



CITY of POOLER
— GEORGIA —

PLANNING & ZONING COMMISSION MEETING - AGENDA

February 10, 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. Zoning Map Amendment for NE Quadrant of Highway 80 and Sangrena Dr. from R-1-A and C-1 to R-3-C (Application #A25-0018) ****DEFERRED****
 - B. Site Plan approval for Pooler Parkway Self Storage at 1440 Pooler Parkway (Application #A24-0202)
 - C. Site Plan approval for Clear Lake Vista multi-family development at 100 E. Marketplace Way (Application #A-24-0145)
 - D. Acceptance of Maintenance Bond for Providence at Pooler lift station and force main infrastructure at 100 Halliday Drive (Application #221277/LDA 25-03-778)
- V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
January 27, 2025

CALL TO ORDER:

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

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

APPROVAL OF MINUTES

The minutes of the January 13, 2025, Planning and Zoning Commission were reviewed and accepted.

Result: *Approved*

1-Motion: Commissioner Rife

2-Second: Commissioner Daniel

Motion passed without opposition

NEW BUSINESS:

- A. Amendment to incorporate two parcels into the Jabot PUD and relocate the amenities for the Harmony Masterplan (Application #A24-0223)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is to amend the Jabot PUD by adding the Baker Tract (Parcel 1) to the PUD and assign single family residential use; and relocate Harmony Amenity from Parcel "D" to newly acquired Reclaimed Sprayfield Parcel and add parcel to PUD. Neil McKenzie with Coleman Company was present to answer questions. Amy Gilliam, Rebecca Henry and Allen Barefoot expressed their concerns to the commissioners.

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

1-Motion: Commissioner Simmons

2-Second: Commissioner Kelly

Motion Passed without opposition

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:16p.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
_____ 2025.

Rachael Brown, Zoning Administrator



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT
Site Development Plan for 1440 Pooler Parkway

Project:	#A24-0202
P&Z Meeting Date:	February 10, 2025
City Council Meeting Date:	February 18, 2025
Applicant and Authorized Agent:	David Smith
Location (Address):	1440 Pooler Parkway
Parcel (PIN):	51011 01028
Acreage:	Approximately 1.8 acres
Zoning:	Morgan Family PUD
Proposed Use:	Construction of a self-storage facility.
Staff Recommendation:	Approval
Planning & Zoning Commission:	TBD
Recommended Motion:	"After review of the criteria, move for approval of the request."
Zoning Action Standards:	- Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. - The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the Future Land Use Map (FLUM) designation and Character Area. - Whether the site plan provides for adequate pedestrian and traffic access.

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

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

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

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

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

Attachments:

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



CITY OF POOLER
GEORGIA

A great place to Live, Work and Play

Self-Storage Facility 1440 Pooler Parkway

01/21/2025



Site Plan Application

Page 1 of 3

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

Page 2 of 3

Updated **OCT 2023**

Contact Information

David Smith	912-231-4384
Applicant Name	Applicant Phone
25 Bull Street, Suite 400, Savannah, GA 31401	david.smith@kimley-horn.com
Applicant Mailing Address	Applicant Email
DG Pooler Parkway, LLC	678-392-3618
Property Owner Name	Property Owner Phone
11520 Davis Drive, Suite 300, Alpharetta, GA	brent@davisgroupga.com
Property Owner Mailing Address	Property Owner Email
David Smith	912-226-2607
Contact Person Name	Contact Person Phone
25 Bull Street, Suite 400, Savannah, GA 31401	david.smith@kimley-horn.com
Contact Person Mailing Address	Contact Person Email

Property Information

Pooler Parkway, Pooler 31322	
Location Address	
PUD - Planned Unit Development	51011 01028
Current Zoning	Parcel Identification #
The proposed project is a proposed self-storage development within an approved master development	
Brief Description of Proposed Land Development Activity and Use of Land Thereafter	

Contractor Information

Contractor TBD		
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.

		Rezoning	Approved
Application Number	Date	Action Requested	Action Taken



Site Plan Application

Page 3 of 3

Updated **OCT 2023**

		Final Plat	Approved
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.

David Smith

11/14/2024

Applicant Name	Applicant Signature	Date
Zoning Administrator/Agent Name	Zoning Administrator Signature	Date



Site Plan Submission Checklist

Page 1 of 1

Updated JUNE 2023

NOTICE TO APPLICANT

The site plan approval process is intended to provide the general public, Planning & Zoning Commission, Mayor, and Councilmembers with information pertinent to how a new development will affect the surrounding area and the City as a whole. There is no evaluation process or set of regulations other than what is required to be shown on the map and listed upon the application. **Site plan approval does not constitute approval of any zoning action or permit. If the documents listed below are not submitted, your project will neither be reviewed, nor processed.**

The Planning & Zoning Commission may require elevations or other engineering or architectural drawings covering the proposed development. Mayor & Council will not act upon a zoning decision that requires a site plan until the site plan has met the approval of the City Engineer or his designee.

☒ 3 sets of paper plans and 1 set of electronic plans

☒ \$3,000.00 application fee payment

N/A ☐ Tree Survey prepared by a registered land surveyor with accurate locations of all trees on site and up to 20' off site on all sides. List the trunk diameter at 4.5' above grade and identify the species.

☒ The location, size and other pertinent data of all land uses on the site including types, location and height of building, parking, open area and landscaping

☒ Dimension setback lines from property lines and street rights-of-way.

☒ Lighting Plan

☒ Adjacent thoroughfares and all curb-cuts within five hundred (500) feet including:

N/A ☐ Proposed new cut (s) onto public rights-of-way with turning radii & width

☒ Dimensions of all rights-of-way

☒ Drainage plan to conform to city engineering department's standards

☒ Location of all utilities

☒ Tabulated data including at least:

☒ Gross density of dwelling units

☒ Parking ratio per dwelling unit

☒ Percentage and amount of land coverage by use; and,

☒ Percentage and amount of floor area by use and by type.

☒ Topographical map showing existing and proposed contours at one foot (1') intervals and natural features.

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



Conditional Use Standards

Page 1 of 1

Updated **SEPT 2023**

Review Criteria

The Planning & Zoning Commission shall hear and make recommendations upon such uses in a district that are permitted as conditional uses. The application to establish such use shall be approved by the city council on a finding that:

1. The proposed use will not be contrary to the purpose of this ordinance;
2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers;
3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use;
4. The proposed use will not be affected adversely by the existing uses of adjacent properties;
5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use;
6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met; and,
7. The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.

Additional Mitigation Requirements

The Planning & Zoning Commission may suggest and the Mayor and Council may impose or require such additional restrictions and standards (e.g., increased setbacks, buffer strips, screening, etc.):

1. As may be necessary to protect the health and safety of workers and residents in the community; and
2. To protect the value and use of property in the general neighborhood.

Affidavit of Receipt

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

DAVID D. SMITH

11/14/2024

Applicant Name

Applicant Signature

Date



Site Plan Approval Standards

Page 1 of 1

Updated **SEPT 2023**

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

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

1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans;
2. provides for adequate pedestrian and traffic access;
3. provides adequate space for off-street parking and loading/unloading zones where applicable;
4. provides for appropriate location, arrangement, size, and design of buildings, lighting, signs, giving due consideration to the applicable zoning district(s);
5. is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties;
6. the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure;
7. the proposed development site is adequately served by other public services to account for current or projected needs;
8. provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features;
9. provides adequate landscaping, including the type and arrangement of trees, shrubs, and other landscaping, which may (or may not) provide a visual or noise-detering buffer between adjacent properties; and
10. provides for improvements in accordance with all applicable federal, state, and local laws including without limitation, the Code of Ordinances for the City of Pooler.



Campaign Contribution Disclosure Form (Rezoning Action Applicant)

Page 1 of 1

Updated **MAY 2023**

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

Hearing Information

Site Plan Application

Rezoning Action/Agenda Item

TBD

Planning & Zoning Public Hearing/Meeting Date and Time

TBD

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
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City Official Name	Title	Dollar Value	Description of Gift >\$250
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City Official Name	Title	Dollar Value	Description of Gift >\$250
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I attest that all information provided above is true to fact.

David D. Smith

11/14/24

Applicant Name

Applicant Signature

Date



Site Plan Review Checklist

Page 1 of 20

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

Palmetto Cay Multi-family Development

06/21/2024

Project Name

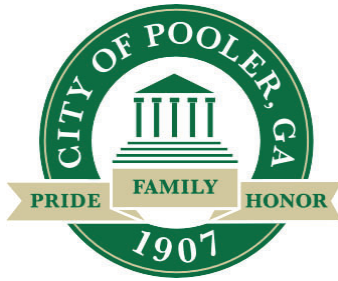
Date

Basic Engineering Information

- C0-00 1. OK Development name; If not obvious, add a description of the development
- C0-00 2. OK Location of site / location map: Sufficiently detailed to pinpoint the site's location
- C0-00 3. OK Date of plans with space for revision dates
- C0-00 4. OK Name and contact information of the engineer and engineering firm responsible for the plans
- C0-00 5. OK Name and contact information of owner, authorized agent of the owner, and/or developer
- C0-00 6. OK 24-hour contact with phone number
- C0-00 7. OK Signed and dated P.E. stamp or other licensed professional as allowed by law
- C0-00 8. OK Sheet index
- C2-01 9. OK Property size, disturbed area, impervious area, property zoning, maximum building height, proposed square footage, proposed height
- C2-00 10. OK Show property boundaries with metes and bounds descriptions
- ALL 11. OK North arrow, graphic scale
- C0-80 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
- C0-80 13. OK Identify the ownership and use of all adjacent surrounding properties
- C2-00 14. OK Show adjacent roads and curb cuts within 500 feet (Appendix A, Article V, Section 4 C)
- C2-00 15. OK Name of adjacent roads. Route number if state or federal route (Appendix A, Article V, Section 4 C)
- C2-00 16. OK Show and label the right-of-way of adjacent roads. (Appendix A, Article V, Section 4 C)

Site Plan Review Checklist

Page 2 of 20

Updated **OCT 2023**

- C0-80 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
- C0-80 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
- C0-00, C3-00 19. OK Indicate whether or not FLOODPLAIN exists on the site. Provide a FEMA map reference and date of FEMA map
- C5-20, C5-30 20. OK Indicate whether or not STATE WATERS exist on the site and if wretched vegetation is present. If State waters, with wretched vegetation, are present on site, delineate required buffers, extending from the wretched vegetation. (Georgia EPD jurisdiction)
- C5-20, C5-30 21. OK Indicate whether or not WETLANDS exist on the site. All wetlands shall be delineated on the site plans and identified as jurisdictional or non-jurisdictional. If applicable, show required buffer (Corps of Engineers' jurisdiction)
- C4-00 22. OK Location of existing utilities (Appendix A, Article V, Section 4 C 5)
- C2-00 23. OK Easements existing upon the property
24. N/A Provide cut/fill computations for all proposed grading in the floodplain. If the cut/fill calculations result in a net fill, provide FEMA no- rise certification, accompanied by the calculations utilized to perform analysis (NFIP 60.3(d)(3)).

Proposed Development

1. OK New Developments & redevelopments - reminder: Please assure the bonds are provided in accordance with 42-183.8 (stormwater), 42-204.1 (landscaping), and 74.136 (sidewalks)
- C2-00 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)
- C2-00 3. OK Show building setback lines and buffers from property lines and street right-of-way lines. (Appendix A, Article V, Section 4 C)
4. N/A For commercial and industrial developments, provide details of the proposed driveway(s) onto the public rights-of-way. This may need to be at an enlarged scale to show all necessary information
- C2-00, C6-40 5. OK Show sidewalk that is to be constructed or extended; in accordance with Appendix B, Article VI, Section 601.02. Include the City's sidewalk detail
6. N/A Show location of freestanding signage if proposed. Make sure intersection sight distance is not impacted
- C2-00 7. OK Show interior traffic pattern
- C5-00, C5-81 8. OK Erosion control plans in accordance with State and local ordinances. Checkoff list is required if disturbed area is > 1 acre



Site Plan Review Checklist

Page 3 of 20

Updated **OCT 2023**

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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
- C0-80 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)
- C2-00 11. OK Show all required easements (around utilities, around drainage structures, 25' access easements, etc)
- C4-00 12. OK Provide a utility plan that shows any proposed gas, electric, telephone and/or cable lines
13. N/A Greenbelt required as a buffer between incompatible zonings. (Appendix A, Article III, Section 27)
- C2-00 14. OK Provide a fire access road meeting the requirements of the Fire Code. (Exceptions exist, but generally a paved road extending to within 150' of all portions of the facility with a minimum width of 20 feet and with a vertical clearance of 13'6"). See IFC 503
- C2-30 15. OK Provide a Fire Protection Plan sheet that identifies all existing and proposed fire hydrant locations with hose lay distance in linear footage around each building from hydrant
16. N/A Show location of Mailbox Kiosk and provide details demonstrating it is ADA compliant
17. OK Provide building elevations and proposed architectural materials or proposed architectural materials if no elevations exist
18. N/A Provide Phasing Plan when project is proposed to be constructed in phases (multi building sites)
19. OK Provide site lighting plan for all proposed lighting
20. OK Traffic Impact Study or technical memo for traffic

New Streets

- C2-00 1. OK If new streets are to be private, clearly indicate this
2. N/A An identifying name of each new street with the proposed right-of-way
3. N/A Street alignment to be in conformance with the approved Preliminary Plat
4. N/A Plan and profile of proposed streets; include profile grades, vertical curve lengths, K factors, etc
5. N/A The maximum change in grade that does not require a vertical curve shall be as follows:
20 mph – 1.2%, 25 mph – 1.1%, 30 mph – 1.0%, 35 mph – 0.9%, 40 mph – 0.8%, 45 mph – 0.7%,
50 mph – 0.6%, 55 mph – 0.5%, 60 mph – 0.4%, 65 mph – 0.3%. If the cumulative effect of
vertical grade breaks violates stopping sight distance criteria, these values shall be reduced
6. N/A Minimum street profile grade is 0.3% (Chapter 74, Article V, Section 74-133f)

Site Plan Review Checklist

Page 4 of 20

Updated **OCT 2023**

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
- C2-00 14. OK Show the location of all proposed pavement markings
- C2-00 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)
- C2-00 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:

- C0-00 1. OK "In case of conflict between these plans and the City of Pooler's ordinances, standards, specifications or details, the City of Pooler requirements shall be required."
2. N/A Add the following note when new public streets are being constructed: "Laboratory compaction, stability and density tests are required for the pavement with compression for the concrete curb and gutter." (Chapter 74, Article V, Section 74-133g)

Site Plan Review Checklist

Page 5 of 20

Updated **OCT 2023**

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)

C2-00 4. OK "All road signage and pavement markings shall be in accordance with MUTCD specifications." (MUTCD Introduction, page I-1, paragraph 03)

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

6. N/A When new public streets are being constructed, include the following: Add a note or sufficient information on the plans to indicate that Petromat, Supex or other suitable material is required within 50 feet of intersections. (Appendix B, Article VI, Section 601.02)

7. N/A Select fill SHALL be use in all roads to be dedicated to the City

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

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

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

11. OK The owner must certify that all land disturbing and development activities will be completed in accordance with the approved stormwater management design plan (Chapter 42, Article V, Section 42- 183.4(6))

12. OK The designer must certify that the design meets the requirements of the City of Pooler and the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual, and any relevant local addenda (Chapter 42, Article V, Section 42-183.4(5))

Drainage

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

C3-00 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. OK 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)

C3-00 4. N/A Metal pipe is not permitted in the city's rights-of-way or easements. (Chapter 74, Article V, Section 74-132c)

C3-50 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

Site Plan Review Checklist

Page 6 of 20

Updated **OCT 2023**

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)
- C3-00 13. OK 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)
- HYDRO MEMO 14. OK The peak post development discharge shall not exceed the predevelopment discharge. (Chapter 74, Article V, Section 74-132k; also Sec 601.02)
15. N/A Detention ponds: must be located outside wetlands. (Chapter 42, Article V, Sec 42-156)
16. 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)



Site Plan Review Checklist

Page 7 of 20

Updated **OCT 2023**

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:

- C4-00 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
- C4-00 2. OK All utilities are to be installed underground
- C4-00 3. OK Utilities shall not be placed longitudinally under street pavement. (Chapter 74, Article V, Section 74- 138 c)
- C4-00, C4-50 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)
- C4-00 5. OK Water mains must be DIP when crossing under storm or sewer mains. Include detail W-16

Site Plan Review Checklist

Page 8 of 20

Updated **OCT 2023**

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)

C4-00 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. N/A All publicly owned utilities shall be installed in the road rights-of-way or approved access easements. (Appendix B, Article VI, Section 604 and 606.04)

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

C6-60 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)

C4-50 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. 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)

C4-00 15. OK 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:

C4-00 1. OK Fire hydrant spacing:
 - 300 feet maximum in multi-family, commercial & industrial zonings
 - 500 feet maximum for single family; (Appendix B, Article VI, Section 606.03)
 - 250 feet spacing in mobile home parks (Appendix A, Article III, Section 10 L)

C4-00 2. OK All fire hydrants shall be painted yellow. (Appendix B, Article VI, Section 606)

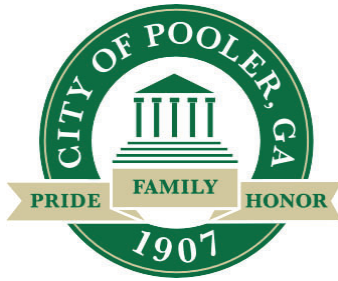
C6-60 3. OK Provide Detail W-03 - Standard Fire Hydrant Assembly (Appendix B, Article VI, Section 606)

4. OK 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

C4-00 5. OK Residential water laterals: 1" diameter minimum. (Appendix B, Article VI, Section 606)

Site Plan Review Checklist

Page 9 of 20

Updated **OCT 2023**

- C4-00 6. OK 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)
- C4-00 8. OK 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. OK 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)
- C4-00 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)
- C6-60 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)
- C4-00 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)
- C4-00 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, SDR-7CTS For line size 4" - 12" PVC C900 DR 18. For line size > 12" DIP is required. ANSI / AWWA C151 A21.51 and thickness according to ANSI / AWWA C150 A21.50 for pressure class 250. Flange Pipe or Victaulic grooved pipe shall be Pressure Class 350. (Standard Specifications 02700 Section 2.01 A 2)

Sanitary Sewer:

- C4-00 1. OK Sanitary manholes shall not exceed 350-foot spacing. (Appendix B, Article VI, Section 606, Sewer 1)
- C4-00 2. OK 8 inches diameter minimum. (Appendix B, Article VI, Section 606, Sewer 3)
3. OK 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

Page 10 of 20

Updated **OCT 2023**

- C4-50 4. OK Minimum size sanitary lateral is 4". (Appendix B, Article VI, Section 606, Sewer 4)
- C4-50 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)
- C4-00 6. OK Residential sewer laterals shall be installed within 15 feet of the property corner. (Appendix B, Article VI, Section 606, Sewer 9)
- C6-50 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)
- C6-50 8. OK Use watertight manhole rings and covers within or below Base Flood Elevation + 1' (Standard Specifications.02720.2.02.G.2)
- C6-50 9. OK Sewer laterals: Cleanouts should be provided every 100' and at the bends. Cleanouts located within the pavement should be traffic rated
- C4-00 10. OK Try to move manholes out of sidewalk
- C4-00 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. N/A Drop manholes - inside and outside drop manhole details S-7, S-8
- C4-50 15. OK Sanitary sewer line - minimum slope:
- | | | | |
|-----|-------|-----|-------|
| 8" | 0.40% | 21" | 0.10% |
| 10" | 0.28% | 24" | 0.08% |
| 12" | 0.22% | 27" | 0.07% |
| 14" | 0.17% | 30" | 0.06% |
| 15" | 0.15% | 33" | 0.05% |
| 16" | 0.14% | 36" | 0.05% |
| 18" | 0.12% | 42" | 0.04% |

Grease Traps:

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

Site Plan Review Checklist

Page 11 of 20

Updated **OCT 2023**

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

Site Plan Review Checklist

Page 12 of 20

Updated **OCT 2023**

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

- Pump Station and Force Main Design Calculations – the Average Daily Flow (ADF), Peak Daily Flow (PDF), Total Dynamic Head, Force Main (velocity produced in force main and maximum operating pressure) and Wet Well Buoyancy Calculation
- Cycle Times – volume in wet well needed to turn primary pump on, cycle time for ADF, cycle time for PDF and total cycle time

Force Mains:

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

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

Stormwater Management

References:

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

General:

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

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

1. OK What developments do the City of Pooler Stormwater Management provisions apply to?
(Chapter 42, Article V, Section 42-180.3 (1))
 - a. New development that involves the creation of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or
 - b. Redevelopment that involves the creation, addition or replacement of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or
 - c. New development or redevelopment, regardless of size, that is part of a larger common plan

Site Plan Review Checklist

Page 13 of 20

Updated **OCT 2023**

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. 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.



Site Plan Review Checklist

Page 14 of 20

Updated **OCT 2023**

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

HYDRO
MEMO

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 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

REGIONAL
SYSTEM
BY
OTHERS

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)

Site Plan Review Checklist

Page 15 of 20

Updated **OCT 2023**

- 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)

REGIONAL SYSTEM BY OTHERS 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)

C0-00 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))

C0-00 9. OK Certification by owner that all land disturbing and development activities will be completed in accordance with the approved stormwater management design plan. (Section 42-183.4 (6))

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

10. 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)



Site Plan Review Checklist

Page 16 of 20

Updated **OCT 2023**

REGIONAL
SYSTEM
BY
OTHERS

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

HYDRO
MEMO

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

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

REGIONAL
SYSTEM
BY
OTHERS

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,



Site Plan Review Checklist

Page 17 of 20

Updated **OCT 2023**

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

REGIONAL
SYSTEM
BY
OTHERS

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

REGIONAL
SYSTEM
BY
OTHERS

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

REGIONAL
SYSTEM
BY
OTHERS

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

REGIONAL
SYSTEM
BY
OTHERS

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)

Site Plan Review Checklist

Page 18 of 20

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)

- L2-00 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. 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)

- L2-00 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. 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)

- L2-00 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)

- L1-00 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)

Site Plan Review Checklist

Page 19 of 20

Updated **OCT 2023**

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)

- L2-00 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
- L2-10 12. OK Required note - "Trees shall not be planted within 10 feet of any underground utility or storm drain."
13. OK A tree survey showing existing tree coverage, completed by a state registered land surveyor. If a portion of the tract is not to be disturbed, then a tree survey is not required on that portion. Provide an arborist report of significant tree conditions. (Chapter 42, Article VI, Section 42-204)
- Any tree except a pine or sweet gum tree 6" dbh or greater shall be included.
 - Any tree except a pine or sweet gum with a dbh between 6" and 17" shall have their common name provided.
 - Any tree except a pine or sweet gum with a dbh of 18" or greater shall have their specific name provided.
 - Any pine or sweet gum with a dbh of 24" or greater shall be included with their specific name provided.
- L1-00 14. OK A clearing plan showing the location of significant trees to be removed; (Chapter 42, Article VI, Section 42-204.2)
- L2-00 15. OK A tree replacement plan; (Chapter 42, Article VI, Section 42-204.3)
- L1-00, L2-00 16. OK 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)
- L2-00, L2-10 18. OK Location, size and types of trees, shrubs and groundcover to be planted on the site. (Chapter 42, Article VI, Section 42-204.6)
19. OK All trees and landscaped areas shall be provided with a means for delivery of water in a quantity that is sufficient to establish and maintain the viability of the plants; A water supply is not required for areas of established trees and other vegetation that are retained for green space, provided that site grading or development activities will not result in damage to said areas. (Chapter 42, Article VI, Section 42-204.7)



Site Plan Review Checklist

Page 20 of 20

Updated **OCT 2023**

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

Preferred Tree List: (Section 42-198)

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

- L2-10 1. OK No more than 30% of trees may be from the small species list or from one species
2. OK Upon recommendation of the City Arborist, a species different from one listed may be approved

City of Pooler

AUTHORIZATION OF PROPERTY OWNER

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

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

and/or

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

Name of applicant: Kimley-Horn / David Smith

Address: 25 Bull Street, Suite 400

City & State: Savannah, GA

Zip 31401

Telephone number: 912-226-2607

DG Pooler Parkway, LLC

Signature of owner

RWD

10-25-23

Date

Personally appeared before me

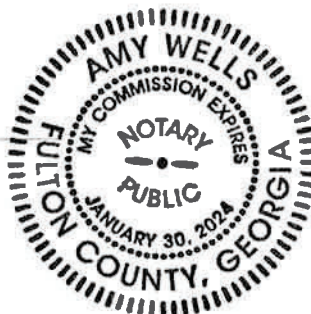
Brett W. Davis

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

Notary Public

Date

10/25/23





OWNER:	DG POOLER PARKWAY, LLC 11520 DAVIS DRIVE, SUITE 300, SUITE 300 ALPHARETTA, GA 30009 PHONE: 678-392-3618 CONTACT: BRENT DAVIS
CIVIL ENGINEER:	KIMLEY-HORN AND ASSOCIATES, INC., 25 BULL STREET, SUITE 400 SAVANNAH, GA 31407 PHONE: 912.228.2897 CONTACT: DAVID SMITH, P.E.
SURVEYOR:	HUSSEY GAY BELL 329 COMMERCIAL DRIVE SAVANNAH, GA 31408 PHONE: 912.354.4626 CONTACT: NATHAN BROWN, P.J.S
24-HR CONTACT:	BRENT DAVIS DG POOLER PARKWAY, LLC 678-392-3618

PROPERTY AREA = 1.80 ACRES
TOTAL DISTURBED AREA = 1.80 ACRES
IMPERVIOUS AREA = 1.50 ACRES (83.3%)
PERVIOUS AREA = 0.30 ACRES (16.7%)

THE PROJECT ALSO INCLUDES THE CONSTRUCTION OF SURFACE PARKING, STORMWATER CONVEYANCE AND ALL ASSOCIATED UTILITIES, THE SITE AREA IS 1.80 ACRES, AND THE DISTURBED AREA IS 1.80 ACRES.

1. ATTENTION IS DRAWN TO THE FACT THAT THE SCALE OF THESE DRAWINGS MAY HAVE BEEN DISTORTED DURING THE REPRODUCTION PROCESS. THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DETAILS OF THE PROJECT, SHALL BE THE SOLE REFERENCE FOR THE CONTRACTOR IN THE PREPARATION OF THIS PROJECT AND CLIENT FOR WHICH IT WAS PREPARED, REUSE OF OR IMPROPER RELIANCE ON THE DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE AT THE USER'S RISK.
2. IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE **CONTRACTOR** MUST NOTIFY THE ENGINEER IMMEDIATELY AND MUST NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER LUTHERARY CONDITIONS ARE RESOLVED.
3. THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY MANNER GUARANTEE THE PROPER CONSTRUCTION OF THE PROJECT OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING HAVE BEEN MET, THE ONUS IS ON THE OWNER/ENGINEER/BUILDER TO DISCLOSE WHAT ADDITIONAL PERMITTING AND APPROVALS ARE REQUIRED FOR THIS ACTIVITY. THE CONTRACTOR SHALL CONDUCT THIS ACTIVITY IN A MANNER THAT DOES NOT VIOLATE ANY APPROVAL OR PERMIT ISSUANCE DOES NOT ABOLISH THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, STANDARDS, OR OTHER PERMITTING WHICH MAY BE REQUIRED FOR THIS ACTIVITY.
4. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLERS ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLERS REQUIREMENTS SHALL BE REQUIRED.
5. TREES SHALL BE PLANTED WITHIN 10 FEET OF ANY UNDERGRADUATE UTILITY FOR STORM DRAIN.

