CITY of POOLER
GEORGIA

PLANNING & ZONING COMMISSION MEETING - AGENDA

March 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 from R-1-A and C-1 to R-3-C (Application #A25-0018) **WITHDRAWN**

B. Conditional Use request for Building Construction Contractor's Office at 1113 E US Hwy 80, Suite A (Application #A25-0031)

C. Variance request to reduce the required parking from 45 to 35 spaces and required fenced playground area from 18,500 to 10,000 square feet for a proposed Learning Center at 500 E Marketplace Way (Application #A25-0034)

D. Zoning Map Amendment to rezone 10.6 acres of Jabot PUD to I-1 (Application #A25-0032)

E. Zoning Map Amendment to rezone from R-A-1 to I-1 for multiple parcels at Dean Forest Rd. and Old Louisville Rd. (Application #25-0037)

F. Zoning Map Amendment to incorporate SW portion of Bragg Tract (Cross Creek Phases 2 & 3) to the Jabot PUD (Application #25-0040)

G. Site Plan Approval for SPLC III at 500 Seabrook Parkway (A24-0232)

V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
February 24, 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	Present
Marcy Benson	City Planner	Present
Ryan Jarles	City Planner	Present
Rachael Brown	Zoning Administrator/Secretary	Present

APPROVAL OF MINUTES

The minutes of February 10, 2025, Planning and Zoning Commission were reviewed and accepted.

Result: *Approved*

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

NEW BUSINESS:

A. PUD Zoning Map Amendment for Savannah Quarters PUD Phase 16, Quacco Road to add mini-warehouse/self-storage as a permitted use (Application #A25-0027) **WITHDRAWN**

B. Variance request to reduce the 100-foot required adjacent use buffer in the rear of the property to 10 feet for a proposed retail and flex space development at 1235 E US Highway 80 (Application #A25-0022)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a variance to reduce the 100-foot required adjacent use buffer in the rear of the property to 10 feet for the property located at 1235 E US Hwy 80. Cody Rogers and Kyle Hadden were present to answer questions and discuss their options. Based on discussion, the applicant decided to withdraw the request.

C. Proposed Text Amendment to the Pooler Code of Ordinances Chapter 50, Floods

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

Result: *After review of the text amendment, a motion was made to approve the Text Amendment with the verbiage changes as discussed.*

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

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:35p.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

Conditional Use Request for a Construction Office at 1113 E. US Hwy 80, Suite A

Project:	#A25-0031
P&Z Meeting Date:	March 10, 2025
Public Hearing Date:	March 18, 2025
Applicant and Authorized Agent:	Ronald Rose
Location (Address):	1113 E. US Hwy 80, Suite A
Parcel (PIN):	50023 01021
Existing Zoning:	C-2 (Heavy Commercial)
Zoning Action:	Conditional Use
Request:	Request to establish a Building Construction Contractor's Office use within Suite A at 1113 E US Hwy 80.
Application Filed:	February 10, 2025
Legal Notice Published:	March 2, 2025
Sign Posted:	February 28, 2025
Letters Mailed:	February 27, 2025
Staff Recommendation:	Approval
Planning & Zoning Commission:	[TBD]
Recommended Motion:	*"After review of the criteria, move for approval of the request."*
Background:	The request is to utilize a portion of an existing commercial building at 1113 E US Hwy 80 (suite A), and within a C-2 zoning district, as

	a construction office. The parcel is split zoned in C-2 and I-1 zoning, with the subject space being located within the C-2 portion. App. A, Art. IV, Sec. 3, (D), describes where a district boundary divides a lot, the requirements for the district in which the greater portion of the lot lies shall be extended to the balance of the lot. The proposed office is to be strictly administrative in use for an existing construction company providing services including pilings, docks, bridges, bulkheads, and other water related construction services. The proposed site will not include storage of construction materials, nor storage of construction related vehicles on site; these are stored and parked at an off-site facility in Glenville, Georgia. The other suites located within the building are utilized for office use, and office uses are common within the zoning district; therefore, the proposed conditional use is appropriate at this location.
Relevant Ordinances:	App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District App. A, Art. IV, Sec. 4 – Conditional Uses App. A, Art. V, Sec. 7 – Standards for Conditional Use Permission
Zoning Action Standards:	1. The proposed use will not be contrary to the purpose of this ordinance. • *The proposed use would be consistent with the purpose of the ordinance as the proposed use would be strictly as an office with minimal human and vehicular traffic to and from the site.* 2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers. • *The proposed use would not be detrimental to adjacent properties or surrounding areas as it would take place inside of an existing commercial office space.* 3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use. • *The proposed use is consistent and compatible with existing uses nearby and those otherwise allowed in the district and would not constitute a nuisance or*

hazard as the use will take place in an existing office space, and existing parking areas will be utilized.

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

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

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

    - *The proposed construction office will be contained within an existing office space and will utilize existing parking spaces, of which there is a sufficient amount.*

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

    - *The parking standards are satisfied as the required number of spaces for the development are already provided.*

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

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

Conclusion:	The request complies with the criteria for a conditional use. As such, staff recommends **Approval** of the request.
Attachments:	A. Vicinity Map B. Application and Submittal Documentation

Attachment A

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

Vicinity Map - 1113 E. US Hwy 80 Suite A - Conditional Use

02/20/2025

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

Conditional Use Application

Updated **MAY 2024**

NOTICE TO APPLICANT

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

- ☐ Filing fee (checks payable to: City of Pooler)
- ☐ Preliminary site plan including (1),(2), (3) and (6) of Appendix A, Article V, Section 4 (c
- ☐ One copy if 11" x 17" or smaller; 16 copies if larger
- ☐ Signed and dated Campaign Contribution and Conditional Standards forms
- ☐ Authorization of property owner signed, dated, and notarized

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

OFFICE USE ONLY

Hearing Date: _____ Published in Legal Organ: _____

Letters of Notification Mailed: _____ Sign Posted: _____

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

Contact Information

Ronald Rose	912 658 3401
Applicant Name	Applicant Phone
PO Box 60458 Savanna, GA 31420	ron@alphaconstruction.biz
Applicant Mailing Address	Applicant Email
Pooler Commons LLC	912-232-4252
Property Owner Name	Property Owner Phone
318 East Bay Street Savannah, GA 31401	ase@byckmgt.com
Property Owner Mailing Address	Property Owner Email
Ronald Rose	912 658 3401
Contact Person Name	Contact Person Phone
PO Box 60458 Savanna, GA 31420	ron@alphaconstruction.biz
Contact Person Mailing Address	Contact Person Email

Property Information

1113 E US HWY 80 SUITE A POOLER GA 31322	
Location Address	Parcel Identification #
Current Zoning	Current Use

Conditional Use Application

Updated **MAY 2024**

Description of proposed use, listing specific sections of zoning ordinance that apply:

Office

Description of proposed activities, number of units, hours of operation:

Administrative
7 AM to 5 PM

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

N/A

Proposed Starting Dates of Land Disturbance, Construction, Completion, Use Opening, First Occupancy:

N/A

Adjacent Property Owners

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

Name	Address	Zip
Pooler Commons , LLC		
ASSETS FOR CHRIST INC	101 WAR FIGHTER WAY	BLACK CREEK, GA, 31308
GALIN MURRAY A	PO BOX 9846 SAVANNAH, GA, 31412	
PATEL PARTH AS TRUSTEE	104 CYPRESS DR RINCON, GA, 31326	

Affidavit

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

Applicant Name	Applicant Signature	Date
Ronald L. Rose	Ronald L Rose	02/06/2025

Attestant Name	Attestant Title	Date

Conditional Use Standards

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.

Ronald L. Rose	Ronald L Rose	02/06/2025
Applicant Name	Applicant Signature	Date

Campaign Contribution Disclosure Form
(Zoning Action Applicant)

Updated **MAY 2024**

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

Hearing Information

Zoning Action/Agenda Item

Planning & Zoning Public Hearing/Meeting Date and Time

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

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

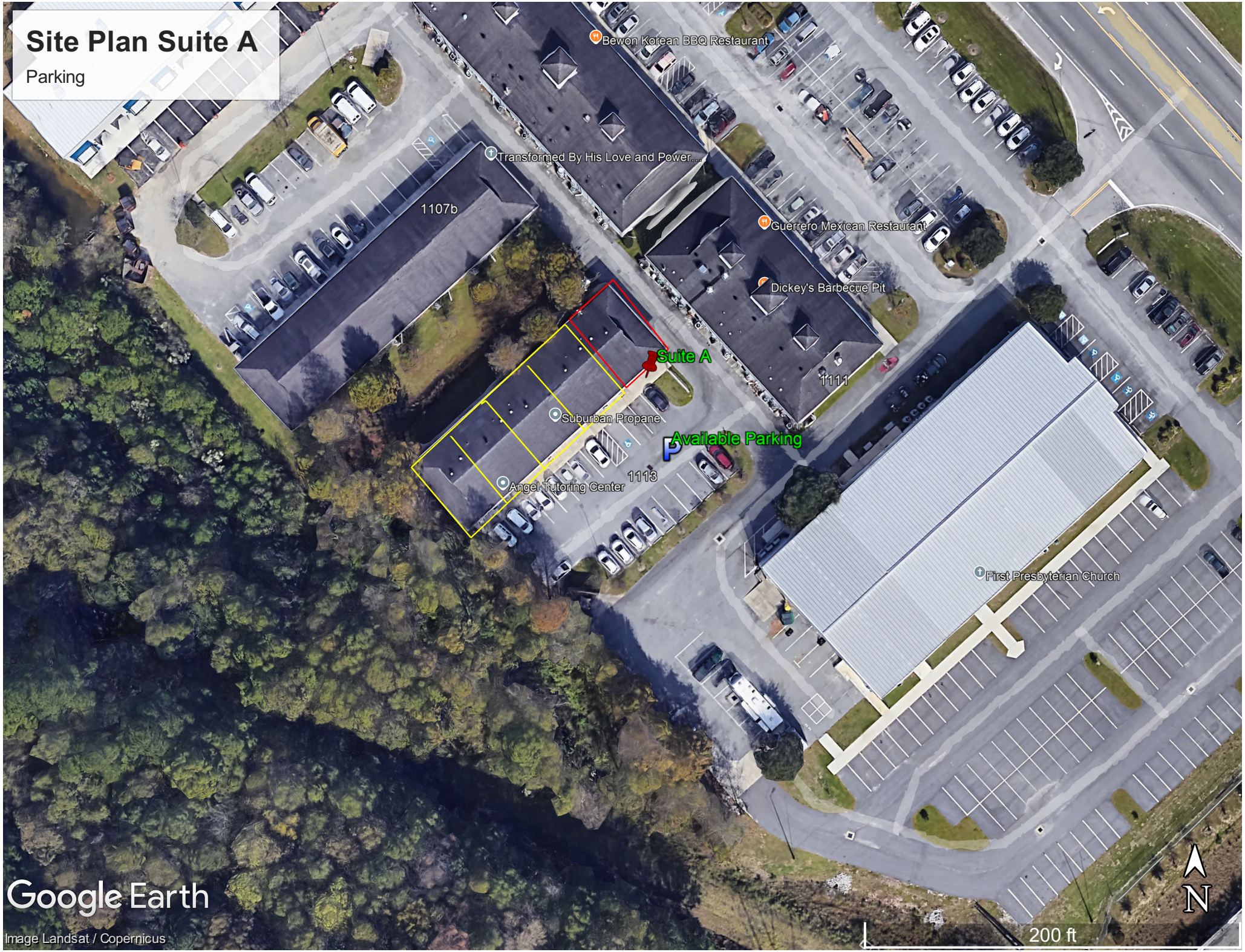
✓ **NO**, I have not made any campaign contributions to one or more Pooler City Official(s) over the past two years that, when combined, total an amount greater than $250.00.

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

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

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

Ronald L. Rose	Ronald L Rose	02/06/2025
Applicant Name	Applicant Signature	Date


Site Plan Suite A
Parking
Bewon Korean BBQ Restaurant
Transformed By His Love and Power...
1107b
Guerrero Mexican Restaurant
Dickey's Barbecue Pit
Suite A
1111
Suburban Propane
Available Parking
1113
Angel Tutoring Center
First Presbyterian Church
Google Earth
Image Landsat / Copernicus
N
200 ft

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Variance for 500 E. Marketplace Way – Angel Learning Center

Project:	#A25-0034
P&Z Meeting Date:	March 10, 2025
Public Hearing Date:	March 18, 2025
Applicant and Authorized Agent:	Milen Patel, Pooler Angel Learning LLC
Location (Address):	500 E. Marketplace Way
Parcel (PIN):	51011F01010
Existing Zoning:	PUD (Morgan Family PUD); C-2 (Commercial, Heavy District)
Zoning Action:	Variance
Request:	Request is for a variance to reduce the number of required parking spaces from 45 to 35 and to reduce the required fenced playground area from 18,500 square feet to 10,000 square feet, in order to develop a childcare facility.
Application Filed:	February 13, 2025
Legal Notice Published:	March 2, 2025
Sign Posted:	February 28, 2025
Letters Mailed:	February 24, 2025
Staff Recommendation:	Denial
Planning & Zoning Commission:	[TBD]
Recommended Motion:	*"After review of the criteria, move for denial of the request."*

Background:	The property located at 500 E. Marketplace Way is an undeveloped parcel with frontage on E. Marketplace Way and access to June Meadow Ln. The site is a smaller section of a larger parcel. On January 3, 2025, a site plan application was submitted for review. The applicant in return received a review letter containing several comments, noting the site plan's failure to meet parking requirements and the size required for the outdoor playground area. Consequently, the applicant has filed the current variance application for these two issues. The property is located within the Morgan Family PUD, this particular tract being designated for C-2 heavy commercial uses. A childcare facility is listed as being a permitted use. The parcel is large in size; with wetlands located along its southernmost edge. Section 19 – Child Care Facilities, requires 100 square feet of outdoor play area (fenced) per child. This section further references the parking requirements as provided in Sec. 5 for Off-Street Parking and Unloading. The parcel is large in size and regular in shape; development of the site would be possible while meeting the requirements.
Relevant Ordinances:	App. A, Art. V, Sec. 9 – Variances App. A, Art. III, Sec. 19 – Child Care Facilities
Zoning Action Standards:	1. That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property. • *While the property does contain wetlands along the southernmost border, wetlands in this area of the city are not extraordinary. There are many parcels that contain wetlands in the vicinity. The subject parcel is large in size and has a regular shape.* 2. That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the zoning ordinance, without undue hardship to the property. • *There are no extraordinary conditions that apply to this property that cause undue hardship. While the property does contain wetlands, the site can be developed to meet the requirements of the code.*

	3. That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good. • *The variance will not result in a use not authorized in the zoning district or cause detriment to the public good.*
Conclusion:	Staff finds that the request does not meet the required criteria for a variance. As such, staff recommends **Denial** of the request as submitted.
Attachments:	A. Vicinity Map B. Application and Submittal Documentation

Attachment A

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

Vicinity Map - 500 E Market Place Way - Angel Learning Center

02/18/2025

Parcels

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

Zoning Variance Application

Updated **MAY 2024**

NOTICE TO APPLICANT

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

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

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

OFFICE USE ONLY

Hearing Date: _____ Published in Legal Organ: _____

Letters of Notification Mailed: _____ Sign Posted: _____

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

Contact Information

POOLER ANGEL LEARNING LLC.	912-655-7260
Applicant Name	Applicant Phone
500 EAST MARKETPLACE WAY POOLER GA 31322	POOLER@ANGELLEARN
Applicant Mailing Address	Applicant Email
PLR ENTERTAINMENT GROUP, LLC	912-695-2830
Property Owner Name	Property Owner Phone
7749 CRICKLEWOOD DRIVE	
Property Owner Mailing Address	Property Owner Email
MILEN PATEL	912-695-2830
Contact Person Name	Contact Person Phone
184 GREY GHOST CT. RICHMOND HILL GA 31324	MPATEL@ANGELLEARN
Contact Person Mailing Address	Contact Person Email

Property Information

Location Address	Parcel Identification #

Zoning Variance Application

Updated **MAY 2024**

C-2	EDUCATION
Current Zoning	Current Use

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

ATTACHED.

Adjacent Property Owners

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

Name	Address	Zip
MORGAN SAMUEL H EDWARD H & G P	51011 01014	31322
POOLER PARKWAY OF GA, LLC	0 POOLER CROSS RD	31322
CLEAR LAKE (GA) OWNER I LLC	51011F01012	31322

Affidavit

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

Applicant Name	Applicant Signature	Date
POOLER ANGEL LEARNING LLC.		02/14/2025

Attestant Name	Attestant Title	Date
LAUKIK PATEL	CEO	02/14/2025

Zoning Variance Standards

Updated **SEPT 2023**

Variance Criteria

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

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

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

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

Affidavit of Receipt

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

POOLER ANGEL LEARNING LLC.		02/14/2025
Applicant Name	Applicant Signature	Date

Campaign Contribution Disclosure Form (Zoning Action Applicant)

Updated **MAY 2024**

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

Hearing Information

ZONING VARIANCE

Zoning Action/Agenda Item

MARCH 10TH 2025

Planning & Zoning Public Hearing/Meeting Date and Time

MARCH 18TH 2025

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

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

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

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

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

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

LAUKIK PATEL		02/14/2025
Applicant Name	Applicant Signature	Date

1. Introduction

Angel Learning Center is requesting two zoning variances for the development of a **childcare facility** on 51011F01010. The requested variances include:

1. **A reduction in the required parking spaces from 45 to 35.**
2. **A reduction in the required fenced playground area from 18,500 square feet to 10,000 square feet.**

Due to **unique site constraints**, including the property's **location within a flood zone** and **lower elevation compared to the adjacent street**, strict adherence to zoning requirements would create an **undue hardship** on the development. This report outlines the justifications for these variances while ensuring that the project meets all necessary safety, accessibility, and operational requirements.

2. Justification for Requested Variances

The subject property presents **exceptional physical conditions** that impact compliance with zoning requirements. The property is situated in a **designated flood zone** and sits **lower than the adjacent street**, requiring extensive **land filling and grading** to bring it **above the floodplain** before any development can occur. These necessary modifications **reduce the buildable area** and impact site layout efficiency.

Given these constraints, strict adherence to the zoning ordinance would create **significant challenges** for the project:

A. Parking Space Reduction (From 45 Spaces to 35 Spaces)

The reduction in required parking spaces is justified due to the **staggered nature of childcare drop-offs and pick-ups**, which naturally limits parking demand:

- **Efficient Traffic Flow Design:** The site incorporates a dedicated **drop-off and pick-up lane**, significantly reducing the need for **long-term parking**.
- **Industry Best Practices:** Studies show that childcare centers typically do not require a full parking lot at any given time, as parents spend only a few minutes at drop-off and pick-up.
- **Adequate Parking Availability:** The proposed **35 parking spaces** are sufficient to meet the needs of **staff, visitors, and parents requiring extended parking**, ensuring **no congestion or overflow onto neighboring properties**.

Without this variance, an additional **10 unnecessary parking spaces** would have to be developed, reducing usable space for **safe traffic circulation and outdoor play areas**.

B. Playground Space Reduction (From 18,500 sq. ft. to 10,000 sq. ft.)

The requested playground size reduction is based on **space efficiency, regulatory compliance, and site constraints**:

- **State Compliance:** The **10,000 sq. ft. fenced playground area** meets **state-mandated outdoor play space requirements per child** and is sufficient for **safe and engaging play experiences**.
- **Optimized Usage:** The facility will implement **rotational play scheduling**, ensuring children receive adequate outdoor time **without overcrowding the area**.
- **Flood Mitigation Considerations:** Expanding the playground to **18,500 sq. ft.** would require additional site modifications, interfering with necessary **stormwater drainage and flood prevention measures** that are essential for long-term site safety.

By granting this variance, the City allows for a **functional, well-designed childcare center** while ensuring that the site remains safe, **environmentally responsible**, and **operationally efficient**.

No Substantial Detriment to the Public Good

The requested variances will **not negatively impact** the surrounding community or authorize a **non-permitted use**. Instead, they will:

- **Improve traffic safety** by preventing congestion and streamlining the drop-off/pick-up process.
- **Enhance childcare accessibility** by ensuring the project remains feasible despite site constraints.
- **Preserve responsible land use** by balancing operational needs with flood mitigation requirements.

The facility will comply with all relevant **safety, zoning, and environmental regulations**, ensuring that these adjustments maintain **public welfare and community benefit**.

3. Conclusion

Angel Learning Center respectfully requests approval of these variances based on the **unique site conditions** and **operational needs of a modern childcare facility**. The requested adjustments will:

- **Allow for safe and efficient drop-off and pick-up procedures.**
- **Ensure adequate playground space without compromising flood mitigation efforts.**

- **Enable the development of a much-needed childcare center** without causing harm to the surrounding community.

By granting this variance, the City will **support a project that enhances early childhood education, benefits families, and promotes sustainable development** while addressing site-specific constraints.

Thank you for your time and consideration.

Respectfully Submitted,

Laukik Patel
Angel Learning Center - Pooler

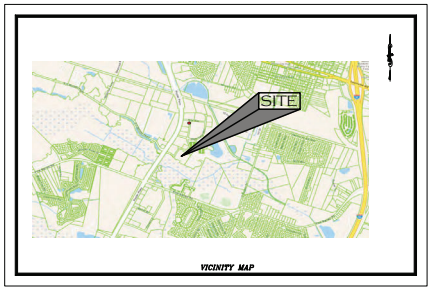
Site Work Plans

FOR THE NEW

Angel Learning Center
0 Pooler Cross Road
Pooler, Georgia 31322

FOR

Pooler Angel Learning, LLC
178 Basswood Drive
Savannah, Georgia 31407



VICINITY MAP

DWG. NO.	DESCRIPTION
C1	COVER SHEET, SCHEDULE OF DRAWINGS AND VICINITY MAP
C2	EXISTING SITE PLAN
C3	DEMOLOITION PLAN
C4	STAKING AND SIGNING PLAN
C5	PAVING, GRADING AND DRAINAGE PLAN
C6	UTILITY PLAN, NOTES AND DETAILS
C7	PROFILES AND DETAILS
C8	LANDSCAPE PLAN, NOTES AND DETAILS
C9	IRRIGATION PLAN
C10	DETAILS
C11	DETAILS
C12	DETAILS
C13	PAD DETAILS
C14	LIGHTING PLAN AND DETAILS
C15	SOIL EROSION AND SEDIMENT CONTROL PLAN- PHASE I
C16	SOIL EROSION AND SEDIMENT CONTROL PLAN- PHASE II
C17	SOIL EROSION AND SEDIMENT CONTROL PLAN- PHASE III
C18	TRAP DETAILS
C19	NOTES AND DETAILS
C20	NOTES AND DETAILS
C21	NOTES AND DETAILS
C22	NOTES AND DETAILS
C23	NOTES AND DETAILS
C24	NOTES AND DETAILS
C25	NOTES AND DETAILS
C26	NOTES AND DETAILS
C27	TURN RADIUS EXHIBIT
C28	INTERSECTION SITE DISTANCE EXHIBIT

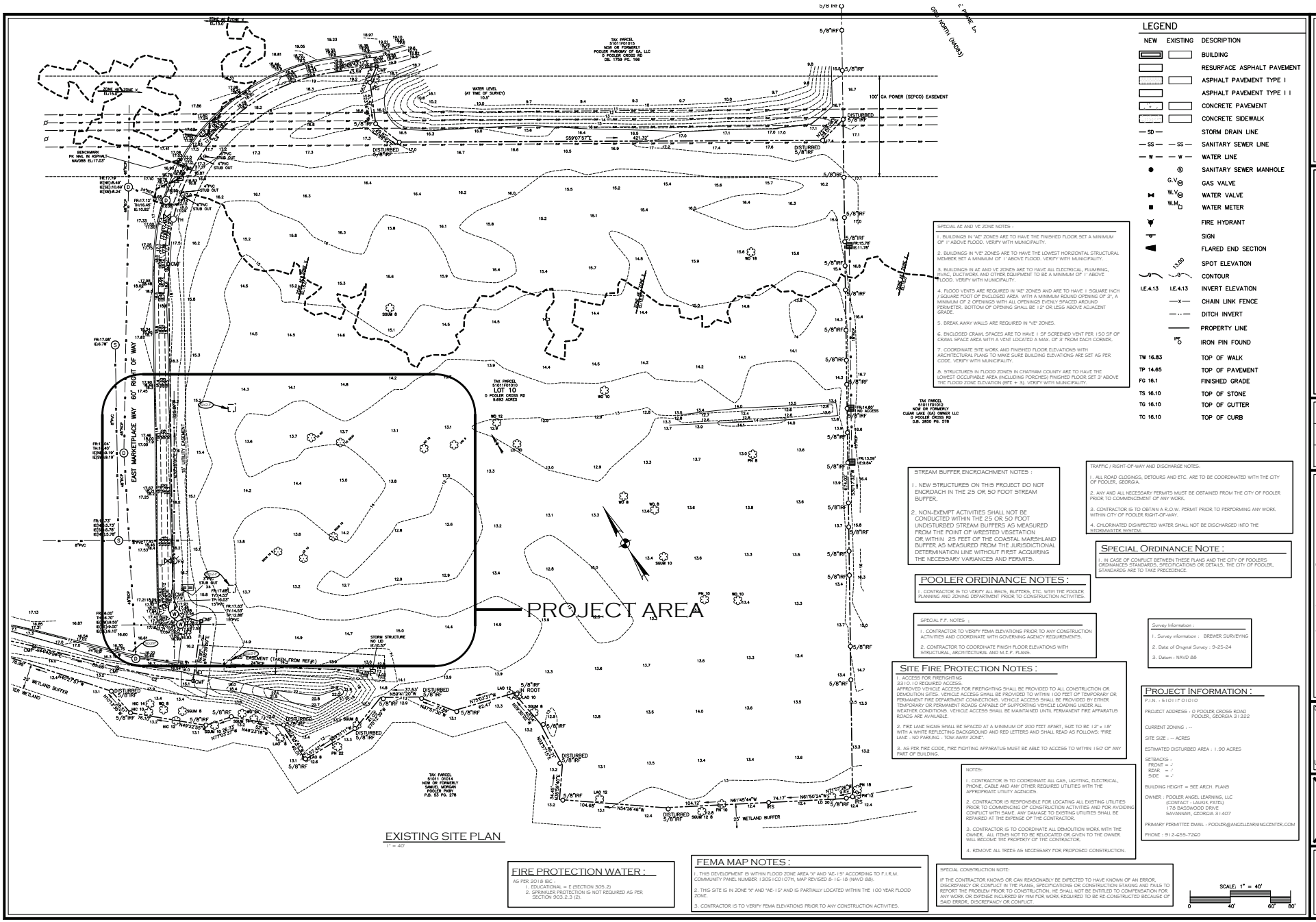
SCHEDULE OF DRAWINGS

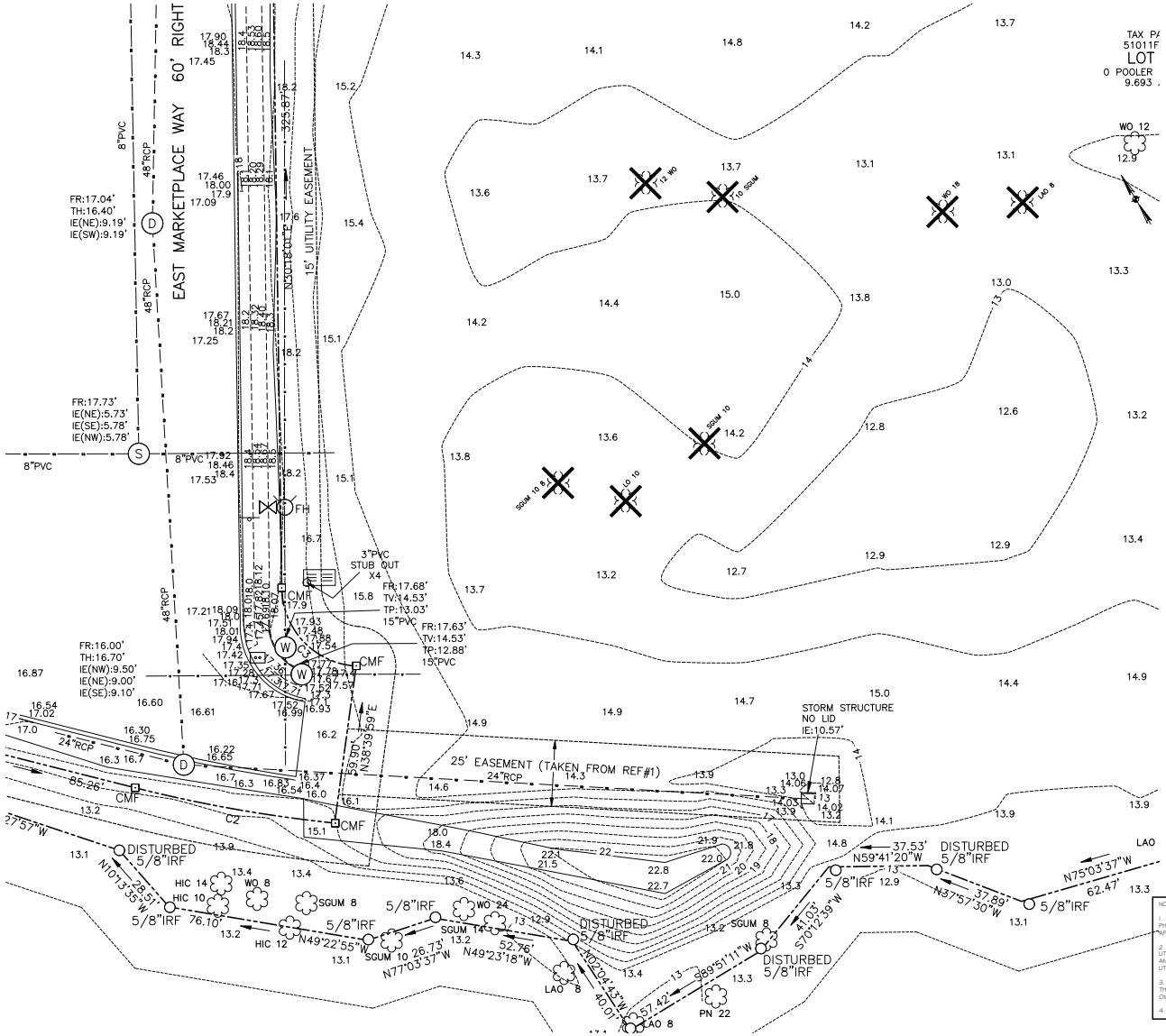
SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

BOSWELL DESIGN SERVICES, INC.
OFFICE : 4700 EAST HIGHWAY 80
Unit N, Suite 1
MAILING : 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAHBOS@Bellsouth.net

UTILITIES PROTECTION CENTER
1-800-282-7411


PROJECT AREA
EAST MARKETPLACE WAY 60' RIGHT OF WAY
TAX PARCEL 51011F01015 NOW OR FORMERLY POOLER PARKWAY OF GA, LLC 0 POOLER CROSS RD DB. 1759 PG. 166
TAX PARCEL 51011F01010 LOT 10 0 POOLER CROSS RD 9.883 ACRES
TAX PARCEL 51011F01010 NOW OR FORMERLY CLEAR LAKE ISLE OWNER LLC 0 POOLER CROSS RD DB. 2800 PG. 378
TAX PARCEL 51011 01004 NOW OR FORMERLY SAMUEL MORGAN POOLER PKWY P.B. 53 PG. 278
100' GA POWER (SEPCO) EASEMENT
20' WETLAND BUFFER
25' WETLAND BUFFER
S59°07'57"E 421.32'
GRID NORTH (NAD83)
BENCHMARK PK NAIL IN ASPHALT NAVD88 EL=17.03'
ZONE AE ZONE X
ZONE X ZONE AE
WATER LEVEL (AT TIME OF SURVEY)
DISTURBED 5/8"IRF
5/8"IRF
SSMH 8
SSMH 9
SSMH 10
SSMH 11
SSMH 12
WO 8
WO 9
WO 10
WO 12
WO 18
DI 8
DI 10
DI 12
DI 20
PH 8
PH 10
PH 12
PH 18
PH 22
LAG 8
LAG 10
LAG 12
LAG 18
HHC 10
HHC 12
HHC 14
HHC 16
STUB OUT
STORM STRUCTURE NO LID IE=10.57'
FR=17.08' IE=6.78'
FR=17.00' IE=6.73'
FR=17.00' IE=6.78'
FR=17.00' IE=6.73'
FR=17.00' IE=6.78'
FR=17.12' TH=16.45' IE=10.82'
FR=17.39' IE(NW)=8.44' IE(SE)=10.66' IE(SW)=8.24'
FR=17.08' IE=6.78'
FR=17.08' TH=16.45' IE=10.82'
FR=17.08' TH=16.45' IE=11.76'
FR=17.08' TH=16.45' IE=8.19'
FR=17.08' IE=8.19'
FR=17.08' IE=8.19'
FR=17.08



DEMOLITION PLAN
1" = 20'

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

FEMA MAP NOTES :

1. THIS DEVELOPMENT IS WITHIN FLOOD ZONE AREA "X" AND "AE-15" ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 13051C0107H, MAP REVISED 8-16-18 (NAVD 88).

2. THIS SITE IS IN ZONE "X" AND "AE-15" AND IS PARTIALLY LOCATED WITHIN THE 100 YEAR FLOOD ZONE.

3. CONTRACTOR IS TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

TRAFFIC / RIGHT-OF-WAY AND DISCHARGE NOTES:

1. ALL ROAD CLOSINGS, DETOURS AND ETC. ARE TO BE COORDINATED WITH THE CITY OF POOLER, GEORGIA.

2. ANY AND ALL NECESSARY PERMITS MUST BE OBTAINED FROM THE CITY OF POOLER PRIOR TO COMMENCEMENT OF ANY WORK.

3. CONTRACTOR IS TO OBTAIN A R.O.W. PERMIT PRIOR TO PERFORMING ANY WORK WITHIN CITY OF POOLER RIGHT-OF-WAY.

4. CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM.

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

NOTES:

1. CONTRACTOR IS TO COORDINATE ALL GAS, LIGHTING, ELECTRICAL, PHONE, CABLE AND ANY OTHER REQUIRED UTILITIES WITH THE APPROPRIATE UTILITY AGENCIES.

2. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCING OF CONSTRUCTION ACTIVITIES AND FOR AVOIDING CONFLICT WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

3. CONTRACTOR IS TO COORDINATE ALL DEMOLITION WORK WITH THE OWNER. ALL ITEMS NOT TO BE RELOCATED OR GIVEN TO THE OWNER WILL BECOME THE PROPERTY OF THE CONTRACTOR.

4. REMOVE ALL TREES AS NECESSARY FOR PROPOSED CONSTRUCTION.

Survey Information :

1. Survey information : BREWER SURVEYING

2. Date of Original Survey : 9-25-24

3. Datum : NAVD 88

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

ISSUED FOR CONSTRUCTION
7-30-23

SCALE: 1" = 20'
0 20' 40' 50'

BOSWELL DESIGN SERVICES, INC.
OFFICE: 4700 EAST HIGHWAY 80
SUITE 103
MAILING: 1103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
(912) - 897 - 6932
LA1806@bellsouth.net

REVISIONS

DESIGNED: ---
DRAWN: MJS
CHECKED: ---
DATE: JULY 30, 2023
JOB NO. ---
SCALE: as shown

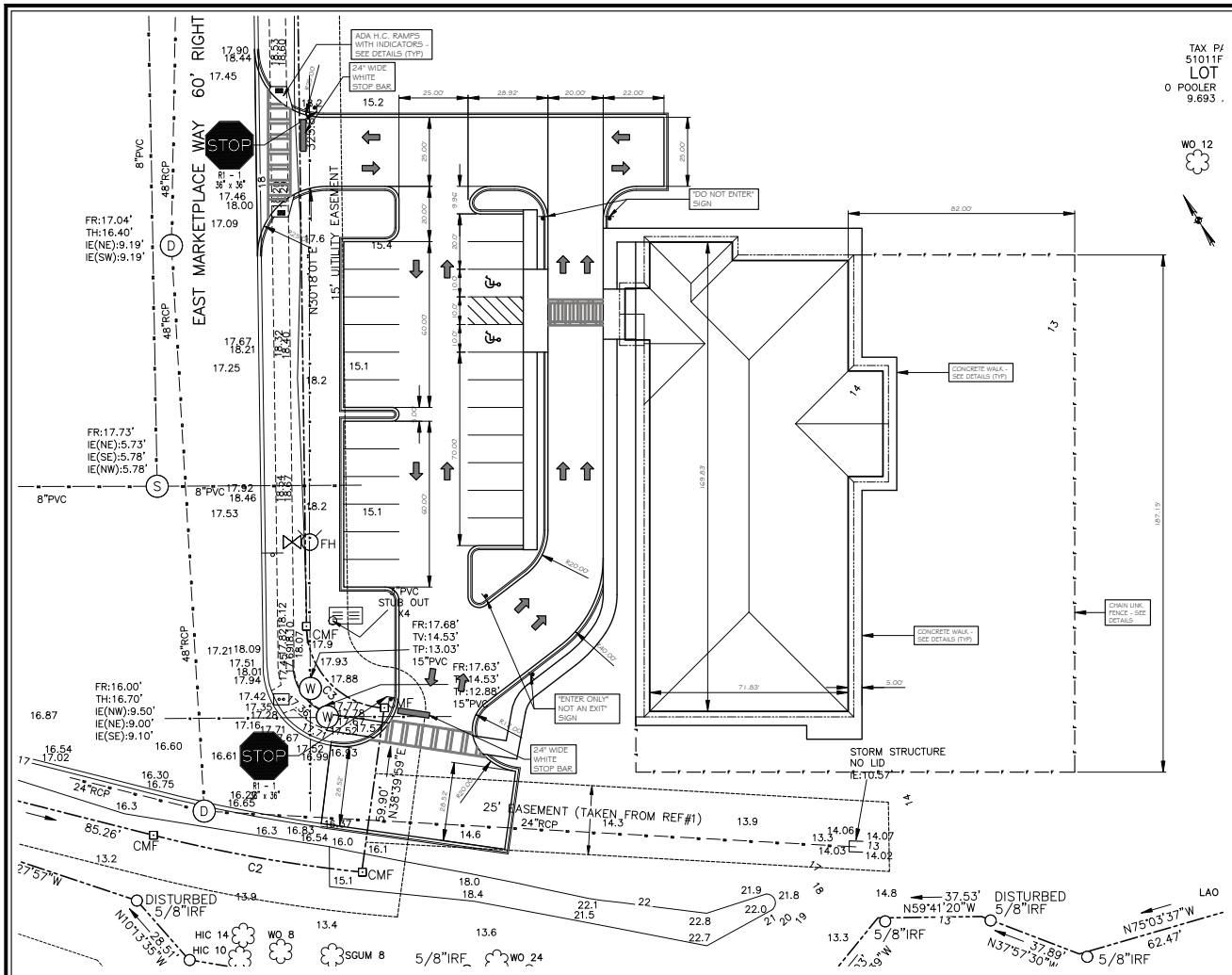
ANGEL LEARNING CENTER
POOLER CROSS STREET
POOLER, GEORGIA 31322
FOR
POOLER ANGEL LEARNING, LLC
SAVANNAH, GEORGIA

DEMOLITION PLAN

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED PROFESSIONAL ENGINEER

DRAWING NUMBER
C-3
3 OF 28 SHEETS



STAKING AND SIGNING PLAN

1" = 20'

TAX PA
51011F
LOT
0 POOLER
9.693 .

SPECIAL AE AND VE ZONE NOTES :

1. BUILDINGS IN "AE" ZONES ARE TO HAVE THE FINISHED FLOOR SET A MINIMUM OF 1' ABOVE FLOOD. VERIFY WITH MUNICIPALITY.

2. BUILDINGS IN "VE" ZONES ARE TO HAVE THE LOWEST HORIZONTAL STRUCTURAL MEMBER SET A MINIMUM OF 1' ABOVE FLOOD. VERIFY WITH MUNICIPALITY.

3. BUILDINGS IN AE AND VE ZONES ARE TO HAVE ALL ELECTRICAL, PLUMBING, HVAC, DUCTWORK, AND OTHER EQUIPMENT TO BE A MINIMUM OF 1' ABOVE FLOOD. VERIFY WITH MUNICIPALITY.

4. FLOOD VENTS ARE REQUIRED IN "AE" ZONES AND ARE TO HAVE 1 SQUARE INCH / SQUARE FOOT OF ENCLOSED AREA WITH A MINIMUM ROUND OPENING OF 3", A MINIMUM OF 2 OPENINGS WITH ALL OPENINGS EVENLY SPACED AROUND PERIMETER, BOTTOM OF OPENING SHALL BE 1'-2" OR LESS ABOVE ADJACENT GRADE.

5. BREAK AWAY WALLS ARE REQUIRED IN "VE" ZONES.

6. ENCLOSED CRAWL SPACES ARE TO HAVE 1 SF SCREENED VENT PER 150 SF OF CRAWL SPACE AREA WITH A VENT LOCATED A MAX. OF 3' FROM EACH CORNER.

7. COORDINATE SITE WORK AND FINISHED FLOOR ELEVATIONS WITH ARCHITECTURAL PLANS TO MAKE SURE BUILDING ELEVATIONS ARE SET AS PER CODE. VERIFY WITH MUNICIPALITY.

8. STRUCTURES IN FLOOD ZONES IN CHATHAM COUNTY ARE TO HAVE THE LOWEST OCCUPIABLE AREA (INCLUDING PORCHES) FINISHED FLOOR SET 3' ABOVE THE FLOOD ZONE ELEVATION (BFE + 3). VERIFY WITH MUNICIPALITY.

GENERAL NOTES:

1. DIMENSIONS ARE IN FEET AND DECIMAL OF FEET UNLESS NOTED OTHERWISE.

2. LIMITS OF CLEARING AND GRUBBING SHALL MATCH THE PROPERTY LINE BOUNDRY OR AS SHOWN ON THE PLANS. COORDINATE ALL CLEARING ACTIVITIES WITH THE ENGINEER/OWNER.

3. ALL COORDINATES AND BEARINGS SHOWN ARE BASED ON A SITE COORDINATE SYSTEM. CONTRACTOR SHALL VERIFY PRIOR TO THE START OF CONSTRUCTION.

4. BENCHMARKS SHALL BE VERIFIED BY THE CONTRACTOR AS TO LOCATION AND ELEVATION PRIOR TO THE START OF CONSTRUCTION.

5. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.

6. CONTRACTOR SHALL VERIFY THAT OVERALL SITE DIMENSIONS AGREE WITH THE INCREMENTAL LAYOUT DIMENSIONS AS SHOWN. ANY DISCREPANCIES WITH DIMENSIONS AND COORDINATES OR PROPERTY LINES SHALL BE ADJUSTED AND APPROVED BY THE ENGINEER.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING HORIZONTAL AND VERTICAL CONTROL ON THE SITE BASED ON EXISTING MONUMENTS. ALL COSTS INVOLVED IN LOCATING THE EXISTING MONUMENTS AND CARRYING THE STAKING LAYOUT TO THE SITE SHALL BE BORNE BY THE CONTRACTOR.

8. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCING OF CONSTRUCTION AND FOR AVOIDING CONFLICT WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

9. CONTRACTOR TO VERIFY ACTUAL BUILDING DIMENSIONS WITH ARCH. PLANS.

10. ALL RADII ARE 5' UNLESS OTHERWISE NOTED.

PARKING CALCULATIONS:

NEW BUILDING = DAYCARE FACILITY

REQUIRED PARKING = $\left(\frac{1 \text{ SPACE}}{6 \text{ EMPLOYEES}}\right)\left(30 \text{ EMPLOYEES}\right)$ = 15 SPACES REQUIRED

TOTAL SPACES REQUIRED = 15 SPACES REQUIRED

TOTAL SPACES SUPPLIED = 23 SPACES

HANDICAP SPACES SUPPLIED = 2 SPACES

VAN ACCESSIBLE SPACES SUPPLIED = 1 SPACE
(1 VAN SPACE / 6 H.C. SPACES AS PER ADA 208.2.4)

PARKING SPACES BASED ON CITY OF POOLER PARKING ORDINANCE ASSUMING A DAYCARE OCCUPANCY

FIRE PROTECTION WATER :

AS PER 2018 IBC :
1. EDUCATIONAL = E (SECTION 305.2)
2. SPRINKLER PROTECTION IS NOT REQUIRED AS PER SECTION 903.2.3 (2).

SITE FIRE PROTECTION NOTES :

1. ACCESS FOR FIREFIGHTING
3310.1 REQUIRED ACCESS.
APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ROADS ARE AVAILABLE.

2. FIRE LANE SIGNS SHALL BE SPACED AT A MINIMUM OF 200 FEET APART, SIZE TO BE 12" x 18" WITH A WHITE REFLECTING BACKGROUND AND RED LETTERS AND SHALL READ AS FOLLOWS: "FIRE LANE - NO PARKING - TOW-AWAY ZONE".

3. AS PER FIRE CODE, FIRE FIGHTING APPARATUS MUST BE ABLE TO ACCESS TO WITHIN 150' OF ANY PART OF BUILDING.

PAVEMENT MARKING NOTES :

1. ALL SIGNAGE AND STRIPING SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DESIGN (MUTCD)".

POOLER ORDINANCE NOTES :

1. CONTRACTOR IS TO VERIFY ALL BSLS, BUFFERS, ETC. WITH THE POOLER PLANNING AND ZONING DEPARTMENT PRIOR TO CONSTRUCTION ACTIVITIES.

SPECIAL HANDICAP RAMP NOTES :

1. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED AND "TINTED" AS PER ADA GUIDELINES AND REQUIREMENTS.

Special Ordinance Note :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLERS ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

STOP SIGN AND STOP BAR INSTALLATION NOTES :

1. STOP BARS ARE TO BE WHITE, 24" WIDE x 12' LONG, INSTALLED 6'-0" FROM THE INTERSECTING ROAD PAVEMENT EDGE AS PER MUTCD 3B.16.

2. STOP SIGNS ARE TO BE INSTALLED ALLIGNED WITH THE STOP BARS AS PER MUTCD 3B.16.

SPECIAL SIGNAGE AND STRIPING NOTES :

1. STOP SIGNS SHALL BE HIGH INTENSITY OR DIAMOND GRADE.

2. PAVEMENT MARKINGS ARE TO BE THERMOPLASTIC.

3. ALL SIGNS ARE TO BE IN ACCORDANCE WITH MUTCD.

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

GREENSPACE CALCULATIONS :

TOTAL SITE = 2.15 AC.
PAVING / BUILDING / ETC. = 1.43 AC.
GREENSPACE = 0.72 AC.

0.72 AC / 2.15 AC = 0.3349 = 34 % GREENSPACE

SIDEWALK NOTES :

1. ALL SIDEWALKS ARE TO BE ADA COMPLIANT.
2. PEDESTRIAN PATHS IN PARKING AREAS ARE TO BE 6' WIDE - PATTERN, COLOR AND TEXTURE TO BE COORDINATED WITH OWNER AND THE CITY OF POOLER.

TRAFFIC / RIGHT-OF-WAY AND DISCHARGE NOTES:

1. ALL ROAD CLOSINGS, DETOURS AND ETC. ARE TO BE COORDINATED WITH THE CITY OF POOLER, GEORGIA.

2. ANY AND ALL NECESSARY PERMITS MUST BE OBTAINED FROM THE CITY OF POOLER PRIOR TO COMMENCEMENT OF ANY WORK.

3. CONTRACTOR IS TO OBTAIN A R.O.W. PERMIT PRIOR TO PERFORMING ANY WORK WITHIN CITY OF POOLER RIGHT-OF-WAY.

4. CHLORINATED DISINFECTED WATER SHALL NOT BE DISCHARGED INTO THE STORMWATER SYSTEM.

SITE LIGHTING NOTE :

ALL SITE LIGHTING IS TO BE AS PER OWNER AND IS TO BE COORDINATED WITH OWNER FOR POLE PLACEMENT, APPROVAL BY POOLER, ETC.

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

Survey Information :
1. Survey information : BREWER SURVEYING
2. Date of Original Survey : 9-25-24
3. Datum : NAD 88

FEMA MAP NOTES :

1. THIS DEVELOPMENT IS WITHIN FLOOD ZONE AREA "X" AND "AE-15" ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 13051C0107H, MAP REVISED 8-16-18 (NAVD 88).

2. THIS SITE IS IN ZONE "X" AND "AE-15" AND IS PARTIALLY LOCATED WITHIN THE 100 YEAR FLOOD ZONE.

3. CONTRACTOR IS TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

ISSUED FOR CONSTRUCTION
7-30-23

SCALE: 1" = 20'
0 20' 40' 50'

BOSWELL DESIGN SERVICES, INC.
OFFICE: 4700 EAST HIGHWAY 80
POOLER, GEORGIA 31322
MAILING: 1103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
(912) - 897 - 6932
LAITKO@bellsouth.net

REVISIONS

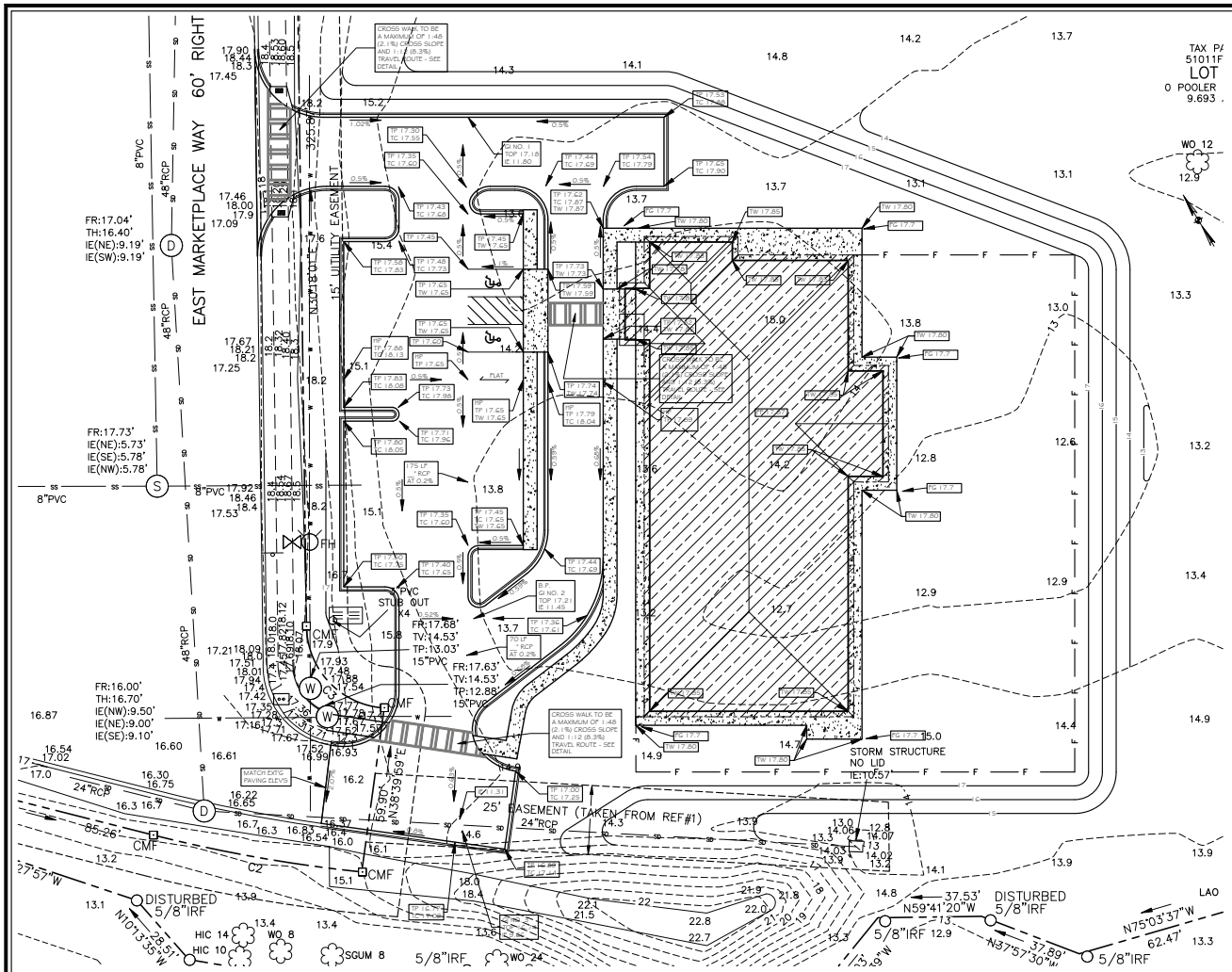
DESIGNED: ---
DRAWN: MJB
CHECKED: ---
DATE: JULY 30, 2023
JOB NO. ---
SCALE: as shown

ANGEL LEARNING CENTER
POOLER CROSSING PH 2
POOLER ANGEL LEARNING LLC
SAVANNAH, GEORGIA

STAKING AND SIGNING PLAN

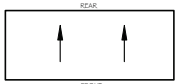
CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

DRAWING NUMBER
C-4
4 OF 28 SHEETS



PAVING, GRADING AND DRAINAGE PLAN

1" = 20'



TYP ROOF PLAN

SPECIAL AE AND VE ZONE NOTES :

1. BUILDINGS IN "AE" ZONES ARE TO HAVE THE FINISHED FLOOR SET A MINIMUM OF 1' ABOVE FLOOD. VERIFY WITH MUNICIPALITY.

2. BUILDINGS IN "VE" ZONES ARE TO HAVE THE LOWEST HORIZONTAL STRUCTURAL MEMBER SET A MINIMUM OF 1' ABOVE FLOOD. VERIFY WITH MUNICIPALITY.

3. BUILDINGS IN AE AND VE ZONES ARE TO HAVE ALL ELECTRICAL, PLUMBING, HVAC, DUCTWORK AND OTHER EQUIPMENT TO BE A MINIMUM OF 1' ABOVE FLOOD. VERIFY WITH MUNICIPALITY.

4. FLOOD VENTS ARE REQUIRED IN "AE" ZONES AND ARE TO HAVE 1 SQUARE INCH / SQUARE FOOT OF ENCLOSED AREA WITH A MINIMUM ROUND OPENING OF 3", A MINIMUM OF 2 OPENINGS WITH ALL OPENINGS EVENLY SPACED AROUND PERIMETER. BOTTOM OF OPENING SHALL BE 12" OR LESS ABOVE ADJACENT GRADE.

5. BREAK AWAY WALLS ARE REQUIRED IN "VE" ZONES.

6. ENCLOSED CRAWL SPACES ARE TO HAVE 1 SF SCREENED VENT PER 150 SF OF CRAWL SPACE AREA WITH A VENT LOCATED A MAX. OF 3' FROM EACH CORNER.

7. COORDINATE SITE WORK AND FINISHED FLOOR ELEVATIONS WITH ARCHITECTURAL PLANS TO MAKE SURE BUILDING ELEVATIONS ARE SET AS PER CODE. VERIFY WITH MUNICIPALITY.

8. STRUCTURES IN FLOOD ZONES IN CHATHAM COUNTY ARE TO HAVE THE LOWEST OCCUPIABLE AREA (INCLUDING PORCHES) FINISHED FLOOR SET 3' ABOVE THE FLOOD ZONE ELEVATION (BFE + 3). VERIFY WITH MUNICIPALITY.

NOTES:

1. CONTRACTOR IS TO COORDINATE ALL GAS, LIGHTING, ELECTRICAL, PHONE, CABLE AND ANY OTHER REQUIRED UTILITIES WITH THE APPROPRIATE UTILITY AGENCIES.

2. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCING OF CONSTRUCTION ACTIVITIES AND FOR AVOIDING CONFLICT WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.

3. CONTRACTOR IS TO COORDINATE ALL DEMOLITION WORK WITH THE OWNER. ALL ITEMS NOT TO BE RELOCATED OR GIVEN TO THE OWNER WILL BECOME THE PROPERTY OF THE CONTRACTOR.

4. REMOVE ALL TREES AS NECESSARY FOR PROPOSED CONSTRUCTION.

FIRE PROTECTION WATER :

AS PER 2018 IBC :
1. EDUCATIONAL = E (SECTION 305.2)
2. SPRINKLER PROTECTION IS NOT REQUIRED AS PER SECTION 903.2.3 (2).

SPECIAL F.F. NOTES :

1. CONTRACTOR TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES AND COORDINATE WITH GOVERNING AGENCY REQUIREMENTS.

2. CONTRACTOR TO COORDINATE FINISH FLOOR ELEVATIONS WITH STRUCTURAL, ARCHITECTURAL AND M.E.P. PLANS.

SITE FIRE PROTECTION NOTES :

1. ACCESS FOR FIREFIGHTING
3310.1 REQUIRED ACCESS.
APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ROADS ARE AVAILABLE.

2. FIRE LANE SIGNS SHALL BE SPACED AT A MINIMUM OF 200 FEET APART. SIZE TO BE 12" x 18" WITH A WHITE REFLECTING BACKGROUND AND RED LETTERS AND SHALL READ AS FOLLOWS: "FIRE LANE - NO PARKING - TOW-AWAY ZONE".

3. AS PER FIRE CODE, FIRE FIGHTING APPARATUS MUST BE ABLE TO ACCESS TO WITHIN 150' OF ANY PART OF BUILDING.

SPECIAL CONSTRUCTION NOTES :

1. SITE AND BUILDING CONTRACTOR IS TO OBTAIN, REVIEW AND FOLLOW THE RECOMMENDATIONS SET FORTH BY THE GEOTECHNICAL REPORT.

2. GROUNDWATER MUST BE LOWERED DURING CONSTRUCTION BY ANY MEANS APPROVED BY THE GEOTECHNICAL ENGINEER.

3. DE-WATERING MAY BE ACCOMPLISHED BY WELLPOINTS AND / OR DITCHES WITH SUMPS AND PUMPS.

4. STRIPPING OF PROJECT SITE DEPTHS MAY BE FROM 2 TO IN EXCESS OF 5 FEET BELOW THE GROUND SURFACE.

5. FILL AND / OR BACKFILL SHALL CONSIST OF COARSE-GRAINED SOILS CLASSIFIED AS SW, SP, SM OR SP-SM WITH A MAXIMUM OF 15% PASSING A #200 SIEVE.

6. BACKFILL FOR PAVING SHALL BE PLACED IN 6 INCH LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM D-1557.

7. ANY TRENCH LEFT VACANT (from relocate) UTILITIES, STUMP HOLES, ETC. SHALL BE BACKFILLED WITH APPROVED SOIL PLACED IN 6 INCH LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM D-1557.

8. SUBGRADE SHALL BE PROOF ROLLED WITH A LOADED DUMP TRUCK. ANY "PUMPING" OR UNSTABLE AREAS SHALL BE REMOVED AND REPLACED AS PER SPECIAL CONSTRUCTION NOTE #6. IN THE CASE OF EXCESSIVE MOISTURE, THE AREA MAY BE ALLOWED TO DRY AND RE-PROOF ROLLED.

9. ALL FILL SOILS FOR THIS PROJECT SHALL BE AS PER SPECIAL CONSTRUCTION NOTE #5.

10. SOILS CLASSIFIED AS MH, CH, CC OR SC WILL NOT BE ACCEPTABLE.

11. ALL FOOTING EXCAVATIONS AND SLAB SUBGRADES SHALL BE COMPACTED TO A MINIMUM OF 95% IN ACCORDANCE WITH ASTM D-1557.

12. SLABS ON GRADE SHOULD BE SUPPORTED BY A MINIMUM OF 4 INCHES OF GRANULAR FREE DRAINING GRAVEL OR COARSE SAND TO REMOVE MOISTURE.

13. A VAPOR RETARDING MEMBRANE SHALL BE PLACED BETWEEN GRANULAR BASE AND CONCRETE TO PREVENT MIGRATION.

GENERAL NOTES:

1. SEE SHEET C2 FOR LEGEND.
2. LIMITS OF GRADING AND GRASSING ARE INDICATED ON THE SOIL EROSION AND SEDIMENT CONTROL PLANS AS "LIMITS OF DISTURBANCE".
3. CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO COMMENCING OF CONSTRUCTION AND FOR AVOIDING CONFLICT WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
4. ALL DISTURBED AREAS FROM NEW CONSTRUCTION ACTIVITIES WILL BE SEEDED, MULCHED, FERTILIZED AND WATERED TO PROMOTE A SUFFICIENT GROUND COVER THAT WILL PREVENT SOIL EROSION.
5. DRAINAGE: ALL EXCAVATION SHALL BE PERFORMED SO THAT THE SITE AND THE AREA IMMEDIATELY SURROUNDING THE SITE WHICH EFFECTS THE OPERATIONS WILL BE CONTINUALLY AND EFFECTIVELY DRAINED. SURFACE WATER, GROUNDWATER, OR ANY PERCHED WATER WHICH MIGHT BE ENCOUNTERED DURING EXCAVATIONS SHALL BE REMOVED BY ANY ACCEPTABLE MEANS APPROVED BY THE ENGINEER.
6. ELEVATIONS ARE BASED ON NAVD 88 DATUM. SEE C2 FOR ELEVATION DATUM.
7. CONTRACTOR TO VERIFY ALL EXISTING AND PROPOSED STRUCTURE LOCATIONS (drainage, sanitary, etc.) TOPS AND DEPTHS PRIOR TO ORDERING MATERIALS OR BEGINNING CONSTRUCTION.
8. DETENTION BASIN MAY BE ENLARGED (not deepened) TO GAIN FILL FOR CONSTRUCTION IF THE MATERIAL IS SATISFACTORY.
9. DETENTION BASIN IS TO BE CONSTRUCTED WITH 3:1 SIDESLOPES.
10. DETENTION BASIN IS TO BE SODDED TO PREVENT EROSION.
11. 18" CURB AND GUTTER (if required) TO BE CONCRETE.
12. #12 GA. WIRE SHALL BE INSTALLED ABOVE ALL STORM PIPES AT 1 TO 2 FEET ABOVE PIPE.
13. ALL STORM PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
14. SEE UTILITY PLAN FOR PIPE SEPARATION NOTES.
15. PARKING AREA IS TO BE PRIVATELY OWNED AND MAINTAINED.

SIDEWALK NOTES :

1. ALL SIDEWALKS ARE TO BE ADA COMPLIANT.
2. PEDESTRIAN PATHS IN PARKING AREAS ARE TO BE 5' WIDE, PATTERN, COLOR AND TEXTURE TO BE COORDINATED WITH OWNER AND THE CITY OF POOLER.

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

GEOTECHNICAL NOTES :
1. A GEOTECHNICAL INVESTIGATION SHOULD BE PERFORMED PRIOR TO PAVING ROADS FOR PAVEMENT DESIGN RECOMMENDATIONS AND AS PER THE CITY OF POOLERS STANDARD DETAIL.

2. IT IS STRONGLY RECOMMENDED THAT A GEOTECHNICAL INVESTIGATION IS PERFORMED BY A REGISTERED GEOTECHNICAL ENGINEER IN THE STATE OF GEORGIA PRIOR TO BUILDING SLABS BEING POURED FOR RECOMMENDATIONS FOR SOCK DRAINS, FOUNDATION DESIGN, ETC.

FEMA MAP NOTES :

1. THIS DEVELOPMENT IS WITHIN FLOOD ZONE AREA "X" AND "AE-15" ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 13051C0107H, MAP REVISED 8-16-18 (NAVD 88).

2. THIS SITE IS IN ZONE "X" AND "AE-15" AND IS PARTIALLY LOCATED WITHIN THE 100 YEAR FLOOD ZONE.

3. CONTRACTOR IS TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLERS ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

SPECIAL DETENTION POND NOTE :

1. DETENTION FOR THIS PROJECT IS BEING ACHIEVED BY UTILIZING THE EXTG PARK DETENTION POND AND THEREFOR DETENTION IS NOT BEING PLANNED FOR THIS PROJECT

STORM AND UTILITIES MANHOLE AND BOX NOTES :

1. INVERT ELEVATIONS ARE TO BE CONSIDERED AS PIPE INVERTS AND NOT AS THE INVERT OF THE MANHOLE, BOX, ETC.

CULVERT PIPE INSTALLATION NOTES :

1. CULVERTS ARE TO BE INSTALLED AS PER CITY OF POOLER DETAILS AND SPECS.
2. CULVERT DETAILS AND SPECS WERE NOT AVAILABLE AT THE TIME OF THIS SUBMITTAL AND SHALL BE OBTAINED FROM CITY OF POOLER STORMWATER DEPARTMENT.

SUBGRADE DRAIN NOTES :

1. SEE DETAILS.
2. SUBGRADE DRAINS SHALL BE ADDED TO STORM DRAIN INLETS DUE TO GROUND WATER TABLE.
3. SUBGRADE DRAIN WILL CONSIST OF 6" DIA. PERFORATED PIPE EMBEDDED IN GRANULAR MATERIAL.
4. DRAINS SHALL EXTEND 10 LF IN TWO DIRECTIONS FROM THE INLET.
5. DRAINS MAY BE EXTENDED MORE THAN 10 LF IF INSTRUCTED BY OWNER OR HISHER REPRESENTIVE AS CONDITIONS DICTATE.
6. DRAINS SHALL BE INSTALLED AT A UNIFORM SLOPE TOWARDS THE INLET.

PARKING OWNERSHIP NOTES :

1. PARKING AREAS ARE TO BE PRIVATELY OWNED AND MAINTAINED.

Survey Information :

1. Survey information : BREWER SURVEYING
2. Date of Original Survey : 9-25-24
3. Datum : NAVD 88

ISSUED FOR CONSTRUCTION 7-30-23

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

SCALE: 1" = 20'
0 20' 40' 50'

BOSWELL DESIGN SERVICES, INC.
OFFICE: 4700 EAST HIGHWAY 80
SUITE 103
MAILING: 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
(912) - 897 - 6932
LAITOS@bellsouth.net

REVISIONS

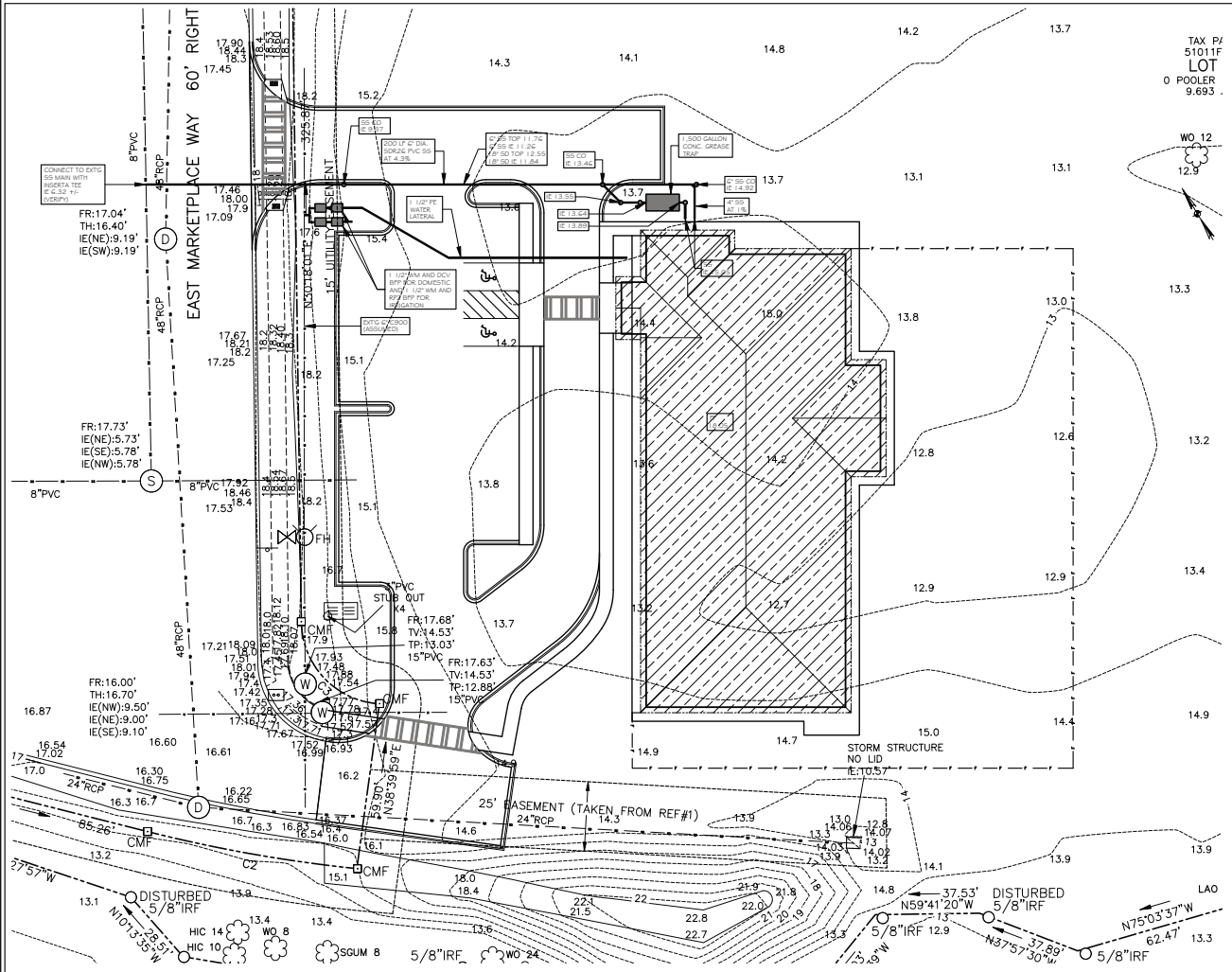
DESIGNED ---
DRAWN MJS
CHECKED ---
DATE : JULY 30, 2023
JOB NO. ----
SCALE: as shown

ANGEL LEARNING CENTER
POOLER CROSSING
POOLER, GEORGIA 31322
FOR
POOLER ANGEL LEARNING, LLC
SAVANNAH, GEORGIA

PAVING, GRADING AND DRAINAGE PLAN

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

Drawing Number
C-5
5 OF 28 SHEETS



UTILITY PLAN
1" = 20'

SPECIAL AE AND VE ZONE NOTES :

1. BUILDINGS IN "AE" ZONES ARE TO HAVE THE FINISHED FLOOR SET A MINIMUM OF 1' ABOVE FLOOD. VERIFY WITH MUNICIPALITY.

2. BUILDINGS IN "VE" ZONES ARE TO HAVE THE LOWEST HORIZONTAL STRUCTURAL MEMBER SET A MINIMUM OF 1' ABOVE FLOOD. VERIFY WITH MUNICIPALITY.

3. BUILDINGS IN AE AND VE ZONES ARE TO HAVE ALL ELECTRICAL, PLUMBING, HVAC, DUCTWORK AND OTHER EQUIPMENT TO BE A MINIMUM OF 1' ABOVE FLOOD. VERIFY WITH MUNICIPALITY.

4. FLOOD VENTS ARE REQUIRED IN "AE" ZONES AND ARE TO HAVE 1 SQUARE INCH / SQUARE FOOT OF ENCLOSED AREA. WITH A MINIMUM ROUND OPENING OF 3", A MINIMUM OF 2 OPENINGS WITH ALL OPENINGS EVENLY SPACED AROUND PERIMETER. BOTTOM OF OPENING SHALL BE 12" OR LESS ABOVE ADJACENT GRADE.

5. BREAK AWAY WALLS ARE REQUIRED IN "VE" ZONES.

6. ENCLOSED CRAWL SPACES ARE TO HAVE 1 SF SCREENED VENT PER 150 SF OF CRAWL SPACE AREA WITH A VENT LOCATED A MAX. OF 3' FROM EACH CORNER.

7. COORDINATE SITE WORK AND FINISHED FLOOR ELEVATIONS WITH ARCHITECTURAL PLANS TO MAKE SURE BUILDING ELEVATIONS ARE SET AS PER CODE. VERIFY WITH MUNICIPALITY.

8. STRUCTURES IN FLOOD ZONES IN CHATHAM COUNTY ARE TO HAVE THE LOWEST OCCUPIABLE AREA (INCLUDING PORCHES) FINISHED FLOOR SET 3' ABOVE THE FLOOD ZONE ELEVATION (BFE + 3). VERIFY WITH MUNICIPALITY.

SPECIAL WATER LINE NOTES :

1. ALL WATER METERS ENCOUNTERED ON THE PROJECT SITE, WHETHER SHOWN ON THE PLANS OR NOT, SHALL BE DISCONNECTED AND RETURNED TO THE CITY OF POOLER WATER AND SEWER DEPARTMENT.

2. ALL LATERALS WHICH ARE REMOVED FROM SERVICE SHALL BE CAPPED AS CLOSE TO THE MAIN AS PRACTICAL WITHOUT REMOVING ROADWAY. THIS WORK IS TO BE COORDINATED WITH THE CITY OF POOLER WATER AND SEWER DEPARTMENT.

TRACER WIRE NOTES :

1. ALL WATER MAINS, WATER LATERALS AND FIRE HYDRANTS ARE TO HAVE A #12 GAUGE SOLID COPPER WIRE INSTALLED WITH EACH UTILITY. IT SHALL BE INSTALLED IN SUCH A MANNER THAT THE WIRES ARE CONNECTED TO EACH OTHER AND CAN BE CONTINUOUSLY TRACED. THE WATER DEPARTMENT SHALL CONDUCT A TRACING TEST TO ENSURE COMPLIANCE.

DROP MANHOLE NOTES :

1. DROP MANHOLES SHALL BE PRECAST CONFORMING TO ASTM C478 AND SHALL BE BUILT AT THE LOCATIONS AND IN CONFORMANCE WITH THE DETAILS SHOWN WHERE THE DIFFERENCE IN IE ELEVATION BETWEEN THE INCOMING PIPE AND MANHOLE IE IS MORE THAN 2 FEET.
2. PROTECTIVE COATINGS ARE REQUIRED FOR ALL WET WELLS, RECEIVING MANHOLES, DROP MANHOLES, ANY STRUCTURE WHERE A FORCE MAIN TERMINATES OR HIGH LEVELS OF CORROSION ARE ANTICIPATED.

SPECIAL WATER LINE NOTES :

1. Pipe, fittings, valves and other accessories shall, unless otherwise directed, be unloaded at the point of delivery and stored where they will be protected and will not be hazardous to traffic. They shall at all times be handled with care to avoid damage. The interior of all pipe, fittings and other accessories shall be kept free from dirt and foreign matter at all times.

2. Any defective, damaged, or unsound pipe shall be rejected. All foreign matter or dirt shall be removed from the inside of the pipe before it is lowered into it's position in the trench and shall be kept clean by approved means during and after laying. Care shall be taken to prevent dirt from entering the joint space. During installation, when pipe laying is not in progress, a mechanical joint plug or cap, or approved equal, will be used to form a water tight seal at both ends of the line being laid and no trench water shall be permitted to enter the pipe.

3. Clean the interiors of all pipe by brushing, swabbing or washing out all dirt before placement.

4. Flush the new pipe lines until the water runs clear at the end of all mains and laterals. This should be done after the pressure test and before disinfection. Minimum flush time and velocity are to be 2.5 fps which is necessary to purge the line of foreign material.

5. All materials used and come into contact with drinking water during its distribution shall not adversely affect drinking water quality and public health and must be certified for conformance with American National Standards Institute/National Sanitation Foundation Standard 61 (ANSI/NSF Standard 61).

6. All new sanitary sewer laterals and new mains are required to be televised at the owner's / contractor's expense.

7. All sanitary sewer laterals are required to be capped.

8. All sanitary sewer laterals shall be connected to the sewer main at a 90 degree angle.

FIRE PROTECTION WATER :

AS PER 2018 IBC :
1. EDUCATIONAL = E (SECTION 305.2)
2. SPRINKLER PROTECTION IS NOT REQUIRED AS PER SECTION 903.2.3 (2).

SITE FIRE PROTECTION NOTES :

1. ACCESS FOR FIREFIGHTING
331.0.10 REQUIRED ACCESS.
APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ROADS ARE AVAILABLE.

2. FIRE LANE SIGNS SHALL BE SPACED AT A MINIMUM OF 200 FEET APART, SIZE TO BE 12" x 18" WITH A WHITE REFLECTING BACKGROUND AND RED LETTERS AND SHALL READ AS FOLLOWS: "FIRE LANE - NO PARKING - TOW-AWAY ZONE".

3. AS PER FIRE CODE, FIRE FIGHTING APPARATUS MUST BE ABLE TO ACCESS TO WITHIN 150' OF ANY PART OF BUILDING.

SPECIAL UTILITY TERMINATION NOTES :

1. ALL UTILITIES (WATER, SEWER, GAS, ELECTRIC, ETC.) NOT TO BE USED ON THIS PROJECT ARE TO BE TERMINATED AS PER THE UTILITY PROVIDERS INSTRUCTIONS.

2. ALL UTILITY TERMINATIONS ARE TO BE COORDINATED WITH THE UTILITY PROVIDER, OWNER AND CITY OF POOLER.

FEMA MAP NOTES :

1. THIS DEVELOPMENT IS WITHIN FLOOD ZONE AREA "X" AND "AE-15" ACCORDING TO F.I.R.M. COMMUNITY PANEL NUMBER 13051C0107H, MAP REVISED 8-16-18 (NAVD 88).

2. THIS SITE IS IN ZONE "X" AND "AE-15" AND IS PARTIALLY LOCATED WITHIN THE 100 YEAR FLOOD ZONE.

3. CONTRACTOR IS TO VERIFY FEMA ELEVATIONS PRIOR TO ANY CONSTRUCTION ACTIVITIES.

UTILITY OWNERSHIP NOTES :

1. WATER SYSTEMS BEHIND METERS ARE TO BE PRIVATELY OWNED AND MAINTAINED.
2. SANITARY SEWER SYSTEMS UPSTREAM OF SS M1 NO. 1 ARE TO BE PRIVATELY OWNED AND MAINTAINED.

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

SPECIAL GREASE INTERCEPTOR NOTES :

1. ALL GREASE INTERCEPTORS ARE REQUIRED TO HAVE A SAMPLING MANHOLE NOT LESS THAN 1.0' IN DIAMETER INSTALLED AT THE EFFLUENT SIDE OF THE INTERCEPTOR PRIOR TO THE SANITARY SEWER CONNECTION.

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

Survey Information :

1. Survey information : BREWER SURVEYING
2. Date of Original Survey : 9-25-24
3. Datum : NAVD 88

SCALE: 1" = 20'
0 20' 40' 50'

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE: 47700 EAST HIGHWAY 80
UNIT 1103
MAILING: 1103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAURA@bdsinh.net

DESIGNED: ---
DRAWN: MJB
CHECKED: ---
DATE: APRIL 22, 2024
JOB NO. ---
SCALE: as shown

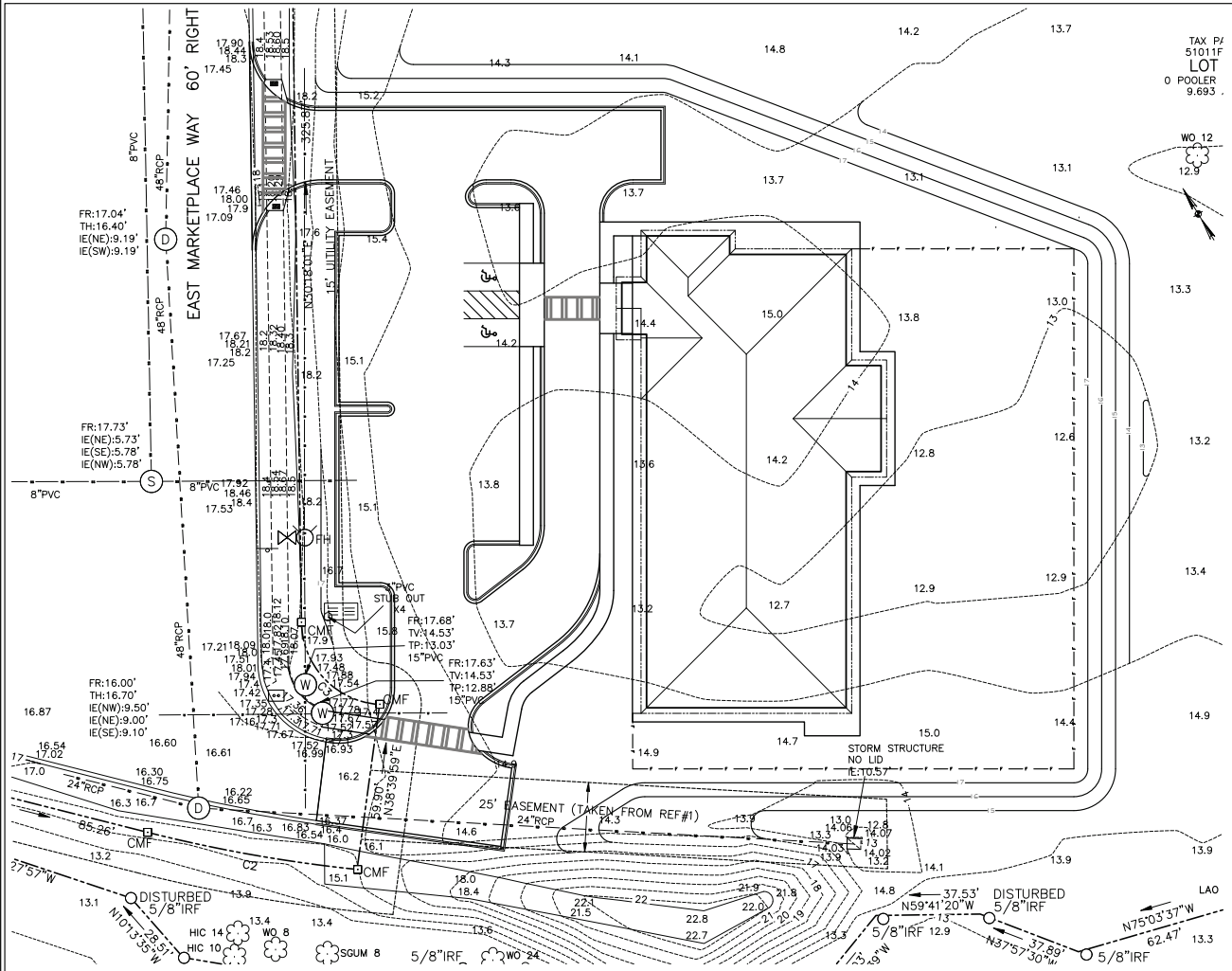
ANGEL LEARNING CENTER
POOLER CROSS ROADS
POOLER, GEORGIA
FOR
POOLER ANGEL LEARNING, LLC
SAVANNAH, GEORGIA

UTILITY PLAN, NOTES AND DETAILS

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER 1-800-282-7411

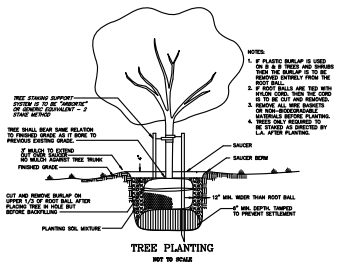
GEORGIA REGISTERED PROFESSIONAL ENGINEER

DRAWING NUMBER
C-6
6 OF 28 SHEETS



LANDSCAPE PLAN

1" = 20'



PLANT LEGEND

KEY	SCIENTIFIC & COMMON NAME
–	PLANT QUANTITY
–	PLANT KEY

LANDSCAPE LEGEND

- PROPOSED TREE OR SHRUB
- EXISTING TREE OR SHRUB
- PROPOSED ACCENT PLANT

SPECIAL / GENERAL IRRIGATION NOTES :

1. IRRIGATION PIPE SHALL BE PURPLE PIPE.
2. IRRIGATION PIPING, VALVES AND SPRAY HEADS SHALL BE DENOTED FOR FUTURE REUSE WATER.
3. THIS IRRIGATION SYSTEM IS TO BE CONSIDERED A GUIDE ONLY AND NOT A DESIGN.
4. FINAL IRRIGATION SYSTEM AND WELL IS TO BE DESIGNED BY A QUALIFIED LANDSCAPER OR LANDSCAPE ARCHITECT.
5. FINAL IRRIGATION SYSTEM IS TO BE APPROVED BY THE CITY OF POOLER DPW DEPARTMENT.
6. THIS PLAN IS ASSUMING A ZONED SYSTEM OF 15 GPM PER ZONE WITH ZONING TIMERS AND CONTROLLERS. A SYSTEM WHICH IS CAPABLE OF SUPPLYING 25 PSI AT THE MAIN.
5. THIS PLAN IS ASSUMING A LOOPED MAIN OF 1 1/2" DIA.
6. THIS PLAN IS ASSUMING INDIVIDUAL WATER LATS OF 1" DIA.

LANDSCAPE NOTES:

1. *ALL TREE PLANTING PRACTICES ARE TO BE IN ACCORDANCE WITH THE CITY OF POOLER'S MOST RECENT TREE ORDINANCE.*
2. *A HORIZONTAL SEPARATION OF 10 FEET (min.) SHALL BE MAINTAINED BETWEEN PROPOSED TREES AND ANY UTILITIES(existing or proposed) OR UNDER POWER LINES.*
3. *PLANTED TREES MUST MEET OR EXCEED THE MINIMUM SIZES AT PLANTING IN ORDER FOR TREE QUALITY POINTS:*

LARGE HARDWOOD TREE SPECIES	*3" CALIPER (diameter of stem measured six inches above the ground)*
CONIFERS, MEDIUM TREE SPECIES, SMALL TREE SPECIES,	*1" CALIPER*
SHRUBS	*3 GALLON*

4. *AREAS USED FOR TREE PLANTING AREAS SHALL NOT BE USED FOR STORAGE, PARKING, ETC.*
5. ~~*TREE CANOPY SHALL BE PROVIDED FROM CUSTOM, COMPLY, UNDESIRABLE OR DEFAULT TREE SPECIES.*~~ *NO TREE POINTS*
6. *ALL DISTURBED AREAS NOT COVERED BY STRUCTURES, PAVING OR LANDSCAPING SHALL BE GRASSED.*
7. *ALL PLANT BEDS AND TREE RINGS SHALL BE MULCHED WITH 3" OF PINE STRAW, SHREDDED WOOD CHIPS OR PINE BARK.*
8. *IRRIGATION NOTES :*
   A. *A HOSE BIBB FOR WATERING PLANTS IS TO BE LOCATED WITHIN 100 OF EACH PLANT. SEE PLANS FOR LOCATIONS.*

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLERS ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.
2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

GREENSPACE CALCULATIONS :

TOTAL SITE = 2.15 AC.
PAVING / BUILDING / ETC. = 1.43 AC.
GREENSPACE = 0.72 AC.

