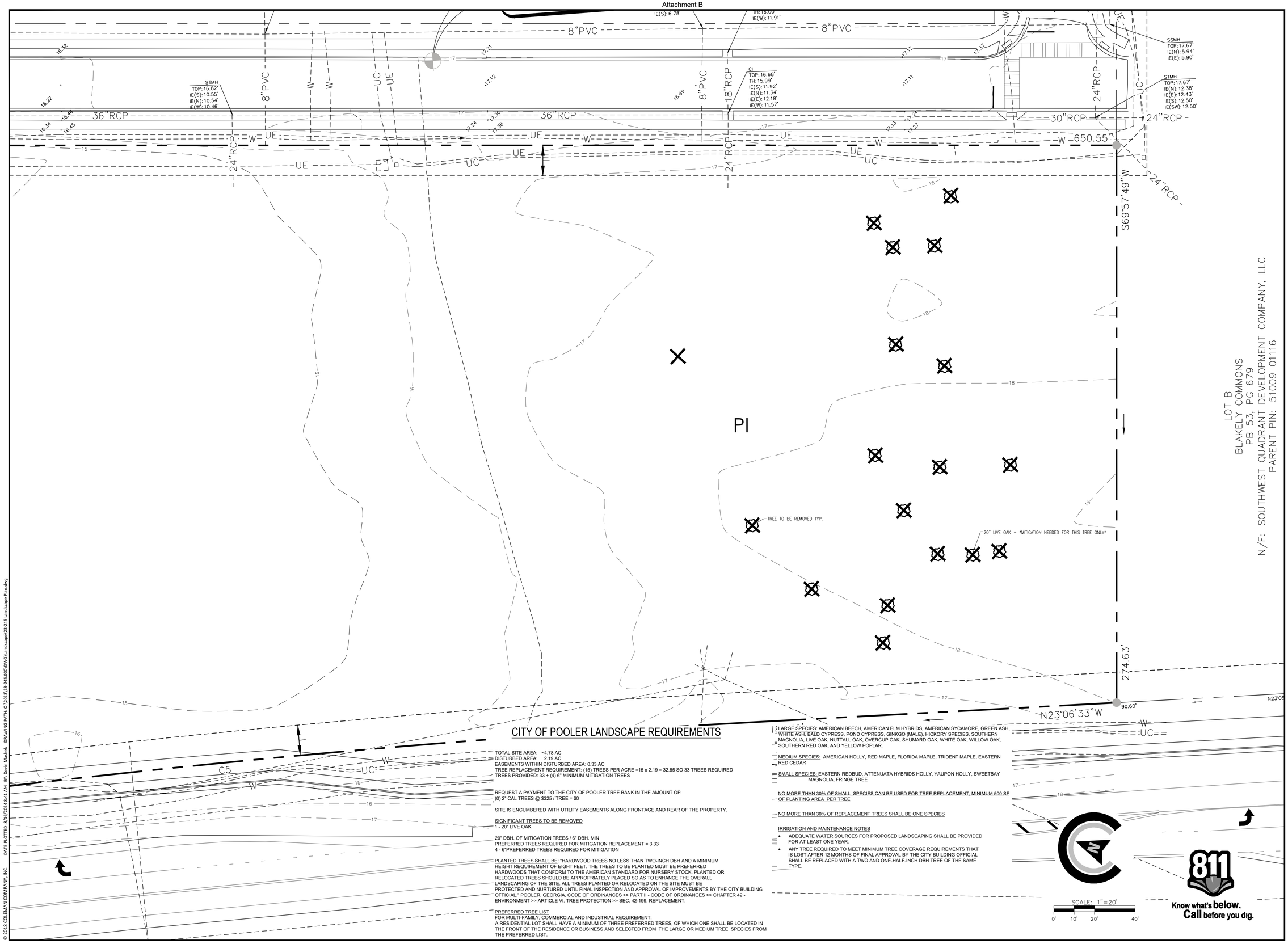
CIVIL CONSTRUCTION PLANS FOR
LOT A
BLAKELY COMMONS
LOCATED IN POOLER, GEORGIA
PREPARED FOR MARSHALL DESIGN BUILD

JOB NUMBER:	23-245
DATE:	08/05/2024
DRAWN BY:	DJM
CHECKED BY:	TGB
SCALE:	AS NOTED

PAVING PLAN

SHEET:
C6.0

Attachment B



CITY OF POOLER LANDSCAPE REQUIREMENTS

TOTAL SITE AREA: ~4.78 AC
DISTURBED AREA: 2.19 AC
EASEMENTS WITHIN DISTURBED AREA: 0.33 AC
TREE REPLACEMENT REQUIREMENT: (15) TREES PER ACRE =15 x 2.19 = 32.85 SO 33 TREES REQUIRED
TREES PROVIDED: 33 + (4) 6" MINIMUM MITIGATION TREES

REQUEST A PAYMENT TO THE CITY OF POOLER TREE BANK IN THE AMOUNT OF:
(0) 2" CAL TREES @ $325 / TREE = $0

SITE IS ENCUMBERED WITH UTILITY EASEMENTS ALONG FRONTAGE AND REAR OF THE PROPERTY.

SIGNIFICANT TREES TO BE REMOVED
1 - 20" LIVE OAK

20" DBH. OF MITIGATION TREES / 6" DBH. MIN
PREFERRED TREES REQUIRED FOR MITIGATION REPLACEMENT = 3.33
4 - 6"PREFERRED TREES REQUIRED FOR MITIGATION

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

PREFERRED TREE LIST
FOR MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL REQUIREMENT:
A RESIDENTIAL LOT SHALL HAVE A MINIMUM OF THREE PREFERRED TREES, OF WHICH ONE SHALL BE LOCATED IN THE FRONT OF THE RESIDENCE OR BUSINESS AND SELECTED FROM THE LARGE OR MEDIUM TREE SPECIES FROM THE PREFERRED LIST:

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

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

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

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

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

IRRIGATION AND MAINTENANCE NOTES

- ADEQUATE WATER SOURCES FOR PROPOSED LANDSCAPING SHALL BE PROVIDED FOR AT LEAST ONE YEAR.
- ANY TREE REQUIRED TO MEET MINIMUM TREE COVERAGE REQUIREMENTS THAT IS LOST AFTER 12 MONTHS OF FINAL APPROVAL BY THE CITY BUILDING OFFICIAL SHALL BE REPLACED WITH A TWO AND ONE-HALF-INCH DBH TREE OF THE SAME TYPE.

SCALE: 1"=20'
0' 10' 20' 40'

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

LOT B
BLAKELY COMMONS
PB 53, PG 679
SOUTHWEST QUADRANT DEVELOPMENT COMPANY, LLC
PARENT PIN: 51009 01116

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. 1923 PROFESSIONAL LANDSCAPE ARCHITECT JAY M GEHLER
JAY M. GEHLER 01/10/24

REVISIONS:

LANDSCAPE PLANS FOR
LOT A
BLAKELY COMMONS
LOCATED IN POOLER, GEORGIA
PREPARED FOR MARSHALL DESIGN BUILD

JOB NUMBER:	23-245
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DRAWN BY:	MRC
CHECKED BY:	JMG
SCALE:	AS NOTED

EXISTING CONDITIONS

SHEET:
L1.0

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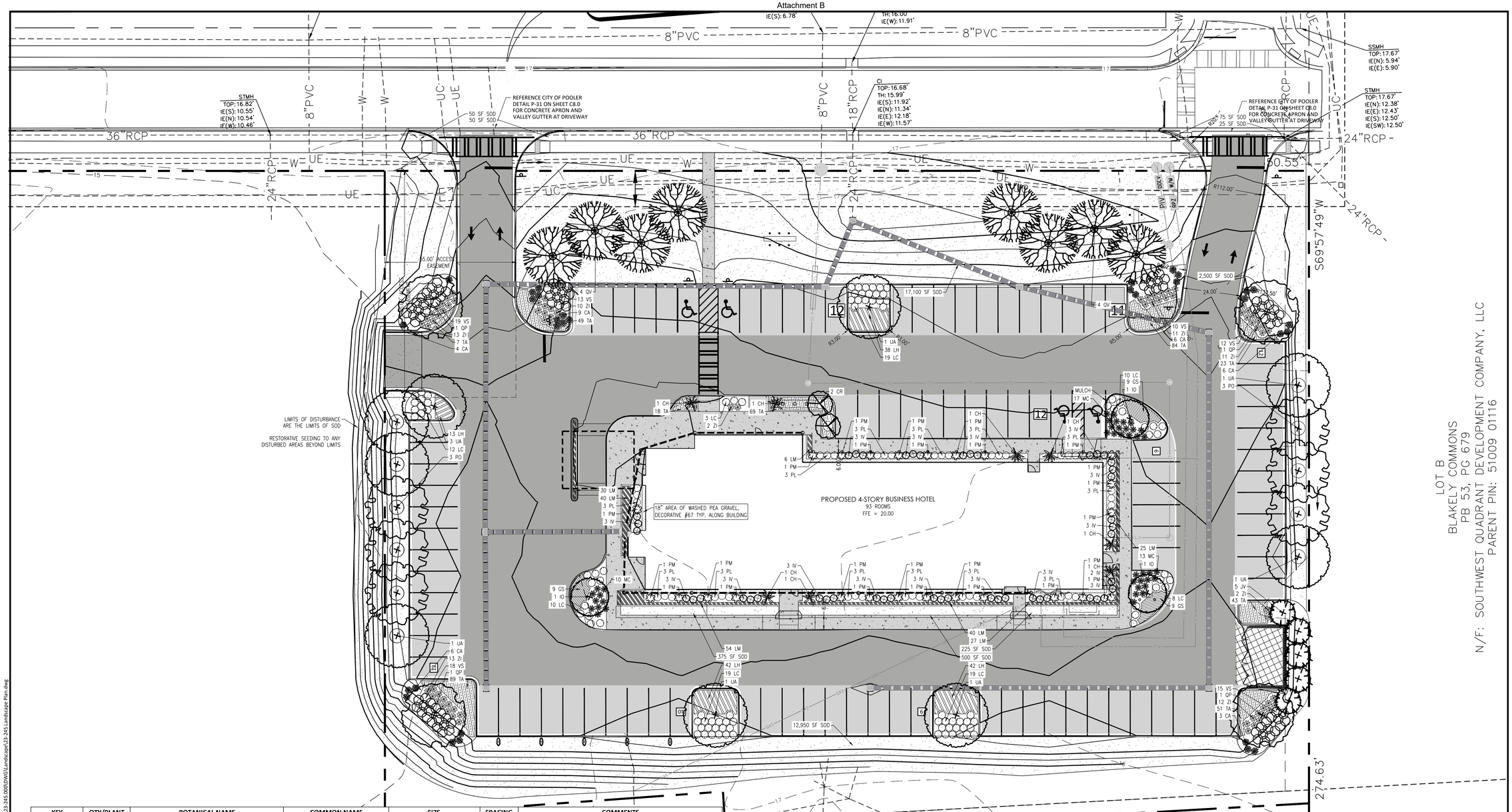

KEY	QTY/PLANT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES						
CR	2	CHIONANTHUS RETUSEUS	CHINESE FRINGE TREE	2.5" CAL. MIN.	AS SHOWN	STRAIGHT SINGLE TRUNK, WELL BALANCED HEAD
JV	5	JUNIPERUS VIRGINIANA 'HOOPSII'	HOOPSII RED CEDAR	2.5" CAL. MIN., 7-9' HT.	AS SHOWN	STRAIGHT SINGLE TRUNK, WELL BALANCED HEAD
IO	3	ILEX OPACA	AMERICAN HOLLY	3" CAL. MIN., 8-10' HT.	AS SHOWN	STRAIGHT SINGLE TRUNK, WELL BALANCED HEAD
PO	6	PLANTANUS OCCIDENTALIS	SYCAMORE	2.5" CAL. MIN., 12-16' HT.	AS SHOWN	STRAIGHT SINGLE TRUNK, WELL BALANCED HEAD
QP	4	QUERCUS PHELLOS	WILLOW OAK	6" CAL. MIN.	AS SHOWN	STRAIGHT SINGLE TRUNK, WELL BALANCED HEAD, FOR MITIGATION
QV	8	QUERCUS VIRGINIANA	LIVE OAK	2.5" CAL. MIN., 12-16' HT.	AS SHOWN	STRAIGHT SINGLE TRUNK, WELL BALANCED HEAD
UA	9	ULMUS AMERICANA 'PRINCETON	PRINCETON SENTRY ELM	2.5" CAL. MIN., 12-16' HT.	AS SHOWN	STRAIGHT SINGLE TRUNK, WELL BALANCED HEAD
SHRUBS						
CA	32	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER GRASS	3 GAL CONT.	3' O.C.	FULL, MATCHED
CH	8	CHAMAEROPS HUMILIS	EUROPEAN FAN PALM	30 GAL CONT.	AS SHOWN	FULL, MATCHED
IV	47	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GAL CONT.	3' O.C.	FULL, MATCHED
LC	100	LOROPETALUM CHINENSIS 'RUBY'	RUBY LOROPETALUM	3 GAL CONT.	3.5' O.C.	FULL, MATCHED
MC	40	MUHLENBERGIA CAPILLARIS 'WHITE CLOUD'	WHITE CLOUD MUHLY GRASS	5 GAL CONT.	3' O.C.	FULL, MATCHED
PL	39	PRUNUS LAUROCERASUS 'CHESTNUT HILL'	CHESTNUT HILL CHERRY LAUREL	3 GAL CONT.	3' O.C.	FULL, MATCHED
PM	25	PODOCARPUS MACROPHYLLIS	JAPANESE PLUM YEW	5 GAL CONT.	12' O.C.	FULL, MATCHED
VS	87	VIBURNUM SUSPENSUM	SANDANKWA VIBURNUM	15-18" HT. SPRD.	3' O.C.	FULL, MATCHED
ZI	74	ZAMIA INTEGRIFOLIA	COONTIE PALM	3 GAL CONT.	3' O.C.	FULL, MATCHED
GROUNDCOVER						
GS	27	GELSEMIUM SEMPERVIRENS	CAROLINA JASMINE	1 GAL CONTAINER	3' O.C.	FULL
LH	135	LANTANA HYBRID 'CHAPEL HILL'	JAPANESE FOREST GRASS	1 GAL CONTAINER	2' O.C.	FULL
LM	192	LIROPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	1 GAL CONTAINER	18" O.C.	FULL
TA	433	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL CONTAINER	18" O.C.	FULL
PG	625 SF	MULTI COLOR CRUSH STONE #1	CRUSHED STONE			
SOD	32,750 SF	ZOYSIA JAPONICA	EMPIRE ZOYSIA			2 YEAR CERTIFIED, SEASON PERMITTING

NOTES:
1. PLANT LIST QUANTITIES ARE FOR REFERENCE ONLY. KEYED PLANS SHALL GOVERN OVER PLANT LIST.
2. ALL PLANTS/PLANT BEDS SHALL RECEIVE A 3" LAYER OF FRESH PINE STRAW MULCH.
3. THE GENERAL CONTRACTOR SHALL SUPPLY ROUGH GRADES ±0.2' WITH POSITIVE DRAINAGE PATTERNS ESTABLISHED. THE LANDSCAPE CONTRACTOR WILL FINE GRADE FOR PLANTING OPERATIONS.
4. SEE SPECIFICATIONS THIS SHEET FOR FURTHER INSTRUCTIONS.
5. TOPSOIL SHALL BE STRIPPED AND STOCKPILED BY THE GRADING CONTRACTOR. STOCKPILED TOPSOIL SHALL BE SPREAD BY THE GRADING CONTRACTOR TO A DEPTH OF 4 INCHES IF QUANTITIES ARE SUFFICIENT. GRADING CONTRACTOR SHALL PROVIDE STOCKPILED TOPSOIL FOR LANDSCAPE CONTRACTOR USE FOR BACKFILLING LANDSCAPE ISLANDS.
6. ALL PLANT MATERIAL SHALL MEET OF EXCEED SIZE AND SHAPE RELATIONSHIPS SPECIFIED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. ALL SIZES SPECIFIED REFER TO THE SIZE AT THE TIME OF PLANTING.
8. LIMITS OF DISTURBANCE ARE LIMITS OF SOD TYP.
9. RESTORE ALL DISTURBED TURF AREAS WITH SEED.

SCALE: 1"=20'
0' 10' 20' 40'

Know what's below. Call before you dig.

LOT B
BLAKELY COMMONS
PB 53, PG 679
SOUTHWEST QUADRANT DEVELOPMENT COMPANY, LLC
PARENT PIN: 51009 01116

COLEMAN COMPANY
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NOT FOR CONSTRUCTION

GEORGIA REGISTERED LANDSCAPE ARCHITECT JAY M GEHLER No. 1025 PROFESSIONAL
JAY M GEHLER 01/10/24

REVISIONS:

LANDSCAPE PLANS FOR
LOT A
BLAKELY COMMONS
LOCATED IN POOLER, GEORGIA
PREPARED FOR MARSHALL DESIGN BUILD

JOB NUMBER:	23-245
DATE:	01/10/24
DRAWN BY:	MRC
CHECKED BY:	JMG
SCALE:	AS NOTED

LANDSCAPE PLAN

SHEET:
L2.0

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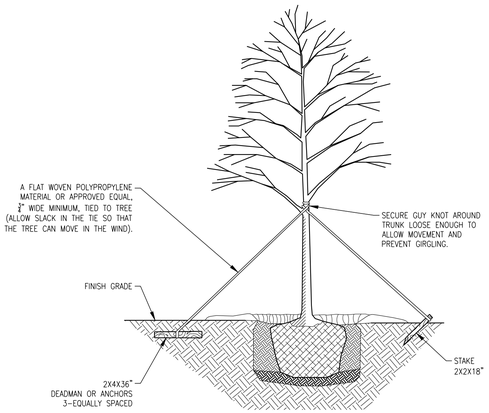
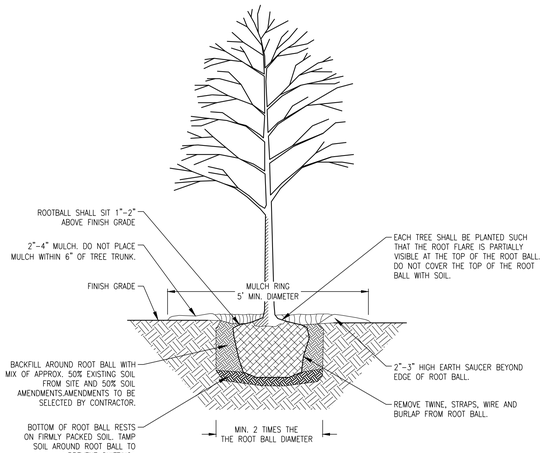


NOTE:

1. SELECT DEADMAN, ANCHORS OR STAKES TO SECURE TREE
2. STAKE TREES ONLY WHEN NECESSARY, STAKES TO BE REMOVED 6 MONTHS AFTER PLANTING.
3. TREES LARGER THAN 2" CALIPER SHOULD BE STAKED BY THREE STRAPS WHEN NECESSARY.
4. DO NOT USE STRAPS TO PULL TREE PLUMB.

TREE STAKING 2" CAL. AND ABOVE

NOT TO SCALE

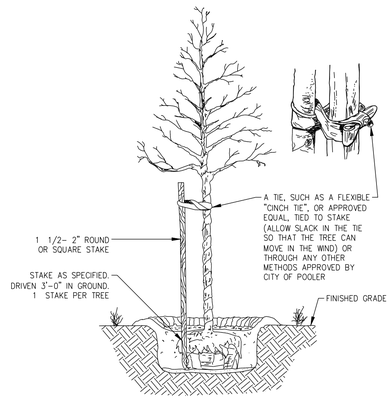


NOTE:

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

TREE PLANTING DETAIL

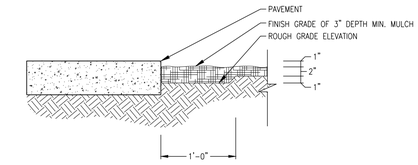
NOT TO SCALE



1. STAKE TREES ONLY WHEN NECESSARY. STAKES SHALL BE REMOVED 6 MONTHS AFTER PLANTING.
2. OTHER ALTERNATE STAKING METHODS MAY BE USED UPON APPROVAL BY MUNICIPALITY.

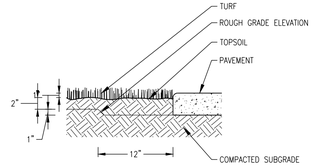
ALTERNATIVE TREE STAKING

NOT TO SCALE



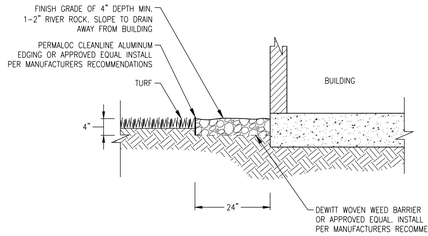
FINISHED GRADE OF MULCH AT PAVEMENT

NOT TO SCALE



FINISHED GRADE OF TURF AT PAVEMENT

NOT TO SCALE



4" DEPTH RIVER ROCK AT BUILDING DETAIL

NOT TO SCALE

NOTE:

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

SHRUB PLANTING

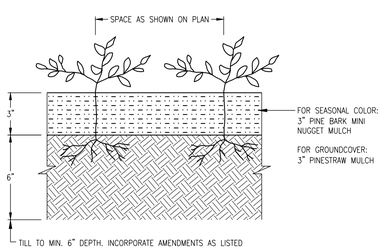
NOT TO SCALE

NOTE:

TOPSOIL TO BE MIXED WITH EXISTING SOIL WHILE PLANTING. PLANTER BEDS TO BE RAISED TO THE POINT THAT WATER RUNS OUT OF PLANTER BEDS UNLESS SPECIFIED OTHERWISE.

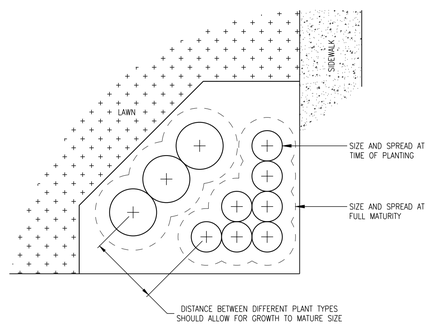
SEASONAL COLOR BED PREP:

ROTOTIL EXISTING SOIL AND ADD THE FOLLOWING AMENDMENTS: (PER 100 SF)
1 – 40 LB. BAG COMPOSTED COW MANURE
10 – BAGS SOIL CONDITIONER (NATURE'S HELPER OR EQUIV.)
5 – CUPS FERTILIZER 10-10-10 LIME (QTY. DETERMINED BY SOIL ANALYSIS) TO OBTAIN OPTIMUM pH.
ROTOTIL AGAIN SLIGHTLY MOUND AREA
6 – 8" TO PROMOTE POSITIVE DRAINAGE. APPLY PRE-EMERGENT PER MANUFACTURE'S RECOMMENDATION MULCH WITH MINI NUGGETS (3 " DEPTH)



SEASONAL COLOR & GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



PLAN VIEW

NOTE:

1. MATURE GROWTH NOT TO OVERLAP WALKS, STRUCTURES, LAWN, ETC. PLANT ACCORDING TO SPECIES GROWTH HABIT.

SHRUB AND GROUNDCOVER SPACING

NOT TO SCALE

PLANTING NOTES

GENERAL:

1. CONTRACTOR SHALL BE KNOWLEDGEABLE OF ALL OTHER SITE IMPROVEMENTS PRIOR TO STARTING LANDSCAPE WORK AND SHALL PROMPTLY REPORT AN DISCREPANCIES.
2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY EXISTING UTILITIES. IF ANY ARE ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE THE GENERAL CONTRACTOR, LANDSCAPE ARCHITECT, AND OWNER.
3. GENERAL SITE CONTRACTOR SHALL PROVIDE SUBGRADE TO WITHIN ½" OF FINISH GRADE.
4. ALL PLANTING SHALL ADHERE TO THE STANDARDS AS SPECIFIED IN CITY OF POOLER ORDINANCE.

PLANT QUALITY:

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

ROOT SYSTEM:

1. ALL TREE SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NO BARE ROOT TREES SHALL BE ACCEPTABLE.
2. ALL SHRUBS SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NOR BARE ROOT SHRUBS SHALL BE ACCEPTABLE.
3. THE MINIMUM SIZE OF BALLS, BALL DEPTHS, AND BALL DIAMETER SHALL CONFORM TO BALLING AND BURLAPPING SPECIFICATIONS AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK".
4. ALL BALLED AND BURLAPPED PLANTS SHALL HAVE THE TOP ⅓ OF THE BURLAP REMOVED FROM THE BALL AFTER THE POSITION OF THE PLANT IS STABILIZED. NO BURLAP SHALL BE REMOVED FROM UNDER THE BALL, AND ALL WIRE AND SURPLUS FROM THE TOP OF THE BALL SHALL BE REMOVED.

SEEDING AND SODDING:

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

TOPSOIL:

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

PLANTING:

1. GROUND COVER SHALL BE PLANTED AS SPECIFIED BELOW:
   1.1. GROUND COVER SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN ON THE PLANT LIST.
   1.2. WHERE GROUND COVER ABUTS CURBS, PAVEMENT, SIGNS AND POLES, MINIMUM PLANTING DISTANCE SHALL BE 12" FROM CENTER OF PLANT TO SAID OBJECT.
   1.3. GROUND COVER SHALL BE PLANTED A MINIMUM OF14" FROM CENTER OF ALL TREES.
2. SHRUBS AND GRASSES SHALL BE PLANTED A MINIMUM OF 4' FROM CENTER OF ALL LARGE TREES.
3. SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 36" FROM CURBS AT CAR PARKING AREAS TO ALLOW FOR OVERHANG, UNLESS WHEEL STOPS ARE PROVIDED.
4. NO LARGE OR MEDIUM TREE SPECIES SHALL BE PLANTED WITHIN TEN (10) FEET OF ANY UNDERGROUND UTILITY LINE OR UNDERNEATH ANY OVERHEAD POWER LINES. SMALL TREE SPECIES MUST MAINTAIN A MINIMUM FIVE (5) FOOT SEPARATION FROM UNDERGROUND UTILITY LINES.
5. TREES SHALL BE PLANTED AT PROPER DEPTH OR SHALL BE REJECTED AT TIME OF INSPECTION.
6. STAKE TREES ONLY WHEN NECESSARY.

FERTILIZER:

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

MULCH:

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

WATERING:

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

MAINTENANCE:

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

PLANT ALTERATIONS AND SUBSTITUTIONS:

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

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. 1925 PROFESSIONAL LANDSCAPE ARCHITECT JAY M GEHLER
JAY M GEHLER 01/10/24

REVISIONS:

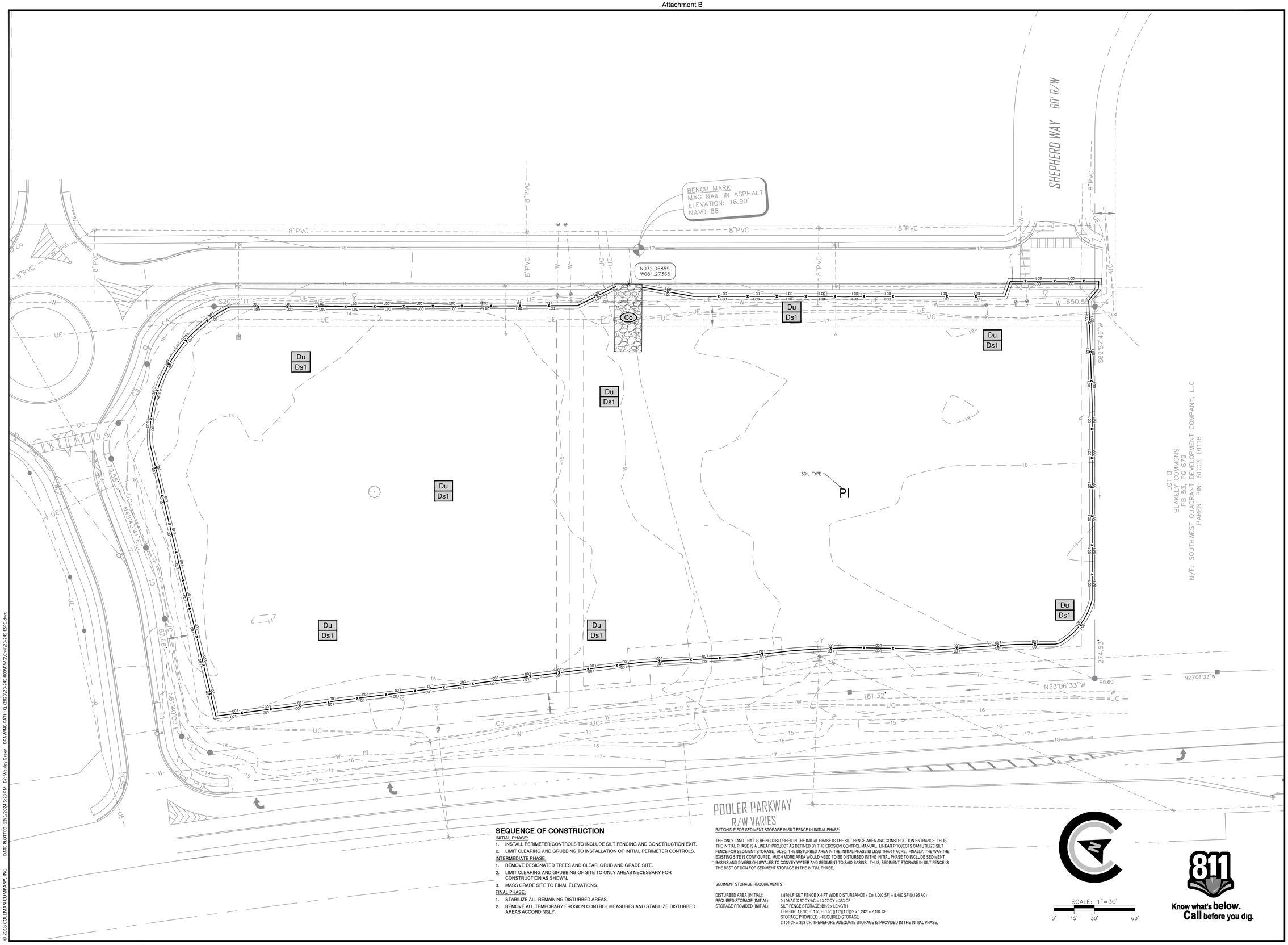
LANDSCAPE PLANS FOR
LOT A
BLAKELY COMMONS
LOCATED IN POOLER, GEORGIA
PREPARED FOR MARSHALL DESIGN BUILD

JOB NUMBER:	23-245
DATE:	01/10/24
DRAWN BY:	MRC
CHECKED BY:	JMG
SCALE:	AS NOTED

LANDSCAPE DETAILS

SHEET: L3.0

Attachment B



SEQUENCE OF CONSTRUCTION

INITIAL PHASE:

1. INSTALL PERIMETER CONTROLS TO INCLUDE SILT FENCING AND CONSTRUCTION EXIT.
2. LIMIT CLEARING AND GRUBBING TO INSTALLATION OF INITIAL PERIMETER CONTROLS.