THE DESIGN MEETS THE REQUIREMENTS OF THE CITY OF POOLER AND THE LATEST EDITION OF THE STANDARD DRAINAGE DESIGN HANDBOOK, 2ND EDITION, 1999, AND THE STANDARD DRAINAGE MANAGEMENT MANUAL, AND ANY RELEVANT LOCAL APPENDIX (CHAPTER 42, ARTICLE, SECTION 42-183.415)

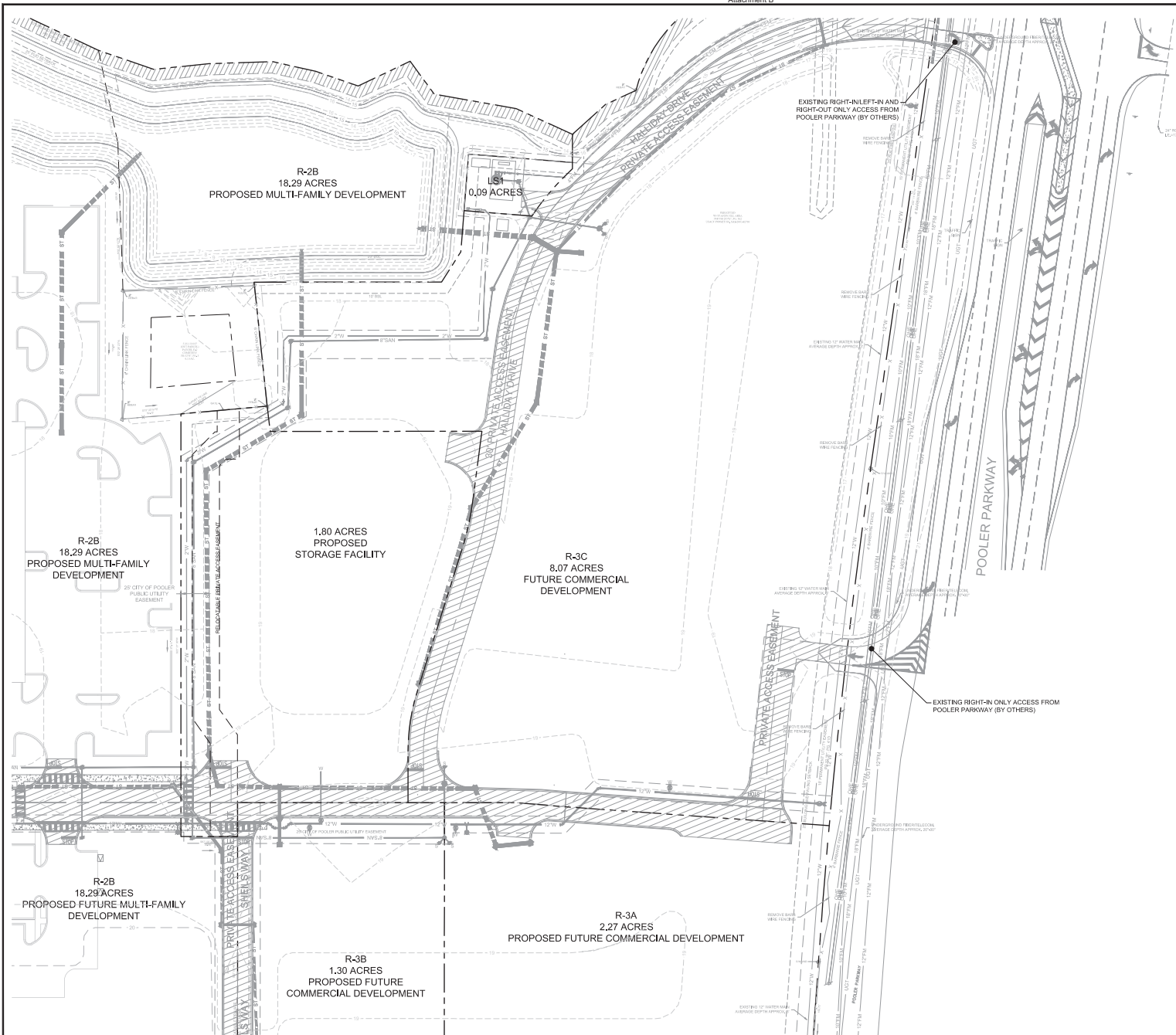


 **GSWCC** Georgia Soil and Water Conservation Commission

JAMIE N. GWALTNEY
Level II Certified Design Professional

CERTIFICATION NUMBER 0000092734
ISSUED: 12/18/2023 EXPIRES: 12/18/2026





EXISTING CONDITIONS NOTES:

1. EXISTING CONDITIONS SHOWN HEREON ARE FROM DAVIS GROUP MASTER SITE PLAN FILE PROVIDED HUSSEY GAY BELL DATED 08/01/2003. THE SITE IS CURRENTLY CLEARED BY OTHERS.
2. EXISTING BENCHMARK ON PARCEL R-1 USED:

NORTHING:	765,666.2496
EASTING:	691,787.1620
ELEVATION:	16.60'
DATUM:	NAD 83
3. UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE FIELD LOCATIONS OF UTILITIES COORDINATE WITH THE UTILITY COMPANIES TO HAVE CONFLICTS RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.
4. WHERE EXISTING RUNOFF LEAVES THE SITE IN A SHEET FLOW CONDITION, RUNOFF SHALL LEAVE THE SITE IN A SHEET FLOW CONDITION AFTER DEVELOPMENT.
5. WATER, SANITARY SEWER, AND STORM STRUCTURES SHOWN ADJACENT TO TO FARM ARE BASED ON MASTER PLAN DEVELOPMENT (BY OTHERS).

Kimley»Horn
© 2004 KIMLEY-HORN AND ASSOCIATES, INC.
25 BULL STREET, SUITE 400
SAVANNAH, GEORGIA 31401
PHONE (912) 231-4384
WWW.KIMLEY-HORN.COM

THE DAVIS GROUP
111520 DAVIS DRIVE, SUITE 300, SUITE 300
ALPHARETTA, GA 30009
PHONE: 678-392-3618

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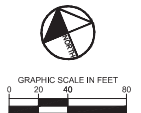
POOLER SELF-STORAGE FACILITY
1000 HALLIDAY DRIVE, POOLER, GA 31322
PARCEL R-3C
PARCEL ID: 51011-01027

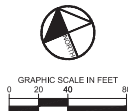
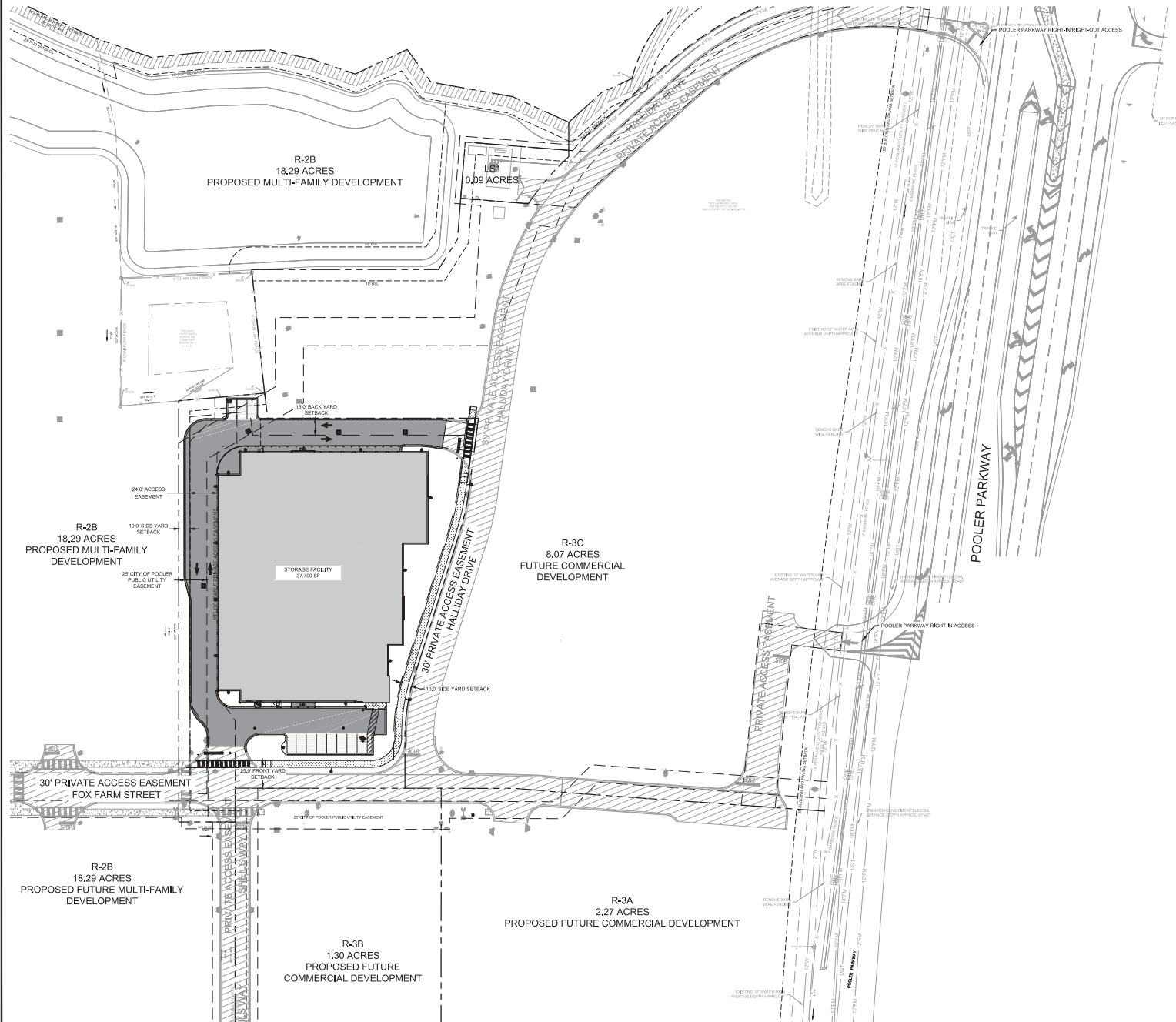


GSWCC NO. (LEVEL II)	0000092734
DRAWN BY	LL
DESIGNED BY	MRF
REVIEWED BY	DS
DATE	12/20/2024
PROJECT NO.	013488004

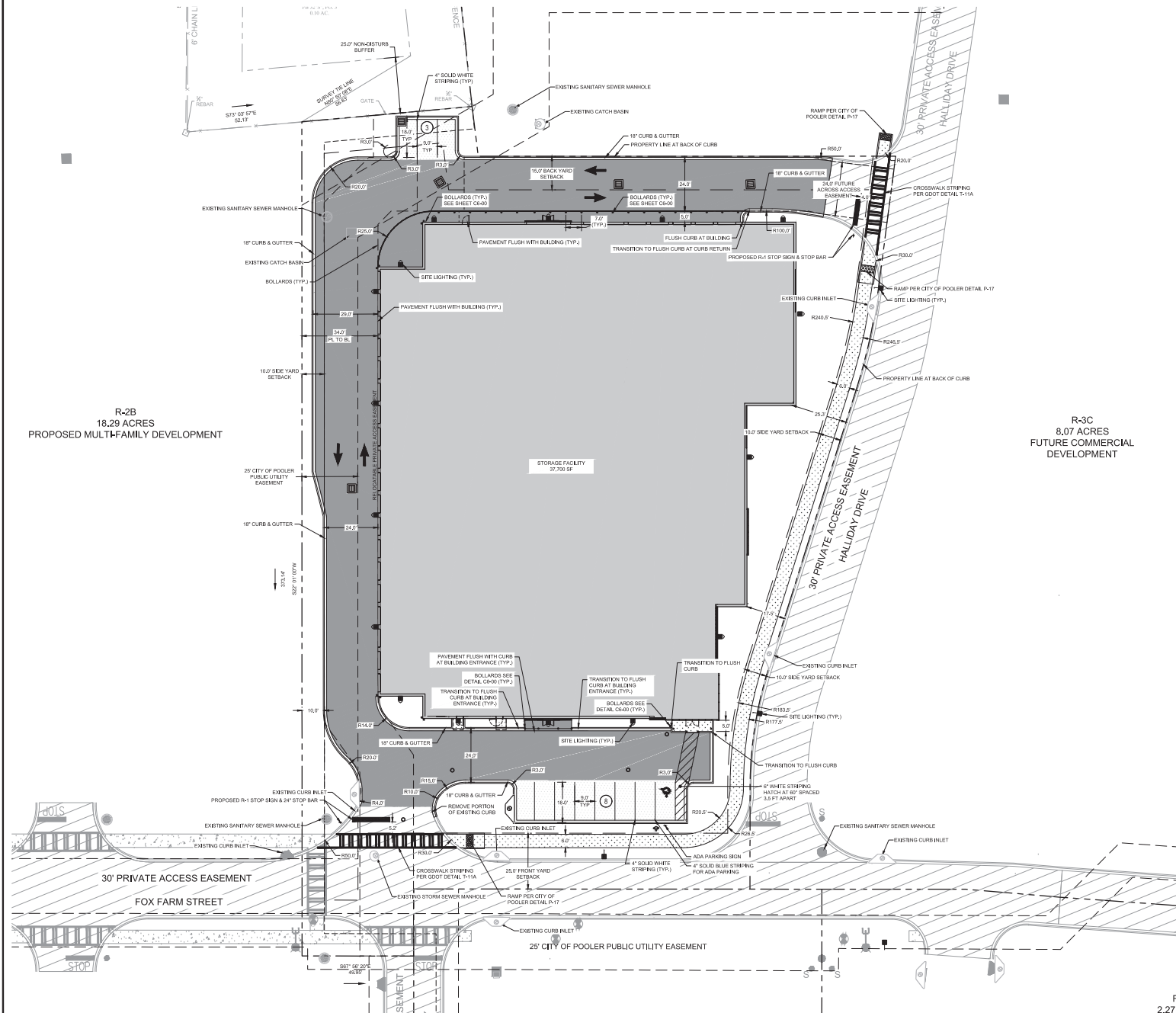
TITLE	EXISTING CONDITIONS PLAN
SHEET NUMBER	C0-80

GEORGIA811.
 800.450.8111
 Call before you dig.





 KIMLEY-HORN & ASSOCIATES, INC. 1150 DAVIS DRIVE, SUITE 300 ALPHARETTA, GA 30009 PHONE: 770-242-2015 WWW.KIMLEY-HORN.COM	
THE DAVIS GROUP 1150 DAVIS DRIVE, SUITE 300, SUITE 300 ALPHARETTA, GA 30009 PHONE: 770-242-2015	
PROJECT NO.	DATE
ISSUE AND REVISION DESCRIPTIONS	DATE
POOLER SELF-STORAGE FACILITY 1500 HOLIDAY DRIVE, POOLER, GA 31022 PARCEL R-3C PARCEL ID: 5111-1-1027	
01/20/2025	
GSWCC NO.	0000092734
DESIGNED BY	LL
DESIGNED BY	MRF
REVIEWED BY	DS
DATE	01/20/2024
PROJECT NO.	013488004
OVERALL SITE PLAN	
SHEET NUMBER C2-00	



DEVELOPMENT SUMMARY:

SITE SUMMARY:	
CURRENT ZONING:	PUD - MORGAN TRACT
SITE AREA:	1.80 ACRES
ADJUSTED SITE AREA:	1.80 ACRES
BUILDING COVERAGE:	48%
MAX. BUILDING COVERAGE:	65%
IMPERVIOUS AREA:	1.50 ACRES (83.3%)
PERVIOUS AREA:	0.30 ACRES (16.7%)
GREEN SPACE:	0.54 ACRES (30.0%)
TOTAL DISTURBED AREA:	1.80 ACRES
BUILDING SETBACK:	
FRONT:	25 FT
SIDE:	10 FT
BACK:	15 FT
BUILDING HEIGHT:	
MAX:	72 FT
PROPOSED:	34.25 FT
REQUIRED PARKING:	8 SPACES*
REQUIRED PARKING:	11 SPACES

SITE NOTES:

1. THE PROPOSED BUILDING INFORMATION SHOWN HEREON IS FROM AN ELECTRONIC FILE PROVIDED BY THE CLIENT, DATED 11/06/2018, AND IS FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR SHALL REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING INFORMATION.
2. EXISTING CONDITIONS SHOWN HEREON ARE FROM A SURVEY FILE PROVIDED BY HUSSEY GAY BELL, DATED 08/01/2023.
3. ALL SITE INTERNAL CIRCULATION ROADS TO BE PRIVATE. ROAD LABELS ESTABLISHED ONLY FOR REFERENCE.
4. ALL DIMENSIONS ARE FROM FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
5. SIDEWALK INSTALLED AGAINST BACK OF CURB SHALL BE INSTALLED PER THE PLAN AS MEASURED FROM THE BACK OF CURB.
6. ALL SIGNAGE AND STRIPING MUST MEET THE LATEST REQUIREMENTS SET FORTH BY MUTCD, GDOT, AND GEORGIA STATE CODE.
7. REFERENCE LANDSCAPE PLANS FOR ALL HARDSCAPE AND LANDSCAPE DETAILS AND SPECIFICATIONS.

SITE PLAN LEGEND:

 PROPERTY LINE
 BUILDING SETBACK LINE
 STANDARD DUTY CONCRETE SIDEWALK
 STANDARD DUTY ASPHALT PAVEMENT
 HEAVY DUTY ASPHALT PAVEMENT
 PARKING COUNT

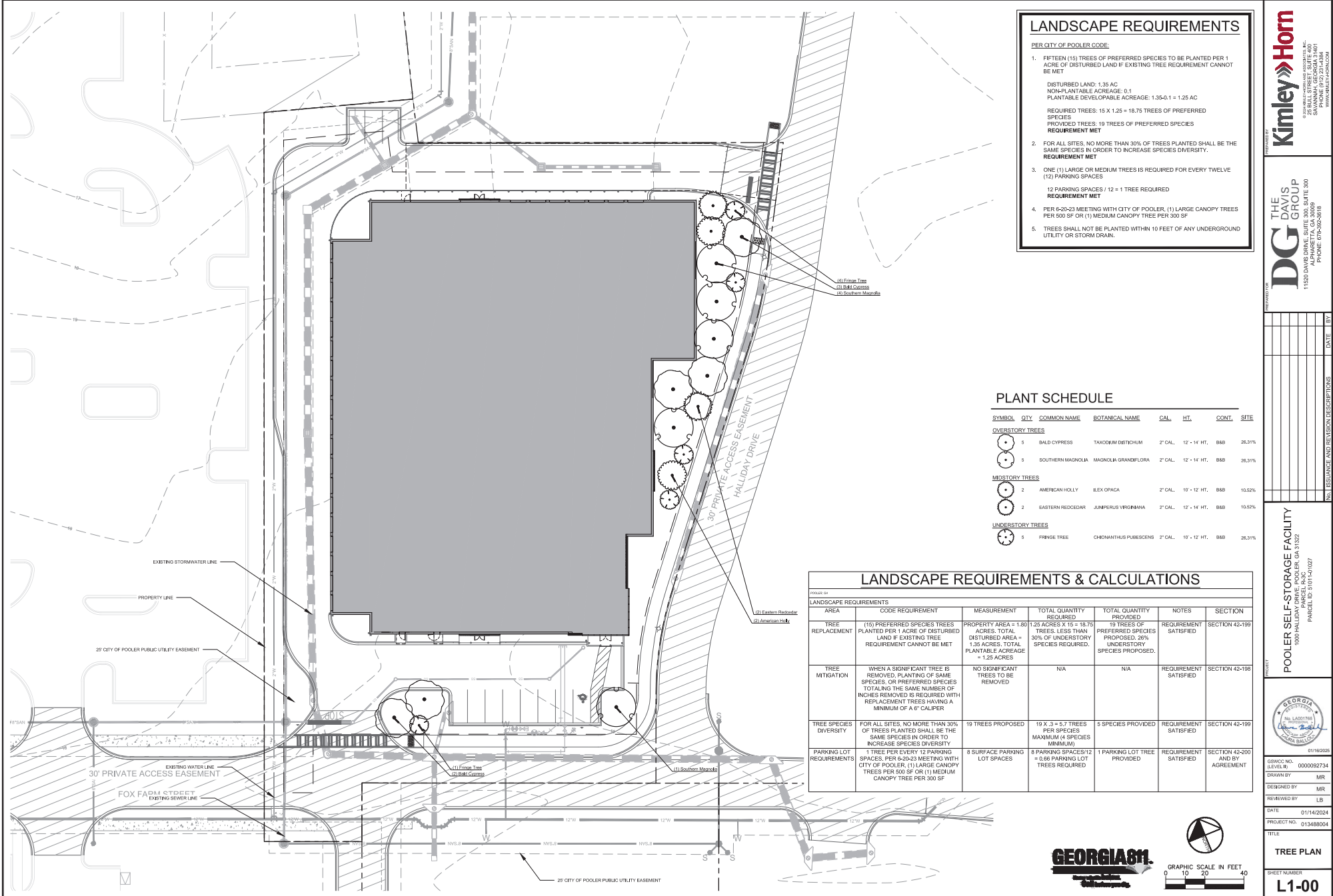
R-3
2.27 AC

GEORGIA811

GRAPHIC SCALE IN FEET



A horizontal scale bar with tick marks at 0, 10, 20, and 40 feet. The bar is divided into alternating black and white segments.



LANDSCAPE REQUIREMENTS

PER CITY OF POOLER CODE:

- FIFTEEN (15) TREES OF PREFERRED SPECIES TO BE PLANTED PER 1 ACRE OF DISTURBED LAND IF EXISTING TREE REQUIREMENT CANNOT BE MET
 DISTURBED LAND: 1.35 AC
 NON-PLANTABLE ACREAGE: 0.1
 PLANTABLE DEVELOPABLE ACREAGE: 1.35-0.1 = 1.25 AC
 REQUIRED TREES: 15 X 1.25 = 18.75 TREES OF PREFERRED SPECIES
 PROVIDED TREES: 19 TREES OF PREFERRED SPECIES
REQUIREMENT MET
- FOR ALL SITES, NO MORE THAN 30% OF TREES PLANTED SHALL BE THE SAME SPECIES IN ORDER TO INCREASE SPECIES DIVERSITY.
REQUIREMENT MET
- ONE (1) LARGE OR MEDIUM TREES IS REQUIRED FOR EVERY TWELVE (12) PARKING SPACES
 12 PARKING SPACES / 12 = 1 TREE REQUIRED
REQUIREMENT MET
- PER 6-20-23 MEETING WITH CITY OF POOLER, (1) LARGE CANOPY TREES PER 500 SF OR (1) MEDIUM CANOPY TREE PER 300 SF
REQUIREMENT MET
- TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY OR STORM DRAIN.
REQUIREMENT MET

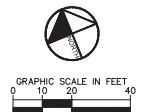
PLANT SCHEDULE

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	CAL.	HT.	CONT.	SITE
OVERSTORY TREES							
	5	BALD CYPRESS	TAXODIUM DISTICHUM	2" CAL.	12' - 14' HT.	B&B	26.31%
	5	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	2" CAL.	12' - 14' HT.	B&B	26.31%
MIDSTORY TREES							
	2	AMERICAN HOLLY	ILEX OPACA	2" CAL.	10' - 12' HT.	B&B	10.52%
	2	EASTERN REDCEDAR	JUNIPERUS VIRGINIANA	2" CAL.	12' - 14' HT.	B&B	10.52%
UNDERSTORY TREES							
	5	FRINGE TREE	CHIONANTHUS PUBESCENS	2" CAL.	10' - 12' HT.	B&B	26.31%

LANDSCAPE REQUIREMENTS & CALCULATIONS

AREA	CODE REQUIREMENT	MEASUREMENT	TOTAL QUANTITY REQUIRED	TOTAL QUANTITY PROVIDED	NOTES	SECTION
TREE REPLACEMENT	(15) PREFERRED SPECIES TREES PLANTED PER 1 ACRE OF DISTURBED LAND IF EXISTING TREE REQUIREMENT CANNOT BE MET	PROPERTY AREA = 1.80 ACRES, TOTAL DISTURBED AREA = 1.35 ACRES, TOTAL PLANTABLE ACREAGE = 1.25 ACRES	1.25 ACRES X 15 = 18.75 TREES, LESS THAN 30% OF UNDERSTORY SPECIES REQUIRED.	19 TREES OF PREFERRED SPECIES PROPOSED, 26% UNDERSTORY SPECIES PROPOSED.	REQUIREMENT SATISFIED	SECTION 42-109
TREE MITIGATION	WHEN A SIGNIFICANT TREE IS REMOVED, PLANTING OF SAME SPECIES OR PREFERRED SPECIES TOTALING THE SAME NUMBER OF INCHES REMOVED IS REQUIRED WITH REPLACEMENT TREES HAVING A MINIMUM OF A 6" CALIPER	NO SIGNIFICANT TREES TO BE REMOVED	N/A	N/A	REQUIREMENT SATISFIED	SECTION 42-109
TREE SPECIES DIVERSITY	FOR ALL SITES, NO MORE THAN 30% OF TREES PLANTED SHALL BE THE SAME SPECIES IN ORDER TO INCREASE SPECIES DIVERSITY	19 TREES PROPOSED	19 X 3 = 5.7 TREES PER SPECIES MAXIMUM (4 SPECIES MINIMUM)	5 SPECIES PROVIDED	REQUIREMENT SATISFIED	SECTION 42-109
PARKING LOT REQUIREMENTS	1 TREE PER EVERY 12 PARKING SPACES, PER 6-20-23 MEETING WITH CITY OF POOLER, (1) LARGE CANOPY TREES PER 500 SF OR (1) MEDIUM CANOPY TREE PER 300 SF	8 SURFACE PARKING LOT SPACES	8 PARKING SPACES/12 = 0.66 PARKING LOT TREES REQUIRED	1 PARKING LOT TREE PROVIDED	REQUIREMENT SATISFIED	SECTION 42-200 AND BY AGREEMENT

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 CALL BEFORE YOU DIG
 1-800-4-A-FLORIDA



Kimley-Horn
 Kimley-Horn and Associates, Inc.
 11500 DAVIS DRIVE, SUITE 300
 ALPHARETTA, GA 30009
 PHONE: 770-242-0010
 WWW.KIMLEY-HORN.COM

THE DAVIS GROUP
 11500 DAVIS DRIVE, SUITE 300
 ALPHARETTA, GA 30009
 PHONE: 770-242-0010

NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

POOLER SELF-STORAGE FACILITY
 1500 HALLWAY DRIVE, POOLER, GA 31022
 PARCEL K-3C
 PARCEL ID: 5101-H-1027



01/19/2023

GSWCC NO. 0000092734
 DRAWN BY MR.
 DESIGNED BY MR.
 REVIEWED BY LB

DATE: 01/14/2024
 PROJECT NO.: 013488004

TITLE

TREE PLAN

SHEET NUMBER

L1-00

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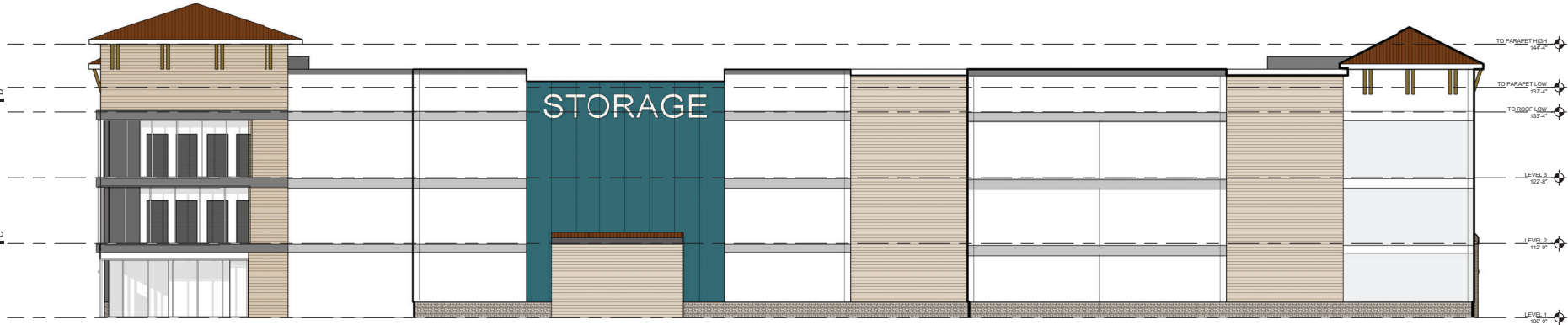
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E11 SOUTH ELEVATION
1/8" = 1'-0"



B11 EAST ELEVATION
1/8" = 1'-0"



DG SELF STORAGE

PINE BARREN RD & POOLER PKWY POOLER, GA

revision	schedule	date	description
1	10/20/24	10/20/24	CITY COMMENTS
2	10/20/24	10/20/24	CITY COMMENTS
3	10/20/24	10/20/24	CITY COMMENTS
4	11/10/24	11/10/24	CITY COMMENTS
5	11/10/24	11/10/24	CITY COMMENTS

issue description	date
PRE-DESIGN	10/22/2024

This document was issued on
10/22/2024
by F.J. Co.
Not for construction, permit,
permitting or certification.

24-040

project number:
EXTERIOR
ELEVATIONS

A2-01

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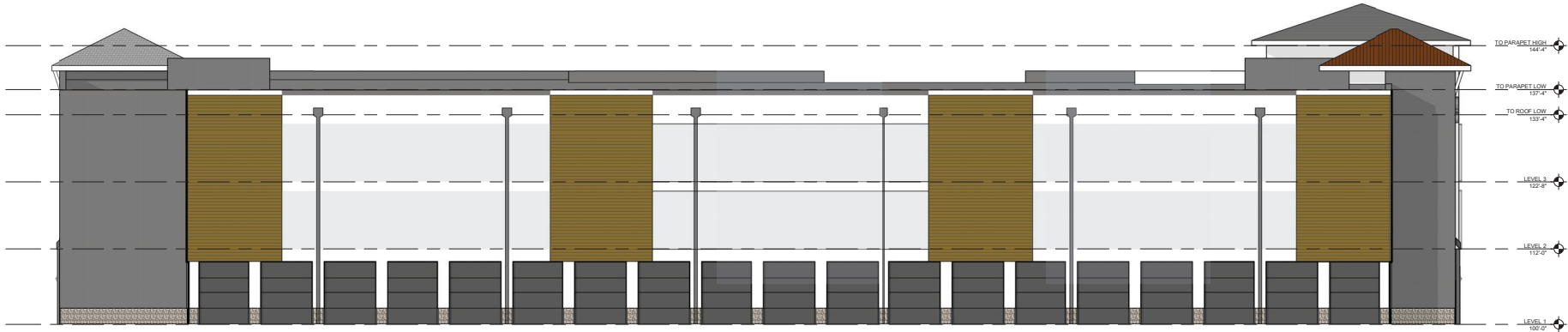
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E11 NORTH ELEVATION
1/8" = 1'-0"



B11 WEST ELEVATION
1/8" = 1'-0"



DG SELF STORAGE

PINE BARREN RD & POOLER PKWY POOLER, GA

revision	schedule	description
1	10/20/24	CITY COMMENTS
2	10/20/24	CITY COMMENTS
3	10/20/24	CITY COMMENTS
4	11/11/24	CLIENT COMMENTS
5	11/11/24	CLIENT COMMENTS

Issue description:
PRE-DESIGN
Issue date:
10/22/2024

This document was issued on
10/21/2024
by F.J. Co.
Not for construction, permit
or certification.