$\frac{0.72 \text{ AC.}}{2.15 \text{ AC}} = 0.3349 = 34\%$ GREENSPACE

LANDSCAPE NOTES:

TREE PLANTING REQUIREMENTS
TREES REQUIRED = 15 TREES PER DISTURBED ACREAGE
DISTURBED = 1.75 AC
REQUIRED = 1.75 x 15 = 26 TREES
TREES TO REMAIN = 0
TREES TO BE PLANTED = 9

PLANTED TREES AND SHRUBS

SYMBOL	NUMBER	NAME	SIZE	MATURE SIZE	QUALITY
QV	6	Live Oak	2" CAL.	LARGE	PREFERRED
PS	5	AMERICAN SYCAMORE	2" CAL.	LARGE	PREFERRED
FG	4	AMERICAN BEECH	2" CAL.	LARGE	PREFERRED
LS	4	Sycamore	2" CAL.	LARGE	PREFERRED
	9	TOTAL TREES PLANTED			

PURCHASE CREDITS FOR 17 TREES
9 PLANTED + 17 CREDITS = 26 TREES

SCALE: 1" = 20'
0 20' 40' 50'

ISSUED FOR CONSTRUCTION
7-30-23

BOSWELL DESIGN SERVICES, INC.
OFFICE: 4700 EAST HIGHWAY 80
SUITE 103
MAILING: 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
(912) - 897 - 6932
LAHOOS@bellsouth.net

REVISIONS

DESIGNED —
DRAWN MJS
CHECKED —
DATE: JULY 30, 2023
JOB NO. ----
SCALE: as shown

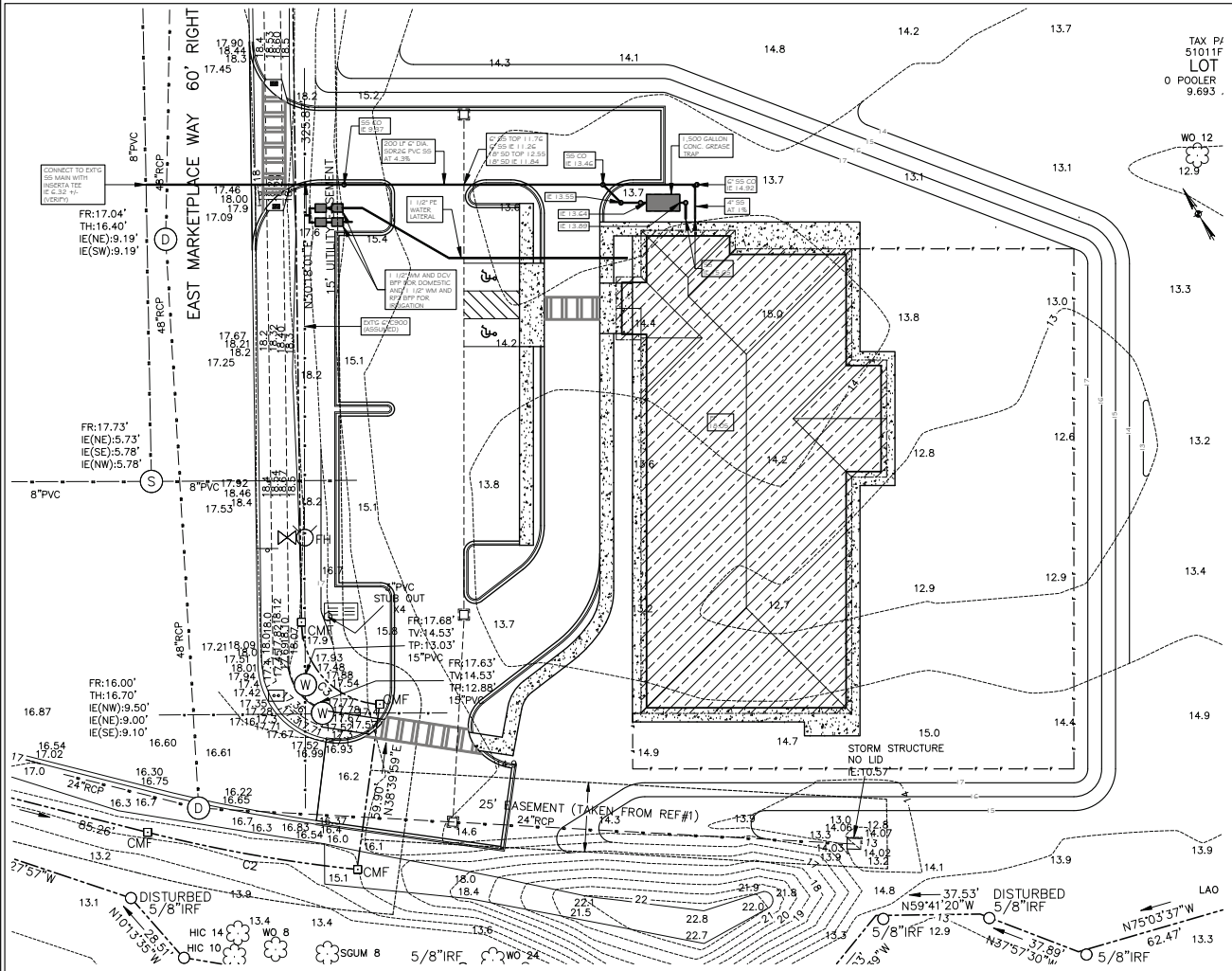
ANGEL LEARNING CENTER
POOLER CROSS STREET
POOLER, GEORGIA 31322
FOR
POOLER ANGEL LEARNING, LLC
SAVANNAH, GEORGIA

LANDSCAPE PLAN, NOTES AND DETAILS

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT

DRAWING NUMBER
C-8
8 OF 28 SHEETS



IRRIGATION PLAN
1" = 30'

SPECIAL / GENERAL IRRIGATION NOTES :

1. IRRIGATION PIPE SHALL BE PURPLE PIPE.
2. IRRIGATION PIPING, VALVES AND SPRAY HEADS SHALL BE DENOTED FOR FUTURE REUSE WATER.
3. THIS IRRIGATION SYSTEM IS TO BE CONSIDERED A GUIDE ONLY AND NOT A DESIGN.
4. FINAL IRRIGATION SYSTEM AND WELL IS TO BE DESIGNED BY A QUALIFIED LANDSCAPER OR LANDSCAPE ARCHITECT.
5. FINAL IRRIGATION SYSTEM IS TO BE APPROVED BY THE CITY OF POOLER ENGINEERING DEPARTMENT.
4. THIS PLAN IS ASSUMING A ZONED SYSTEM OF 50 GPM PER ZONE WITH ZONING TIMERS AND CONTROLLERS.
5. THIS PLAN IS ASSUMING INDIVIDUAL WATER LAT'S OF 1" DIA.

ISSUED FOR CONSTRUCTION
7-30-23

BOSWELL DESIGN SERVICES, INC.
OFFICE: 4700 EAST HIGHWAY 80
SUITE 103
MAILING: 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
(912) - 897 - 6932
LA1003@bellsouth.net

REVISIONS

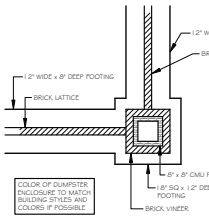
DRAWN: MJS
CHECKED: ---
DATE: JULY 30, 2023
JOB NO.: ---
SCALE: as shown

ANGEL LEARNING CENTER
POOLER CROSSING PH 2
POOLER, GEORGIA 31322
FOR
POOLER ANGEL LEARNING, LLC
SAVANNAH, GEORGIA

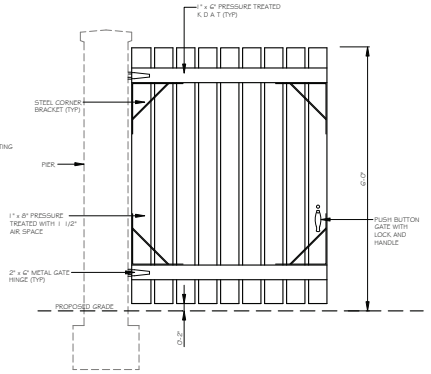
IRRIGATION PLAN

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

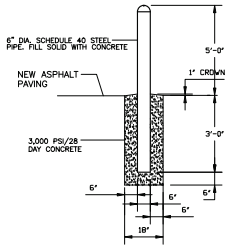
DRAWING NUMBER
C-9
9 OF 28 SHEETS



DUMPSTER FENCE PLAN VIEW
3/4" = 1'-0"

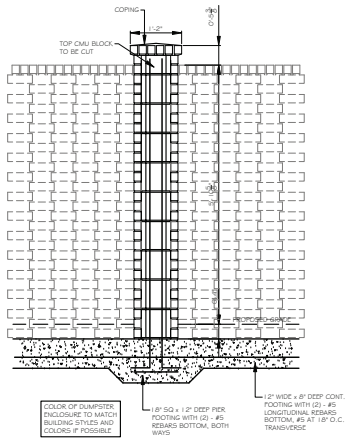


DUMPSTER FENCE GATE DETAIL
3/4" = 1'-0"

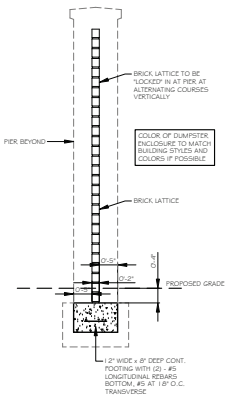


NOTE: PAINT FINISH COAT: 2 COATS T Themec- GLOSS OR 2 COATS V 34 SERIES OR 2 COATS C-5550-5552 EPOXIDE – TOTAL DRY FILM THICKNESS 3.0 TO 5.0 MILS. PRIME COAT AS PER PAINT MANUFACTURER'S INSTRUCTIONS. COLOR TO BE YELLOW OR AS DIRECTED BY THE ENGINEER.

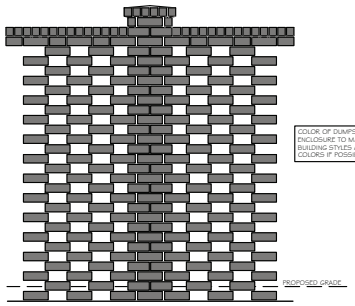
BOLLARD DETAIL
NOT TO SCALE



DUMPSTER FENCE PIER SECTION
3/4" = 1'-0"



DUMPSTER FENCE LATTICE SECTION
3/4" = 1'-0"



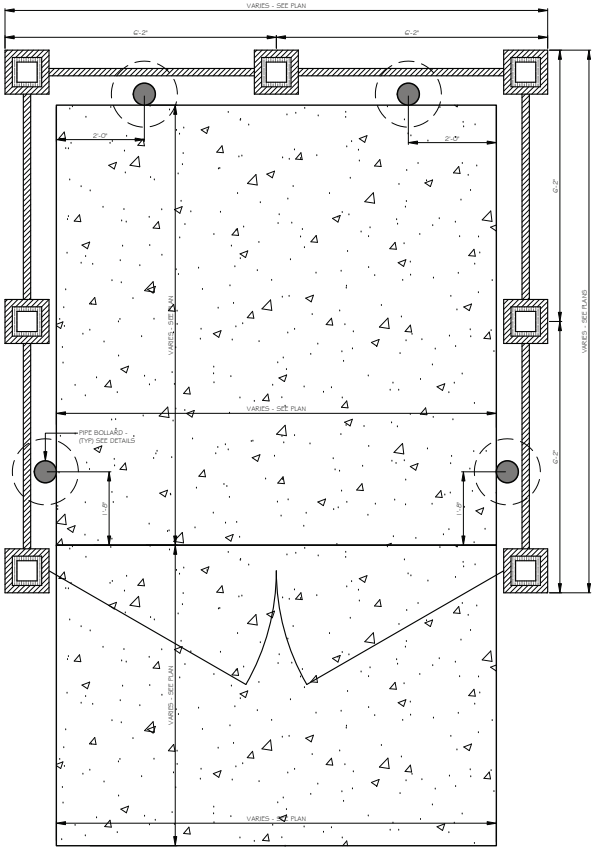
DUMPSTER FENCE ELEVATION
3/4" = 1'-0"

APPROACH NOTES :

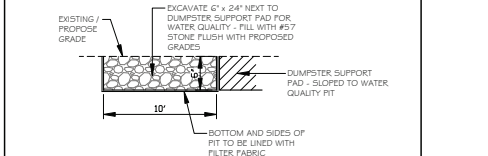
1. DRIVEWAY SUBGRADE SHALL BE COMPACTED TO 100% AS PER SECTION 02200, PART 3.01 B.

2. MINIMUM COMPRESSIVE STRENGTH SHALL BE 5,000 psi AS PER SECTION 03300, PART 3.2 IN CITY OF SAVANNAH R.O.W. AND ELSEWHERE.

DUMPSTER PAD AND APPROACH PAD DETAIL



DUMPSTER AREA PLAN
3/4" = 1'-0"



DUMPSTER PAD WATER QUALITY PIT DETAIL
NOT TO SCALE

ISSUED FOR CONSTRUCTION
7-30-23

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

BOSWELL DESIGN SERVICES, INC.
OFFICE: 4700 EAST HIGHWAY 80
SUITE 103
MAILING: 1103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
(912) - 897 - 6932
LAITBOS@bellsouth.net

REVISIONS

DESIGNED —
DRAWN MJS
CHECKED —
DATE: JULY 30, 2023
JOB NO. ----
SCALE: as shown

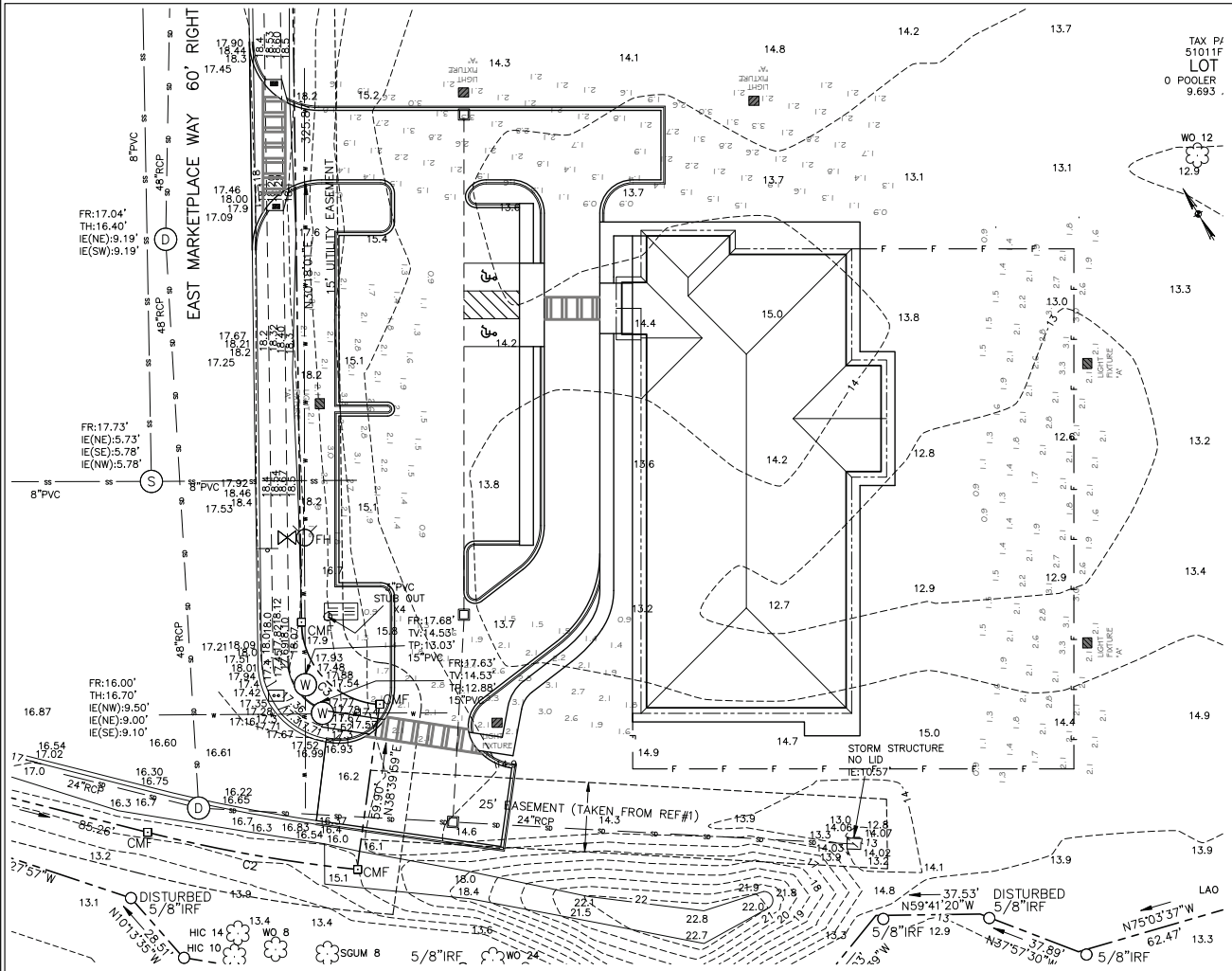
ANGEL LEARNING CENTER
POOLER CROSS ROADS
POOLER, GEORGIA 31322
FOR
POOLER ANGEL LEARNING, LLC
SAVANNAH, GEORGIA

DETAILS

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED PROFESSIONAL ENGINEER

DRAWING NUMBER
C-13
13 OF 28 SHEETS



LIGHTING PLAN

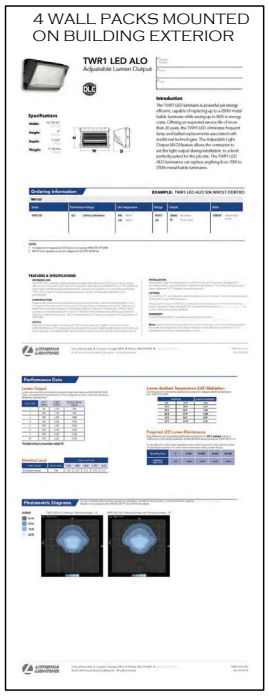
MOUNTING HEIGHT NOTES :

1. ~~MOUNTING HEIGHT FOR LAYDOWN YARD AREA LIGHTS ARE TO BE 30' MAX.~~
2. MOUNTING HEIGHT FOR BUILDING MOUNTED WALL PACKS ARE TO BE 15' MAX.

SITE LIGHTING ORDINANCE NOTES :

1. ALL SITE LIGHTING SHALL MEET IESNA (ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA STANDARDS.
2. MAXIMUM LIGHT LEVELS PERMITTED AT PROPERTY INE SHALL BE AS FOLLOWS :
   A. 0.5 FC AT ANY PROPERTY LINE ADJACENT TO A CONSERVATION OR RESIDENTIAL ZONING DISTRICT OR A CONFORMING RESIDENTIAL USE
   B. 1.0 FC AT ANY PROPERTY LINE ABUTTING ANY MIXED-USE OR NON-RESIDENTIAL ZONING DISTRICT
   C. 3.0 FC AT ANY PROPERTY LINE ALONG ANY STREET RIGHTS OF WAY

4 WALL PACKS MOUNTED ON BUILDING EXTERIOR



FINAL LIGHTING PLAN IS TO BE COORDINATED, DESIGNED AND APPROVED BY GEORGIA POWER

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.

ISSUED FOR CONSTRUCTION
7-30-23

SITE LIGHTING NOTES :

1. PARKING AND SITE LIGHTING IS TO BE INSTALLED UTILIZING CUT OFF FIXTURES SO AS TO NOT CAUSE NEW LIGHT TO "SPILL OVER" ONTO ADJACENT PROPERTIES.
2. FINAL LIGHTING PLAN IS TO BE COORDINATED, AND SUPPLIED BY THE OWNER.
3. FINAL LIGHTING IS TO BE APPROVED BY THE CITY OF POOLER.

BOSWELL DESIGN SERVICES, INC.
OFFICE: 4700 EAST HIGHWAY 80
SUITE 103
MAILING: 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
(912) - 897 - 6932
LAITOS@bellsouth.net

REVISIONS

DRAWN: MJS
CHECKED: ---
ISSUED: ---
DATE: JULY 30, 2023
JOB NO. ---
SCALE: as shown

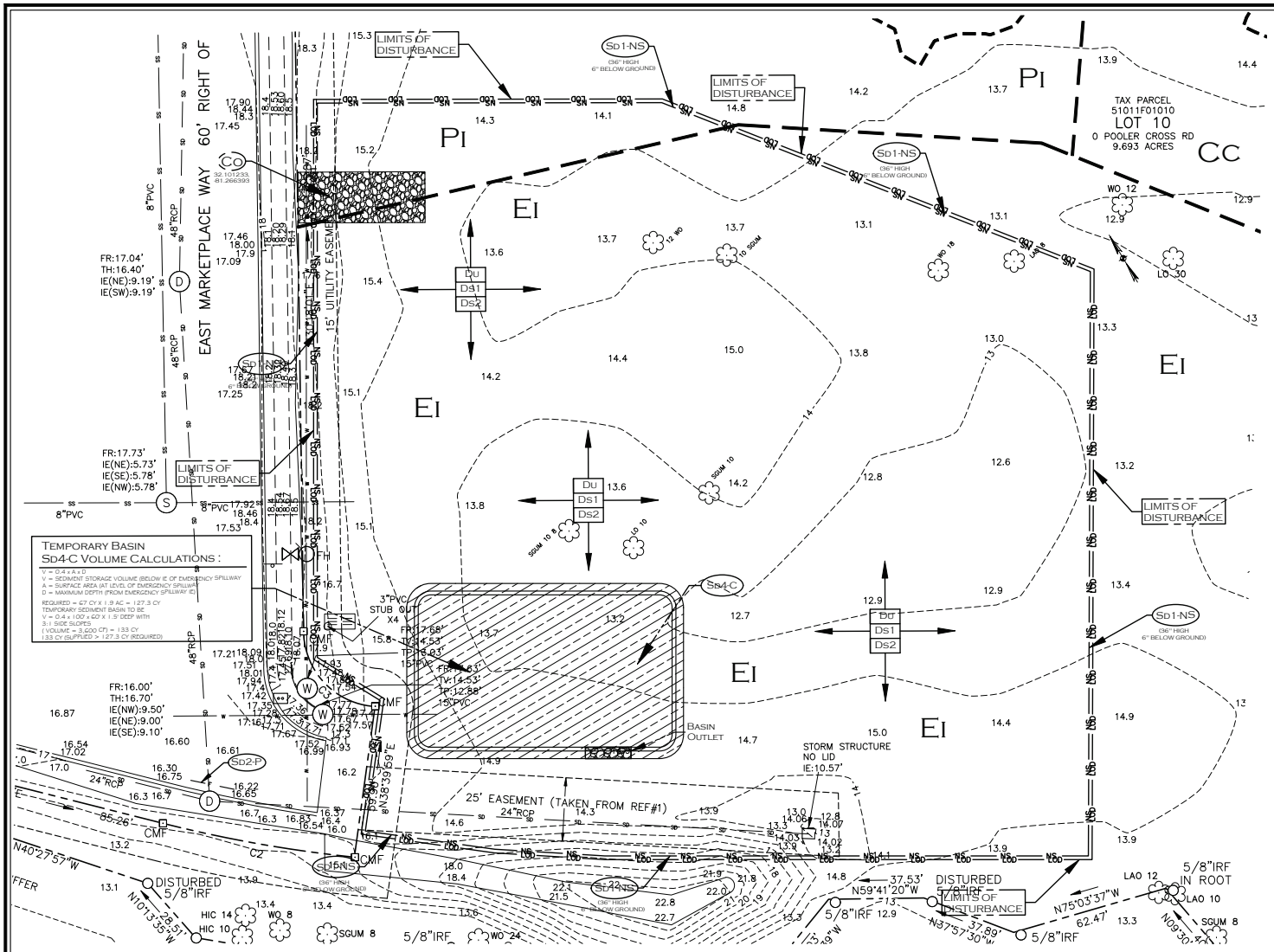
ANGEL LEARNING CENTER
POOLER CROSS STREET
POOLER, GEORGIA 31322
FOR
POOLER ANGEL LEARNING, LLC
SAVANNAH, GEORGIA

LIGHTING PLAN AND DETAILS

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER 1-800-282-7411

GEORGIA REGISTERED LANDSCAPE ARCHITECT
PHILIP A. BOSWELL
1903
OFFICIAL SEAL
LANDSCAPE ARCHITECTURE

DRAWING NUMBER
C-14
14 OF 28 SHEETS

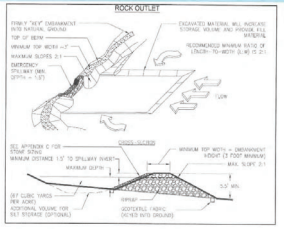


SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE I

1" = 20'

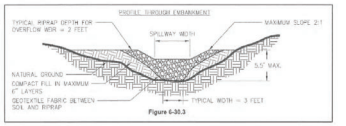
Sd4-C Detail

Sd4



Sd4-C Detail

Sd4



"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my supervision."

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the stormwater outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR100001."

CERTIFIED BY : Mark A. Boswell
Level II Certification No. 2104

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

ISSUED FOR CONSTRUCTION
7-30-23

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN RESONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

LEVEL II CERTIFICATION NO. 2104
ISSUED 11-5-05
EXPIRES 11-15-23

SCALE: 1" = 20'
0 20' 40' 50'

REVISIONS

BOSWELL DESIGN SERVICES, INC.
OFFICE: 4700 EAST HIGHWAY 80
SUITE 1103 NASSAU DRIVE
MAILING: 1103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LA1806@bellsouth.net

DRAWN: MAB
CHECKED: ---
DATE: JULY 30, 2023
JOB NO. ---
SCALE: as shown

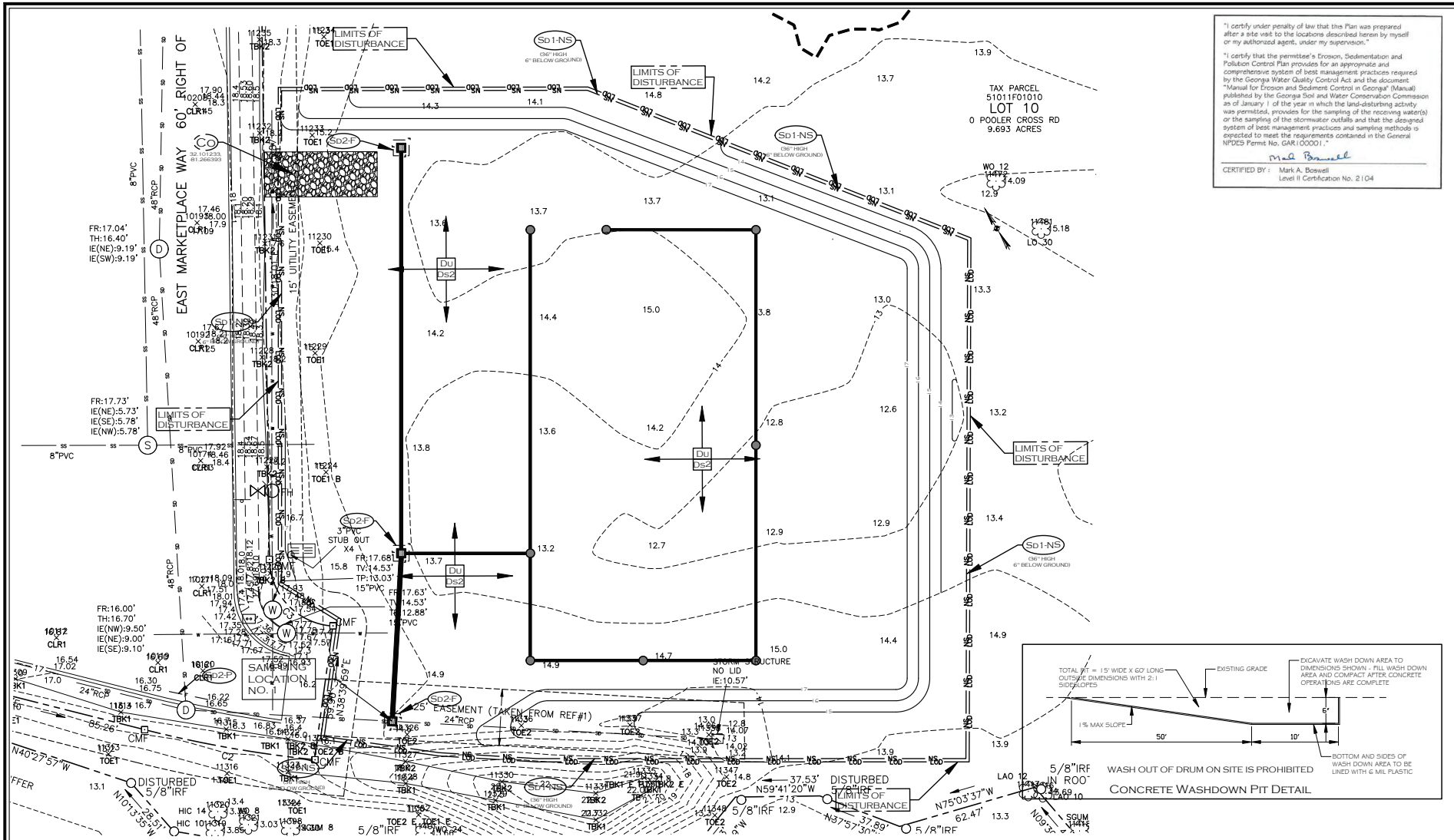
ANGEL LEARNING CENTER
0 POOLER CROSS RD 31322
FOR
POOLER ANGEL LEARNING, LLC
SAVANNAH, GEORGIA

SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE I

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED PROFESSIONAL ENGINEER

DRAWING NUMBER
C-15
15 OF 28 SHEETS



SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE II

1" = 20'

"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my supervision."

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the stormwater outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR100001."

CERTIFIED BY : Mark A. Boswell
Level II Certification No. 2104

Special Ordinance Note :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

Stream Buffer Encroachment Notes :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

Special Construction Note:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

Equivalent Controls Note :

1. SINCE THE DETENTION IS AN EXTENDED DISTANCE DOWNSTREAM FROM THE PROPOSED SITE, EQUIVALENT CONTROLS MAY BE USED FOR PHASES I AND III.

ISSUED FOR CONSTRUCTION
7-30-23

LEVEL II CERTIFICATION NO. 2104
ISSUED 11-505
EXPIRES 11-15-23

SCALE: 1" = 20'
0 20' 40' 50'

BOSWELL DESIGN SERVICES, INC.
OFFICE: 4700 EAST HIGHWAY 80
SUITE 103
MAILING: 103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAIDOS@bellsouth.net

REVISIONS

DESIGNED: ---
DRAWN: MAB
CHECKED: ---
DATE: JULY 30, 2023
JOB NO. ---
SCALE: as shown

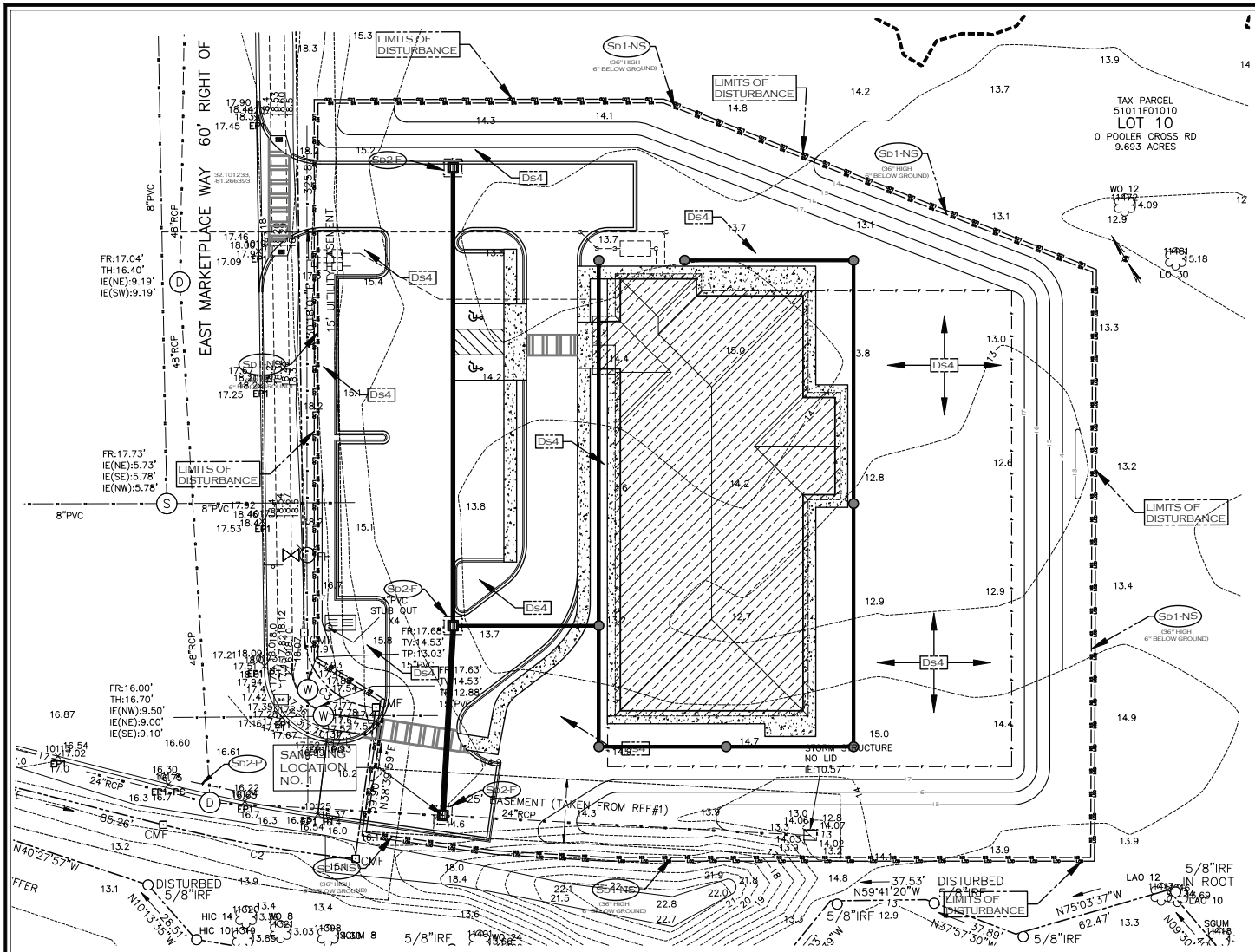
ANGEL LEARNING CENTER
0 POOLER CROSS RD 31322
POOLER
FOR
POOLER ANGEL LEARNING, LLC
SAVANNAH, GEORGIA

SOIL EROSION AND SEDIMENT CONTROL PLAN: PHASE II

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED PROFESSIONAL ENGINEER
MARK A. BOSWELL
PROFESSIONAL ENGINEER
No. 21044

DRAWING NUMBER
C-16
16 OF 28 SHEETS



SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE III

1" = 20'

"I certify under penalty of law that this Plan was prepared after a site visit to the locations described herein by myself or my authorized agent, under my supervision."

"I certify that the permittee's Erosion, Sedimentation and Pollution Control Plan provides for an appropriate and comprehensive system of best management practices required by the Georgia Water Quality Control Act and the document "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, provides for the sampling of the receiving water(s) or the sampling of the stormwater outfalls and that the designed system of best management practices and sampling methods is expected to meet the requirements contained in the General NPDES Permit No. GAR100001."

CERTIFIED BY : Mark A. Boswell
Level II Certification No. 2104

ISSUED FOR CONSTRUCTION
7-30-23

EQUIVALENT CONTROLS NOTE :

1. SINCE THE DETENTION IS AN EXTENDED DISTANCE DOWNSTREAM FROM THE PROPOSED SITE, EQUIVALENT CONTROLS MAY BE USED FOR PHASES II AND III.

SPECIAL ORDINANCE NOTE :

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER, STANDARDS ARE TO TAKE PRECEDENCE.

STREAM BUFFER ENCROACHMENT NOTES :

1. NEW STRUCTURES ON THIS PROJECT DO NOT ENCROACH IN THE 25 OR 50 FOOT STREAM BUFFER.

2. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50 FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

SPECIAL CONSTRUCTION NOTE:

IF THE CONTRACTOR KNOWS OR CAN REASONABLY BE EXPECTED TO HAVE KNOWN OF AN ERROR, DISCREPANCY OR CONFLICT IN THE PLANS, SPECIFICATIONS OR CONSTRUCTION STAKING AND FAILS TO REPORT THE PROBLEM PRIOR TO CONSTRUCTION, HE SHALL NOT BE ENTITLED TO COMPENSATION FOR ANY WORK OR EXPENSE INCURRED BY HIM FOR WORK REQUIRED TO BE RE-CONSTRUCTED BECAUSE OF SAID ERROR, DISCREPANCY OR CONFLICT.

LEVEL II CERTIFICATION NO. 2104 ISSUED 11-505 EXPIRES 11-15-23

SCALE: 1" = 20'
0 20' 40' 50'

BOSWELL DESIGN SERVICES, INC.
OFFICE: 4700 EAST HIGHWAY 80
POOLER, GA 31322
MAILING: 1103 NASSAU DRIVE
SAVANNAH, GEORGIA 31410
912 - 897 - 6932
LAIDD@bellsouth.net

REVISIONS

DRAWN: MAB | CHECKED: ---
ISSUED: --- | DATE: JULY 30, 2023
JOB NO. ---
SCALE: as shown

ANGEL LEARNING CENTER
0 POOLER CROSS ROAD
POOLER, GEORGIA 31322
FOR
POOLER ANGEL LEARNING, LLC
SAVANNAH, GEORGIA

SOIL EROSION AND SEDIMENT CONTROL PLAN - PHASE III

CONTACT A MINIMUM OF 72 HOURS PRIOR TO DIGGING
UTILITIES PROTECTION CENTER
1-800-282-7411

GEORGIA REGISTERED PROFESSIONAL ENGINEER
MARK A. BOSWELL
No. 21104
PROFESSIONAL ENGINEER
SIGNING FOR A FIRM

DRAWING NUMBER
C-17
17 OF 28 SHEETS

SURVEYOR'S NOTES

1. THE ELEVATIONS SHOWN ARE BASED ON NAVD88 DATUM. THE CONTOUR INTERVAL IS 1 FOOT.
2. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP 13051C0107H, REVISED 8/16/2018, A PORTION OF THIS PROPERTY LIES IN ZONE AE, A 100 YEAR FLOOD HAZARD AREA WITH A BASE FLOOD ELEVATION OF 15.0'
4. ONLY ABOVEGROUND, READILY VISIBLE STRUCTURES WERE LOCATED FOR THIS SURVEY. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NONEXISTENCE OF ANY BELOW GROUND, NON-VISIBLE UTILITIES OR STRUCTURES.
5. THE EASEMENTS AND BUFFER SHOWN HEREON, HAVE BEEN TAKEN FROM REFERENCE #1. IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DRAWING TO VERIFY ANY AND ALL BUILDING SETBACKS, EASEMENTS AND BUFFERS WITH THE PROPER AUTHORITIES BEFORE BEGINNING THE DESIGN OR CONSTRUCTION OF IMPROVEMENTS TO THE SITE. THIS SURVEYOR AND THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE DESIGN, PLACEMENT, STAKING, POSITIONING OR LAYOUT OF ANY PROPOSED STRUCTURE OR IMPROVEMENT TO THE SITE.
6. THE PUBLIC RECORDS REFERENCED WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
7. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

LEGEND

⊡ CMF	CONCRETE MONUMENT FOUND
○ IRF	IRON ROD FOUND
○ IRS	5/8" IRON ROD SET
FH	FIRE HYDRANT
	GRATE INLET
	NO SLIP PAD
S	SANITARY SEWER MANHOLE
D	STORM DRAIN MAN HOLE
	VAULT
W	WATER MANHOLE
	WATER VALVE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
OHP	OVER HEAD UTILITY LINE
W	UNDERGROUND WATER LINE
	CONTOUR
	TOP OF BANK
	APPROXIMATE FEMA FLOOD LINE

TREE LEGEND

SIZE OF SYMBOL DOES NOT INDICATE THE SIZE OF THE DRIP LINE/CANOPY LINE

LOCATION OF TREE — LO 22 — TREE SIZE (IN INCHES) / TREE TYPE

TREE TYPE ABBREVIATIONS:

HIC	HICKORY
LAO	LAUREL OAK
LO	LIVE OAK
PN	PINE
SGUM	SWEET GUM
WO	WATER OAK

DEAD TREES MAY NOT SHOWN

ALL OTHERS SPELLED OUT
MULTIPLE TREE SIZES INDICATES COMMON BASE

"/0" INDICATES DISEASED TREE

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

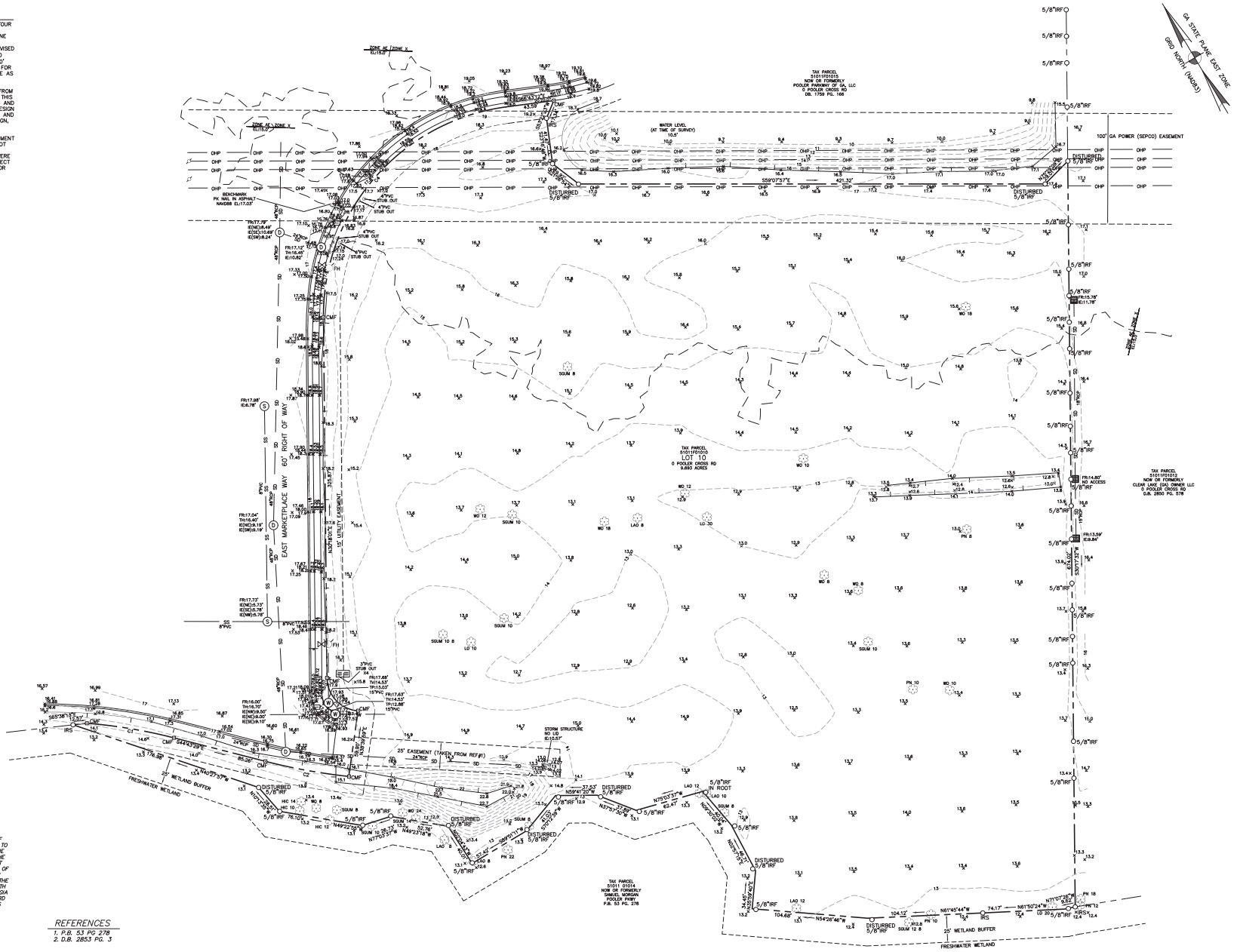
GEORGIA REGISTERED No. 3022 PROFESSIONAL LAND SURVEYOR JAMES CRAIG BREWER

REFERENCES

1. P.B. 53 PG 278
2. D.B. 2853 PG. 3

EQUIPMENT USED: TOTAL STATION
ANGULAR ERROR = 2" PER
ADJUSTED BY: COMPASS RULE
PLAT CLOSURE = 1/1,188,340
FIELD CLOSURE = 1/31,830

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	179.86'	470.00'	21°55'31"	S49°26'29"E	178.79'
C2	76.92'	530.00'	8°18'55"	S48°54'57"E	76.85'
C3	44.95'	30.00'	85°50'33"	N12°26'09"W	40.86'
C4	275.18'	1180.00'	13°21'28"	S71°47'26"W	274.57'



BREWER LANDSURVEYING LLC
P.O. Box 1322
Pooler, GA 31322
Info@brewersurvey.com
Phone (912) 856-2205
www.BrewerSurvey.com
LSF #1095

LOT 10, CLEARLAKE RESERVE SUBDIVISION PHASE 1

A TREE & TOPOGRAPHIC SURVEY OF
EIGHTH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA

PREPARED FOR:
LAUKIK PATEL

PROJECT #:	240575
FIELD DATE:	9/25/2024
PLAT DATE:	10/16/2024
LAST REVISED:	N/A
DRAWN BY:	CAL
SCALE:	1"=40'

SHEET: 1 OF 1

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Zoning Map Amendment for Jabot PUD

Project:	#A25-0032
P&Z Meeting Date:	March 10, 2025
Public Hearing Date:	March 18, 2025
Applicant and Authorized Agent:	Greg Coleman, Coleman Company Inc.
Parcel (PIN):	51023 01018
Existing Zoning:	PUD (Jabot PUD – Heavy Commercial)
Zoning Action:	Zoning Map Amendment
Request:	Request to amend the zoning map from PUD (Jabot PUD) to I-1 (Industrial, Light District) in order to develop a small warehouse
Application Filed:	February 10, 2025
Legal Notice Published:	March 2, 2025
Sign Posted:	February 28, 2025
Letters Mailed:	February 28, 2025
Staff Recommendation:	Approval
Planning & Zoning Commission:	[TBD]
Recommended Motion:	*"After review of the criteria, move for approval of the request with the condition that the remaining +/-40 acres is to remain undeveloped wetland and conservation area.*

Background:	The subject site is comprised of 10.6 acres of a 50-acre parcel. The 10.6 acre portion of the parcel is located on the far west end of the Jabot PUD and is the only portion of the 50-acre parcel that is not dominated by jurisdictional wetland or conservation easement. The 10.6 Acres being petitioned does not have any viable means to be developed as a part of the other developments within the PUD that access Pooler Parkway due to jurisdictional wetlands and conservation easements isolating this portion. The remaining +/-40 Acres of land to the east will be left within the PUD and will remain undeveloped, as it is mostly wetlands and within a conservation easement. The parcel is currently zoned for Heavy Commercial use within the Jabot PUD. This classification allows for the property to be developed as church, office space, retail, entertainment, restaurant, hotel/motel, liquor sales, service/gas stations, and multiple conditional uses as determined within the Jabot PUD Standards. The access for the proposed site, the existing MSI warehouse, and the Simmons Tract Industrial Land are all accessed via a private driveway that is served from the existing round-a-bout within the City of Bloomingdale's Right of Way that was constructed in a way to not allow for truck access to Pooler Parkway as required by the City of Pooler at time of approval. This round-a-bout also includes signage indicating that no trucks shall exit the round-a-bout towards Pooler Parkway. The Pooler 2040 Comprehensive Plan indicates this parcel as PUD Mixed Use Character Area and the Future Land Use Map (FLUM) indicates that the entirety of the subject parcel is designated for parks, recreation, and conservation. The rezoning of the 10.6 acres to I-1 would be appropriate due to the existing adjacent light industrial uses with the condition that the remaining +/-40 acres remain undeveloped as wetland and conservation area.
Relevant Ordinances:	App. A, Art. IV, Sec.21. I-1 Light Industrial District
Zoning Action Standards:	1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area? • *Yes, the request is a logical extension. This 10.6 acre tract is identified in the Jabot PUD Masterplan as having a Heavy Commercial use but is directly adjacent to and accessible by I-1 zoned property. Rezoning the 10.6 acre portion of the subject parcel to I-1 would align with the light industrial pattern of uses in the general area. While the Future Land Use Map shows the entire site as being parks, recreation, and conservation, if the remaining +/-40 acres were to remain undeveloped it would better align with the future plans for the area while allowing for the use of*

a portion of the property that would be cohesive with existing adjacent industrial uses.