INTERMEDIATE PHASE:

1. REMOVE DESIGNATED TREES AND CLEAR, GRUB AND GRADE SITE.
2. LIMIT CLEARING AND GRUBBING OF SITE TO ONLY AREAS NECESSARY FOR CONSTRUCTION AS SHOWN.
3. MASS GRADE SITE TO FINAL ELEVATIONS.

FINAL PHASE:

1. STABILIZE ALL REMAINING DISTURBED AREAS.
2. REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AND STABILIZE DISTURBED AREAS ACCORDINGLY.

RATIONALE FOR SEDIMENT STORAGE IN SILT FENCE IN INITIAL PHASE:

THE ONLY LAND THAT IS BEING DISTURBED IN THE INITIAL PHASE IS THE SILT FENCE AREA AND CONSTRUCTION ENTRANCE. THUS THE INITIAL PHASE IS A LINEAR PROJECT AS DEFINED BY THE EROSION CONTROL MANUAL. LINEAR PROJECTS CAN UTILIZE SILT FENCE FOR SEDIMENT STORAGE. ALSO, THE DISTURBED AREA IN THE INITIAL PHASE IS LESS THAN 1 ACRE. FINALLY, THE WAY THE EXISTING SITE IS CONFIGURED, MUCH MORE AREA WOULD NEED TO BE DISTURBED IN THE INITIAL PHASE TO INCLUDE SEDIMENT BASINS AND DIVERSION SWALES TO CONVEY WATER AND SEDIMENT TO SAID BASINS. THUS, SEDIMENT STORAGE IN SILT FENCE IS THE BEST OPTION FOR SEDIMENT STORAGE IN THE INITIAL PHASE.

SEDIMENT STORAGE REQUIREMENTS

DISTURBED AREA (INITIAL):	1,870 LF SILT FENCE X 4 FT WIDE DISTURBANCE = Co(1,000 SF) = 8,480 SF (0.195 AC)
REQUIRED STORAGE (INITIAL):	0.195 AC X 67 CY/AC = 13.07 CY = 353 CF
STORAGE PROVIDED (INITIAL):	SILT FENCE STORAGE: B=2 x LENGTH LENGTH: 1,870'; B: 1.5'; H: 1.5'; ((1.5')(1.5))/2 x 1,242' = 2,104 CF STORAGE PROVIDED > REQUIRED STORAGE 2,104 CF > 353 CF, THEREFORE ADEQUATE STORAGE IS PROVIDED IN THE INITIAL PHASE.

SCALE: 1"=30'
0' 15' 30' 60'

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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. 031215 PROFESSIONAL ENGINEER TRAVIS G. BUTLER 12/05/24

REVISIONS:

ES&PC CONTROL PLANS FOR

LOT A
BLAKELY COMMONS
LOCATED IN POOLER, GEORGIA
PREPARED FOR MARSHALL DESIGN BUILD

JOB NUMBER:	23-245
DATE:	4/26/2024
DRAWN BY:	DJM
CHECKED BY:	TGB
SCALE:	AS NOTED

INITIAL ES&PC PLAN

SHEET:
CE1.0

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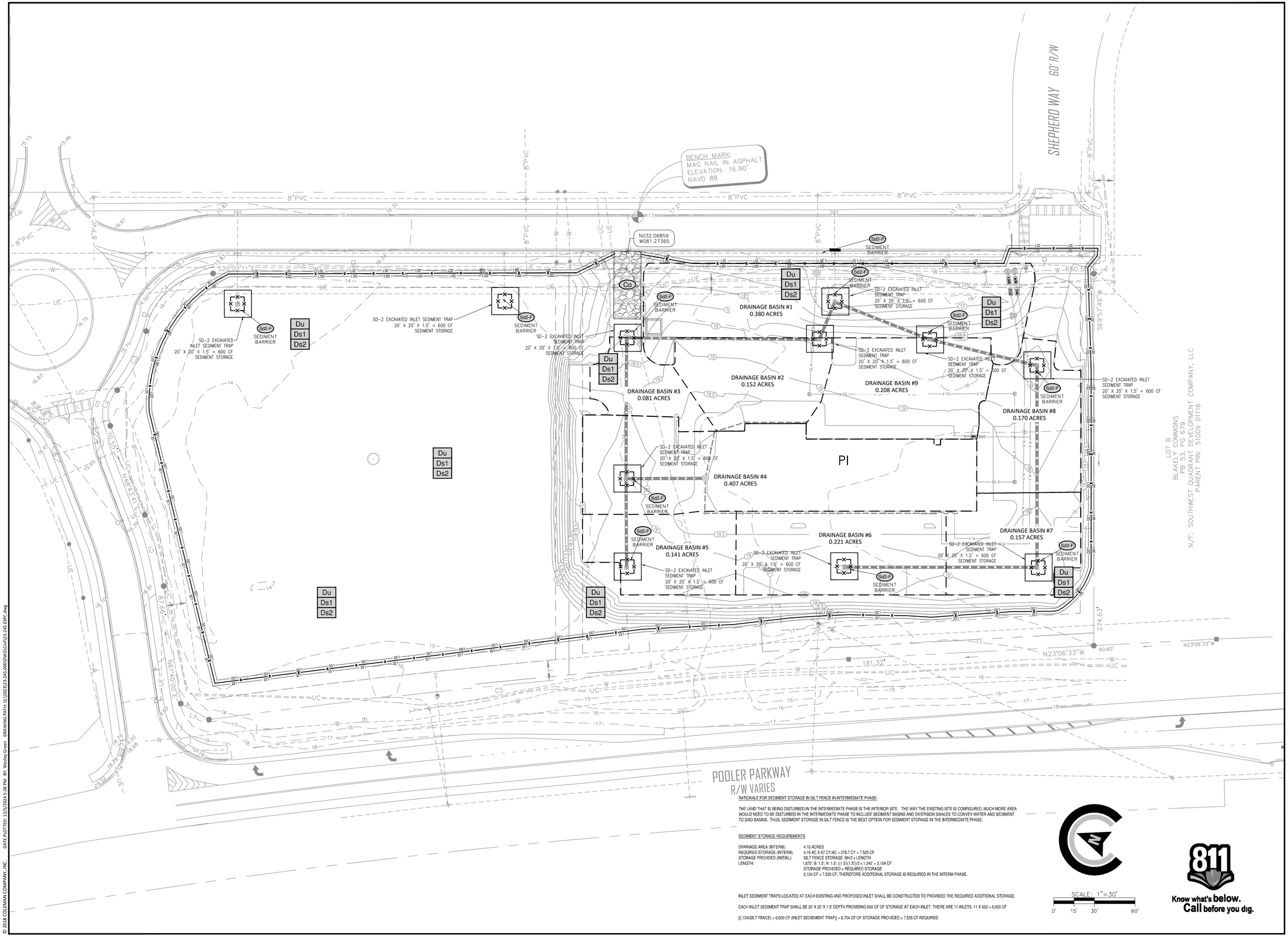
Attachment B



INTERM ES&PC PLAN

RATIONALE FOR SEDIMENT STORAGE IN SILT FENCE IN INTERMEDIATE PHASE:

THE LAND THAT IS BEING DISTURBED IN THE INTERMEDIATE PHASE IS THE INTERIOR SITE. THE WAY THE EXISTING SITE IS CONFIGURED, MUCH MORE AREA WOULD NEED TO BE DISTURBED IN THE INTERMEDIATE PHASE TO INCLUDE SEDIMENT BASINS AND DIVERSION SWALES TO CONVEY WATER AND SEDIMENT TO SAID BASINS. THUS, SEDIMENT STORAGE IN SILT FENCE IS THE BEST OPTION FOR SEDIMENT STORAGE IN THE INTERMEDIATE PHASE.

SEDIMENT STORAGE REQUIREMENTS

DRAINAGE AREA (INTERM):	4.16 ACRES
REQUIRED STORAGE (INTERM):	4.16 AC X 67 CY/AC = 278.7 CY = 7,525 CF
STORAGE PROVIDED (INITIAL):	SILT FENCE STORAGE: BH/2 x LENGTH
LENGTH:	1,870'; B: 1.5'; H: 1.5'; ((1.5')(1.5'))/2 x 1,242' = 2,104 CF
	STORAGE PROVIDED < REQUIRED STORAGE.
	2,104 CF < 7,525 CF; THEREFORE ADDITIONAL STORAGE IS REQUIRED IN THE INTERM PHASE.

INLET SEDIMENT TRAPS LOCATED AT EACH EXISTING AND PROPOSED INLET SHALL BE CONSTRUCTED TO PROVIDED THE REQUIRED ADDITIONAL STORAGE.

EACH INLET SEDIMENT TRAP SHALL BE 20' X 20' X 1.5' DEPTH PROVIDING 600 CF OF STORAGE AT EACH INLET. THERE ARE 11 INLETS. 11 X 600 = 6,600 CF

[2,104(SILT FENCE) + 6,600 CF (INLET SEDIEMENT TRAP)] = 8,704 CF OF STORAGE PROVIDED > 7,525 CF REQUIRED

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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. 031215 PROFESSIONAL ENGINEER TRAVIS G. JUNEAU 05/24

REVISIONS:

ES&PC CONTROL PLANS FOR

LOT A
BLAKELY COMMONS
LOCATED IN POOLER, GEORGIA
PREPARED FOR MARSHALL DESIGN BUILD

JOB NUMBER:	23-245
DATE:	4/26/2024
DRAWN BY:	DJM
CHECKED BY:	TGB
SCALE:	AS NOTED

SHEET:
CE2.0

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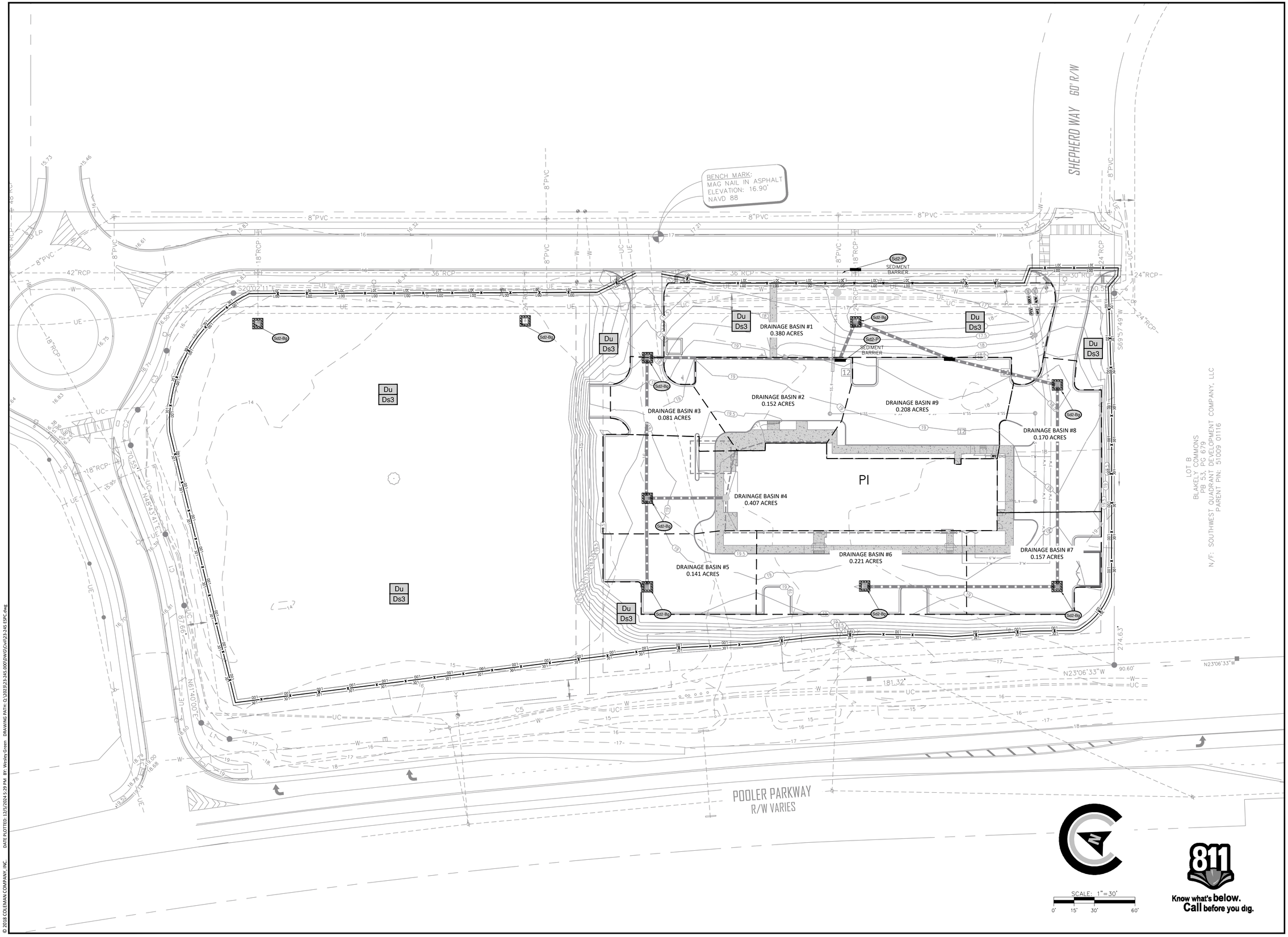
Attachment B



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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. 031215 PROFESSIONAL ENGINEER
TRAVIS G. BUTLER
05/24

REVISIONS:

ES&PC CONTROL PLANS FOR

LOT A
BLAKELY COMMONS

LOCATED IN POOLER, GEORGIA
PREPARED FOR MARSHALL DESIGN BUILD

JOB NUMBER:	23-245
DATE:	4/26/2024
DRAWN BY:	DJM
CHECKED BY:	TGB
SCALE:	AS NOTED

FINAL ES&PC PLAN

SHEET:
CE3.0

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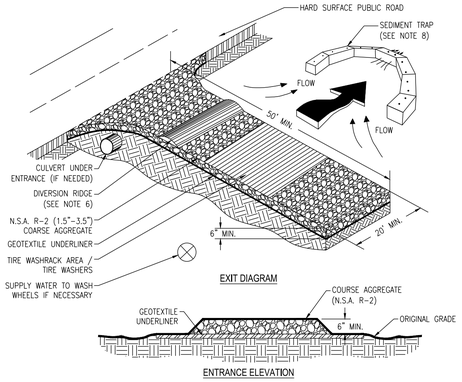
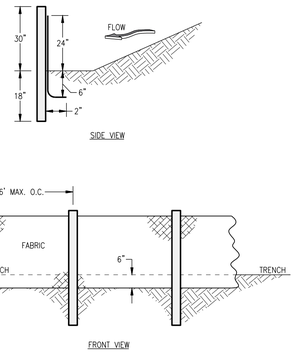


NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"-3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%..
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

Co CRUSHED STONE CONSTRUCTION EXIT

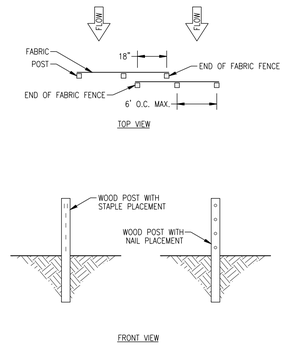
NOT TO SCALE



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

Sd1-NS SILT FENCE - TYPE NON-SENSITIVE

NOT TO SCALE



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

FASTENERS FOR SILT FENCES OVERLAP AT FABRIC ENDS

NOT TO SCALE

Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)

MULCHING WITHOUT TEMPORARY GRASSING:
WOOD MULCH SHALL BE PLACED AT A RATE OF 140 TONS PER ACRE AND APPLIED TO A DEPTH OF 2 TO 3 INCHES.

TEMPORARY GRASSING:
AGRICULTURAL LIME: APPLY 1 TON/ACRE
FERTILIZER: FOR SOILS WITH VERY LOW FERTILITY, APPLY 500-700 LBS. 10-10-10 PER ACRE FERTILIZER SHOULD BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER OR CHISEL.

PERMANENT GRASSING:
AGRICULTURAL LIME IS REQUIRED AT THE RATE OF ONE TO TWO TONS PER ACRE UNLESS SOIL TESTS INDICATE OTHERWISE. GRADED AREAS REQUIRE LIME APPLICATION. IF LIME IS APPLIED WITHIN SIX MONTHS OF PLANTING PERMANENT PERENNIAL VEGETATION, ADDITIONAL LIME IS NOT REQUIRED. SOIL TEST ARE REQUIRED PRIOR TO PERMANENT VEGETATION. PERMANENT GRASSING SHALL BE SOD.

HYDRAULIC SEEDING:
MIX THE SEED (INOCULATED IF NEEDED), FERTILIZER, AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH WITH WATER AND APPLY IN A SLURRY UNIFORMLY OVER THE AREA TO BE TREATED. APPLY WITHIN ONE HOUR AFTER THE MIXTURE IS MADE.

MULCHING
MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% SOIL COVER. SELECT THE MULCHING MATERIAL FROM THE FOLLOWING AND APPLY AS INDICATED:
1. DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS CAN BE USED.. DRY STRAW SHALL BE APPLIED AT A RATE OF 2 TONS PER ACRE. DRY HAY SHALL BE APPLIED AT A RATE OF 2-1/2 TONS PER ACRE.
2. WOOD CELLULOSE MULCH OR WOOD PULP FIBER WILL BE USED WITH HYDRAULIC SEEDING. IT SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE. DRY STRAW OR DRY HAY SHALL BE APPLIED (AT THE RATE INDICATED ABOVE) AFTER HYDRAULIC SEEDING.
3. ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER, WHICH INCLUDES A TACKIFIER, SHALL BE USED WITH HYDRAULIC SEEDING ON SLOPES 3/4:1 OR STEEPER.
4. SERICEA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF THREE TONS PER ACRE.
5. PINE STRAW OR PINE BARK SHALL BE APPLIED AT A THICKNESS OF 3 INCHES FOR BEDDING PURPOSES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUALITY MAY BE USED WHERE ORNAMENTALS OR OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED. THIS IS NOT APPROPRIATE FOR SEEDED AREAS.
6. WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLOCK SOD, MULCH IS NOT REQUIRED.
7. BITUMINOUS TREATED ROVING MAY BE APPLIED ON PLANTED AREAS ON SLOPES, IN DITCHES OR DRY WATERWAYS TO PREVENT EROSION. BITUMINOUS TREATED ROVING SHALL BE APPLIED WITHIN 24 HOURS AFTER AN AREA HAS BEEN PLANTED. APPLICATION RATES AND MATERIALS MUST MEET GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.
* WOOD CELLULOSE AND WOOD PULP FIBERS SHALL NOT CONTAIN GERMINATION OR GROWTH INHIBITING FACTORS.. THEY SHALL BE EVENLY DISPERSED WHEN AGITATED IN WATER. THE FIBERS SHALL CONTAIN A DYE TO ALLOW VISUAL METERING AND AID IN UNIFORM APPLICATION DURING SEEDING.

APPLYING MULCH:
STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING AND/OR PLANTING. THE MULCH MY BE SPREAD BY BLOWER-TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT OR BY HAND. MULCH SHALL BE APPLIED TO COVER 75% OF THE SOIL SURFACE. WOOD CELLULOSE OR WOOD FIBER MULCH SHALL BE APPLIED UNIFORMLY WITH HYDRAULIC SEEDING EQUIPMENT.

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	TRAVIS BURKE, PE
GEORGIA PE NUMBER:	31215
GSWCC LEVEL II CERTIFICATION NUMBER:	8134

NRCS ORIGINAL SUBMITTAL:	6/5/2023
NRCS SECOND SUBMITTAL:	

Ds3 DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)

DEFINITION

THE PLANTING OF PERENNIAL VEGETATION SUCH AS TREES, SHRUBS, VINES, GRASSES, OR LEGUMES ON EXPOSED AREAS FOR FINAL PERMANENT STABILIZATION. PERMANENT PERENNIAL VEGETATION SHALL BE USED TO ACHIEVE FINAL STABILIZATION.

CONDITIONS

PERMANENT PERENNIAL VEGETATION IS USED TO PROVIDE A PROTECTIVE COVER FOR EXPOSED AREAS INCLUDING CUTS, FILLS, DAMS, AND OTHER DENUDED AREAS.

SPECIFICATIONS

GRADING AND SHAPING

GRADING AND SHAPING MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. VERTICAL BANKS SHALL BE SLOPED TO ENABLE PLANT ESTABLISHMENT.

WHEN CONVENTIONAL SEEDING AND FERTILIZING ARE TO BE DONE, GRADE AND SHAPE WHERE FEASIBLE AND PRACTICAL, SO THAT EQUIPMENT CAN BE USED SAFELY AND EFFICIENTLY DURING SEEDBED PREPARATION, SEEDING, MULCHING AND MAINTENANCE OF THE VEGETATION.

CONCENTRATIONS OF WATER THAT WILL CAUSE EXCESSIVE SOIL EROSION SHALL BE DIVERTED TO A SAFE OUTLET. DIVERSIONS AND OTHER TREATMENT PRACTICES SHALL CONFORM WITH THE APPROPRIATE STANDARDS AND SPECIFICATIONS.

SEEDBED PREPARATION

SEEDBED PREPARATION MAY NOT BE REQUIRED WHERE HYDRAULIC SEEDING AND FERTILIZING EQUIPMENT IS TO BE USED. WHEN CONVENTIONAL SEEDING IS TO BE USED, SEEDBED PREPARATION WILL BE DONE AS FOLLOWS:

BROADCAST PLANTINGS

1. TILLAGE AT A MINIMUM, SHALL ADEQUATELY LOOSEN THE SOIL TO A DEPTH OF 4 TO 6 INCHES; ALLEVIATE COMPACTION; INCORPORATE LIME AND FERTILIZER; SMOOTH AND FIRM THE SOIL; ALLOW FOR THE PROPER PLACEMENT OF SEED, SPRIGS, OR PLANTS; AND ALLOW FOR THE ANCHORING OF STRAW OR HAY MULCH IF A DISK IS TO BE USED.
2. TILLAGE MAY BE DONE WITH ANY SUITABLE EQUIPMENT.
3. TILLAGE SHOULD BE DONE ON THE CONTOUR WHERE FEASIBLE.
4. ON SLOPES TOO STEEP FOR THE SAFE OPERATION OF TILLAGE EQUIPMENT, THE SOIL SURFACE SHALL BE PITTED OR TRENCHED ACROSS THE SLOPE WITH APPROPRIATE HAND TOOLS TO PROVIDE TWO PLACES 6 TO 8 INCHES APART IN WHICH SEED MAY LODGE AND GERMINATE. HYDRAULIC SEEDING MAY ALSO BE USED.

INDIVIDUAL PLANTS

1. WHERE INDIVIDUAL PLANTS ARE TO BE SET, THE SOIL SHALL BE PREPARED BY EXCAVATING HOLES, OPENING FURROWS, OR DIBBLE PLANTING.
2. FOR NURSERY STOCK PLANTS, HOLES SHALL BE LARGE ENOUGH TO ACCOMMODATE ROOTS WITHOUT CROWDING.
3. WHERE PINE SEEDLINGS ARE TO BE PLANTED, SUBSOIL UNDER THE ROW 36 INCHES DEEP ON THE CONTOUR FOUR TO SIX MONTHS PRIOR TO PLANTING. SUBSOILING SHOULD BE DONE WHEN THE SOIL IS DRY, PREFERABLY IN AUGUST OR SEPTEMBER.

PLANTING

HYDRAULIC SEEDING

MIX THE SEED (INNOCULATED IF NEEDED), FERTILIZER, AND WOOD CELLULOSE OR WOOD PULP FIBER MULCH WITH WATER AND APPLY IN A SLURRY UNIFORMLY OVER THE AREA TO BE TREATED. APPLY WITHIN ONE HOUR AFTER THE MIXTURE IS MADE.

CONVENTIONAL SEEDING

SEEDING WILL BE DONE ON A FRESHLY PREPARED AND FIRMED SEEDBED. FOR BROADCAST PLANTING, USE A CULTIPACKER SEEDER, DRILL, ROTARY SEEDER, OTHER MECHANICAL SEEDER, OR HAND SEEDING TO DISTRIBUTE THE SEED UNIFORMLY OVER THE AREA TO BE TREATED. COVER THE SEED LIGHTLY WITH 1/8 TO 1/4 INCH OF SOIL FOR SMALL SEED AND 1/2 TO 1 INCH FOR LARGE SEED WHEN USING A CULTIPACKER OR OTHER SUITABLE EQUIPMENT.

NO-TILL SEEDING

NO-TILL SEEDING IS PERMISSIBLE INTO ANNUAL COVER CROPS WHEN PLANTING IS DONE FOLLOWING MATURITY OF THE COVER CROP OR IF THE TEMPORARY COVER STAND IS SPARSE ENOUGH TO ALLOW ADEQUATE GROWTH OF THE PERMANENT (PERENNIAL) SPECIES. NO-TILL SEEDING SHALL BE DONE WITH APPROPRIATE NO-TILL SEEDING EQUIPMENT. THE SEED MUST BE UNIFORMLY DISTRIBUTED AND PLANTED AT THE PROPER DEPTH.

INDIVIDUAL PLANTS

SHRUBS, VINES AND SPRIGS MAY BE PLANTED WITH APPROPRIATE PLANTERS OR HAND PINE TREES SHALL BE PLANTED MANUALLY IN THE SUBSOIL FURROW. EACH PLANT SHALL BE SET IN A MANNER THAT WILL AVOID CROWDING THE ROOTS. NURSERY STOCK PLANTS SHALL BE PLANTED AT THE SAME DEPTH OR SLIGHTLY DEEPER THAN THEY GREW AT THE NURSERY. THE TIPS OF VINES AND SPRIGS MUST BE AT OR SLIGHTLY ABOVE THE GROUND SURFACE. WHERE INDIVIDUAL HOLES ARE DUG, FERTILIZER SHALL BE PLACED IN THE BOTTOM OF THE HOLE, TWO INCHES OF SOIL SHALL BE ADDED AND THE PLANT SHALL BE SET IN THE HOLE.

MULCHING

MULCH IS REQUIRED FOR ALL PERMANENT VEGETATION APPLICATIONS. MULCH APPLIED TO SEEDED AREAS SHALL ACHIEVE 75% SOIL COVER. SELECT THE MULCHING MATERIAL FROM THE FOLLOWING AND APPLY AS INDICATED:

1. DRY STRAW OR DRY HAY OF GOOD QUALITY AND FREE OF WEED SEEDS CAN BE USED. DRY STRAW SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. DRY HAY SHALL BE APPLIED AT A RATE OF 2 1/2 TONS PER ACRE.
2. WOOD CELLULOSE MULCH OR WOOD PULP FIBER SHALL BE USED WITH HYDRAULIC SEEDING. IT SHALL BE APPLIED AT THE RATE OF 500 POUNDS PER ACRE. DRYSTRAW OR DRY HAY SHALL BE APPLIED (AT THE RATE INDICATED ABOVE) AFTER HYDRAULIC SEEDING.
3. ONE THOUSAND POUNDS OF WOOD CELLULOSE OR WOOD PULP FIBER, WHICH INCLUDES A TACKIFIER, SHALL BE USED WITH HYDRAULIC SEEDING ON SLOPES 3/4:1 OR STEEPER.
4. SERICEA LESPEDEZA HAY CONTAINING MATURE SEED SHALL BE APPLIED AT A RATE OF THREE TONS PER ACRE.
5. PINE STRAW OR PINE BARK SHALL BE APPLIED AT A THICKNESS OF 3 INCHES FOR BEDDING PURPOSES. OTHER SUITABLE MATERIALS IN SUFFICIENT QUANTITY MAY BE USED WHERE ORNAMENTALS OR OTHER GROUND COVERS ARE PLANTED. THIS IS NOT APPROPRIATE FOR SEEDED AREAS.
6. WHEN USING TEMPORARY EROSION CONTROL BLANKETS OR BLOCK SOD, MULCH IS NOT REQUIRED.
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STRAW OR HAY MULCH WILL BE SPREAD UNIFORMLY WITHIN 24 HOURS AFTER SEEDING AND/OR PLANTING. THE MULCH MAY BE SPREAD BY BLOWER-TYPE SPREADING EQUIPMENT, OTHER SPREADING EQUIPMENT OR BY HAND. MULCH SHALL BE APPLIED TO COVER 75% OF THE SOIL SURFACE.

WOOD CELLULOSE OR WOOD FIBER MULCH SHALL BE APPLIED UNIFORMLY WITH HYDRAULIC SEEDING EQUIPMENT.

ANCHORING MULCH

ANCHOR STRAW OR HAY MULCH IMMEDIATELY AFTER APPLICATION BY ONE OF THE FOLLOWING METHODS:

1. EMULSIFIED ASPHALT CAN BE (A) SPRAYED UNIFORMLY ONTO THE MULCH AS IT IS EJECTED FROM THE BLOWER MACHINE OR (B) SPRAYED ON THE MULCH IMMEDIATELY FOLLOWING MULCH APPLICATION WHEN STRAW OR HAY IS SPREAD BY METHODS OTHER THAN SPECIAL BLOWER EQUIPMENT.

THE COMBINATION OF ASPHALT EMULSION AND WATER SHALL CONSIST OF A HOMOGENEOUS MIXTURE SATISFACTORY FOR SPRAYING. THE MIXTURE SHALL CONSIST OF 100 GALLONS OF GRADE SS-1H OR CSS-1H EMULSIFIED ASPHALT AND 100 GALLONS OF WATER PER TON OF MULCH.

CARE SHALL BE TAKEN AT ALL TIMES TO PROTECT STATE WATERS, THE PUBLIC, ADJACENT PROPERTY, PAVEMENTS, CURBS, SIDEWALKS, AND ALL OTHER STRUCTURES FROM ASPHALT DISCOLORATION.