24-040

project number:
**EXTERIOR
ELEVATIONS**

A2-02



Attachment B





Attachment B





January 27th, 2025

David D. Smitch, P.E.
Kimley Horn
25 Bull Street, Suite 400
Savannah, GA 31401

Dear Mr. Smith,

I am pleased to provide you with a recommendation for Approval of the site development plans submitted under the cover of Pooler Self-Storage Facility, which is provided below.

<u>Submittal Documents:</u>	Site Development Plans.....	Jan. 2025
	GSWCC Approval of ES&PC Plans.....	Dec. 2024
	Hold Harmless Agreement.....	Dec. 2024
	Stormwater Maintenance Agreement.....	Dec. 2024
	Stormwater Memorandum.....	Nov. 2024
	Water Distribution Report.....	Nov. 2024
	FEMA LOMR & Cover Letter.....	Nov. 2024
	Building Elevations Exhibit.....	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.





EOM Operations

Your solution to a better tomorrow

Attachment C

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
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 0 Pooler Cross Road (Lot 5 Clear Lake Reserve Phase 1)

Project:	#A24-0145
P&Z Meeting Date:	February 10, 2025
City Council Meeting Date:	February 18, 2025
Applicant and Authorized Agent:	Stephen L. Rushing
Location (Address):	0 Pooler Cross Road (Lot 5 Clear Lake Reserve Phase 1)
Parcel (PIN):	51011F01005
Acreage:	Approximately 14.88 acres
Zoning:	P-R-3-C (Planned Multifamily residential district)
Proposed Use:	Construction of 297 unit 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:	- 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. - 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:

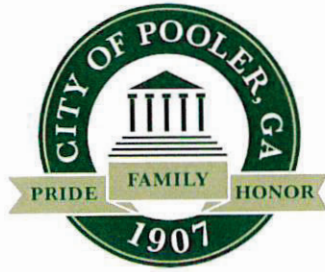
- A. Vicinity Map
- B. Application and Submittal Documentation
- C. Approval Letter



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

Vicinity Map - Clear Lake Vista

01/31/2025



Site Plan Application

Page 1 of 3

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

Page 2 of 3

Updated **OCT 2023**

Contact Information

Chase Beasley (Vista Residential Partners)	770-862-1573
Applicant Name	Applicant Phone
2964 Peachtree Rd., Suite 585, Atlanta, GA 30305	dhawker@pec.plus
Applicant Mailing Address	Applicant Email
Pooler Parkway of GA LLC Attn Roger Patel	912-348-3002
Property Owner Name	Property Owner Phone
101 E. Marketplace Way., Suite 600B, Pooler, GA 31322	678-684-6210
Property Owner Mailing Address	Property Owner Email
Daniel Hawker (PEC+)	678-684-6210
Contact Person Name	Contact Person Phone
350 Research Ct., Suite 200, Peachtree Corners, GA 30092	dhawker@pec.plus
Contact Person Mailing Address	Contact Person Email

Property Information

0 Pooler Cross Road, Pooler, GA 31322 (Lot 5 Clear Lake Reserve Phase 1)	
Location Address	
R-3-C	51011F01005
Current Zoning	Parcel Identification #
Multifamily development with 297 units	
Brief Description of Proposed Land Development Activity and Use of Land Thereafter	

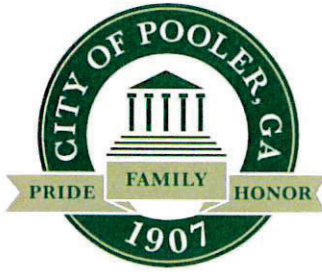
Contractor Information

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.

Zoning Map Amendment	02.20.2024	C-2 to R-3-C	Approved
Application Number	Date	Action Requested	Action Taken



Site Plan Application

Page 3 of 3

Updated **OCT 2023**

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.

<u>CHASE BEASLEY</u>		<u>8/20/2024</u>
Applicant Name	Applicant Signature	Date
Zoning Administrator/Agent Name	Zoning Administrator Signature	Date



Site Plan Submission Checklist

Page 1 of 1

Updated JUNE 2023

NOTICE TO APPLICANT

The site plan approval process is intended to provide the general public, Planning & Zoning Commission, Mayor, and Councilmembers with information pertinent to how a new development will affect the surrounding area and the City as a whole. There is no evaluation process or set of regulations other than what is required to be shown on the map and listed upon the application. **Site plan approval does not constitute approval of any zoning action or permit. If the documents listed below are not submitted, your project will neither be reviewed, nor processed.**

The Planning & Zoning Commission may require elevations or other engineering or architectural drawings covering the proposed development. Mayor & Council will not act upon a zoning decision that requires a site plan until the site plan has met the approval of the City Engineer or his designee.

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



Site Plan Approval Standards

Page 1 of 1

Updated **SEPT 2023**

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

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

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



Campaign Contribution Disclosure Form (Rezoning Action Applicant)

Page 1 of 1

Updated **MAY 2023**

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

Hearing Information

 Rezoning Action/Agenda Item

 Planning & Zoning Public Hearing/Meeting Date and Time

 City Council Public Hearing/Meeting Date and Time

Disclosure Statement

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

- ☐ **NO**, I have not made any campaign contributions to one or more Pooler City Official(s) over the past two years that, when combined, total an amount greater than \$250.00.
- ☐ **YES**, I have made campaign contributions to one or more Pooler City Official(s) over the past two years that, when combined, total an amount greater than \$250.00
My contribution information is listed below:

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

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

Applicant Name	Applicant Signature	Date
----------------	---------------------	------



Site Plan Review Checklist

Page 1 of 20

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

CLEAR LAKE VISTA

8/15/2024

Project Name

Date

Basic Engineering Information

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

Site Plan Review Checklist

Page 2 of 20

Updated **OCT 2023**

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

Proposed Development

1. OK New Developments & redevelopments - reminder: Please assure the bonds are provided in accordance with 42-183.8 (stormwater), 42-204.1 (landscaping), and 74.136 (sidewalks)
2. OK The site plan shall provide all pertinent data for proposed building construction or expansion, proposed parking, open areas, landscaping. (Appendix A, Article V, Section 4 C)
3. OK Show building setback lines and buffers from property lines and street right-of-way lines. (Appendix A, Article V, Section 4 C)
4. N/A For commercial and industrial developments, provide details of the proposed driveway(s) onto the public rights-of-way. This may need to be at an enlarged scale to show all necessary information
5. OK Show sidewalk that is to be constructed or extended; in accordance with Appendix B, Article VI, Section 601.02. Include the City's sidewalk detail
6. OK Show location of freestanding signage if proposed. Make sure intersection sight distance is not impacted
7. OK Show interior traffic pattern
8. OK Erosion control plans in accordance with State and local ordinances. Checkoff list is required if disturbed area is > 1 acre

Site Plan Review Checklist

Page 3 of 20

Updated **OCT 2023**

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)
12. OK Provide a utility plan that shows any proposed gas, electric, telephone and/or cable lines
13. N/A Greenbelt required as a buffer between incompatible zonings. (Appendix A, Article III, Section 27)
14. OK Provide a fire access road meeting the requirements of the Fire Code. (Exceptions exist, but generally a paved road extending to within 150' of all portions of the facility with a minimum width of 20 feet and with a vertical clearance of 13'6"). See IFC 503
15. OK Provide a Fire Protection Plan sheet that identifies all existing and proposed fire hydrant locations with hose lay distance in linear footage around each building from hydrant
16. OK Show location of Mailbox Kiosk and provide details demonstrating it is ADA compliant
17. OK Provide building elevations and proposed architectural materials or proposed architectural materials if no elevations exist
18. N/A Provide Phasing Plan when project is proposed to be constructed in phases (multi building sites)
19. OK Provide site lighting plan for all proposed lighting
20. OK Traffic Impact Study or technical memo for traffic

New Streets

1. N/A If new streets are to be private, clearly indicate this
2. N/A An identifying name of each new street with the proposed right-of-way
3. N/A Street alignment to be in conformance with the approved Preliminary Plat
4. N/A Plan and profile of proposed streets; include profile grades, vertical curve lengths, K factors, etc
5. N/A The maximum change in grade that does not require a vertical curve shall be as follows:
20 mph – 1.2%, 25 mph – 1.1%, 30 mph – 1.0%, 35 mph – 0.9%, 40 mph – 0.8%, 45 mph – 0.7%,
50 mph – 0.6%, 55 mph – 0.5%, 60 mph – 0.4%, 65 mph – 0.3%. If the cumulative effect of
vertical grade breaks violates stopping sight distance criteria, these values shall be reduced
6. N/A Minimum street profile grade is 0.3% (Chapter 74, Article V, Section 74-133f)

Site Plan Review Checklist

Page 4 of 20

Updated **OCT 2023**

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. N/A The city will not accept for maintenance any unpaved street or road. (Chapter 74, Article V, Section 74-134)
13. OK 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)
16. N/A 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. N/A Add the following note when new public streets are being constructed: "Laboratory compaction, stability and density tests are required for the pavement with compression for the concrete curb and gutter." (Chapter 74, Article V, Section 74-133g)

Site Plan Review Checklist

Page 5 of 20

Updated **OCT 2023**

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. 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. 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. OK Road fill shall be compacted to 100% standard proctor or 95% modified proctor (ASTM D698 or ASTM D1557)
9. OK Traffic signs installed inside the public R/W must have High Intensity or Diamond Grade Sheeting
10. OK Street name signs shall be provided by the developer. (Chapter 74, Article V, Section 74-135)
11. OK The owner must certify that all land disturbing and development activities will be completed in accordance with the approved stormwater management design plan (Chapter 42, Article V, Section 42- 183.4(6))
12. OK The designer must certify that the design meets the requirements of the City of Pooler and the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual, and any relevant local addenda (Chapter 42, Article V, Section 42-183.4(5))

Drainage

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

1. 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. OK 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

Site Plan Review Checklist

Page 6 of 20

Updated **OCT 2023**

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. 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. 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 Elevation (BFE), when required. (Chapter 74, Article V, Section 74-132j)
13. OK Minimum lot elevation: finished floor elevations shall be at least one foot above the level of the Base Flood Elevation, associated with the 100-year floodplain. The entire lot shall be properly drained. (Appendix B, Article VI, Section 602 e)
14. OK The peak post development discharge shall not exceed the predevelopment discharge. (Chapter 74, Article V, Section 74-132k; also Sec 601.02)
15. OK Detention ponds: must be located outside wetlands. (Chapter 42, Article V, Sec 42-156)
16. OK The City will not accept detention areas for maintenance or ownership. (Chapter 74, Article V, Section 74-132k)

Mobile Home Parks

1. 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)

Site Plan Review Checklist

Page 7 of 20

Updated **OCT 2023**

4. N/A Setback -sides: At least 5' with a 20' minimum between manufactured homes; (Appendix A, Article III, Section 10 B 2)
5. N/A Setback - rear: At least 5' with a 20' minimum between manufactured homes. (Appendix A, Article III, Section 10 B 3)
6. N/A At least two (2) paved parking spaces per lot (Appendix A, Article III, Section 10 C)
7. N/A Streets shall be 2-way and a minimum of 20 feet wide. No on-street parking. (Appendix A, Article III, Section 10 I)
8. N/A Water supply - City of Pooler when available. The development of an independent water supply can be used only upon approval of the county health officer. (Appendix A, Article III, Section 10 D)
9. N/A Sewerage disposal - City of Pooler when available. Alternative methods can only be used upon approval in writing by the county health officer. (Appendix A, Article III, Section 10 E)
10. N/A Utilities - underground only. (Appendix A, Article III, Section 10 G)
11. N/A Street Lights - Street lighting shall be provided, not to exceed 200 feet separation, including park entrance. (Appendix A, Article III, Section 10 H)
12. N/A Recreation area - < 25 units: a minimum of 5,000 square feet shall be reserved for recreation. > 25 units, a minimum of 10% of the total area. (This 10% shall not include bodies of water.) Such recreation areas shall be made safe from traffic by an enclosure or other device. (Appendix A, Article III, Section 10J)
13. N/A Maximum distance to a fire hydrant shall be 250 feet. (Appendix A, Article III, Section 10 L)

Utilities

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

General:

1. OK Look at the overall layout of the water lines. The plan needs to show the location of where it connects to an existing system with all the usual information
2. OK All utilities are to be installed underground
3. OK Utilities shall not be placed longitudinally under street pavement. (Chapter 74, Article V, Section 74- 138 c)
4. OK Minimize unnecessary water/sewer crossings to the extent possible. Minimum parallel separation: 10' horizontal and 18" vertical separation between water & sewer (Sanitary & Storm)
5. OK Water mains must be DIP when crossing under storm or sewer mains. Include detail W-16

Site Plan Review Checklist

Page 8 of 20

Updated **OCT 2023**

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)
15. OK All private and dry utilities shall be shown on plans in easements. Clearly mark all city-owned utilities with "city utility easements" and private utilities with "private utilities easements". Provide associated easement agreement.

Water:

1. OK Fire hydrant spacing:
 - 300 feet maximum in multi-family, commercial & industrial zonings
 - 500 feet maximum for single family; (Appendix B, Article VI, Section 606.03)
 - 250 feet spacing in mobile home parks (Appendix A, Article III, Section 10 L)
2. OK All fire hydrants shall be painted yellow. (Appendix B, Article VI, Section 606)
3. OK Provide Detail W-03 - Standard Fire Hydrant Assembly (Appendix B, Article VI, Section 606)
4. OK 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. OK Residential water laterals: 1" diameter minimum. (Appendix B, Article VI, Section 606)

Site Plan Review Checklist

Page 9 of 20

Updated **OCT 2023**

6. OK 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. OK 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. OK 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, SDR-7CTS For line size 4" - 12" PVC C900 DR 18. For line size > 12" DIP is required. ANSI / AWWA C151 A21.51 and thickness according to ANSI / AWWA C150 A21.50 for pressure class 250. Flange Pipe or Victaulic grooved pipe shall be Pressure Class 350. (Standard Specifications 02700 Section 2.01 A 2)

Sanitary Sewer:

1. OK Sanitary manholes shall not exceed 350-foot spacing. (Appendix B, Article VI, Section 606, Sewer 1)
2. OK 8 inches diameter minimum. (Appendix B, Article VI, Section 606, Sewer 3)
3. OK 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

Page 10 of 20

Updated **OCT 2023**

4. OK Minimum size sanitary lateral is 4". (Appendix B, Article VI, Section 606, Sewer 4)
5. OK Laterals shall connect directly to the manhole when possible, entering at an angle of at least 90 degrees to the direction of flow. (Appendix B, Article VI, Section 606, Sewer 2)
6. 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. 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

Site Plan Review Checklist

Page 11 of 20

Updated **OCT 2023**

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

Site Plan Review Checklist

Page 12 of 20

Updated **OCT 2023**

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

- Pump Station and Force Main Design Calculations – the Average Daily Flow (ADF), Peak Daily Flow (PDF), Total Dynamic Head, Force Main (velocity produced in force main and maximum operating pressure) and Wet Well Buoyancy Calculation
- Cycle Times – volume in wet well needed to turn primary pump on, cycle time for ADF, cycle time for PDF and total cycle time

Force Mains:

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

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

Stormwater Management

References:

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

General:

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

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

1. OK What developments do the City of Pooler Stormwater Management provisions apply to? (Chapter 42, Article V, Section 42-180.3 (1))
 - a. New development that involves the creation of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or
 - b. Redevelopment that involves the creation, addition or replacement of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or
 - c. New development or redevelopment, regardless of size, that is part of a larger common plan

Site Plan Review Checklist

Page 13 of 20

Updated **OCT 2023**

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

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

2. OK The following activities are exempt: (Chapter 42, Article V, Section 42-180.3 (2))

- a. New development or redevelopment that involves the creation, addition or replacement of < 5,000 sf of impervious cover and that involves < 1 acre of other land disturbing activities
- b. New development or redevelopment activities on individual residential lots that are not part of a larger common plan of development and do not meet any of the applicability criteria listed above
- c. Additions or modifications to existing single-family homes and duplex residential units that do not meet any of the applicability criteria listed above
- d. Development projects that are undertaken exclusively for agricultural or silvicultural purposes within areas zoned for agricultural or silvicultural
- e. Maintenance and repairs of any green infrastructure or stormwater management practices deemed necessary by the director
- f. Any part of a land development project that was approved by the director prior to the adoption of this article
- g. Redevelopment activities that involve the replacement of impervious cover when the original impervious cover was wholly or partially lost due to natural disaster or other acts of God occurring after April 12, 2012

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

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

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

4. 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.

Site Plan Review Checklist

Page 14 of 20

Updated **OCT 2023**

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 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)

Site Plan Review Checklist

Page 15 of 20

Updated **OCT 2023**

- g. Plan view of existing and proposed storm drain infrastructure (e.g. inlets, manholes, storm drains)
- h. Cross-section and profile views of existing and proposed storm drain infrastructure (e.g. inlets, manholes, storm drains), including information about invert and water surface elevations
- i. Existing and proposed channel modifications (e.g. bridge or culvert installations)

7. OK Provide a post-construction stormwater management system narrative that includes information about: (Section 42-183.4 (4))
- a. How post-construction stormwater runoff will be managed on the development site, including a list of the low impact development and stormwater management practices that will be used
 - b. It shall also include documentation and calculations that demonstrate how the selected low impact development and stormwater management practices satisfy the post-construction stormwater management criteria that apply to the development site, including information about the existing and proposed conditions of each of the drainage areas found on the development site (e.g. size, soil types, land cover characteristics)
8. OK Certification by plan preparer that the stormwater management design plan meets the requirements of the City's stormwater management ordinance and the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual, and any relevant local addenda. (Section 42-183.4 (5))
9. OK Certification by owner that all land disturbing and development activities will be completed in accordance with the approved stormwater management design plan. (Section 42-183.4 (6))

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

10. 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)

Site Plan Review Checklist

Page 16 of 20

Updated **OCT 2023**

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

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,

Site Plan Review Checklist

Page 17 of 20

Updated **OCT 2023**

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
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)

Site Plan Review Checklist

Page 18 of 20

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. 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

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. 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

Page 19 of 20

Updated **OCT 2023**

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

Landscape Plan (Section 42-204)

11. OK Each phase of a development must include a landscape plan. (Chapter 42, Article VI, Section 42-204). The Landscaping Plan must show utility easements and areas to be covered with asphalt or concrete
12. OK Required note - "Trees shall not be planted within 10 feet of any underground utility or storm drain."
13. OK A tree survey showing existing tree coverage, completed by a state registered land surveyor. If a portion of the tract is not to be disturbed, then a tree survey is not required on that portion. Provide an arborist report of significant tree conditions. (Chapter 42, Article VI, Section 42-204)
- Any tree except a pine or sweet gum tree 6" dbh or greater shall be included.
 - Any tree except a pine or sweet gum with a dbh between 6" and 17" shall have their common name provided.
 - Any tree except a pine or sweet gum with a dbh of 18" or greater shall have their specific name provided.
 - Any pine or sweet gum with a dbh of 24" or greater shall be included with their specific name provided.
14. OK A clearing plan showing the location of significant trees to be removed; (Chapter 42, Article VI, Section 42-204.2)
15. OK A tree replacement plan; (Chapter 42, Article VI, Section 42-204.3)
16. OK The method of tree protection to be used; (Chapter 42, Article VI, Section 42-204.3)
17. N/A If a residential subdivision, a typical lot layout is required showing the minimum tree requirement of three trees per lot; (Chapter 42, Article VI, Section 42-204.5)
18. OK Location, size and types of trees, shrubs and groundcover to be planted on the site. (Chapter 42, Article VI, Section 42-204.6)
19. OK All trees and landscaped areas shall be provided with a means for delivery of water in a quantity that is sufficient to establish and maintain the viability of the plants; A water supply is not required for areas of established trees and other vegetation that are retained for green space, provided that site grading or development activities will not result in damage to said areas. (Chapter 42, Article VI, Section 42-204.7)



Site Plan Review Checklist

Page 20 of 20

Updated **OCT 2023**

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

Preferred Tree List: (Section 42-198)

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

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



8/20/2024

Attn: Nicole Johnson, Director of Planning & Development
City of Pooler
100 SW US Highway 80
Pooler, Ga 31322
E: njohnson@pooler-ga.gov
O: 912.748.7261 x 306

Re: **Clear Lake Vista (0 Pooler Cross Rd, Pooler, GA): 1st LDP Submittal Project Narrative Statement**
Planners and Engineers Collaborative, Inc. Project No. 24087.00

Dear Reviewer,

Please find attached our initial LDP submittal package for review on **Clear Lake Vista**. The scope of work for this project will include the construction of multifamily and auxiliary buildings, asphalt paving, sidewalks and associated infrastructure.

Should you have any questions and/or comments, please reach out to me, contact information provided below. Thank you for your time and assistance.

Sincerely,
Planners and Engineers Collaborative, Inc.

Daniel Hawker, P.E.
Project Manager | IT Manager
E: dhawker@pec.plus
O: 770.451.2741 | D: 678.684.6210

SHEET



LINE TABLE		
LINE#	DIRECTION	LENGTH
11	S87° 12' 47"E	12.61
12	S54° 20' 06"W	17.71
13	N71° 55' 27"W	18.32

This plan is a statement of an existing parcel's parcels of land and does not add or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plans or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAN DOES NOT IMPLY APPROVAL OF AN A LOCAL JURISDICTION, AVALUATION OF PERMITS COMPLIANCE WITH LOCAL REGULATIONS OR ANY OTHER STATE OR FEDERAL LAW OR POLICY. THE PLAN IS NOT A LAND. Therefore the undersigned and surveyor certifies that the platcomplies with the minimum technical standards or property surveys in Georgia as set forth in the rule and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and is set forth in G.C.G.A. Section 5-6-67.

LATE

SHEET
2
OF 2

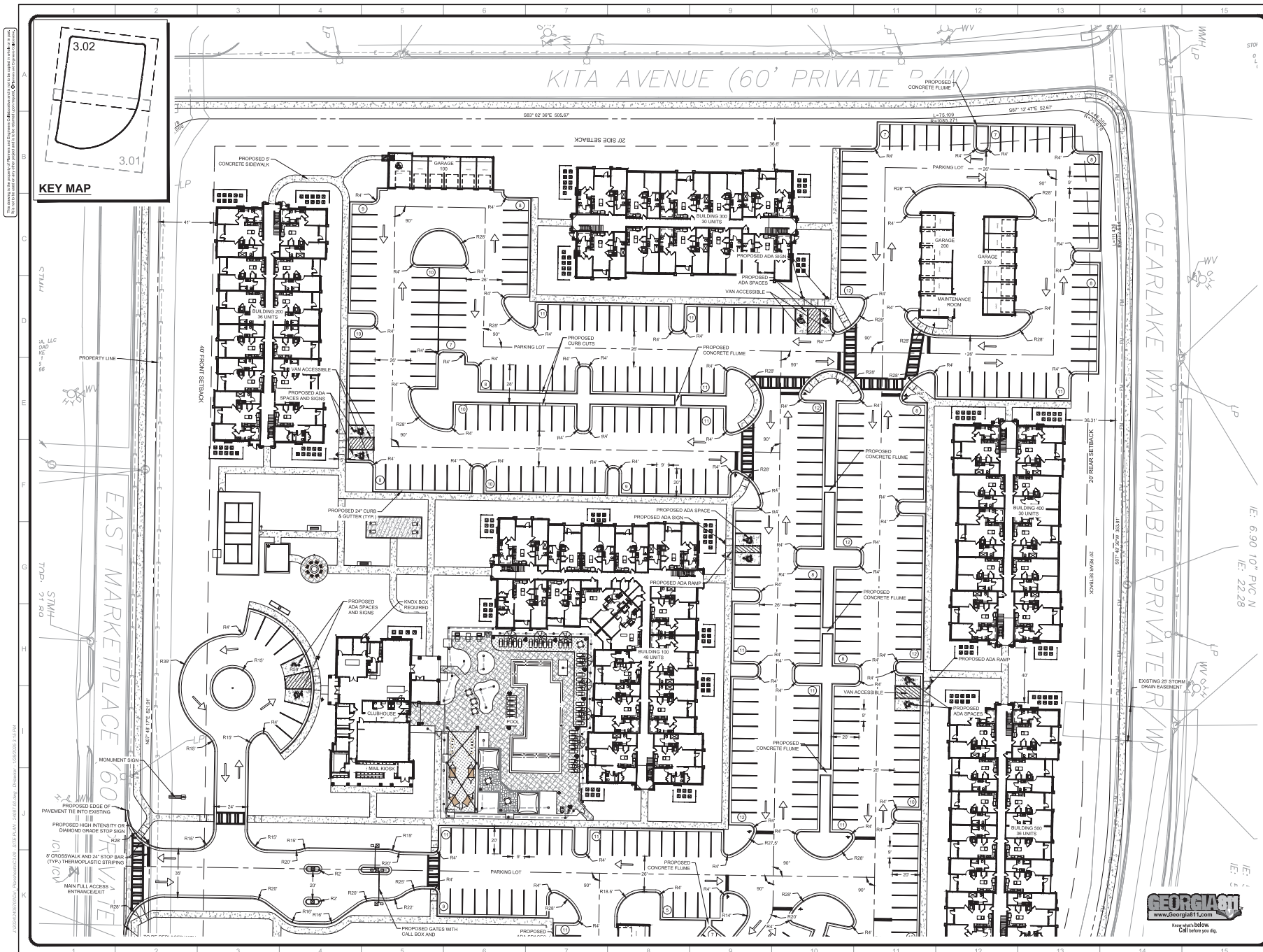
This drawing is the property of **Planners & Engineers Collaborative** and is not to be copied in whole or in part.



GEORGIA811
www.Georgia811.com
Know what's below.
Call before you dig.

SHEET

Attachment B



WWW.PEC.PLUS



LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORETS + SURVEYING & CONSTRUCTION + WATER RESOURCES

CLEAR LAKE VISTA

1. *Journal of Management Studies*, 1990, 27, 1.

VISTA RESIDENTIAL PARTNERS
2964 PEACHTREE ROAD

2904 PEACHTREE ROAD
SUITE 585

ATLANTA, GA 30305

P: 770-862-1573

NO.	DATE	BY	DESCRIPTION
-----	------	----	-------------

NO.	DATE	BY	DESCRIPTION
-1	8-15-2024	DH	1ST SUBMITTAL
-2	10-18-2024	DH	2ND SUBMITTAL
-3	12-03-2024	DH	3RD SUBMITTAL
-4	1-6-2025	DH	4TH SUBMITTAL
-5	1-28-2025	DH	5TH SUBMITTAL

--	--	--	--

--	--	--	--

THIS SEAL IS ONLY VALID IF COUNTER SIGNED

AND DATED WITH AN ORIGINAL SIGNATURE.