2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?

    - *No, this would not be considered spot zoning as the adjacent parcels are zoned I-1 and are developed with industrial uses. This would be consistent with the surrounding zoning and development pattern.*

3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

    - *No, the parcel is only accessible via a private driveway that is served from Pine barren Road which has an existing round-a-bout within the City of Bloomingdale's Right of Way that was constructed in a way to not allow for truck access to Pooler Parkway as required by the City of Pooler. This round-a-bout also has signage indicating that no trucks shall exit the round-a-bout towards Pooler Parkway*

4. Will this request place irreversible limitations on the area as it is or on future plans for it?

    - *Yes, this request would place irreversible limitations on the area, as the City of Pooler's FLUM (Future Land Use Map) has designated the subject parcel as being for parks, recreation, and conservation.*

5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?

    - *There is not an imminent need to rezone the property, as it is partially developable with its existing zoning by right as Heavy Commercial; however, the property is likely to be utilized as requested if rezoned as the pattern of development in this vicinity is light industrial and not commercial.*

6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?

    - *No, the proposed rezoning would not conflict with the existing adjacent uses. The subject parcels are in a primarily industrial area accessible from Pine Barren Rd.*

7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?

- *It is possible additional requests could be made to rezone other parcels in the vicinity to this zoning district as a lot of the surrounding area is undeveloped; However, it is not likely as a majority of the surrounding land is Jurisdictional Wetlands.*

8. Will the action adversely impact adjacent or nearby properties in terms of:

   - Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern?

     - *The request shouldn't adversely impact the nearby properties as it relates to environmental quality as the majority of the parcel is Jurisdictional Wetlands, in a conservation easement and the Future Land Use Map (FLUM) shows the parcel as being for parks, recreation, and conservation. The nearest residential property is approximately 1,700 feet away.*

   - Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern?

     - *No, the request should not adversely impact the nearby properties as it relates to property values or make them less marketable as the rezoning request would be in direct relation to previously existing I-1 zoning along Pine Barren Rd.*

   - Will the action create development opportunities of such increased intensity that stormwater runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems?

     - *No, the request would not adversely impact the nearby properties as it relates to stormwater runoff. Any future site development proposed in the City will need to go through site plan review and approval to ensure items such as stormwater runoff are addressed on site so that down-stream drainage or off-site impacts do not occur.*

9. Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?

	• *No, the proposed rezoning would not result in public service requirements that could create a burden on the public. Any potential infrastructure improvements related to this rezoning would be the responsibility of the property owner and would not place a burden on the City.*
Conclusion:	Staff finds the request does comply with the majority of the required criteria for a zoning map amendment. As such, staff recommends approval of the request with the condition that the remaining +/-40 acres is to remain undeveloped wetland and conservation area.
Attachments:	A. Vicinity Map B. Zoning Map C. Future Land Use Map D. Application and Submittal Documentation

Attachment A

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

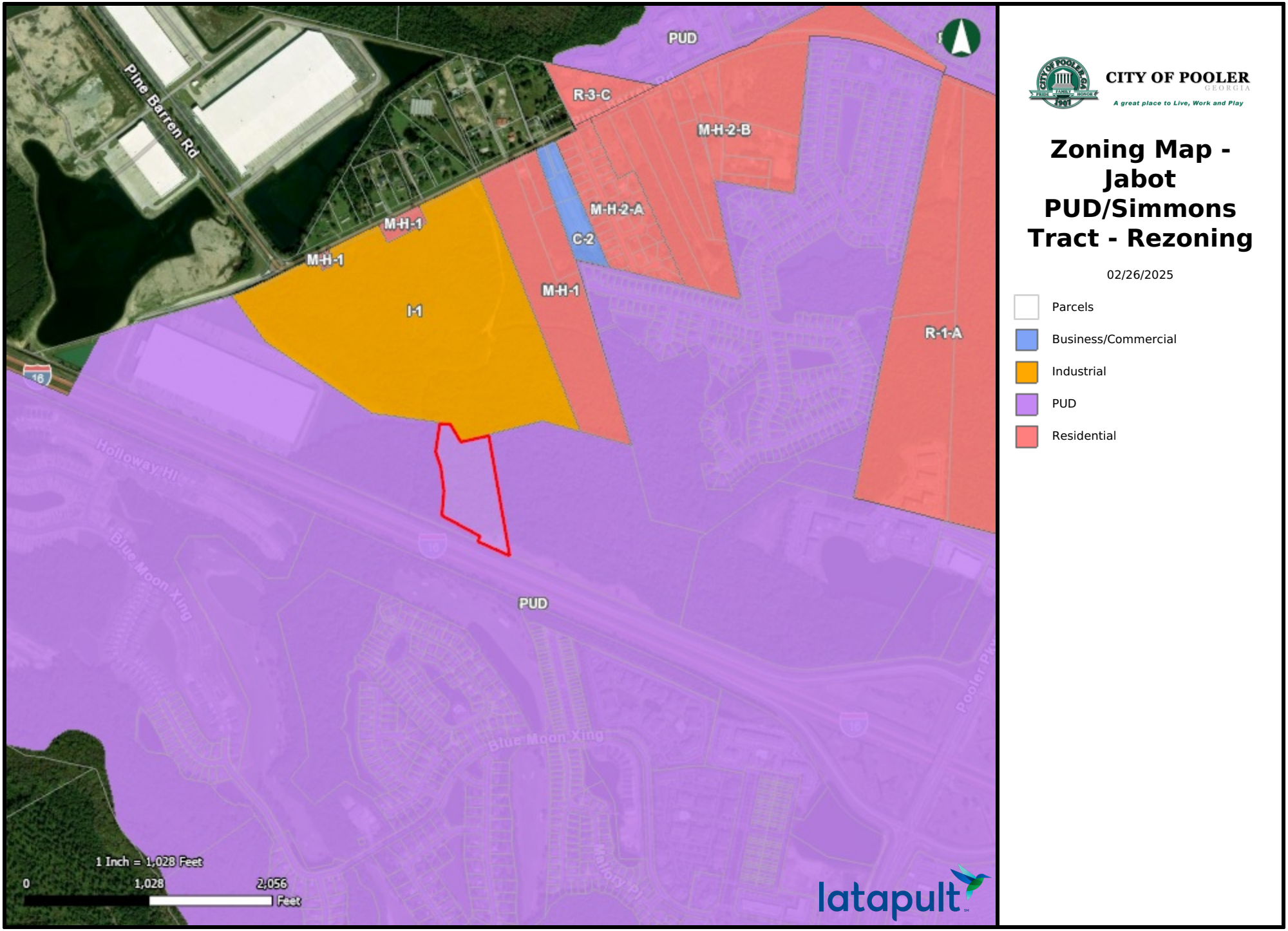
Vicinity Map - Jabot PUD/Simmons Tract - Rezoning

02/26/2025

Parcels

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

Attachment B



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

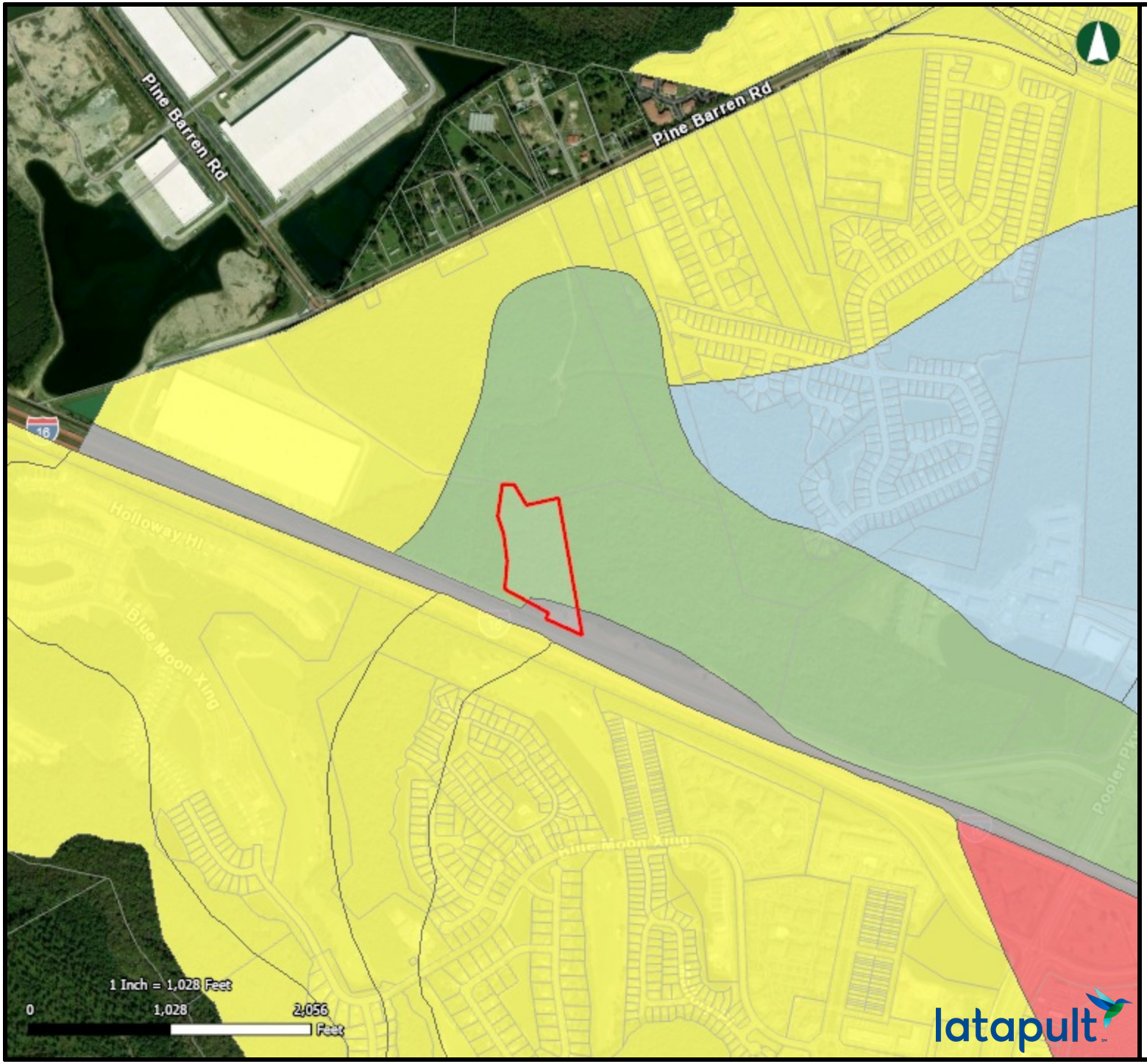
Zoning Map - Jabot PUD/Simmons Tract - Rezoning

02/26/2025

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

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

Attachment C



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

Future Land Use Map - Jabot PUD/Simmons Tract - Rezoning

02/26/2025

- Parcels
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Planned Development
- Public
- Residential
- Transportation Corridor
- Undeveloped

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

Zoning Map Amendment Application

Updated **SEPT 2023**

NOTICE TO APPLICANT

Applicant must submit the following information thirty at least thirty (30) days prior to the regularly scheduled meeting on the second and fourth Monday of each month (unless otherwise noted). Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning & Zoning Commission. Attach additional typed or printed sheets if necessary to fully answer any section.

- ☐ Filing fee payment. (See 2023 Schedule of Fees). Make checks payable to the City of Pooler.
- ☐ If using a PowerPoint presentation, email converted pdf to planning@pooler-ga.gov.
- ☐ A scaled plat showing dimensions, acreage, location of the tract(s), and utility easements prepared by a licensed architect/surveyor. Submit one (1) copy if 11" x 17" or smaller, sixteen (16) copies if larger.
- ☐ A legal description of property.
- ☐ A completed Campaign Contribution form
- ☐ A completed Zoning Map Amendment Standards acknowledgement of receipt
- ☐ A completed Property Owner Authorization form (if Agent is Applicant).
- ☐ A copy of current tax bill showing payment or a certification from the City of Pooler Tax Office stating taxes were paid.

OFFICE USE ONLY

Date Received: _____ File Number: _____

Hearing Date: _____ Adjacent Owner Letters Mailed: _____

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

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

Action Result Mailed to Applicant: _____ Sign Posted: _____

Applicant Information

Greg Coleman - Coleman Company Inc.	912-200-3041
Owner/Authorized Agent Name	Phone
1480 Chatham Parkway, Suite 100, Savannah, GA 31405	gcoleman@cci-sav.com
Owner/Authorized Agent Address	Email

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

If yes, provide file number, date, and action taken: Unknown date of PUD approval
(If exact file number, date, or action is not known, please give approximate date of previous application.)

Zoning Map Amendment Application

Updated **SEPT 2023**

Action Requested

Pine Barren Rd, Pooler, GA 31322

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

51.28 AC REMAINDER 52/632 (FORMERLY PT OF THE REMAINING PORTION OF PARCEL 2 PRB 39P 48 CONSERVATION EASEMENT PRB 46P) 71 — 51023 01018

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

PUD — I-1 — 10.6 Acres (see legal descripotion)

Present Zoning Classification — Requested Zoning Classification — Total Area (acres or sq ft)

1485 PINE BARREN ROAD LLC — 912-660-7788

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

4 BRADLEY PINES DR, SAVANNAH, GA 31410 — marketurner@me.com

Property Owner Address — Email

Vacant Land/Billboards /Conservation Easement — Flex Space/Warehousing

Existing Land Use (specify) — Proposed Land Use (specify)

Reasons & Certifications

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

Please see attached response

Adjacent Property Owners

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

Savannah Economic Development Authority - 906 Drayton St, Savannah, GA 31401

Name & Address (including zip code)

Patel Ankit A. - 175 Butler Dr, Richmond Hill, GA 31324

Name & Address (including zip code)

Somersby Homeowners Association, Inc. - 463 Pooler Parkway BOX 383, Pooler, GA 31322

Name & Address (including zip code)

Crossing Pooler, LLC - 777 Passaic Ave, Clifton, NJ 07012

Name & Address (including zip code)

Zoning Map Amendment Application

Updated **SEPT 2023**

Name & Address (including zip code)

Name & Address (including zip code)

Name & Address (including zip code)

Name & Address (including zip code)

Affidavit

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

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

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

Greg Coleman - Coleman Company Inc.	Mark Tanner	1/31/2025
Owner/Agent Name	Owner/Agent Signature	Date

Notary Public

1/31/2025
Subscribed and Sworn This Day Of

Malorie Boyd	Malorie Boyd	10/1/2027
Notary Name	Notary Signature	Commission Expiration

Seal

MALORIE D BOYD
NOTARY PUBLIC
My Commission Expires
10-01-2027
EFFINGHAM COUNTY, GEORGIA

Property Owner Authorization

Updated **SEPT 2023**

Authorization

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

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

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

Greg Coleman - Coleman Company Inc.	gcoleman@cci-sav.com	912-200-3041
Applicant/Agent Name	Email	Phone

1480 Chatham Parkway Suite 100, Savannah, GA 31405

Applicant/Agent Address

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

Interstate 16 - PIN 51023 01018

Property Address

1485 Pine Barron Road LLC	Mark Jones	1/31/25
Owner Name	Owner Signature	Date

Notary Public

1/31/2025

Subscribed and Sworn This Day Of

Malorie Boyd	Malorie Boyd	10/1/2027
Notary Name	Notary Signature	Commission Expiration

Seal

Campaign Contribution Disclosure Form (Zoning Action Applicant)

Updated **MAY 2024**

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

Hearing Information

Rezoning a portion of PIN #51023 01018

Zoning Action/Agenda Item

Planning & Zoning Public Hearing/Meeting Date and Time

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

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

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

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

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

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

Greg Coleman		1/31/2025
Applicant Name	Applicant Signature	Date

Zoning Map Amendment Standards

Updated **SEPT 2023**

Section 10. Standards for Zoning Ordinance or Map Amendment

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

1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?

2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?

3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise and traffic hazards?

4. Will this request place irreversible limitations on the area as it is or on future plans for it?

5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?

6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?

7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?

8. Will the action adversely impact adjacent or nearby properties in terms of:

   Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern?

   Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern?

   Will the action create development opportunities of such increased intensity that storm water runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems?

9. Will the action result in public service requirements such as provision of utilities or safety services which because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?

Affidavit of Receipt

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

Greg Coleman - Coleman Company		1/31/2025
Applicant Name	Applicant Signature	Date

COLEMAN COMPANY
ENGINEERS • SURVEYORS

General Petition Description:

We are requesting to rezone +/-10.6 Acres of the existing +/-50 Acre parcel from PUD to I-1. The area of the property that is being petitioned is on the far west end of the PUD and is the only area that can be developed within the 50 Acre parcel. The 10.6 Acres being petitioned does not have any viable means to be developed as a part of the other developments within the PUD that access Pooler Parkway due to wetlands and conservation easements. The remaining +/-40 Acres of land to the east will be left within the PUD and will remain undeveloped, as it is mostly wetlands and within a conservation easement. The surrounding properties are zoned I-1 and utilities, and access will be provided through the adjacent Simmons Tract (See attached Masterplan). The access for the proposed site, the existing MSI warehouse and the Simmons Tract Industrial Land all access onto a private drive that is served from the existing round-a-bout within the City of Bloomingdale's Right of Way that was constructed in a way to not allow for truck access back to Pooler Parkway as required by the City of Pooler. This round-a-bout also has signage indicating that no trucks are allowed to exit the round-a-bout towards Pooler Parkway. The proposed zoning and use are the only viable options for development on this land due to the surrounding industrial properties, established industrial access and limited to no visibility. The proposed zoning and use also fit within pattern of development and existing zoning in the area.

Applicant Response to:

Reasons and Certifications

List all reasons requesting change which support the purposes of the zoning program:

This petition supports and does not conflict with the purpose of the City's zoning program or the Zoning Map Amendment Standards (See attached response to all standards). The proposed zoning and use will not negatively impact public health, safety, morals, general welfare, convenience or prosperity due to several factors. The property being petitioned abuts Interstate 16 to the south and is surrounded by wetlands, conservation easements and I-1 zoned properties. The existing forested land that surrounds the 10.6 acres will remain and provided a buffer that will not allow for any visibility of the development from Pine Barren Road or any residential developments. The closest residential dwelling is over 1,700 linear feet from the proposed development, which far exceeds the 100' buffer requirement in the city's zoning ordinance. This property is currently undeveloped and after development will provide a much higher tax benefit to the city and its citizens. This development will create more jobs and opportunities for existing and new local businesses that will benefit both the citizens and the City of Pooler, which will have a positive impact on the prosperity of the City of Pooler as a whole. The proposed use and zoning will not

contribute to congestion in the streets due to the access being provided primarily by the City of Bloomingdale streets and direct access to Jimmy Deloach Parkway/ I -16. In addition, this development will generate much less traffic than a residential or commercial development. The type of development proposed will not have any increase fire risk due to adequate fire water supply and the remote location will not cause any fire communication risk to surrounding properties. There will be no light or air pollution to any of the neighboring properties caused by this development due distance of separation and extensive forested land that surrounds the property. This development will only impact 20% of the existing overall parcel, which is certainly low-density development and will not overcrowd the land in the area. Due to the development type, it will certainly not contribute to undue concentration of population. There will also be no impact on the adequate provision of water and sewer with these types of developments consuming very little water and sewer capacity. There will be no impact on schools, parks and other public requirements other than contributing to the tax rolls to support the financial aspects of these services without increasing the need or demand for these services provided by the City and County.

Thank you,
Coleman Company, Inc.

Greg Coleman
Industrial Group Leader

COLEMAN COMPANY
ENGINEERS • SURVEYORS

Applicant Response to:

Section 10. Standards for Zoning Ordinance or Map Amendment

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

1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
   Yes. The neighboring properties to west and north are currently zoned I-1 as well as most of the adjacent properties located in Bloomingdale.
2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
   No. This area of Pine Barren Road west of the roundabout are mostly industrial properties.
3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise and traffic hazards?

   No. There is no access to single family neighborhoods or minor streets within, inbound or outbound from this development.
4. Will this request place irreversible limitations on the area as it is or on future plans for it?
   No. This is the only portion of the property that can be developed due to the balance of the property begin wetlands and conservation easement.
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
   Yes, there is an imminent need for smaller industrial space for local businesses in our market due to most of the recent industrial development being larger buildings intended for larger tenants/businesses. The local small businesses, contractors, suppliers, etc. have very limited options for space that would allow for a lease or purchase of smaller footprints that would be provided with this development.
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
   No. The proposed rezoning is for only 10.6 Acres of the nearly 50 Acre tract with the remaining portion of the property to be left undeveloped in its current state, which is mostly wetlands and in a conservation easement.
7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
   No. This is the last piece of property adjacent to the existing industrially zoned properties having access to the west end of pine barren road (Bloomingdale Right of Way and maintained by Bloomingdale) that can meet the zoning conditions that have been put in place for industrial access. Approval of this zoning petition would be consistent with the previous approvals in the area and meet the conditions that have been placed on the adjacent properties.
8. Will the action adversely impact adjacent or nearby properties in terms of:

   Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern?
   No. Due to the distance and forested property to remain undeveloped between the proposed development and any adjacent residents there will be no noise, odor or any visibility of the development (See Area Exhibit provided). The access to the site will be from Jimmy Deloach Parkway via Bloomingdale owned and maintained roadways, and the traffic generated by the proposed uses will be minimal and off-peak hours compared to other businesses and residents, so there will be no adverse impacts to

existing traffic patterns (See Access Exhibit provided).

Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern?
No. As stated above, this is the last piece of property within the area that has been approved for or already developed for industrial use. The surrounding area is mostly wetlands and conservation easements.
Will the action create development opportunities of such increased intensity that storm water runoff from the site cannot be controlled within previous limits, which results in adverse impacts upon existing down-stream drainage problems or potential problems?
No. The development will meet the pre-developed runoff rates and will comply with the City of Pooler's stormwater ordinance.

9. Will the action result in public service requirements such as provision of utilities or safety services which because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?
No. The owner/developer will, at his own cost, extend water and sewer services to the propery to be developed and the utility extensions will remain private and will be maintained in perpetuity by the owner/developer. In addition, the City is already serving the surrounding properties with utilities and safety services.

Thank you,
Coleman Company, Inc.

Greg Coleman
Industrial Group Leader

PARID: 51023 01018
1485 PINE BARREN ROAD LLC

INTERSTATE 16

Payment Information

Payment Sequence	User ID Location	Effective Date Source	Business Date Pymt Type	Payment Applied	Tolerance/ Overpayment	Payment Methods	Total Payment
4164398835	PMHUGHES-1302 CASHIER	11/15/2024 MAIL	12/04/2024 P24	$11,199.44	$0.00 $0.00	CHECK/11,909.58	$11,199.44
4164400540	GOVWIN-88888 WEB	12/11/2024 WEB	12/11/2024 Z24	$12.30	$0.00 $0.00	EC/12.30	$12.30

Payer Details

Payment Sequence	User ID Location	Effective Date Source	Total Payment	Payer Information
4164398835	PMHUGHES-1302 CASHIER	11/15/2024 MAIL	$11,199.44	1485 PINE BARREN ROAD LLC/MARK TURNER 4 BRADLEY PINES DR SAVANNAH GA 31410
4164400540	GOVWIN-88888 WEB	12/11/2024 WEB	$12.30	1485 Pine Barren Rd PO Box 7057 Savannah, GA, 31418

© 2018 COLEMAN COMPANY, INC.
DATE PLOTTED: 2/6/2025 11:54 AM BY: John Robinson DRAWING PATH: Q:\2021\21-1078.000\DWG\Planning\21-1078 SimmonsCortes Master Plan V5.0.dwg

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

NOT FOR CONSTRUCTION

SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

REVISIONS:

ZONING SITE PLAN FOR SIMMONS CORTES TRACT

LOCATED IN POOLER, GA

PREPARED FOR TURNER ENTERPRISES OF SAVANNAH

JOB NUMBER:	21-1078
DATE:	2/05/25
DRAWN BY:	JWR
CHECKED BY:	DLF
SCALE:	AS NOTED

EXHIBIT

SHEET:

EX 1.0

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

NOT FOR CONSTRUCTION

SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

REVISIONS:

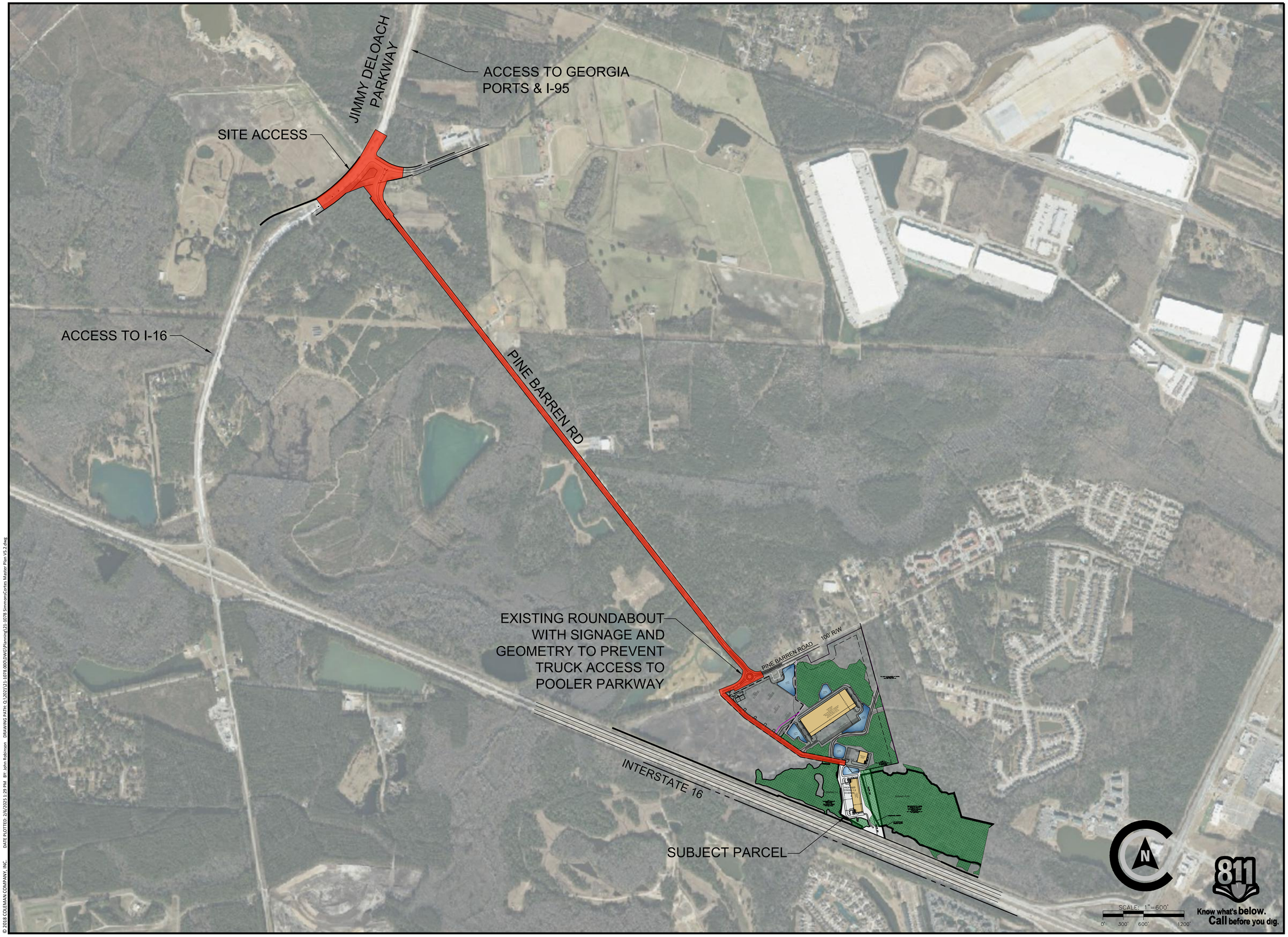
AREA PLAN FOR
SIMMONS CORTES TRACT
LOCATED IN POOLER, GA
PREPARED FOR TURNER ENTERPRISES OF SAVANNAH

JOB NUMBER:	21-1078
DATE:	2/05/25
DRAWN BY:	JWR
CHECKED BY:	DLF
SCALE:	AS NOTED

EXHIBIT

SHEET:
EX 2.0

© 2018 COLEMAN COMPANY, INC.
DATE PLOTTED: 2/6/2025 1:44 PM BY: John Robinson DRAWING PATH: C:\2021\21-1078.000\DWG\Planning\21-1078 SimmonsCortes Master Plan V5.1.dwg



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

NOT FOR CONSTRUCTION

SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

REVISIONS:

ACCESS PLAN FOR SIMMONS CORTES TRACT

LOCATED IN POOLER, GA

PREPARED FOR TURNER ENTERPRISES OF SAVANNAH

JOB NUMBER:	21-1078
DATE:	2/05/25
DRAWN BY:	JWR
CHECKED BY:	DLF
SCALE:	AS NOTED

EXHIBIT

SHEET:

EX 3.0

© 2018 COLEMAN COMPANY, INC.

DATE PLOTTED: 2/6/2025 1:29 PM BY: John Robinson DRAWING PATH: G:\2021\21-1078.000\DWG\Planning\21-1078 SimmonsCortes Master Plan V5.2.dwg

Outlook

Fw: **EXTERNAL EMAILRE: Pine Barren Rd rezoning**

From Ryan Jarles <rjarles@pooler-ga.gov>
Date Thu 2/27/2025 9:06 AM
To Ryan Jarles <rjarles@pooler-ga.gov>

From: Greg Coleman <gcoleman@cci-sav.com>
Sent: Wednesday, February 26, 2025 11:35 AM
To: Nicole Johnson <njohnson@pooler-ga.gov>
Subject: **EXTERNAL EMAIL**RE: Pine Barren Rd rezoning

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Nicole,

Bloomingdale is aware of the project and the access to Pine Barren Road. We have an approved ROW Encroachment Permit, and the developer is contributing to the cost of the new signal at Jimmy Deloach and Pine Barren as part of the Encroachment Permit. The existing roundabout was a condition of approval by Pooler to allow for the MSI development next door and the Simmons Tract for zoning/site plan approval, even though this is all Bloomingdale ROW, to prevent truck access back to Pooler Parkway. The Roundabout was designed (turning radius are constructed for automobiles only) so that large trucks could not exit the Roundabout towards Pooler Parkway. No Truck Traffic Signs were also installed on the Pooler side of the Roundabout, see below. Please let me know if you have any other questions.

Thanks,

COLEMAN COMPANY

GREG COLEMAN
Managing Principal | President

O: 912-200-3041
E: GColeman@CCI-sav.com

1480 Chatham Parkway Ste. 100
Savannah, GA 31405

www.**CCI-**sav.com

PRIVILEGED AND CONFIDENTIAL: This electronic message and any attachments are the confidential property of Coleman Company. The information is intended only for the use of the person to whom it is addressed. Any other interception, copying, accessing, or disclosure of this message is prohibited. If you have received this message in error, please immediately notify Coleman Company and purge the message received. Do not forward this message without permission.

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Map Amendment for 5011 Old Louisville Rd. from R-A-1 to I-1

Project:	#A25-0037
P&Z Meeting Date:	March 10, 2025
Public Hearing Date:	March 18, 2025
Applicant and Authorized Agent:	Joshua Yellin, Hunter Maclean.
Parcel (PIN):	50924C02010; 50924C02009; 50924C02005; 50924C02004; 50924C02003; 50924C02002
Existing Zoning:	R-A-1 (Residential Agriculture, Limited District)
Zoning Action:	Map Amendment
Request:	Request to amend the zoning map from R-A-1 (Residential Agriculture, Limited District) to I-1 (Industrial, Light District) in order to develop a gas station use, to include truck fueling and parking.
Application Filed:	February 14, 2025
Legal Notice Published:	March 2, 2025
Sign Posted:	February 28, 2025
Letters Mailed:	February 21, 2025
Staff Recommendation:	Approval
Planning & Zoning Commission:	[TBD]
Recommended Motion:	*"After review of the criteria, move for approval of the request.*

Background:	The subject site is comprised of six parcels, two located on the corner of Old Louisville Rd. and Dean Forest Rd. (5005 and 5011 Old Louisville Rd.), and four located on Dean Forest Rd. (1805, 1815, 1819, 1823 Dean Forest Rd.). The two parcels located adjacent to Old Louisville Rd. are separated from the four adjacent to Dean Forest Rd. by three parcels zoned I-1 (1827, 1831, 1835 Dean Forest Rd.); the request would create cohesive zoning with all parcels immediately adjacent which hold frontages on Old Louisville Rd and Dean Forest Rd. A previous Zoning Map Amendment was submitted for review by council at the October 7, 2019, meeting. The previous application was to rezone 4.2 acres consisting of the four subject parcels located on Dean Forest Rd. (1805, 1815, 1819, 1823 Dean Forest Rd.) from RA-1 to C-2 to allow for the construction of a convenience store including diesel pumps. The application was denied by Council, sighting public safety issues regarding drainage. The parcels which separate the subject parcels (including 1827, 1831, and 1835 Dean Forest Rd.), were rezoned from C-2 and R-A-1 to I-1 at the May 2, 2022, Council meeting. The current request would create a more cohesive zoning along Dean Forest Rd. and align with the Future Land Use Map (FLUM), which designates these parcels as industrial.
Relevant Ordinances:	App. A, Art. IV, Sec. 21. I-1 Industrial Light District
Zoning Action Standards:	1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area? • *Yes, the request is a logical extension. The existing R-A-1 zoned parcels are separated by previously rezoned I-1 parcels. Rezoning the subject parcels to I-1 would align with the pattern of uses in the general area which has changed over time to light industrial.* 2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area? • *No, all directly adjacent parcels are zoned I-1. This would be consistent with the surrounding zoning.* 3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards? • *No, the parcels are located with access to Old Louisville Rd. and Dean Forest Rd.; vehicular traffic accessing*

these parcels would not lead to traversing established residential neighborhoods or minor streets.

4. Will this request place irreversible limitations on the area as it is or on future plans for it?

    - *No, this request would not place irreversible limitations on the area, as the City of Pooler's FLUM (Future Land Use Map) has designated all subject parcels as Industrial.*

5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?

    - *There is not an imminent need to rezone the property, as it is developable in its existing condition by-right with single-family dwellings; however, the property is likely to be utilized as requested if rezoned.*

6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?

    - *No, the proposed rezoning would not conflict with the existing adjacent uses. The subject parcels are located in a primarily industrial corridor along Old Louisville Rd. and Dean Forest Rd.*

7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?

    - *It is possible additional requests could be made to rezone other parcels in the vicinity to this zoning district as a lot of the surrounding area is undeveloped or currently developed with single-family homes on large parcels; However, the Future Land Use Map (FLUM) has designated the future plans of this area to be industrial.*

8. Will the action adversely impact adjacent or nearby properties in terms of:

    - Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern?

        - *It is unlikely that the request would adversely impact the nearby properties as it relates to environmental quality; the majority of the surrounding properties are developed with industrial uses and the Future Land Use Map (FLUM) shows these parcels as industrial.*

- Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern?

  - *No, the request should not adversely impact the nearby properties as it relates to property values or make them less marketable as the rezoning request would be in direct relation to existing I-1 zoning along Old Louisville Rd. and Dean Forest Rd.*

- Will the action create development opportunities of such increased intensity that stormwater runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems?

  - *No, the request would not adversely impact the nearby properties as it relates to stormwater runoff. Any future site development proposed in the City will need to go through site plan review and approval to ensure items such as stormwater runoff are addressed on site so that down-stream drainage or off-site impacts do not occur.*

9. Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?

   - *No, the proposed rezoning would not result in public service requirements that could create a burden on the public. Any potential infrastructure improvements related to this rezoning would be the responsibility of the property owner and would not place a burden on the City.*

Conclusion: Staff finds the request complies with the required criteria for a zoning map amendment. As such, staff recommends Approval of the request.