2. HAY AND STRAW MULCH SHALL BE PRESSED INTO THE SOIL IMMEDIATELY AFTER THE MULCH IS SPREAD. A SPECIAL "PACKER DISK" OR DISK HARROW WITH THE DISKS SET STRAIGHT MAY BE USED. THE DISKS MAY BE SMOOTH OR SERRATED AND SHOULD BE 20 INCHES OR MORE IN DIAMETER AND 8 TO 12 INCHES APART. THE EDGES OF THE DISKS SHALL BE DULL ENOUGH TO PRESS THE MULCH INTO THE GROUND WITHOUT CUTTING IT, LEAVING MUCH OF IT IN AN ERECT POSITION. MULCH SHALL NOT BE PLOWED INTO THE SOIL.
3. SYNTHETIC TACKIFIERS OR BINDERS APPROVED BY GDOT SHALL BE APPLIED IN CONJUNCTION WITH OR IMMEDIATELY AFTER THE MULCH IS SPREAD. SYNTHETIC TACKIFIERS SHALL BE MIXED AND APPLIED ACCORDING TO MANUFACTURER'S SPECIFICATIONS. REFER TO TB – TACKIFIERS AND BINDERS.
4. RYE OR WHEAT CAN BE INCLUDED WITH FALL AND WINTER PLANTINGS TO STABILIZE THE THEY SHALL BE APPLIED AT A RATE OF ONE-QUARTER TO ONE HALF BUSHEL PER ACRE.
5. PLASTIC MESH OR NETTING WITH MESH NO LARGER THAN ONE INCH BY ONE INCH MAY BE NEEDED TO ANCHOR STRAW OR HAY MULCH ON UNSTABLE SOILS AND CONCENTRATED FLOW THESE MATERIALS SHALL BE INSTALLED AND ANCHORED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

IRRIGATION

IRRIGATION SHALL BE APPLIED AT A RATE THAT WILL NOT CAUSE RUNOFF.

SEEDING RATES FOR TEMPORARY SEEDING

SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
RYE	3.9 LBS	3 BU	9/1-3/1
RYEGRASS	0.9 LB	40 LBS	8/15-4/1
ANNUAL LESPEDEZA	0.9 LB	40 LBS	1/15-3/15
WEEPING LOVEGRASS	0.1 LB	4 LBS	2/15-6/15
SUDANGRASS	1.4 LBS	60 LBS	3/1-8-1
BROWNTOP MILLET	0.9 LB	40 LBS	4/1-7/15
WHEAT	4.1 LBS	3 BU	9/15-2/1

* UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES
** SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

SEEDING RATES FOR PERMANENT SEEDING

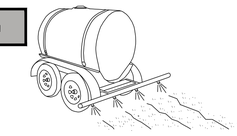
SPECIES	RATE PER 1,000 SF	RATE PER ACRE*	PLANTING DATES**
BAHIA	1.4 LBS	60 LBS	1/1-12/31
BERMUDA	0.2 LB	10 LBS	2/15-7/1
CENTIPEDE	BLOCK SOD ONLY	BLOCK SOD ONLY	4/1-7/1
LESPEDEZA	1.7 LB	75 LBS	1/1-12/31
WEEPING LOVE GRASS	0.1 LB	4 LBS	2/1-6/15
SWITCHGRASS	0.9 LBS	40 LBS	3/15-6/1

* UNUSUAL SITE CONDITIONS MAY REQUIRE HEAVIER SEEDING RATES
** SEEDING DATES MAY NEED TO BE ALTERED TO FIT TEMPERATURE VARIATIONS AND CONDITIONS.

LIME AND FERTILIZER
AGRICULTURAL LIME IS REQUIRED UNLESS SOIL TESTS INDICATE OTHERWISE. APPLY AGRICULTURAL LIME AT A RATE OF ONE TON PER ACRE. GRADED AREAS REQUIRE LIME APPLICATION. SOILS CAN BE TESTED TO DETERMINE IF FERTILIZER IS NEEDED. ON REASONABLY FERTILE SOILS, OR SOIL MATERIAL, FERTILIZER IS NOT REQUIRED. FOR SOILS WITH VERY LOW FERTILITY, 500 TO 700 POUNDS OF 10-10-10 FERTILIZER OR THE EQUIVALENT PER ACRE (12-16 LBS./1,000 SQ. FT.) SHALL BE APPLIED BEFORE LAND PREPARATION AND INCORPORATED WITH A DISK, RIPPER OR CHISEL.

DUST CONTROL ON DISTURBED AREAS

Du



CONTRACTOR SHALL EMPLOY THE FOLLOWING TEMPORARY METHODS TO LIMIT THE SURFACE AND AIR MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES:

*TEMPORARY METHODS:
- -MULCHES
- -VEGETATIVE COVER
- -SPRAY ON ADHESIVES
- -TILLAGE
- -IRRIGATION
- -BARRIERS
- -CALCIUM CHLORIDE

*PERMANENT METHODS
- -PERMANENT VEGETATION
- -TOPSOIL
- -STONE COVER

*CHEMICAL CONTROL

ADHESIVE ADHESIVE	WATER DILUTION	TYPE OF NOZZLE	APPLICATION RATE (GAL/AC)
ANIONIC ASPHALT EMULSION	7:1	SPRAY	1200
LATEX EMULSION	12 1/2:1	FINE SPRAY	235
RESIN-IN-WATER EMULSION	4:1	FINE SPRAY	300

Know what's below. Call before you dig.

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RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. 031215 PROFESSIONAL ENGINEER TRAVIS G. BURKE
6/05/24

REVISIONS:

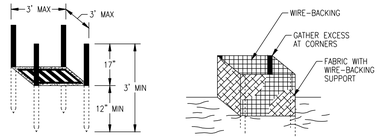
ES&PC CONTROL PLANS FOR
LOT A
BLAKELY COMMONS
LOCATED IN POOLER, GEORGIA
PREPARED FOR MARSHALL DESIGN BUILD

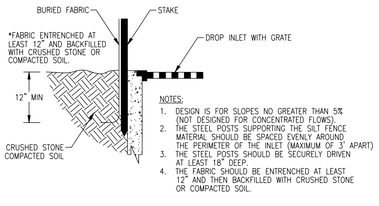
JOB NUMBER:	23-245
DATE:	4/26/2024
DRAWN BY:	DJM
CHECKED BY:	TGB
SCALE:	AS NOTED

EROSION CONTROL DETAILS

SHEET:
CE4.0

STEEL FRAME AND SILT FENCE INSTALLATION





NOTES:
1. DESIGN IS FOR SLOPES NO GREATER THAN 5% (NOT DESIGNED FOR CONCENTRATED FLOWS).
2. THE STEEL POSTS SUPPORTING THE SILT FENCE MATERIAL SHOULD BE SPACED EVENLY AROUND THE PERIMETER OF THE INLET (MAXIMUM OF 3' APART)
3. THE STEEL POSTS SHOULD BE SECURELY DRIVEN AT LEAST 16" DEEP.
4. THE FABRIC SHOULD BE ENTRENCHED AT LEAST 12" AND THEN BACKFILLED WITH CRUSHED STONE OR COMPACTED SOIL.

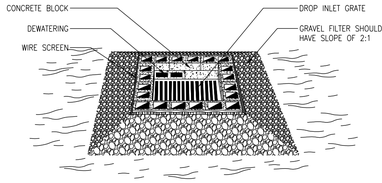
Sd2-F FABRIC AND SUPPORTING FRAME FOR INLET PROTECTION — NOT TO SCALE

EXCAVATED INLET SEDIMENT TRAP CALCULATIONS

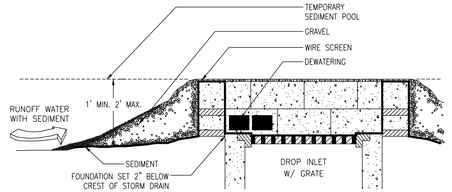
1. Drainage Area = 4.16 ac
2. Required sediment storage = 67 cy/ac * Drainage Area
   Required sediment storage =67 cy/ac * 4.16ac
   Required sediment storage = 278.7 cy = 7,525 cf
3. Assume excavation depth (minimum of 1.5 ft.) = 1.5 ft
4. Assume slopes of sides (shall not be steeper than 2:1) = 2 :1
5. Determine required surface area
   SAmin = Required sediment storage / excavation depth
   SAmin = 7,525 cf / 1.5 ft
   SAmin = 5,017 sf
6. Assume shape of excavation and determine dimensions.
   (A rectangle shape with 2:1 length to width ratio is recommended)
   Shape: Rectangle
   Dimensions: l = 20 ft w = 20 ft

Excavated Inlet Sediment Trap = 20' (w) x 20' (l) x 1.5' (depth) = 600 cf storage
11 Excavated Inlet Sediment Traps x 600 cf = 6,600 cf of storage

BLOCK AND GRAVEL PERSPECTIVE

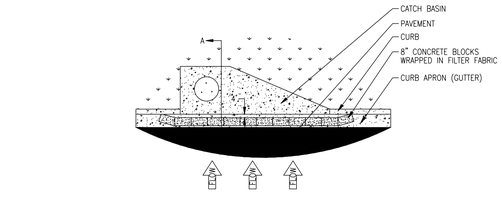


BLOCK AND GRAVEL SECTION

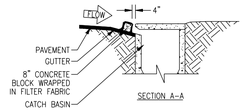


NOTES:
1. HARDWARE CLOTH OR COMPARABLE WIRE MESH WITH ½ INCH OPENINGS SHALL BE FITTED OVER ALL BLOCK OPENINGS TO HOLD GRAVEL IN PLACE.
2. THE FOUNDATION SHOULD BE EXCAVATED AT LEAST 2 INCHES BELOW THE CREST OF THE STORM DRAIN. THE FIRST ROW OF BLOCKS WILL BE PLACED HERE FOR LATERAL SUPPORT.
3. ONE BLOCK (AS SHOWN) IS TO BE PLACED ON EACH SIDE OF THE STRUCTURE ON ITS SIDE IN THE BOTTOM ROW TO ALLOW FOR POOL DRAINAGE.

Sd2-Bg BLOCK GRAVEL DROP INLET PROTECTION — NOT TO SCALE

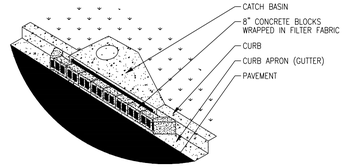


TOP VIEW

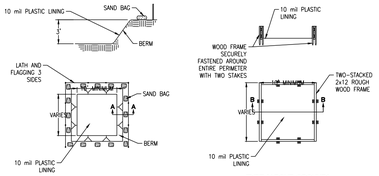


SECTION A-A

NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCKS OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.
5. INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.

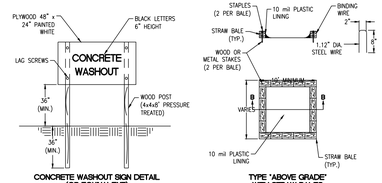


Sd2-P CURB INLET FILTER "PIGS IN BLANKET" — NOT TO SCALE



TYPE "BELOW GRADE"

TYPE "ABOVE GROUND" WOOD PLANKS



CONCRETE WASHOUT SIGN DETAIL (OR EQUIVALENT)

TYPE "ABOVE GRADE" WITH STRAW BALES

CONCRETE WASHOUT DETAIL

NOTES:
1. ACTUAL LAYOUT TO BE DETERMINED IN THE FIELD.
2. A CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30' OF THE TEMPORARY CONCRETE WASHOUT FACILITY.
3. MATERIALS USED TO CONSTRUCT TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE REMOVED FROM THE SITE OF THE WORK AND DISPOSED OF OR RECYCLED.
4. HOLES, DEPRESSIONS OR OTHER GROUND DISTURBANCE CAUSED BY THE REMOVAL OF THE TEMPORARY CONCRETE WASHOUT FACILITIES SHALL BE BACKFILLED, REPAIRED, AND STABILIZED TO PREVENT EROSION.
5. MUST BE LOCATED >50 FT AWAY FROM INLETS/WATERWAYS UNLESS THERE IS NO OTHER PRACTICAL ALTERNATIVE.

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	TRAVIS BURKE, PE
GEORGIA PE NUMBER:	31215
GSWCC LEVEL II CERTIFICATION NUMBER:	8134

NRCS ORIGINAL SUBMITTAL:	6/5/2023
NRCS SECOND SUBMITTAL:	

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COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | COLSAV.COM

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED No. 031215 PROFESSIONAL ENGINEER TRAVIS G. BURKE 04/25/24

REVISIONS:

ES&PC CONTROL PLANS FOR
LOT A
BLAKELY COMMONS
LOCATED IN POOLER, GEORGIA
PREPARED FOR MARSHALL DESIGN BUILD

JOB NUMBER:	23-245
DATE:	4/26/2024
DRAWN BY:	DJM
CHECKED BY:	TGB
SCALE:	AS NOTED

EROSION CONTROL DETAILS

SHEET:
CE4.1

4 TWENTY-FOUR HOUR CONTACT RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL
COLEMAN COMPANY
1480 CHATHAM PARKWAY
SAVANNAH, GA 31405
912-200-3041

5 PRIMARY PERMITTEE / DEVELOPER / OWNER
MARSHALL DESIGN-BUILD, INC.
4437 ATLANTA HWY
MONTGOMERY, AL
334-277-8820

6 THE TOTAL ACREAGE FOR THE SITE IS 4.786 AC ACRES
DISTURBED ACREAGE IN THIS PHASE IS 4.16 AC ACRES

7 THE GPS LOCATION OF THE CONSTRUCTION EXIT FOR THE SITE IS 32.06855° LATITUDE, 81.27363° LONGITUDE

9 DESCRIPTION AND NATURE OF THE CONSTRUCTION ACTIVITY AND EXISTING SITE CONDITIONS
THE EXISTING SITE IS CURRENTLY A VACANT, UNDEVELOPED, GRASS VEGETATED LOT. THIS PROJECT WILL CONSIST OF THE CONSTRUCTION OF A 93 ROOM HOTEL WITH ASSOCIATED PARKING AND INFRASTRUCTURE.

47 THE EXISTING SITE HAS THE FOLLOWING:
PELHAM LOAMY SAND

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION SUBMITTED IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

TRAVIS BURKE, PE - DESIGN PROFESSIONAL - GSWCC LEVEL II CERTIFICATION NUMBER: 8134

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

TRAVIS BURKE, PE - DESIGN PROFESSIONAL - GSWCC LEVEL II CERTIFICATION NUMBER: 8134

13 I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" (MANUAL) PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.

TRAVIS BURKE, PE - DESIGN PROFESSIONAL - GSWCC LEVEL II CERTIFICATION NUMBER: 8134

14 FOR STAND ALONE PROJECTS THAT BEGIN CONSTRUCTION ACTIVITY AFTER THE EFFECTIVE DATE OF THIS PERMIT, THE PRIMARY PERMITTEE MUST RETAIN THE DESIGN PROFESSIONAL WHO PREPARED THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, OR AN ALTERNATIVE DESIGN PROFESSIONAL APPROVED BY EPD IN WRITING, TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WHICH THE DESIGN PROFESSIONAL DESIGNED WITHIN SEVEN (7) DAYS AFTER INSTALLATION. THE DESIGN PROFESSIONAL SHALL DETERMINE IF THESE BMPS HAVE BEEN INSTALLED AND ARE BEING MAINTAINED AS DESIGNED. THE DESIGN PROFESSIONAL SHALL REPORT THE RESULTS OF THE INSPECTION TO THE PRIMARY PERMITTEE WITHIN SEVEN (7) DAYS AND THE PERMITTEE MUST CORRECT ALL DEFICIENCIES WITHIN TWO (2) BUSINESS DAYS OF RECEIPT OF THE INSPECTION REPORT FROM THE DESIGN PROFESSIONAL UNLESS WEATHER RELATED SITE CONDITIONS ARE SUCH THAT ADDITIONAL TIME IS REQUIRED.

DESIGN PROFESSIONAL 7-DAY VISIT CERTIFICATION
DATE OF INSPECTION: ????

I CERTIFY THE SITE WAS IN COMPLIANCE WITH THE ES&PC PLAN ON THE DATE OF INSPECTION.

TRAVIS BURKE, PE - DESIGN PROFESSIONAL - GSWCC LEVEL II CERTIFICATION NUMBER: 8134

INSPECTION REVEALED THE FOLLOWING DISCREPANCIES FROM THE ES&PC PLAN:

THESE DEFICIENCIES MUST BE ADDRESSED IMMEDIATELY AND A RE-INSPECTION SCHEDULED. WORK SHALL NOT PROCEED ON THE SITE UNTIL DESIGN PROFESSIONAL CERTIFICATION IS OBTAINED.

27 **PRODUCT SPECIFIC PRACTICES**
-CONTRACTOR SHALL MAINTAIN WEATHER-PROOF COVER FOR ALL BUILDING MATERIALS AND PRODUCTS STORED ON SITE.
-PETROLEUM BASED PRODUCTS - CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS AND TARS SHALL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ON-SITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS SHALL BE LOCATED AWAY FROM STATE WATER, NATURAL DRAINS AND STORM WATER INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS SHALL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.
-PAINTS/FINISHES/SOLVENTS - ALL PRODUCTS SHALL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT SHALL NOT BE DISCHARGED TO THE STORM WATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS AND PRODUCT CONTAINERS SHALL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
-CONCRETE TRUCK WASHING - NO CONCRETE TRUCKS SHALL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.
-FERTILIZER/HERBICIDES - THESE PRODUCTS SHALL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPECIFICATIONS OR THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS SHALL BE UNDER ROOF IN SEALED CONTAINERS.
BUILDING MATERIALS - NO BUILDING OR CONSTRUCTION MATERIALS SHALL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH MATERIAL SHALL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

25 **SPILL CLEANUP AND CONTROL PRACTICES**
- LOCAL, STATE AND MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP SHALL BE CLEARLY POSTED AND PROCEDURES SHALL BE MADE AVAILABLE TO SITE PERSONNEL.
- MATERIAL AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.
- SPILL PREVENTION PRACTICES AND PROCEDURES SHALL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.
- ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS SHALL BE REPORTED AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS.
- FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) SHALL BE CONTACTED WITHIN 24 HOURS AT 1-800-424-8802.
- FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) SHALL BE CONTACTED WITH IN 24 HOURS AT 1-800-424-8802.
- FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE EPD SHALL BE CONTACTED WITHIN 24 HOURS AT (800) 241-4113 OR (404) 656-4863
- FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL SHALL BE CLEANED UP AND LOCAL AGENCIES SHALL BE CONTACTED AS REQUIRED.

THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1320 GALLONS OF PETROLEUM ARE STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS. THE CONTRACTOR SHALL NEED A SPILL PREVENTION CONTAINMENT AND COUNTERMEASURES PLAN PREPARED BY THAT LICENSED PROFESSIONAL.

24 WASH DOWN OF TOOLS, CONCRETE MIXER CHUTES, HOPPERS, AND THE REAR OF THE VEHICLES SHALL BE ALLOWED AT THE CONCRETE WASHOUT AREA, TO BE DESIGNATED IN THE FIELD BY THE CONTRACTOR. WASHOUT OF THE CONCRETE MIXER'S DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.

21 " ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING."

26 MEASURES THAT SHALL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORM WATER THAT SHALL REMAIN IN PLACE AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED: PERMANENT VEGETATIVE STABILIZATION (DS3) AND PIGS IN A BLANKET (SD2-P).
THE SITE SHALL UTILIZE A SERIES OF PRACTICAL BMP'S. DIVERSION DITCHES SHALL BE USED TO CONVEY THE STORM WATER TO THE EXISTING WET DETENTION POND. THE REGIONAL POND IS A CONSTRUCTED BASIN THAT CONTAINS A PERMANENT POOL OF WATER AND TREATS POLLUTED STORM WATER RUNOFF VIA SETTLEMENT. THE WET DETENTION POND DETAINS THE STORM WATER RUNOFF LONG ENOUGH FOR CONTAMINATED SEDIMENTS TO SETTLE AND REMAIN IN THE POND, AS IT EVENTUALLY OUTFALLS THROUGH A SLOTTED BOARD RETROFIT. THIS SETTLEMENT PROCESS REMOVES PARTICULATES, ORGANIC MATTER, AND METALS FROM THE WATER WHILE NUTRIENTS ARE REMOVED THROUGH BIOLOGICAL UPTAKE. THE WET DETENTION POND SHALL OUTLET THE STORM WATER RUNOFF AT A SIGNIFICANTLY REDUCED RATE.

15 "NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFERS AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS."

17 "AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL."

18 "WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT."

19 " THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND-DISTURBING ACTIVITIES."

20 " EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE."

28 **PRACTICES THAT WILL BE USED TO REDUCE THE POLLUTANTS IN STORM WATER DISCHARGES AFTER COMPLETION OF CONSTRUCTION ACTIVITIES**
1. PERMANENT SEEDING: THE SITE SHALL BE STABILIZED UTILIZING PERMANENT SEEDING TO PRE-TREAT THE STORMWATER RUNOFF PRIOR TO ENTERING THE DOWNSTREAM CONVEYANCE BY REMOVING SEDIMENT AS WELL AS ANY ATTACHED CHEMICALS FROM RUNOFF. PERMANENT SEEDING ALSO PREVENTS EROSION, REDUCES THE VOLUME AND VELOCITY OF THE RUNOFF AND IMPROVES WATER QUALITY.
2. TEMPORARY DIVERSION DITCHES WILL ACT AS NATURAL BIOFILTERS TO REDUCE STORM WATER VELOCITY AND POLLUTANT LOAD PRIOR TO RELEASE OF THE RUNOFF INTO THE DOWNSTREAM CONVEYANCE. THIS IS ACCOMPLISHED VIA INFILTRATION AND SETTLEMENT.
3. WET POND: THE PERMANENT POOL OF THE WET POND ENHANCES PARTICULATE SETTLING BY INCREASING RESIDENCE TIME AND WILL EFFECTIVELY HAVE AN 80% TSS REMOVAL RATE, BY ALLOWING SETTLEMENT OF THE SEDIMENT AND OTHER POLLUTANTS THAT ARE TRANSFERRED TO THE POND VIA OTHER CONVEYANCES, THUS ELIMINATING THE RELEASE INTO AND IMPROVING THE WATER QUALITY OF THE DOWNSTREAM CONVEYANCE. WET PONDS ALSO SIGNIFICANTLY REDUCE THE VOLUME AND THE VELOCITY OF THE RUNOFF CONTRIBUTING TO THE DOWNSTREAM CONVEYANCE.

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

31 REPORTING.
i. THE APPLICABLE PERMITTEES ARE REQUIRED TO SUBMIT THE SAMPLING RESULTS TO THE EPD AT THE ADDRESS SHOWN IN PART II.C, BY THE FIFTEENTH DAY OF THE MONTH FOLLOWING THE REPORTING PERIOD. REPORTING PERIODS ARE MONTHS DURING WHICH SAMPLES ARE TAKEN IN ACCORDANCE WITH THIS PERMIT. SAMPLING RESULTS SHALL BE IN A CLEARLY LEGIBLE FORMAT. UPON WRITTEN NOTIFICATION, EPD MAY REQUIRE THE APPLICABLE PERMITTEE TO SUBMIT THE SAMPLING RESULTS ON A MORE FREQUENT BASIS. SAMPLING AND ANALYSIS OF ANY STORM WATER DISCHARGE(S) OR THE RECEIVING WATER(S) BEYOND THE MINIMUM FREQUENCY STATED IN THIS PERMIT MUST BE REPORTED IN A SIMILAR MANNER TO THE EPD. THE SAMPLING REPORTS MUST BE SIGNED IN ACCORDANCE WITH PART V.G.2. SAMPLING REPORTS MUST BE SUBMITTED TO EPD USING THE ELECTRONIC SUBMITTAL SERVICE PROVIDED BY THE EPD. SAMPLING REPORTS MUST BE SUBMITTED TO EPD UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.
2. ALL SAMPLING REPORTS SHALL INCLUDE THE FOLLOWING INFORMATION:
   a. THE RAINFALL AMOUNT, DATE, EXACT PLACE AND TIME OF SAMPLING OR MEASUREMENTS;
   b. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE SAMPLING AND MEASUREMENTS;
   c. THE DATE(S) ANALYSES WERE PERFORMED;
   d. THE TIME(S) ANALYSES WERE INITIATED ;
   e. THE NAME(S) OF THE CERTIFIED PERSONNEL WHO PERFORMED THE ANALYSES;
   f. REFERENCES AND WRITTEN PROCEDURES, WHEN AVAILABLE, FOR THE ANALYTICAL TECHNIQUES OR METHODS USED;
   g. THE RESULTS OF SUCH ANALYSES, INCLUDING THE BENCH SHEETS, INSTRUMENT READOUTS, COMPUTER DISKS OR TAPES, ETC., USED TO DETERMINE THESE RESULTS;
   h. RESULTS WHICH EXCEED 1000 NTU SHALL BE REPORTED AS "EXCEEDS 1000 NTU;" AND
   i. CERTIFICATION STATEMENT THAT SAMPLING WAS CONDUCTED AS PER THE PLAN.
3. ALL WRITTEN CORRESPONDENCE REQUIRED BY THIS PERMIT SHALL BE SUBMITTED BY RETURN RECEIPT CERTIFIED MAIL (OR SIMILAR SERVICE) TO THE APPROPRIATE DISTRICT OFFICE OF THE EPD ACCORDING TO THE SCHEDULE IN APPENDIX A OF THIS PERMIT. THE APPLICABLE PERMITTEE SHALL RETAIN A COPY OF THE PROOF OF SUBMITTAL AT THE CONSTRUCTION SITE OR THE PROOF OF SUBMITTAL SHALL BE READILY AVAILABLE AT A DESIGNATED LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI.

33 SAMPLE ANALYSIS
STORM WATER SHALL BE SAMPLED FOR NEPHLOMETRIC TURBIDITY UNITS (NTU) AT THE OUTFALL LOCATION. THE DISCHARGE OF STORMWATER RUNOFF FROM DISTURBED AREAS WHERE BEST MANAGEMENT PRACTICES HAVE NOT BEEN PROPERLY DESIGNED, INSTALLED, AND MAINTAINED SHALL CONSTITUTE A SEPARATE VIOLATION FOR EACH DAY ON WHICH SUCH CONDITION RESULTS IN THE TURBIDITY OF THE DISCHARGE EXCEEDING , THE VALUE SELECTED FROM APPENDIX B IN PERMIT NO. GAR100001. THE NTU IS BASED UPON THE DISTURBED ACREAGE OF 4.16 AC AC FOR THE CONSTRUCTION SITE, THE SURFACE WATER DRAINAGE AREA OF 0.03 SQUARE MILES, AND RECEIVING WATER WHICH SUPPORTS WARM WATER FISHERIES.

22 THIS CONSTRUCTION ACTIVITY WHICH DOES NOT DISCHARGE STORMWATER INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF A BIOTA IMPAIRED STREAM SEGMENT MUST COMPLY WITH PART III. C. OF THE PERMIT. (INCLUDE THE COMPLETED APPENDIX 1 LISTING ALL THE BMPS THAT WILL BE USED FOR THOSE AREAS OF THE SITE WHICH DISCHARGE TO THE IMPAIRED STREAM SEGMENT.)

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	TRAVIS BURKE, PE
GEORGIA PE NUMBER:	31215
GSWCC LEVEL II CERTIFICATION NUMBER:	8134

34 APPENDIX B
NEPHELOMETRIC TURBIDITY UNIT (NTU) TABLES - WARM WATER (SUPPORTING WARM WATER FISHERIES)
STATE OF GEORGIA, DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, PAGE 46 OF 46, PERMIT NO. GAR100001

SITE SIZE (ACRES)	SURFACE WATER DRAINAGE AREA (SQUARE MILES) 0-4.99	5-9.99	10-24.99	25-49.99	50-99.99	100-249.99	250-499.99	500+
1.00-10	75	150	200	400	750	750	750	750
10.01-25	50	100	100	200	300	500	750	750
25.01-50	50	50	100	100	200	300	750	750
50.01-100	50	50	50	100	100	150	300	600
100.01+	50	50	50	50	50	100	200	100

REFER TO GA DEPARTMENT OF NATURAL RESOURCES ENVIRONMENTAL PROTECTION DIVISION GENERAL PERMIT NO. GAR100001 FOR STAND ALONE FOR DEFINITIONS AND DETAILS.

16 ADDITIONAL SITE/EROSION CONTROL NOTES:
A. ZONING: THE PRESENT ZONING CLASSIFICATION FOR THIS SITE IS PUD. PIN(S): 51009 01116
B. BUFFER REQUIREMENTS: AS REQUIRED BY ARTICLES 15 OF SECTION 12-7-6 OF THE "GEORGIA EROSION AND SEDIMENTATION ACT OF 1975", THERE IS ESTABLISHED A 25 FOOT BUFFER ALONG THE BANKS OF ALL STATE WATERS, AS MEASURED HORIZONTALLY FROM THE POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION, EXCEPT WHERE THE DIRECTOR DETERMINES TO ALLOW A VARIANCE THAT IS AT LEAST AS PROTECTIVE OF THE NATURAL RESOURCES AND THE ENVIRONMENT, WHERE OTHERWISE ALLOWED BY THE DIRECTOR PURSUANT TO OCGA 12-2-8, OR WHERE A DRAINAGE STRUCTURE OR ROADWAY DRAINAGE STRUCTURE MUST BE CONSTRUCTED, PROVIDED THAT ADEQUATE EROSION CONTROL MEASURES ARE INCORPORATED IN THE PROJECT PLANS AND SPECIFICATIONS AND ARE IMPLEMENTED. "NO BUFFERS ARE REQUIRED FOR THIS PROJECT ".
C. EROSION CONTROL MEASURES: CLEARING SHALL BE KEPT TO AN ABSOLUTE MINIMUM. VEGETATION AND MULCH SHALL BE APPLIED TO APPLICABLE AREAS IMMEDIATELY AFTER GRADING IS COMPLETED. GRAVEL SHALL BE APPLIED TO PARKING AREAS AND ROADWAYS AS SOON AS GRADING IS COMPLETED. LAND SHALL BE SCHEDULED TO LIMIT EXPOSURE OF BARE SOILS TO EROSION ELEMENTS. STORM WATER MANAGEMENT STRUCTURES SHALL BE EMPLOYED TO PREVENT EROSION IN AREAS OF CONCENTRATED WATER FLOWS. EROSION AT THE EXITS OF ALL STORM WATER STRUCTURES SHALL BE PREVENTED BY THE INSTILLATION OF STORM DRAIN OUTLET PROTECTION DEVICES.
D. STANDARDS AND SPECIFICATIONS: ALL DESIGNS SHALL CONFORM TO AND ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE PUBLICATION ENTITLED, "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA".
E. SAFETY PROTECTION: CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE LAWS, RULES AND REGULATIONS.
F. MAINTENANCE PROGRAM: SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY. ANY DAMAGES OBSERVED SHALL BE REPAIRED BY THE END OF THAT DAY. CLEANOUT OF SEDIMENT CONTROL STRUCTURES SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE SPECIFICATIONS AND SEDIMENT DISPOSAL ACCOMPLISHED BY SPREADING ON THE SITE. BARRIERS SHALL REMAIN IN PLACE UNTIL SEDIMENT CONTRIBUTING AREAS ARE STABILIZED. THE SEDIMENT FENCES, AND THE BARRIERS SHALL THEN BE REMOVED AND THE AREAS OCCUPIED BY THESE DEVICES SHALL THEN BE VEGETATED. GUIDELINES FOR THE MAINTENANCE OF ESTABLISHED VEGETATION SHALL BE PROVIDED TO THE OWNER WHEN ALL DISTURBED AREAS ARE STABILIZED.
G. EROSION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
H. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER.
I. BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE PUD, IS NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0109G DATED 8/16/2018.
J. THERE ARE NOT STATE WATERS LOCATED ON OR WITHIN 200' OF THIS SITE.
K. THE POINT OF CONTACT FOR CIVIL SITE WORK FOR THIS PROJECT IS:
COLEMAN COMPANY
1480 Chatham Parkway, Suite 100
SAVANNAH, GA 31405
(912) 200-3041

32 RETENTION OF RECORDS
1. THE PRIMARY PERMITTEE SHALL RETAIN THE FOLLOWING RECORDS AT THE CONSTRUCTION SITE OR THE RECORDS SHALL BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION FROM COMMENCEMENT OF CONSTRUCTION UNTIL SUCH TIME AS A NOT IS SUBMITTED IN ACCORDANCE WITH PART VI:
   a. A COPY OF ALL NOTICES OF INTENT SUBMITTED TO EPD;
   b. A COPY OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN REQUIRED BY THIS PERMIT;
   c. THE DESIGN PROFESSIONAL'S REPORT OF THE RESULTS OF THE INSPECTION CONDUCTED IN ACCORDANCE WITH PART IV.A.5. OF THIS PERMIT.
   d. A COPY O

avid®

AN IHG® HOTEL

SITE MAP

GENERAL NOTES

1. CONTRACTOR TO VERIFY BUILDING CONSTRUCTION TO CONFORM TO ALL PREVAILING CODES & ORDINANCES (NATIONAL, STATE & LOCAL). ANY DISCREPANCIES SHALL BE PROMPTLY REPORTED TO THE ARCHITECT.