SCALE: 1" = 30'

SCALE: 1 = 30
DATE: 1/28/2025

PROJECT:	24087.00
----------	----------

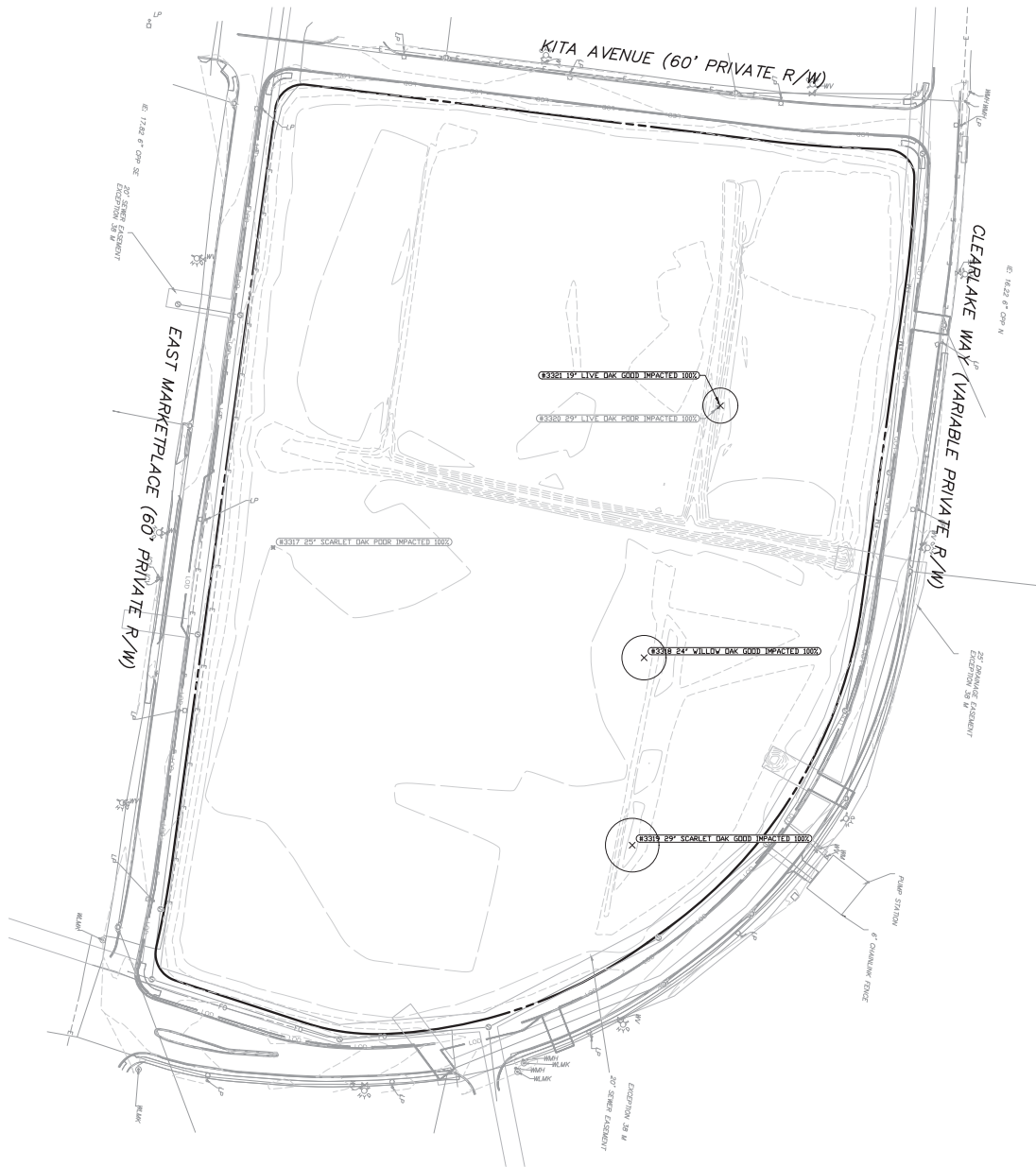


C3.02

SHEET

1/7/2025 12:23 PM

J:\2024\24087\001\Land\Arch\24087.00-1-TPR.dwg



KEY:

- SPECIMEN TREE TO BE PRESERVED
- ✕ SPECIMEN TREE TO BE REMOVED
- ⊗ NON SPECIMEN TREE (NST) TO BE REMOVED
- ⊗ NON SPECIMEN TREE (NST) TO BE SAVED
- CRZ OF SPECIMEN TREE TO BE PRESERVED
- CRZ OF SPECIMEN TREE TO BE REMOVED
- TREE PROTECTION FENCE
- LIMITS OF DISTURBANCE
- ▨ CRZ IMPACTION AREA
- ▨ TREE SAVE AREA

SPECIMEN TREES TO BE REMOVED		
POINT #	SPECIES	DBH
3318	WILLOW OAK	24
3319	SCARLET OAK	29
3321	LIVE OAK	19
TOTAL		72

NON-SPECIMEN QUALITY TREES (NST) TO BE REMOVED		
POINT #	SPECIES	DBH
3317	SCARLET OAK	25
3320	LIVE OAK	29
TOTAL		54



350 RESEARCH COURT
PEACHTREE CORNERS,
GEORGIA 30092
O: 770.451.2741
PEC360STUDIO.COM

PROJECT
Clear Lake Vista

Pooler Pkwy @ Clear Lake Way
Pooler, GA 31322

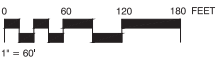
Vista Residential Partners
2964 Peachtree Road
Suite 585
Atlanta, GA 30305

CHASE BOWLEY	
404-615-5773	
REVISION	DATE
1.0000	01/07/2025
2.0000	01/07/2025
3.0000	01/07/2025
4.0000	01/07/2025
5.0000	01/07/2025
6.0000	01/07/2025
7.0000	01/07/2025
8.0000	01/07/2025
9.0000	01/07/2025
10.0000	01/07/2025

DRAWN BY: BP
APPROVED BY: BPH
PROJECT NUMBER
24087.00



DATE
01/07/2025
PROJECT NAME
TREE LOCATION & PROTECTION PLAN
SHEET
TPR.1

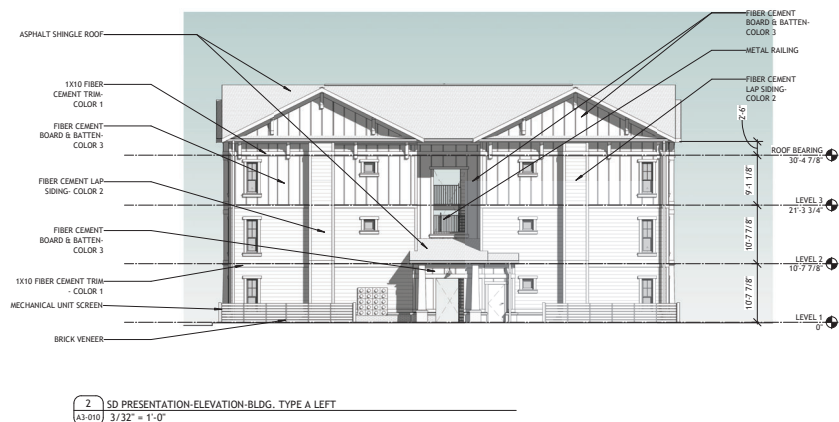
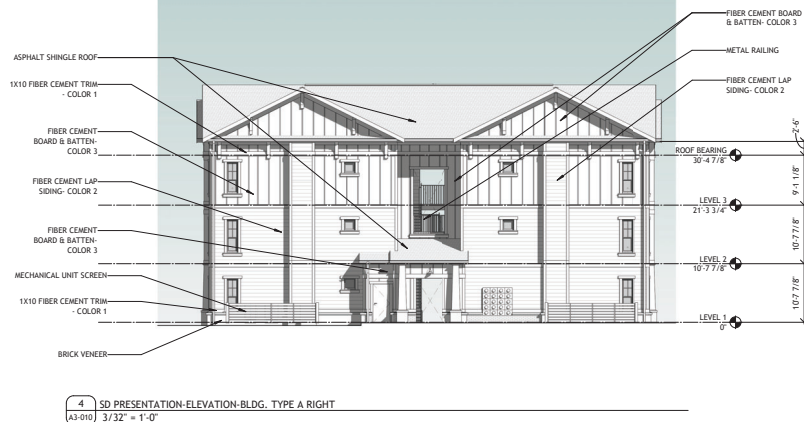




TPR.2

BLDG. TYPE A ELEVATIONS

CLEAR LAKE VISTA APARTMENTS



A3-010

BLDG. TYPE B ELEVATIONS

CLEAR LAKE VISTA APARTMENTS



BLDG. TYPE B ELEVATIONS

CLEAR LAKE VISTA APARTMENTS



1 SD PRESENTATION-ELEVATION-BLDG. TYPE B REAR
A3-021 3/32" = 1'-0"



2 SD PRESENTATION-ELEVATION-BLDG. TYPE B RIGHT
A3-021 3/32" = 1'-0"

BLDG. TYPE C ELEVATIONS

CLEAR LAKE VISTA APARTMENTS



1 SD PRESENTATION- ELEVATION- BLDG. TYPE C FRONT
A3-030 3/32" = 1'-0"



3 SD PRESENTATION - ELEVATION - BLDG. TYPE C REAR
A3-030 3/32" = 1'-0"



2 SD PRESENTATION- ELEVATION- BLDG. TYPE C LEFT
A3-030 3/32" = 1'-0"



4 SD PRESENTATION- ELEVATION- BLDG TYPE C RIGHT
A3-030 3/32" = 1'-0"

A3-030

BLDG. TYPE D ELEVATIONS

CLEAR LAKE VISTA APARTMENTS



1 SD PRESENTATION-ELEVATION- BLDG. TYPE D FRONT
A3-040 3/32" = 1'-0"



2 SD PRESENTATION-ELEVATION-BLDG. TYPE D LEFT
A3-040 3/32" = 1'-0"

A3-040

BLDG. TYPE D ELEVATIONS

CLEAR LAKE VISTA APARTMENTS



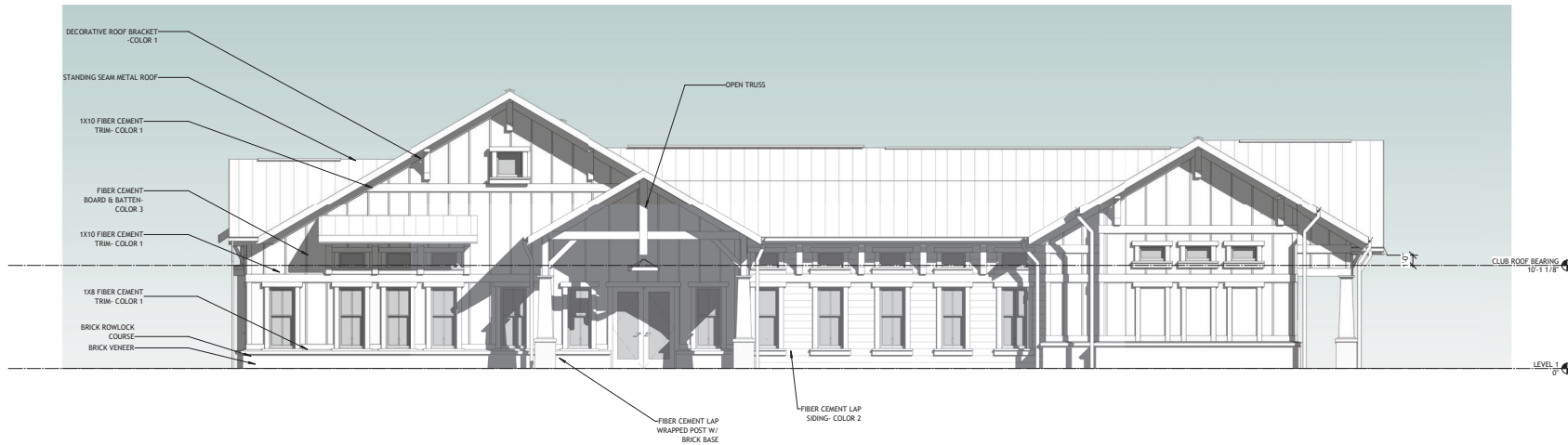
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A3-041 3/32" = 1'-0"



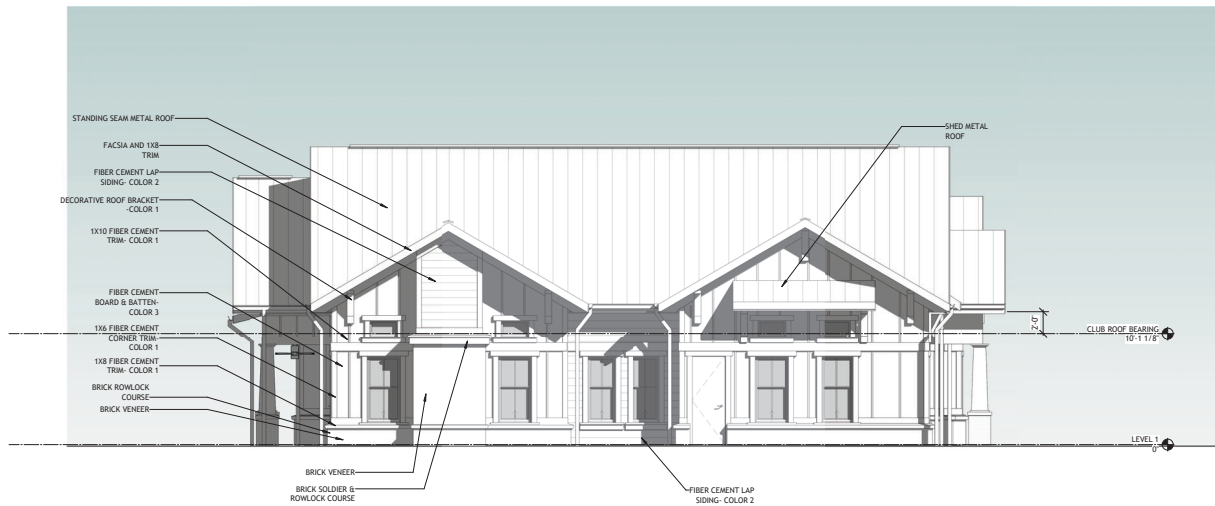
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A3-041 3/32" = 1'-0"

CLUBHOUSE ELEVATIONS

CLEAR LAKE VISTA APARTMENTS



1 SD PRESENTATION-ELEVATION-CLUBHOUSE- FRONT
A3-050 3/16" = 1'-0"

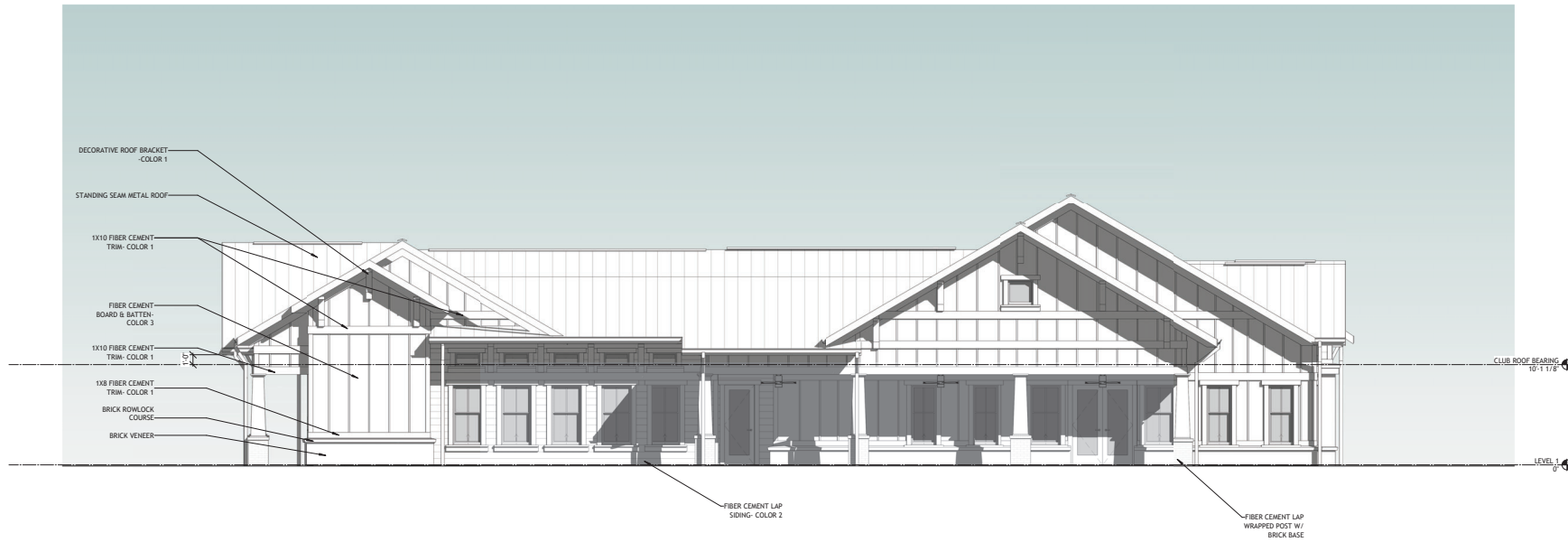


2 SD-PRESENTATION-ELEVATION-CLUBHOUSE-LEFT
A3-050 3/16" = 1'-0"

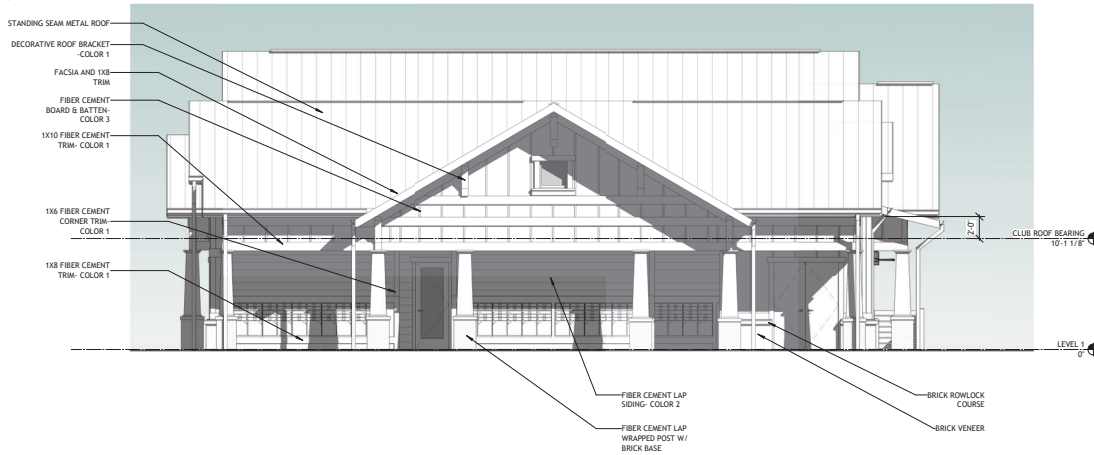
A3-050

CLUBHOUSE ELEVATIONS

CLEAR LAKE VISTA APARTMENTS



1 SD-PRESENTATION-ELEVATION- CLUBHOUSE- REAR
A3-051 3/16" = 1'-0"

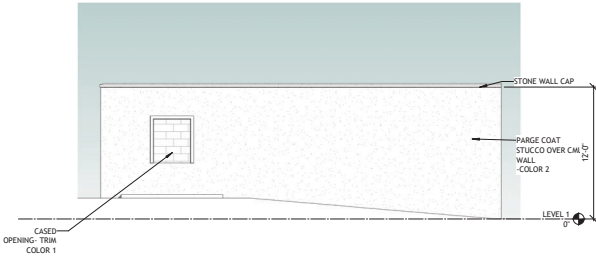


2 SD-PRESENTATION-ELEVATION-CLUBHOUSE-RIGHT
A3-051 3/16" = 1'-0"

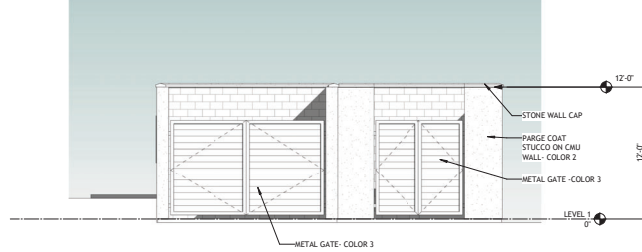
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MAINT. BLDG. & TRASH ENCLOSURE

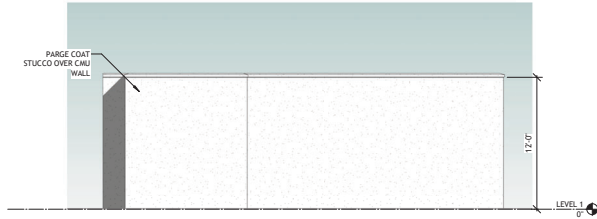
CLEAR LAKE VISTA APARTMENTS



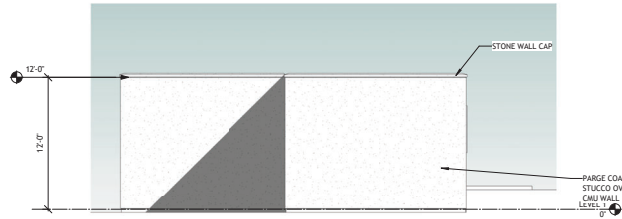
6 SD PRESENTATION ELEVATION- TRASH ENCLOSURE- LEFT
A3-060 3/16" = 1'-0"



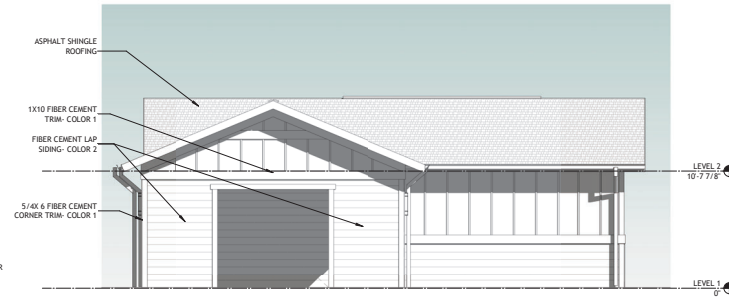
7 SD PRESENTATION ELEVATION- TRASH ENCLOSURE FRONT
A3-060 3/16" = 1'-0"



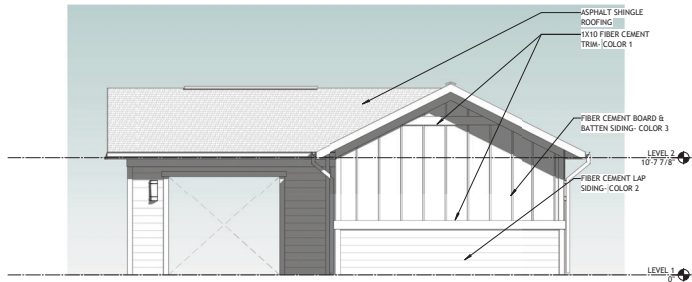
8 SD PRESENTATION ELEVATION- TRASH ENCLOSURE RIGHT
A3-060 3/16" = 1'-0"



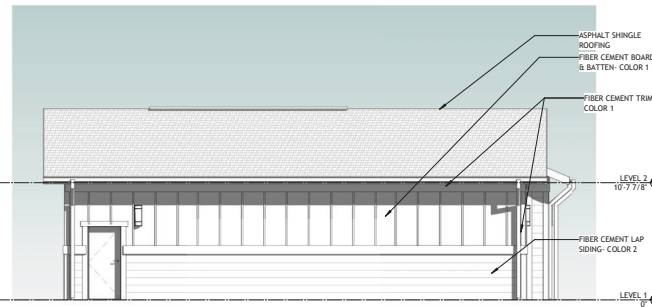
5 SD PRESENTATION ELEVATION- TRASH ENCLOSURE REAR
A3-060 3/16" = 1'-0"



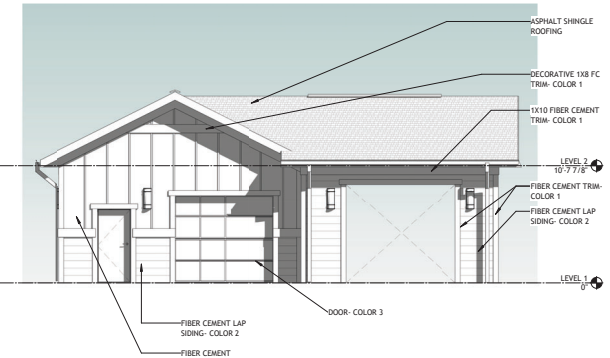
4 SD PRESENTATION ELEVATION- MAINTENANCE BUILDING- RIGHT
A3-060 3/16" = 1'-0"



1 SD PRESENTATION ELEVATION- MAINTENANCE BUILDING - REAR
A3-060 3/16" = 1'-0"



2 SD PRESENTATION ELEVATION- MAINTENANCE BUILDING- LEFT
A3-060 3/16" = 1'-0"



3 SD PRESENTATION ELEVATION- MAINTENANCE BUILDING - FRONT
A3-060 3/16" = 1'-0"



January 31st, 2025

Daniel H. Hawker, P.E
PEC Plus
350 Research Court Suite 200
Peachtree Corners, GA 30092

Dear Mr. Hawker,

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

Submittal Documents:

Site Development Plans.....	Jan. 2025
GSWCC Approval Letter.....	Jan. 2025
Approval Letter from Master Developer.....	Jan. 2025
Stormwater Management Report.....	Dec. 2024
Clear Lake Reserve Covenants & Declaration.....	Dec. 2024
Master Developer Correspondence (Stormwater).....	Oct. 2024
Address Plan.....	Oct. 2024
Traffic Impact Analysis (Master).....	Aug. 2024
Traffic Memo(s).....	Aug. 2024
Significant Tree Report.....	Aug. 2024
Building Elevations Exhibit.....	Aug. 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.





EOM Operations

Your solution to a better tomorrow

Attachment C

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
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

Acceptance of Maintenance Bond for Providence at Pooler Lift Station and Force Main
100 Halliday Drive

Project:	#221277/LDA 25-03-778
P&Z Meeting Date:	February 10, 2025
City Council Meeting Date:	February 18, 2025
Applicant and Authorized Agent:	DG Pooler Parkway, LLC
Location (Address):	100 Halliday Drive
Parcel (PIN):	51011 01076
Acreage:	Approximately 0.09 acres
Zoning:	PUD (Morgan Family PUD)
Proposed Use:	Providence at Pooler lift station and force main infrastructure.
Staff Recommendation:	Approval
Planning & Zoning Commission:	TBD
Recommended Motion:	"After review of the application, move for approval of the request."
Attachments:	A. Bond B. Bond Submittal Documentation



CITY of POOLER

— GEORGIA —

MAINTENANCE BOND

Bond Number: B3307434 Principal Amount: \$234,375.00

Project: Lift Station & Force Main (Providence at Pooler)

Location: 100 Halliday Drive, Pooler, GA 31322 City Permit Number: LDA 025-03-778
Parcel LS1

KNOW ALL MEN BY THESE PRESENTS:

That DG Pooler Parkway, LLC, registered business address of
11520 Davis Drive, Suite 300
Alpharetta, GA 30009; as Principal, hereinafter called "CONTRACTOR,"
and The Cincinnati Insurance Company, as Surety, hereinafter called the "SURETY,"
registered business address of 6200 S. Gilmore Road, Fairfield, OH 45014-5141, a Surety insurer,
chartered and existing under the laws of the State of Ohio,

and authorized to do business in the State of Georgia, are held and firmly bound unto the
City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its
Mayor and City Council, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261,

herein called the "OBLIGEE," in the sum of Two Hundred Thirty Four Thousand Three
Hundred Seventy Five Dollars and No Cent US Dollars

(\$ 234,375.00) lawful money of the United States of America, for the
payment of which sum truly to be made to Obligee, Contractor, and Surety bind
themselves, their heirs, executors, administrators, successors and assigns, jointly and
severally, firmly by these presents:

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, Contractor has constructed various public improvements, detailed as:

Lift Station & Force Main, Pooler, GA (Providence Pooler) in accordance with
the General Conditions, Drawings, Specifications, Plans, etc. on file for the Project defined
above and herein. Contractor constructed the improvements in accordance with
all applicable Ordinances of the City of Pooler, in addition to any other applicable local,
state, or federal code, regulation, guideline, conditions, etc.

NOW THEREFORE for a period of 24 months, commencing on the date

of acceptance of this Bond by Obligee:

- 1) The Contractor shall promptly and faithfully protect Obligee against any defects in the Project resulting from faulty materials, workmanship, design, or any other cause (excluding acts of nature);
- 2) In the event defects are found and identified, Obligee shall promptly notify Contractor in writing, stating the defect or defects to be remedied;
- 3) The Contractor shall initiate repairs within thirty (30) days of notice from Obligee and completes repairs within a reasonable time;
- 4) Upon completion of repairing the defect(s), Contractor shall submit a written request for a final inspection of the repairs to Obligee;
- 5) Contractor shall pay all costs and expenses incurred for, or incidental to, compliance with the requirements of this Bond, the Code of Ordinances for the City of Pooler, and any other applicable local, state, or federal code, regulation, guideline, conditions, etc.;
- 6) Should Contractor fail to begin work within thirty (30) days of written notice from Obligee, Obligee shall then notify Surety in writing of the defect(s) who may, within thirty (30) days from the date of notice from Obligee
 - a. elect to take action as it deems necessary to insure performance of the Contractor's obligations herein, or
 - b. submit a written request to Obligee seeking to repair the defect(s) as if it were Contractor in accordance with the terms and obligations herein, such request may be approved by Obligee in its discretion;
- 7) If repairs of any defect(s) are not commenced after expiration of the thirty (30) day period afforded to Surety in accordance with paragraph 6 above, Obligee may elect to repair the defect(s), and Contractor and Surety, jointly and severally, shall pay all expenses and costs of any kind incurred by Obligee, together with any damages direct or consequential Obligee may sustain as a result of the defect(s) or the failure to timely repair the defect(s); and
- 8) Obligee shall have the right to contract for repair of any defect(s) not timely repaired, with any repairs being awarded in accordance with all applicable local, state, and federal laws. Contractor and Surety, jointly and severally, shall become immediately liable to Obligee for any amount owed under such contract.

This Bond shall automatically renew unless released by Obligee in accordance with the Code of Ordinances for the City of Pooler, at which time the rights and obligations created herein shall be void. Otherwise, it remains in full force and effect.

The principal amount of this Bond may be reduced in accordance with the Code of Ordinances for the City of Pooler, upon express written approval by the Obligee.

Subject to any right or reservation set forth herein, Surety shall assume and perform any and all obligations of the Contractor upon the Contractor's failure or refusal to fulfill its obligations under this Bond.

IT IS FURTHER understood that should Obligee be required to institute legal proceedings in order to collect any funds under this Bond, venue shall be exclusively in the Superior Court of Chatham County, Georgia, and Contractor shall be responsible for any and all attorney's fees and court costs incurred by Obligee, together with interest from the date of default, at the rate permitted by The Official Code of Georgia, Title 7, Chapter 12, Article 1, Section 12 (O.C.G.A. § 7-4-12) or any amendments thereto.

[SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE AND ORDINANCE FOLLOW]

IN WITNESS HEREOF, the Contractor and Surety do hereunto execute this Bond number

B3307434 this 27th day of January, 2025

Attest

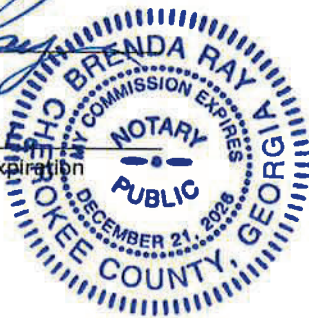
Victor
Witness as to Contractor (1)

Leah Parson
Witness as to Contractor (2)

Brenda Ray
Notary Public Signature

Dec 21, 2028
Notary Public Commission Expiration

Seal:



Attest

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

Attest

Jennifer Anderson
Witness as to Agent (1) Jennifer Anderson

William D. Smith, Jr.
Witness as to Agent (2) William D. Smith, Jr.