Attachments:

A. Vicinity Map

B. Zoning Map

C. Future Land Use Map

Attachment A

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

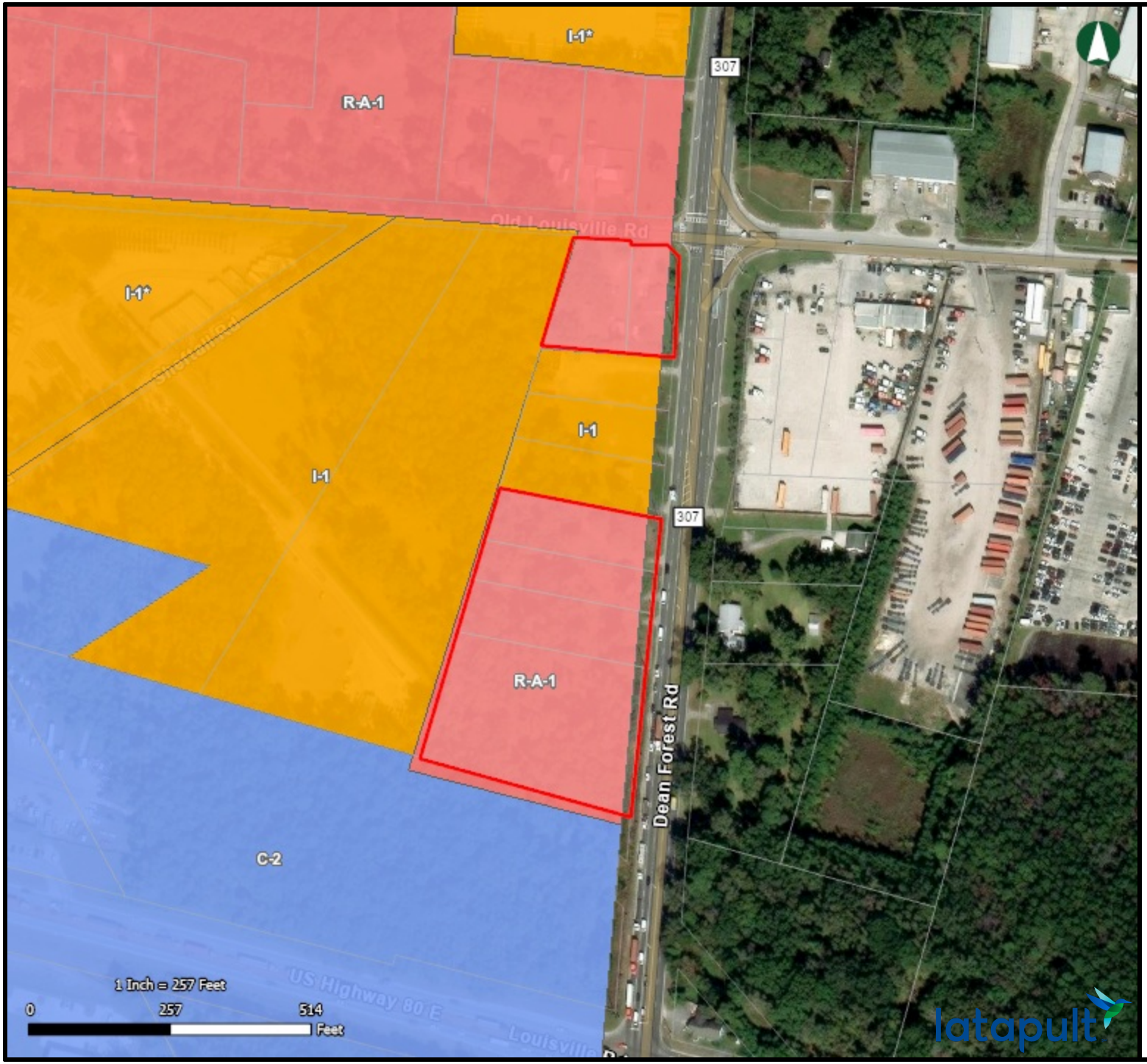
Vicinity Map - Old Louisville Rd. & Dean Forest Rd. Rezoning

03/03/2025

Parcels

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

Attachment B



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

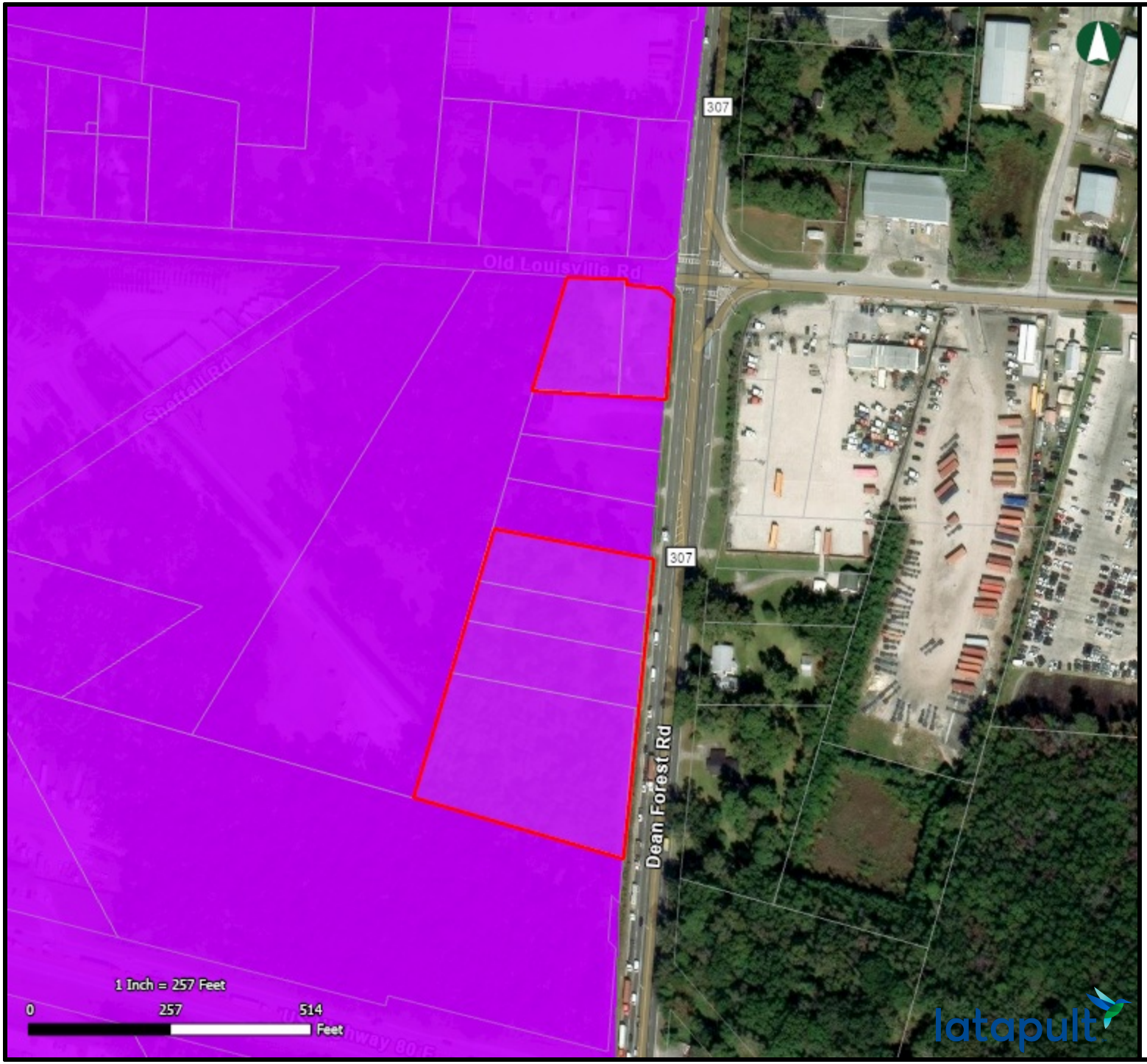
Zoning Map - Old Louisville Rd. & Dean Forest Rd. Rezoning

03/03/2025

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

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

Attachment C



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

Future Land Use Map - Old Louisville Rd. and Dean Forest Rd.

02/28/2025

- Parcels
- Commercial
- Industrial
- Parks/Recreation/Conservation
- Planned Development
- Public
- Residential
- Transportation Corridor
- Undeveloped

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

Zoning Map Amendment Application

Updated **SEPT 2023**

NOTICE TO APPLICANT

Applicant must submit the following information thirty at least thirty (30) days prior to the regularly scheduled meeting on the second and fourth Monday of each month (unless otherwise noted). Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning & Zoning Commission. Attach additional typed or printed sheets if necessary to fully answer any section.

- ☐ Filing fee payment. (See 2023 Schedule of Fees). Make checks payable to the City of Pooler.
- ☐ If using a PowerPoint presentation, email converted pdf to planning@pooler-ga.gov.
- ☐ A scaled plat showing dimensions, acreage, location of the tract(s), and utility easements prepared by a licensed architect/surveyor. Submit one (1) copy if 11" x 17" or smaller, sixteen (16) copies if larger.
- ☐ A legal description of property.
- ☐ A completed Campaign Contribution form
- ☐ A completed Zoning Map Amendment Standards acknowledgement of receipt
- ☐ A completed Property Owner Authorization form (if Agent is Applicant).
- ☐ A copy of current tax bill showing payment or a certification from the City of Pooler Tax Office stating taxes were paid.

OFFICE USE ONLY

Date Received: _____ File Number: _____

Hearing Date: _____ Adjacent Owner Letters Mailed: _____

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

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

Action Result Mailed to Applicant:_____ Sign Posted: _____

Applicant Information

Josh Yellin, HunterMaclean	912-236-0261
Owner/Authorized Agent Name	Phone
200 East Saint Julian Street	jyellin@huntermaclean.com
Owner/Authorized Agent Address	Email

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

If yes, provide file number, date, and action taken: October, 2019

(If exact file number, date, or action is not known, please give approximate date of previous application.)

Zoning Map Amendment Application

Updated **SEPT 2023**

Action Requested

Dean Forest and Old Louisville Road

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

Reynolds Dairy, Thomas Tr, Louisville Road — 50924C02010 and -09, 50924C02005,-04,-03, -02

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

R-A-1	I-L	appx. 5.2 acres
Present Zoning Classification	Requested Zoning Classification	Total Area (acres or sq ft)

D&B Land Development, LLC and Quiktrip Corporation — 918-840-0007

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

952 Old Peachtree Road NW — mjuntti@quicktrip.com

Property Owner Address — Email

Vacant	fueling station/truck stop
Existing Land Use (specify)	Proposed Land Use (specify)

Reasons & Certifications

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

Limited use for property under current zoning, as the surrounding area is zoned industrial and commercial.

Pooler's future land use map indicates the property is industrial. The proposed rezoning is not spot zoning and does not conflict with the pattern of development in the area. The action will not negatively impact surrounding properties.

Adjacent Property Owners

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

Janice F. Burnett, 5022 Old Louisville Road, Pooler, GA 31322

Name & Address (including zip code)

D&B Land Development, LLC, 1496 US HWY 80, Pooler, GA 31322

Name & Address (including zip code)

Ping E. Tyner, as Trustee of the Tyner Living Trust, dated May 1, 2001, 1901 5210 Old Louisville Road, Pooler, GA 31322

Name & Address (including zip code)

Southern Bell Telephone c/o AT&T Property Tax Group, 1010 Pine S, 6E-L-01 Saint Louis, MO 63101

Name & Address (including zip code)

Zoning Map Amendment Application

Updated **SEPT 2023**

Sixty Four Olympic Properties LLC, 1893 Refugee Rd, Columbus, OH 43207

Name & Address (including zip code)

Peggy Sue Fields, 152 Dean Forest Road, Savannah, GA 31408

Name & Address (including zip code)

Michael and Gretchen Early, 444 Oxford Drive, Richmond Hill, GA 31324
Lee, West & Walsh, LP, 3010 Brierfield Lake, Alpharetta, GA 30004

Name & Address (including zip code)

Name & Address (including zip code)

Affidavit

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

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

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

Joshua Yellin		2/14/2025
Owner/Agent Name	Owner/Agent Signature	Date

Notary Public

February 14, 2025		
Subscribed and Sworn This Day Of		
Amber Spain	Amber Spain	
Notary Name	Notary Signature	Commission Expiration

Seal

AMBER SPAIN NOTARY PUBLIC GEORGIA CHATHAM COUNTY EXPIRES August 31, 2026

Campaign Contribution Disclosure Form (Zoning Action Applicant)

Updated **MAY 2024**

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

Hearing Information

Zoning Action/Agenda Item

Planning & Zoning Public Hearing/Meeting Date and Time

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

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

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

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

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

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

Joshua Yellin		2/14/2025
Applicant Name	Applicant Signature	Date

Property Owner Authorization

Updated **SEPT 2023**

Authorization

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

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

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

Joshua Yellin on behalf of QuikTrip Corporation	JYellin@huntermaclean.com	912-236-0261
Applicant/Agent Name	Email	Phone

200 E. Saint Julian St, PO Box 9848, Savannah, GA 31412-0048

Applicant/Agent Address

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

Parcel 50924C02010 and 50924C02009

Property Address

~~B.T.D~~ D.I.B DEVELOPMENT		2-7-2025
Owner Name	Owner Signature	Date

Notary Public

Feb 7th 2025

Subscribed and Sworn This Day Of

B Kozlowski	B Kozlowski	9-13-2026
Notary Name	Notary Signature	Commission Expiration

B KOZLOWSKI NOTARY PUBLIC CHATHAM COUNTY GEORGIA EXPIRES 09/13/2026

Seal

Property Owner Authorization

Updated **SEPT 2023**

Authorization

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

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

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

Joshua Yellin on behalf of QuikTrip Corporation	JYellin@huntermaclean.com	912-236-0261
Applicant/Agent Name	Email	Phone

200 E. Saint Julian St, PO Box 9848, Savannah, GA 31412-0048

Applicant/Agent Address

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

Parcel 50924C02003, 50924C02004, and 50924C02005

Property Address

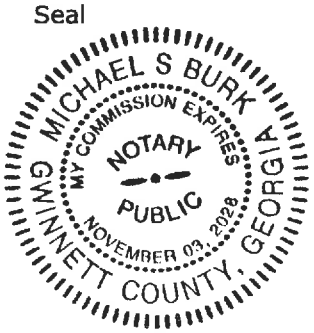
QuikTrip Corporation		2/12/25
Owner Name	Owner Signature	Date

Notary Public

Subscribed and Sworn This Day Of 12th Day February 2025

Michael S. Burk		11/03/2028
Notary Name	Notary Signature	Commission Expiration

Seal



Zoning Map Amendment Standards

Updated **SEPT 2023**

Section 10. Standards for Zoning Ordinance or Map Amendment

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

1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?

2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?

3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise and traffic hazards?

4. Will this request place irreversible limitations on the area as it is or on future plans for it?

5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?

6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?

7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?

8. Will the action adversely impact adjacent or nearby properties in terms of:

   Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern?

   Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern?

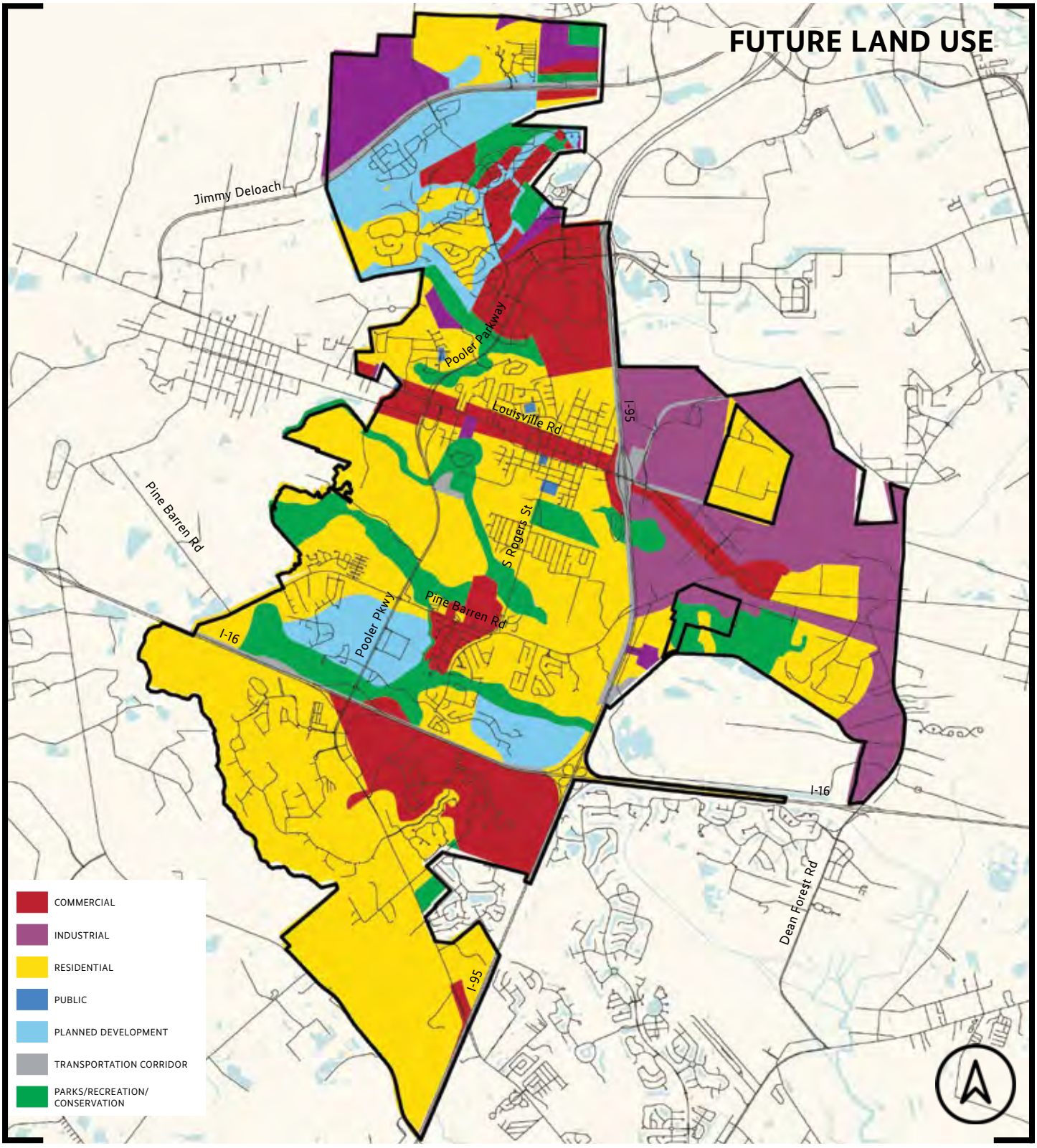
   Will the action create development opportunities of such increased intensity that storm water runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems?

9. Will the action result in public service requirements such as provision of utilities or safety services which because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?

Affidavit of Receipt

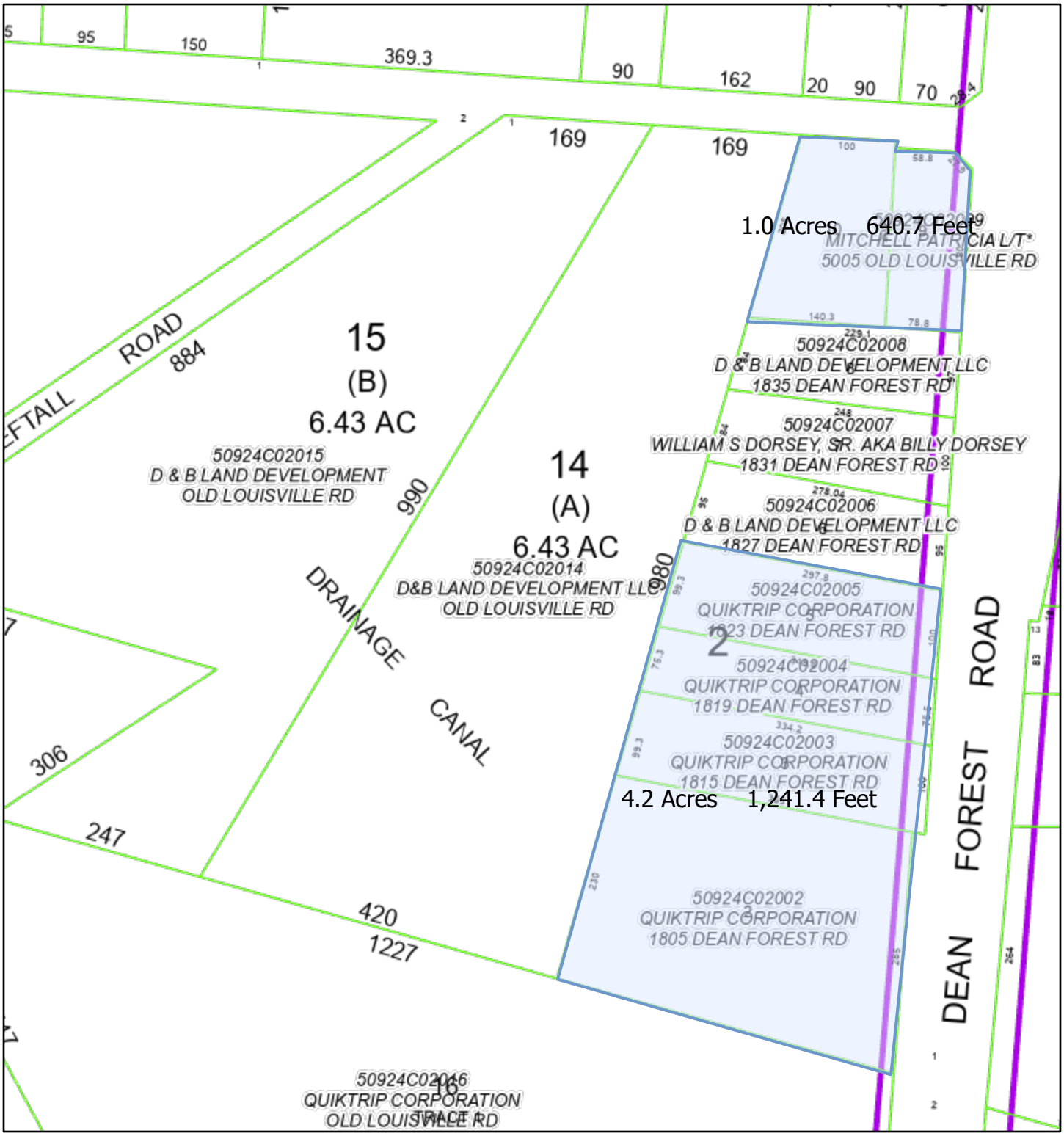
I understand the importance of this document and acknowledge that this affidavit serves as a formal record of my receipt of the document.

Joshua Yellin		2/10/2025
Applicant Name	Applicant Signature	Date



Map 4.7–Future Land Use, Pooler

SAGIS Map Viewer



2/10/2025, 9:46:21 AM

1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

Owner, PIN and Address Labels

Municipal Boundary

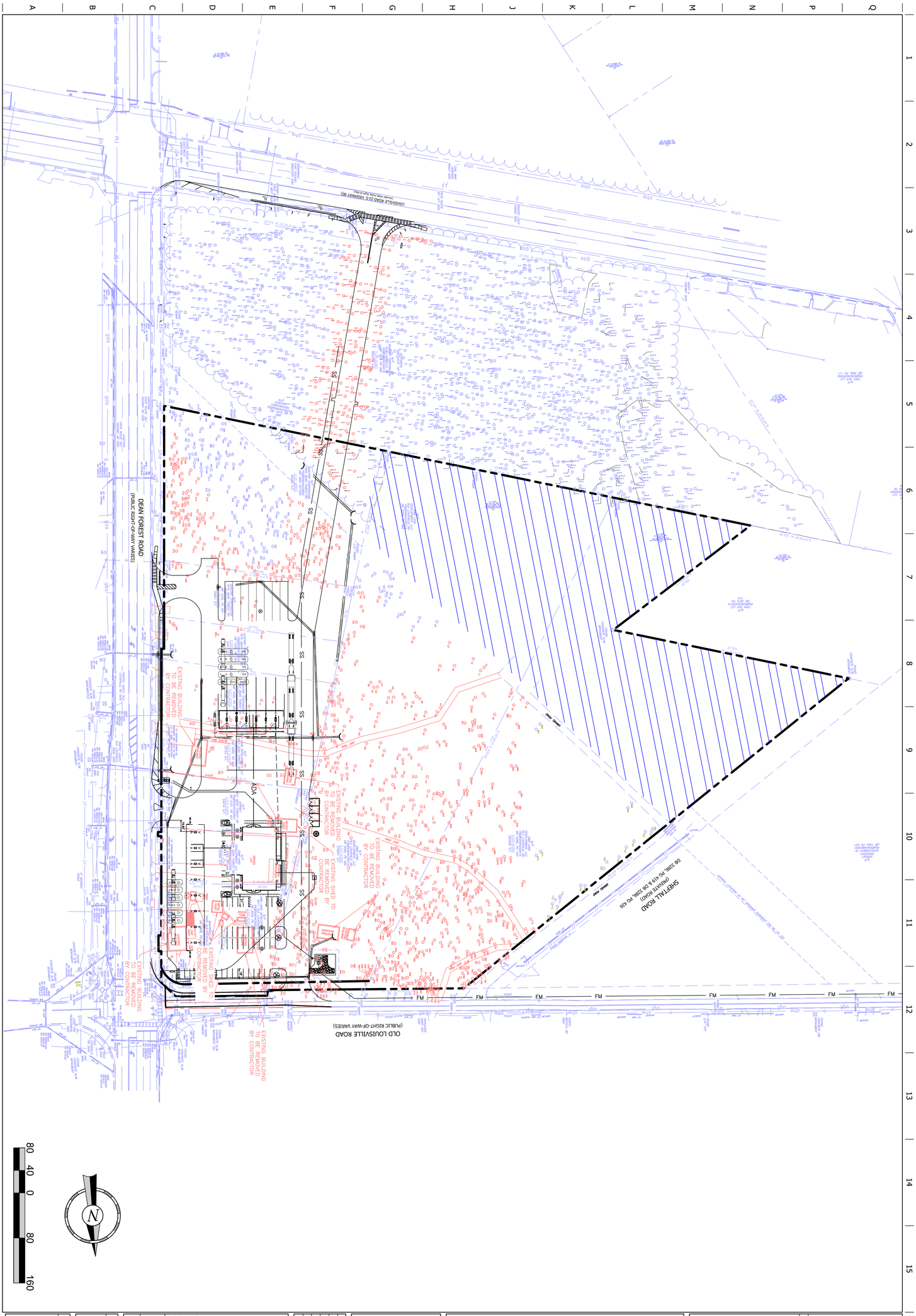
GARDEN CITY

POOLER

SAVANNAH

Property Boundaries (Parcels)

Savannah Area GIS, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, SAGIS



FOR PERMIT REVIEW ONLY, NOT FOR CONSTRUCTION

SHEET NUMBER:	SHEET TITLE:
1	SITE/DEMO PLAN

REV	DATE	DESCRIPTION

ORIGINAL ISSUE DATE: 05/13/2024

DRAWN BY: MH
REVIEWED BY: MH
DESIGNED BY: MC
VERSION: 001
DIVISION:
PROTOTYPE: P-116 (12/01/23)

© COPYRIGHT QUIKTRIP CORPORATION, 2011
ALL RIGHTS RESERVED. NO PART OF THIS
PUBLICATION, DISTRIBUTION, OR USE IN
ANY FORM OR BY ANY METHOD OR MEDIUM
MAY BE MADE WITHOUT THE PRIOR
WRITTEN PERMISSION OF QUIKTRIP.

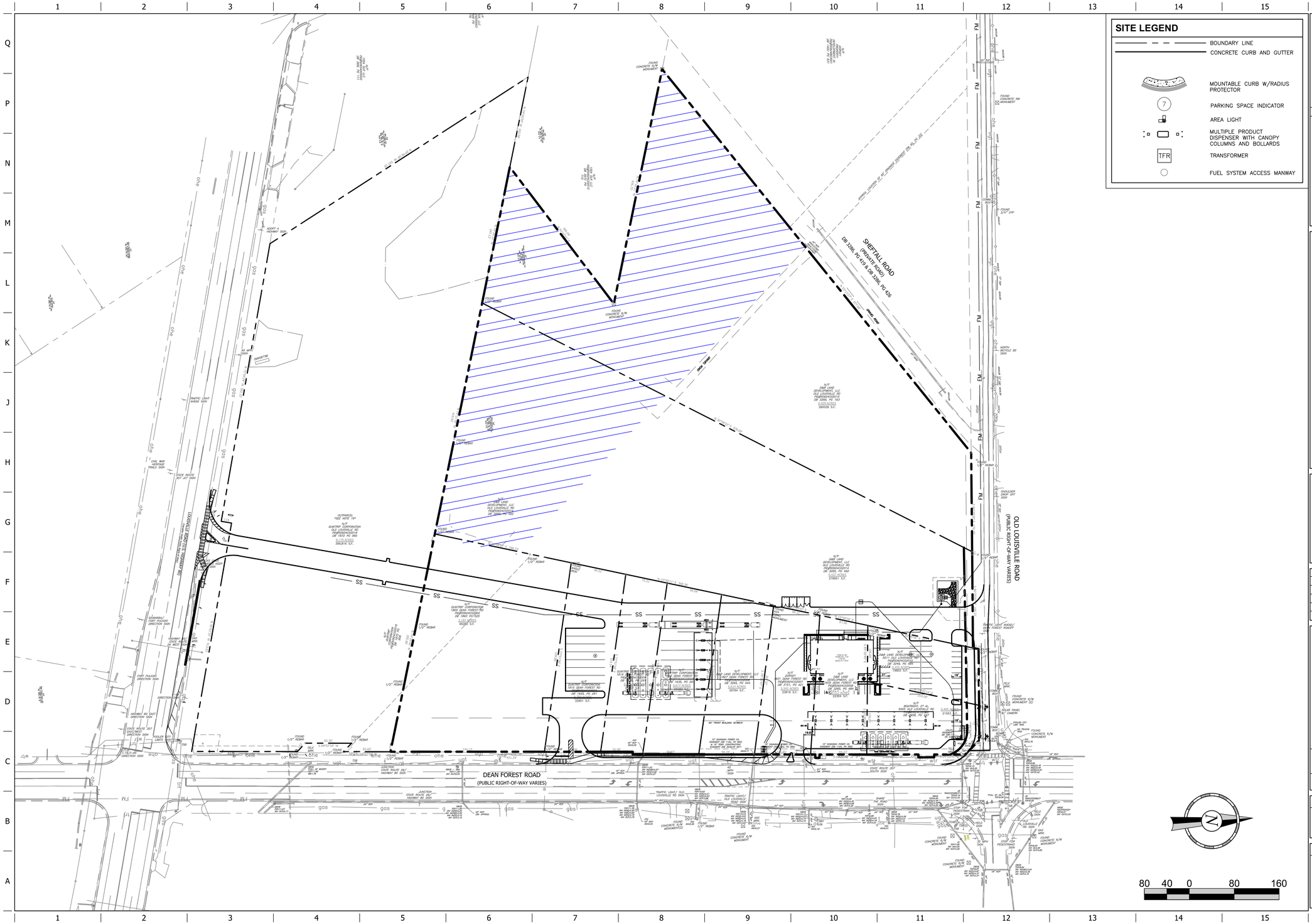
QuikTrip No. 7137

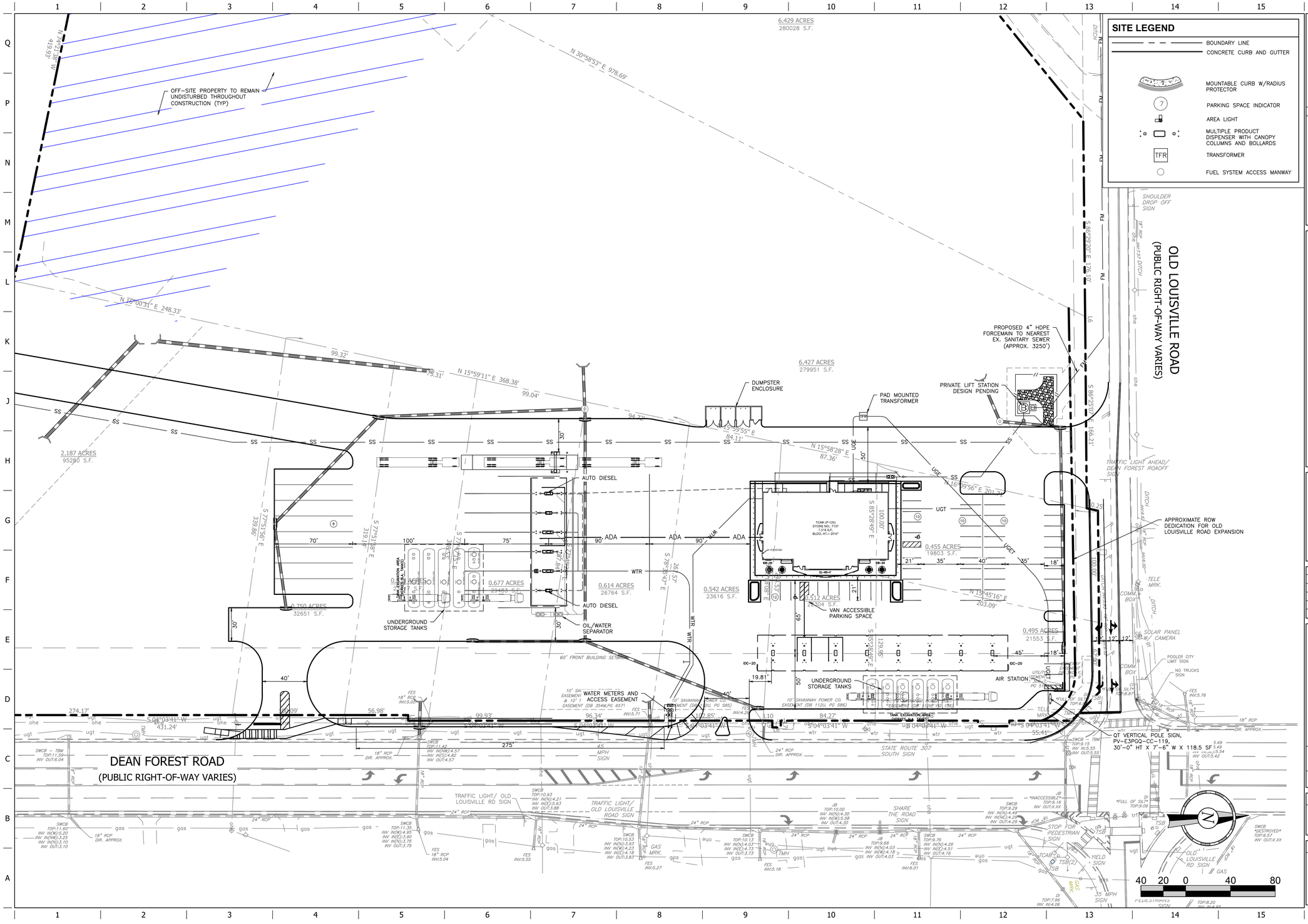
DEAN FORREST RD & OLD LOUISVILLE RD
POOLER, GA

3700 Crestwood Parkway, Suite 700
Duluth, GA 30096
770.441.8999
www.chacompanies.com

Drawing Copyright © 2023

PROJECT NO.: 18-LD-175
GSWCC CERTIFICATION NO.: 52970
GSWCC CERTIFICATION EXP.: 12/19/2025


SHEFFALL ROAD
(PRIVATE ROAD)
DB 3366, PG 419 & DB 3366, PG 426
DEAN FORREST ROAD
(PUBLIC RIGHT-OF-WAY VARIES)
OLD LOUISVILLE ROAD
(PUBLIC RIGHT-OF-WAY VARIES)
N/F
QUIKTRIP CORPORATION
OLD LOUISVILLE RD
PID#R0240G003014
DB 1872 PG 080
5.125 ACRES
399,918 S.F.
N/F
DMF LAND DEVELOPMENT, LLC
OLD LOUISVILLE RD
PID#R0240G003014
DB 3366, PG 163
6.543 ACRES
285018 S.F.
N/F
QUIKTRIP CORPORATION
1805 DEAN FOREST RD
PID#R0240G003015
DB 1863 PG 520
5.155 ACRES
95590 S.F.
N/F
DMF LAND DEVELOPMENT, LLC
1827 DEAN FOREST RD
PID#R0240G003020
DB 3366, PG 419
5.614 ACRES
28764



PROJECT NO.:18-LD-175

GSWCC CERTIFICATION NO. 62970
GSWCC CERTIFICATION EXP. 12/10/2025

Drawing Copyright © 2023

3700 Crestwood Parkway, Suite 700
Duluth, GA 30096
770.447.8999 . www.chacompanies.com

QuikTrip No. 7137

DEAN FORREST RD & OLD LOUISVILLE RD
POOLER, GA

© COPYRIGHT QUIKTRIP CORPORATION 2011
ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE:	P-116 (12/01/23)
DIVISION:	
VERSION:	001
DESIGNED BY:	MC
DRAWN BY:	MC
REVIEWED BY:	MM

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: 05/13/2024

SHEET TITLE:

SITE (PRELIM)

SHEET NUMBER:

2.1

FOR PERMIT REVIEW ONLY, NOT FOR CONSTRUCTION

GRADING LEGEND

ST	STORM PIPE (< 10" NEW)
	STORM PIPE (> 12" NEW)
	STORM PIPE (> 12" EXISTING)
FD	FRENCH DRAIN
CD	BACK OF CURB DRAIN
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
ADA	ADA PATH OF TRAVEL
TC XXXX.XX	TOP OF CURB ELEVATION (NEW)
G XXXX.XX	GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
FG XXXX.XX	SPOT ELEVATION (EXISTING)
	STORM GRATE (NEW)

SHEET INDEX

GRADING NOTES

1. GAS CANOPY INSTALLER SHALL INSTALL THE CANOPY COLUMN DRAIN PIPE AND OVERFLOW FITTING. THE STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
2. TO AVOID ANY DEFINED CRESTS OR SUMPS, "GRADE BREAKS" SHALL BE CONSTRUCTED AS A "VERTICAL CURVE". SURVEYOR & CONTRACTOR SHALL CONFER WITH QUIKTRIP CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION STAKING OR CONCRETE PLACEMENT RELATIVE TO ANY GRADE BREAKS.

TC 6.48
FG 5.98
FL 4.55

TC 11.50
FG 11.00
FL 3.40

TC 10.25
FG 9.75
FL 3.81

TC 12.50
FG 12.00
SOLE ELEV. = 12.00

TC 13.00
FG 12.50

TC 13.90
FG 13.40

TC 11.00
FG 10.50

FFE 14.00

ADA

TC 9.50
FG 9.00
FL 5.50

TC 10.25
FG 9.75
FL 6.25

TC 13.00
FG 12.50

TC 11.25
FG 10.75
FL 5.13

TC 9.50
FG 9.00
FL 5.50

TC 10.00
FG 9.50
FL 6.00

TC 11.50
FG 11.00
FL 7.50

TC 13.25
FG 12.75

80 40 0 80 160

PROJECT NO.:18-LD-175
GSWCC CERTIFICATION NO. 62970
GSWCC CERTIFICATION EXP. 12/10/2025

Drawing Copyright © 2023

3700 Crestwood Parkway, Suite 700
Duluth, GA 30096
770.447.8999 . www.chacompanies.com

QuikTrip No. 7137

DEAN FORREST RD & OLD LOUISVILLE RD
POOLER, GA

© COPYRIGHT QUIKTRIP CORPORATION 2011
ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE:	P-116 (12/01/23)
DIVISION:	
VERSION:	001
DESIGNED BY:	MC
DRAWN BY:	MC
REVIEWED BY:	MM

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: 05/13/2024

SHEET TITLE:

GRADING (PRELIM)

SHEET NUMBER:

3

FOR PERMIT REVIEW ONLY, NOT FOR CONSTRUCTION

FILE LOCATION:X:\Projects\ANY\K7\098028.000\09_Design\Drawings\Civil\89-7137 Civil.dwg TAB NAME:Overall Grading (Prelim) USER:7458 SAVED:1/31/2025 11:25 AM PLOTTED:1/31/2025 11:38 AM

GRADING LEGEND

ST	STORM PIPE (< 10" NEW)
	STORM PIPE (> 12" NEW)
	STORM PIPE (> 12" EXISTING)
FD	FRENCH DRAIN
CD	BACK OF CURB DRAIN
XXXX	MAJOR CONTOUR (NEW)
XXXX	MINOR CONTOUR (NEW)
XXX	MAJOR CONTOUR (EXISTING)
XXX	MINOR CONTOUR (EXISTING)
ADA	ADA PATH OF TRAVEL
TC XXXX.XX	TOP OF CURB ELEVATION (NEW)
G XXXX.XX	GUTTER ELEVATION (NEW)
FG XXXX.XX	FINISHED GRADE ELEVATION (NEW)
FG XXXX.XX	SPOT ELEVATION (EXISTING)
	STORM GRATE (NEW)

GRADING NOTES

1. GAS CANOPY INSTALLER SHALL INSTALL THE CANOPY COLUMN DRAIN PIPE AND OVERFLOW FITTING. THE STORM WATER INSTALLER SHALL CONNECT THEIR PIPING TO THE GAS INSTALLER'S OVERFLOW FITTING.
2. TO AVOID ANY DEFINED CRESTS OR SUMPS, "GRADE BREAKS" SHALL BE CONSTRUCTED AS A "VERTICAL CURVE". SURVEYOR & CONTRACTOR SHALL CONFER WITH QUIKTRIP CONSTRUCTION MANAGER PRIOR TO CONSTRUCTION STAKING OR CONCRETE PLACEMENT RELATIVE TO ANY GRADE BREAKS.

FFE 14.00

SCALE ELEV. = 12.00

QT VERTICAL POLE SIGN, PV-E3PGQ-CC-119, 30'-0" HT X 7'-6" W X 118.5 SF

3700 Crestwood Parkway, Suite 700
Duluth, GA 30096
770.447.8999 . www.chacompanies.com

PROJECT NO.:18-LD-175

GSWCC CERTIFICATION NO. 62970
GSWCC CERTIFICATION EXP. 12/10/2025

Drawing Copyright © 2023

QuikTrip No. 7137

DEAN FORREST RD & OLD LOUISVILLE RD
POOLER, GA

© COPYRIGHT QUIKTRIP CORPORATION 2011
ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE:	P-116 (12/01/23)
DIVISION:	
VERSION:	001
DESIGNED BY:	MC
DRAWN BY:	MC
REVIEWED BY:	MM

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: 05/13/2024

SHEET TITLE:

GRADING (PRELIM)

SHEET NUMBER:

3.1

FOR PERMIT REVIEW ONLY, NOT FOR CONSTRUCTION

FILE LOCATION:V:\Projects\ANY\K77\098028.000\09_Design\Drawings\Civil\89-7137 Civil.dwg TAB NAME:Grading (Prelim) USER:7458 SAVED:1/31/2025 11:25 AM PLOTTED:1/31/2025 11:37 AM

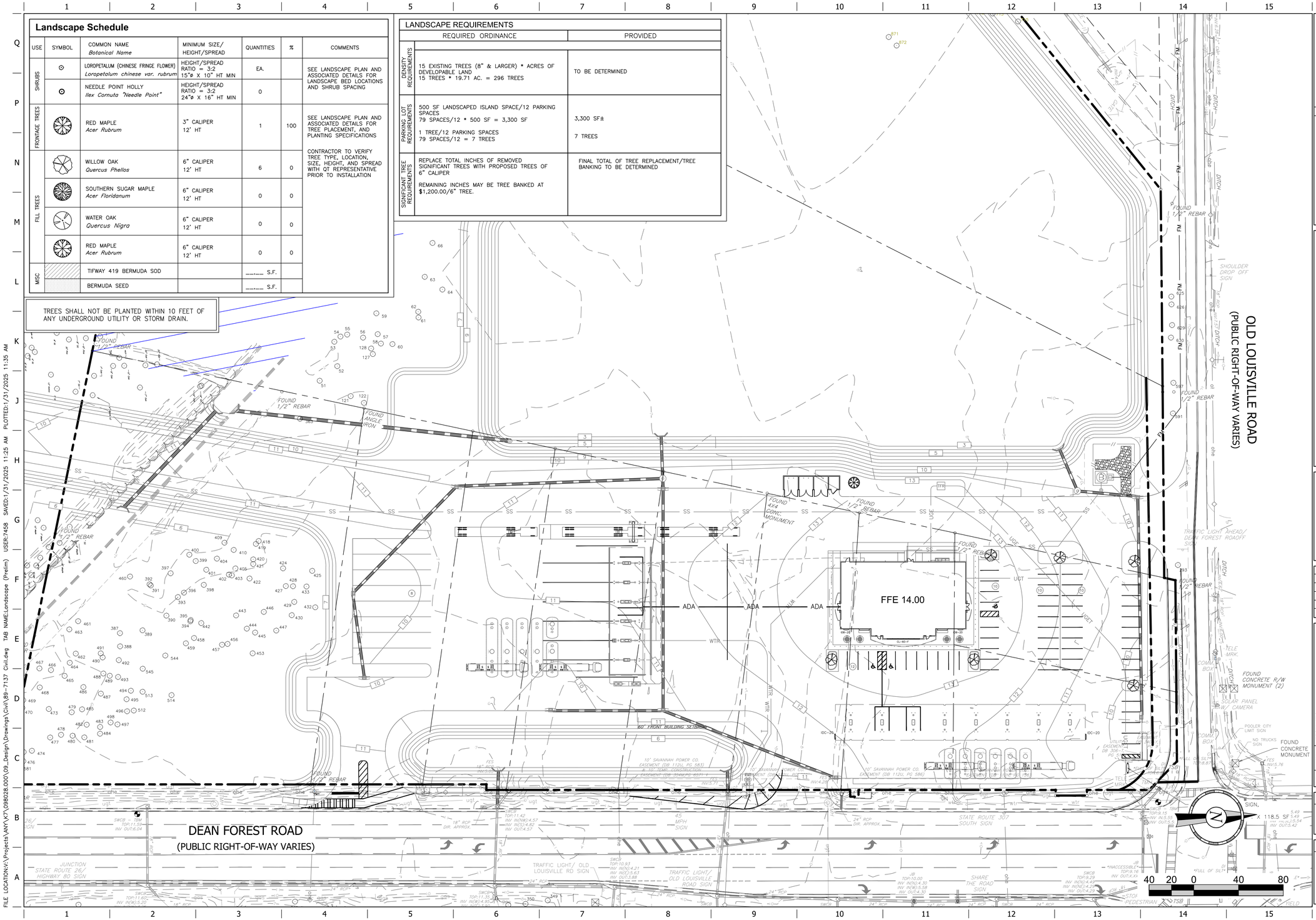
Landscape Schedule

USE	SYMBOL	COMMON NAME *Botanical Name*	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	%	COMMENTS
SHRUBS	⊙	LOROPETALUM (CHINESE FRINGE FLOWER) *Loropetalum chinese var. rubrum*	HEIGHT/SPREAD RATIO = 3:2 15"ø X 10" HT MIN	EA.		SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
SHRUBS	⊙	NEEDLE POINT HOLLY *Ilex Cornuta "Needle Point"*	HEIGHT/SPREAD RATIO = 3:2 24"ø X 16" HT MIN	0		
FRONTAGE TREES		RED MAPLE *Acer Rubrum*	3" CALIPER 12' HT	1	100	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
FILL TREES		WILLOW OAK *Quercus Phellos*	6" CALIPER 12' HT	6	0	
FILL TREES		SOUTHERN SUGAR MAPLE *Acer Floridanum*	6" CALIPER 12' HT	0	0	
FILL TREES		WATER OAK *Quercus Nigra*	6" CALIPER 12' HT	0	0	
FILL TREES		RED MAPLE *Acer Rubrum*	6" CALIPER 12' HT	0	0	
MISC		TIFWAY 419 BERMUDA SOD		____ S.F.		
MISC		BERMUDA SEED		____ S.F.		