2.CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL ACCESIBILITY REQUIREMENTS AND CODES

3.CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES. ALL WORK REQUIRING MEASURING SHALL BE DONE ACCORDING TO FIGURES ON DRAWINGS, NOT SCALED FROM DRAWINGS. THE ARCHITECT WILL FURNISH ANY MISSING DIMENSIONS UPON REQUEST.

4.CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION, AND SHALL PAY ALL APPLICABLES FEES.

5. REFER TO IHG'S INTERIOR DRAWINGS AND SPECIFICATIONS FOR INTERIOR MATERIAL SELECTIONS.

6.THE AUTOMATIC SPRINKLER SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA STANDARD 13 INCLUDING ALL CONCEALED SPACES AND SHALL BE PROVIDED WITH AN ADEQUATE AND RELIABLE WATER SUPPLY.

7.DRAFTSTOPPING SHALL BE PROVIDED PER CODE AND FIRE MARSHAL'S REQUIREMENTS.

8.FIRE BLOCKING SHALL BE CONSTRUCTED IN COMPLIANCE WITH STATE AND LOCAL BUILDING CODES.

9.CAULK ALL EXTERIOR JOINTS AROUND WINDOWS AND DOOR FRAMES, BETWEEN WALL CAVITIES AND WINDOWS OR DOOR FRAMES, BETWEEN WALLS AND FOUNDATION, BETWEEN WALLS AND ROOF, BETWEEN WALLS AND PANELS AND ALL PENETRATIONS OF UTILITIES THROUGH WALLS AND ROOFS AND BETWEEN ALL DISSIMILAR MATERIALS.

10.CABINET SUPPLIER TO FIELD MEASURE AREA OF WORK AFTER ROUGH FRAMING TO ASSURE AN EXACT FIT. THE CABINETS SHALL MATCH PLANS (NOTIFY THE ARCHITECT OF ANY DISCREPANCES).

11.GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND FOLLOWING ALL CURRENT FRANCHISE STANDARDS AND CODES. REPORT ANY DISCREPANCES BETWEEN THESE DRAWINGS AND FRANCHISE STANDARDS TO THE ARCHITECT FOR CLARIFICATIONS NO ADDITIONAL COST WILL BE APPROVED DUE TO FAILURE OF GC TO OBTAIN CLARIFICATION PRIOR TO SIGNING OF CONSTRUCTION CONTRACT.

12.ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CONTRACTOR OR OWNER DRIVEN CHANGES OR DEVIATIONS TO CONSTRUCTION DOCUMENTS. ALL REVISIONS, VALUE ENGINEERING ITEMS & CLARIFICATIONS TO BE APPROVED BY ARCHITECT.

13.GENERAL CONTRACTOR SHALL DRY-IN AND CONDITION BUILDING PRIOR TO INSTALLING FINISHES.

14.BLOCKING AT OPENINGS, DOORS, WINDOOWS, WALL HUNG EQUIPMENT OR DEVICES, ETC. SHALL BE FIRE RETARDANT TREATED 2X NOMINAL MATERIALS. ALL BLOCKING IN CONTACT WITH CONCRETE OR CMU SHALL ALSO BE PRESSURE TREATED. ALTERNATE: MIN. 16 GA X 8" MATERIAL SHALL BE INSTALLED WITH METAL FASTENERS.

15.IT IS THE INTENT OF THE DRAWINGS AND SPECIFICATIONS TO PROVIDE A COMPLETE WATERPROOF BUILDING ENVELOPE. NOTIFY THE ARCHITECT IMMEDIATELY REGARDING ANY CONDITIONS THAT WOULD PREVENT THIS.

16.THERE SHALL BE NO BACK TO BACK ELECTRICAL, TELEPHONE, OR OTHER OUTLETS.

17.UNLESS NOTED OTHERWISE ALL EIFS SLOPES SHALL BE 6/12.

18.VINYL CORNER GUARDS ARE REQUIRED TO MATCH THE ADJACIENT WALL COLOR.

19. EMERGENCY LIGHTING: SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS AND MEET THE FOLLOWING SPECIFICATIONS:
ALONG EMERGENCY EGRESS ROUTES
ALL PUBLIC AREAS GREATER THAN 150 SF
ALL BACK-OF-HOUSE SPACES GREATER THAN 540SF WHERE COLLEAGUES WORK.
ALL CRITICAL MECHANICAL AND ELECTRICAL SPACES; SUCH AS BOILER ROOMS, GENERATOR ROOMS, AND SWITCH GEAR ROOMS.
ALL ELEVATOR CARS
FIXTURES SHALL PROVIDE A MIN. 60 MINUTE ILLUMINATION IN THE EVENT OF A POWER FAILURE; AND MEET MIN. ILLUMINATION LEVELS PER CODE REQUIREMENTS AND IHG BRAND STANDARDS.

20. EMERGENCY EXIT SIGNS: SHALL BE PROVIDED AT EACH EMERGENCY EXIT LOCATION. DIRECTIONAL EXIT SIGNAGE SHALL BE LOCATED WHEREVER EXIT SIGNAGE IS NOT IMMEDIATELY VISIBLE. EXIT SIGNS SHALL REMAIN AUTOMATICALLY ILLUMINATED FOR A MIN. DURATION OF 60 MINUTES IN THE EVENT OF POWER FAILURE.

21. ATTIC DRAFTSTOPPING PROTECTION: G.C. SHALL PROVIDE ATTIC PROTECTION VIA SPRINKLER SYSTEM OR SUBDIVIDE THE ATTIC WITH DRAFT STOPS AT A SPACING NOT TO EXCEED 3,000SF AND PROVIDE FIRE DETECTION DEVICE (SMOKE OR HEAT DETECTOR CONNECTED TO THE FIRE ALARM CONTROL PANEL) WITHIN EACH SUBDIVIDED SPACE.

22. FIRE DETECTION, ALARM, AND FIRE SPRINKLER SHOP DRAWINGS: SHALL MEET OR EXCEED CODE REQUIREMENTS AND IHG BRAND SAFETY STANDARDS. SUBMIT FOR IHG REVIEW AND APPROVAL IN ADDITION TO LOCAL CODE JURISDICTION PRIOR TO INSTALLATION.

23. MAXIMUM TRAVEL DISTANCE: TO A FIRE EXTINGUISHER SHALL NOT EXCEED 75 FEET THROUGHOUT THE HOTEL.

24. EMERGENCY PHONES: SHALL BE PROVIDED AT THE FITNESS, MEETING ROOM AND ELEVATORS. EMERGENCY PHONES SHALL NOT CONNECT DIRECTLY TO GUESTROOMS AND SHALL BE LOCATED IN A CLEARLY VISIBLE LOCATION AND CONNECT TO AN ON-SITE STATION THAT IS PERMANENTLY STAFFED OR DIRECTLY TO EMERGENCY SERVICES.

25.KNOX FDC AND STANDPIPE LOCKING CAPS ARE REQUIRED.

26.THE OS&Y VALVES IN PIT OR HOT BOX SHALL BE MONITORED.

27.ACCESSIBLE SIGNAGE: REQUIRED ACCESSIBLE ELEMENTS SHALL BE IDENTIFIED BY THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT THE FOLLOWING LOCATIONS:
ACCESSIBLE PARKING SPACES
ACCESSIBLE PASSENGER LOADING ZONES
ACCESSIBLE AREA OF REFUGE
ACCESSIBLE ROOMS WHERE MULTIPLE SINGLE USER TOILETS ARE CLUSTERED AT A SINGLE LOCATION
UNISEX TOILETS
SIGNS IDENTIFYING PERMINENT ROOMS AND SPACES SHALL BE TACTILE.
DIRECTIONAL AND INFORMATIONAL SIGNAGE SHALL BE TACTILE.
A TACTILE SIGN STATING EXIT AND COMPLYING WITH ICC A117.1 SHALL BE PROVIDED ADJACIENT TO EACH DOOR TO AN EGRESS STAIRWAY, AN EXIT PASSAGEWAY AND AN EXIT DISCHARGE.

28.ENSURE ADA HANDICAP COMPLIANCE WITH BRAILLE SIGNAGE, LEVERED HARDWARE OR PUSHED DOOR HANDLES.

29.ALL EXTERIOR BUILDING AND SITE SIGNAGE SHALL BE REVIEWED AND APPROVED BY AN IHG-APPROVED SIGNAGE VENDOR AND SCOTT ROSS (scott.ross@ihg.com) RECOMMENDATIONS WILL INCLUDE SIGNS THAT ARE PROPERLY CONFIGURED AND SIZED FOR PLACEMENT ON THE BUILDING FACADES WITHOUT CROWDING ADJACIENT ARCHITECTURAL FEATURES.

TEAM MEMBERS

OWNER:		
JSSL HOLDINGS		
3700 CREASTWOOD PARKWAY		
SUITE 1000		
DULUTH, GEORGIA 30096		
DESIGN BUILDER:		
MARSHALL DESIGN-BUILD, LLC.	**CHET MARSHALL**	
4437 ATLANTA HIGHWAY	**334-277-8820**	
MONTGOMERY, ALABAMA 36109		
ARCHITECT:		
HRH ARCHITECTS, INC.	**WARREN BOATMAN, NCARB, LEED AP BD&C**	
3605 SANDY PLAINS ROAD	**770-640-8802**	
SUITE 240-263	**wboatman@hrharchitects.com**	
MARIETTA, GEORGIA 30066		
STRUCTURAL:		
MH STRUCTURES, LLC	**MATTHEW HAMOND, PE, SE**	
5077 DALLAS HIGHWAY, SUITE 201	**404-495-4889**	
POWDER SPRINGS, GEORGIA 30127		

CIVIL:		
COLEMAN COMPANY, INC.	**TRAVIS BURKE, P.E.**	
1480 CHATHAM PARKWAY	**912-200-3041**	
SUITE 100		
SAVANNAH, GEORGIA 31405		
PLUMBING:		
PROFICIENT ENGINEERING, INC.	**BRIAN ARMENTA**	
6991 PEACHTREE INDUSTRIAL BLVD	**404-330-9798**	
BLDG. 700		
PEACHTREE CORNERS, GEORGIA 30092		
MECHANICAL:		
PROFICIENT ENGINEERING, INC.	**BRIAN ARMENTA**	
6991 PEACHTREE INDUSTRIAL BLVD	**404-330-9798**	
BLDG. 700		
PEACHTREE CORNERS, GEORGIA 30092		
ELECTRICAL:		
PROFICIENT ENGINEERING, INC.	**BRIAN ARMENTA**	
6991 PEACHTREE INDUSTRIAL BLVD	**404-330-9798**	
BLDG. 700		
PEACHTREE CORNERS, GEORGIA 30092		

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tel: 770-640-8802
www.HRHarchitects.com

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The contractor shall verify all dimensions and existing conditions on site before proceeding with any phase of work. No dimensions shall be scaled from these documents. Any discrepancy must be reported to the Architect immediately. This drawing and all other documents issued with regard to this contract shall be read in conjunction with one another.

Inncode: SAVLR Location: #91842

avid AN IHG® HOTEL

NEW AVID HOTEL FOR

JSSL HOLDINGS

23-245 Lot A - Blakely Commons

Pooler, Georgia 31322

REVISIONS		
No.	Date	Description

PRINTING		
No:	Date:	Description
1		IHG PRELIM

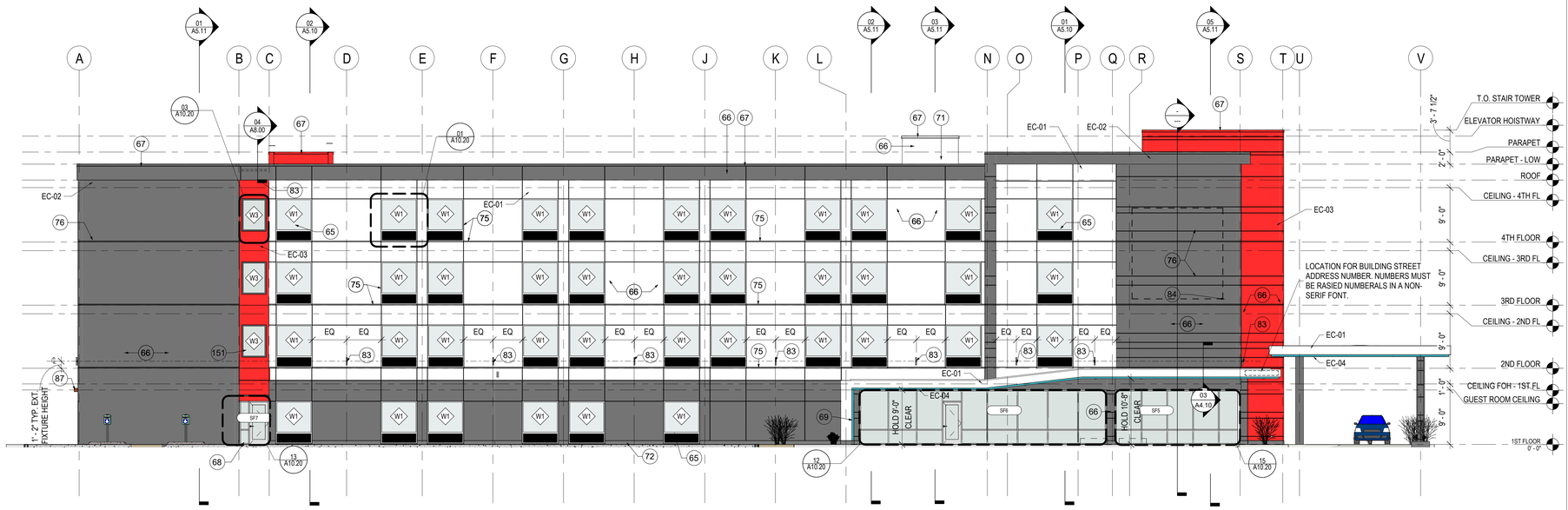
DRAWING TITLE:
COVER SHEET

PROJECT NO:	ISSUE DATE:
230518	**TBD**
DRAWN BY:	CHECKED BY:
DLK	**CWB**

SHEET NUMBER
CS-1

NOT FOR CONSTRUCTION

REFER TO A5 SERIES DRAWINGS FOR SCORE JOINT LAYOUT/DIMENSIONS



SOUTH ELEVATION

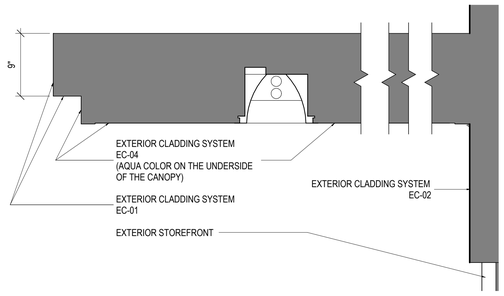
SCALE: 1/8" = 1'-0"

05

EXTERIOR PERSPECTIVE - BACK OF CANOPY

SCALE:

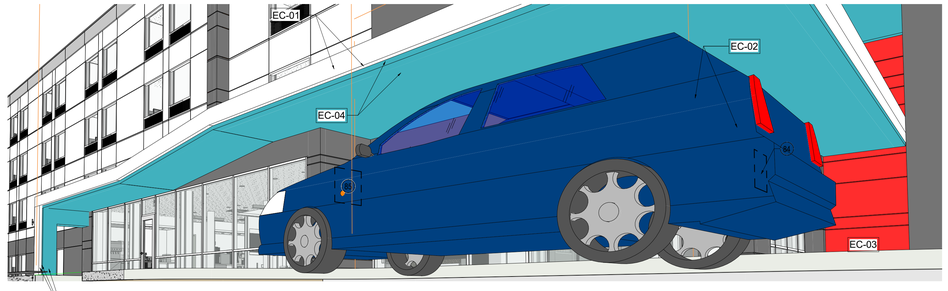
04



EXTERIOR WALL DETAIL - CANOPY

SCALE: 1 1/2" = 1'-0"

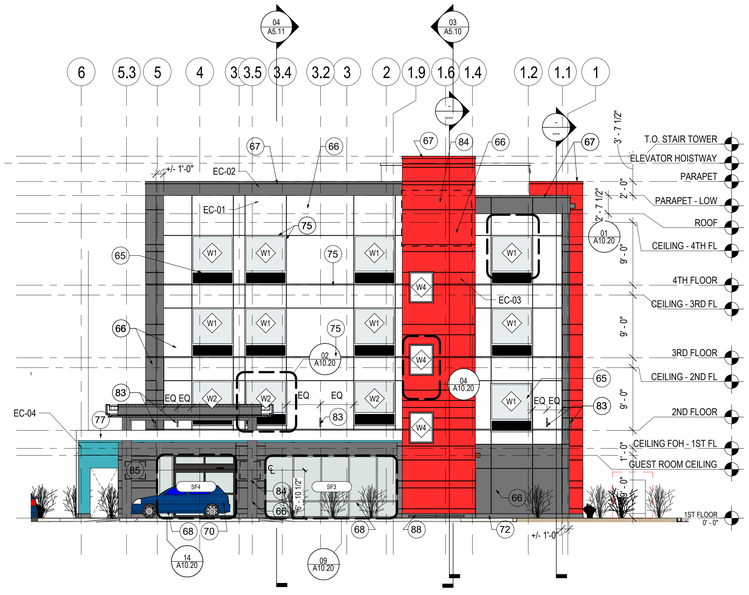
03



EXTERIOR PERSPECTIVE - CANOPY

SCALE:

02



EAST ELEVATION

SCALE: 1/8" = 1'-0"

01

SHEET NOTES

65 INTEGRATED EXTERIOR WINDOW AND PTAC LOUVER
66 EXTERIOR CLADDING WITH WATERPROOFING SYSTEM
67 METAL COPING - COLOR TO MATCH ADJACENT WALL FINISH
68 EXTERIOR STOREFRONT WINDOWS
69 EXTERIOR CLADDING SYSTEM BENEATH CANOPY AND ADJACENT WING WALLS
70 SINGLE SLIDING GLASS DOOR
71 ELEVATOR OVERRUN BEYOND
72 CAST STONE BASE (W/INTEGRAL COLOR TO MATCH EC-02) OR SIMILAR DURABLE BASE MATERIAL - REFER TO CLADDING SYSTEM MANUF. REQUIREMENTS.
75 3/4" CONTROL JOINTS
76 3/4" REVEAL (TYP.)
77 ENTRANCE CANOPY WITH TPO ROOF
83 OPTIONAL EXTERIOR LIGHT FIXTURE. REF: ELECTRICAL AND LIGHTING DWGS
84 LOCATION FOR BUILDING SIGNAGE. PROVIDE ELECTRICAL SERVICE TO LOCATIONS WHERE SIGNAGE TO BE INSTALLED. REFER TO IHG SIGNAGE GUIDELINES FOR MORE INFORMATION
85 LOCATION FOR ENTRY SIGNAGE WHEN VESTIBULE IS ROTATED PER 10/A3.00
87 TYPE "S2-EM" ELECTRICAL FIXTURE WITH INTEGRATED EMERGENCY BACKUP. SEE IGH SUPPLEMENTAL LIGHTING PACKAGE FOR FIXTURE INFORMATION.
88 ALTERNATE LIGHT LOCATION - USE UPLIGHT ON THIS WALL ONLY WHEN AVID SIGNAGE IS PRESENT AT THE TOP OF STAIR TOWER. DOWNLIGHT TO BE USED IN STANDARD CONDITION WHEN NO SIGN IS PRESENT. REF: ELECTRICAL DRAWINGS AND IHG SUPPLEMENTAL LIGHTING PACKAGE FOR FIXTURE INFORMATION
151 EXTERIOR ALUMINUM WINDOW, TYP.

GENERAL NOTES

A. SEE CS-2 AND IHG SUPPLEMENTAL EXTERIOR FINISHES DOCUMENT FOR INFORMATION ON MATERIALS, SYSTEMS, AND COLORS.
B. TEMPERED GLAZING TO BE PROVIDED AS REQUIRED BY LOCAL BUILDING CODES.
C. SEE A8.10 FOR SECTION DETAILS ON WINDOW TYPES W1, W2.
D. COORDINATE PLACEMENT OF ALL LOUVERS, VENTS, AND OTHER EXTERIOR ELEMENTS WITH LOCATIONS OF SCORE JOINTS (TYP).
E. IN JURISDICTIONS WHERE CODE REQUIRES ROOF ACCESS VIA STAIR, EXTEND STAIR A VERTICALLY AS NEEDED, AND LOCATE EXTERIOR DOOR TO ROOF SO AS NOT TO BE VISIBLE FROM GROUND.

MATERIAL LEGEND

- EXTERIOR CLADDING SYSTEM - EC-01
- EXTERIOR CLADDING SYSTEM - EC-02
- EXTERIOR CLADDING SYSTEM - EC-03
- EXTERIOR CLADDING SYSTEM - EC-04

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Inncode: SAVLR Location: #91842

avid AN IHG HOTEL

NEW AVID HOTEL FOR
JSSL HOLDINGS
23-245 Lot A - Blakely Commons
Pooler, Georgia 31322

REVISIONS		
No.	Date	Description
1		

PRINTING		
No:	Date:	Description
1		

DRAWING TITLE:
BUILDING ELEVATIONS - EAST & SOUTH

PROJECT NO:	ISSUE DATE:
230518	**TBD**
DRAWN BY:	CHECKED BY:
DLK	**CWB**

SHEET NUMBER

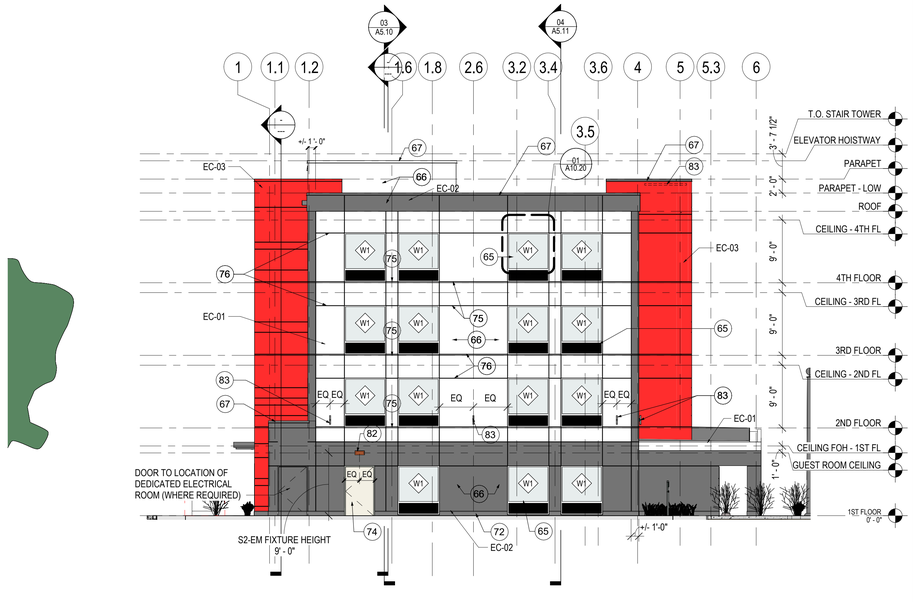
A4.10

NOT FOR CONSTRUCTION

REFER TO A5 SERIES DRAWINGS FOR SCORE JOINT LAYOUT/DIMENSIONS

NORTH ELEVATION
SCALE: 1/8" = 1'-0"

02



WEST ELEVATION
SCALE: 1/8" = 1'-0"

01

SHEET NOTES

65 INTEGRATED EXTERIOR WINDOW AND PTAC LOUVER
66 EXTERIOR CLADDING WITH WATERPROOFING SYSTEM
67 METAL COPING - COLOR TO MATCH ADJACENT WALL FINISH
68 EXTERIOR STOREFRONT WINDOWS
71 ELEVATOR OVERRUN BEYOND
72 CAST STONE BASE (W/INTEGRAL COLOR TO MATCH EC-02) OR SIMILAR DURABLE BASE MATERIAL - REFER TO CLADDING SYSTEM MANUF. REQUIREMENTS.
73 EXTERIOR ALUMINUM WINDOW, TYP.
74 EXTERIOR HOLLOW METAL DOORS PAINTED TO MATCH ADJACENT WALLS (TYP.)
75 3/4" CONTROL JOINTS
76 3/4" REVEAL (TYP.)
78 STOREFRONT DOOR
79 3'-0" X 3'-0" HOT WATER TANK INTAKE EXHAUST
80 LAUNDRY EXHAUST. COORDINATE WITH MANUFACTURER FOR LOUVER SIZES AND LOCATIONS- ALIGN EDGES OF LOUVER WITH WINDOW IF FEASIBLE
81 PREFABRICATED CANOPY
82 SCUPPER - PAINT TO MATCH ADJACENT WALL
83 OPTIONAL EXTERIOR LIGHT FIXTURE. REF: ELECTRICAL AND LIGHTING DWGS
84 LOCATION FOR BUILDING SIGNAGE. PROVIDE ELECTRICAL SERVICE TO LOCATIONS WHERE SIGNAGE TO BE INSTALLED. REFER TO IHG SIGNAGE GUIDELINES FOR MORE INFORMATION
86 COORDINATE LENGTH OF STRUCTURAL JOISTS AT BUILDING SETBACK
87 TYPE "S2-EM" ELECTRICAL FIXTURE WITH INTEGRATED EMERGENCY BACKUP. SEE IGH SUPPLEMENTAL LIGHTING PACKAGE FOR FIXTURE INFORMATION.
88 ALTERNATE LIGHT LOCATION - USE UPLIGHT ON THIS WALL ONLY WHEN AVID SIGNAGE IS PRESENT AT THE TOP OF STAIR TOWER. DOWNLIGHT TO BE USED IN STANDARD CONDITION WHEN NO SIGN IS PRESENT. REF: ELECTRICAL DRAWINGS AND IHG SUPPLEMENTAL LIGHTING PACKAGE FOR FIXTURE INFORMATION
89 GAS WATER HEATER - CONCENTRIC VENTS

GENERAL NOTES

A. SEE CS-2 AND IHG SUPPLEMENTAL EXTERIOR FINISHES DOCUMENT FOR INFORMATION ON MATERIALS, SYSTEMS, AND COLORS.
B. TEMPERED GLAZING TO BE PROVIDED AS REQUIRED BY LOCAL BUILDING CODES.
C. SEE A8.10 FOR SECTION DETAILS ON WINDOW TYPES W1, W2.
D. COORDINATE PLACEMENT OF ALL LOUVERS, VENTS, AND OTHER EXTERIOR ELEMENTS WITH LOCATIONS OF SCORE JOINTS (TYP).
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- EXTERIOR CLADDING SYSTEM - EC-01
- EXTERIOR CLADDING SYSTEM - EC-02
- EXTERIOR CLADDING SYSTEM - EC-03
- EXTERIOR CLADDING SYSTEM - EC-04

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Inncode: SAVLR Location: #91842

avid AN IHG HOTEL
NEW AVID HOTEL FOR
JSSL HOLDINGS
23-245 Lot A - Blakely Commons
Pooler, Georgia 31322

REVISIONS

No.	Date	Description
1		

PRINTING

No:	Date:	Description
1		

DRAWING TITLE:
BUILDING ELEVATIONS - WEST & NORTH

PROJECT NO:	ISSUE DATE:
230518	TBD
DRAWN BY:	CHECKED BY:
DLK	CWB

SHEET NUMBER
A4.20

NOT FOR CONSTRUCTION

Attachment C

EOM Operations
Your solution to a better tomorrow
OPERATIONS

January 3rd, 2025

Travis G. Burke, P.E.
Coleman Company
1480 Chatham Pkwy.
Savannah, GA 31405

Dear Mr. Burke,

I am pleased to provide you with a recommendation for Approval of the site development plans submitted under the cover of Lot A - Blakely Commons, which is provided below.

Submittal Documents:		
	Site Plans	*Dec. 2024*
	Master Hydrology Report	*Dec. 2024*
	Resolution Letter for Variance Approval	*Dec. 2024*
	Stormwater Maintenance Agreement	*Dec. 2024*
	Traffic Memorandum	*Nov. 2024*
	Auto-Turn Exhibit	*Nov. 2024*
	GSWCC Approval Letter	*Nov. 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, engineering standards and development codes. This review is not to be construed as a check of every item in the plans or construction. The failure of this office to note any conflict with said requirements does not relieve the developer from compliance.