Brenda Ray
Notary Public Signature

Dec 21, 2028
Notary Public Commission Expiration



OR

Contractor

B.W.D.
Contractor Signature

Brent W. Davis
Contractor Print

Manager
Contractor Title

DG Pooler Parkway, LLC
Company Name

Surety

Surety Authorized Signature

Surety Authorized Print

Surety Company Name

Surety Business Address

Surety's Agent

Jennifer Anderson
Attorney in Fact Signature (Attach Power)

Jennifer Anderson, Attorney-in-Fact
Attorney in Fact Print

343476
Agent's License Number

William D. Smith, Jr.
Agent's Name

William D. Smith, Jr.

CITY OF POOLER, GEORGIA | CODE OF ORDINANCES

Sec. 706. Maintenance bond.

- (a) Upon completion of construction and prior to the issuance of any certificate of occupancy for any project which a performance bond or other acceptable security has been posted in accordance with section 703.03 of this article, the developer shall provide, on a form acceptable by the city, a maintenance bond, escrow account, certified check, or irrevocable letter of credit from a bank which has a business office within the State of Georgia, in the amount of 50 percent of the total cost of all infrastructure improvements and maintenance and landscape requirements.
- (b) If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia and acceptable to the city. In no event shall the depositor of the irrevocable letter of credit or bond have any significant interest in the bank upon which such irrevocable letter of credit has been authorized or in the surety or guaranty company issuing the bond. Significant interest of the depositor means acting as an officer or director or owning more than one (percent of the stock of such bank, surety or guaranty company.)
- (c) Measured from the initial date the required security is approved by the city, if no faults or failures develop within 12 months, the city may reduce the required security amount by 50 percent. At the end of the second 12 months, the developer shall request an inspection, and if no faults or failures have developed, the city may release the bond or escrow upon approval by the aldermanic board.
- (d) The bond or escrow shall remain in force until released by the aldermanic board and shall not automatically expire at the end of 12 months. Bond and escrow forms are available from the office of the city clerk.

(Ord. of 6-5-2017(2), § II)

**THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY**

Fairfield, Ohio

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That THE CINCINNATI INSURANCE COMPANY and THE CINCINNATI CASUALTY COMPANY, corporations organized under the laws of the State of Ohio, and having their principal offices in the City of Fairfield, Ohio (herein collectively called the "Companies"), do hereby constitute and appoint

William D. Smith, Jr.; David B. Burruss; Eugene Y. Northcutt; James R. Elrod; Odie E. Wilson, III;
Brenda Ray and/or Jennifer Anderson

of Marietta, Georgia their true and legal Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and deliver on behalf of the Companies as Surety, any and all bonds, policies, undertakings or other like instruments, as follows:

Any such obligations in the United States, up to

Twenty Five Million and No/100 Dollars (\$25,000,000.00).

This appointment is made under and by authority of the following resolutions adopted by the Boards of Directors of The Cincinnati Insurance Company and The Cincinnati Casualty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the President or any Vice President be hereby authorized, and empowered to appoint Attorneys-in-Fact of the Company to execute any and all bonds, policies, undertakings, or other like instruments on behalf of the Corporation, and may authorize any officer or any such Attorney-in-Fact to affix the corporate seal; and may with or without cause modify or revoke any such appointment or authority. Any such writings so executed by such Attorneys-in-Fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected officers of the Company.

RESOLVED, that the signature of the President or a Vice President and the seal of the Company may be affixed by facsimile on any power of attorney granted, and the signature of the Secretary and the Seal of the Company may be affixed by facsimile to any certificate of any such power and any such power of certificate bearing such facsimile signature and seal shall be valid and binding on the Company. Any such power so executed and sealed and certified by certificate so executed and sealed shall, with respect to any bond or undertaking to which it is attached, continue to be valid and binding on the Company.

IN WITNESS WHEREOF, the Companies have caused these presents to be sealed with their corporate seals, duly attested by their President or a Senior Vice President this 19th day of December, 2018.



STATE OF OHIO
COUNTY OF BUTLER

)SS:
)

THE CINCINNATI INSURANCE COMPANY
THE CINCINNATI CASUALTY COMPANY

Stephen A. Ventre

On this 19th day of December, 2018 before me came the above-named President or Vice President of The Cincinnati Insurance Company and The Cincinnati Casualty Company, to me personally known to be the officer described herein, and acknowledged that the seals affixed to the preceding instrument are the corporate seals of said Companies and the corporate seals and the signature of the officer were duly affixed and subscribed to said instrument by the authority and direction of said corporations.



Keith Collett

Keith Collett, Attorney at Law
Notary Public - State of Ohio
My commission has no expiration date.
Section 147.03 O.R.C.

I, the undersigned Secretary or Assistant Secretary of The Cincinnati Insurance Company and The Cincinnati Casualty Company, hereby certify that the above is the Original Power of Attorney issued by said Companies, and do hereby further certify that the said Power of Attorney is still in full force and effect.

Given under my hand and seal of said Companies at Fairfield, Ohio, this 27th day of January, 2025



Ed H



EOM Operations
Your solution to a better tomorrow

Attachment B

March 21st, 2024

Brian Crooks
City of Pooler
100 SW HWY 80
Pooler, GA 31322

Subject: Warranty Bond Request (3/13/2024)
 Providence at Pooler

Dear Mr. Crooks,

We have reviewed the request for Providence at Pooler – Warranty Bond, furnished by The Davis Group.

For the Warranty Bond Request, the included infrastructure is as follows: Lift Station & Force Main

Based on the calculations provided by Brent Davis, with Davis Group, the cost of the included infrastructure for the Warranty Bond is \$468,750.00, which is correct. Therefore, the correct value of the 50% Warranty Bond is \$234,375.00.

This review was based exclusively on the information provided by the project professional that is solely responsible for its content and the accuracy of that information.

If you have you have any questions and/or comments, please feel free to contact me via email or phone at tshoemaker@eomworx.com or (912) 445-0050 Ext 4400.

Sincerely,

Trevor Shoemaker
Trevor Shoemaker
Project Manager
EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882

Attachment B

Project: Providence at Pooler

Project Address: NWC of Pooler Pkwy & Pine Barren Rd

Developer: The Davis Group

Address: 11520 Davis Drive, Alpharetta, GA 30009

Phone: 770-680-2721 office

Contact: Brent Davis

Email: brent@davisgroupga.com

Date: 3.4.24

Lift Station Cost Breakdown

4" PVC Force Main (incl fittings)	\$	50,750.00
Force Main Air Release Valve in Pedestal	\$	5,000.00
Connect Forcemain to Existing Manhole	\$	5,000.00
Connect New Gravity Sewer Main to Existing Manhole at Elevation Shown	\$	5,000.00
<u>Pump Station</u>	\$	-
Install Well pts	\$	25,250.00
Dewatering - Supply & Maintain	\$	32,550.00
Grading/Backfill	\$	10,000.00
Testing	\$	15,000.00
Generator	\$	75,100.00
Electrical/Control Panel	\$	45,000.00
Submersible Pump	\$	56,500.00
4" Magnetic Flow Meter & backflow preventor	\$	25,000.00
Piping	\$	50,000.00
8' diameter precast wetwell	\$	40,000.00
8" crushed aggregate stone	\$	2,500.00
Filter Fabric under stone	\$	1,690.00
Concrete (Lift Station Pad, Generator Pad)	\$	17,110.00
Fencing & Gate	\$	7,300.00
GRAND TOTAL	\$	468,750.00



CITY of POOLER

— GEORGIA —

Public Works
Certificate of Completion

January 15, 2025

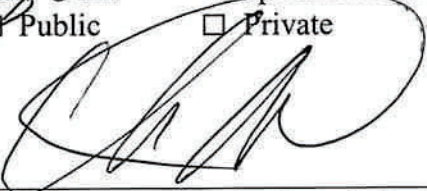
Providence Master Infrastructure,

The developers of Providence Master Infrastructure have completed all punch list items for this project. Upon council approval, the City of Pooler Public Works Department authorizes the start of the warranty bonding period for the development.

Signed and Approved By:



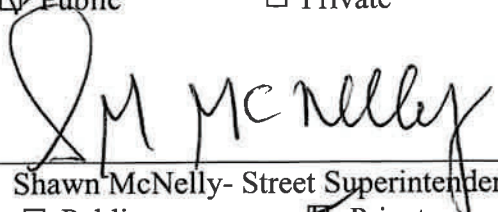
John Winn- Sewer Superintendent
☒ Public ☐ Private



Chris Costa- Drainage Superintendent
☐ Public ☒ Private



Mark Williams- Water Superintendent
☒ Public ☐ Private



Shawn McNelly- Street Superintendent
☐ Public ☒ Private

Tarra Duff
Public Works Coordinator



PRELIMINARY DEVELOPMENT PLANS FOR PROVIDENCE AT POOLER NW CORNER OF POOLER PARKWAY AND PINE BARREN ROAD POOLER, GEORGIA

NPDES PERMITTEE NOI #: GAR18A0A6-V1
CITY OF POOLER PERMIT #: LDA 025-03-778

FOR



6728 JAMESTOWN DRIVE
ALPHARETTA, GEORGIA 30005
PHONE No. (770) 680-2721

OCTOBER 18, 2022

NOVEMBER 15, 2022

DECEMBER 6, 2022

DECEMBER 21, 2022

FEBRUARY 13, 2023

MAY 11, 2023

MAY 24, 2023

AUGUST 23, 2023

OCTOBER 5, 2023

DECEMBER 7, 2023

MARCH 4, 2024

MARCH 21, 2024

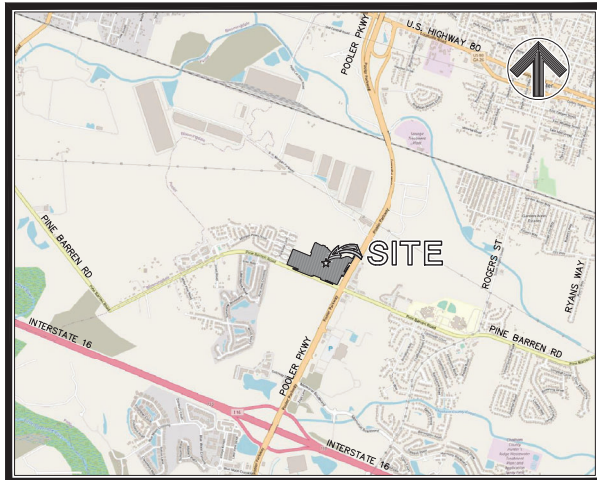
JULY 18, 2024



HUSSEY GAY BELL

— Established 1958 —

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



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

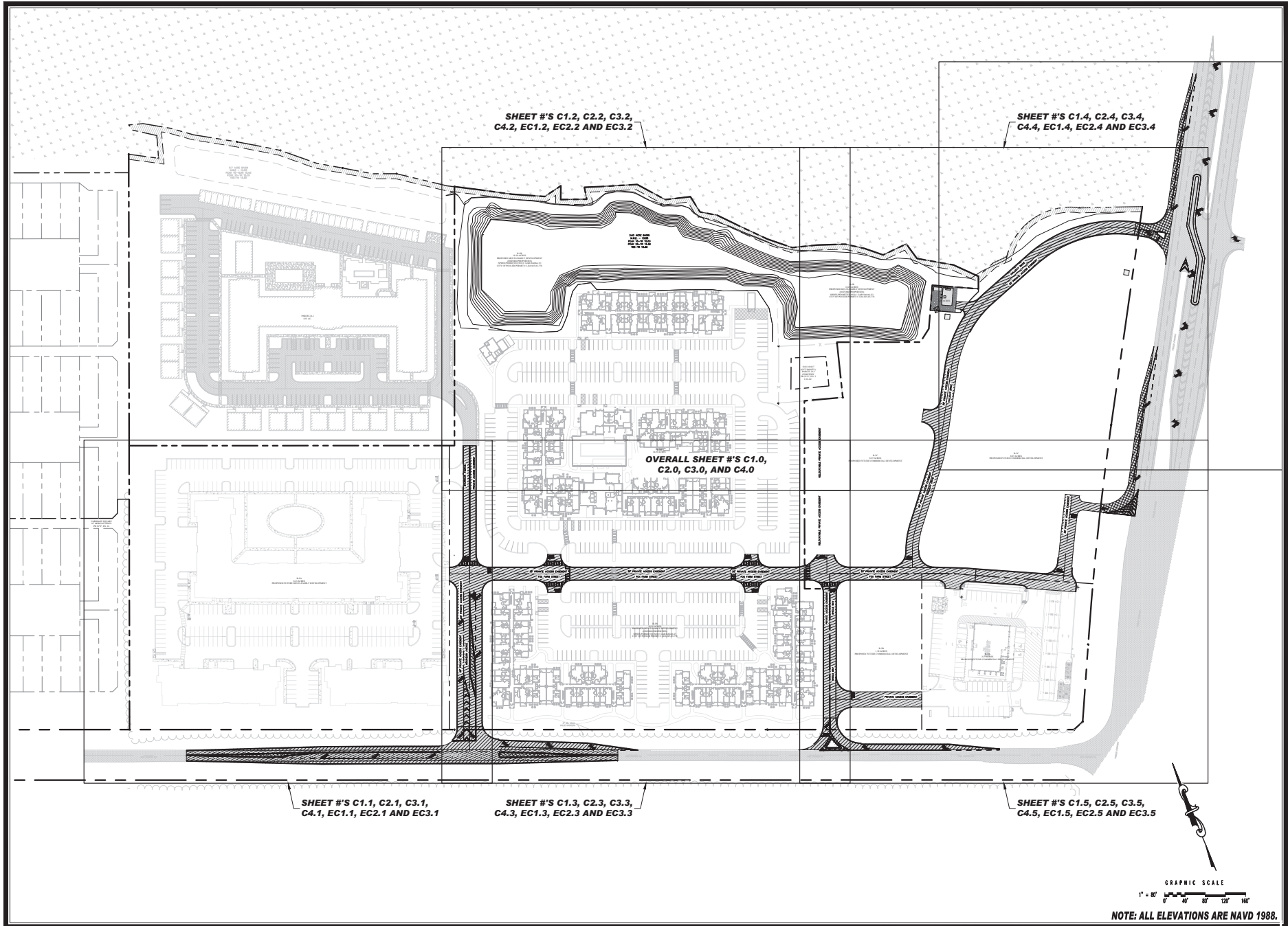
VICINITY MAP
SCALE: 1"=2000'

RECORD DRAWING

FIELD VERIFIED BY: STATEWIDE
SURVEYORS LLC.
DATE: 10-28-2024

SHEET NO.	DESCRIPTION
CO.1	COVER SHEET, VICINITY MAP, AND SCHEDULE OF DRAWINGS
CO.2	CONSTRUCTION NOTES AND LEGEND
CO.3	PROJECT INDEX MAP
01-0	OVERALL-EXISTING-CONCRETE PLAN
01-1-01-5	EXISTING-CONCRETE PLAN
02-0	OVERALL-PAVING-AND-TRAFFIC-CONTROL PLAN
02-1-02-5	PAVING-AND-TRAFFIC-CONTROL PLAN
03-0	OVERALL-PAVING-GRADING-AND-DRAINAGE PLAN
03-1-03-5	PAVING, GRADING AND DRAINAGE PLAN
04-0	OVERALL-SEWER-AND-WATER-DISTRIBUTION PLAN
04-1-04-5	SEWER AND WATER DISTRIBUTION PLAN
05-1-05-4	STORM DRAINAGE PROFILES
05-8-05-10	SANITARY SEWER PROFILES
05-11-05-12	WATER PROFILES
06-10-06-14	POD-PROFILES
06-1-06-4	CONSTRUCTION-DETAILS
0601-0604	EROSION-AND-SEDIMENT-CONTROL-NOTES
0601-0604	EROSION-AND-SEDIMENT-CONTROL-PLAN-INITIAL-PHASE
0601-0604	EROSION-AND-SEDIMENT-CONTROL-PLAN-INTERMEDIATE-PHASE
0601-0604	EROSION-AND-SEDIMENT-CONTROL-PLAN-FINAL-PHASE
0601-0604	EROSION-AND-SEDIMENT-CONTROL-DETAILS
PS-1-PS-5	PUMP STATION PLAN & SECTIONS, FORCE MAIN PLAN & PROFILES
PS-1-PS-5	PUMP STATION ELECTRICAL POWER
L1	LIGHTING PLAN

SCHEDULE OF DRAWINGS



HUSSEY GAY BELL
— Established 1958 —
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / (719) 324-4626

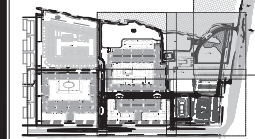
REVISIONS

NO.	DATE	DESCRIPTION
1	08/17/2023	WATER SEE - OWNER REVISION
2	08/17/2023	WATER SEE - OWNER REVISION
3	08/17/2023	WATER SEE - OWNER REVISION
4	08/17/2023	WATER SEE - OWNER REVISION
5	08/17/2023	WATER SEE - OWNER REVISION
6	08/17/2023	WATER SEE - OWNER REVISION
7	08/17/2023	WATER SEE - OWNER REVISION
8	08/17/2023	WATER SEE - OWNER REVISION
9	08/17/2023	WATER SEE - OWNER REVISION
10	08/17/2023	WATER SEE - OWNER REVISION

DESIGNED: DRAWN: CHECKED:
A.S.E. J.A.M. C.S.C.
DATE: OCTOBER 18, 2022
JOB NO. 122401800
SCALE: 1" = 80'

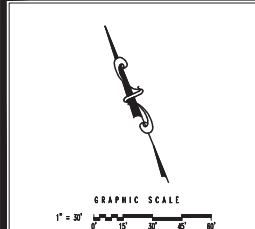
PROVIDENCE AT POOLER
NW OF POOLER PARKWAY AND PINE BARREN RD
POOLER, GEORGIA
THE DAVIS GROUP, LLC
PROJECT INDEX MAP

DRAWING NUMBER
C0.3



PROJECT INDEX MAP

- [illegible]



NOTE: ALL ELEVATIONS ARE NAVD 1988



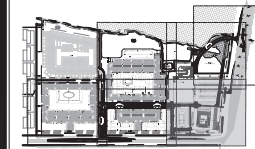
HUSSEY GAY BELL
— Established 1958 —

3329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

REVISIONS: POOLER REVISIONS 05/11/2023 MASTER SITE #FC 05/24/2023 MASTER SITE - OWNER REVISIONS 08/23/2023 MASTER SITE - OWNER REVISIONS 10/09/2023 MASTER SITE - OWNER REVISIONS 12/07/2023 CITY OF POOLER / OWNER REVISIONS 03/04/2024 CITY OF POOLER / OWNER REVISIONS 03/21/2024		
DESIGNED H.S.W.	DRAWN J.J.M.	CHECKED C.J.C.
DATE: OCTOBER 18, 2022		
JOB NO. 122401800		
SCALE: 1" = 30'		

PROVIDENCE AT POOLER
V OF POOLER PARKWAY AND PINE BARREN RD
POOLER, GEORGIA
FOR
THE DAVIS GROUP, LLC
POWER AND WATER DISTRIBUTION PLANT

DRAWING NUMBER
C4.4

[illegible]

GRAPHIC SCALE

1" = 30'

0' 10' 20' 30'

NOTE: ALL ELEVATIONS ARE NAVD 1988

C4.5

DRAWING NUMBER

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

PROVIDENCE AT POOLER
NW OF POOLER PARKWAY AND PINE BARREN RD
POOLER, GEORGIA

SEWER AND WATER DISTRIBUTION PLAN

THE DAVIS GROUP, LLC
FOR

POOLER

DESIGNED: **10/17/2023**
DATE: **OCTOBER 16, 2023**

JOB NO. **12240380**
SCALE: **1" = 30'**

KEYWORDS: **10/17/2023**
MASTERS FILE: **10/17/2023**
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MASTERS FILE: **10/17/2023**

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CITY OF POOLER / DAVIS RESIDENTIAL

DESIGNED: **10/17/2023**
DATE: **OCTOBER 16, 2023**

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SCALE: **1" = 30'**

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DESIGNED: **10/17/2023**
DATE: **OCTOBER 16, 2023**

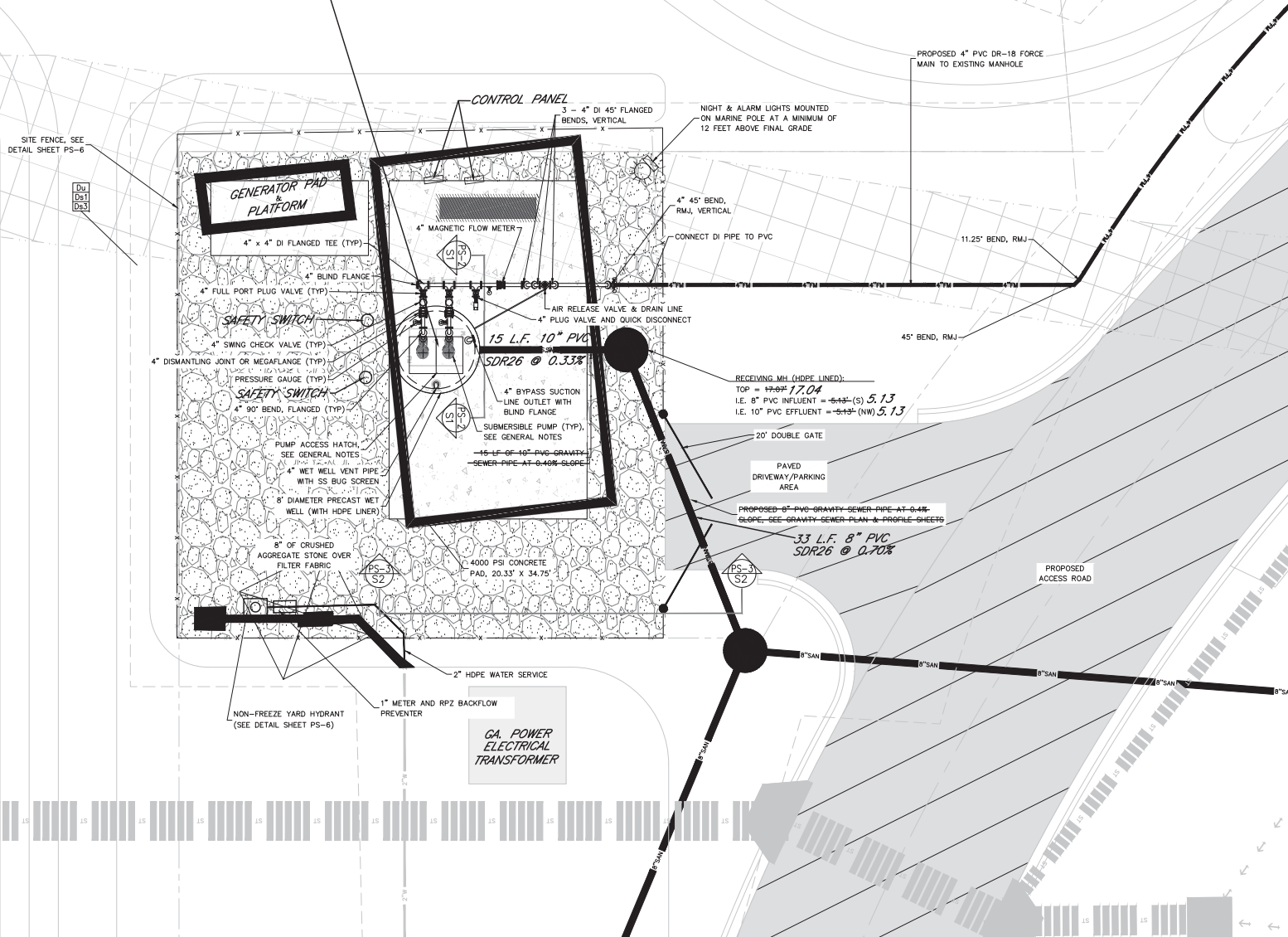
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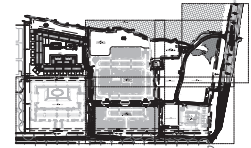
RECORD DRAWING

FIELD VERIFIED BY: STATEWIDE
SURVEYORS LLC.
DATE: 10-28-2024

PUMP STATION
TOP 17.66
WEST PUMP I.E. 3.08
EAST PUMP I.E. 3.18
I.E. 5.08 10" GRAVITY SEWER



GSWCC Level II
Design Professional
Cert. #0000061303

**PROJECT INDEX MAP****NOTES:**

1. ALL PIPING ABOVE GRADE SHALL BE DIP PRIMED & EPOXY COATED.
2. ALL BOLTS, NUT, WASHERS, HARDWARE, ETC SHALL BE 316 STAINLESS STEEL
3. INSTALL SUCTION PIPE SUCH THAT IT DOES NOT OBSTRUCT OR INTERFERE WITH INSTALLING AND REMOVING PUMPS
4. CONTRACTOR SHALL PROVIDE A PUMP MANUFACTURER HOST SOCKET INSTALLED AS PER THE MANUFACTURER'S SPECIFICATIONS, W/ S.S. HARDWARE.
5. CONTRACTOR TO PROVIDE HATCH COVERS BASED ON MANUFACTURER'S DIMENSIONS FOR THE SIZE OF THE PUMP THAT IS SPECIFIED.
6. CONTRACTOR TO INSTALL HATCH COVERS AND PUMPS IN ACCORDANCE WITH APPROVED SHOP DRAWINGS SUPPLIED AND IN ACCORDANCE WITH THE MANUFACTURER'S DIMENSIONS FOR THE PUMP ACTUALLY SUPPLIED.
7. SHOP DRAWINGS SHALL BE SUPPLIED BY THE CONTRACTOR AND MEET THE REQUIREMENTS OF THE CITY OF POOLER STANDARD SPECIFICATIONS AND BE REVIEWED BY THEIR ENGINEER PRIOR TO BEING ORDERED.
8. ALL BOLTS, GUIDE RAILS, BRACKETS, HANGERS, AND LIFTING APPURTENANCES INSIDE THE WETWELL SHALL BE 316 STAINLESS STEEL.
9. ENSURE THE BYPASS SUCTION LINE DOES NOT OBSTRUCT THE INFLUENT GRAVITY FLOW.