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

LANDSCAPE REQUIREMENTS

	REQUIRED ORDINANCE	PROVIDED
DENSITY REQUIREMENTS	15 EXISTING TREES (8" & LARGER) * ACRES OF DEVELOPABLE LAND 15 TREES * 19.71 AC. = 296 TREES	TO BE DETERMINED
PARKING LOT REQUIREMENTS	500 SF LANDSCAPED ISLAND SPACE/12 PARKING SPACES 79 SPACES/12 * 500 SF = 3,300 SF 1 TREE/12 PARKING SPACES 79 SPACES/12 = 7 TREES	3,300 SF± 7 TREES
SIGNIFICANT TREE REQUIREMENTS	REPLACE TOTAL INCHES OF REMOVED SIGNIFICANT TREES WITH PROPOSED TREES OF 6" CALIPER REMAINING INCHES MAY BE TREE BANKED AT $1,200.00/6" TREE.	FINAL TOTAL OF TREE REPLACEMENT/TREE BANKING TO BE DETERMINED



PROJECT NO.:18-LD-175

GSWCC CERTIFICATION NO. 62970
GSWCC CERTIFICATION EXP. 12/10/2025

Drawing Copyright © 2023

3700 Crestwood Parkway, Suite 700
Duluth, GA 30096
770.447.8999 . www.chacompanies.com

QuikTrip No. 7137

DEAN FORREST RD & OLD LOUISVILLE RD
POOLER, GA

© COPYRIGHT QUIKTRIP CORPORATION 2011
ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE:	P-116 (12/01/23)
DIVISION:	
VERSION:	001
DESIGNED BY:	MC
DRAWN BY:	MC
REVIEWED BY:	MM

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: 05/13/2024

SHEET TITLE:

LANDSCAPE (PRELIM)

SHEET NUMBER:

4

FOR PERMIT REVIEW ONLY, NOT FOR CONSTRUCTION

FILE LOCATION:V:\Projects\VNY\K77\098028.000\09_Design\Drawings\Civil\89-7137 Civil.dwg TAB NAME:Landscape (Prelim) USER:7458 SAVED:1/31/2025 11:25 AM PLOTTED:1/31/2025 11:35 AM

Volume (OVERALL PLAN)	
Base Surface	Existing
Comparison Surface	Proposed
Cut Factor	1.000
Fill Factor	1.000
Cut volume (adjusted)	34275.43 Cu. Yd.
Fill volume (adjusted)	39870.51 Cu. Yd.
Net volume (adjusted)	5595.08 Cu. Yd.<Fill>
Cut volume (unadjusted)	34275.43 Cu. Yd.
Fill volume (unadjusted)	39870.51 Cu. Yd.
Net volume (unadjusted)	5595.08 Cu. Yd.<Fill>

Volume (REAR DRIVE)	
Base Surface	Existing
Comparison Surface	drive
Cut Factor	1.000
Fill Factor	1.000
Cut volume (adjusted)	105.56 Cu. Yd.
Fill volume (adjusted)	7554.76 Cu. Yd.
Net volume (adjusted)	7449.20 Cu. Yd.<Fill>
Cut volume (unadjusted)	105.56 Cu. Yd.
Fill volume (unadjusted)	7554.76 Cu. Yd.
Net volume (unadjusted)	7449.20 Cu. Yd.<Fill>

Volume (OVERALL W/O REAR DRIVE)	
Base Surface	Existing
Comparison Surface	site
Cut Factor	1.000
Fill Factor	1.000
Cut volume (adjusted)	34172.18 Cu. Yd.
Fill volume (adjusted)	32265.27 Cu. Yd.
Net volume (adjusted)	1906.92 Cu. Yd.<Cut>
Cut volume (unadjusted)	34172.18 Cu. Yd.
Fill volume (unadjusted)	32265.27 Cu. Yd.
Net volume (unadjusted)	1906.92 Cu. Yd.<Cut>

FFE=14.00

80 40 0 80 160

PROJECT NO.:18-LD-175

GSWCC CERTIFICATION NO. 62970
GSWCC CERTIFICATION EXP. 12/10/2025

Drawing Copyright © 2023

3700 Crestwood Parkway, Suite 700
Duluth, GA 30096
770.447.8999 . www.chacompanies.com

QuikTrip No. 7137

DEAN FORREST RD & OLD LOUISVILLE RD
POOLER, GA

© COPYRIGHT QUIKTRIP CORPORATION 2011
ANY UNAUTHORIZED USE, REPRODUCTION, PUBLICATION, DISTRIBUTION, OR SALE IN WHOLE OR IN PART, IS STRICTLY FORBIDDEN.

PROTOTYPE:	P-116 (12/01/23)
DIVISION:	
VERSION:	001
DESIGNED BY:	MC
DRAWN BY:	MC
REVIEWED BY:	MM

REV	DATE	DESCRIPTION
		ORIGINAL ISSUE DATE: 05/13/2024

SHEET TITLE:

EARTHWORK GRADING PLAN

SHEET NUMBER:

0.0

FOR PERMIT REVIEW ONLY, NOT FOR CONSTRUCTION

FILE LOCATION:V:\Projects\ANY\K77\098028.000\09_Design\Drawings\Civil\Earthwork\2025.01.24 89-7137 Civil.dwg TAB NAME:Earthwork USER:7458 SAVED:1/24/2025 9:27 AM PLOTTED:1/31/2025 11:49 AM

EXHIBIT "A"

ALL THAT CERTAIN PIECE, PARCEL, OR TRACT OF LAND LYING AND BEING IN G.M.D. 8, CITY OF POOLER, CHATHAM COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY MARGIN OF DEAN FOREST ROAD (110 FOOT PUBLIC RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY MARGIN OF LOUISVILLE ROAD (US HWY 80, VARIABLE WIDTH PUBLIC RIGHT-OF-WAY); THENCE ALONG SAID DEAN FOREST ROAD RIGHT OF WAY N4°07'07"E A DISTANCE OF 188.27 FEET TO AN IRON PIN, THENCE N42°42'50"W A DISTANCE OF 20.57 FEET TO AN IRON PIN, THENCE N4°07'07"E A DISTANCE OF 82.30 FEET TO AN IRON PIN, THENCE S42°42'50"E A DISTANCE OF 20.57 FEET TO AN IRON PIN, THENCE N4°07'07"E A DISTANCE OF 83.60 FEET TO AN IRON PIN BEING THE POINT OF BEGINNING HAVING GEORGIA EAST GRID COORDINATES OF N 762,916.59, E 956,504.17; THENCE LEAVING SAID DEAN FOREST ROAD RIGHT OF WAY N74°25'49"W A DISTANCE OF 395.82 FEET TO AN IRON PIN, THENCE N15°56'44"E A DISTANCE OF 248.75 FEET TO AN ANGLE IRON, THENCE S77°44'16"E A DISTANCE OF 340.39 FEET TO AN IRON PIN ON THE WESTERLY RIGHT OF WAY OF DEAN FOREST ROAD, THENCE ALONG THE WESTERLY MARGIN OF THE RIGHT-OF-WAY OF DEAN FOREST ROAD S04°07'07"W A DISTANCE OF 273.83 FEET TO THE POINT OF BEGINNING AND CONTAINING 95,364 S.F. OR 2.189 ACRES MORE OR LESS.

PID 50924C02004

1819 DEAN FOREST

A parcel of land lying in the 8th G.M.D., City of Pooler, Chatham County, Georgia and being more particularly described as follows:

Commence at the south point of the mitered intersection of the westerly right-of-way of Dean Forest Road (having a variable public right-of-way) and the southerly right-of-way of Old Louisville Road (having a variable public right-of-way); Thence run the following courses and distances along said westerly right-of-way: South 04 Degrees 03 Minutes 41 Seconds West for a distance of 55.41 feet to a point; Thence run South 85 Degrees 56 Minutes 19 Seconds East for a distance of 5.00 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 28.00 feet to a point; Thence run North 85 Degrees 56 Minutes 19 Seconds West for a distance of 5.00 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 91.98 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 84.27 feet to a point; Thence run South 85 Degrees 56 Minutes 19 Seconds East for a distance of 6.00 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 7.50 feet to a point; Thence run North 85 Degrees 56 Minutes 19 Seconds West for a distance of 6.00 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 8.35 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 100.00 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 99.19 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West a distance of 99.93 feet to a point said point being the POINT OF BEGINNING of said parcel;

Thence run South 04 Degrees 03 Minutes 41 Seconds West along said right-of-way for a distance of 17.77 feet to a point; Thence run North 85 Degrees 56 Minutes 19 Seconds West along said right-of-way for a distance of 5.00 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West along said right-of-way for a distance of 56.98 feet to a point; Thence leaving said right-of-way run North 77 Degrees 51 Minutes 58 Seconds West for a distance of 319.14 feet to a point; Thence run North 15 Degrees 59 Minutes 11 Seconds East for a distance of 75.31 feet to a point; Thence run South 77 Degrees 47 Minutes 15 Seconds East for a distance of 308.53 feet to the Point of Beginning.

Said parcel containing 23,417 Square Feet, or 0.538 Acres.

PID 50924C02005

1823 DEAN FOREST

A parcel of land lying in the 8th G.M.D., City of Pooler, Chatham County, Georgia and being more particularly described as follows:

Commence at the south point of the mitered intersection of the westerly right-of-way of Dean Forest Road (having a variable public right-of-way) and the southerly right-of-way of Old Louisville Road (having a variable public right-of-way); Thence run the following courses and distances along said westerly right-of-way: South 04 Degrees 03 Minutes 41 Seconds West for a distance of 55.41 feet to a point; Thence run South 85 Degrees 56 Minutes 19 Seconds East for a distance of 5.00 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 28.00 feet to a point; Thence run North 85 Degrees 56 Minutes 19 Seconds West for a distance of 5.00 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 91.98 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 84.27 feet to a point; Thence run South 85 Degrees 56 Minutes 19 Seconds East for a distance of 6.00 feet to a ; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 7.50 feet to a ; Thence run North 85 Degrees 56 Minutes 19 Seconds West for a distance of 6.00 feet to a ; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 8.35 feet to a ; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 100.00 feet to a ; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 99.19 feet to a point, said point being the POINT OF BEGINNING of said parcel;

Thence run South 04 Degrees 03 Minutes 41 Seconds West along said right-of-way a distance of 99.93 feet to a point; Thence leaving said right-of-way run North 77 Degrees 47 Minutes 15 Seconds West for a distance of 308.53 feet to a point; Thence run North 15 Degrees 59 Minutes 11 Seconds East for a distance of 99.04 feet to a point; Thence run South 77 Degrees 48 Minutes 28 Seconds East for a distance of 287.84 feet the Point of Beginning.

Said parcel containing 29,483 Square Feet, or 0.677 Acres.

PID 50924C02009

5005 OLD LOUISVILLE

A parcel of land lying in the 8th G.M.D., City of Pooler, Chatham County, Georgia and being more particularly described as follows:

Begin at the south point of the mitered intersection of the westerly right-of-way of Dean Forest Road (having a variable public right-of-way) and the southerly right-of-way of Old Louisville Road (having a variable public right-of-way); Thence run the following courses and distances along said westerly right-of-way: South 04 Degrees 03 Minutes 41 Seconds West for a distance of 55.41 feet to a point; Thence run South 85 Degrees 56 Minutes 19 Seconds East for a distance of 5.00 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 28.00 feet to a point; Thence run North 85 Degrees 56 Minutes 19 Seconds West for a distance of 5.00 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 91.98 feet to a point; Thence leaving said right-of-way run North 85 Degrees 28 Minutes 49 Seconds West for a distance of 129.95 feet to a point; Thence run North 16 Degrees 04 Minutes 07 Seconds East for a distance of 203.31 feet to a point on the southerly right-of-way of aforementioned Old Louisville Road; Thence run South 86 Degrees 25 Minutes 07 Seconds East along said right-of-way for a distance of 62.00 feet to a point, said point being the northerly point of the aforementioned mitered right-of-way intersection; Thence run South 41 Degrees 38 Minutes 04 Seconds East along said miter for a distance of 35.85 feet to the Point of Beginning.

Said parcel containing 21,553 Square Feet, or 0.495 Acres.

PID 50924C02010

5011 OLD LOUISVILLE

A parcel of land lying in the 8th G.M.D., City of Pooler, Chatham County, Georgia and being more particularly described as follows:

Commence at the south point of the mitered intersection of the westerly right-of-way of Dean Forest Road (having a variable public right-of-way) and the southerly right-of-way of Old Louisville Road (having a variable public right-of-way);

Thence run North 41 Degrees 38 Minutes 04 Seconds West along said miter for a distance of 35.85 feet to a point; Thence run North 86 Degrees 25 Minutes 07 Seconds West along the aforementioned southerly right-of-way of Old Louisville Road for a distance of 62.00 feet to the POINT OF BEGINNING;

Thence leaving said right-of-way run South 16 Degrees 04 Minutes 07 Seconds West for a distance of 203.31 feet to a point; Thence run North 85 Degrees 28 Minutes 49 Seconds West for a distance of 100.00 feet to a found ½-inch rebar; Thence run North 16 Degrees 09 Minutes 56 Seconds East for a distance of 201.71 feet to a found ½-inch rebar on the southerly right-of-way of aforementioned Old Louisville Road; Thence run South 86 Degrees 25 Minutes 07 Seconds East for a distance of 100.00 feet to a the Point of Beginning.

Said parcel containing 19,803 Square Feet, or 0.455 Acres.

PID 50924C02003

1815 DEAN FOREST

A parcel of land lying in the 8th G.M.D., City of Pooler, Chatham County, Georgia and being more particularly described as follows:

Commence at the south point of the mitered intersection of the westerly right-of-way of Dean Forest Road (having a variable public right-of-way) and the southerly right-of-way of Old Louisville Road (having a variable public right-of-way); Thence run the following courses and distances along said westerly right-of-way: South 04 Degrees 03 Minutes 41 Seconds West for a distance of 55.41 feet to a point; Thence run South 85 Degrees 56 Minutes 19 Seconds East for a distance of 5.00 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 28.00 feet to a point; Thence run North 85 Degrees 56 Minutes 19 Seconds West for a distance of 5.00 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 91.98 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 84.27 feet to a point; Thence run South 85 Degrees 56 Minutes 19 Seconds East for a distance of 6.00 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 7.50 feet to a point; Thence run North 85 Degrees 56 Minutes 19 Seconds West for a distance of 6.00 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 8.35 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 100.00 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 99.19 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West a distance of 99.93 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 17.77 feet to a point; Thence run North 85 Degrees 56 Minutes 19 Seconds West for a distance of 5.00 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 56.98 feet to a point, said point being the POINT OF BEGINNING of the parcel herein described;

Thence run South 04 Degrees 03 Minutes 41 Seconds West along said right-of-way for a distance of 100.09 feet to a found ½-inch rebar; Thence leaving said right-of-way run North 77 Degrees 51 Minutes 56 Seconds West for a distance of 339.86 feet to a found angle iron; Thence run North 15 Degrees 59 Minutes 11 Seconds East for a distance of 99.32 feet to a point; Thence run South 77 Degrees 51 Minutes 58 Seconds East for a distance of 319.14 feet to the Point of Beginning.

Said parcel containing 32,651 Square Feet, or 0.750 Acres.

PID 50924C02002

1805 DEAN FOREST

A parcel of land lying in the 8th G.M.D., City of Pooler, Chatham County, Georgia and being more particularly described as follows:

Commence at the south point of the mitered intersection of the westerly right-of-way of Dean Forest Road (having a variable public right-of-way) and the southerly right-of-way of Old Louisville Road (having a variable public right-of-way); Thence run the following courses and distances along said westerly right-of-way: South 04 Degrees 03 Minutes 41 Seconds West for a distance of 55.41 feet to a point; Thence run South 85 Degrees 56 Minutes 19 Seconds East for a distance of 5.00 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 28.00 feet to a point; Thence run North 85 Degrees 56 Minutes 19 Seconds West for a distance of 5.00 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 91.98 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 84.27 feet to a point; Thence run South 85 Degrees 56 Minutes 19 Seconds East for a distance of 6.00 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 7.50 feet to a point; Thence run North 85 Degrees 56 Minutes 19 Seconds West for a distance of 6.00 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 8.35 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 100.00 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 99.19 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West a distance of 99.93 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 17.77 feet to a point; Thence run North 85 Degrees 56 Minutes 19 Seconds West for a distance of 5.00 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 56.98 feet to a point; Thence run South 04 Degrees 03 Minutes 41 Seconds West for a distance of 100.09 feet to a found ½-inch rebar, said point being the POINT OF BEGINNING of the parcel herein described;

Thence run South 04 Degrees 03 Minutes 41 Seconds West along said right-of-way for a distance of 274.17 feet to a found ½-inch rebar;

Thence leaving said right-of-way run North 74 Degrees 26 Minutes 06 Seconds West for a distance of 395.86 feet to a found ½-inch rebar;

Thence run North 16 Degrees 00 Minutes 31 Seconds East for a distance of 248.33 feet to a found angle iron;

Thence run South 77 Degrees 51 Minutes 56 Seconds East for a distance of 339.86 feet to the Point of Beginning.

Said parcel containing 95,280 Square Feet, or 2.187 Acres

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Zoning Map Amendment for Jabot PUD

Project:	#A25-0040
P&Z Meeting Date:	March 10, 2025
Public Hearing Date:	March 18, 2025
Applicant and Authorized Agent:	Neil McKenzie, Coleman Company Inc.
Location (Address):	Cross Creek Subdivision, off Pine Barren Road
Parcel (PIN):	51010 01001A
Existing Zoning:	R-1-A (One Family Residential District)
Zoning Action:	PUD Zoning Map Amendment – Jabot PUD, Proposed Amendment #18
Request:	Request to amend the Jabot PUD by adding the SW portion of the Bragg Tract (known as Cross Creek Phases 2 & 3) to the PUD and assign single family residential use (88.97 acres).
Application Filed:	February 18, 2025
Legal Notice Published:	March 2, 2025
Sign Posted:	February 28, 2025
Letters Mailed:	February 21, 2025
Staff Recommendation:	Approval with the conditions that the green space shown on the site plan included in the application materials will be recorded as permanent open space, the 20-foot buffers and fence as shown on the site plan will be provided and that no more than 88 lots will be developed in accordance with the site plan included in the applicant's materials.
Planning & Zoning Commission:	[TBD]

Recommended Motion:	*"After review of the criteria, move for approval of the request."*
Background:	The subject site is approximately 88.97 acres in total. The applicant is requesting an amendment to add property to the overall PUD to include the parcel known as the SW Portion of the Bragg Tract (also known as Cross Creek Phases 2 & 3) and assign single family detached residential land use. A Zoning Map Amendment that included the request to rezone the remainder of Cross Creek Subdivision to the Jabot PUD was initially submitted for review as part of the Jabot PUD Amendment #16, Originally scheduled for the City Council meeting held on September 16, 2024, the application was withdrawn by the applicant at that time. Subsequently, the Baker Tract and the reclaimed sprayfield parcels were approved for inclusion within the Jabot PUD during a separate application at the City Council meeting held February 3, 2025, as part of the re-submitted Jabot PUD Amendment 16, without the subject parcel included. Cross Creek, Phase 2, final plat, was approved by Council at the September 16, 2024, meeting. This phase is currently under construction within the subject property, with access from Cross Creek Drive. The subject parcel is approximately 31.97 acres of upland and 57 acres of wetland. The maximum allowable dwelling units per the Jabot PUD development standards is based on the upland acreage at 4 units per acre, equating to 128 Dwelling Units allowed. If the remainder of Cross Creek is built to the current zoning R-1-A development standards, there is enough land to yield approximately 74 additional lots. This portion of the PUD, if amended to be included, would have specific development standards as defined in Section III of the PUD documents, would be different than the regulations for the Harmony subdivision and would only be applicable to the subject acreage. Instead of a minimum lot size of 7,000 sq feet and a minimum lot width of 55 feet, which is what is required for the harmony subdivision, the applicant is requesting a minimum lot size of 4,400 sq feet and a minimum lot width of 40 feet be used for the remainder of Cross Creek Subdivision. This would yield 88 lots according to the site plan provided by the applicant as part of the application materials. Essentially, zoning into the PUD, if approved, would allow the applicant an additional 14 lots. The applicant has met with the neighbors to listen to their concerns with zoning into the PUD, and has decided to dedicate over 8 acres of permanent open space in areas that will remain undeveloped and provide a fence and 20-foot buffers in between the Cross Creek Phase 1 lots and the proposed lots in order to mitigate the neighbors' concerns.

	The Pooler 2040 Comprehensive Plan identifies this area within the PUD Residential character area. The Future Land Use Map (FLUM) designates this site as Residential.
Relevant Ordinances:	Jabot PUD App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District
Zoning Action Standards:	1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area? • *Yes, the requested zoning would be a logical extension of a zoning boundary. The request seeks to extend the Jabot PUD to include approximately 88.97 acres within the PUD itself. The proposed designation would be generally compatible with the surrounding areas and is a logical extension of the PUD boundary.* 2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area? • *No, the request is not considered spot zoning. The request would extend the Jabot PUD to property that is directly adjacent to PUD zoning and all surrounding parcels are zoned for residential uses.* 3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards? • *It is not likely that the increase in single family lots permitted by this rezoning request could significantly increase traffic through the Cross Creek Subdivision.* 4. Will this request place irreversible limitations on the area as it is or on future plans for it? • *No, the property is presently undergoing development and is currently zoned residential. The planned development for residential uses would be appropriate for this location.* 5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested? • *No, there is no imminent need for the rezoning. The property is currently zoned single family residential and the proposed use with the requested rezoning is single family residential.*

6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?

    - *No, the proposed development would not conflict with the existing density patterns in the vicinity and would be consistent with that of the general area related to land uses.*

7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?

    - *It is unlikely that the request would precipitate similar requests as the land surrounding the PUD in this vicinity is already developed.*

8. Will the action adversely impact adjacent or nearby properties in terms of:

    A. Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern?

        - *No, the request should not adversely impact the nearby properties as it relates to livability or cause incompatibility with the established development pattern. The applicant is proposing to provide buffers as well as dedicate over 8 acres to remain as permanent open space, which will provide more environmental preservation that what would be provided if it was developed by right under the current zoning. Any traffic issues will need to be addressed during site plan review.*

    B. Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern?

        - *No, the request should not adversely impact the nearby properties as it relates to property values or make them less marketable.*

    C. Will the action create development opportunities of such increased intensity that stormwater runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems?

        - *No, the request would not adversely impact the nearby properties as it relates to stormwater runoff. Any large site development proposed in the City will need to go*

through site plan review and approval to ensure items such as stormwater runoff are addressed on site so that down-stream drainage or off-site impacts do not occur.

D. Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?

- *No, the proposed rezoning would not result in public service requirements that could create a burden on the public. Any potential infrastructure improvements related to this development would be the sole responsibility of the developer and would not place a burden on the City.*

Conclusion:

Staff finds the request complies with the required criteria for a zoning map amendment. As such, staff recommends **Approval** with the conditions that the green space shown on the site plan included in the application materials will be recorded as permanent open space, the 20-foot buffers and fence as shown on the site plan will be provided and that no more than 88 lots will be developed in accordance with the site plan included in the applicant's materials.

Attachments:

A. Vicinity Map

B. Zoning Map

C. Future Land Use Map

D. Application and Submittal Documentation

Attachment A

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

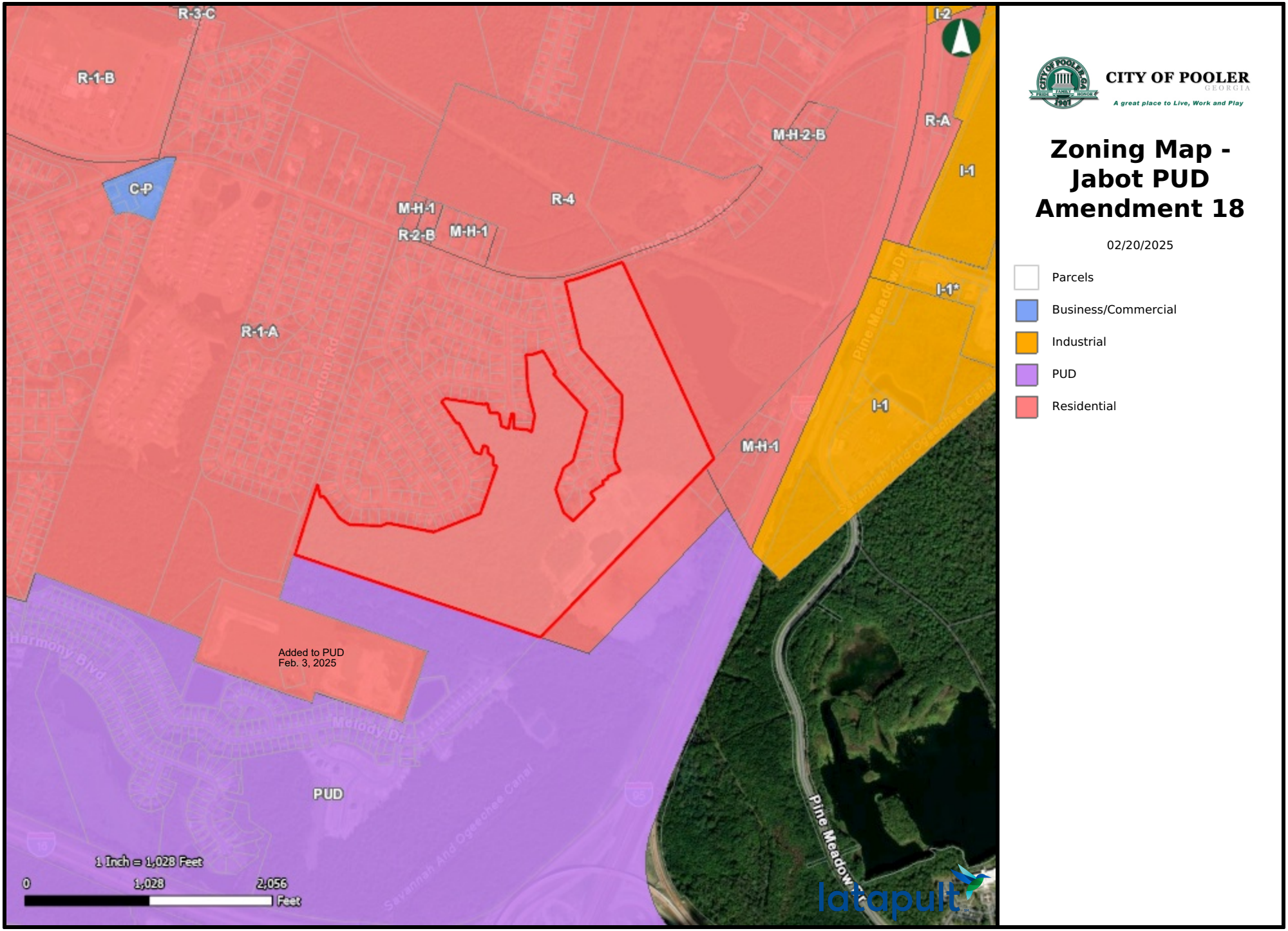
Vicinity Map - Jabot PUD Amendment 18

02/20/2025

Parcels

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

Attachment B



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

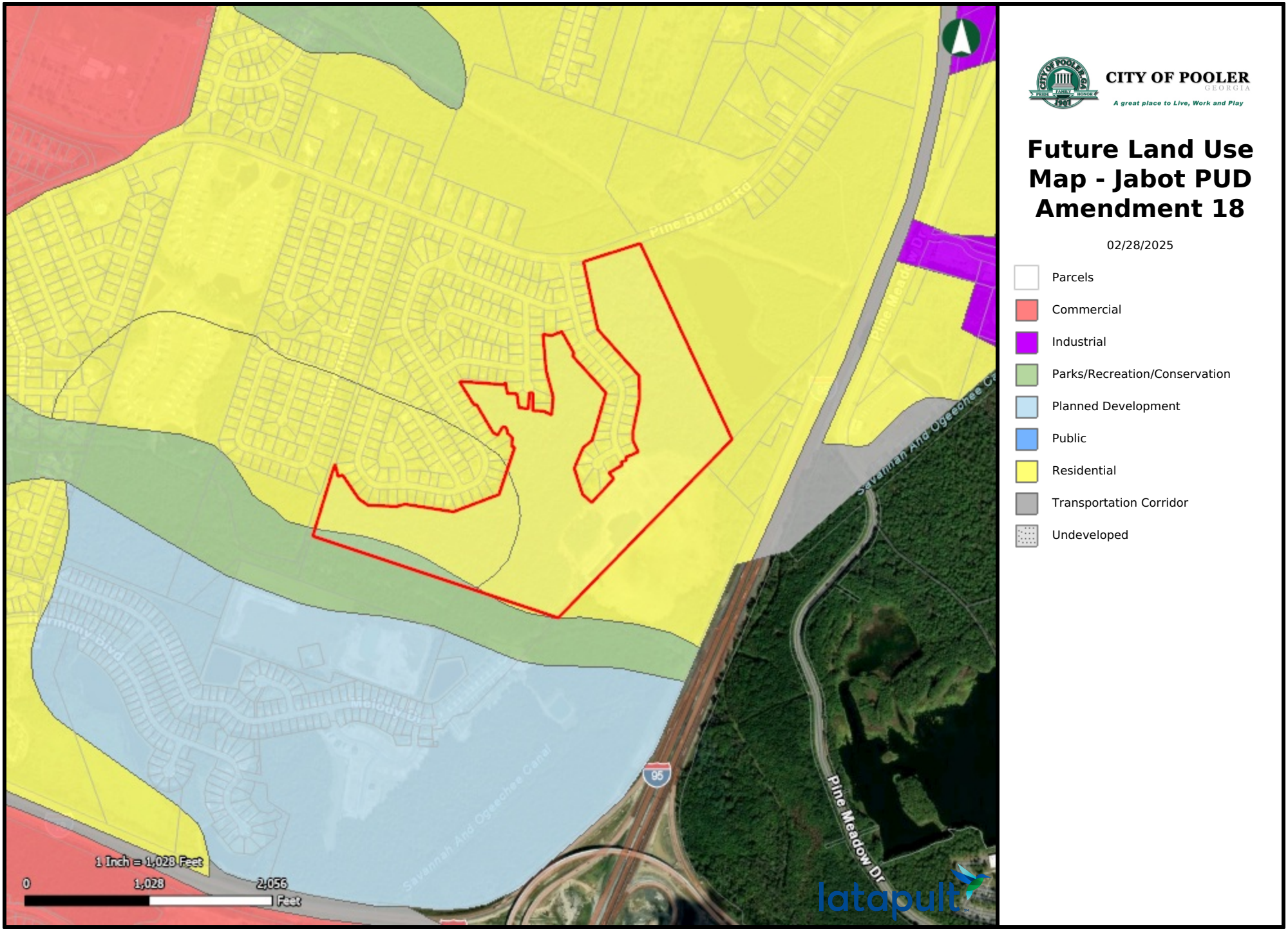
Zoning Map - Jabot PUD Amendment 18

02/20/2025

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

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

Attachment C



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

COLEMAN COMPANY
ENGINEERS • SURVEYORS

TRANSMITTAL

Date: 2/14/25

To : City of Pooler Planning and Zoning
Mrs. Nicole Dixon

From: Neil McKenzie

Re: Jabot Tract PUD Amendment 18 Application

CCI Project #: 19-679

Name of Project: Jabot Tract PUD Amendment 18

Project Location: Cross Creek Drive, Pine Barren Road – City of Pooler

This Package includes:

- Zoning Map Amendment Application
- Submittal Fee
- Amendment 18 Text Changes
- Amended Jabot Tract PUD Masterplan (11 x 17)
- Supporting documentation (digital)

Remarks: Let me know if you have any questions.

Thank you,
Neil McKenzie
Coleman Company, Inc

Received By:_____ **Date:**____/____/____

1480 Chatham Parkway; Suite 100, Savannah, GA 31405 912-200-3041 912-200-3056 cci@cci-sav.com

COLEMAN COMPANY
ENGINEERS • SURVEYORS

2/14/2025

Mrs. Nicole Dixon
City of Pooler Planning and Zoning
100 SW Highway 80
Pooler, GA 31322

RE: **Jabot PUD Amendment 18**
CCI Project #: 19-679

Dear Nicole:

Please accept this request to amend the Jabot PUD and the associated Harmony Masterplan. This will be Amendment 18 and includes the following:

1. SW Portion of HW Bragg Tract (Cross Creek Phases 2 & 3) to the PUD, assign single family residential use (88.97 acres)

Please review and consider this request for amendment on the next available Planning and Zoning and City Council meetings.

Thank You,
Coleman Company, Inc.

Neil McKenzie, P.E.
Residential Group Leader

CC: Cole Chenowith – Harmony Partners, LLC

1480 Chatham Parkway, Suite 100, Savannah, GA 31405 912-200-3041 912-200-5916 cci@cci-sav.com

City of Pooler

Zoning Map Amendment Application

Date: _____ File #: _____

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

General Information

1. Name of owner/authorized agent: Coleman Company Inc - Neil McKenzie
2. Address of owner/authorized agent: 1480 Chatham Parkway, Ste 100 Svannah, GA
3. Telephone number of owner/agent: (912) 200-3041
4. Have any previous applications been made for a text or map amendment affecting these same premises? X Yes *or* ____ No July 2021 - Amendment 15 - Approved
5. If yes, give file number, date and action taken: January 2025 - Amendment 16 & 17 - Approved

(If exact file number, date or action is not known, please give approximate date of previous application.)

Action Requested

Information Required:

1. General location of property (the area) street number and location with respect to nearby public roads in common use: Cross Creek Drive
2. Legal description of property (name of subdivision, block and lot number: SW Portion of Bragg Tract
3. PIN #: 51010 01001A
4. Zone Classification: Present R-1-A Requested: PUD (Jabot)
5. Owner of property: (If same as applicant, leave blank) Harmony Partners, LLC
6. Address of owner: 2702 Whatley Avenue Savannah, GA 31404
7. Telephone number of owner: (912) 354-7995
8. Total area of property: (acres or approximate sq. feet) 88.97 acres (added to PUD)
9. Existing land use (specify such as grocery store, single-family residence, vacant land, etc.____ Residential
10. Desire land use (specify such as residence, grocery store, mobile home park, etc.) Residential

Reasons and Certifications

(Required for all amendments)

- Reasons for requesting change of zoning map which would support the purposes of the zoning program: AMENDMENT #18 - The purpose of this PUD amendment is to bring (1) parcel into the Jabot PUD for development. The SW portion of the Bragg Tract (88.97 acres) will be scheduled for single family detached.

City of Pooler
Zoning Map Amendment Application

Adjacent Property Owners

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

- (Please list additional names on separate sheet)

Campaign Contributions

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

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

City Official	Title	Dollar Value	Description of Gift

I attest that all the information provided is true to fact N2P.A
(Applicant's signature)

Date: 2/17/25

City of Pooler

Zoning Map Amendment Application

Filing Requirements

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

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

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

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

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

NPM

Owner's or authorized agent's signature

Sworn to and subscribed before me on this 14 day of January 20 25

Notary Public

NOTARY PUBLIC SALLY WOODS ROGERS Effingham County, GA My Commission Expires April 2025

Application Status

This portion to be completed by Zoning Administrator

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

City of Pooler

AUTHORIZATION OF PROPERTY OWNER

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

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

and/or

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

Name of applicant: Harmony Partners, LLC - Cole Chenowith

Address: 2702 Whatley Avenue, Suite B-1

City & State: Savannah, Georgia Zip 31404

Telephone number: 912-354-7995

Signature of owner Date

Personally appeared before me Jack Wardlaw, III

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

Denise C. Buckner

Notary Public

December 9, 2020

Date

DENISE C BUCKNER NOTARY PUBLIC BRYAN COUNTY GEORGIA MY COMMISSION EXPIRES SEPTEMBER 24, 2021

Property Owner Authorization

Updated **SEPT 2023**

Authorization

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

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

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

Neil McKenzie, Coleman Company Inc | nmckenzie@cci-sav.com | (912) 200-3041

Applicant/Agent Name | Email | Phone

1480 Chatham Parkway Suite 100 Savannah, GA 31405

Applicant/Agent Address

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

Pine Barren Road (PIN 51023 01025)

Property Address

Forest Lakes Developers, LLC | [signature] | 1/2/2024

Owner Name | Owner Signature | Date

Notary Public

2ND JANUARY 2024

Subscribed and Sworn This Day Of

Robin A. Pirovano | [signature] | 3-26-26

Notary Name | Notary Signature | Commission Expiration

ROBIN A PIROVANO NOTARY PUBLIC CHATHAM COUNTY, GA MY COMMISSION EXPIRES MARCH 26 2026

Jabot Tract PUD
Amendment No. 18

Pooler, Georgia

Prepared for: Harmony Partners, LLC
c/o Foram Group

Prepared by: Thomas & Hutton and Coleman Company

J-25014

February 13, 2025

I. Jabot PUD

The Jabot Tract is master planned as a Planned Unit Development ("PUD") in accord with the Code of Ordinances of the City of Pooler, Georgia. As part of its submission the site developer, Foram Group, Inc., submitted Development Standards establishing zoning districts within the planned community. On September 5, 2000 those Development Standards and corresponding PUD map were adopted by the City of Pooler.

The Jabot PUD has been amended as summarized below;

1. Amendment No. 1 to the PUD, approved by the City of Pooler on March 4, 2002 defined previously undefined land uses of property incorporated into the PUD. Included in this amendment was the designation of the Harmony Tract as R-1A (Single Family Residential).

2. Amendment No. 2 to the PUD, approved by the City of Pooler on July 6, 2004 re-zoned and incorporated portions of the Hugh Armstrong Tract (Somersby) changing its zoning from multi-family to single-family residential in order to develop Somersby
(formerly known as Barren Pointe).

3. Amendment No. 3 to the PUD, approved by the City of Pooler on November 1, 2004, incorporated The Harmony Tract master plan, established Development Standards for the Harmony Tract, and the change in zoning of Parcel J from single-family residential to heavy commercial.

4 Amendment No. 04 to the PUD, approved by the City of Pooler on July 5, 2005 updated land use locations and development standards for the Harmony Tract. Parcel C-C (48 ac.) of adjacent property was added to the PUD under the Harmony designation as single family homes. Harmony Tract A land use was changed from single family town-homes to a Health Care / Medical Campus use. Health Care Campus development standards were defined. Harmony Tract B, C, and D were designated as town-home land uses. The development standards for town-homes were incorporated. Parcel W of the original Jabot PUD was incorporated into the Harmony designation. A small, one (1) acre upland adjacent to I-95 labeled Parcel D-D was designated as heavy commercial restricted for signage use only.

5 Amendment No. 5 to the PUD, approved by the City of Pooler on December 15, 2008 included further updates to the Harmony master plan by showing a single-family lot layout of Parcel 3 and Parcel W. The original PUD master plan showed all the Harmony project area as a single-family land use with an allowable development density of 4 units per acre allowing the 358 acre Harmony project an allowable density of 1432 dwelling units. The updated Harmony master plan

indicates approximately 1070 units providing a gross development density at 3 dwelling units per acre. The Harmony project will have access from Quacco road and Memorial Boulevard to Pooler Parkway. The Harmony project includes approximately 570 single family lots and 500 town-home units. A seven (7) acre amenity site is proposed for all home owners within the Harmony project to access. The amenity site may include a fishing pond, pavilion, pool, tennis courts, and playground area.

6. Amendment No. 06 to the PUD, approved by the City of Pooler on October 5, 2015 included; 1.) incorporating the 24.89 acre (8.96 net acres) Parcel 2 Baker Tract into the PUD, designating the land use as Multi-Family Residential, 2.) incorporating the 21.73 acre (17.17 net acres) Parcel 2A of the Armstrong Tract into the PUD, keeping the land use designation as Heavy Commercial, 3.) revising the land use designation of Parcel "B" to allow the net acreage adjacent to Pooler Parkway and a portion adjacent to the existing pond as Heavy Commercial, and 4.) added development standards for Mid-Rise Multi-Family residential development for up to 4 stories and designate the Baker Tract Parcel 2, Parcel A and portions of Parcel B as designations for the mid-rise multi-family land use. The Jabot PUD allows a maximum of 7,230 residential dwelling units of which 1,380 dwelling units may be multi-family. This amendment maintained the original cap, although additional property was added to the PUD.

7. Amendment No. 07 to the PUD, approved by City Council on October 7, 2019, deleted Section III. E(2) and added that signs and entry standards are to be governed by the City of Pooler sign ordinance.

8. Amendment No. 08 to the PUD, approved by City Council on December 02, 2019, updated the Harmony Portion of the Jabot Tract PUD Master Plan to revise the Master Plan to include townhouse lots within Parcel W. The original PUD master plan showed all of the Harmony project area as a single family land use with an allowable development density of 4 units per acre. Amendment No. 04 converted approximately 32 acres to a Health Care Campus (HCC). The total acreage of the Harmony project is approximately 385 acres. Excluding the 32 acre Health Care Campus, the remaining 353 acres of the Harmony project would have an allowable density of 1,412 dwelling units. This amendment resulted in the Harmony PUD containing approximately 1,101 units. The gross development density is 3.2 dwelling units per acre. Following is a table for clarification.

Harmony Master Plan Density Calculations

Acreage Summary:		
Total Harmony Acreage	385.3	Acres
Tract A – Health Care Campus	32.3	Acres
Remaining Harmony Acreage	353.0	Acres
Allowable Density Summary:		
Remaining Harmony Acreage	353.0	Acres

Harmony Master Plan Density Calculations		
Allowable Gross Development Density	4.0	Units/Acre
Allowable Approved Units	1,412	Units
Proposed Density Summary:		
Remaining Harmony Acreage	353.0	Acres
Proposed Single Family Units	504	Units
Proposed Townhomes	597	Units
Total Proposed Units	1,101	Units
Total Proposed Density	3.2	Units/Acre

9. Amendment No. 09 to the PUD, approved by City Council on January 21, 2020, consisted of the of the following modifications:

    1. Revise the Jabot PUD Master Plan to change the use of the Armstrong Tract (Parcel 2A) from Heavy Commercial (HC) to Multi Family Residential (MFR) and allocate 330 dwelling units to this tract. As part of this revision, the boundaries of this tract and the adjacent Tract G will be adjusted also. The result is an increase in size of the Armstrong Tract (Parcel 2A) by 1.89 acres (Gross), and a corresponding decrease to Tract G. 117 Units were removed from Parcel Y, while 213 Units were removed from Parcel A-A to account for this re-allocation to the Armstrong Tract (Parcel 2A) [117 + 213 = 330]. The total maximum Multi Family Residential (MFR) density will remain at 1,380 DUs.

    2. Revise EX02, Sign Location Exhibit, to depict the proposed Directory Sign location at the intersection of Pooler Parkway/Memorial Drive from the East side of Pooler Parkway to the West side.