The Owner and the Design Consultant are fully responsible for ensuring that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible for ensuring that their designs comply to all federal, state, and city codes and regulations. All required permits and approvals, pursuant to land disturbing activity and development permits shall be available to the City of Pooler and be found acceptable to Staff. All applicable plans, permits, inspection & testing results, or related materials shall be available to the City of Pooler, or assigned representation, during and after the construction is complete.

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

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OPERATIONS

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CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan for 55 Coleman Boulevard

Project:	#A24-0190
P&Z Meeting Date:	January 13, 2025
City Council Meeting Date:	January 21, 2025
Applicant and Authorized Agent:	Stephen L. Rushing
Location (Address):	55 Coleman Boulevard
Parcel (PIN):	50985 05016
Acreage:	Approximately 4.46 acres
Zoning:	C-2 (Heavy Commercial)
Proposed Use:	Construction of covered storage shed addition at existing equipment rental business.
Staff Recommendation:	Approval
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request."*

Zoning Action Standards:

1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans.
    - The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the Future Land Use Map (FLUM) designation and Character Area.
2. Whether the site plan provides for adequate pedestrian and traffic access.

- The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App A, Art. III for traffic access.

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

   - The site plan complies with the provisions of Sec. 5 of App. A, Art. III for parking and loading standards.

4. Whether the site plan provides for the appropriate location, arrangement, size, and design of buildings, lighting, and signs, giving due consideration to the applicable zoning district(s).

   - The site plan complies with the provisions related to the development standards for site improvements.

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

Attachment A

CITY OF POOLER
GEORGIA
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Vicinity Map - 55 Coleman Boulevard

01/08/2025

Parcels

This map was created using Latapult | www.latapult.com | Bigger Data Faster Maps Stronger Decisions

Site Plan Application

Updated **OCT 2023**

Contact Information

STEPHEN L. RUSHING — Applicant Name
912-695-3446 — Applicant Phone

17 ASHLEY CREEK DR. MIDWAY, GA 31320 — Applicant Mailing Address
STEVE@BURDETTEAVE.COM — Applicant Email

SAME — Property Owner Name
SAME — Property Owner Phone

SAME — Property Owner Mailing Address
SAME — Property Owner Email

SAME — Contact Person Name
SAME — Contact Person Phone

SAME — Contact Person Mailing Address
SAME — Contact Person Email

Property Information

55 COLEMAN BLVD POOLER, GA 31322 — Location Address

C-2 — Current Zoning
Parcel Identification #

COVERED STORAGE SHED — Brief Description of Proposed Land Development Activity and Use of Land Thereafter

Contractor Information

MARSH CONSTRUCTION — Contractor Name
RLC 1000618 — Contractor License #
912-682-9902 — Contractor Phone

P.O. BOX 372 STATESBORO, GA 30459 — 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

Site Plan Application

Updated **OCT 2023**

Application Number	Date	Action Requested	Action Taken
Application Number	Date	Action Requested	Action Taken
Application Number	Date	Action Requested	Action Taken

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.

Applicant Name	Applicant Signature	Date
STEPHEN L. RUSHING		11-11-24

Zoning Administrator/Agent Name	Zoning Administrator Signature	Date

Campaign Contribution Disclosure Form (Rezoning Action Applicant)

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

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

Applicant Name	Applicant Signature	Date
Stephen L. Rushing		11-11-24

Site Plan Review Checklist

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

Project Name _____ Date _____

Basic Engineering Information

1. N/A 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. N/A Date of plans with space for revision dates
4. N/A 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. N/A Sheet index
9. N/A Property size, disturbed area, impervious area, property zoning, maximum building height, proposed square footage, proposed height
10. N/A Show property boundaries with metes and bounds descriptions
11. N/A 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. N/A Show adjacent roads and curb cuts within 500 feet (Appendix A, Article V, Section 4 C)
15. N/A Name of adjacent roads. Route number if state or federal route (Appendix A, Article V, Section 4 C)
16. N/A 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. N/A 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. N/A Indicate whether or not FLOODPLAIN exists on the site. Provide a FEMA map reference and date of FEMA map

20. N/A 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. N/A 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. N/A 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. N/A 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. N/A 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. N/A 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

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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. N/A Show all required easements (around utilities, around drainage structures, 25' access easements, etc)

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

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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. N/A "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)

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

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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. N/A 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. N/A 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. N/A 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. N/A All utilities are to be installed underground

3. N/A Utilities shall not be placed longitudinally under street pavement. (Chapter 74, Article V, Section 74- 138 c)

4. N/A Minimize unnecessary water/sewer crossings to the extent possible. Minimum parallel separation: 10' horizontal and 18" vertical separation between water & sewer (Sanitary & Storm)

5. N/A 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. N/A 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. N/A 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. N/A 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. N/A 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. N/A 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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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. N/A 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. N/A 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. N/A Pipe material: (City of Pooler Standard Specifications, Section 02700 and 02730). For line size < 4" polyethylene pipe, 200 psi, SIDR-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

Site Plan Review Checklist

Updated **OCT 2023**

4. N/A 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. N/A 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. N/A 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. N/A 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. N/A 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. N/A 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

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

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. (Chapter42, 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. N/A What developments do the City of Pooler Stormwater Management provisions apply to? (Chapter 42, Article V, Section 42-180.3 (1))

   a. New development that involves the creation of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or

   b. Redevelopment that involves the creation, addition or replacement of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or

   c. New development or redevelopment, regardless of size, that is part of a larger common plan

of development, even though multiple, separate and distinct land disturbing activities may take place at different times and on different schedules; or

d. New development or redevelopment, regardless of size, that involves the creation or modification of a stormwater hotspot, as defined by the director

2. N/A 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. N/A 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.

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)

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)

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,

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)

Site Plan Review Checklist

Updated **OCT 2023**

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

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. N/A 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. N/A Required note - "Trees shall not be planted within 10 feet of any underground utility or storm drain."

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

19. N/A 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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20. _____ 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		
Gingko (male)		
Hickory species		
Magnolia, Southern		
Oak, Live		
Oak, Nuttall		
Oak, Overcup		
Oak, Shumard		
Oak, White		
Oak, Willow		
Oak, Southern Red		
Poplar, Yellow		

1. _____ No more than 30% of trees may be from the small species list or from one species

2. _____ Upon recommendation of the City Arborist, a species different from one listed may be approved

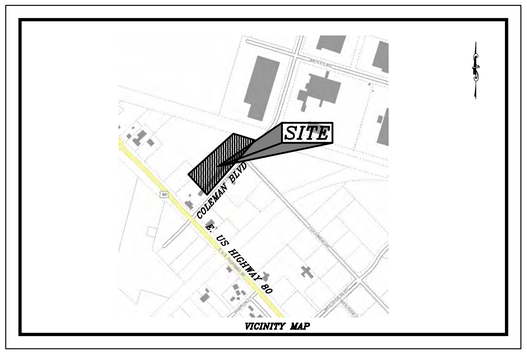
Site Work Plans

FOR THE NEW

Covered Shed Addition
55 Coleman Blvd.
Pooler, Georgia 31322

FOR

South East Industrial Equipment
(Contact : Steve Rushing)
17 Ashley Creek Drive
Midway, Georgia 31320



VICINITY MAP

January, 2025

GEORGIA REGISTERED No. 28372 PROFESSIONAL 1-7-25 ENGINEER MARK A. BOSWELL

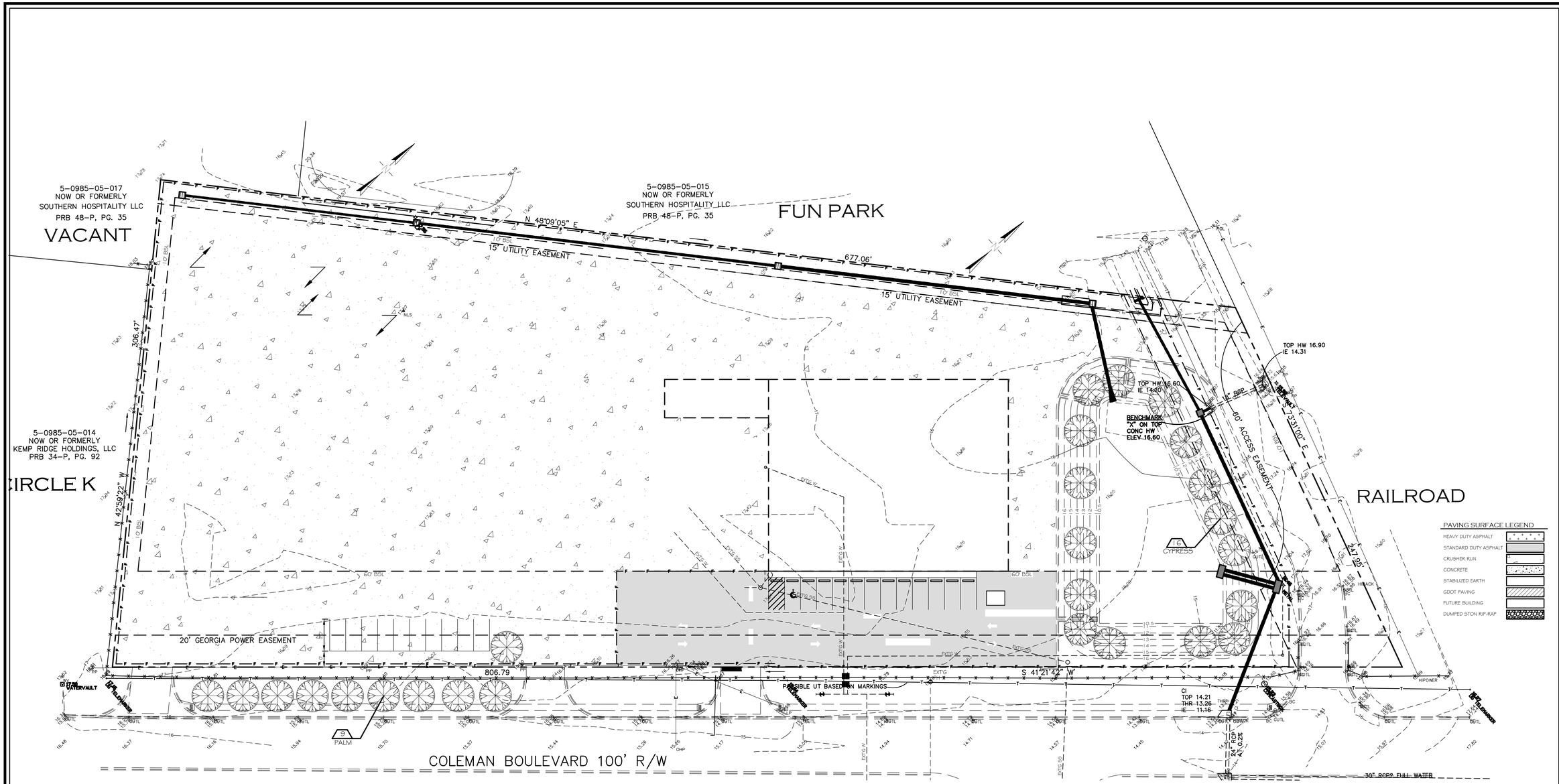
DWG. NO.	DESCRIPTION
C1	COVER SHEET
C2	EXISTING SITE PLAN
C3	STAKING PLAN
C4	TREE PLAN

SCHEDULE OF DRAWINGS

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit N, Suite 1
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

24 HOUR CONTACT :
STEVE RUSHING
17 ASHLEY CREEK DRIVE
MIDWAY, GEORGIA, 31320
912-695-3446
STEVERUSHING55@GMAIL.COM

UTILITIES PROTECTION CENTER
1-800-282-7411



EXISTING SITE PLAN

1" = 30'

PAVING SURFACE LEGEND

- HEAVY DUTY ASPHALT
- STANDARD DUTY ASPHALT
- CRUSHER RUN
- CONCRETE
- STABILIZED EARTH
- GDOT PAVING
- FUTURE BUILDING
- DUMPED STON RIP-RAP

SPECIAL F.F. NOTES :

1. CONTRACTOR TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH GOVERNING AGENCY REQUIREMENTS.

2. CONTRACTOR TO COORDINATE FINISH FLOOR ELEVATIONS WITH STRUCTURAL, ARCHITECTURAL AND M.E.P. PLANS.

TRAFFIC / RIGHT-OF-WAY AND DISCHARGE NOTES:

1. ALL ROAD CLOSINGS, DETOURS AND ETC. ARE TO BE COORDINATED WITH THE CITY OF POOLER, GEORGIA.

2. ANY AND ALL NECESSARY PERMITS MUST BE OBTAINED FROM THE CITY OF POOLER PRIOR TO COMMENCEMENT OF ANY WORK.

3. CONTRACTOR IS TO OBTAIN A R.O.W. PERMIT PRIOR TO PERFORMING ANY WORK WITHIN CITY OF POOLER RIGHT-OF-WAY.

4. CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM.

FEMA MAP NOTES :

1. THIS DEVELOPMENT IS WITHIN FLOOD ZONE AREA "X" ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 13051C0 126H, MAP REVISED 8-16-18 (NAVD 88).

2. THIS SITE IS IN ZONE "X" AND IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE.

3. CONTRACTOR IS TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

POOLER ORDINANCE NOTES :

1. CONTRACTOR IS TO VERIFY ALL BSLS, BUFFERS, ETC. WITH THE POOLER PLANNING AND ZONING DEPARTMENT PRIOR TO CONSTRUCTION ACTIVITIES.

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

LAND USE NOTES :

1. NARRATIVE: THE EXISTING SITE CONTAINS AN EXISTING EQUIPMENT RENTAL BUSINESS WITH AN EXISTING BUILDING AND HAS WATER, SEWER, STORM, DETENTION, WATER QUALITY, PARKING AND THE GROUND IS GENERALLY FLAT WITH SLOPES BEETWEEN 0 AND 2 PERCENT. THE PROPOSED PROJECT WILL BE THE ADDITION OF A SHED STRUCTURE ON THE SIDE OF THE EXISTING BUILDING.

THE PROPOSED STRUCTURE WILL BE FOR THE STORAGE OF NEW EQUIPMNET AND AS SUCH THE EXPANSION AND GROWTH OF THE EXISTING BUSINESS. THE TOTAL SITE IS 4.46 ACRES WITH THE DISTURBED AREA BEING 0.11 ACRES.

2. DEVELOPER / OWNER : STEVE RUSHING
17 ASHLEY CREEK DRIVE
MIDWAY, GEORGIA 31320

OWNER EMAIL : STEVERUSHING55@GMAIL.COM

3. 24 HOUR CONTACT : STEVE RUSHING
912-695-3446

SITE COVERAGE NOTES :

IMPERVIOUS AREA = 3.78 AC.
PERVIOUS AREA = 0.68 AC.
TOTAL AREA = 4.46 AC.

Survey Information :

1. Survey information by Sundial Surveying

2. Date of Ongoral Survey : June, 2014

3. Datum : NAVD 88

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT STREAM BUFFER AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST OBTAINING THE NECESSARY VARIANCES AND PERMITS.

STATE WATERS NOTE :

1. STATE WATERS DO NOT EXIST ON THIS PROPERTY NOR WITHIN 200' OF THE PROPERTY.

JURISDICTIONAL NOTE :

1. JURISDICTIONAL WETLANDS DO NOT EXIST ON THIS PROPERTY.

NOTES:

1. CONTRACTOR IS TO COORDINATE ALL GAS, LIGHTING, ELECTRICAL, PHONE, CABLE AND ANY OTHER REQUIRED UTILITIES WITH THE APPROPRIATE UTILITY AGENCIES.

2. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCING OF CONSTRUCTION ACTIVITIES AND FOR AVOIDING CONFLICT WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

3. CONTRACTOR IS TO COORDINATE ALL DEMOLITION WORK WITH THE OWNER. ALL ITEMS NOT TO BE RELOCATED OR GIVEN TO THE OWNER WILL BECOME THE PROPERTY OF THE CONTRACTOR.

4. REMOVE ALL TREES AS NECESSARY FOR PROPOSED CONSTRUCTION.

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

PROJECT INFORMATION :

P.I.N. : 50985 05016

PROJECT ADDRESS : 35 Coleman Blvd,
Pooler, Georgia 31322

CURRENT ZONING : C-2

SITE SIZE : 4.46 ACRES (TOTAL)

ESTIMATED DISTURBED AREA : 0.11 ACRES

SETBACKS :
FRONT (EAST) = 60'
REAR (WEST) = 10'
SIDE (NORTH) = 10'
SIDE (SOUTH) = 10'

MAXIMUM BUILDING HEIGHT ALLOWED = 60'

PROPOSED BUILDING HEIGHT = 25'

OWNER : STEVE RUSHING
17 ASHLEY CREEK DRIVE
MIDWAY, GEORGIA 31320

PHONE : 912-695-3446

EMAIL : STEVERUSHING55@GMAIL.COM

SCALE: 1" = 30'
0 30' 60' 75'

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit K, Suite 1
MAILING : 105 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED: ---
DRAWN: MAB
CHECKED: ---
DATE : January 7, 2025
JOB NO. : ---
SCALE: as shown

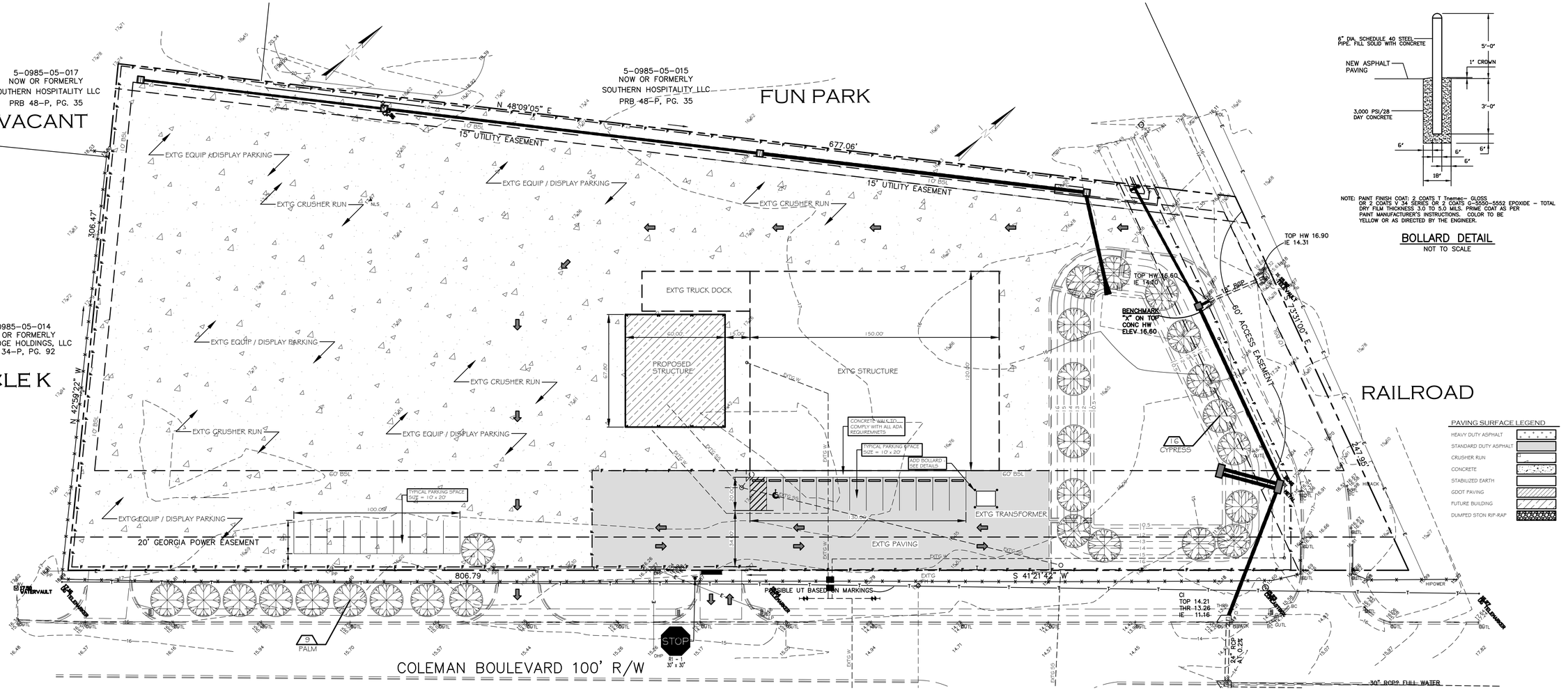
COVERED SHED ADDITION
55 COLEMAN BLVD.
POOLER, GEORGIA 31322
FOR
SOUTH EAST INDUSTRIAL EQUIPMENT
POOLER, GEORGIA

EXISTING SITE PLAN

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA UTILITIES PROTECTION CENTER
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED No. 28372 PROFESSIONAL 1-7-25 ENGINEER
MARK A. BOSWELL

DRAWING NUMBER
C-2
2 OF 4 SHEETS



STAKING AND SIGNING PLAN

1" = 30'

6" DIA. SCHEDULE 40 STEEL PIPE. FILL SOLID WITH CONCRETE

NOTE: PAINT FINISH COAT: 2 COATS T Inemec- GLOSS OR 2 COATS V 34 SERIES OR 2 COATS G-5550-5552 EPOXIDE - TOTAL DRY FILM THICKNESS 3.0 TO 5.0 MILS. PRIME COAT AS PER PAINT MANUFACTURER'S INSTRUCTIONS. COLOR TO BE YELLOW OR AS DIRECTED BY THE ENGINEER.

BOLLARD DETAIL

NOT TO SCALE

PAVING SURFACE LEGEND

- HEAVY DUTY ASPHALT
- STANDARD DUTY ASPHALT
- CRUSHER RUN
- CONCRETE
- STABILIZED EARTH
- GDOT PAVING
- FUTURE BUILDING
- DUMPED STON RIP-RAP

STATE WATERS NOTE :

1. STATE WATERS DO NOT EXIST ON THIS PROPERTY NOR WITHIN 200' OF THE PROPERTY.

JURISDICTIONAL NOTE :

1. JURISDICTIONAL WETLANDS DO NOT EXIST ON THIS PROPERTY.

PARKING CALCULATIONS:

EXISTING BUSINESS = 18,000 SF
PROPOSED BUILDING = 4,080 SF
TOTAL = 22,080 SF

REQUIRED PARKING = $\left(\frac{1 \text{ SPACE}}{1{,}000 \text{ SF}}\right)\left(22{,}080\right) = 22$ SPACES

TOTAL REQUIRED PARKING SPACES = 22 SPACES
HANDICAP SPACES REQUIRED = 1 SPACES
TOTAL SPACES SUPPLIED = 22 SPACES

VAN ACCESSIBLE SPACES SUPPLIED = 1 SPACES
(1 VAN SPACE / 6 H.C. SPACES AS PER ADA 208.2.4)

PARKING SPACES BASED ON CITY OF POOLER PARKING ORDINANCE ASSUMING A BUSINESS OCCUPANCY

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

GENERAL NOTES:

1. DIMENSIONS ARE IN FEET AND DECIMAL OF FEET UNLESS NOTED OTHERWISE.
2. LIMITS OF CLEARING AND GRUBBING SHALL MATCH THE PROPERTY LINE BOUNDRY OR AS SHOWN ON THE PLANS. COORDINATE ALL CLEARING ACTIVITIES WITH THE ENGINEER/OWNER.
3. ALL COORDINATES AND BEARINGS SHOWN ARE BASED ON A SITE COORDINATE SYSTEM. CONTRACTOR SHALL VERIFY PRIOR TO THE START OF CONSTRUCTION.
4. BENCHMARKS SHALL BE VERIFIED BY THE CONTRACTOR AS TO LOCATION AND ELEVATION PRIOR TO THE START OF CONSTRUCTION.
5. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL VERIFY THAT OVERALL SITE DIMENSIONS AGREE WITH THE INCREMENTAL LAYOUT DIMENSIONS AS SHOWN. ANY DISCREPANCIES WITH DIMENSIONS AND COORDINATES OR PROPERTY LINES SHALL BE ADJUSTED AND APPROVED BY THE ENGINEER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING HORIZONTAL AND VERTICAL CONTROL ON THE SITE BASED ON EXISTING MONUMENTS. ALL COSTS INVOLVED IN LOCATING THE EXISTING MONUMENTS AND CARRYING THE STAKING LAYOUT TO THE SITE SHALL BE BORNE BY THE CONTRACTOR.
8. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCING OF CONSTRUCTION AND FOR AVOIDING CONFLICT WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
9. CONTRACTOR TO VERIFY ACTUAL BUILDING DIMENSIONS WITH ARCH. PLANS.
10. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.

POOLER ORDINANCE NOTES :

1. CONTRACTOR IS TO VERIFY ALL BSL'S, BUFFERS, ETC. WITH THE POOLER PLANNING AND ZONING DEPARTMENT PRIOR TO CONSTRUCTION ACTIVITIES.

SITE COVERAGE NOTES :

IMPERVIOUS AREA = 3.78 AC.
PERVIOUS AREA = 0.68 AC.
TOTAL AREA = 4.46 AC.

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.
2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT STREAM BUFFER AS MEASURED FROM THE POINT OF WRESTED VEGETATION WITHOUT FIRST OBTAINING THE NECESSARY VARIANCES AND PERMITS.

FEMA MAP NOTES :

1. THIS DEVELOPMENT IS WITHIN FLOOD ZONE AREA "X" ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 13051C0126H, MAP REVISED 8-16-18 (NAVD 88).
2. THIS SITE IS IN ZONE "X" AND IS NOT LOCATED WITHIN THE 100 YEAR FLOOD ZONE.
3. CONTRACTOR IS TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

TRAFFIC / RIGHT-OF-WAY AND DISCHARGE NOTES:

1. ALL ROAD CLOSINGS, DETOURS AND ETC. ARE TO BE COORDINATED WITH THE CITY OF POOLER, GEORGIA.
2. ANY AND ALL NECESSARY PERMITS MUST BE OBTAINED FROM THE CITY OF POOLER PRIOR TO COMMENCEMENT OF ANY WORK.
3. CONTRACTOR IS TO OBTAIN A R.O.W. PERMIT PRIOR TO PERFORMING ANY WORK WITHIN CITY OF POOLER RIGHT-OF-WAY.
4. CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM.