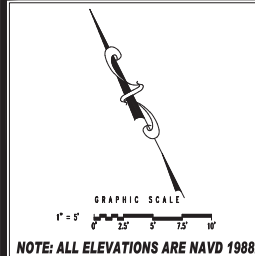
HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / (912) 354-4626

REVISIONS
NO. DATE BY
1 05/07/2023
2 06/07/2023
3 06/07/2023
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DESIGNED: DRAWN: CHECKED:
DATE: 06/07/2023
JOB NO. 122401600
SCALE:

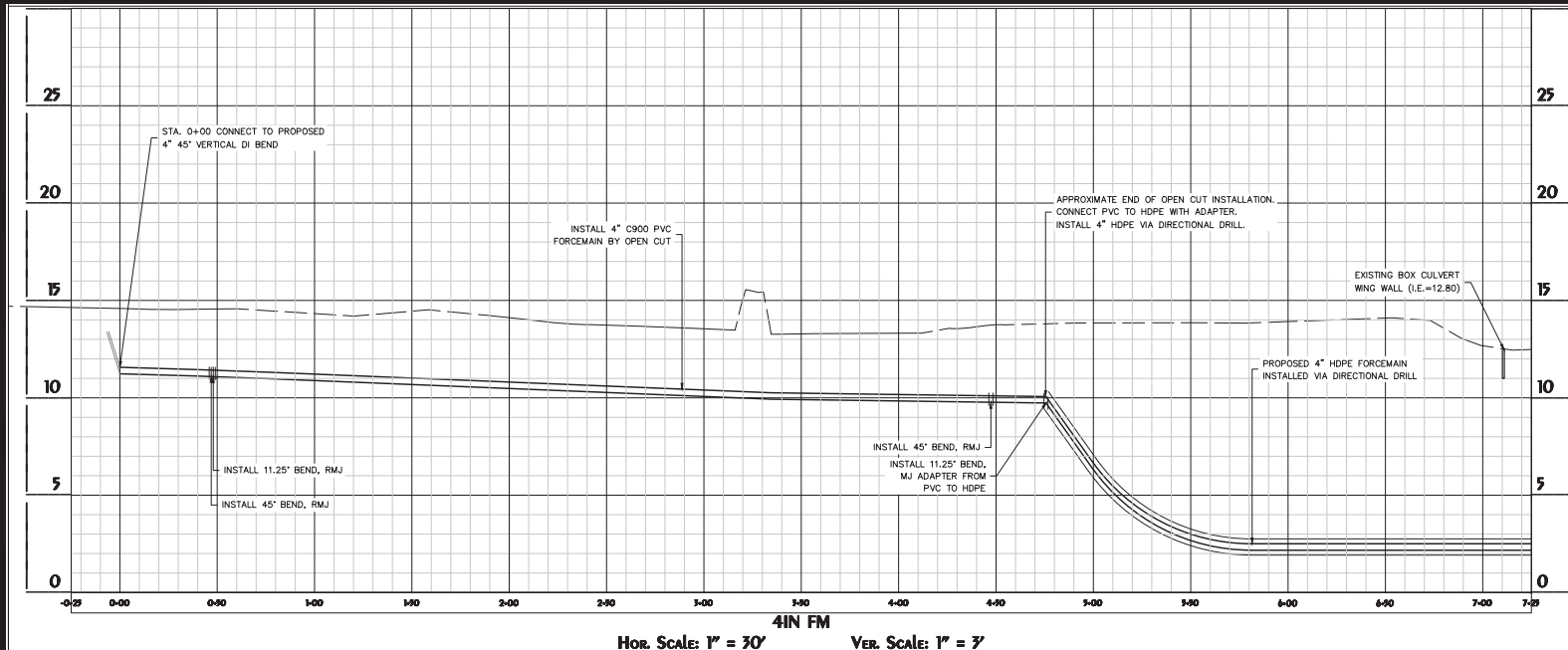
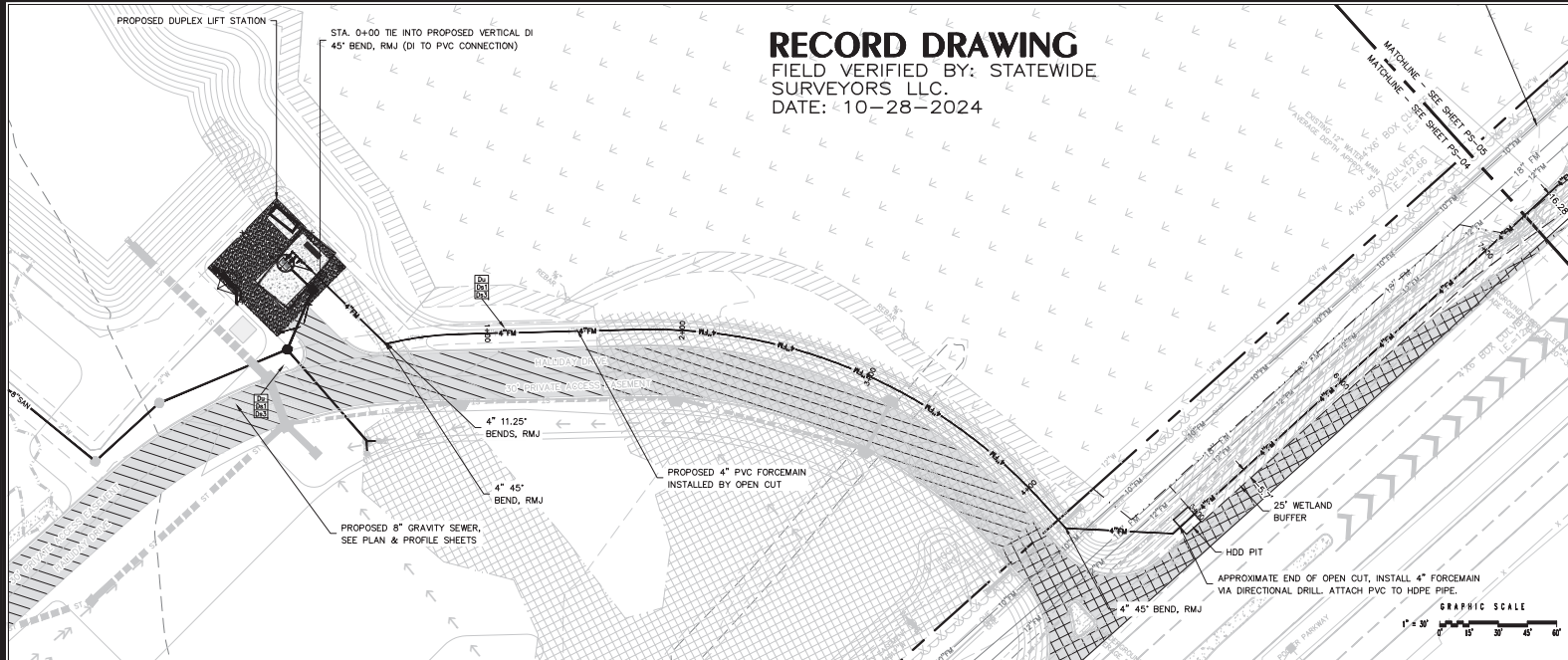
PROVIDENCE AT POOLER
NW OF POOLER PARKWAY AND PINE BARREN RD
POOLER, GEORGIA 31324
THE DAVIS GROUP, LLC
PUMP STATION PLAN VIEW

DRAWING NUMBER
PS-1

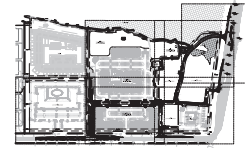


NOTE: ALL ELEVATIONS ARE NAVD 1988.

RECORD DRAWING FIELD VERIFIED BY: STATEWIDE SURVEYORS LLC. DATE: 10-28-2024



GSWCC Level II
 Design Professional
 Cert. #0000061303



PROJECT INDEX MAP

NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL UNDERGROUND UTILITY LOCATIONS AND ELEVATIONS PRIOR TO INSTALLING THE PROPOSED FORCEMAIN.
2. CONTRACTOR TO VERIFY THE LOCATION OF THE START AND END OF HDD UNDER THE WETLANDS. THE LOCATION FOR THE START AND END OF THE OPEN CUT INSTALLATION FOR THIS PROJECT WILL BE DEPENDENT ON THESE LOCATIONS (PENDING THE BORE PIT LOCATIONS). BORE PITS, HDD, AND OPEN CUT ARE NOT TO IMPACT WETLANDS (OUTSIDE OF WHAT WAS PERMITTED THROUGH THE USAGE ON-SITE FOR IMPACT).



HUSSEY GAY BELL
Established 1958
 329 COMMERCIAL DRIVE SAVANNAH, GA 31406 / (912) 354-4636

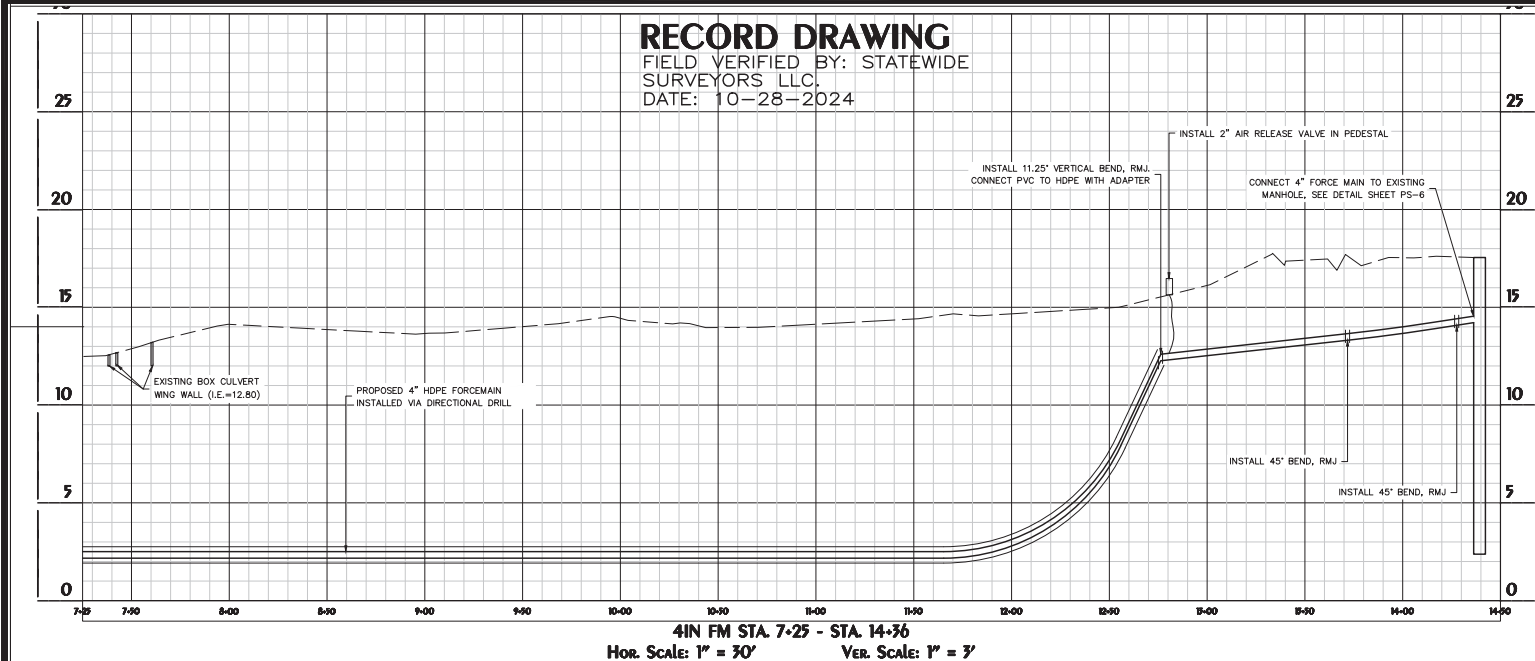
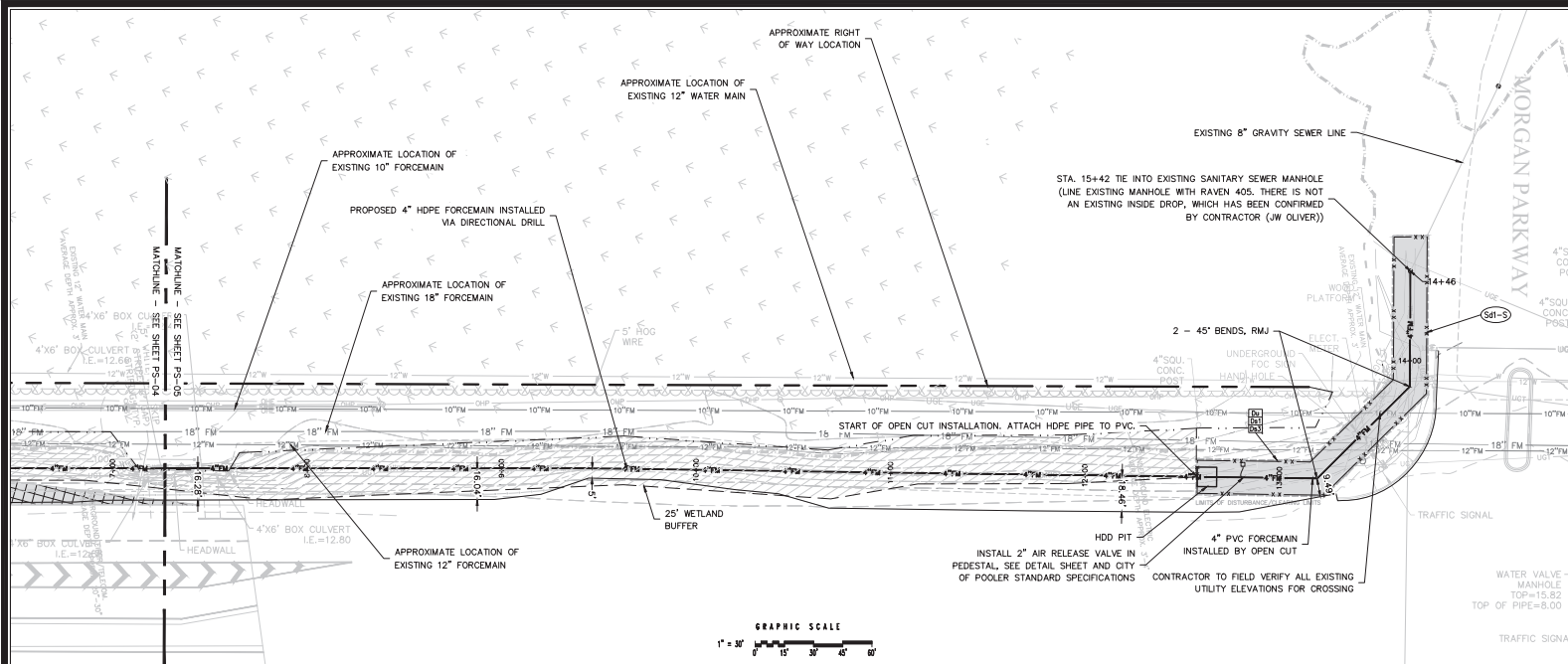
REVISIONS
 REVISION NO. 01 02/07/2023
 REVISION NO. 02 08/27/2023
 REVISION NO. 03 10/04/2023
 REVISION NO. 04 10/04/2023
 REVISION NO. 05 10/04/2023
 REVISION NO. 06 10/04/2023
 REVISION NO. 07 10/04/2023
 REVISION NO. 08 10/04/2023

DESIGNED: DRAWN: CHECKED:
 DATE: OCTOBER 18, 2023
 JOB NO. 122401800
 SCALE: 1" = 30'

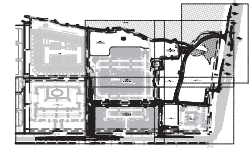
PROVIDENCE AT POOLER
 NW OF POOLER PARKWAY AND FINE BARREN RD
 POOLER, GEORGIA
THE DAVIS GROUP, LLC
FORCEMAIN PLAN & PROFILE

DRAWING NUMBER
PS-4

NOTE: ALL ELEVATIONS ARE NAVD 1988.



GSWCC Level II
Design Professional
Cert. #0000061303



PROJECT INDEX MAP

NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL UNDERGROUND UTILITY LOCATIONS AND ELEVATIONS PRIOR TO INSTALLING THE PROPOSED FORCEMAIN.
2. CONTRACTOR TO VERIFY THE LOCATION OF THE START AND END OF HDD UNDER THE WETLANDS, THE LOCATION FOR THE START AND END OF THE OPEN CUT INSTALLATION FOR THIS PROJECT WILL BE DEPENDENT ON THESE LOCATIONS (PENDING THE BORE PIT LOCATIONS). BORE PITS, HDD, AND OPEN CUT ARE NOT TO IMPACT WETLANDS (OUTSIDE OF WHAT WAS PERMITTED THROUGH THE USACE ON-SITE FOR IMPACT).



HUSSEY GAY BELL
— Established 1958 —
329 COMMERCIAL DRIVE SAVANNAH, GA 31406 / (912) 354-4626

REVISIONS
WATER SEE SET 05/07/2023
WATER SEE - OWNER REVISION 08/12/2023
WATER SEE - OWNER REVISION 10/04/2023
CITY OF POOLER / OWNER REVISION 03/07/2024
WATER SEE - OWNER REVISION 07/01/2024

DESIGNED: DRAWN: CHECKED:
A.S.K. J.A.M. C.A.C.
DATE: OCTOBER 18, 2023
JOB NO. 122401800
SCALE: 1" = 30'

PROVIDENCE AT POOLER
NW OF POOLER PARKWAY AND FINE BARREN RD
POOLER, GEORGIA 31324
THE DAVIS GROUP, LLC
FORCEMAIN PLAN & PROFILE

DRAWING NUMBER
PS-5

NOTE: ALL ELEVATIONS ARE NAVD 1988.

SHEET #'S C2.2

SHEET #'S C2.4

SHEET #'S C2.1

SHEET #'S C2.3

SHEET #'S C2.5

PAVING (BITUMINOUS ASPHALT PAVING)
 ASPHALT (HEAVY DUTY)
 ASPHALT (HEAVY DUTY - POOLER PARKWAY)



LEGEND

- LIGHT POLE (LP)
 POWER POLE (PP)



NOTE: ALL ELEVATIONS ARE NAVD 1988.



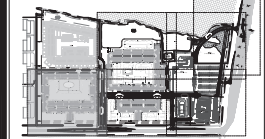
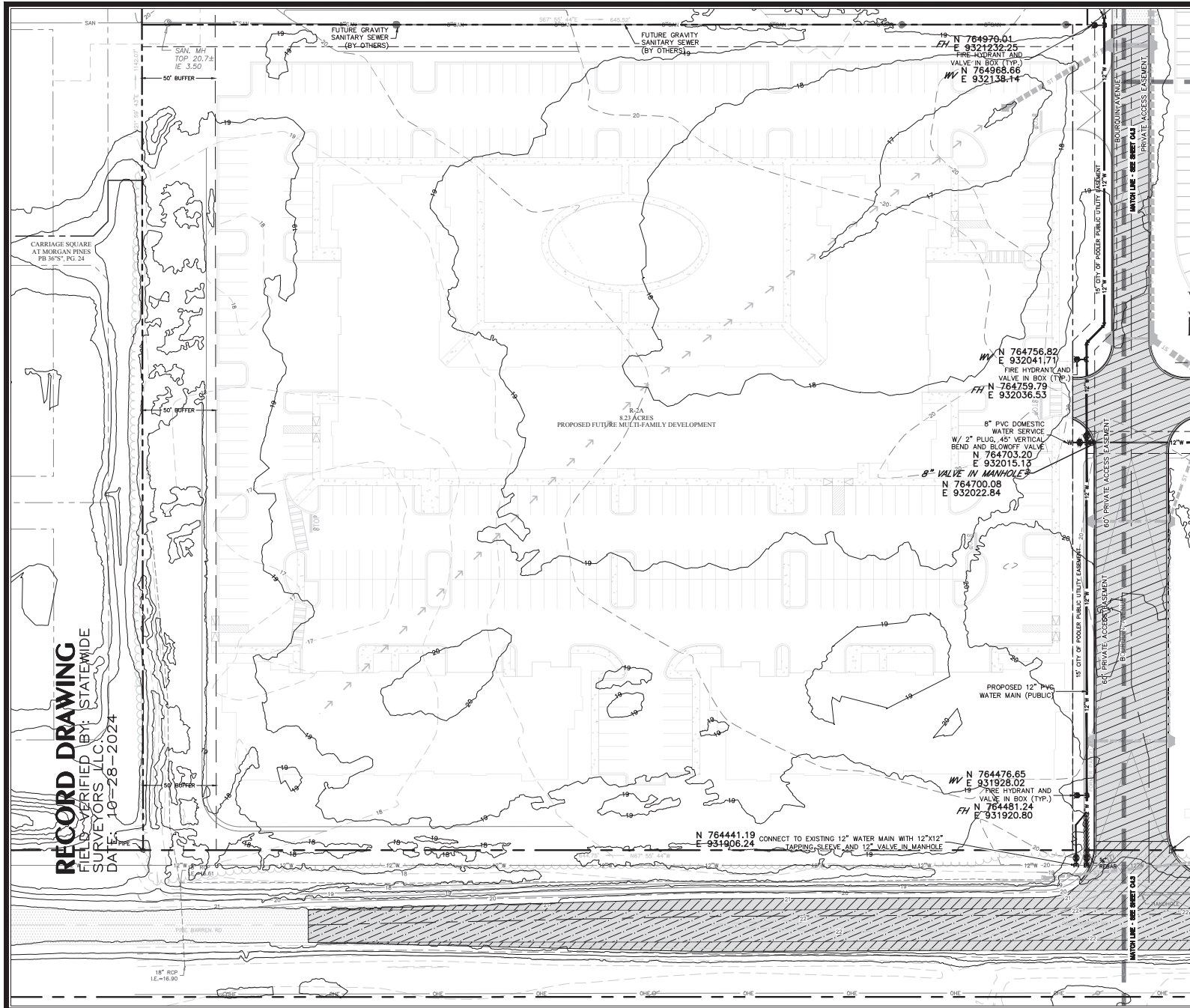
HUSSEY GAY BELL
Established 1958
 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / (770) 354-4626

DESIGNED: MASTER SITE - OCT 07/2023
 DESIGNED: MASTER SITE - OCT 07/2023
 DESIGNED: MASTER SITE - OCT 07/2023
 CITY OF POOLER / MASTER SITE - OCT 07/2024
 CITY OF POOLER / MASTER SITE - OCT 07/2024
 CITY OF POOLER / MASTER SITE - OCT 07/2024

DESIGNED: DRAWING (CHECKED)
 A.S.K. J.A.M. C.A.C.
 DATE: OCTOBER 18, 2023
 JOB NO. 122401800
 SCALE: 1" = 80'

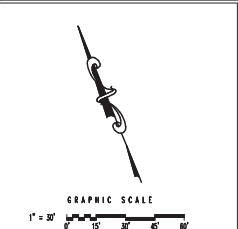
PROVIDENCE AT POOLER
 NW OF POOLER PARKWAY AND PINE BARREN RD
 POOLER, GEORGIA
THE DAVIS GROUP, LLC
 LIGHTING PLAN

DRAWING NUMBER
L1



PROJECT INDEX MAP

- NOTES AND GENERAL NOTES:**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE CONNECTIONS OF THE EXISTING UTILITIES TO BE DISCONNECTED AND/OR RELOCATED. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF POOLER AND THE STATE OF GEORGIA.
 - ALL UTILITIES SHALL BE DEEPENED TO A MINIMUM OF 48\"/>



NOTE: ALL ELEVATIONS ARE NAVD 1988.



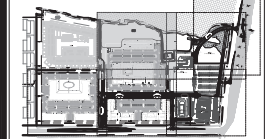
HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE SAVANNAH, GA 31406 / (719) 235-44636

DESIGNED	07/11/2023
CHECKED	07/11/2023
DATE	07/11/2023
PROJECT	POOLER RESIDUAL 12/07/2024
CITY OF POOLER	POOLER RESIDUAL 03/27/2024

DATE: OCTOBER 18, 2023
JOB NO. 12240800
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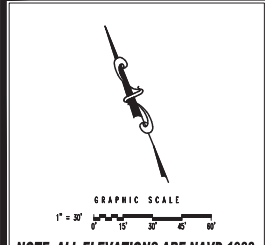
PROVIDENCE AT POOLER
NW OF POOLER PARKWAY AND FIRE BARREN RD
POOLER, GEORGIA
THE DAVIS GROUP, LLC
SEWER AND WATER DISTRIBUTION PLAN

DRAWING NUMBER
C4.1



PROJECT INDEX MAP

- [illegible]



NOTE: ALL ELEVATIONS ARE NAVD 1988.



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

December 14, 2018 - 8:56 AM Printed By: vsmilth

REVISIONS:	
POOLER REVISIONS	05/11/2023
MASTER SITE IFC SET	05/24/2023
MASTER SITE - OWNER REVISIONS	08/23/2023
MASTER SITE - OWNER REVISIONS	10/05/2023
MASTER SITE - OWNER REVISIONS	12/01/2023
CITY OF POOLER / OWNER REVISIONS	03/04/2024
CITY OF POOLER / OWNER REVISIONS	03/21/2024

DESIGNED H.S.W.	DRAWN J.J.M.	CHECKED C.J.C.
DATE: OCTOBER 18, 2022		
JOB NO. 122401800		
SCALE: 1" = 30'		

PROVIDENCE AT POOLER
NW OF POOLER PARKWAY AND PINE BARREN RD
POOLER, GEORGIA

FOR

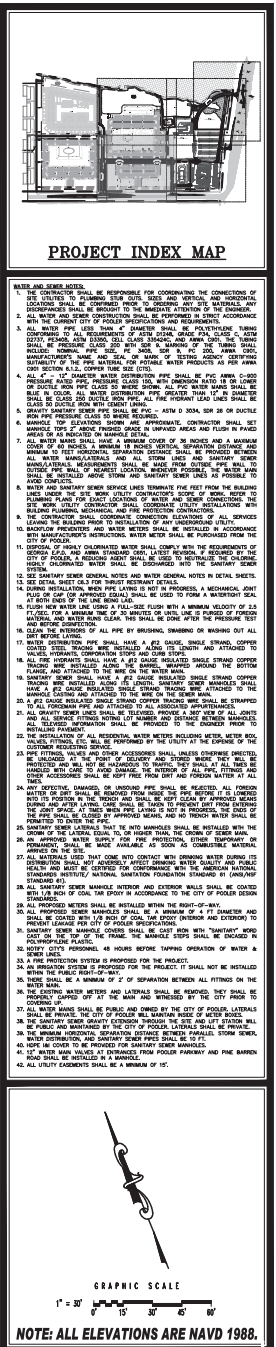
THE DAVIS GROUP, LLC

SEWER AND WATER DISTRIBUTION PLAN

DRAWING NUMBER

C4.2

E:\Davis Group\122401600...450 Multifamily Units, Commercial Mixed Use Dev\Record Drawings\C4 WNS.dwg



PROVIDENCE AT POOLER
NW OF POOLER PARKWAY AND PINE BARREN RD
POOLER, GEORGIA

SEWER AND WATER DISTRIBUTION PLAN

DRAWING NUMBER

C4.3

THE DAVIS GROUP, LLC
FOR

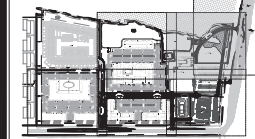
PROVIDENCE AT POOLER
NW OF POOLER PARKWAY AND PINE BARREN RD
POOLER, GEORGIA

SEWER AND WATER DISTRIBUTION PLAN

DRAWING NUMBER

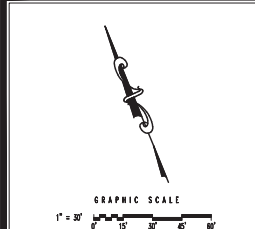
C4.3

THE DAVIS GROUP, LLC
FOR



PROJECT INDEX MAP

- [illegible]



NOTE: ALL ELEVATIONS ARE NAVD 1988



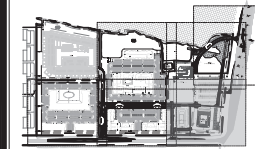
HUSSEY GAY BELL
— Established 1958 —

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

REVISIONS: POOLER REVISIONS 05/11/2023 MASTER SITE #FC 05/24/2023 MASTER SITE - OWNER REVISIONS 08/23/2023 MASTER SITE - OWNER REVISIONS 10/09/2023 MASTER SITE - OWNER REVISIONS 12/07/2023 CITY OF POOLER / OWNER REVISIONS 03/04/2024 CITY OF POOLER / OWNER REVISIONS 03/21/2024		
DESIGNED H.S.W.	DRAWN J.J.M.	CHECKED C.J.C.
DATE: OCTOBER 18, 2022		
JOB NO. 122401800		
SCALE: 1" = 30'		

PROVIDENCE AT POOLER
V OF POOLER PARKWAY AND PINE BARREN RD
POOLER, GEORGIA
FOR
THE DAVIS GROUP, LLC
POWER AND WATER DISTRIBUTION PLANT

DRAWING NUMBER
C4.4

[illegible]

1" = 30'

0 10 20 30'

NOTE: ALL ELEVATIONS ARE NAVD 1988

C4.5

DRAWING NUMBER

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

PROVIDENCE AT POOLER
NW OF POOLER PARKWAY AND PINE BARREN RD
POOLER, GEORGIA

SEWER AND WATER DISTRIBUTION PLAN

THE DAVIS GROUP, LLC
FOR

POOLER

DESIGNED: **10/17/2023**
DATE: **OCTOBER 16, 2023**

JOB NO. **123420380**
SCALE: **1" = 30'**

KEYWORDS: **10/17/2023**
MASTERS FILE: **10/17/2023**
MASTERS FILE: **10/17/2023**
MASTERS FILE: **10/17/2023**
MASTERS FILE: **10/17/2023**

CITY OF POOLER / DMSV: **03/27/2024**
CITY OF POOLER / DMSV: **03/27/2024**

DESIGNED: **10/17/2023**
DATE: **OCTOBER 16, 2023**

JOB NO. **123420380**
SCALE: **1" = 30'**

KEYWORDS: **10/17/2023**
MASTERS FILE: **10/17/2023**
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CITY OF POOLER / DMSV: **03/27/2024**
CITY OF POOLER / DMSV: **03/27/2024**

DESIGNED: **10/17/2023**
DATE: **OCTOBER 16, 2023**

JOB NO. **123420380**
SCALE: **1" = 30'**

KEYWORDS: **10/17/2023**
MASTERS FILE: **10/17/2023**
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MASTERS FILE: **10/17/2023**

CITY OF POOLER / DMSV: **03/27/2024**
CITY OF POOLER / DMSV: **03/27/2024**

DESIGNED: **10/17/2023**
DATE: **OCTOBER 16, 2023**

JOB NO. **123420380**
SCALE: **1" = 30'**

KEYWORDS: **10/17/2023**
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CITY OF POOLER / DMSV: **03/27/2024**
CITY OF POOLER / DMSV: **03/27/2024**

DESIGNED: **10/17/2023**
DATE: **OCTOBER 16, 2023**

JOB NO. **123420380**
SCALE: **1" = 30'**

KEYWORDS: **10/17/2023**
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MASTERS FILE: **10/17/2023**

CITY OF POOLER / DMSV: **03/27/2024**
CITY OF POOLER / DMSV: **03/27/2024**

DESIGNED: **10/17/2023**
DATE: **OCTOBER 16, 2023**

JOB NO. **123420380**
SCALE: **1" = 30'**

KEYWORDS: **10/17/2023**
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CITY OF POOLER / DMSV: **03/27/2024**
CITY OF POOLER / DMSV: **03/27/2024**

DESIGNED: **10/17/2023**
DATE: **OCTOBER 16, 2023**

JOB NO. **123420380**
SCALE: **1" = 30'**

KEYWORDS: **10/17/2023**
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CITY OF POOLER / DMSV: **03/27/2024**
CITY OF POOLER / DMSV: **03/27/2024**