10. Amendment No. 10 to the PUD, approved by City Council on July 6, 2020, consisted of the of the following modifications:

    1. Revise the Jabot PUD Master Plan to amend the boundary of the Armstrong Tract (Parcel 2A) to reflect a larger acreage for this parcel, and a correspondingly smaller acreage for the adjacent parcel G. This boundary revision to the Armstrong Tract (Parcel 2A) is being increased to accommodate a proposed site plan for this parcel. The result is an increase in size of the Armstrong Tract (Parcel 2A) by 4.47 acres (Gross), and corresponding decrease to Tract G. There is no increase in density. It shall remain at 330 Multi Family Residential (MFR) DUs.

    2. Revise item III.C of the Jabot PUD to incorporate a reduction of the City of Pooler's minimum off-street parking requirements for Multifamily Residential (MFR) use only. This reduction is being requested based upon previous project experience and to allow for a reduction in asphalt to accommodate increased green space and pedestrian connectivity strategies.

11. Amendment No. 11 to the PUD, approved by City Council on July 6, 2020, consisted of the of the following modifications:

    1. Add item III.I to incorporate an I-1 Light Industrial Zoning District into the Jabot PUD along with the allowed uses within that district. Development standards within the I-1 District shall comply with the applicable City of Pooler Code of Ordinances requirements.

    2. Revise the Jabot PUD Master Plan to change the land use of Parcel Y from Multifamily Residential (MFR) to I-1 Light Industrial District.

    3. Remove the 660 multifamily units permitted for Parcel Y from the Jabot PUD Master Plan.

12. Amendment No. 12 to the PUD, denied by City Council on November 16, 2020

13. Amendment No. 13 to the PUD, denied by City Council on December 21, 2020

14. Amendment No. 14 to the PUD, submitted by Phillip McCorkle is waiting traffic study results and status of amendment is pending.

15. Amendment No. 15 to the Jabot Tract PUD is proposed to update the Harmony portion of the Jabot Tract Master Plan. This proposed amendment includes the following:

    1. Provide optional 2nd access to Tract "W": This development has been limited to a single access since it began. Contingent upon environmental permitting, the Owner is considering an access road to connect Harmony proper to Tract "W". This access will provide residents and emergency responders another access point. The environmental contingency is in place due to wetland permitting constraints.

    2. Revise townhome distribution: It is proposed to move 63 townhome DUs from Tract "D" to the Harmony Greene Townhome Pod. This re-allocation makes possible a larger future amenity site on Tract "D". The 63 re-allocated townhomes will be "FOR SALE", and not associated with the existing Harmony Greene townhome development.

    3. Relocate amenity area: the proposed new amenity area will be larger than the existing amenity and offer more features. This larger amenity will be constructed to serve the buildout of Harmony. The old amenity area playground will be converted to make the space available for the 63 additional townhomes from Tract "D". The existing playground will remain in operation until the new amenity is constructed.

16. Amendment No. 16 to the Jabot Tract PUD is proposed to add property to the overall PUD and update the Harmony "Residential" portion of the Jabot Tract Masterplan. This proposed amendment includes the following:

1. Add parcel known as the Baker Tract Parcel 1 to the Jabot PUD and assign land use of single family detached residential. The parcel is 16.0 gross acres (9.7 ac upland and 6.3 ac wetland) equating to 64 maximum allowable dwelling units (4 DU/gross acre).

2. Update Jabot Tract PUD Masterplan to relocate Harmony Amenity Site from Harmony Tract "D" to new permitted location at the Reclaimed Sprayfield Parcel (27.42 acres). Add parcel to the Jabot PUD.

Harmony Master Plan Density Calculations

Allowable Gross Development Density	4.0	Units/Acre
Allowable Residential Density (through AMD 15)	1770	D.U.

Proposed Density Summary (with AMD 16 updates):

Total Harmony Residential Acreage		470.12 Acres
Allowed Residential Density	1880	D.U.
Total Single Family Units	504	Units
Total Townhomes	661	Units
Total Proposed Units	1165	Units
Total Proposed Density	2.5	Units/Acre

17. Amendment No. 17 to the Jabot Tract PUD

18. Amendment No. 18 to the Jabot PUD is proposed to add property to the overall PUD. This proposed amendment includes the following:

1. Add an 88.97 acre portion of the SW Bragg Tract (now known as Cross Creek Phases 2 & 3) to the Jabot PUD and assign land use of single family detached. The parcel is 88.97 acres (31.97 ac upland and 57 ac wetland). The maximum allowable dwelling units will be based on upland acreage, equating to 128 DUs allowed (4 DU / 31.97 upland acres). This portion of the PUD will have specific development standards (defined in Section III) only applicable to this acreage.

II. Definitions

Anything not defined below shall be as defined in Article II of Appendix A, Zoning, of the Code of Ordinances, City of Pooler, Georgia.

a. Master Plan shall mean the latest Approved Amendment to the PUD Master Plan for the Jabot Tract.

b. Jabot Tract shall mean all property shown on the Master Plan and incorporated into the Jabot PUD.

c. Harmony Tract shall mean that portion of the Jabot Tract as shown as Parcel 2A on the "Harmony Plat", as defined below.

d. Harmony Plat shall mean that plat entitled "Parcel 2A, Being a Portion of Parcel 2 of the Lands of 929 Properties, LLC, 7th and 8th G.M.D., City of Pooler, Chatham County, Georgia", dated October 12, 2004, and recorded in Book 30P, page 22, Chatham County Records, said Plat being incorporated herein and made part hereof by reference.

e. PUD shall mean the zoning ordinance for the Jabot Tract Planned Unit Development (PUD) Master Plan and referred to as the Jabot PUD.

f. Amenity / Recreation Areas shall mean any commonly owned area within the development that is intended to be used for public gatherings, passive recreation and/or active recreation. (Examples: pools, walking trails, public picnic areas, etc.)

g. Detached Single Family Residence shall mean a dwelling, which does not share party or lot line walls with any adjacent building.

h. Jurisdictional Wetland shall mean an area that meets the definitional requirements for wetlands as defined by the U.S. Army Corps of Engineers.

i. Net Acreage shall mean the total area of high ground, excluding jurisdictional wetlands.

j. Sales Center / Model Home shall mean any and all area used for the purposes of display and sales. Sales center may be a temporary structure. Sales center parking may be temporary in nature and is not required to be asphalt or cement.

k. Parcel 2 Baker Tract shall mean that plat entitled "Parcel 1 & 2, Being a 40.903 Acre Portion of the Former Baker Tract, 8th G.M.D., City of Pooler, Chatham County, Georgia", dated December 13, 2010, and recorded in Plat

Book 42S, page 53, Chatham County Records, said Plat being incorporated herein and made part hereof by reference.

l. Parcel 2A shall mean that plat entitled "Parcel 2A Being a 21.731 Acre Portion of the Armstrong Tract, 8th G.M.D., City of Pooler, Chatham County, Georgia", dated December 13, 2010, and recorded in Plat Book 32-P, page 4, Chatham County Records, said Plat being incorporated herein and made part hereof by reference.

m. Parcel 1 Baker Tract shall mean that plat titled, "Parcel 1 & 2 Being 40.903 acre Portion of the Former Baker Tract", Plat Book 42-S Page 53 (1).

n. Reclaimed Spray Field Parcel shall mean plat titled, "A Recombination and Minor Subdivision Plat of Parcel B-2 of a Division of the Adeline Wessels Tract, Portion of Parcel 3 and a Portion of the Levy Thompson Tract", Plat Book 50 Page 425.

o. Cross Creek Phases 2 & 3 shall mean property defined in Quit Claim Deed dated 29 December 2004, recorded in Book 281F page 9, described as an 88.97 acre portion of the Southwest part of the Bragg Tract, 8th G.M.D. Chatham County, GA.

III. Development and Land Use Standards

The following and land use standards shall be incorporated into the Jabot PUD.

A. Residential– Single Family Lots

Somersby (formerly Barren Pointe); Including Baker Tract Parcel 1

Land-Use	Minimum Lot Area (in sq. ft.)	*Minimum Lot Width	Maximum Impervious Area	**Minimum Setbacks			Maximum Building Height	Required Sidewalk Width
				Front	Rear	Side		
Single Family	6,000	55'	60 %	25'	15'	3'/ 7'	35'	4'

* Flag lots shall be allowed provided that the minimum lot area and setbacks are met.

Harmony

Land-Use	Minimum Lot Area (sq. ft.)	*Minimum Lot Width	Maximum Impervious Area	Minimum Setbacks			Maximum Building Height	Required Sidewalk Width
				Front	Rear	Side		
Single Family	7,000	55’	60 %	25’	20’	5’	35’	4’

* Flag lots shall be allowed provided that the minimum lot area and setbacks are met.

Cross Creek – Remaining Developable Land

Land-Use	Minimum Lot Area (sq. ft.)	*Minimum Lot Width	Maximum Impervious Area	Minimum Setbacks			Maximum Building Height	Required Sidewalk Width
				Front	Rear	Side		
Single Family	4,400	40’	60%	25’	20’	5’	35’	4’

* Flag lots shall be allowed provided that the minimum lot area and setbacks are met.
*These standards are only applicable to the remaining developable land in Cross Creek; as of the date of this amendment, Cross Creek Phase 2 is constructed and plat recorded (PB 54 page 519).

- Permitted uses within single family developments shall include

  i. Detached Single Family Residences
  ii. Amenity / Recreation Areas
  iii. Public Utilities
  iv. Buffers
  v. Accessory Buildings
  vi. Sales Center / Model Homes

B. Residential– Harmony Townhomes

a. Density shall not exceed 10 units per net acre
b. Buildings shall have maximum of six (6) dwelling units per building
c. Minimum unit width shall be 20 feet
d. Maximum impervious surface shall be 60% for the project
e. Minimum setback distance for each residential building shall be 25 feet for the front yard (from edge of nearest travel lane**),** 20 feet rear setback (from property line), 20 feet between buildings, other improvements, or property line
f. A mail kiosk may be located within 5 feet of any building

g. Maximum height of building shall be 45 feet.
h. Permitted uses in a townhome project shall include a sales center or model unit, amenity, recreation area, buffers, public utilities, and accessory buildings

C. Residential– Multi-Family

Multi-Family development within the Jabot PUD shall be in accordance with the R-3 (A-C) Zoning District, Appendix A – Zoning, Article III General Provisions – Section 6 Schedule of Development regulations of the City of Pooler Code of Ordinances except as noted below;

Mid-Rise Multi-family (Maximum 4 Stories)

Land-Use	Maximum Density (DU/AC)	Minimum Lot Width	Maximum Impervious Area	Minimum Setbacks			Maximum Building Height
				Front	Rear	Side	
Multi-Family	28 DU/AC	None	75 %	20’	20’	20’	N/A

All mid-rise Multi-Family residential buildings may include elevator access to each floor that complies with the latest International Building Code. Parking requirements will be meet by surface parking outside the building or may be incorporated inside the building structure.

Minimum parking requirements within the Multifamily Residential District (MFR) shall be as follows:

- 1.2 parking spaces per 1 bedroom unit
- 1.5 parking spaces per 2 bedroom unit
- 2.0 parking spaces per 3 bedroom unit
- 1 parking space per employee for any on-site amenities, leasing office, and/or clubhouse

D. Harmony Tract A “Health Care Campus”

Harmony Tract A will be designated as a Health Care Campus (HCC) district. The purpose of this district is as follows:

"This district is defined as an area designated for the development of health care

related facilities and ancillary services in a manner which will meet the needs of the community without adversely affecting nearby residential uses. This district is composed of lands and structures used primarily for the provision of health care services. Regulations within this district are intended to permit and encourage full development of the necessary uses while at the same time protecting nearby residential properties from possible adverse effects of the development activities."

Permitted uses in a HCC district: Land may be used and buildings or structures may be erected or used for the land uses listed below.

1. Medical or physician's office and treatment facilities;
2. Imaging and other diagnostic service centers;
3. Surgical facilities;
4. Out-patient care facilities;
5. In-patient care facilities;
6. Laboratories;
7. Health and fitness centers;
8. Health education facilities;
9. Urgent care treatment facilities;
10. Surgery centers;
11. Rehabilitation facilities; and
12. Ancillary medical services, including, but not limited to, drug stores and optometry centers;
13. Any other inpatient or outpatient facilities providing products or services related to medical treatment or healthcare; and
14. All uses allowed under the PUD-CP designation as defined in this Amendment.

All other uses not listed as permitted or conditional uses shall require the approval of the aldermanic board through the ordinance text amendment process.

The Schedule for Minimum Yard requirements applicable to the C-P zoning district, as defined by the City of Pooler Zoning Ordinance, shall apply to the HCC designation, except as to building height requirements.

E. Sign and Entry Standards:

The public and the developers of the Jabot Tract have a legitimate interest and concern in the construction, maintenance, and regulation of outdoor signs within the PUD and it is, therefore, necessary to regulate the size, number, length, height, clearance, setback, maintenance, illumination, safe construction, and aesthetics of signs and entry markers located in the PUD.

Chapter 66, Sections 66-1 through 66-14 of the current Pooler City Ordinance ("Sign Regulations") are adopted in their entirety for all signs located in the PUD other those specifically listed hereinbelow. Notwithstanding the foregoing, the following signs and entry markers to be located in the PUD and are exempt from the provisions of the Sign Ordinance:

1. A Directory Sign consistent with the design shown on Attachment A (dated 5/19/05) shall be permitted at the general locations shown on Exhibit 02 attached.

2. A Monument Sign located in the road right of way consistent with the design shown on Attachment C shall be permitted at the general locations shown on Exhibit 02 attached.

F. PUD-C1 Commercial Light District An area designated within the Jabot PUD where permitted uses in a PUD-C1 district are allowed. This district is an area designated for the development of light commercial properties with land uses less than two acres. All site plans for development in the PUD-C1 district must be submitted to the building official for review by the Planning Commission and the Aldermanic Board for approval.

Land may be used and buildings or structures may be erected or used for the land uses listed below.

i. Professional Offices
ii. Banks
iii. Laundry and dry-cleaning establishments
iv. Grocery stores
v. Barber shops and beauty shops
vi. Dry goods stores
vii. Churches and fraternal organizations
viii. Gift shops
ix. Eating establishments with no live entertainment
x. Theaters
xi. Arcades and game rooms
xii. Heating and air conditioning sales and service
xiii. Television sales and service
xiv. Childcare facilities
xv. Household furniture
xvi. Hardware stores
xvii. Retail sales
xviii. Neighborhood shopping center 10,000 square feet or less
xix. Drugstores

Conditional Uses for PUD-C1 Commercial Light District

i. Garages, automobile repair and service
ii. Teen clubs
iii. Residential Construction that is part of smart growth principals in commercial areas
iv. Eating establishments with live entertainment
v. Funeral Homes
vi. Service Stations
vii. Mini-Warehouses
viii. New or Used Auto Sales and Service
ix. Skating Rinks
x. Miniature Golf Courses
xi. Pawn Shops

G. PUD C2 Commercial Heavy District – An area designated within the Jabot PUD where permitted uses in a Commercial Heavy District are allowed. This district is an area designated for the development of heavy commercial properties with land uses of more than two acres. A height limit of 75 feet has been established for this district. All site plans for development in the PUD-C2 district must be submitted to the building official for review by the Planning Commission and the Aldermanic Board for approval.

Land may be used and buildings or structures may be erected or used for the land uses listed below.

i. All approved uses in the PUD-C1 Commercial Light District and PUD CP Commercial Professional District
ii. Hotels and motels having 50 or more units may have restaurants, nightclubs, dining rooms or bars located in the main building
iii. Hotels and motels having 100 or more guest rooms may have retail stores, personal service shops, offices and similar uses for the convenience of their guests
iv. Shopping centers with total floor space exceeding 10,000 square feet
v. Any sales facility exceeding 10,000 square feet
vi. Open air market or flea market (when developed as a planned development which allows for adequate parking for covered spaces rented out on a daily basis
vii. Liquor, beer and wine package shops
viii. Restaurant with or without alcohol sales
ix. Service stations
x. Mini-Warehouses
xi. New or used auto sales and service
xii. Skating rinks
xiii. Miniature golf courses

Conditional Uses for PUD-C2 District

i. Truck Service Centers
ii. Mobile home sales
iii. Bars or night clubs
iv. Family entertainment centers, including go-cart rides, batting cages, arcade games, food courts, and other similar forms of family amusement, provided however that no such activity shall exceed the following noise limits at any point along the boundary of the property on which the family entertainment center is located: 55 dB(A)(sound pressure level) between 10:00pm and 7:00am, or 60dB(A)(sound pressure level) between 7:00am and 10:00pm.

H. PUD-CP Commercial Professional District – An area within the Jabot PUD where permitted uses in a PUD-CP Commercial Professional District are allowed. Land may be used, and buildings or structures may be erected or used for the land uses listed below.

i. Professional offices,
ii. Banks,
iii. Professional office plazas,
iv. Gift shops,
v. Drug stores,
vi. Barber Shops,
vii. Dry Goods Stores,
viii. Churches and fraternal organizations,
ix. Eating establishments with no live entertainment and no drive through,
x. Household furniture stores,
xi. Specialty shops,
xii. Retail sales, and
xiii. Neighborhood shopping centers 10,000 square feet or less of building area.

Conditional uses PUD CP District

i. Motels
ii. Hotels and motels having 50 or more units may have restaurants, dining rooms or bars, which are located in the main building; and,
iii. Hotels and motels having 100 or more guest rooms may have retail stores, personal service shops, offices, and similar uses for the convenience of their guests,
iv. Restaurant with or without alcohol sales.

All other uses not listed as permitted or conditional uses shall require the approval of the aldermanic board through the ordinance text amendment process.

The Schedule for Minimum Yard requirements applicable to the CP zoning district, as defined by the City of Pooler Zoning Ordinance, shall apply to the PUD-CP designation, except that the maximum height on the district shall be 35 feet. For a building height in excess of 35 feet, in no event shall a building permit be granted without the following restrictions:

1. Structure beyond 35 feet in height shall have safeguards consisting of fire escapes, sprinkler systems, smoke detectors and non-combustible materials and any other fire protection equipment deemed necessary at the time by the aldermanic board.
2. Before a permit can be granted on said request, an affidavit of the builder and owner must be executed agreeing to same to be completed within an agreed upon reasonable time.
3. Federal Aeronautics [Aviation] Administration (FAA) approval must be granted in certain areas of the city prior to requesting permission to construct structures above 35 feet.

I. I-1 Light Industrial District – An area within the Jabot PUD where permitted uses in a I-1 Light Industrial District are allowed, provided that such uses are conducted in such a manner that noxious odors, fumes, dust and similar particles, or noise are not emitted or detectable beyond the property lines of the lots on which the uses are located. Land may be used, and buildings or structures may be erected or used for the land uses listed below

Permitted uses in I-1 District

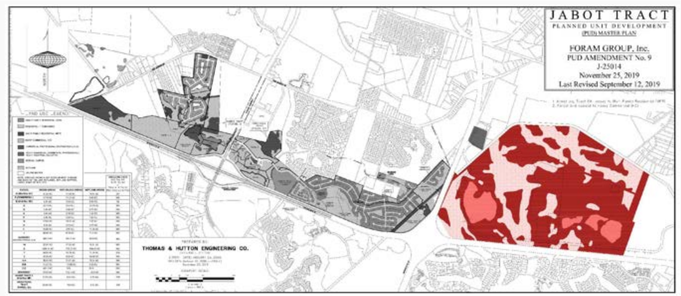
i. Manufacturing, processing, fabrication, repair, and servicing of any commodity or product, and sale, retail or wholesale of any product or commodity, which does not produce noise, odors, dust, fumes, fire hazard or other nuisance beyond the property lines,
ii. Warehousing, storage and distributing of any product or commodity,
iii. Offices, including medical and dental,
iv. Repair garages provided that all business is conducted inside an enclosed building and/or inside an aesthetically pleasing barrier which will shield the business activity from view of passing motorists and surrounding property owners,
v. Truck terminals, provided the use of trucks entering or leaving the road will not constitute a traffic hazard or impede highway traffic,
vi. Animal hospitals, kennels and/or boarding facilities (see article III, section 22 for specific regulations),
vii. Outdoor drive-in theaters (see article III, section 23, for specific regulations),

viii. Building material sales yards and lumber yards, including the sales of rock, sand, gravel, and the like,
ix. Public utilities, including buildings, necessary structures, storage yards, and other related uses, but specifically excluding waste processing, handling, or storage,
x. Research or experimental stations and laboratories,
xi. Radio and/or television station transmission or reception towers (see article III, section 16 for specific regulations),
xii. Horticultural nurseries,
xiii. Office buildings for business, governmental, professional, or other general purposes; and,
xiv. Accessory buildings, structures, and uses customarily incidental to permitted uses,
xv. Truck service centers,
xvi. Manufactured home sales, and service
xvii. Bars or nightclubs.

IV. Conditional uses in I-1 District

i. Retail businesses or services provided such businesses or services are incidental to a permitted light-industrial use and located on the same premises; and,
ii. Watchman or caretaker's one- or two-family dwelling provided that such dwelling is located on the premises of the permitted light- industrial use and a member of the household is employed by the industry as a watchman or caretaker,
iii. Hotels and motels having 100 or more guest rooms may have retail stores, personal service shops, offices, and similar uses for the convenience of their guests,
iv. Consumer fireworks retail sales facility, store or temporary structure.

All other uses not listed as permitted or conditional uses shall require the approval of the aldermanic board through the ordinance text amendment process.



PUD BOUNDARY INSET

AREA IN RED DE-ANNEXED FROM POOLER, NOW PART OF UNINCORPORATED CHATHAM COUNTY AS OF JAN 1, 2016

REVISION NOTES:

9TH AMENDMENT REVISIONS | 09/12/2019

1. *ARMSTRONG TRACT 2A REVISED TO MULTI-FAMILY RESIDENTIAL (MFR)*
2. *PARCEL A-A REVISED TO HEAVY COMMERCIAL (HC)*

10TH AMENDMENT REVISIONS | 05/21/2020

1. *PARCEL G TRANSFERRED 4.66 COMMERCIAL ACRES TO THE ARMSTRONG TRACT AND RECEIVED 0.19 MULTIFAMILY ACRES FROM THE ARMSTRONG TRACT. THE 0.19 MULTI-FAMILY ACRES WAS CONVERTED TO COMMERCIAL LAND USE. (GROSS SWAP OF 4.47 ACRES)*

11TH AMENDMENT REVISIONS | 07/06/2020

1. *PARCEL Y CONVERTED TO I-1 LIGHT INDUSTRIAL.*
2. *REMOVED THE 660 MULTIFAMILY UNITS PERMITTED FOR PARCEL Y FROM THE JABOT PUD MASTER PLAN.*

12TH AMENDMENT REVISIONS | DENIED BY CITY COUNCIL ON 11/16/2020

13TH AMENDMENT REVISIONS | DENIED BY CITY COUNCIL ON 12/21/2020

14TH AMENDMENT REVISIONS | IN PROGRESS BY PHILLIP MCCORKLE

15TH AMENDMENT REVISIONS | 05/24/2021

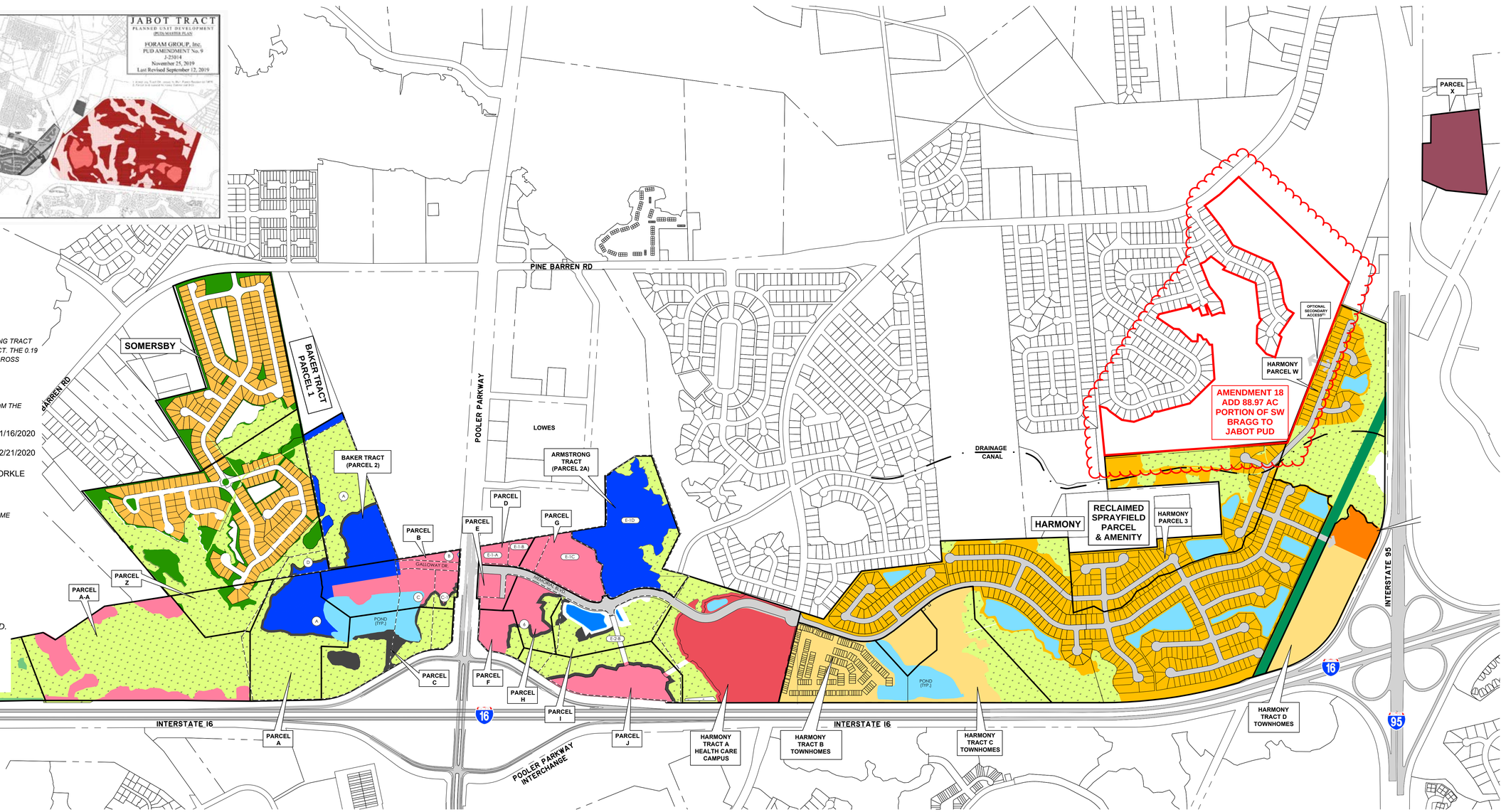
1. *PROVIDE OPTIONAL 2ND ACCESS TO TRACT "W":*
2. *REVISE TOWNHOME DISTRIBUTION - UNIT COUNT TO REMAIN THE SAME*
3. *RELOCATE AMENITY AREA*

16TH AMENDMENT REVISIONS | 12/19/2024

1. *ADD BAKER TRACT PARCEL 1*
   GROSS AREA: 16.04 ACRES
   NET UPLAND AREA: 9.7 ACRES
   WETLAND AREA: 6.3 ACRES
   LAND USE: SINGLE FAMILY DETACHED RESIDENTIAL
2. *RELOCATE HARMONY AMENITY SITE TO RECLAIMED SPRAYFIELD PARCEL SHOWN AND ADD PARCEL TO PUD.*
   GROSS AREA: 27.42 ACRES
   NET UPLAND AREA: 27.42 ACRES
   WETLAND AREA: N/A
   LAND USE: AMENITY/OPEN SPACE

18TH AMENDMENT REVISIONS | 2/13/2025

1. *ADD SW BRAGG TRACT (CROSS CREEK PHASES 2&3)*
   GROSS AREA: 88.97 ACRES
   NET UPLAND AREA: 31.97 ACRES
   WETLAND AREA: 57 ACRES
   LAND USE: SINGLE FAMILY DETACHED RESIDENTIAL



PARCEL	GROSS AREAS	NET UPLAND AREAS	WETLAND AREAS	DWELLING UNITS[A]
A (Mid-Rise MF)	31.05 AC	11.58 AC	19.47 AC	324
B (COMMERCIAL)	17.16 AC	11.53 AC	5.63 AC	N/A
B (Mid-Rise MF)	4.34 AC	3.43 AC	0.91 AC	96
C	22.19 AC	0.00 AC	22.19 AC	N/A
D	3.59 AC	2.88 AC	0.71 AC	N/A
E	3.64 AC	2.12 AC	1.52 AC	N/A
F	5.86 AC	3.98 AC	1.88 AC	N/A
G	13.17 AC	13.17 AC	0.00 AC	N/A
H	8.56 AC	3.79 AC	4.77 AC	N/A

PARCEL	GROSS AREAS	NET UPLAND AREAS	WETLAND AREAS	DWELLING UNITS[A]
I	15.86 AC	3.91 AC	11.95 AC	N/A
J	20.68 AC	9.18 AC	11.5 AC	N/A
HARMONY (INCLUDES PARCELS 3 & W)	385.3 AC	301.7 AC	83.6 AC	N/A
W	27.54 AC	17.23 AC	10.34 AC	N/A
X	14.16 AC	N/A	N/A	N/A
Y	54.85 AC	42.16 AC	11.69 AC	N/A
Z	37.29 AC	8.23 AC	29.06 AC	N/A

PARCEL	GROSS AREAS	NET UPLAND AREAS	WETLAND AREAS	DWELLING UNITS[A]
A-A	30.45 AC	11.81 AC	18.64 AC	N/A
B-B	17.21 AC	13.88 AC	0.00 AC	N/A
C-C	±51.5 AC	N/A	N /A	N/A
SOMERSBY	145.6 AC.	112.4 AC	33.2 AC	N/A
BAKER TRACT 2 (Mid-Rise MF)	13.72 AC.	8.21 AC.	5.51 AC.	230
ARMSTRONG TRACT (PARCEL 2A)	28.09 AC.	21.70 AC.	6.39 AC.	330

PARCEL SUMMARY NOTES:

A: Mid-Rise MF 28 DU/AC or Other @ 18 DU/AC (Max 1380 DU in PUD)

B: ACREAGE SHOWN IS NET DEVELOPMENT ACREAGE AND DOES NOT INCLUDE WETLANDS, WETLAND BUFFERS, LAKES, RIGHT OF WAY, ETC..

C: OPTIONAL SECONDARY ACCESS POINT CONTINGENT UPON ENVIRONMENTAL PERMITTING - LOCATION SHOWN ON MAP MAY VARY PENDING THIS OUTCOME.

LAND USE LEGEND

- SINGLE FAMILY RESIDENTIAL (SFR)
- RESIDENTIAL - TOWNHOMES
- MULTI FAMILY RESIDENTIAL (MFR)
- HEAVY COMMERCIAL (HC)
- HEAVY COMMERCIAL/COMMERCIAL PROFESSIONAL/ HEAVY INDUSTRIAL (HC/CP/HI)
- COMMERCIAL PROFESSIONAL / DISTRIBUTION (CP/D)
- I-1 LIGHT INDUSTRIAL DISTRICT
- MEDICAL CAMPUS
- JURISDICTIONAL WETLAND

PARCEL C — ZONING PARCEL NAME *(THIS IS SPECIFIC TO THE ZONING TRACT / PARCEL)* — LINE TYPE: ——

E-1-A — PLATTED BOUNDARY NAME *(REPRESENTS THE RECORDED BOUNDARY / SUBDIVISION PLAT)* — LINE TYPE: – – – – –

NORTH

600' 0 300' 600' 1,200' 2,400'

GRAPHIC SCALE: **1 INCH = 600 FEET**

PREPARED FOR:

FORAM

JABOT TRACT

PLANNED UNIT DEVELOPMENT (PUD)
MASTER PLAN

AMENDMENT NO. 18 | LAST REVISED FEBRUARY 13, 2025

AMENDMENT NO. 15 | LAST REVISED: MAY 24, 2021

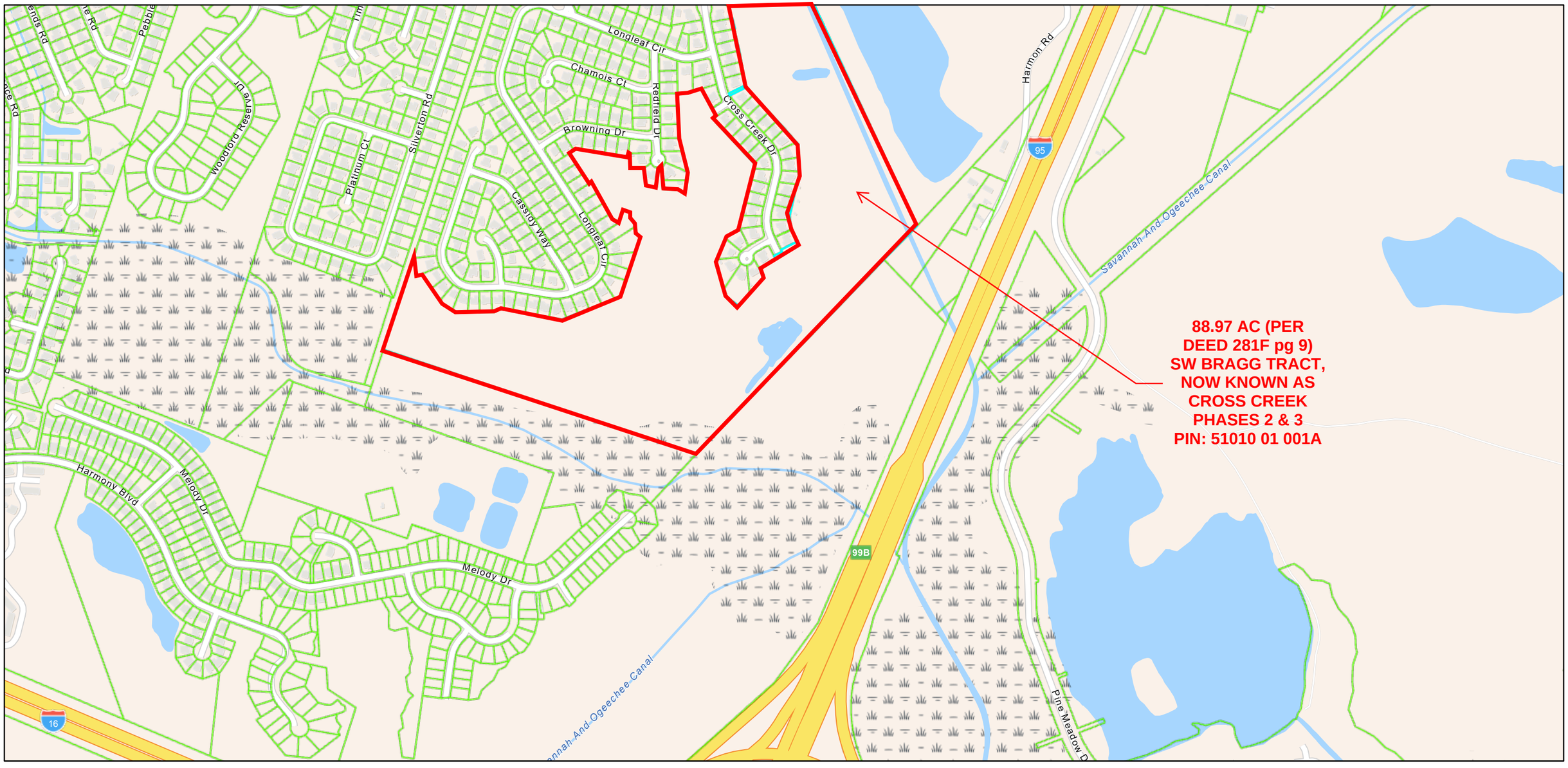
NOTE:
AMENDMENT 15 PUD MAP PREPARED BY THOMAS & HUTTON ON BEHALF OF COLEMAN COMPANY & LANDMARK 24

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

This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.
COPYRIGHT © 2020 THOMAS & HUTTON

Z:\2500s\25044.000\Engineering\Drawings\Exhibits\Jabot Tract PUD Amendment 18 - Colemon\Jabot Tract PUD Amendment 18 - Colemon Key - May 24, 2021 - 2:44:45 PM

JABOT PUD AMD #18



2/13/2025, 3:50:46 PM

Property Boundaries (Parcels)

1:9,028

0 0.07 0.15 0.3 mi

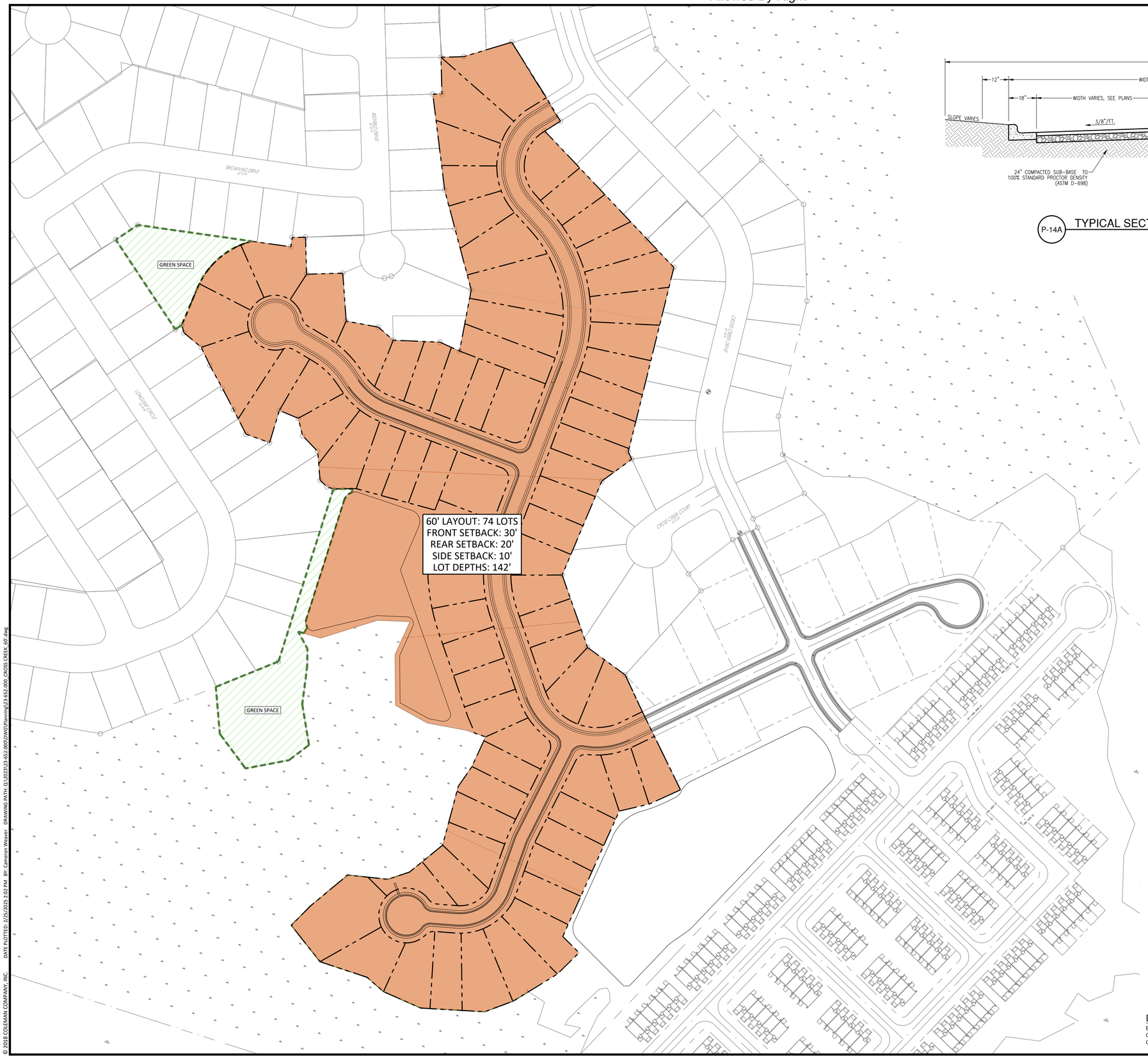
0 0.13 0.25 0.5 km

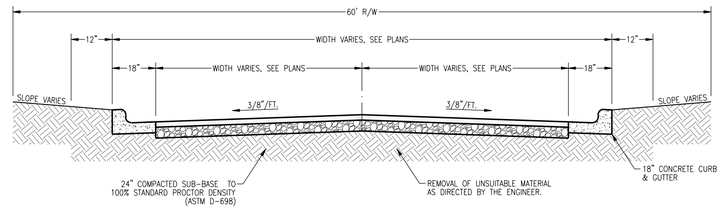
Esri Community Maps Contributors, City of Hinesville, Savannah Area GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, SAGIS

SAGIS

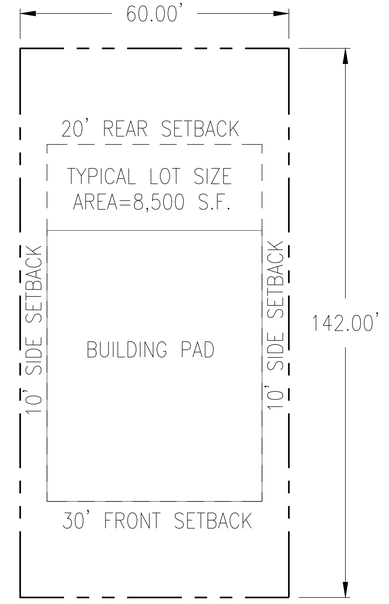
Esri Community Maps Contributors, City of Hinesville, Savannah Area GIS, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | SAGIS | SAGIS, Chatham County Board of Assessors |

Allowed By Right





P-14A TYPICAL SECTION THRU ROADWAY
NOT TO SCALE



NOT TO SCALE

TOTAL AREA: 26.65 AC
DEVELOPED AREA: 24.87 AC (93.3%)
GREEN SPACE: 1.78 AC (6.7%)

SCALE: 1"=100'
0' 50' 100' 200'

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	NEIL P McKENZIE, PE
GEORGIA PE NUMBER:	PE036652
GSWCC LEVEL II CERTIFICATION NUMBER:	44944

Know what's below. Call before you dig.