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

SCALE: 1" = 30'

0 30' 60' 75'

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit K, Suite 1
MAILING : 105 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

DESIGNED	DRAWN	CHECKED
---	MAB	---

DATE : January 7, 2025
JOB NO. ---
SCALE: as shown

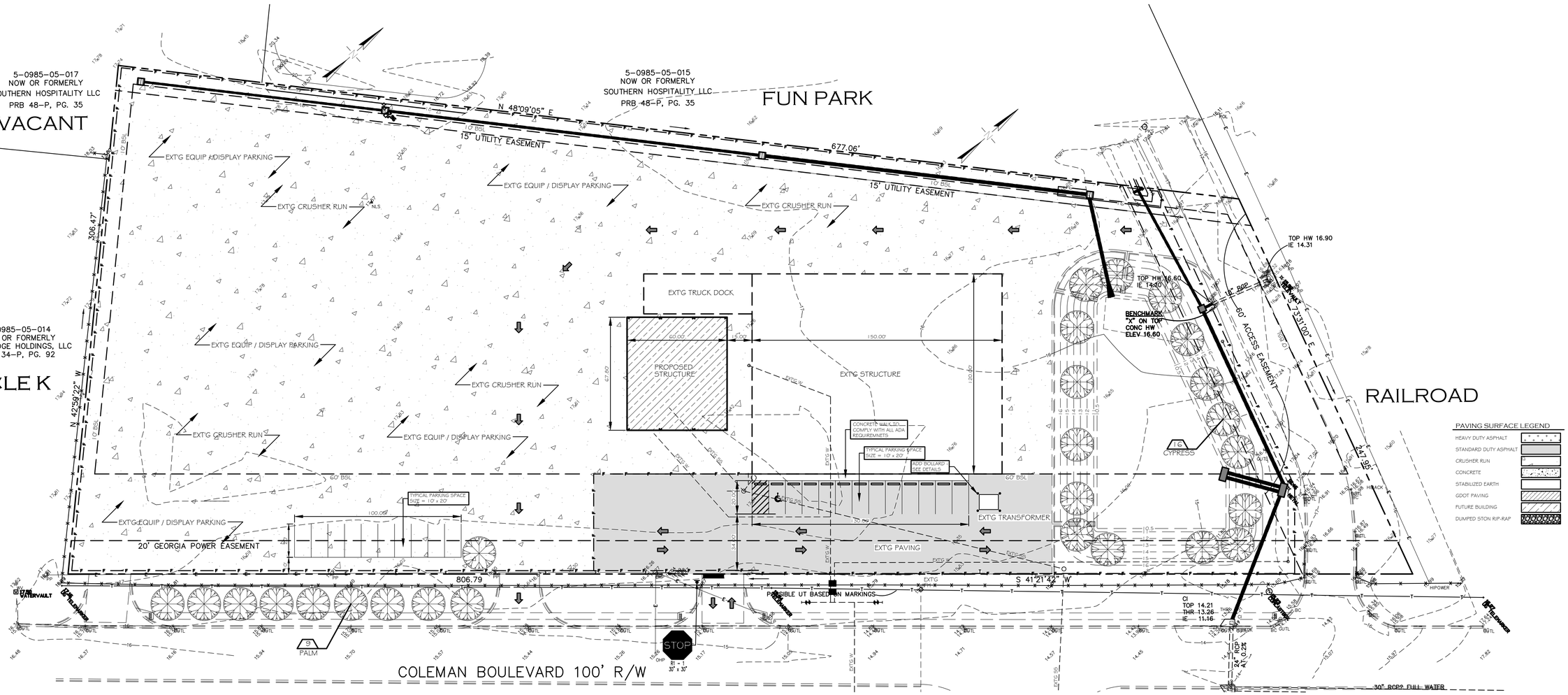
COVERED SHED ADDITION
55 COLEMAN BLVD.
POOLER, GEORGIA 31322
FOR
SOUTH EAST INDUSTRIAL EQUIPMENT
POOLER, GEORGIA

STAKING AND SIGNING PLAN

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
GEORGIA UTILITIES PROTECTION CENTER
811 BEFORE YOU DIG
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED No. 28372 PROFESSIONAL 1-7-25 ENGINEER
MARK A. BOSWELL

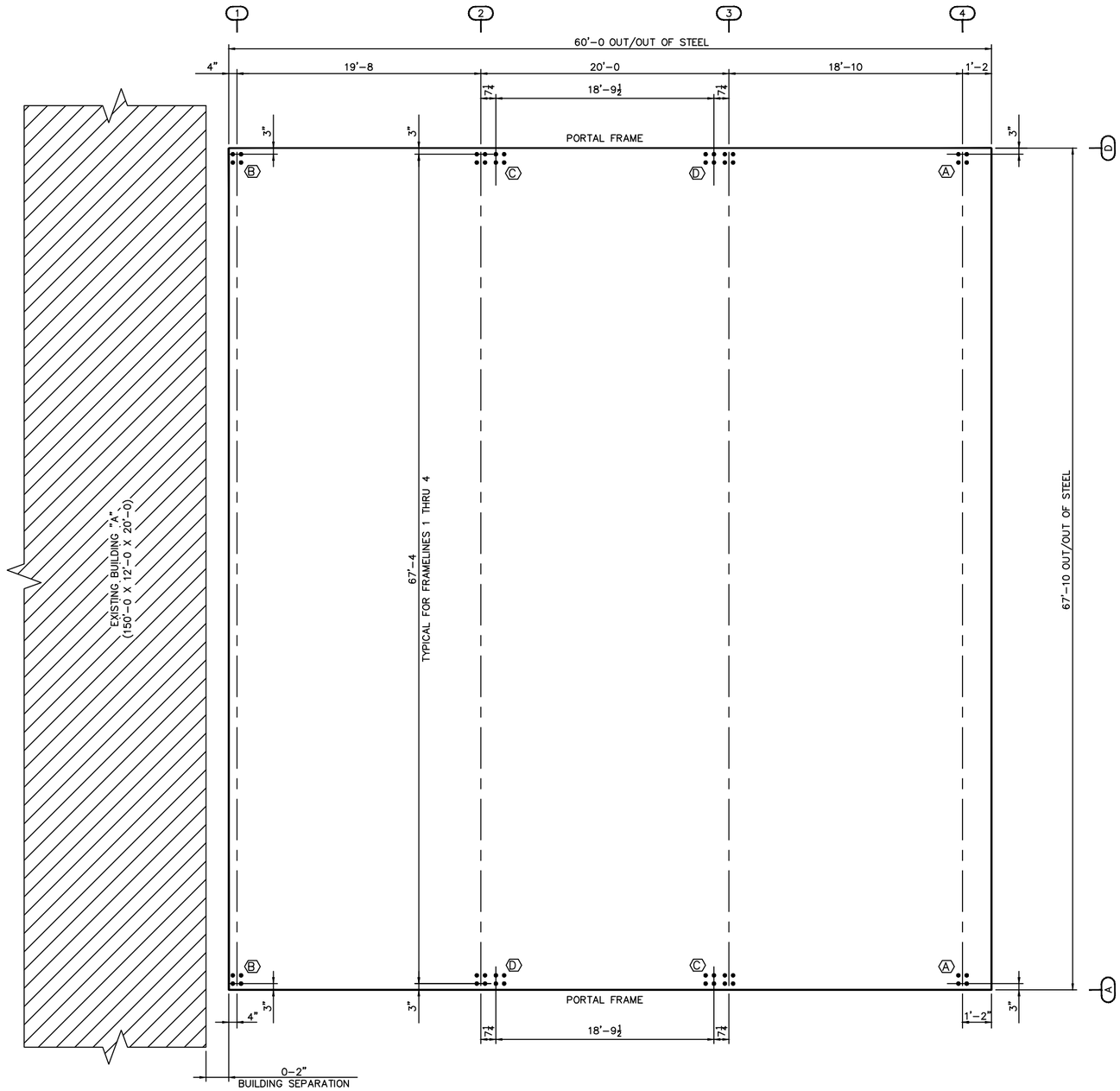
DRAWING NUMBER
C-3
3 OF 4 SHEETS


5-0985-05-017
NOW OR FORMERLY
SOUTHERN HOSPITALITY LLC
PRB 48-P, PG. 35
VACANT
5-0985-05-015
NOW OR FORMERLY
SOUTHERN HOSPITALITY LLC
PRB 48-P, PG. 35
FUN PARK
5-0985-05-014
NOW OR FORMERLY
KEMP RIDGE HOLDINGS, LLC
PRB 34-P, PG. 92
CIRCLE K
RAILROAD
N 48°09'05" E
677.06'
15' UTILITY EASEMENT
N 42°56'22" W
306.47'
S 41°21'42" W
806.79
S 73°31'00" E
247.95'
EXT'G EQUIP / DISPLAY PARKING
EXT'G CRUSHER RUN
EXT'G TRUCK DOCK
PROPOSED STRUCTURE
60.00'
100.00'
67.50'
EXT'G STRUCTURE
150.00'
135.00'
CONCRETE WALK TO COMPLY WITH ALL ADA REQUIREMENTS
TYPICAL PARKING SPACE SIZE = 10' x 20'
ADD BOLLARD SEE DETAILS
EXT'G TRANSFORMER
EXT'G PAVING
50.00'
60' BSL
10' BSL
20' GEORGIA POWER EASEMENT
POSSIBLE UT BASED ON MARKINGS
TOP HW 16.90
IE 14.31
TOP HW 16.60
IE 14.60
BENCHMARK
"X" ON TOP
CONC HW
ELEV 16.50
16' RCP
80' ACCESS EASEMENT
TG
CYPRESS
PALM
CRAPE MYRTLE
CRAPE MYRTLE
CRAPE MYRTLE

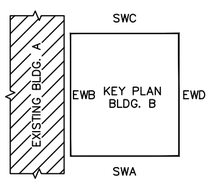
Anchor Rod Drawings

1) This drawing is for anchor rod placement only and is not foundation design.
2) Foundation must be square and level with all anchor rods true in size, location, and projection.
3) Projection shown must be held to keep threads clear of finished concrete.
4) This structural design data includes magnitude and location of design loads and support conditions, material properties, and type and size of major structural members necessary to show compliance with the Order Documents at the time of this issue. Any change to building loads or dimensions may change structural member sizes and locations shown. This structural design data will be superseded and voided by any future mailing.
5) Anchor rod size as noted on the drawings has been determined by shear and tension at the bottom of the base plate. The length of the anchor rod and method of load transfer to the foundation are to be determined by the foundation engineer. Anchor rods are not provided by the metal building manufacturer.
6) Anchor rods are ASTM F1554 Gr. 36 material unless noted otherwise.
7) 3000 psi concrete compressive strength (f'c) is assumed for the purpose of column base plate design unless otherwise noted.

FINISH FLOOR AT ELEVATION 100'-0



ANCHOR ROD SETTING PLAN
BUILDING "B"



ANCHOR BOLTS TO BE DESIGNED BY FOUNDATION ENGINEER USING DIAMETERS SHOWN IN THIS TABLE.	
ANCHOR ROD DESCRIPTION	QUANTITY
¾"ø DIAMETER X	48

Revision	Date	Description	By	Ck'd

Cornerstone Building Brands
13105 Northwest Freeway, Suite 500
Houston TX 77040
cornerstonebuildingbrands.com

Project Name & Location:
STEVE RUSHING
35 COLEMAN BLVD
POOLER GA 31322-9538 US
ATTN: ABIJAH IZNAGA

Customer:
MARSH CONSTRUCTION SERVICES LLC
8534 STILSON LEEFIELD ROAD
STATESBORO GA 30459-0372 US
REP: TRAVIS MARSH

Drawing Status:
☐ Issued For Approval (Not For Construction)
☐ Issued For Permit
☒ Issued For Construction

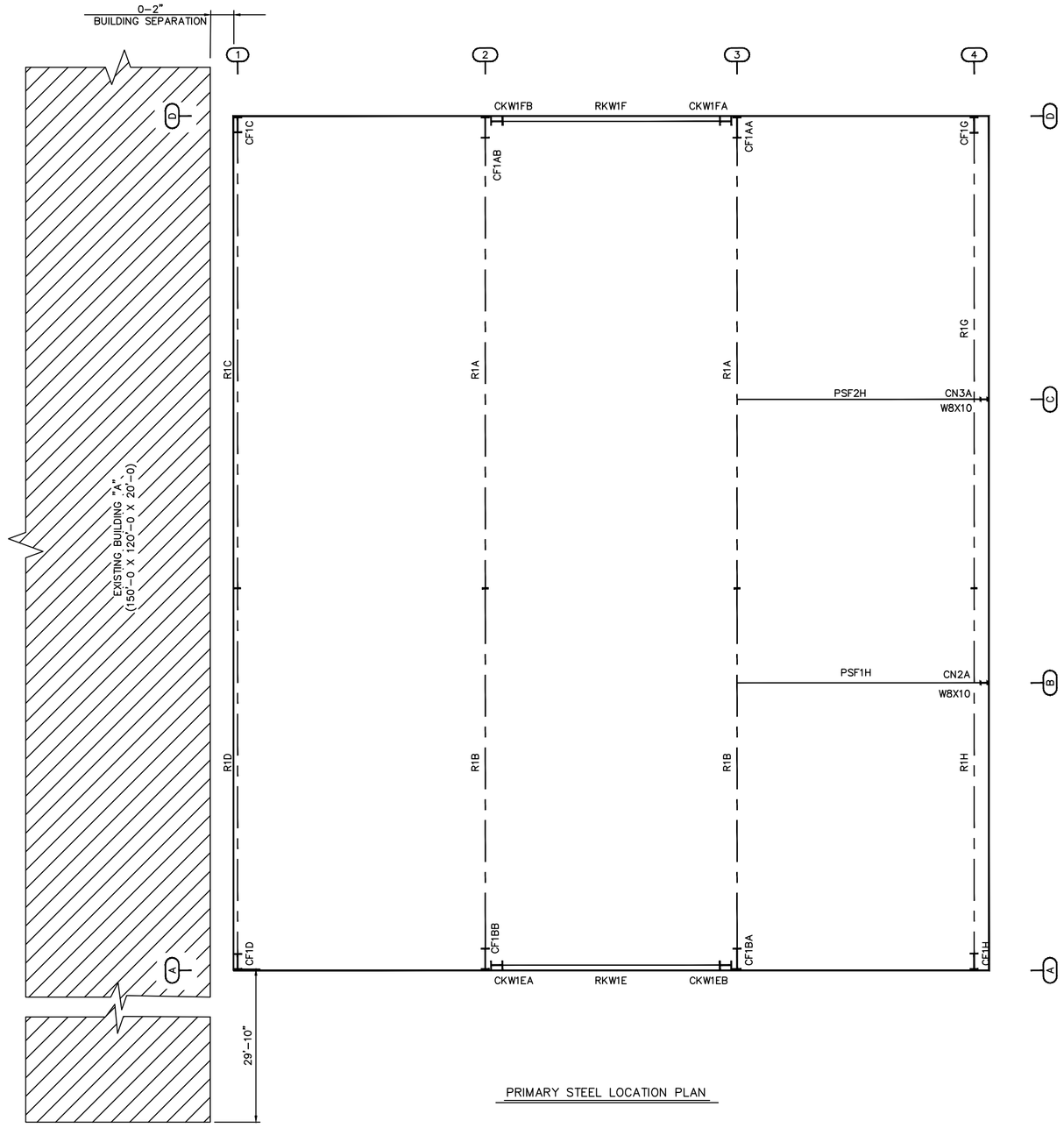
Scale:	NOT TO SCALE
Drawn by:	IK 9/11/24
Checked by:	SM 9/12/24
Project Engineer:	JC
Job Number:	19-B-72693-1
Sheet Number:	F1 of 3

The engineer whose seal appears hereon is an employee for the manufacturer for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

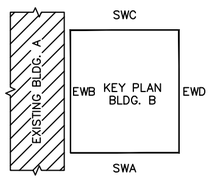
BRIAN A. CARMICHAEL, S.E., P.E.
GEORGIA P.E. SE001458

This item has been electronically signed and sealed by Brian A. Carmichael, S.E., P.E. on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy.

GEORGIA REGISTERED No. SE001458 STRUCTURAL ENGINEER BRIAN A. CARMICHAEL Sep 24, 2024



PRIMARY STEEL LOCATION PLAN



Revision	Date	Description	By	Ck'd

Cornerstone Building Brands
13105 Northwest Freeway, Suite 500
Houston TX 77040
cornerstonebuildingbrands.com

Project Name & Location:
STEVE RUSHING
35 COLEMAN BLVD
POOLER GA 31322-9538 US
ATTN: ABIJAH IZNAGA

Customer:
MARSH CONSTRUCTION SERVICES LLC
8534 STILSON LEEFIELD ROAD
STATESBORO GA 30459-0372 US
REP: TRAVIS MARSH

Drawing Status:
☐ Issued For Approval (Not For Construction)
☐ Issued For Permit
☒ Issued For Construction

Scale:	NOT TO SCALE
Drawn by:	AD 9/17/24
Checked by:	
Project Engineer:	JC
Job Number:	19–B–72693–1
Sheet Number:	E2 of 15

The engineer whose seal appears hereon is an employee for the manufacturer for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

BRIAN A. CARMICHAEL, S.E., P.E.
GEORGIA P.E. SE001458

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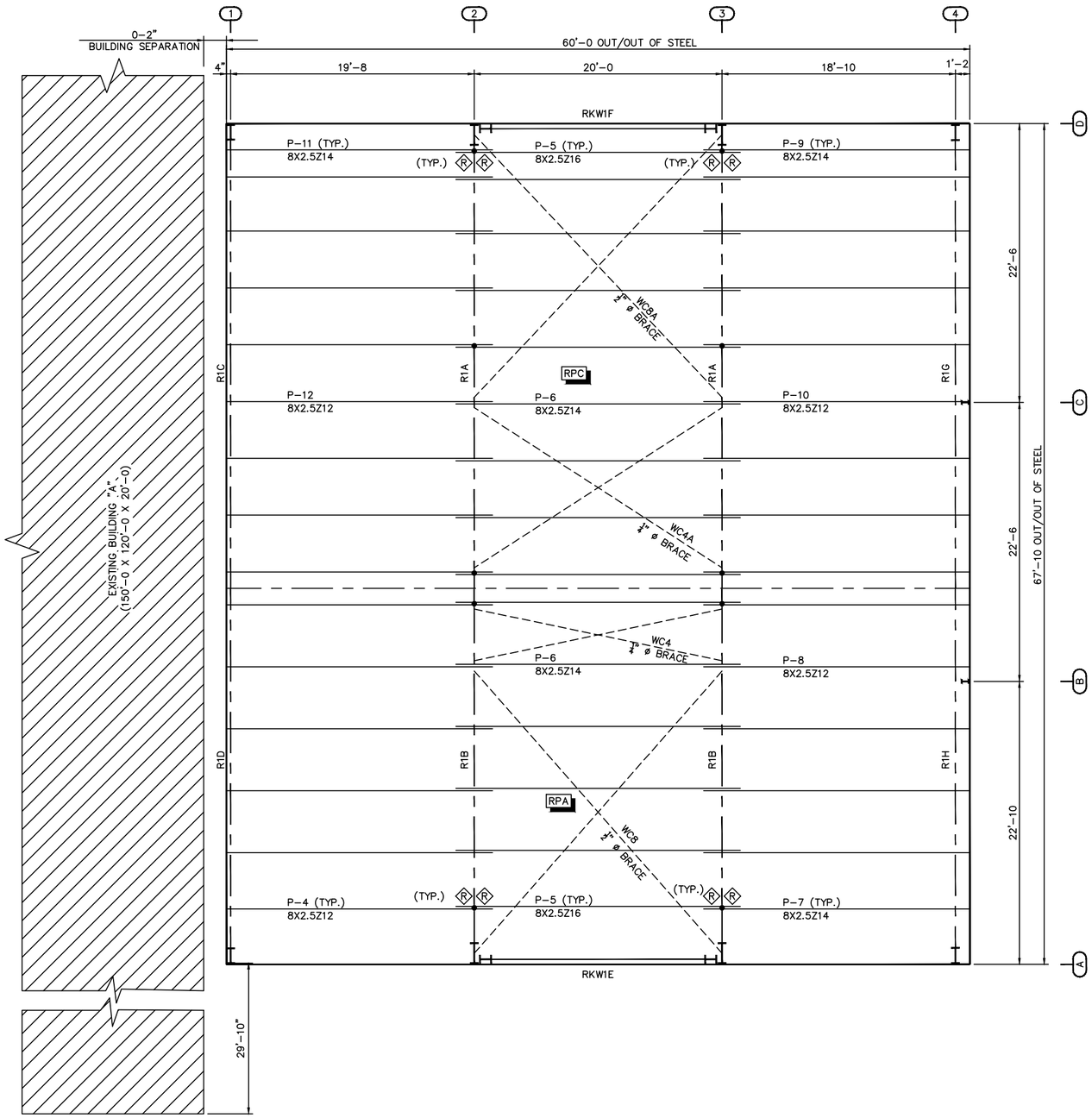
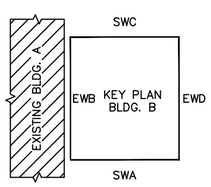
● – DENOTES: CLIP LOCATION
SC90 AT 8" PURLINS
SC92 AT 10" PURLINS
SC94 AT 12" PURLINS



ROOF FRAMING PLAN

ZEE SECTION LAP TABLE			
SYMBOL	LAP LENGTH	SYMBOL	LAP LENGTH
G	–0'–0¼"	T	2'–5¾"
S	0'–3¾"	V	3'–1¾"
R	1'–5¼"	REFER TO CF01122	



Revision	Date	Description	By	Ck'd

Cornerstone Building Brands
13105 Northwest Freeway, Suite 500
Houston, TX 77040
cornerstonebuildingbrands.com

Project Name & Location:
STEVE RUSHING
35 COLEMAN BLVD
POOLER GA, 31322–9538 US
ATTN: ABIJAH IZNAGA

METALLIC BUILDING SYSTEMS
Part of the Cornerstone Building Brands Family

Customer:
MARSH CONSTRUCTION SERVICES LLC
8534 STILSON LEEFIELD ROAD
STATESBORO GA, 30459–0372 US
REP: TRAVIS MARSH

Drawing Status:
☐ Issued For Approval (Not For Construction)
☐ Issued For Permit
☒ Issued For Construction

Scale: NOT TO SCALE
Drawn by: AD 9/17/24
Checked by:
Project Engineer: JC
Job Number: 19–B–72693–1
Sheet Number: E3 of 15

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BRIAN A. CARMICHAEL, S.E., P.E.
GEORGIA P.E. SE001458

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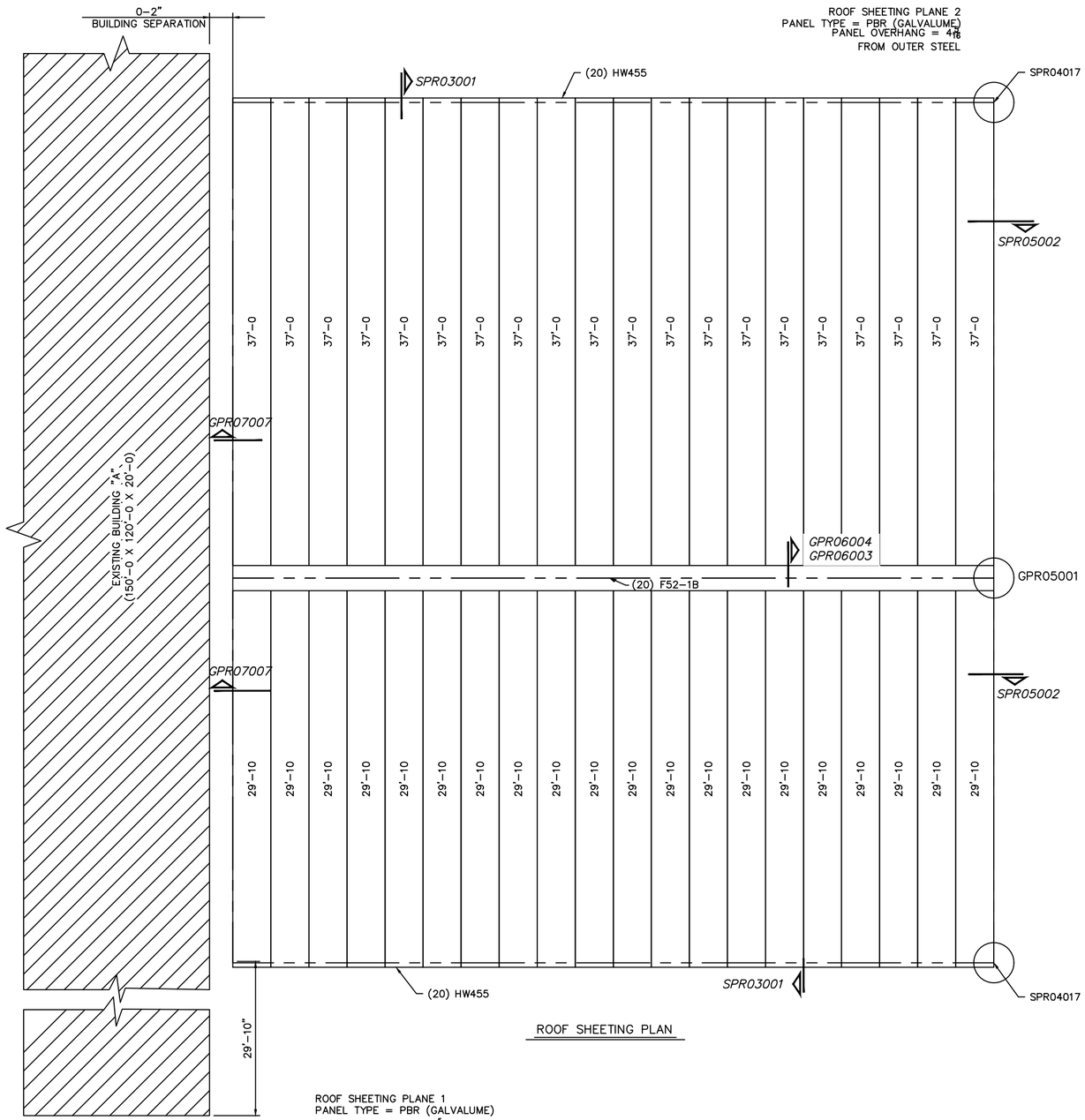
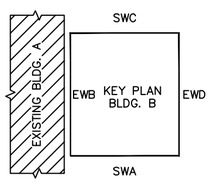
GEORGIA REGISTERED No. SE001458 STRUCTURAL ENGINEER BRIAN A. CARMICHAEL Sep 24, 2024

PBR ROOF PANELS ARE TO BE FIELD CUT IF THE PANELS EXTEND OUTSIDE OF THE ROOF PLANE, PANELS ARE NOT TO BE BACK LAPPED.



ROOF SHEETING PLAN

ROOF SHEETING PLANE 1
PANEL TYPE = PBR (GALVALUME)
PANEL OVERHANG = 4 5/16
FROM OUTER STEEL



Note:
USE HW506 1" WIDE TAPE SEALER IN LIEU OF STANDARD HW507.
REFER DETAIL GPR00013

Non-Standard PBR Roof Panel Fasteners

#3A member fasteners are to be used for panel to secondary attachment in lieu of #3 shown on the R Drawings

Revision	Date	Description	By	Ck'd

Cornerstone Building Brands
13105 Northwest Freeway, Suite 500
Houston, TX 77040
cornerstonebuildingbrands.com

Project Name & Location:
STEVE RUSHING
35 COLEMAN BLVD
POOLER GA 31322-9538 US
ATTN: ABIJAH IZNAGA

Customer:
MARSH CONSTRUCTION SERVICES LLC
8534 STILSON LEEFIELD ROAD
STATESBORO GA 30459-0372 US
REP: TRAVIS MARSH

☐ Issued For Approval (Not For Construction)
☐ Issued For Permit
☒ Issued For Construction

Drawing Status:

Scale: NOT TO SCALE
Drawn by: AD 9/17/24
Checked by:
Project Engineer: JC
Job Number: 19-B-72693-1
Sheet Number: E4 of 15

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BRIAN A. CARMICHAEL, S.E., P.E.
GEORGIA P.E. SE001458

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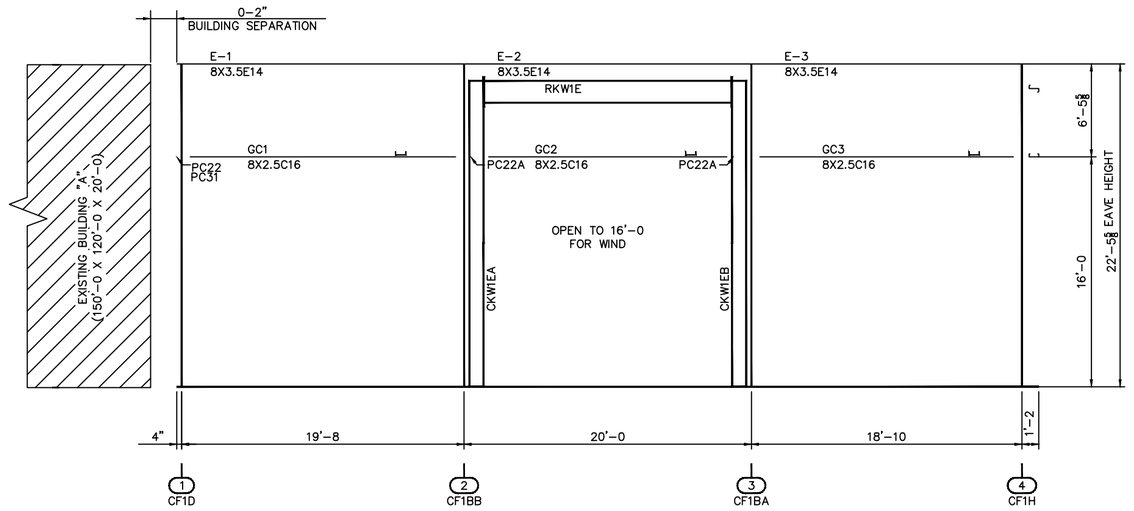
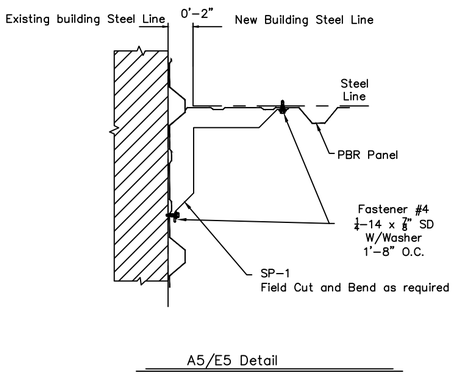
GEORGIA REGISTERED No. SE001458 STRUCTURAL ENGINEER BRIAN A. CARMICHAEL Sep 24, 2024

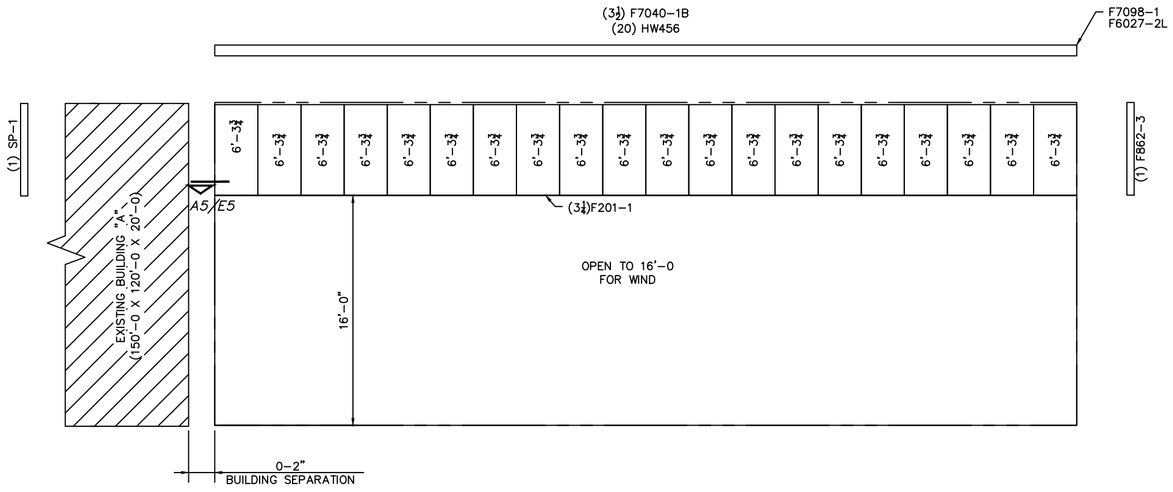
CL292– FASTENS BETWEEN THE GIRTS ON EACH SIDE OF THE SIDEWALL COLUMNS, AT ALL GIRT ELEVATIONS.
REFER TO DETAILS.