DESIGNED: **10/17/2023**
DATE: **OCTOBER 16, 2023**

JOB NO. **123420380**
SCALE: **1" = 30'**

KEYWORDS: **10/17/2023**
MASTERS FILE: **10/17/2023**
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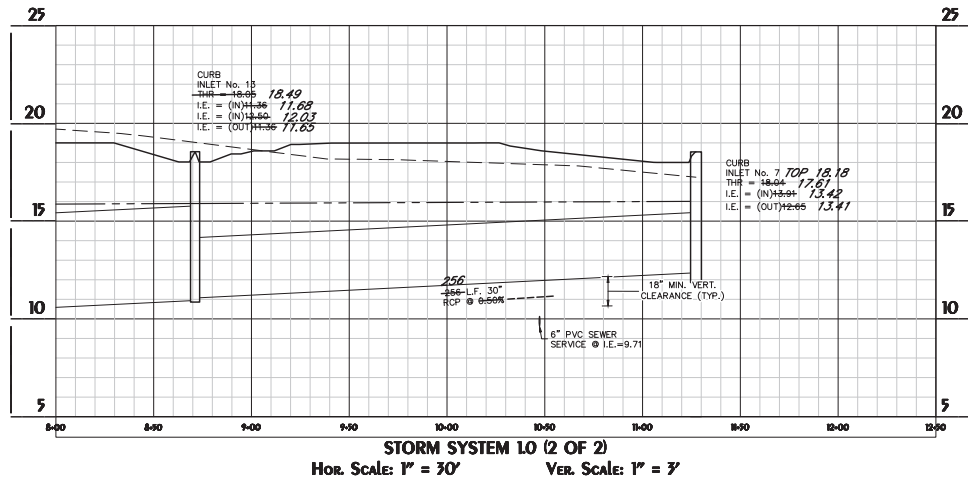
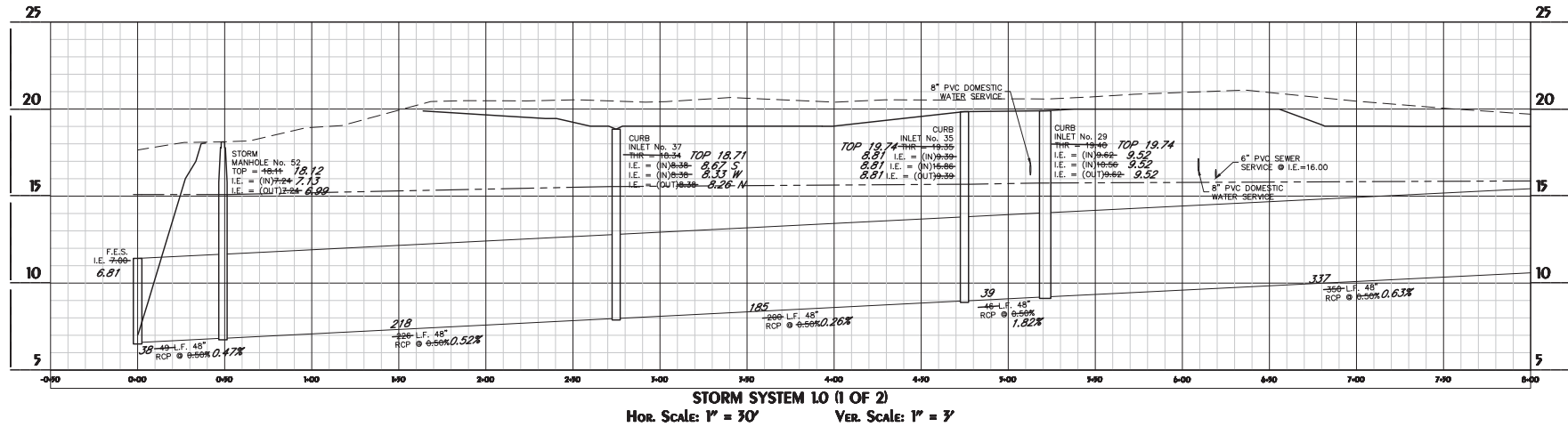
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CITY OF POOLER / DMSV: **03/27/2024**

DESIGNED: **10/17/2023**
DATE: **OCTOBER 16, 2023**

JOB NO. **123420380**
SCALE: **1" = 30'**

KEYWORDS: **10/17/2023**
MASTERS FILE: **10/17/2023**
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MASTERS FILE: **10/17/2023**
MASTERS FILE: **10/17/2023**

CITY OF POOLER / DMSV: **03/27/2024**
CITY OF POOLER / DMSV: **03/27/202**



RECORD DRAWING
 FIELD VERIFIED BY: STATEWIDE
 SURVEYORS LLC.
 DATE: 10-28-2024

LEGEND:

PROPOSED GRADE _____
 EXISTING GRADE _____
 HGL (25-YEAR) _____



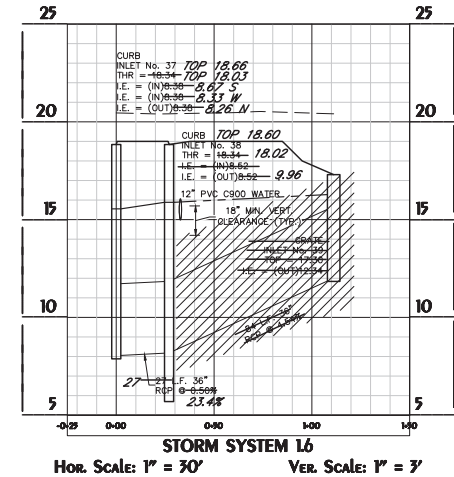
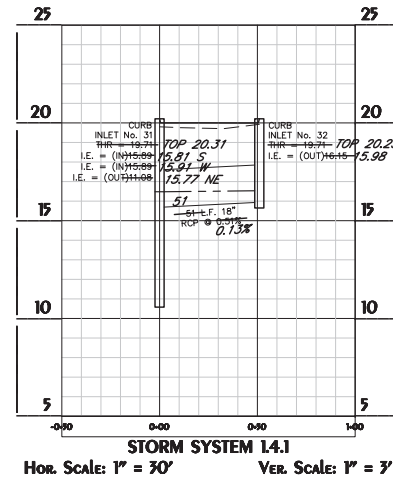
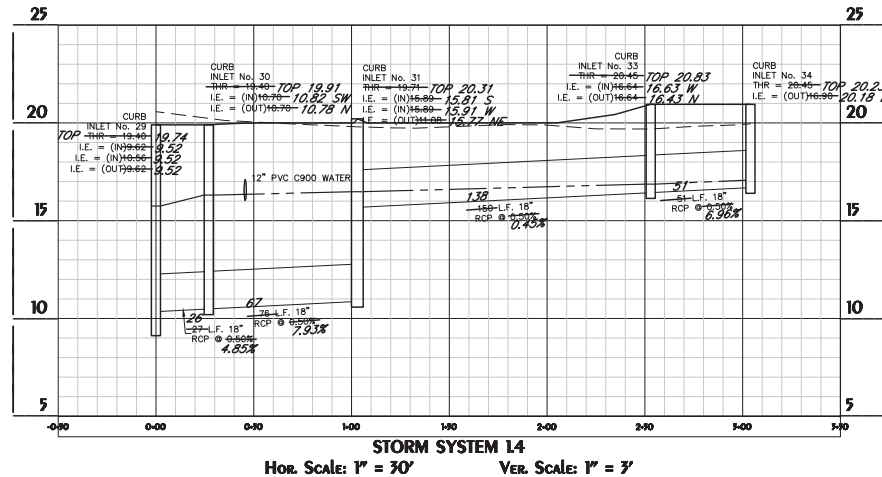
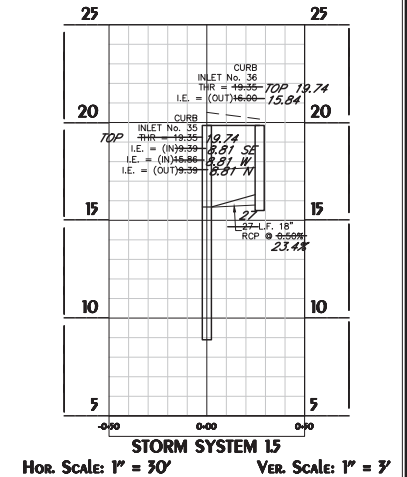
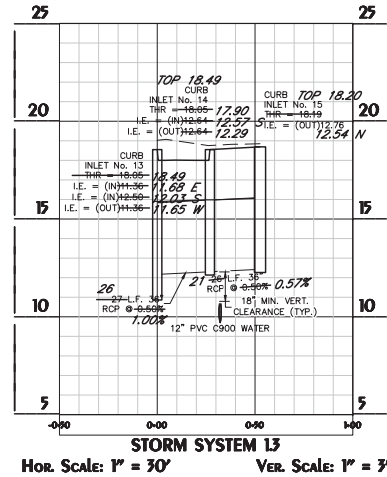
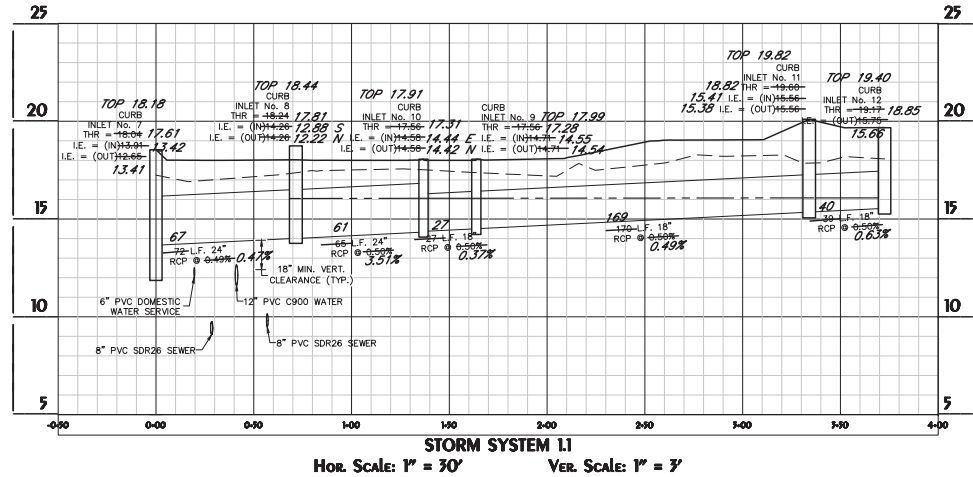
HUSSEY GAY BELL
 Established 1958
 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / (912) 354-4626

DESIGNED: POOLER REGION 07/1/2023
 DRAWN: POOLER REGION 07/1/2023
 CHECKED: POOLER REGION 07/1/2023
 DATE: OCTOBER 18, 2022
 JOB NO. 122401800
 SCALE: AS SHOWN

PROVIDENCE AT POOLER
 NW OF POOLER PARKWAY AND FINE BARREN RD
 POOLER, GEORGIA
 THE DAVIS GROUP, LLC
 STORM DRAINAGE PROFILES

PROVIDENCE AT POOLER
 NW OF POOLER PARKWAY AND FINE BARREN RD
 POOLER, GEORGIA
 THE DAVIS GROUP, LLC
 STORM DRAINAGE PROFILES

DRAWING NUMBER
C5.1



RECORD DRAWING

FIELD VERIFIED BY: STATEWIDE
SURVEYORS LLC.
DATE: 10-28-2024

LEGEND:

PROPOSED GRADE
EXISTING GRADE
HGL (25-YEAR)



HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / (719) 312-354-4626

DESIGNED: POOLER ENGINEERING 07/1/2023
DRAWN: POOLER ENGINEERING 07/27/2023
CHECKED: POOLER ENGINEERING 07/27/2023
DATE: OCTOBER 18, 2023
SCALE: AS SHOWN

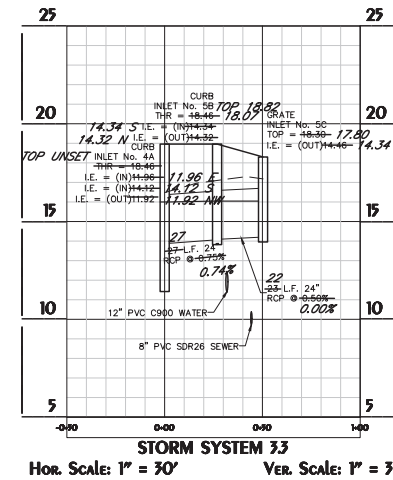
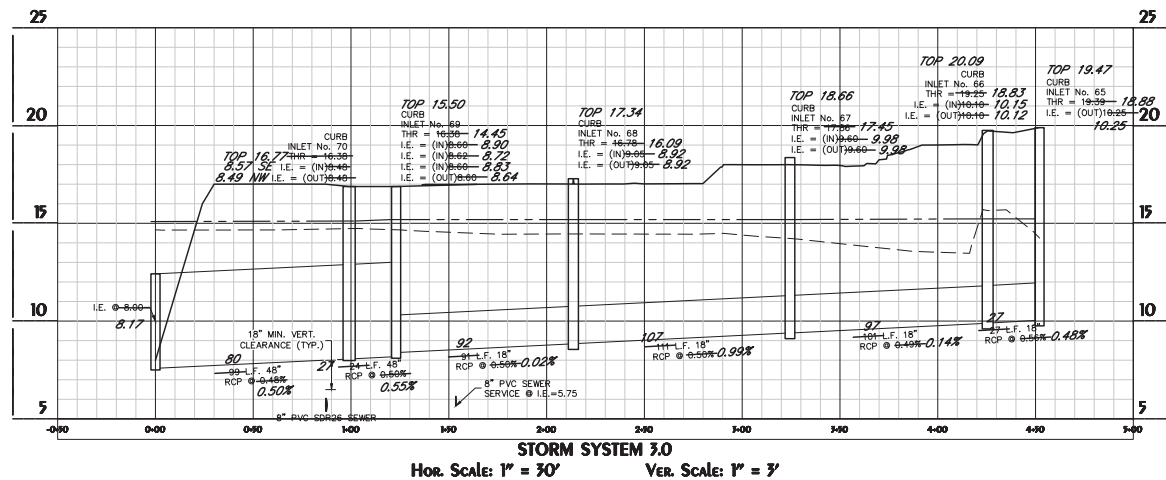
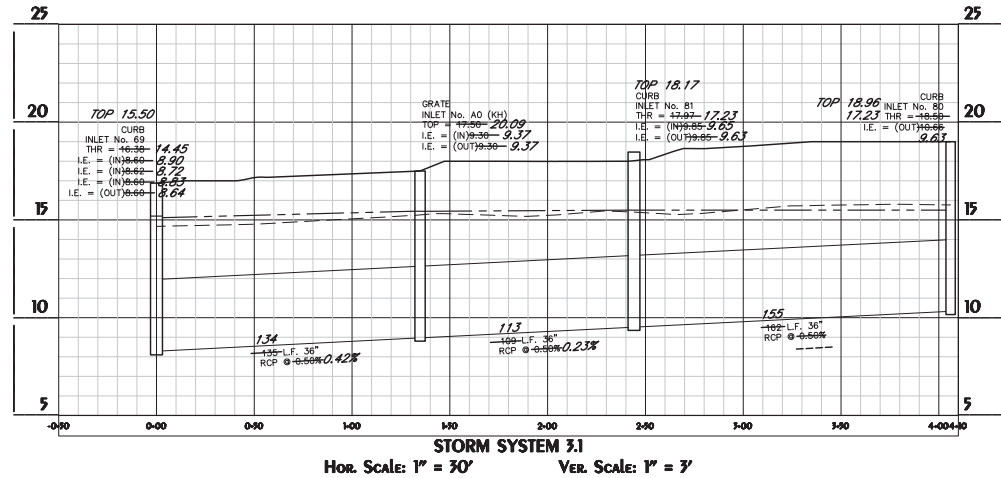
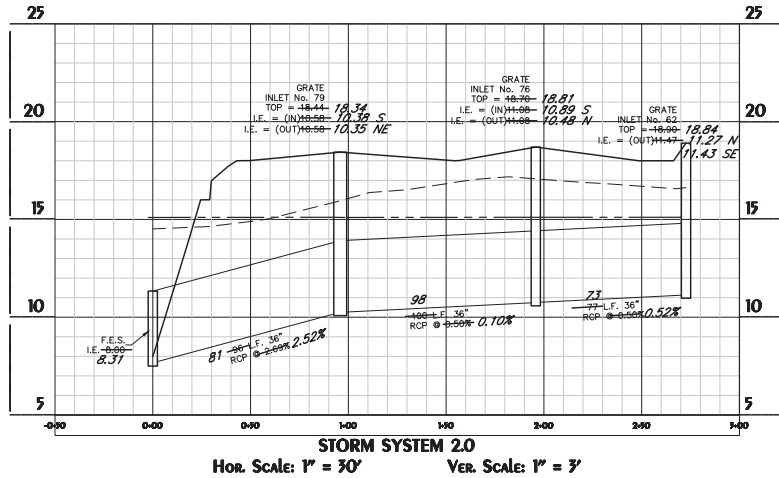
PROVIDENCE AT POOLER
POOLER ENGINEERING
POOLER, GEORGIA

THE DAVIS GROUP, LLC
STORM DRAINAGE PROFILES

DRAWING NUMBER
C5.2

RECORD DRAWING

FIELD VERIFIED BY: STATEWIDE
SURVEYORS LLC.
DATE: 10-28-2024

**LEGEND:**

PROPOSED GRADE _____
EXISTING GRADE - - - - -
HGL (25-YEAR) - - - - -



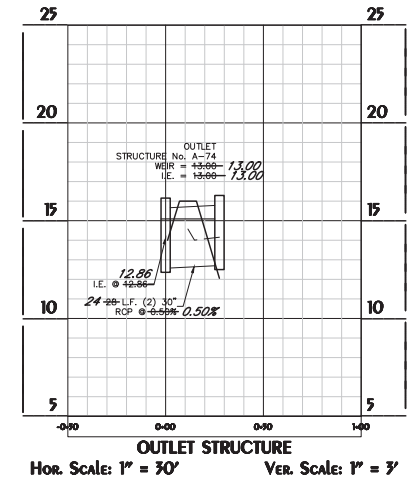
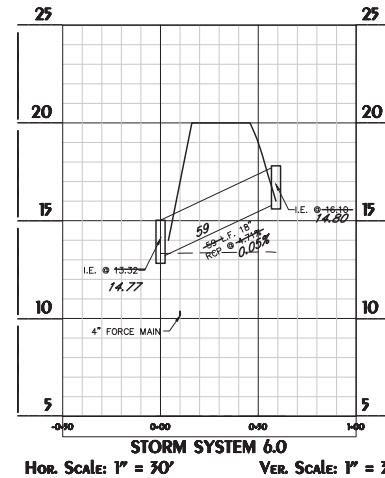
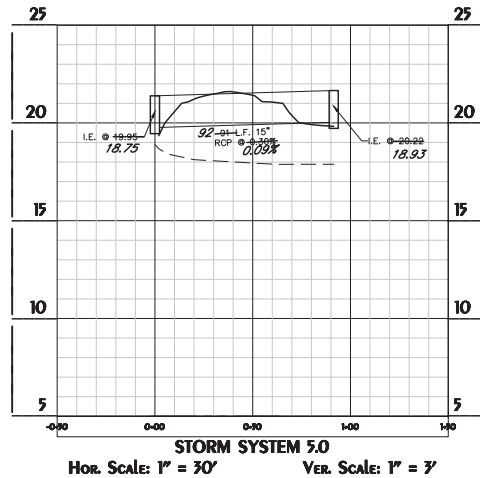
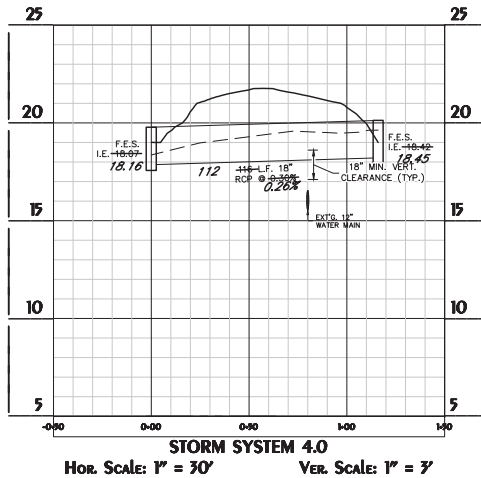
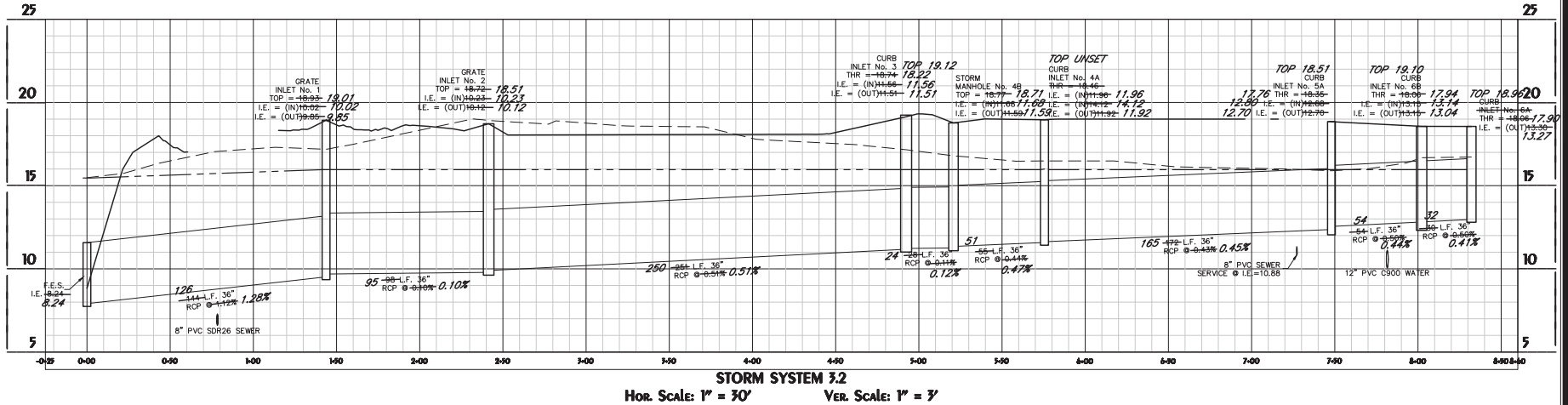
HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE SAVANNAH, GA 31406 / (719) 235-4462

DESIGNED: POOLER ENGINEERING 07/1/2023
DRAWN: POOLER ENGINEERING 07/1/2023
CHECKED: POOLER ENGINEERING 07/1/2023
DATE: OCTOBER 18, 2022
JOB NO. 122401800
SCALE: AS SHOWN

DESIGNED: POOLER ENGINEERING 07/1/2023
DRAWN: POOLER ENGINEERING 07/1/2023
CHECKED: POOLER ENGINEERING 07/1/2023
DATE: OCTOBER 18, 2022
JOB NO. 122401800
SCALE: AS SHOWN

PROVIDENCE AT POOLER
NW OF POOLER PARKWAY AND FINE BARRON RD
POOLER, GEORGIA
THE DAVIS GROUP, LLC
STORM DRAINAGE PROFILES

DRAWING NUMBER
C5.3



RECORD DRAWING
 FIELD VERIFIED BY: STATEWIDE
 SURVEYORS LLC.
 DATE: 10-28-2024

LEGEND:

PROPOSED GRADE _____
 EXISTING GRADE - - - - -
 HGL (25-YEAR) - - - - -

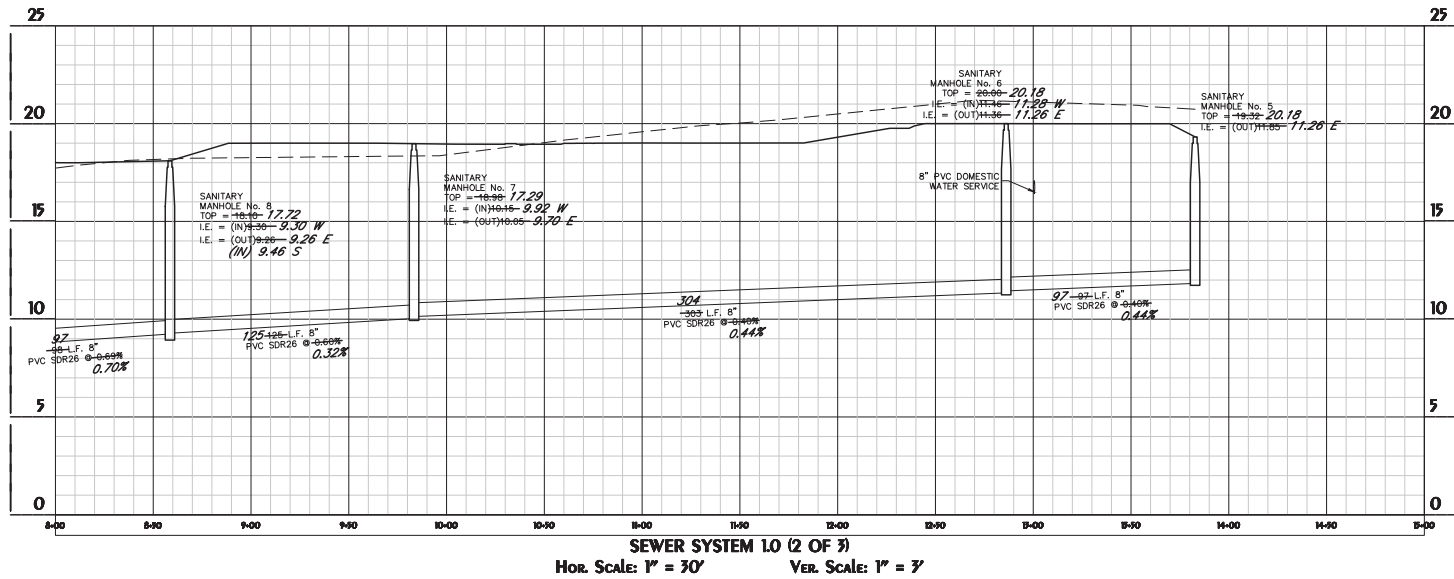
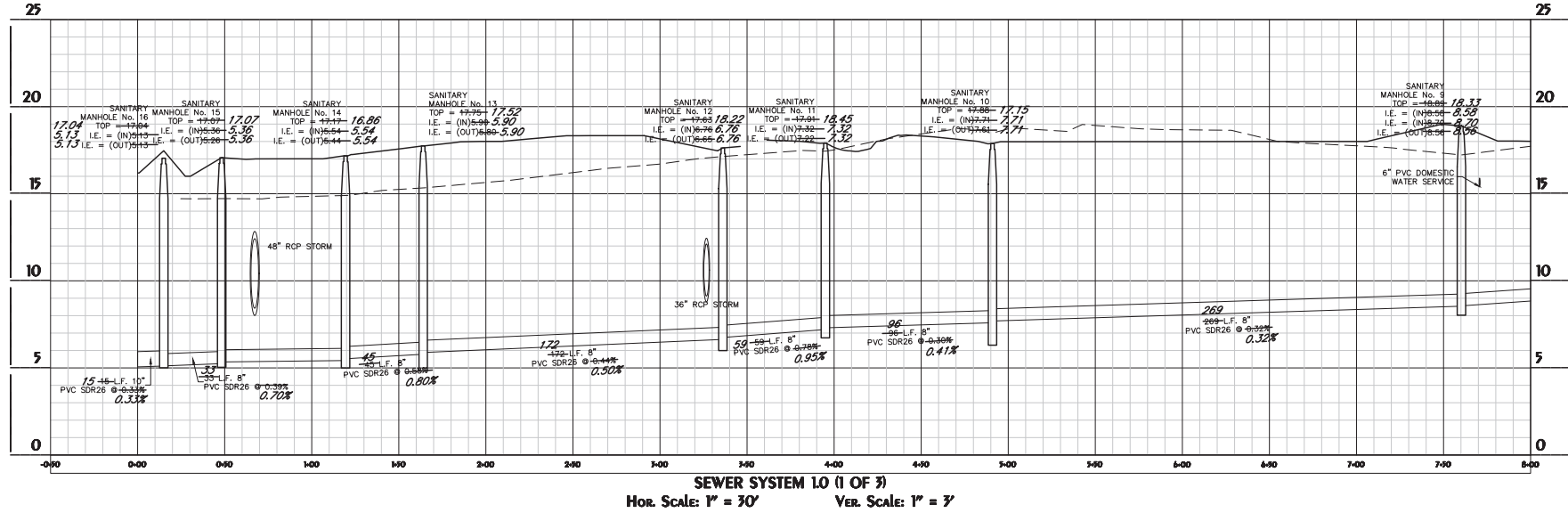


HUSSEY GAY BELL
 Established 1958
 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / (791) 235-44626

DESIGNED: POOLER ENGINEERING (07/17/2023)
 DRAWN: POOLER ENGINEERING (07/17/2023)
 CHECKED: POOLER ENGINEERING (07/17/2023)
 DATE: OCTOBER 18, 2022
 JOB NO. 122401800
 SCALE: AS SHOWN

PROVIDENCE AT POOLER
 NW OF POOLER PARKWAY AND PINE BARREN RD
 POOLER, GEORGIA
THE DAVIS GROUP, LLC
 STORM DRAINAGE PROFILES

DRAWING NUMBER
C5.4



RECORD DRAWING
 FIELD VERIFIED BY: STATEWIDE
 SURVEYORS, LLC.
 DATE: 10-28-2024

LEGEND:
 PROPOSED GRADE _____
 EXISTING GRADE - - - - -



HUSSEY GAY BELL
 Established 1958
 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / (912) 354-4626