ELEVATION "SWA"

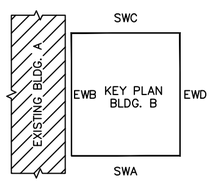


A5/E5 Detail



PBR WALL PANELS
PANEL COVERAGE = 3'–0
COLOR = DESERT SAND
PANEL PKG. REQ'D. = PBS–2
Field Cut Panel and Trim as required per Construction Details

WALL SHEETING ELEVATION "SWA"
BLDG "B"



Non-Standard PBR Wall Panel Fasteners
#3A member fasteners are to be used for panel to secondary attachment in lieu of #17A shown on the R Drawings
#4 lap fasteners are to be used for panel to panel and panel to trim attachment in lieu of #4A shown on the R Drawings

Revision	Date	Description	By	Ck'd

Cornerstone Building Brands
13105 Northwest Freeway, Suite 500
Houston, TX 77040
cornerstonebuildingbrands.com

Project Name & Location:
STEVE RUSHING
35 COLEMAN BLVD
POOLER GA 31322–9538 US
ATTN: ABIJAH IZNAGA

Customer:
MARSH CONSTRUCTION SERVICES LLC
8534 STILSON LEEFIELD ROAD
STATESBORO GA 30459–0372 US
REP: TRAVIS MARSH

☐ Issued For Approval (Not For Construction)
☒ Issued For Permit

Drawing Status:

Scale: NOT TO SCALE
Drawn by: AD 9/17/24
Checked by:
Project Engineer: JC
Job Number: 19–B–72693–1
Sheet Number: E5 of 15

The engineer whose seal appears hereon is an employee for the manufacturer for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

BRIAN A. CARMICHAEL, S.E., P.E.
GEORGIA P.E. SE001458

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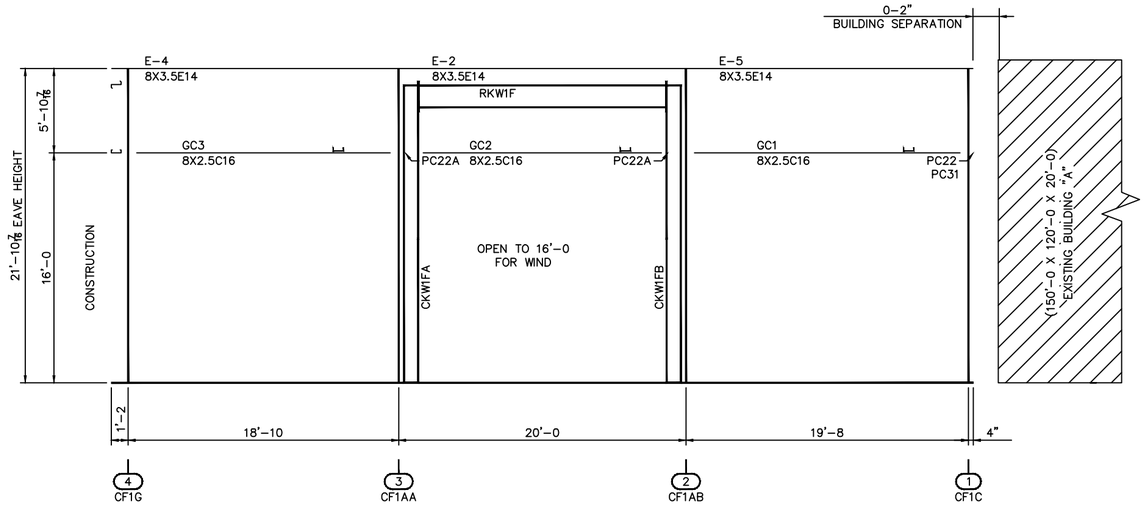
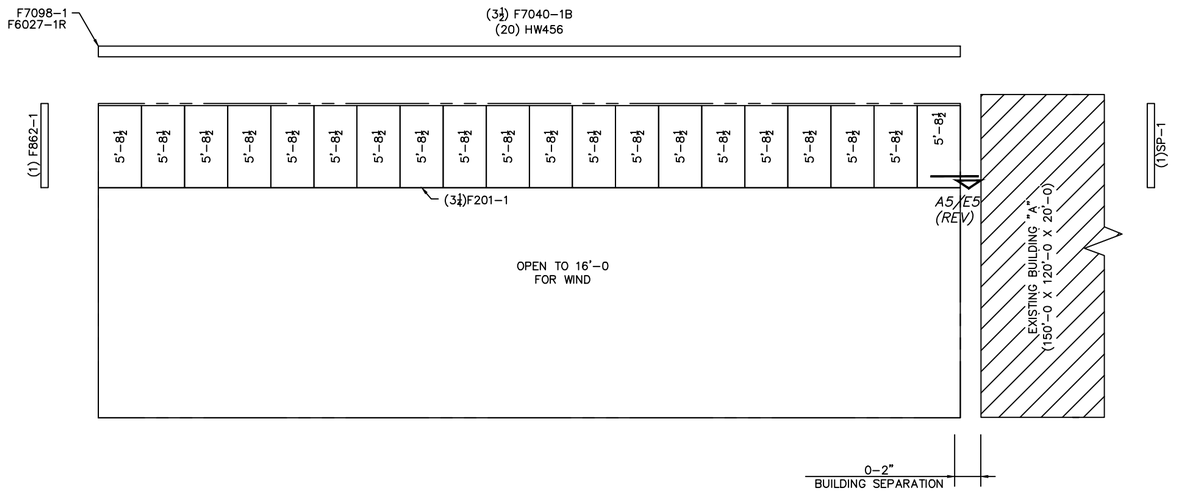
GEORGIA REGISTERED No. SE001458 STRUCTURAL ENGINEER BRIAN A. CARMICHAEL Sep 24, 2024

CL292– FASTENS BETWEEN THE GIRTS ON EACH SIDE OF THE SIDEWALL COLUMNS, AT ALL GIRT ELEVATIONS.
REFER TO DETAILS.

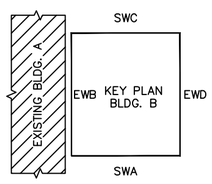


ELEVATION "SWC"



PBR WALL PANELS
PANEL COVERAGE = 3'–0
COLOR = DESERT SAND
PANEL PKG. REQ'D. = PBS–3
Field Cut Panel and Trim as required per Construction Details

WALL SHEETING ELEVATION "SWC"
BLDG "B"



Non-Standard PBR Wall Panel Fasteners
#3A member fasteners are to be used for panel to secondary attachment in lieu of #17A shown on the R Drawings
#4 lap fasteners are to be used for panel to panel and panel to trim attachment in lieu of #4A shown on the R Drawings

Revision	Date	Description	By	Ck'd

Cornerstone Building Brands
13105 Northwest Freeway, Suite 500
Houston TX 77040
cornerstonebuildingbrands.com

Project Name & Location:
STEVE RUSHING
35 COLEMAN BLVD
POOLER GA 31322–9538 US
ATTN: ABIJAH IZNAGA

Customer:
MARSH CONSTRUCTION SERVICES LLC
8534 STILSON LEEFIELD ROAD
STATESBORO GA 30459–0372 US
REP: TRAVIS MARSH

☐ Issued For Approval (Not For Construction)
☐ Issued For Permit
☒ Issued For Construction

Drawing Status:

Scale: NOT TO SCALE
Drawn by: AD 9/17/24
Checked by:
Project Engineer: JC
Job Number: 19–B–72693–1
Sheet Number: E6 of 15

The engineer whose seal appears hereon is an employee for the manufacturer for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

BRIAN A. CARMICHAEL, S.E., P.E.
GEORGIA P.E. SE001458

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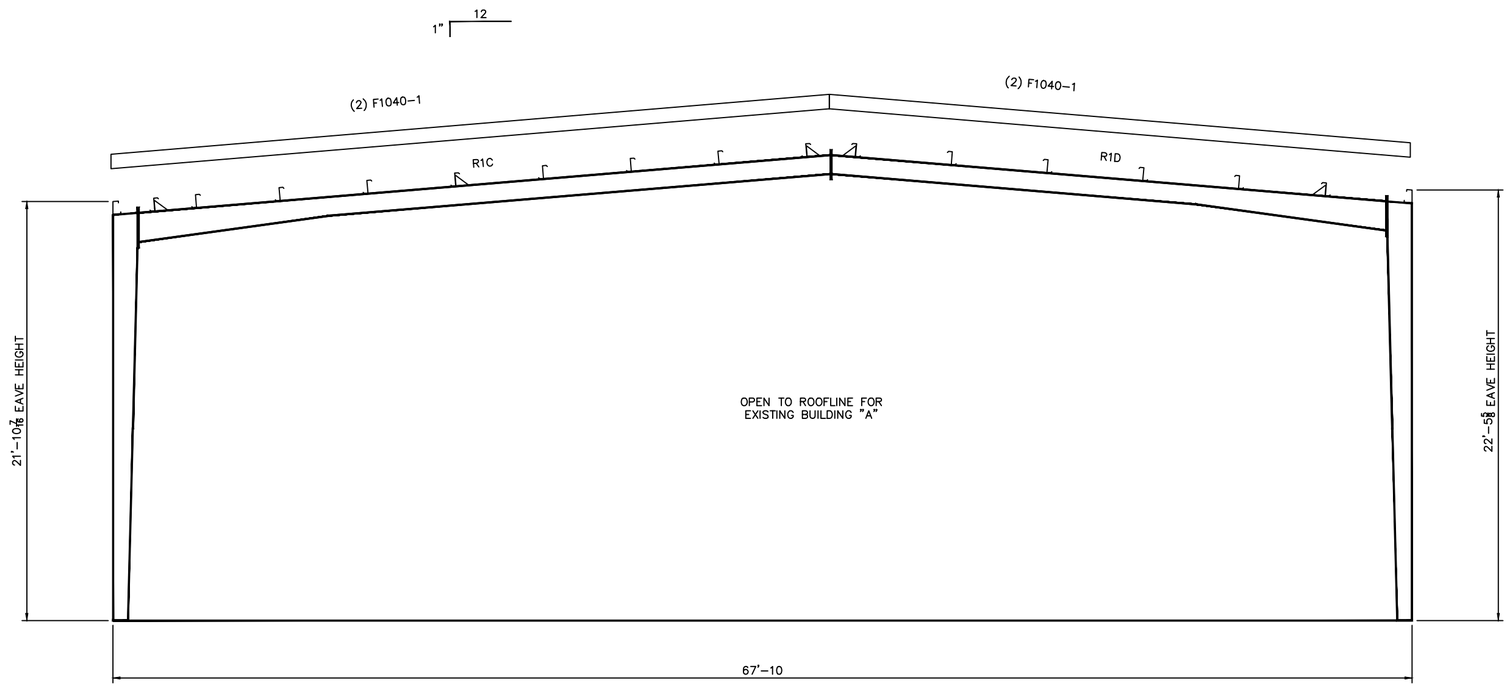
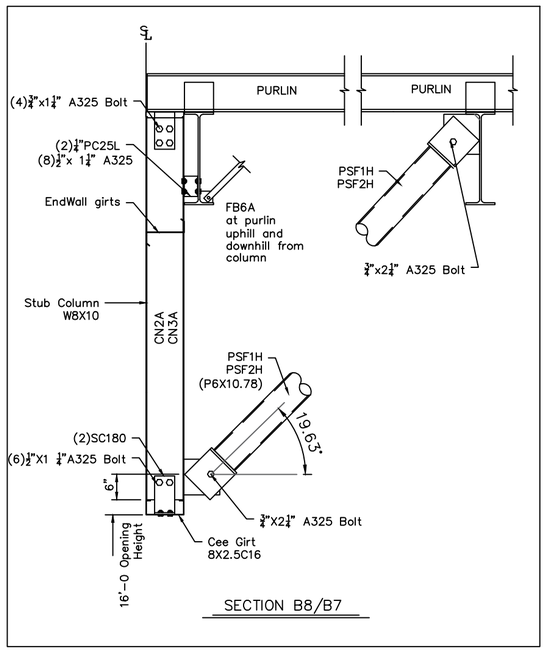
GEORGIA REGISTERED No. SE001458 STRUCTURAL ENGINEER BRIAN A. CARMICHAEL Sep 24, 2024

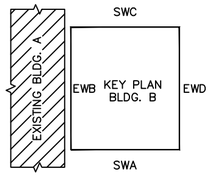
APPROXIMATE MEMBER WEIGHTS	
PART MARK	WEIGHT
CF1C	494
CF1D	525
R1C	633
R1D	464



ELEVATION "EWB"



SECTION B8/B7



Revision	Date	Description	By	Ck'd

Cornerstone Building Brands
13105 Northwest Freeway, Suite 500
Houston, TX 77040
cornerstonebuildingbrands.com

METAL BUILDING SYSTEMS — Part of the Cornerstone Building Brands Family

Customer: MARSH CONSTRUCTION SERVICES LLC
8534 STILSON LEEFIELD ROAD
STATESBORO GA 30459-0372 US
REP: TRAVIS MARSH

Project Name & Location:
STEVE RUSHING
35 COLEMAN BLVD
POOLER GA 31322-9538 US
ATTN: ABIJAH IZNAGA

Drawing Status: ☐ Issued For Approval (Not For Construction) ☒ Issued For Permit ☐ Issued For Construction

Scale:	NOT TO SCALE
Drawn by:	AD 9/17/24
Checked by:	
Project Engineer:	JC
Job Number:	19-B-72693-1
Sheet Number:	E7 of 15

The engineer whose seal appears hereon is an employee for the manufacturer for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only.The undersigned engineer is not the overall engineer of record for this project.

BRIAN A. CARMICHAEL, S.E., P.E.
GEORGIA P.E. SE001458

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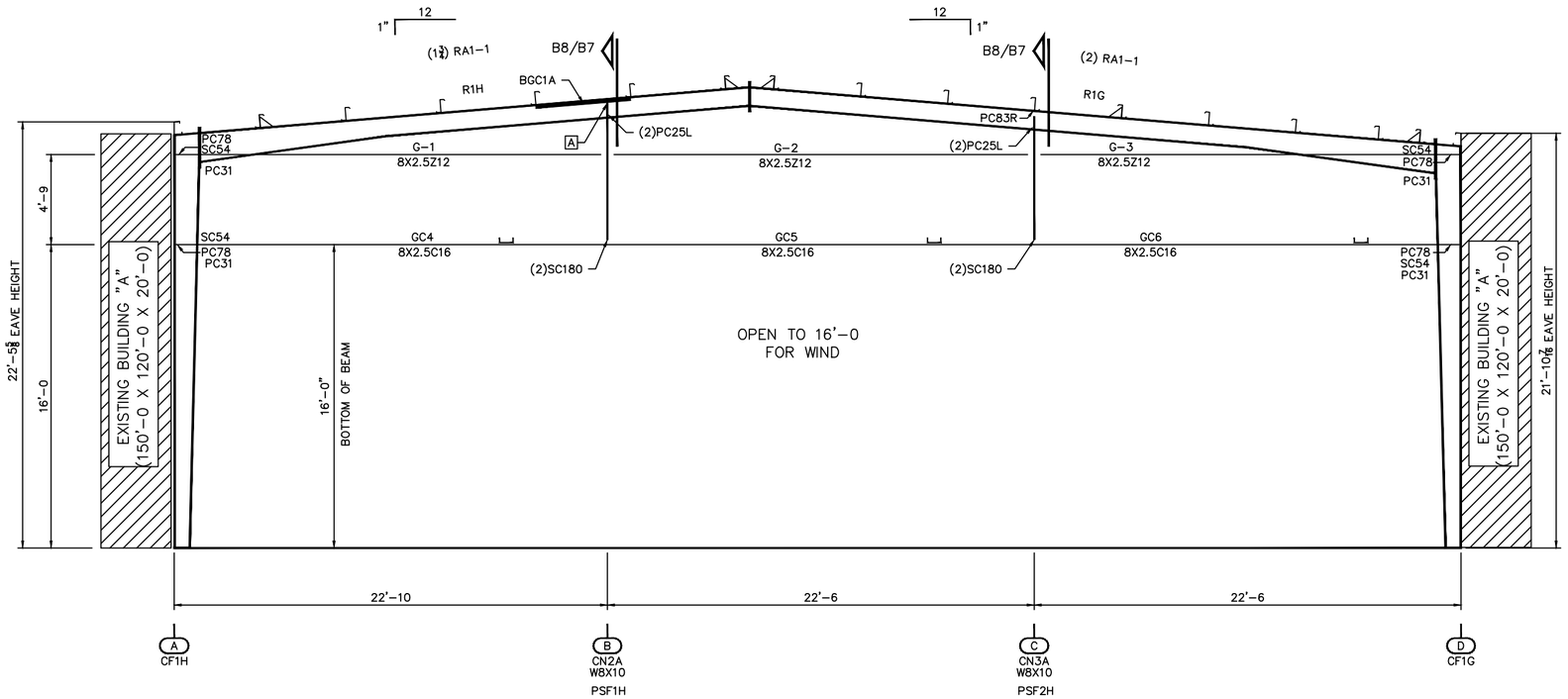
GEORGIA REGISTERED No. SE001458 STRUCTURAL ENGINEER BRIAN A. CARMICHAEL Sep 24, 2024

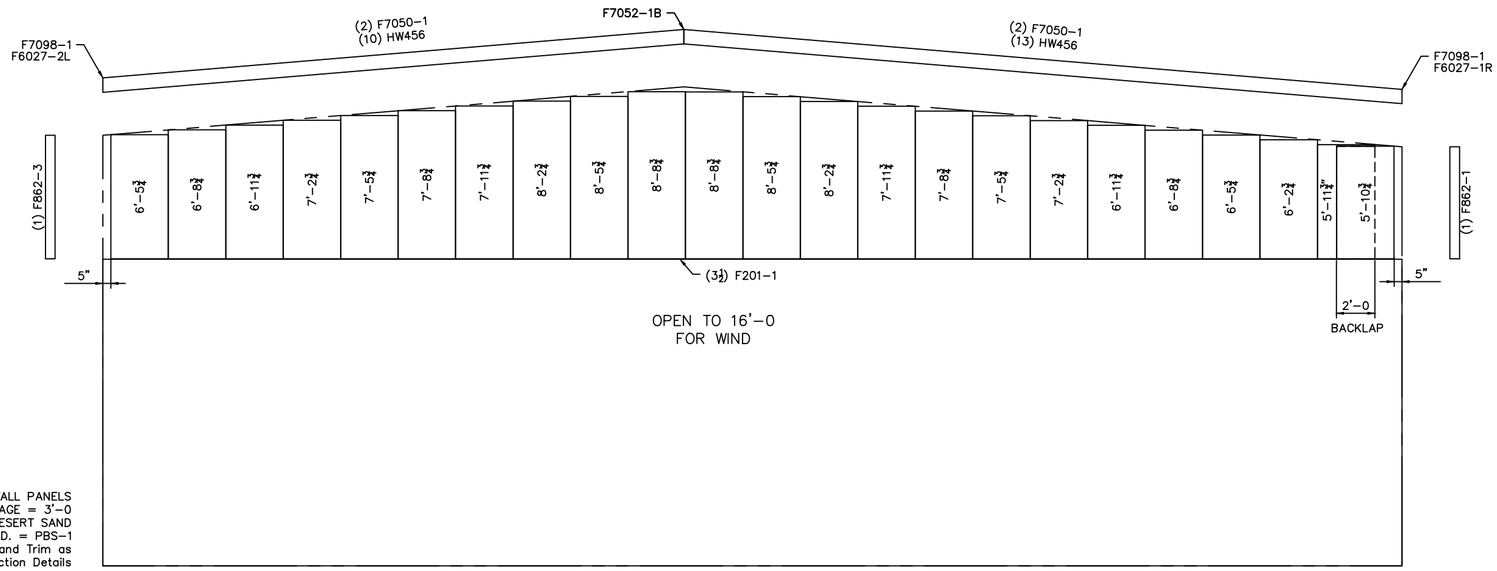
SPLICE BOLT TABLE				
CONN.	QTY. SIZE	TYPE	HARDENED WASHERS	BEVELED WASHERS
A	(4) ¾ X 1¾	A325 B&N	0	0

APPROXIMATE MEMBER WEIGHTS	
PART MARK	WEIGHT
CN2A	77
CN3A	70
CF1G	762
CF1H	783
R1G	632
R1H	464



ELEVATION "EWD"

CL292– FASTENS BETWEEN THE GIRTS ON EACH SIDE OF THE ENDWALL COLUMNS, AT ALL GIRT ELEVATIONS. REFER TO DETAILS.

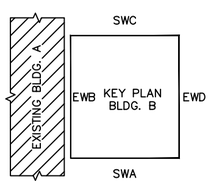


WALL SHEETING ELEVATION "EWD"
BLDG "B"

Non-Standard PBR Wall Panel Fasteners

#3A member fasteners are to be used for panel to secondary attachment in lieu of #17A shown on the R Drawings
#4 lap fasteners are to be used for panel to panel and panel to trim attachment in lieu of #4A shown on the R Drawings

PBR WALL PANELS
PANEL COVERAGE = 3'–0
COLOR = DESERT SAND
PANEL PKG. REQ'D. = PBS–1
Field Cut Panel and Trim as required per Construction Details



Revision	Date	Description	By	Ck'd

Cornerstone Building Brands
13105 Northwest Freeway, Suite 500
Houston, TX 77040
cornerstonebuildingbrands.com

Project Name & Location:
STEVE RUSHING
35 COLEMAN BLVD
POOLER GA 31322–9538 US
ATTN: ABIJAH IZNAGA

Customer:
MARSH CONSTRUCTION SERVICES LLC
8534 STILSON LEEFIELD ROAD
STATESBORO GA 30459–0372 US
REP: TRAVIS MARSH

Drawing Status:
☐ Issued For Approval (Not For Construction)
☐ Issued For Permit
☒ Issued For Construction

Scale:	NOT TO SCALE
Drawn by:	AD 9/17/24
Checked by:	
Project Engineer:	JC
Job Number:	19–B–72693–1
Sheet Number:	E8 of 15

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BRIAN A. CARMICHAEL, S.E., P.E.
GEORGIA P.E. SE001458

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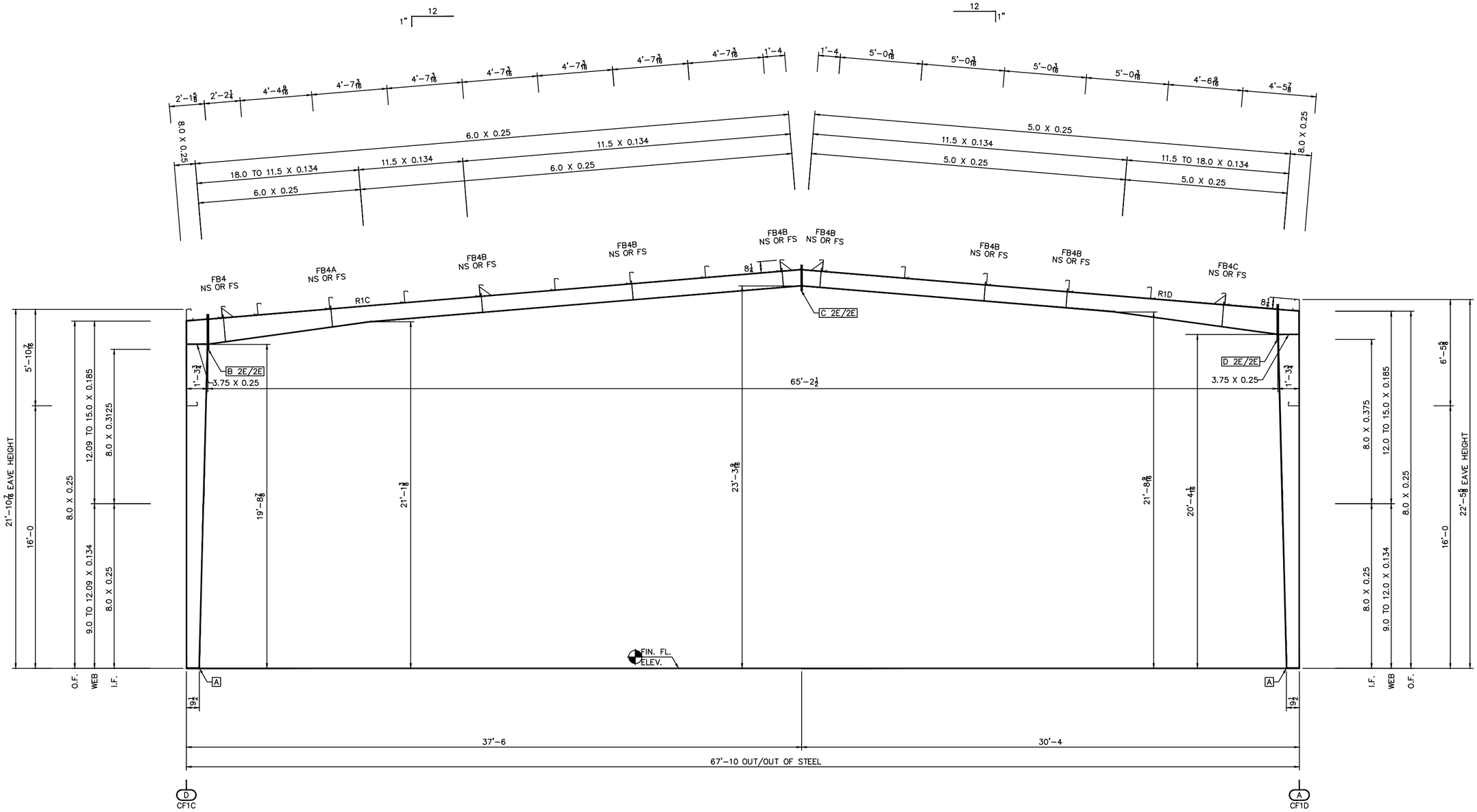
GEORGIA REGISTERED No. SE001458 STRUCTURAL ENGINEER BRIAN A. CARMICHAEL
Sep 24, 2024

OY/PROJECTS\XDS-V8-21-06 FRAME = ENG/19-B-72693/ver01-jchambers/BLDG-B/Drftg/x02L ENG/19-B-72693/ver01-jchambers/BLDG-B/Drftg/x02R 09/03/24 16:23:32 09/03/24 16:23:32
OY/PROJECTS\XDS-V8-21-06 FB SET = ENG/19-B-72693/ver01-jchambers/BLDG-B/DRFTG/x02L ENG/19-B-72693/ver01-jchambers/BLDG-B/DRFTG/x02R

GENERAL NOTES
FRAME CLEARANCES SHOWN ARE APPROXIMATE AND MAY VARY DUE TO CONDITIONS (DEFLECTION).

VERTICAL CLEARANCE DIMENSIONS ARE FROM FINISHED FLOOR REFERENCE ELEVATION.

APPROXIMATE MEMBER WEIGHTS	
PART MARK	WEIGHT
R1C	633
R1D	464
CF1C	494
CF1D	525



CROSS SECTION AT FRAME LINE "1"

	PLATE SIZE TABLE		SPLICE BOLT TABLE			
CONN.	LOW SIDE	HIGH SIDE	QTY. SIZE	TYPE	HARDENED WASHERS	BEVELED WASHERS
A	8 X 0.375 X 9 1/2					
B	8 X 0.5 X 2'-1 5/16	6 X 0.5 X 2'-0 13/16	(8) 3/4 X 2 1/4	A325 B&N	0	0
C	6 X 0.375 X 1'-6 3/16	6 X 0.375 X 1'-6 3/16	(8) 3/4 X 1 3/4	A325 B&N	0	0
D	8 X 0.5 X 2'-1 5/16	6 X 0.5 X 2'-0 13/16	(8) 3/4 X 2 1/4	A325 B&N	0	0

Revision	Date	Description	By	Ck'd

Cornerstone Building Brands
13105 Northwest Freeway, Suite 500
Houston, TX 77040
cornerstonebuildingbrands.com

Project Name & Location:
STEVE RUSHING
35 COLEMAN BLVD
POOLER GA 31322-9538 US
ATTN: ABIJAH IZNAGA

Customer:
MARSH CONSTRUCTION SERVICES LLC
8534 STILSON LEEFIELD ROAD
STATESBORO GA 30459-0372 US
REP: TRAVIS MARSH

☐ Issued For Approval (Not For Construction)
☐ Issued For Permit
☒ Issued For Construction

Drawing Status:

Scale:	NOT TO SCALE
Drawn by:	AD 9/17/24
Checked by:	
Project Engineer:	JC
Job Number:	19-B-72693-1
Sheet Number:	E9 of 15

The engineer whose seal appears hereon is an employee for the manufacturer for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

BRIAN A. CARMICHAEL, S.E., P.E.
GEORGIA P.E. SE001458

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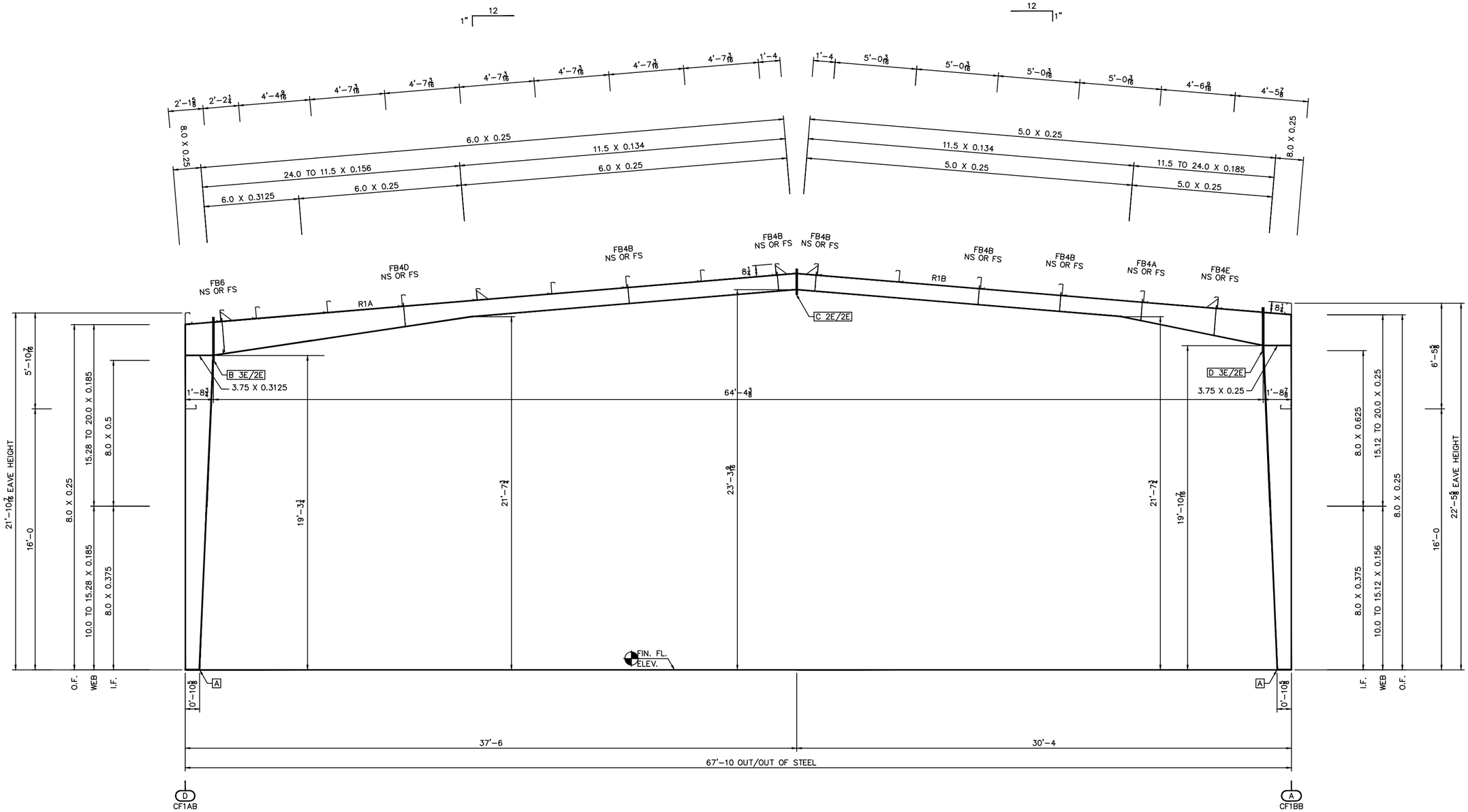
GEORGIA REGISTERED No. SE001458 STRUCTURAL ENGINEER BRIAN A. CARMICHAEL Sep 24, 2024

OY/PROJECTS\XDS-V8-21-06 FRAME = ENG/19-B-72693/ver01-jchambers/BLDG-B/Drftg/x01L ENG/19-B-72693/ver01-jchambers/BLDG-B/Drftg/x01R 08/29/24 18:04:37 08/29/24 18:04:37
OY/PROJECTS\XDS-V8-21-06 FB SET = ENG/19-B-72693/ver01-jchambers/BLDG-B/DRFTG/x01L ENG/19-B-72693/ver01-jchambers/BLDG-B/DRFTG/x01R

GENERAL NOTES
FRAME CLEARANCES SHOWN ARE APPROXIMATE AND MAY VARY DUE TO CONDITIONS (DEFLECTION).

VERTICAL CLEARANCE DIMENSIONS ARE FROM FINISHED FLOOR REFERENCE ELEVATION.

APPROXIMATE MEMBER WEIGHTS	
PART MARK	WEIGHT
R1A	698
R1B	507
CF1AB	648
CF1BB	739



CROSS SECTION AT FRAME LINE "2"

	PLATE SIZE TABLE		SPLICE BOLT TABLE			
CONN.	LOW SIDE	HIGH SIDE	QTY. SIZE	TYPE	HARDENED WASHERS	BEVELED WASHERS
A	8 X 0.375 X 0'-10 5/8					
B	8 X 0.5 X 2'-7 1/16	6 X 0.5 X 2'-6 15/16	(10) 3/4 X 2 1/4	A325 B&N	0	0
C	6 X 0.5 X 1'-6 1/16	6 X 0.5 X 1'-6 3/16	(8) 3/4 X 2 1/4	A325 B&N	0	0
D	8 X 0.625 X 2'-7 3/8	6 X 0.5 X 2'-6 7/8	(10) 3/4 X 2 1/4	A325 B&N	0	0

Revision	Date	Description	By	Ck'd

Cornerstone Building Brands
13105 Northwest Freeway, Suite 500
Houston, TX 77040
cornerstonebuildingbrands.com

Project Name & Location:
STEVE RUSHING
35 COLEMAN BLVD
POOLER GA 31322-9538 US
ATTN: ABIJAH IZNAGA

Customer:
MARSH CONSTRUCTION SERVICES LLC
8634 STILSON LEEFIELD ROAD
STATESBORO GA 30459-0372 US
REP: TRAVIS MARSH

Issued For Approval (Not For Construction) ☐
Issued For Permit ☒
Drawing Status: ☐

Scale: NOT TO SCALE
Drawn by: AD 9/17/24
Checked by:
Project Engineer: JC
Job Number: 19-B-72693-1
Sheet Number: E10 of 15

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BRIAN A. CARMICHAEL, S.E., P.E.
GEORGIA P.E. SE001458

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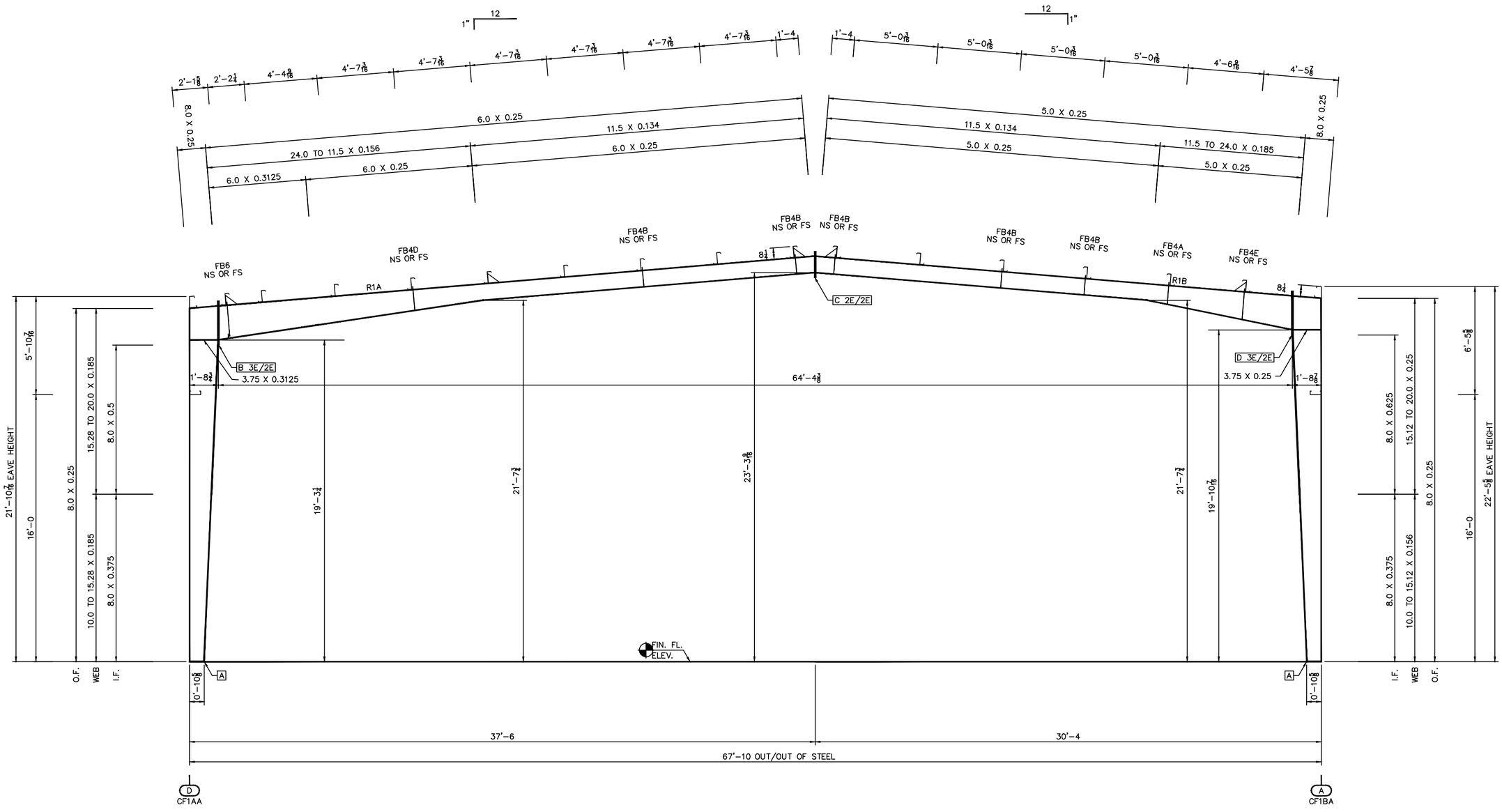
GEORGIA REGISTERED No. SE001458 STRUCTURAL ENGINEER BRIAN A. CARMICHAEL
Sep 24, 2024

OY/PROJECTS\XDS-V8-21-06 FRAME = ENG/19-B-72693/ver01-jchambers/BLDG-B/Drftg/x01L ENG/19-B-72693/ver01-jchambers/BLDG-B/Drftg/x01R 08/29/24 18:04:37 08/29/24 18:04:37
OY/PROJECTS\XDS-V8-21-06 FB SET = ENG/19-B-72693/ver01-jchambers/BLDG-B/DRFTG/x01L ENG/19-B-72693/ver01-jchambers/BLDG-B/DRFTG/x01R

GENERAL NOTES
FRAME CLEARANCES SHOWN ARE APPROXIMATE AND MAY VARY DUE TO CONDITIONS (DEFLECTION).

VERTICAL CLEARANCE DIMENSIONS ARE FROM FINISHED FLOOR REFERENCE ELEVATION.

APPROXIMATE MEMBER WEIGHTS	
PART MARK	WEIGHT
R1A	698
R1B	507
CF1AA	648
CF1BA	739



CROSS SECTION AT FRAME LINE "3"

	PLATE SIZE TABLE		SPLICE BOLT TABLE			
CONN.	LOW SIDE	HIGH SIDE	QTY. SIZE	TYPE	HARDENED WASHERS	BEVELED WASHERS
A	8 X 0.375 X 0'-10 5/8					
B	8 X 0.5 X 2'-7 7/16	6 X 0.5 X 2'-6 15/16	(10) 3/4 X 2 1/4	A325 B&N	0	0
C	6 X 0.5 X 1'-6 3/16	6 X 0.5 X 1'-6 3/16	(8) 3/4 X 2 1/4	A325 B&N	0	0
D	8 X 0.625 X 2'-7 7/8	6 X 0.5 X 2'-6 7/8	(10) 3/4 X 2 1/4	A325 B&N	0	0

Revision	Date	Description	By	Ck'd

Cornerstone Building Brands
13105 Northwest Freeway, Suite 500
Houston, TX 77040
cornerstonebuildingbrands.com

Project Name & Location:
STEVE RUSHING
35 COLEMAN BLVD
POOLER GA, 31322-9538 US
ATTN: ABIJAH IZNAGA

Customer:
MARSH CONSTRUCTION SERVICES LLC
8534 STILSON LEEFIELD ROAD
STATESBORO GA, 30459-0372 US
REP: TRAVIS MARSH

Drawing Status:
☐ Issued For Approval (Not For Construction)
☐ Issued For Permit
☒ Issued For Construction

Scale:	NOT TO SCALE
Drawn by:	AD 9/17/24
Checked by:	
Project Engineer:	JC
Job Number:	19-B-72693-1
Sheet Number:	E11 of 15

The engineer whose seal appears hereon is an employee for the manufacturer for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only.The undersigned engineer is not the overall engineer of record for this project.

BRIAN A. CARMICHAEL, S.E., P.E.
GEORGIA P.E. SE001458

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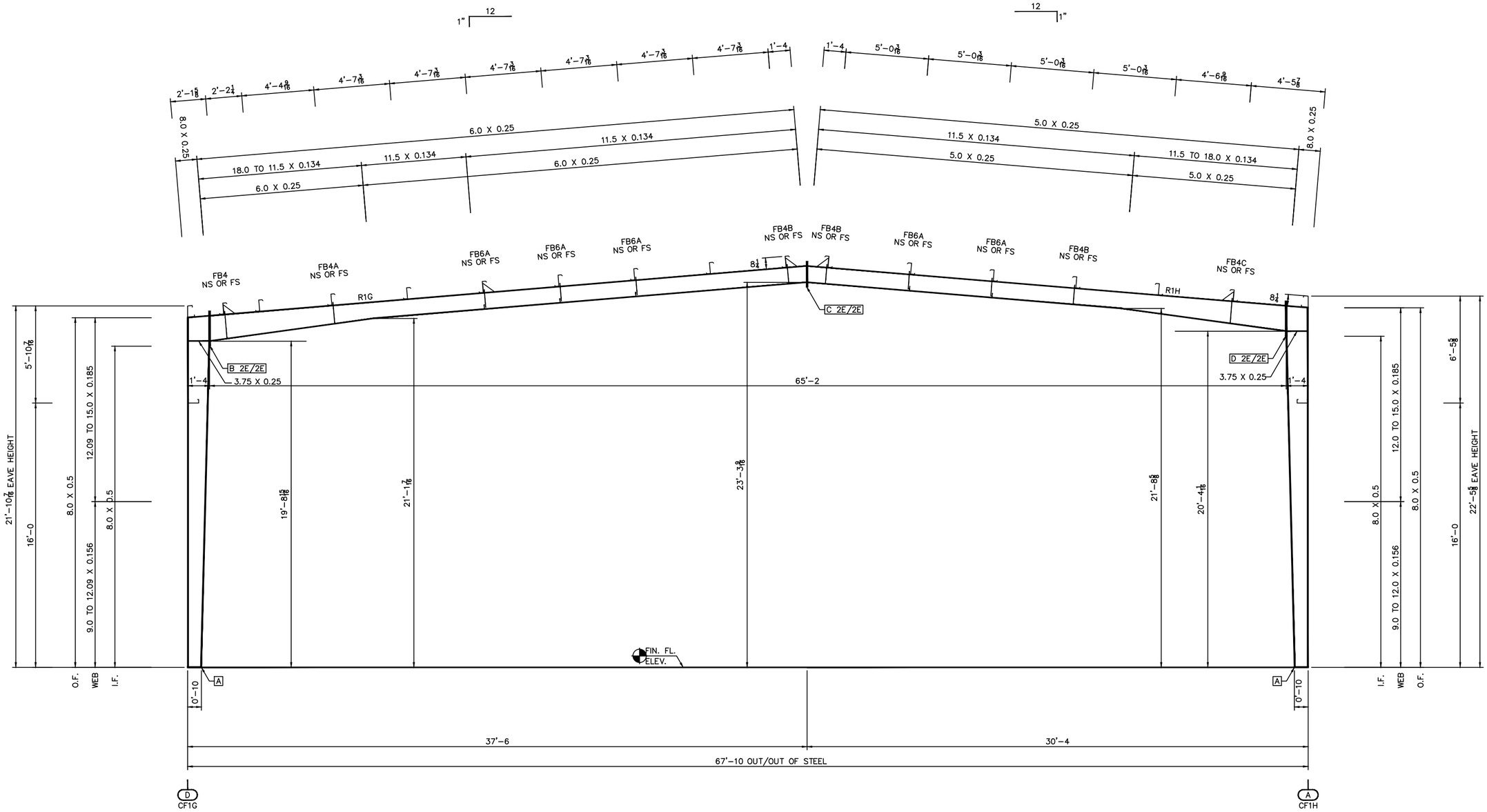
GEORGIA REGISTERED No. SE001458 STRUCTURAL ENGINEER BRIAN A. CARMICHAEL Sep 24, 2024

OY/PROJECTS\XDS-V8-21-06 FRAME = ENG/19-B-72693/ver01-jchambers/BLDG-B/Drftg/x05L ENG/19-B-72693/ver01-jchambers/BLDG-B/Drftg/x05R 09/03/24 16:23:38 09/03/24 16:23:38
OY/PROJECTS\XDS-V8-21-06 FB SET = ENG/19-B-72693/ver01-jchambers/BLDG-B/DRFTG/x05L ENG/19-B-72693/ver01-jchambers/BLDG-B/DRFTG/x05R

GENERAL NOTES
FRAME CLEARANCES SHOWN ARE APPROXIMATE AND MAY VARY DUE TO CONDITIONS (DEFLECTION).

VERTICAL CLEARANCE DIMENSIONS ARE FROM FINISHED FLOOR REFERENCE ELEVATION.

APPROXIMATE MEMBER WEIGHTS	
PART MARK	WEIGHT
R1G	632
R1H	464
CF1G	762
CF1H	783



CROSS SECTION AT FRAME LINE "4"

	PLATE SIZE TABLE		SPLICE BOLT TABLE			
CONN.	LOW SIDE	HIGH SIDE	QTY. SIZE	TYPE	HARDENED WASHERS	BEVELED WASHERS
A	8 X 0.375 X 0'-10					
B	8 X 0.5 X 2'-1 5/16	6 X 0.5 X 2'-0 13/16	(8) 3/4 X 2 1/4	A325 B&N	0	0
C	6 X 0.375 X 1'-6 3/16	6 X 0.375 X 1'-6 3/16	(8) 3/4 X 1 3/4	A325 B&N	0	0
D	8 X 0.5 X 2'-1 5/16	6 X 0.5 X 2'-0 13/16	(8) 3/4 X 2 1/4	A325 B&N	0	0

Revision	Date	By	Ck'd	Description

Cornerstone Building Brands
13105 Northwest Freeway, Suite 500
Houston, TX 77040
cornerstonebuildingbrands.com

Project Name & Location:
STEVE RUSHING
35 COLEMAN BLVD
POOLER GA 31322-9538 US
ATTN: ABIJAH IZNAGA

METAL.I.C BUILDING SYSTEMS
Part of the Cornerstone Building Brands Family

Customer:
MARSH CONSTRUCTION SERVICES LLC
8534 STILSON LEEFIELD ROAD
STATESBORO GA 30459-0372 US
REP: TRAVIS MARSH

Drawing Status:
☐ Issued For Approval (Not For Construction)
☐ Issued For Permit
☒ Issued For Construction

Scale: NOT TO SCALE
Drawn by: AD 9/17/24
Checked by:
Project Engineer: JC
Job Number: 19-B-72693-1
Sheet Number: E12 of 15

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BRIAN A. CARMICHAEL, S.E., P.E.
GEORGIA P.E. SE001458

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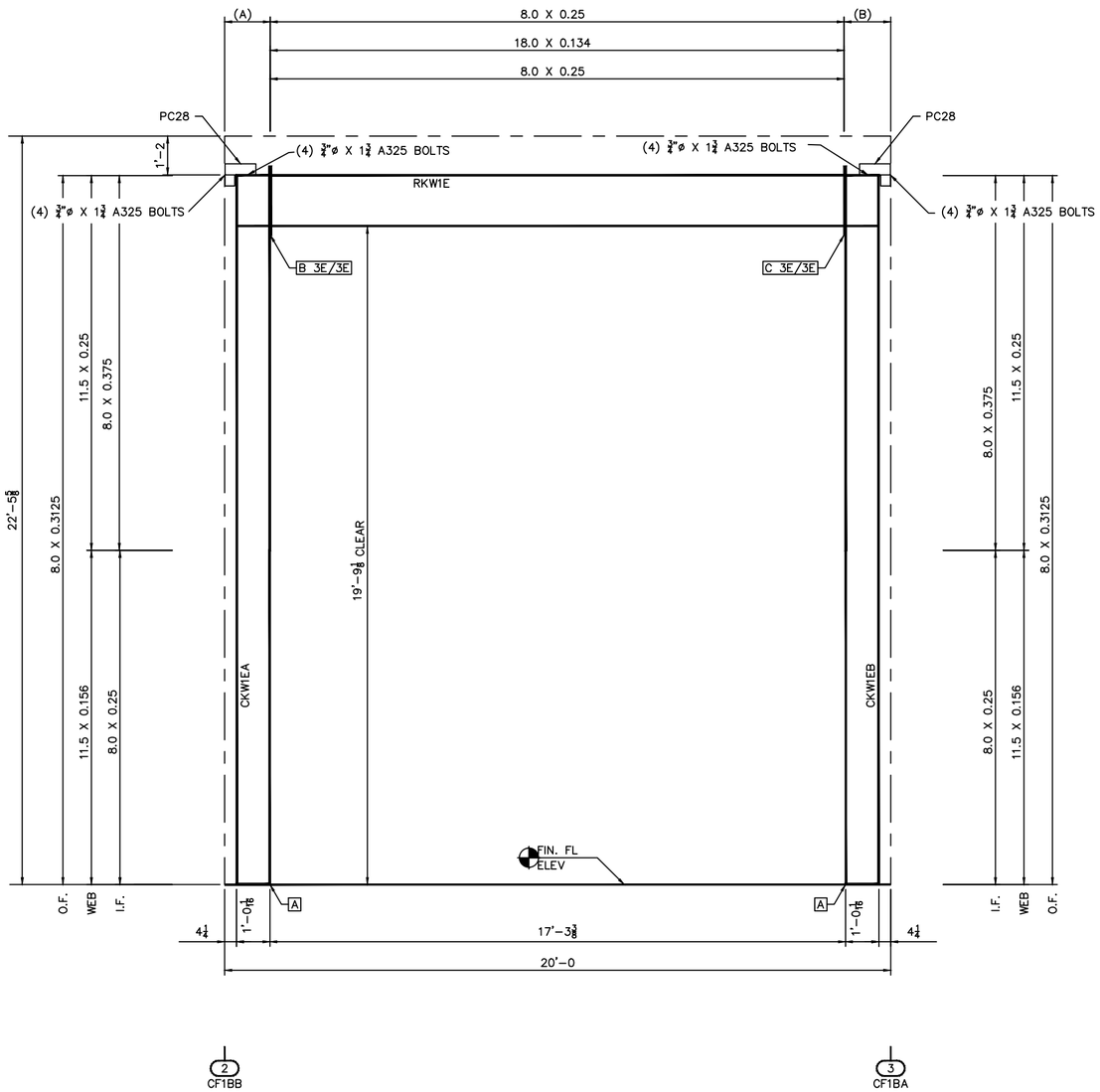
GEORGIA REGISTERED No. SE001458 STRUCTURAL ENGINEER BRIAN A. CARMICHAEL Sep 24, 2024

OY/PROJECTS\XDS-V8-21-06 FRAME = ENG/19-B-72693/ver01-jjchambers/BLDG-B/Drftg/x03L 08/29/24 18:04:37

GENERAL NOTES
FRAME CLEARANCES SHOWN ARE APPROXIMATE AND MAY VARY DUE TO CONDITIONS (DEFLECTION).

VERTICAL CLEARANCE DIMENSIONS ARE FROM FINISHED FLOOR REFERENCE ELEVATION.

APPROXIMATE MEMBER WEIGHTS	
PART MARK	WEIGHT
RKW1E	418
CKW1EA	563
CKW1EB	563



CROSS SECTION AT PORTAL FRAME
AT GRID LINE "A"

	PLATE SIZE TABLE		SPLICE BOLT TABLE				
CONN.	LOW SIDE	HIGH SIDE	QTY.	SIZE	TYPE	HARDENED WASHERS	BEVELED WASHERS
A	8" X 0.375 X 1'-0⅛						
B	8" X 0.375 X 11'-6¼	8" X 0.375 X 2'-0⅝	(12) ¾	X 1¾	A325 B&N	0	0
C	8" X 0.375 X 2'-0⅝	8" X 0.375 X 11'-6¼	(12) ¾	X 1¾	A325 B&N	0	0

Revision	Date	By	Ck'd	Description

Cornerstone Building Brands
13105 Northwest Freeway, Suite 500
Houston TX 77040
cornerstonebuildingbrands.com

Project Name & Location:
STEVE RUSHING
35 COLEMAN BLVD
POOLER GA 31322-9538 US
ATTN: ABIJAH IZNAGA

Customer:
MARSH CONSTRUCTION SERVICES LLC
8534 STILSON LEEFIELD ROAD
STATESBORO GA 30459-0372 US
REP: TRAVIS MARSH

Drawing Status: ☐ Issued For Approval (Not For Construction) ☐ Issued For Permit ☒ Issued For Construction

Scale:	NOT TO SCALE
Drawn by:	AD 9/17/24
Checked by:	
Project Engineer:	JC
Job Number:	19-B-72693-1
Sheet Number:	E13 of 15

The engineer whose seal appears hereon is an employee for the manufacturer for the materials described herein. Said seal or certification is limited to the products designed and manufactured by manufacturer only. The undersigned engineer is not the overall engineer of record for this project.

BRIAN A. CARMICHAEL, S.E., P.E.
GEORGIA P.E. SE001458

This item has been electronically signed and sealed by Brian A. Carmichael, S.E., P.E. on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy.

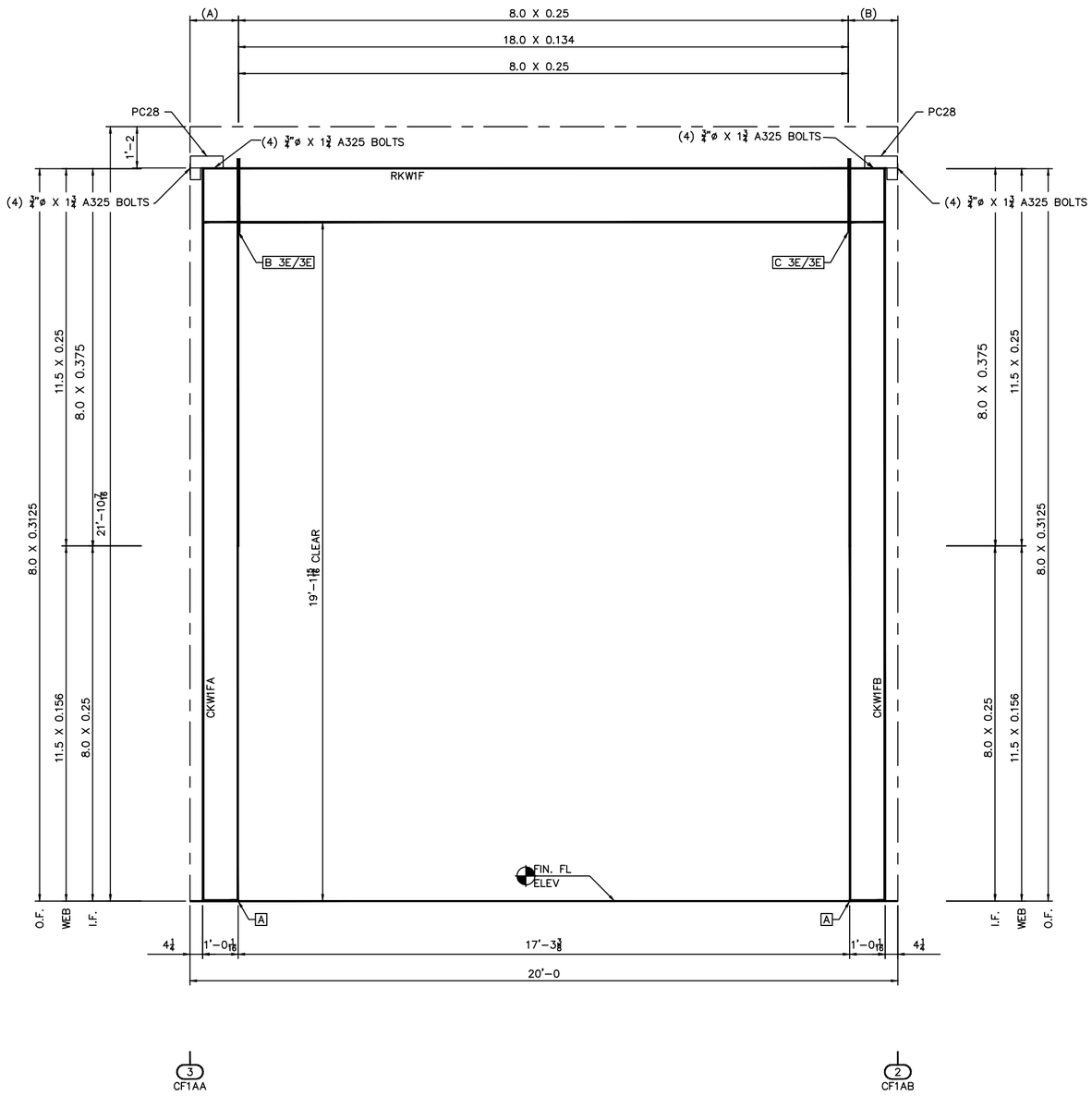
GEORGIA REGISTERED No. SE001458 STRUCTURAL ENGINEER BRIAN A. CARMICHAEL
Sep 24, 2024

OY/PROJECTS\XDS-V8-21-06 FRAME = ENG/19-B-72693/ver01-jjchambers/BLDG-B/Drftg/x04L 08/29/24 18:06:06

GENERAL NOTES
FRAME CLEARANCES SHOWN ARE APPROXIMATE AND MAY VARY DUE TO CONDITIONS (DEFLECTION).

VERTICAL CLEARANCE DIMENSIONS ARE FROM FINISHED FLOOR REFERENCE ELEVATION.

APPROXIMATE MEMBER WEIGHTS	
PART MARK	WEIGHT
RKW1F	418
CKW1FA	546
CKW1FB	546



3 CF1AA

2 CF1AB

CROSS SECTION AT PORTAL FRAME
AT GRID LINE "D"

	PLATE SIZE TABLE		SPLICE BOLT TABLE			
CONN.	LOW SIDE	HIGH SIDE	QTY. SIZE	TYPE	HARDENED WASHERS	BEVELED WASHERS
A	8" X 0.375 X 1'-0⅛					
B	8" X 0.375 X 10'-11⅛	8" X 0.375 X 2'-0⅜	(12) ¾ X 1¾	A325 B&N	0	0
C	8" X 0.375 X 2'-0⅜	8" X 0.375 X 10'-11⅛	(12) ¾ X 1¾	A325 B&N	0	0

Revision	Date	By	Ck'd	Description

Cornerstone Building Brands
13105 Northwest Freeway, Suite 500
Houston, TX 77040
cornerstonebuildingbrands.com

METALLIC BUILDING SYSTEMS
Part of the Cornerstone Building Brands Family

Project Name & Location:
STEVE RUSHING
35 COLEMAN BLVD
POOLER GA 31322-9538 US
ATTN: ABIJAH IZNAGA

Customer:
MARSH CONSTRUCTION SERVICES LLC
8534 STILSON LEEFIELD ROAD
STATESBORO GA 30459-0372 US
REP: TRAVIS MARSH

Drawing Status:
☐ Issued For Approval (Not For Construction)
☐ Issued For Permit
☒ Issued For Construction

Scale: NOT TO SCALE
Drawn by: AD 9/17/24
Checked by:
Project Engineer: JC
Job Number: 19-B-72693-1
Sheet Number: E14 of 15

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BRIAN A. CARMICHAEL, S.E., P.E.
GEORGIA P.E. SE001458

This item has been electronically signed and sealed by Brian A. Carmichael, S.E., P.E. on the date and/or time stamp shown using a digital signature. Printed copies of this document are not considered signed and sealed and the signature must be verified by a 3rd Party Certificate Authority on any electronic copy.

GEORGIA REGISTERED No. SE001458 STRUCTURAL ENGINEER BRIAN A. CARMICHAEL
Sep 24, 2024

Attachment C

EOM Operations
Your solution to a better tomorrow
OPERATIONS

January 8th, 2025

Mark A. Boswell, P.E.
Boswell Design Services Inc.
103 Nassau Dr.
Savannah, GA 31410

Dear Mr. Boswell,

I am pleased to provide you with a recommendation for Approval of the Site Plans submitted for the Covered Shed Addition at 55 Coleman Blvd, which can be seen below.

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

We have reviewed the submittal for the referenced project. The plans were reviewed for general conformance with the requirements of the City of Pooler. This review of the submitted site plans does not relieve the Owner, Designer and Contractor, or their representatives, from their individual or collective responsibility to comply with the applicable provisions of the city, state and federal laws, engineering standards and development codes. This review is not to be construed as a check of every item on the plan. The failure of this office to note any conflict with said requirements does not relieve the developer from compliance.

The Owner and the Design Consultant are fully responsible for ensuring that the project and site are 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 city codes and regulations. All required permits and approvals, pursuant to land disturbing activity and development permits shall be available to the City of Pooler and be found acceptable to Staff. All applicable plans, permits, inspection & testing results, or related materials shall be available to the City of Pooler, or assigned representation, during and after the construction is complete.

To the best of our knowledge, it is our opinion that the proposed Covered Shed Addition is in general conformance with the City of Pooler's applicable standards, codes and ordinances. In concurrence with City Staff, we hereby recommend Approval of the site plans.

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

Sincerely,

Trevor Shoemaker

Trevor Shoemaker
Project Manager
EOM

EOM Operations
Your solution to a better tomorrow
OPERATIONS

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

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Richmond Hill, GA 31324
www.eomworx.com
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F: 912.756.5882