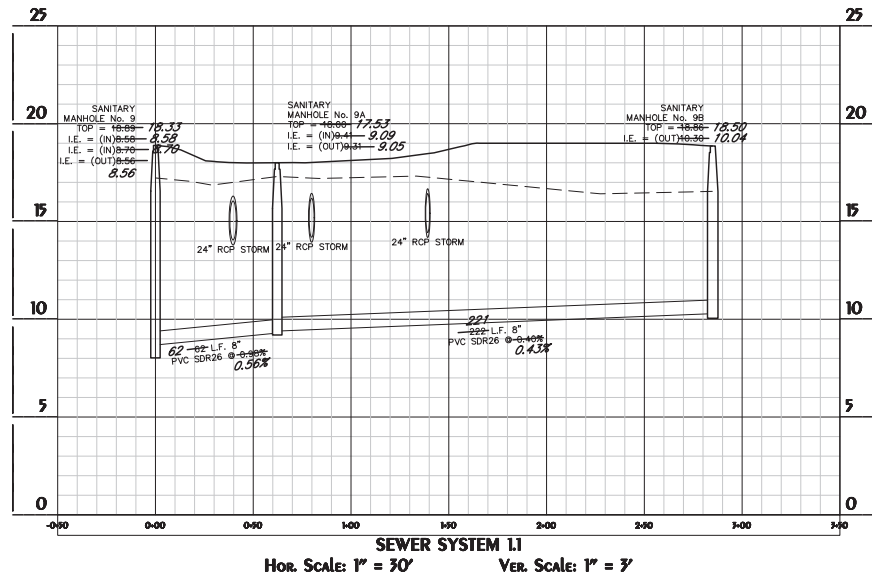
REVISIONS

NO.	DATE	DESCRIPTION
1	07/11/2023	POOLER REVISIONS
2	05/24/2023	WASHER REVISIONS
3	08/23/2023	WASHER REVISIONS
4	12/07/2024	WASHER REVISIONS
5	03/07/2024	CITY OF POOLER / STREET REVISIONS

DESIGNED: DRAWN: CHECKED:
 DATE: OCTOBER 18, 2022
 JOB NO. 122401800
 SCALE: AS SHOWN

PROVIDENCE AT POOLER
 NW OF POOLER PARKWAY AND FINE BARREN RD
 POOLER, GEORGIA
THE DAVIS GROUP, LLC
 SANITARY SEWER PROFILES

DRAWING NUMBER
C5.9

**RECORD DRAWING**

FIELD VERIFIED BY: STATEWIDE
SURVEYORS LLC.
DATE: 10-28-2024

LEGEND:

PROPOSED GRADE _____
EXISTING GRADE - - - - -



HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T912.354.4626

REVISIONS

NO.	DATE	DESCRIPTION
1	07/17/2023	POOLER REVISION 07/17/2023
2	07/27/2023	WASDES SET - OWNER REVISION 07/27/2023
3	12/07/2023	WASDES SET - OWNER REVISION 12/07/2023
4	03/07/2024	CITY OF POOLEY / OWNER REVISION 03/07/2024

DESIGNED: DRAWN: CHECKED:
A.S.K. J.A.B. C.J.D.
DATE: OCTOBER 18, 2022
JOB NO. 122401800
SCALE: AS SHOWN

PROVIDENCE AT POOLER
NW OF POOLER PARKWAY AND PINE BARREN RD
POOLER, GA 31048
THE DAVIS GROUP, LLC
SANITARY SEWER PROFILES

DRAWING NUMBER
C5.10



LEGEND:

PROPOSED GRADE _____

EXISTING GRADE - - - - -

LEGEND:

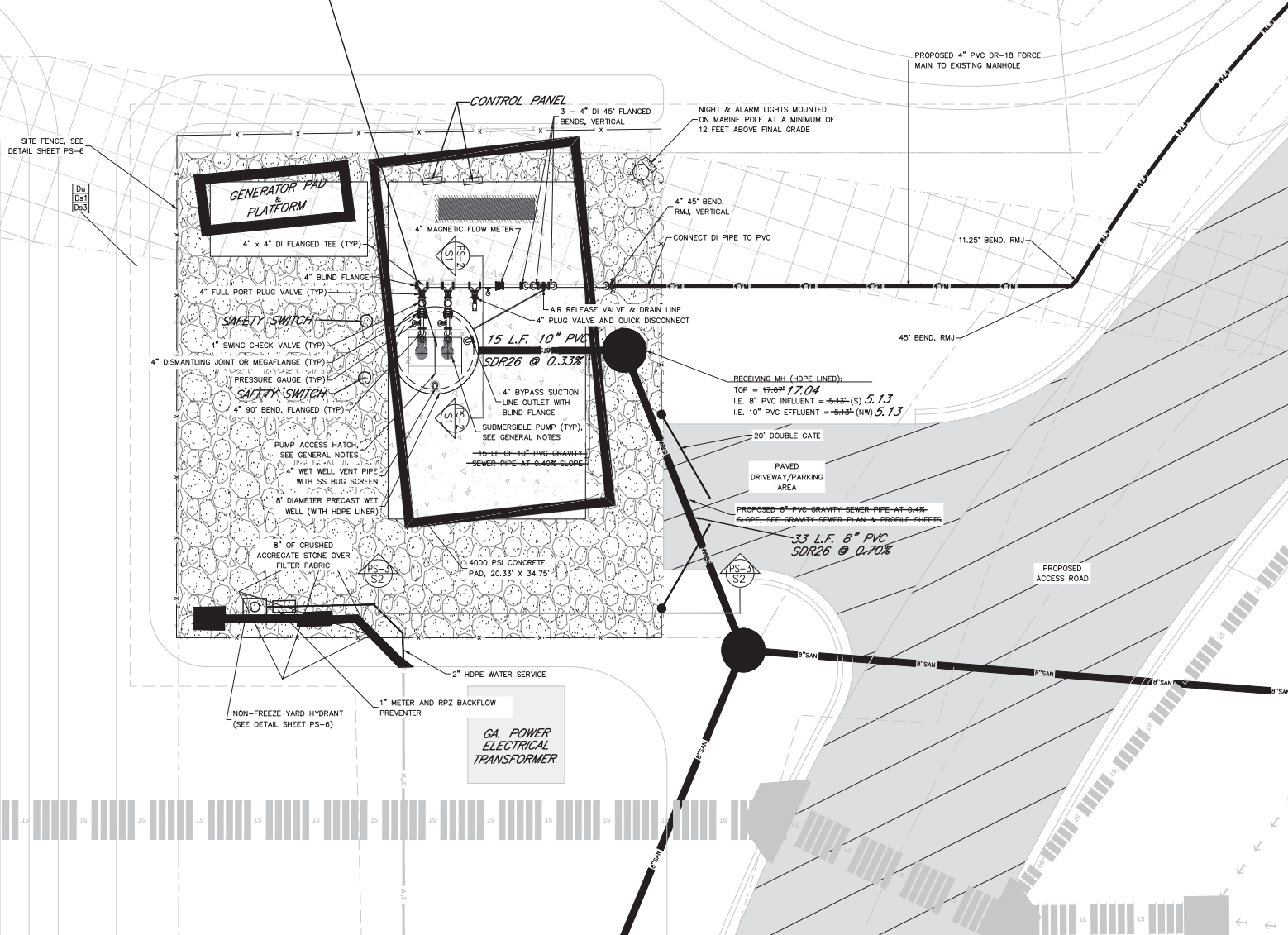
PROPOSED GRADE _____

EXISTING GRADE - - - - -

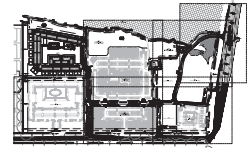
RECORD DRAWING

FIELD VERIFIED BY: STATEWIDE
SURVEYORS LLC.
DATE: 10-28-2024

PUMP STATION
TOP 17.66
WEST PUMP I.E. 3.08
EAST PUMP I.E. 3.18
I.E. 5.08 10" GRAVITY SEWER



GSWCC Level II
Design Professional
Cert. #0000061303

**PROJECT INDEX MAP****NOTES:**

1. ALL PIPING ABOVE GRADE SHALL BE DIP PRIMED & EPOXY COATED.
2. ALL BOLTS, NUT, WASHERS, HARDWARE, ETC SHALL BE 316 STAINLESS STEEL
3. INSTALL SUCTION PIPE SUCH THAT IT DOES NOT OBSTRUCT OR INTERFERE WITH INSTALLING AND REMOVING PUMPS
4. CONTRACTOR SHALL PROVIDE A PUMP MANUFACTURER HOST SOCKET INSTALLED AS PER THE MANUFACTURER'S SPECIFICATIONS, W/ S.S. HARDWARE.
5. CONTRACTOR TO PROVIDE HATCH COVERS BASED ON MANUFACTURER'S DIMENSIONS FOR THE SIZE OF THE PUMP THAT IS SPECIFIED.
6. CONTRACTOR TO INSTALL HATCH COVERS AND PUMPS IN ACCORDANCE WITH APPROVED SHOP DRAWINGS SUPPLIED AND IN ACCORDANCE WITH THE MANUFACTURER'S DIMENSIONS FOR THE PUMP ACTUALLY SUPPLIED.
7. SHOP DRAWINGS SHALL BE SUPPLIED BY THE CONTRACTOR AND MEET THE REQUIREMENTS OF THE CITY OF POOLER STANDARD SPECIFICATIONS AND BE REVIEWED BY THEIR ENGINEER PRIOR TO BEING ORDERED.
8. ALL BOLTS, GUIDE RAILS, BRACKETS, HANGERS, AND LIFTING APPURTENANCES INSIDE THE WETWELL SHALL BE 316 STAINLESS STEEL.
9. ENSURE THE BYPASS SUCTION LINE DOES NOT OBSTRUCT THE INFLUENT GRAVITY FLOW.



HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / (912) 354-4626

REVISIONS	DATE	BY	DESCRIPTION
1	05/07/2023	WJL	WJL
2	05/07/2023	WJL	WJL
3	05/07/2023	WJL	WJL
4	05/07/2023	WJL	WJL
5	05/07/2023	WJL	WJL
6	05/07/2023	WJL	WJL
7	05/07/2023	WJL	WJL
8	05/07/2023	WJL	WJL
9	05/07/2023	WJL	WJL
10	05/07/2023	WJL	WJL

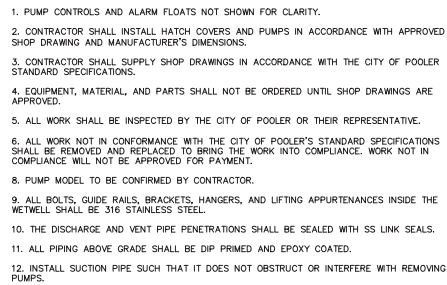
DESIGNED	DRAWN	CHECKED
DATE: 05/07/2023	DATE: 05/07/2023	DATE: 05/07/2023
JOB NO. 12240100		
SCALE:		

PROVIDENCE AT POOLER
NW OF POOLER PARKWAY AND PINE BARREN RD
POOLER, GEORGIA 31008
THE DAVIS GROUP, LLC
PUMP STATION PLAN VIEW

DRAWING NUMBER
PS-1



NOTE: ALL ELEVATIONS ARE NAVD 1988.



SCALE: 1" = 2'

BASE SLAB BOTTOM: -1.42'

NOTE: ALL ELEVATIONS ARE NAVD 1988.

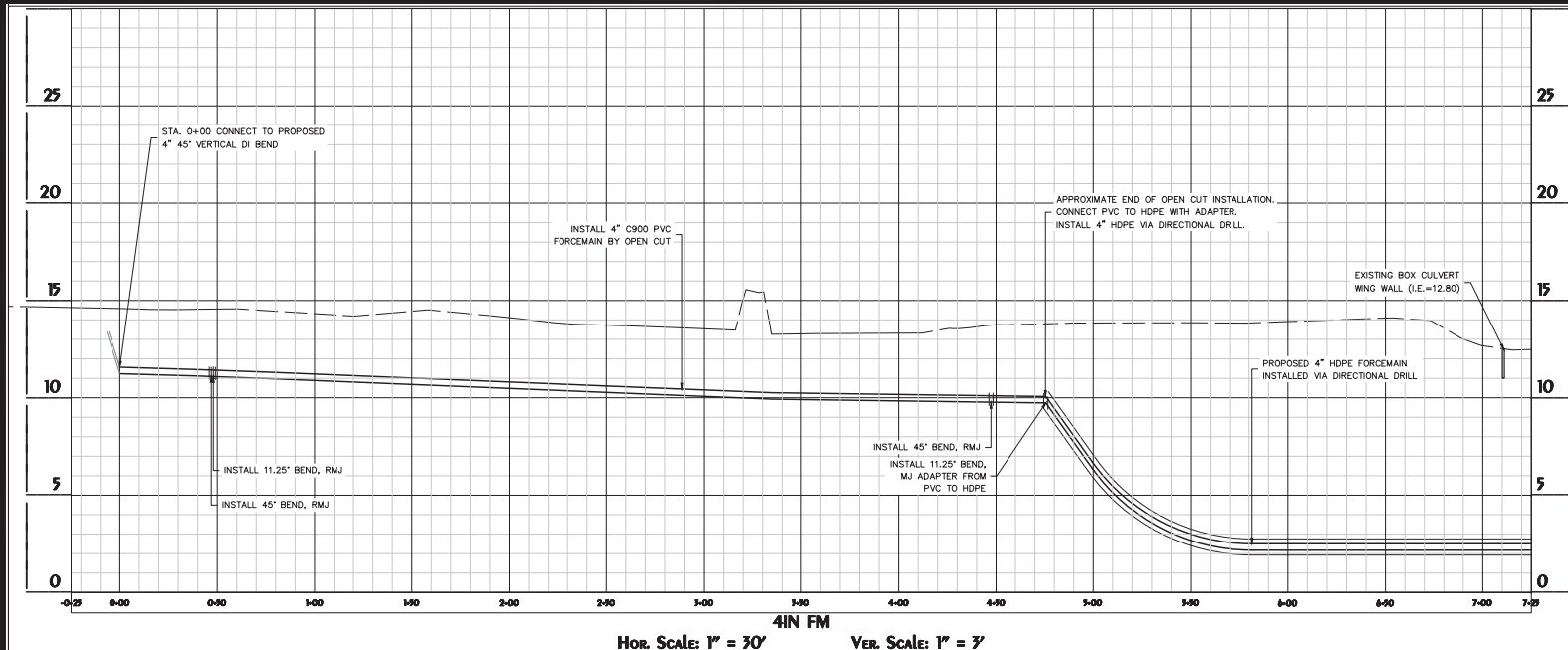
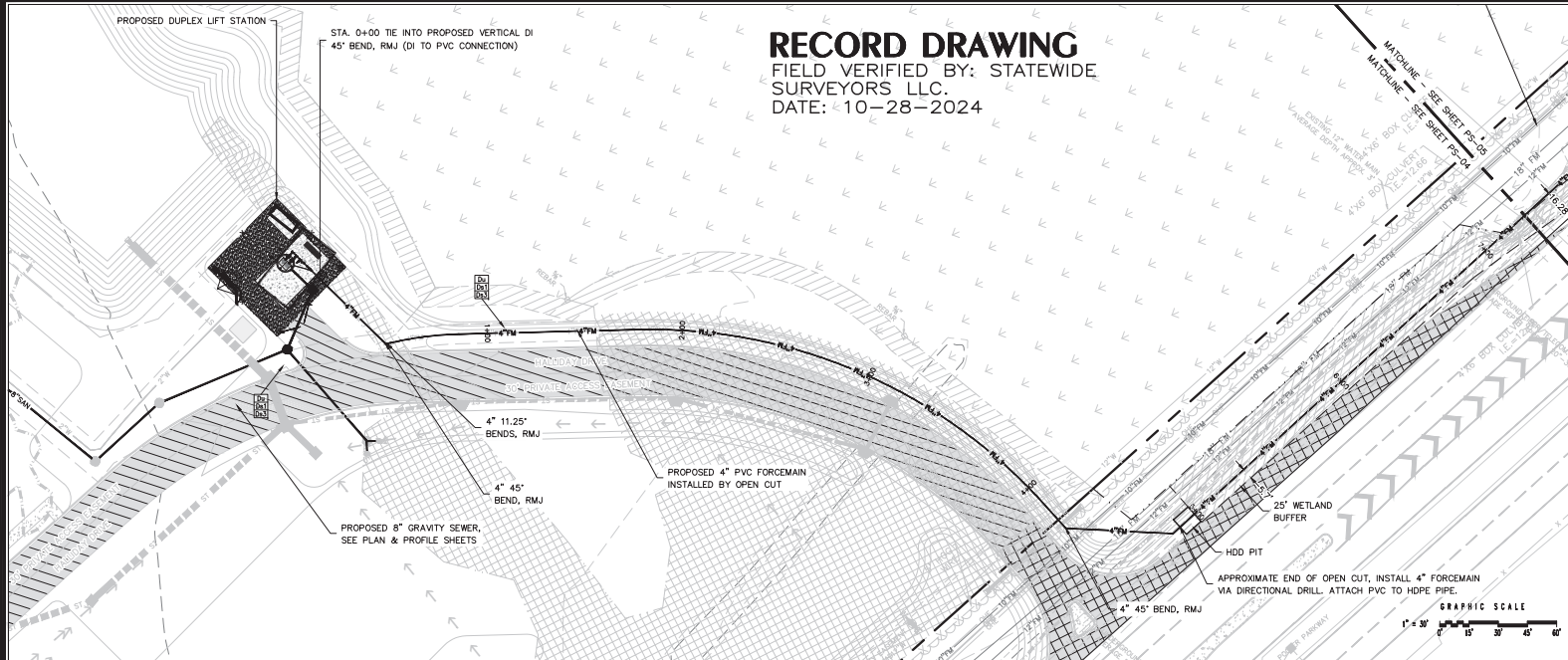




NOTE: ALL ELEVATIONS ARE NAVD 1988.



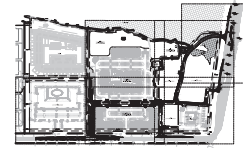
RECORD DRAWING FIELD VERIFIED BY: STATEWIDE SURVEYORS LLC. DATE: 10-28-2024



Hor. Scale: 1" = 30'

Ver. Scale: 1" = 3'

GSWCC Level II
 Design Professional
 Cert. #0000061303



PROJECT INDEX MAP

NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL UNDERGROUND UTILITY LOCATIONS AND ELEVATIONS PRIOR TO INSTALLING THE PROPOSED FORCEMAIN.
2. CONTRACTOR TO VERIFY THE LOCATION OF THE START AND END OF HDD UNDER THE WETLANDS. THE LOCATION FOR THE START AND END OF THE OPEN CUT INSTALLATION FOR THIS PROJECT WILL BE DEPENDENT ON THESE LOCATIONS (PENDING THE BORE PIT LOCATIONS). BORE PITS, HDD, AND OPEN CUT ARE NOT TO IMPACT WETLANDS (OUTSIDE OF WHAT WAS PERMITTED THROUGH THE USAGE ON-SITE FOR IMPACT).



HUSSEY GAY BELL
Established 1958
 329 COMMERCIAL DRIVE SAVANNAH, GA 31406 / (719) 235-44636

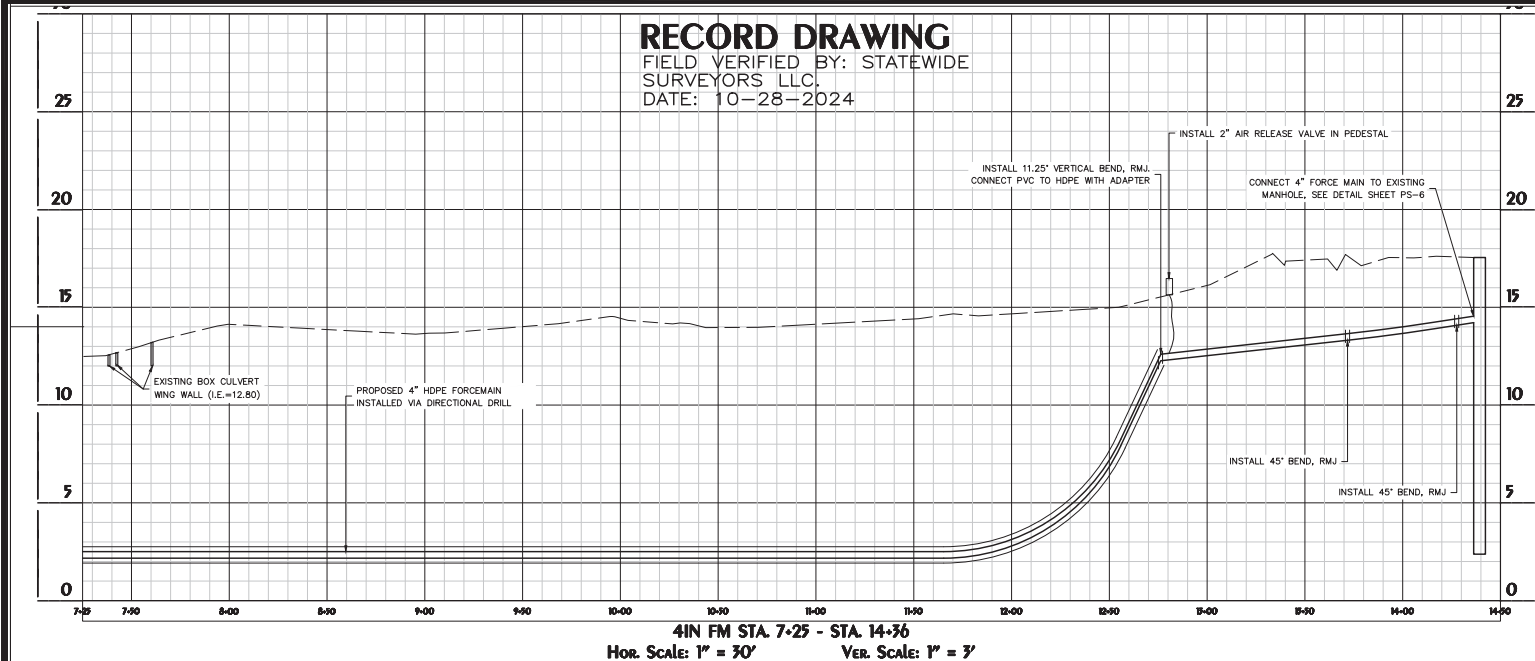
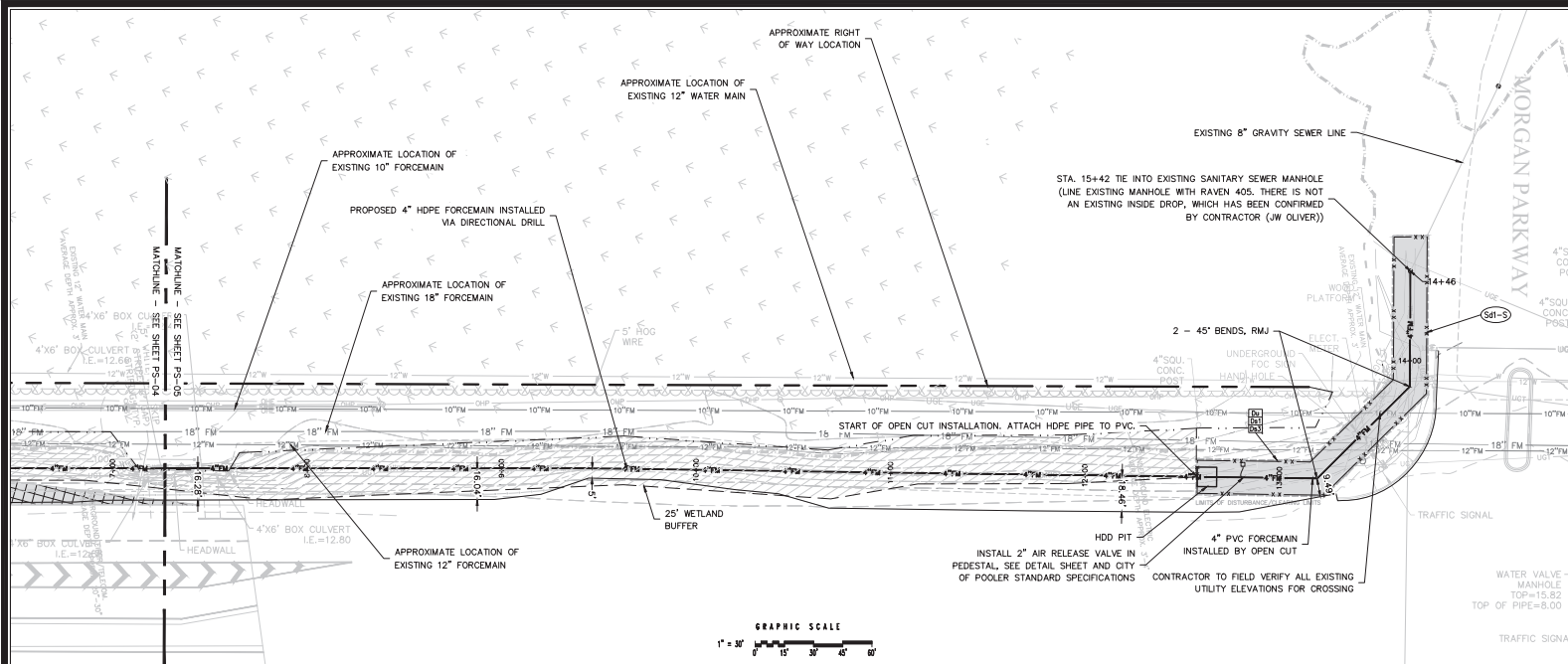
REVISIONS
 REVISION NO. DATE BY
 1. 01/17/2023
 2. 01/17/2023
 3. 01/17/2023
 4. 01/17/2023
 5. 01/17/2023
 6. 01/17/2023
 7. 01/17/2023
 8. 01/17/2023
 9. 01/17/2023
 10. 01/17/2023

DESIGNED: [] DRAWN: [] CHECKED: []
 DATE: OCTOBER 18, 2022
 JOB NO. 122401800
 SCALE: 1" = 30'

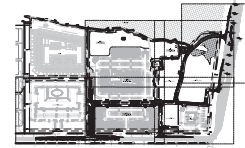
PROVIDENCE AT POOLER
 NW OF POOLER PARKWAY AND FINE BARREN RD
 POOLER, GEORGIA
THE DAVIS GROUP, LLC
FORCEMAIN PLAN & PROFILE

DRAWING NUMBER
PS-4

NOTE: ALL ELEVATIONS ARE NAVD 1988.



GSWCC Level II
Design Professional
Cert. #0000061303



PROJECT INDEX MAP

NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL UNDERGROUND UTILITY LOCATIONS AND ELEVATIONS PRIOR TO INSTALLING THE PROPOSED FORCEMAIN.
2. CONTRACTOR TO VERIFY THE LOCATION OF THE START AND END OF HDD UNDER THE WETLANDS, THE LOCATION FOR THE START AND END OF THE OPEN CUT INSTALLATION FOR THIS PROJECT WILL BE DEPENDENT ON THESE LOCATIONS (PENDING THE BORE PIT LOCATIONS). BORE PITS, HDD, AND OPEN CUT ARE NOT TO IMPACT WETLANDS (OUTSIDE OF WHAT WAS PERMITTED THROUGH THE USACE ON-SITE FOR IMPACT).



HUSSEY GAY BELL
— Established 1958 —
329 COMMERCIAL DRIVE SAVANNAH, GA 31406 / (912) 354-4626

REVISIONS
WATER SEE PS-5 05/07/2023
WATER SEE - OWNER REVISION 08/12/2023
WATER SEE - OWNER REVISION 10/04/2023
CITY OF POOLER / OWNER REVISION 03/07/2024
WATER SEE - OWNER REVISION 07/01/2024

DESIGNED: DRAWN: CHECKED:
A.S.K. J.A.M. C.A.C.
DATE: OCTOBER 18, 2023
JOB NO. 122401800
SCALE: 1" = 30'

PROVIDENCE AT POOLER
NW OF POOLER PARKWAY AND FINE BARREN RD
POOLER, GEORGIA 31428
THE DAVIS GROUP, LLC
FORCEMAIN PLAN & PROFILE

DRAWING NUMBER
PS-5



NOTE: ALL ELEVATIONS ARE NAVD 1988.

SHEET #'S C2.2

SHEET #'S C2.4

SHEET #'S C2.1

SHEET #'S C2.3

SHEET #'S C2.5

PAVING (BITUMINOUS ASPHALT PAVING)
 ASPHALT (HEAVY DUTY)
 ASPHALT (HEAVY DUTY - POOLER PARKWAY)



LEGEND

- LIGHT POLE (LP)
 POWER POLE (PP)



NOTE: ALL ELEVATIONS ARE NAVD 1988.



HUSSEY GAY BELL
Established 1958
 329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / (770) 354-4626

DESIGNED: MASTER SITE - OCT 07/2023
 DRAWN: MASTER SITE - OCT 07/2023
 CHECKED: MASTER SITE - OCT 07/2023
 DATE: OCTOBER 18, 2023
 JOB NO. 122401800
 SCALE: 1" = 80'

PROVIDENCE AT POOLER
 NW OF POOLER PARKWAY AND PINE BARREN RD
 POOLER, GEORGIA
 THE DAVIS GROUP, LLC
 LIGHTING PLAN

DRAWING NUMBER
L1