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

NOT FOR CONSTRUCTION

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
CROSS CREEK SUBDIVISION PHASE 3
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

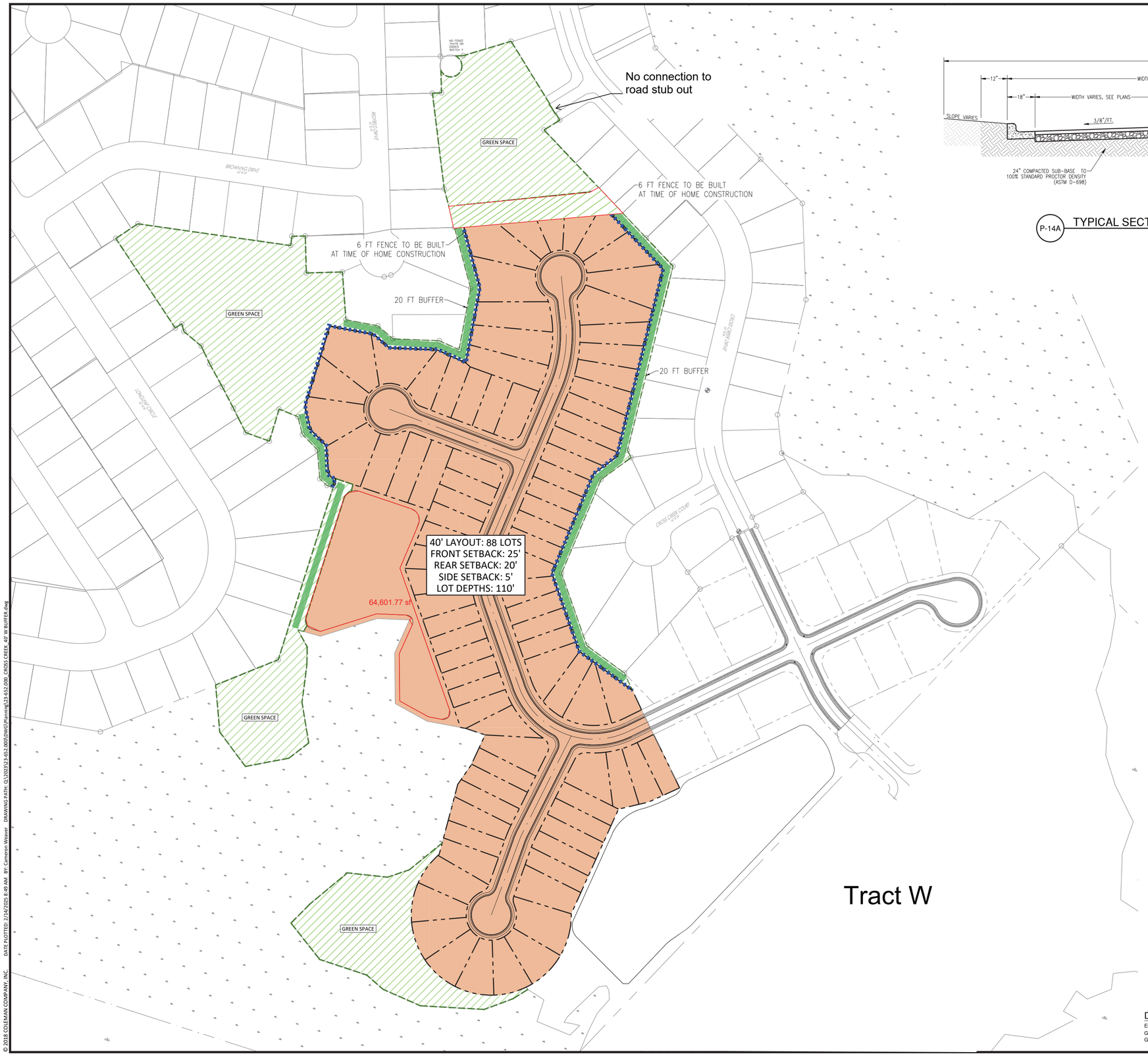
JOB NUMBER:	23-652.000
DATE:	03/21/2024
DRAWN BY:	DCP
CHECKED BY:	NPM
SCALE:	AS NOTED

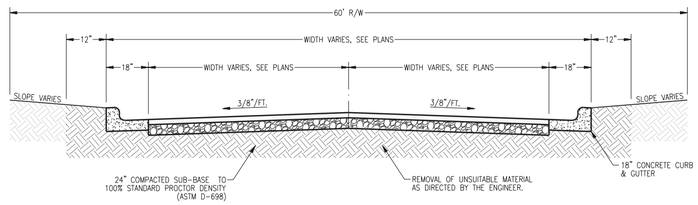
60' LAYOUT

SHEET:
EX3.0

© 2018 COLEMAN COMPANY, INC.
DATE PLOTTED: 2/25/2025 2:02 PM BY: Cameron Weaver DRAWING PATH: Q:\2023\23-652.000\DWG\Planning\23-652.000_CROSS CREEK 60'.dwg

PROPOSED





P-14A TYPICAL SECTION THRU ROADWAY
NOT TO SCALE

Proposed Improvements by PUD Rezoning

- ±2500 LF of buffering and fencing along existing homes

- Buffer Section: 20' Green Space with 6' shadowbox fence as homes constructed

- Avoid filling of floodplain

- No access to road stub out (see call out)

- Over 8 AC preserved for green space/undisturbed area

- ± 1.5 AC of pond

- No HOA for existing residents

TOTAL AREA: 26.65 AC
DEVELOPED AREA: 18.29 AC (68.6%)
GREEN SPACE: 8.36 AC (31.4%

SCALE: 1"=100'
0' 50' 100' 200'

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	NEIL P McKENZIE, PE
GEORGIA PE NUMBER:	PE036652
GSWCC LEVEL II CERTIFICATION NUMBER:	44944

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

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

NOT FOR CONSTRUCTION

REVISIONS:

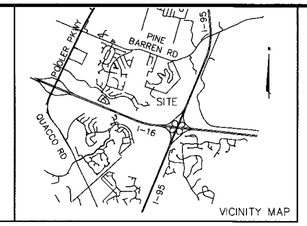
CIVIL CONSTRUCTION PLANS FOR
CROSS CREEK SUBDIVISION PHASE 3
LOCATED IN POOLER, GEORGIA
PREPARED FOR HARMONY PARTNERS, LLC

JOB NUMBER:	23-652.000
DATE:	03/21/2024
DRAWN BY:	DCP
CHECKED BY:	NPM
SCALE:	AS NOTED

40' LAYOUT

SHEET:
EX2.0

© 2018 COLEMAN COMPANY, INC.
DATE PLOTTED: 2/14/2025 8:49 AM BY: Cameron Weaver DRAWING PATH: Q:\2023\23-652.000\DWG\Planning\23-652.000 CROSS CREEK 40' W BUFFER.dwg



LEGEND

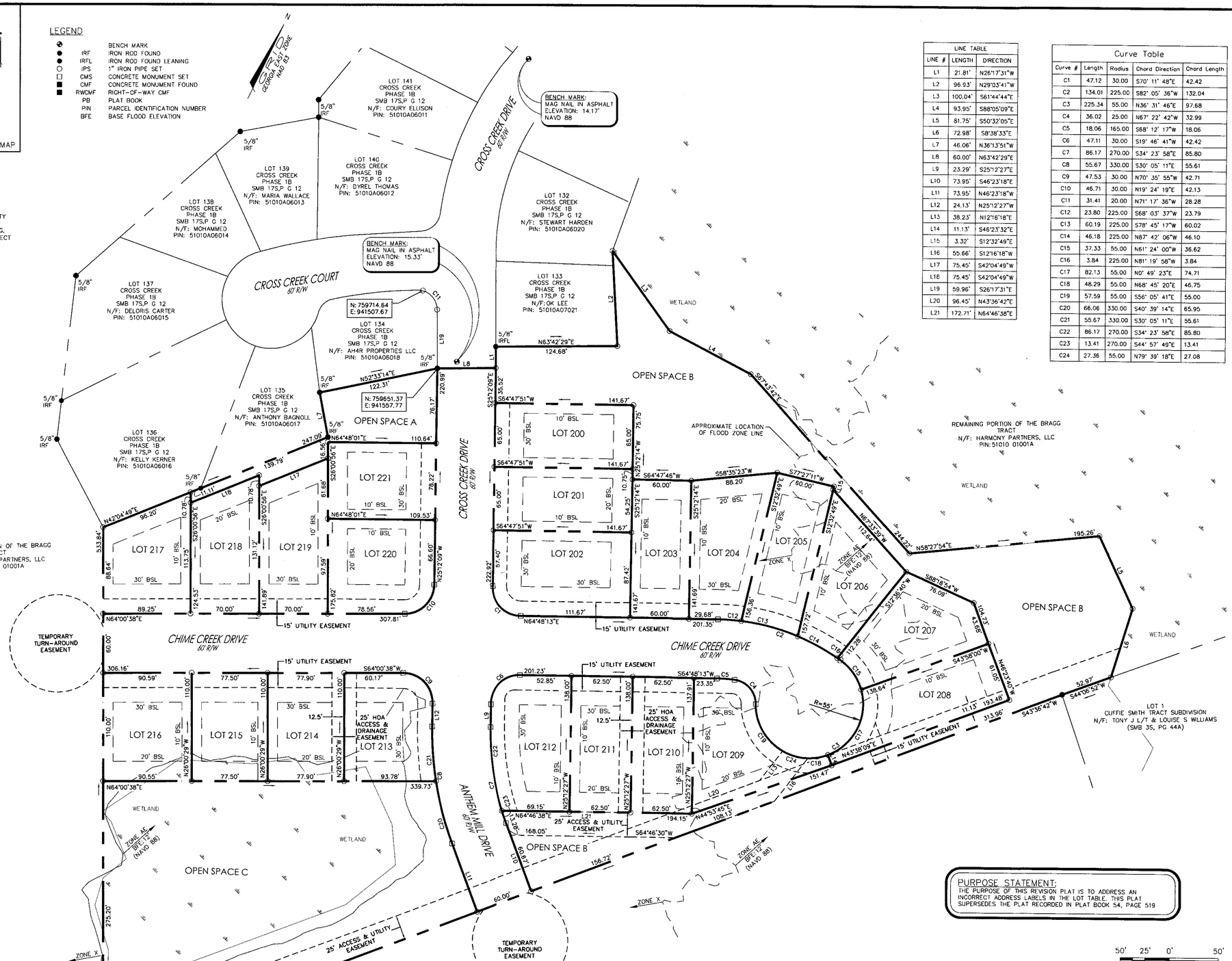
◆		BENCH MARK
●	IRF	IRON ROD FOUND
●	IRFL	IRON ROD FOUND LEANING
○	IPS	1" IRON PIPE SET
□	CMS	CONCRETE MONUMENT SET
■	CMF	CONCRETE MONUMENT FOUND
■	RWCMF	RIGHT-OF-WAY CMF
	PB	PLAT BOOK
	PIN	PARCEL IDENTIFICATION NUMBER
	BFE	BASE FLOOD ELEVATION

NOTES:
1. THIS SUBDIVISION CONTAINS 22 LOTS.
2. TOTAL AREA: 10.310 ACRES; 449,139 SQUARE FEET.
3. PARENT PARCEL IDENTIFICATION NUMBERS: 51010 01001A
4. THIS PROPERTY IS CURRENTLY ZONED R-1-A.
5. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
6. AS OF THE DATE OF THIS SURVEY; BASED ON MY OBSERVATION A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0128G, EFFECTIVE DATE; 8/16/2018, BASE FLOOD ELEVATION: 12', NAVD 88. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
7. THE 10' HOA ACCESS & DRAINAGE EASEMENT IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL NOT BECOME THE CITY OF POOLERS RESPONSIBILITY.
8. LOTS ARE TO BE SERVED BY CITY OF POOLER WATER AND SANITARY SEWER SYSTEMS.
9. BUILDING SETBACKS AS LISTED UNLESS OTHERWISE NOTED:
   FRONT – 30' FROM PROPERTY LINE
   SIDE (CORNER LOT) – 30' FROM PROPERTY LINE
   SIDE – 10' FROM PROPERTY LINE
   REAR – 20' FROM PROPERTY LINE
10. THERE SHALL BE ACCESS GRANTED FOR OFFICIAL AND EMERGENCY VEHICLES.
11. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREA WITHOUT PROPER PERMIT APPLICATION & APPROVAL.
12. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

OWNER _____ DATE _____

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

REFERENCE:
1. SUBDIVISION MAP BOOK 17S, PAGE 12.
2. PLAT RECORD BOOK "Y", PAGE 42.



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	21.81'	N26°17'31"W
L2	96.93'	N29°03'41"W
L3	100.04'	S61°44'44"E
L4	93.95'	S88°05'09"E
L5	81.75'	S50°32'05"E
L6	72.98'	S8°38'33"E
L7	46.06'	N36°13'51"W
L8	60.00'	N63°42'29"E
L9	23.29'	S25°12'27"E
L10	73.95'	S46°23'18"E
L11	73.95'	N46°23'18"W
L12	24.13'	N25°12'27"W
L13	38.23'	N12°16'18"E
L14	11.13'	S46°23'32"E
L15	3.32'	S12°32'49"E
L16	55.66'	S12°16'18"W
L17	75.45'	S42°04'49"W
L18	75.45'	S42°04'49"W
L19	59.96'	S26°17'31"E
L20	96.45'	N43°36'42"E
L21	172.71'	N64°46'38"E

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	47.12	30.00	S70° 11' 48"E	42.42
C2	134.01	225.00	S82° 05' 36"W	132.04
C3	225.34	55.00	N36° 31' 46"E	97.88
C4	36.02	25.00	N67° 22' 42"W	32.99
C5	18.06	165.00	S68° 12' 17"W	18.06
C6	47.11	30.00	S19° 46' 41"W	42.42
C7	86.17	270.00	S34° 23' 58"E	85.80
C8	55.67	330.00	S30° 05' 11"E	55.61
C9	47.53	30.00	N70° 35' 55"W	42.71
C10	46.71	30.00	N19° 24' 19"E	42.13
C11	31.41	20.00	N71° 17' 36"W	28.28
C12	23.80	225.00	S68° 03' 37"W	23.79
C13	60.19	225.00	S78° 45' 17"W	60.02
C14	46.18	225.00	N87° 42' 06"W	46.10
C15	37.33	55.00	N61° 24' 00"W	36.62
C16	3.84	225.00	N81° 19' 58"W	3.84
C17	82.13	55.00	N0° 49' 23"E	74.71
C18	48.29	55.00	N68° 45' 20"E	46.75
C19	57.59	55.00	S56° 05' 41"E	55.00
C20	66.06	330.00	S40° 39' 14"E	65.95
C21	55.67	330.00	S30° 05' 11"E	55.61
C22	86.17	270.00	S34° 23' 58"E	85.80
C23	13.41	270.00	S44° 57' 49"E	13.41
C24	27.36	55.00	N79° 39' 18"E	27.08

LOT TABLE					
LOT #	ACRE	SF	ADDRESS	FFE(MIN)	PARCEL ID NUMBER
200	0.211	9,208	146 CROSS CREEK DR.	14.15'	
201	0.211	9,209	150 CROSS CREEK DR.	14.15'	
202	0.280	12,190	154 CROSS CREEK DR.	14.15'	
203	0.195	8,500	104 CHIME CREEK DR	14.15'	
204	0.236	10,285	106 CHIME CREEK DR	14.15'	
205	0.214	9,342	108 CHIME CREEK DR	14.15'	
206	0.221	9,634	110 CHIME CREEK DR	14.15'	
207	0.229	9,986	112 CHIME CREEK DR	14.15'	
208	0.226	9,825	114 CHIME CREEK DR	14.15'	
209	0.234	10,190	109 CHIME CREEK DR	14.15'	
210	0.198	8,620	107 CHIME CREEK DR	14.15'	
211	0.198	8,621	105 CHIME CREEK DR	14.15'	
212	0.249	10,855	103 CHIME CREEK DR	14.15'	
213	0.224	9,768	201 CHIME CREEK DR	14.15'	
214	0.197	8,569	203 CHIME CREEK DR	14.15'	
215	0.196	8,525	205 CHIME CREEK DR	14.15'	
216	0.229	9,961	207 CHIME CREEK DR	14.15'	
217	0.218	9,515	206 CHIME CREEK DR	14.15'	
218	0.205	8,952	204 CHIME CREEK DR	14.15'	
219	0.233	10,169	202 CHIME CREEK DR	14.15'	
220	0.238	10,363	151 CROSS CREEK DR.	14.15'	
221	0.198	8,611	147 CROSS CREEK DR.	14.15'	
TOTAL LOT	4.801	209,183			
OPEN SPACE A	0.220	9,571	145 CROSS CREEK DR.		
OPEN SPACE B	1.657	72,144	144 CROSS CREEK DR.		
OPEN SPACE C	1.719	74,876	1 ANTHEM MILL DR.		
R/W	1.874	81,650			
TOTAL AREA	10.310	449,139			

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

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

APPROVED BY THE MAYOR OF THE CITY OF POOLER

MAYOR Karen S. Williams DATE 11-26-24

CITY CLERK DATE 11/26/24

SURVEYORS CERTIFICATION

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

GEORGIA REGISTERED No. 3417 LAND SURVEYOR DON EDWARD TAYLOR JR

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

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

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

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

MAJOR SUBDIVISION

SHEET: 1/1

COLEMAN COMPANY, INC. DATE PLOTTED: 10/18/2024 10:34 AM BY: Rob Garis DRAWING PATH: P:\19-651.000\DWG\Survey\19-651 CROSS CREEK PHASE 2 PLAT AMENDMENT.dwg

- 12/2" 2013

Cthfjm Canfy, urgia
Rml Estate Trnfer Tax

a
-
-
b
-
00
00

r Clerk of bmrior Cwrt

After recording, return to:

Brannen, Searcy & Smith LLP
Post Office Box 8002
Savannah, GA 31412

STATE OF GEORGIA)
)
)

orq - Image Index

29D

Clockd: 61532[3]
FILED FOR RECORD

12/30/2004 04:31pm

PAID: 12.m

Susan D. Prwse, Clerk
&mrior urt of Chathm

QUIT CLAIM DEED COUNTY OF CHATHAM

BOOK 281F

This Indenture, made thisday of DECEMBER, 2004, between PINE BARREN DEVELOPMENT COMPANY, a Georgia Corporation, as party of the First Pan, and JOHNSON SQUARE GROUP, LLC, a Georgia Limited Liability Company, of the Second Part,

WITNESS ETH :

First party, for and in consideration of the sum of TEN & NO/ 100 ($10.00) DOLLARS, and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, convey, release and forever quit claim unto second party, its successors and/or assigns, the following described property, to-wit:

ALL that certain lot, tract or parcel of land situate, lying and being in Pooler, Chatham County, Georgia, containing 88.97 acres, more or less, being a portion of the Southwest part of the Bragg Tract, 8 th G.M. District, Chatham County, Georgia, said portion of said property described formerly consisting of 169.47 acres and being bounded on the North by the Pine Barren Road; Easterly by property of H. W. Bragg; Southerly by property of the Atlantic Creosoting Company, Inc.; and Westerly by property owned by Adeline A. Wessels, said parcel being more specifically described as appears upon that certain plat drawn by Vincent Helmfy, Registered Land Surveyor, on August 28, 1975, recorded in the Office of the Clerk of the Superior Court of Chathanl County, Georgia. in Plat Record Book Y, Page 42. Reference to which plat is hereby specifically made and incorporated herein and made a part of this description.

Saving and excepting parcels of 16.05 acres, .267 acres, and .163 acres described in deed from William N. Searcy, et al. to Pine Barren Development Company dated May 14, 1985, and flied

for record on May 15, 1985 in Deed Record Book] 26-V, Page 767, and re-recorded on June 20, 1985 in Deed Record Book 127-E, Page 607, of the deed records oc [he Superior Court of Chatham County, Georgia.

Saving and excepting Phase Two-A, Hunler's Ridge Subdivision containing 8.35 acres, more or less, as shown on plat prepared by Helmly & Associates, Inc. dated Decelnber 15, 1993 and recorded in Plat Record Book 13-P, Page 12, of {he plat records of the Supefior Court of Chatham County, Georgia, and fufiher described in map recorded in Subdivision Map Book 14St Page 9. Chatham County, Georgia Records.

Saving and excepting proposed Phase Two-B, Hunter's Ridge Subdivision containing 8.53 acres, more or less, of the W. H. Bragg Trac% 8 th G.M. District. as shown on plat prepared by Helmly & Associates, Inc. dated June 23. 1994 and rcorded in Plat Record Book 1.3-P, Page 56, of the 4232018 GSC C CA.org - Image Index

BOOK 281F 7

plat records of the Superior Court of Chatham County, Georgia, and further described in map recorded in Subdivision Map Book 15-Ss Page 67, Chatham County, Georgia Records.

AND ALSO:

Saving and excepting all that certain lot, tract or parcel. situate. lying aud being in Pooler, Chatham County, Georgia, being a tract dcsignated as proposed Phase IA. Cross Creek Subdivision containing 8.66 acres ofthc W. H. Bragg Tract, 8 th G.M. District, Chatham County, Georgia, shown on a plat prepared by Helmly & Associates, Inc. for Pinc Barren Development Cornpany dated August 7, 1995, and recorded in Plat Record Book 14-P. Page 80 of Plat Records Superior Court of Chatham County, Georgia, and further described in map recorded in Subdivision Map Book 16-S, Page 73, Chathaln County, Georgia Records.

AND ALSO:

Saving and excepting atl of those {wo (2) certain tracts of land. one (I) containing 1.69 acres and the other 1.47 acres being a total of 3.16 acrcs designated as proposed Phase Hunter's Ridge Subdivision, being a portion of the parcel of W. H. Bragg Tract, 8 th G.M. District, Pooler, Georgia, as shown on a plat for Pine Barren Development Conlpany by Heimly Surveying, said plat being dated February 3, 1996 and recorded in Plat Record Book 14-P, Page 98 of the Plat records of the Superior Court of Chatham County, Georgia. Further described in Subdivision Map Book 1 6-S, Page 62, Chatham County, Georgia records.

Saving and excepting all that certain lot, tract or parcel, situate, lying and being in Pooler, Chatham County, Georgia, being a part of Cross Creek Subdivision, Phase I-B. containing 7.23 acres, being described in Map of Cross Creek Subdivision, Phase I -B, recorded in Subdivision Map Book 17-S. Page 12, Chatham County, Georgia records.

Saving and excepting all that certain lot, tract or parcel, situate, lying and being in Pooler, Chatham County, Georgia, being a part of Hunter's Ridge Subdivision, Phase 4, containing 8,42 acres, more or less, being described in map of Hunter's Ridge Subdivision, Phase 4, recorded in Subdivision Map Book 1 8-S, Page 5, Chatham County, Georgia records.

Saving and excepting all that certain lot, tract or parcel, situate, lying and being in Pooler, Chatham County, Georgia, being a part of Hunter's Ridge Subdivision. Phage 4-B, containing 19.67 acres, more or less, being described in Inap of Hunter's Ridge Subdivision, Phase 4-B, recorded in Subdivision Map Book 1 9-S, Page 51. Chatham County, Georgia records.

TO HAVE AND TO HOLD said property, together with all and singular the rights, members, hereditaments, improvements, easements, and appurtenances thereunto belonging or in any wise appertaining unto Second Party. its successors and/or assigns, so that neither First Party nor its successors and/or assigns, nor any person or persons claiming under them shall have claim or demand any right to the above described property, or its appurtenances.

IN WITNESS WHEREOF, First has hereunto set its hand and seal this 29 day of December, 2004.

SIGNED, SEALED AND DELIVERED IN PINE BARREN DEVELOPMENT COMPANY, THE PRESENCE OF: A GEORGI C RPOR TION

EORGIA CORPORATION

(Title: President)

WITNESS

ATTEST: (Title: Secretary)

NOTARY PUBLIC

NOTARY SEAL

CORPORATE SEAL

BY:

UNITS
250 UNITS
INTERSTATE 95
WETLAND
NEW LAYOUT
60'X120' LOTS
258 TOTAL
EXISTING PLAT
CANAL
OLD
16 FUTURE LOTS
TRACT D
TOWNHOMES
16.82 AC.
134 UNITS
INTERSTATE 16

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan for 500 Seabrook Parkway (SPLC III)

Project:	#A24-0232
P&Z Meeting Date:	March 10, 2025
City Council Meeting Date:	March 18, 2025
Applicant and Authorized Agent:	William Stevick, Coleman Company, Inc.
Location (Address):	500 Seabrook Parkway (SPLC III)
Parcel (PIN):	51011 01035
Acreage:	Approximately 6.86 acres
Zoning:	PUD (Morgan Family Tract)
Proposed Use:	EV truck charging site and Hydrofleet Manufacturing and fueling site.
Staff Recommendation:	Approval
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request."*
Zoning Action Standards:	1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. ○ The Morgan Family Tract Master Plan identifies this area as Light Industrial. The Pooler 2040 Comprehensive Plan identifies this area within the PUD/Mixed Use character area. The Future Land Use Map (FLUM) designates this site as Residential. At the February 3, 2025, City Council meeting, Council approved the rezoning of the site to include the proposed uses as being permitted in the I-L tracts, subject to conditions including: That fuel stations, including fueling of gasoline, diesel, or hydrogen fuels

and electric vehicle charging uses, shall be limited to the parcel bearing PIN 51011 01035 and any parcel created thereafter; and There shall be a soft cap of 5000 kilograms on daily production. If the petitioner desires an increase in the future, the request must be presented to Council for approval; those conditions are met with this site plan.

2. Whether the site plan provides for adequate pedestrian and traffic access.

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

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

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

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

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

5. Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties.

    - The site plan complies with the provisions related to the location of uses/development areas, development standards for site improvements, and buffer standards.

6. Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure.

    - The site plan complies with Sec. 606 of App. B, Art. VI; Chapter 74, Art. V; and Chapter 42, Art. V related to servicing of utilities and infrastructure.

7. Whether the proposed development site is adequately served by other public services to account for current or projected needs.

    - The site is adequately served by public services and for current or projected needs.

8. Whether the site plan provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features.

    - The site plan complies with the provisions related to buffer and screening standards.

9. Whether the site plan provides adequate landscaping, including type and arrangement of trees, shrubs, and other landscaping, which may provide a visual or noise-deterring buffer between adjacent properties.

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

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

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

Conclusion:	The site plan addresses the site plan approval criteria. As such, staff recommends **Approval of the request.**
Attachments:	A. Vicinity Map B. Application and Submittal Documentation C. Approval Letter

Attachment A

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

500 Seabrook Parkway Vicinity Map

03/04/2025

Parcels

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

Site Plan Application

Updated **OCT 2023**

NOTICE TO APPLICANT

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

Upon submittal of the site plans, the City Planner will review for noticeable discrepancies and determine if there is a need to apply for other zoning actions. Site plans are also provided to the City Engineer, the Public Works Department, and the Fire-Rescue Services Department for review. Once the applicant has addressed **all** engineering comments, the plan will be placed on the Planning & Zoning Meeting agenda for recommendations. If no revisions are needed, it will move to the next regularly scheduled City Council Meeting agenda. **Please note that site plan approval does not constitute approval of any other zoning action or permit.**

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

Packet Contents (City Forms)

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

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

Additional Items for Submission

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

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

Site Plan Application

Updated **OCT 2023**

Contact Information

William Stevick	912-200-3041
Applicant Name	Applicant Phone
1480 Chatham Parkway, Suite 100, Savannah, GA 31405	wstevick@cci-sav.com
Applicant Mailing Address	Applicant Email
Capital Development Partners	912-495-8091
Property Owner Name	Property Owner Phone
1480 Chatham Parkway, Suite 150, Savannah, GA 31405	macy@cap.partners
Property Owner Mailing Address	Property Owner Email
Douglas Faircloth	912-200-3041
Contact Person Name	Contact Person Phone
1480 Chatham Parkway, Suite 100, Savannah, GA 31405	dfaircloth@cci-sav.com
Contact Person Mailing Address	Contact Person Email

Property Information

S H Morgan Pkwy	
Location Address	
PUD	51011 01035
Current Zoning	Parcel Identification #
Private Hydrogen and Electric Vehicle Fueling Station	

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

Contractor Information

Berenyi Construction LLC	GCQA008175	843-284-2000
Contractor Name	Contractor License #	Contractor Phone
49 Immigration Street, Charleston, SC 29403		jbehringer@berenyi.com
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.

A24-0192	2024	Zoning Amendment	In Process
Application Number	Date	Action Requested	Action Taken

Site Plan Application

Updated **OCT 2023**

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

Approvals

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

Affidavit

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

I hereby certify that this proposed subdivision/site plan does not violate any covenants or deed restrictions currently in effect for the property being subdivided/developed.

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

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

William Stevick		12/30/2024
Applicant Name	Applicant Signature	Date
Zoning Administrator/Agent Name	Zoning Administrator Signature	Date

Site Plan Submission Checklist

Updated **JUNE 2023**

NOTICE TO APPLICANT

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

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

- ☐ 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 (l ') intervals and natural features.
- ☐ Developments of Regional Impact (check only if your project requires this)

Site Plan Approval Standards

Updated **SEPT 2023**

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

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

1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans;

2. provides for adequate pedestrian and traffic access;

3. provides adequate space for off-street parking and loading/unloading zones where applicable;

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

5. is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties;

6. the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure;

7. the proposed development site is adequately served by other public services to account for current or projected needs;

8. provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features;

9. provides adequate landscaping, including the type and arrangement of trees, shrubs, and other landscaping, which may (or may not) provide a visual or noise-deterring buffer between adjacent properties; and

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

Campaign Contribution Disclosure Form (Rezoning Action Applicant)

Updated **MAY 2023**

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

Hearing Information

Rezoning Action/Agenda Item

Planning & Zoning Public Hearing/Meeting Date and Time

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

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

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

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

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

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

William Stevick	W. Stevick	12/30/24
Applicant Name	Applicant Signature	Date

Site Plan Review Checklist

Updated **OCT 2023**

NOTICE TO APPLICANT

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

Project Information

Project Name _____ Date _____

Basic Engineering Information

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

17. _____ Existing improvements inside adjacent road rights-of-way such as turn lanes, drainage systems, sidewalks/pathways, utilities, and any other items that may have an impact on this development

18. _____ Show existing drainage features on or around this site that may impact the development: creeks, ponds, ditches, swales, buffers, pipe systems, drainage easements, existing detention ponds, lakes, wetlands, floodplain limits, etc

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

20. _____ Indicate whether or not STATE WATERS exist on the site and if wrested vegetation is present. If State waters, with wrested vegetation, are present on site, delineate required buffers, extending from the wrested vegetation. (Georgia EPD jurisdiction)

21. _____ Indicate whether or not WETLANDS exist on the site. All wetlands shall be delineated on the site plans and identified as jurisdictional or non-jurisdictional. If applicable, show required buffer (Corps of Engineers' jurisdiction)

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

23. _____ Easements existing upon the property

24. _____ Provide cut/fill computations for all proposed grading in the floodplain. If the cut/fill calculations result in a net fill, provide FEMA no- rise certification, accompanied by the calculations utilized to perform analysis (NFIP 60.3(d)(3)).

Proposed Development

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

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

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

4. _____ For commercial and industrial developments, provide details of the proposed driveway(s) onto the public rights-of-way. This may need to be at an enlarged scale to show all necessary information

5. _____ Show sidewalk that is to be constructed or extended; in accordance with Appendix B, Article VI, Section 601.02. Include the City's sidewalk detail

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

7. _____ Show interior traffic pattern

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

9. _____ GDOT permit is required if any work is proposed in a State or US right-of-way. A copy of the approved Georgia DOT encroachment permit shall be required prior to obtaining a land disturbance permit

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

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

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

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

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

15. _____ Provide a Fire Protection Plan sheet that identifies all existing and proposed fire hydrant locations with hose lay distance in linear footage around each building from hydrant

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

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

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

19. _____ Provide site lighting plan for all proposed lighting

20. _____ Traffic Impact Study or technical memo for traffic

New Streets

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

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

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

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

5. _____ The maximum change in grade that does not require a vertical curve shall be as follows: 20 mph – 1.2%, 25 mph – 1.1%, 30 mph – 1.0%, 35 mph – 0.9%, 40 mph – 0.8%, 45 mph – 0.7%, 50 mph – 0.6%, 55 mph – 0.5%, 60 mph – 0.4%, 65 mph – 0.3%. If the cumulative effect of vertical grade breaks violates stopping sight distance criteria, these values shall be reduced

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

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

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

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

10. _____ Demonstrate that intersection sight distance is achieved

11. _____ Show the location of all proposed R/W monuments – "Stone or concrete monuments four inches in diameter or square, 30 inches long, with a flat top, which shall be set at each street corner, and at all points where the street lines intersect the exterior boundaries of the subdivision, and at the P.C. and P.T. of each street. The top of the monuments shall contain a metal pin or be scored with an indented cross to identify the location." (Appendix B, Article VI, Sec. 605)

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

13. _____ Show the location of all proposed road signs

14. _____ Show the location of all proposed pavement markings

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

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

17. _____ Label the curb radius at intersections

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

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

Required Notes

Include the following notes as applicable to the project:

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

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

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

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

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

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

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

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

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

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

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

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

Drainage

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

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

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

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

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

5. _____ Provide a plan and profile of the proposed storm drainage system; Show the hydraulic grade line for the applicable design-year storm, for the full extent of the stormwater conveyance system. The high

water elevation must be below street elevation for the design-year storm event. Show all underground utility crossings, with the required vertical separation. (Chapter 42, Article V, Section 42-183.4)

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

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

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

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

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

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

12. _____ The 100-yr floodplain shall be delineated on the site development plans, with Base Flood Elevation (BFE), when required. (Chapter 74, Article V, Section 74-132j)

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

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

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

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

Mobile Home Parks

1. _____ Verify correct zoning

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

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

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

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

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

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

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

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

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

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

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

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

Utilities

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

General:

1. _____ Look at the overall layout of the water lines. The plan needs to show the location of where it connects to an existing system with all the usual information

2. _____ All utilities are to be installed underground

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

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

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

6. _____ Provide the City-approved street typical section detail that shows the placement location of utility lines. (Chapter 74, Article V, Section 74-139 c)

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

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

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

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

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

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

13. _____ If water main, gravity sewer main, or force main are proposed, provide profiles on site plan. Include all underground utility crossings with required vertical separation

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

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

Water:

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

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

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

4. _____ Provide an engineering report for the proposed water distribution system. Calculations shall, at a minimum, include needed fire flow, expected domestic demand, and fire hydrant flow test results demonstrating that the required fire protection will be achieved on site. If extending water main, a complete water distribution system model and analysis shall be provided

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

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

7. _____ The water mains at the cul-de-sac shall be installed around the cul-de-sac thereby eliminating the laterals from being installed under the cul-de-sac. (Appendix B, Article VI, Section 606 Water 14)

8. _____ Water mains in subdivisions shall be 8" diameter minimum. In cul-de-sacs without fire hydrants, the minimum size can be reduced to 4". (Appendix B, Article VI, Section 606)

9. _____ When feasible all water mains shall be looped into the nearest main of the same size or larger size as the line of origin. (Appendix B, Article VI, Section 606)

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

11. _____ All gate valves 4" or larger that are installed on a transmission line shall be installed in a manhole. All gate valves at the entrance of a subdivision that tie into a transmission line shall be installed in a manhole. All other gate valves can be installed in a cast iron valve box with a concrete collar and concrete value marker posts. (Appendix B, Article VI, Section 606 Water 6)

12. _____ All valves shall have a concrete monument with "W/Valve" inscribed on two sides of the monument, installed no more than 6" away from the valve. (Appendix B, Article VI, Section 606 Water 9)

13. _____ All meter connection points must have an approved, reduced pressure backflow device. This includes fire lines, irrigation lines, and domestic supply lines. (Appendix B, Article VI, Section 606)

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

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

16. _____ Service laterals under roads are to be sleeved and at least 30" beneath the road surface. (Standard Specifications Section 02700 3.01 F 2)

17. _____ Pipe material: (City of Pooler Standard Specifications, Section 02700 and 02730). For line size < 4" polyethylene pipe, 200 psi, SIDR-7CTS For line size 4" - 12" PVC C900 DR 18. For line size > 12" DIP is required. ANSI / AWWA C151 A21.51 and thickness according to ANSI / AWWA C150 A21.50 for pressure class 250. Flange Pipe or Victaulic grooved pipe shall be Pressure Class 350. (Standard Specifications 02700 Section 2.01 A 2)

Sanitary Sewer:

1. _____ Sanitary manholes shall not exceed 350-foot spacing. (Appendix B, Article VI, Section 606, Sewer 1)

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

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

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

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

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

7. _____ Please assure that the sanitary sewer cleanouts are flood proofed and designed prevent infiltration of flood waters into the system (Appendix B, Article VI, Section 606.01 and Chapter 50, Section 50-91)

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

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

10. _____ Try to move manholes out of sidewalk

11. _____ Pipe Material:

- SDR 26 PVC sewer pipe meeting the requirements of ASTM D3034 for pipes 15" and smaller and ASTM F679 for 18" and larger

- DIP manufactured in accordance with ANSI A21.51 with thickness according to ANSI A21.50

12. _____ Min cover 3'

13. _____ Drop manholes are required when the 'invert in' is 2.0 feet or more above the 'invert out'. The MH must be a 6' diameter precast MH and conform to ASTM C478. The drop pipe shall be the same size as the influent pipe. All hardware on ductile iron piping associated with drop manholes must be stainless steel. (Standard Specifications Section 02720 2.02)

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

15. _____ Sanitary sewer line - minimum slope:

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

Grease Traps:

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

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

Sanitary Sewer Lift Stations:

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

2. _____ The lift station shall have a 25-ft (minimum) access easement from a paved public road. (Appendix B, Article VI, Section 606, Utilities 4 and 5)

3. _____ The easement shall provide an all-weather access road at least 15 feet wide, constructed of 8-inches of graded aggregate base with geo-textile fabric (or grid) if necessary to assure stability. (Appendix B, Article VI, Section 606, Utilities 5)

4. _____ The immediate entrance at the paved public roadway to the access easement shall be constructed of a 15' x 15' x 4" thick concrete pad. The concrete shall be 4,000 psi @ 28 days fiber reinforced concrete mixture. (Appendix B, Article VI, Section 606, Utilities 6)

5. _____ The lift station access shall have a vehicle turn-a-round drive provided, unless it is deemed not necessary by the water and sewer superintendent. (Appendix B, Article VI, Section 606, Utilities 7)

6. _____ All lift stations, with three HP or larger motors, shall have a true three phase power supply. No single phase, rotophase, capacitor banks, shall be permissible. (Appendix B, Article VI, Section 606, Utilities 8)

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

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

9. _____ All lift stations sites shall be fenced in. The minimum gate opening is 12-foot with a 180 degree gate swing. The fence material can be either wood or cyclone. All fences shall be of privacy manner. (Appendix B, Article VI, Section 606, Utilities 10)

10. _____ The mounting panel for the controls, etc., shall be constructed out of three-inch galvanized post and galvanized support brackets. (Appendix B, Article VI, Section 606, Utilities 11)

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

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

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

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

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

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

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

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

Force Mains:

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

1. _____ Show force main location and all associated appurtenances. All force mains shall be installed in the access easement or public road right-of-way

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

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

4. _____ Force main markers are to be place every 500 feet and at change of direction. Attach the #12 solid copper tracing wire to each marker. (City of Pooler Standards & Specifications Section 02710.3.05)

Stormwater Management

References:
- City of Pooler Code of Ordinances, Part 2, Chapter 42, Article V-
- Georgia Stormwater Management Manual
- Coastal Supplement to the Georgia Stormwater Management Manual. (Chapter42, Article V, Section 42-180.7)

General:

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

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

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

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

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

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

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

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

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

a. New development or redevelopment that involves the creation, addition or replacement of < 5,000 sf of impervious cover and that involves < 1 acre of other land disturbing activities

b. New development or redevelopment activities on individual residential lots that are not part of a larger common plan of development and do not meet any of the applicability criteria listed above

c. Additions or modifications to existing single-family homes and duplex residential units that do not meet any of the applicability criteria listed above

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

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

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

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

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

a. existing site impervious cover by at least 20 percent

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

c. Provide off-site stormwater management practices

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

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

a. Existing conditions map

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

size, soil types, land cover characteristics)

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

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

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

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

5. _____ Provide a hydrologic analysis of the **proposed** conditions that includes: (Section 42-183.4 (2))

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

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

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

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

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

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

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

a. Proposed topography

b. Proposed drainage divides and patterns

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

d. Existing and proposed primary and secondary conservation areas

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

    a. Located on property legally dedicated to that purpose

    b. Be designed and sized to meet the post-construction stormwater management criteria presented below

    c. Provide stormwater quality and quantity control that is equal to or greater than that which would be provided by on-site green infrastructure and stormwater management practices

    d. Stormwater management practices shall be installed, where necessary, to protect properties and drainage channels that are located between the development site and the location of the off-site or regional stormwater management practice

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

    a. Increased threat of flood damage or endangerment to public health or safety

    b. Deterioration of existing culverts, bridges, dams and other structures

    c. Accelerated streambank or streambed erosion or siltation

    d. Degradation of in-stream biological functions or habitat

    e. Water quality impairment in violation of state water quality standards and/or violation of any other state or federal regulations

Post-Construction Stormwater Management (Section 42-184)

1. _____ Natural resources inventory (Section 42-184.1) - Prior to the start of any land disturbing activities, including any clearing and grading activities, site reconnaissance and surveying techniques should be used to complete an assessment of the natural resources, both terrestrial and aquatic, found on a development site. The natural resources inventory shall be completed in accordance with the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual. The preservation and/or restoration of these natural resources may be assigned quantifiable stormwater management "credits" that can be used when calculating the stormwater runoff volumes (sections 42-184.3 through 42-184.7). The green infrastructure practices that qualify for these "credits," and information about how they can be used is provided in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual

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

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

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

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

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

4. _____ Water quality protection (Section 42-184.4) - Post-construction stormwater runoff shall be adequately treated before it is discharged from a development site. Applicants can satisfy this criteria by satisfying the stormwater runoff reduction criteria (section 42-184.3). However, if any of the stormwater runoff volume generated by the runoff reduction storm event cannot be reduced on the development site, it shall be intercepted and treated in one or more stormwater management practices that provide at least an 80% reduction in TSS loads and reduce nitrogen and bacteria loads to the maximum extent practical. When seeking to satisfy this criteria through the use of one or more stormwater management practices, applicants shall:

a. Intercept and treat stormwater runoff in stormwater management practices that have been selected, designed, constructed and maintained in accordance with the information presented in the coastal stormwater supplement to the Georgia Stormwater Management Manual and any relevant local addenda

b. Provide adequate documentation to the City of Pooler to show that total suspended solids, nitrogen and bacteria removal were considered during the selection of the stormwater management practices that will be used to intercept and treat stormwater runoff on the development site

5. _____ Aquatic resource protection (Section 42-184.5) - In order to protect local aquatic resources from the negative impacts of the land development process, applicants shall provide aquatic resource protection in accordance with the coastal stormwater supplement to the Georgia Stormwater Management Manual

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

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

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

Tree Protection Ordinance

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

Minimum Tree Coverage (Section 42-197)

1. _____ Residential tree requirement—A residential lot shall have a minimum of 3 preferred trees, of which one shall be located in the front of the residence and selected from large or medium tree species list. (Chapter 42, Article VI, Section 42-197)

2. _____ Multi-family, commercial and industrial requirement—The minimum allowable post development tree coverage for all development sites shall be 15 existing trees (excluding pine trees and Sweet Gums), six-inch diameter at breast height (dbh) or larger per acre of developable land (excluding buffers and wetlands). Each tree with a diameter of 24 inches dbh or larger (18 inches dbh for Live Oaks) must be designated on the landscape plan and may count as three trees towards meeting the minimum allowable coverage. Each tree with a diameter of 40 inches dbh or larger must also be designated on the landscape plan and may count as five trees towards meeting the minimum allowable coverage. (Chapter 42, Article VI, Section 42-197)

Significant Trees (Section 42-198)

3. _____ Significant tree - A tree with dbh of ≥ 24" (except sweet gums and pines). Live oaks with dbh of ≥ 18"
4. _____ Significant tree - If a significant tree is to be removed, the planting of new trees of the same species, or preferred species if the same species is not available, totaling the same number of inches in diameter will be required. Replacement trees shall have a minimum dbh of six inches

Replacement (Section 42-199)

5. _____ Where pre-development tree coverage is less than the prescribed minimum, replacement trees shall be at least 2" dbh and 8' tall. (Chapter 42, Article VI, Section 42-199)

6. _____ If a developer will be contributing to the city's tree planting program in order to meet the provisions of this ordinance, provide a statement on the plans to this effect along with supporting documentation as to why the payment is necessary and cannot be achieved through design alternatives. (Chapter 42, Article VI, Section 42- 199(3))

Parking Lot Coverage (Section 42-200)

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

Protection Zones (Section 42-201)

8. _____ The area within the tree protection zone must be open and unpaved, except where approved pervious pavers may be utilized or tree aeration systems and tree wells are installed. (Chapter 42, Article VI, Section 42-201)

9. _____ The protection zone is defined as a circle with a radius of 1' per 1" dbh extending outwardly from the tree to be protected or the extent of the drip line, whichever is more restrictive. (Chapter 42, Article VI, Section 42-201)

10. _____ Tree protective barriers must be at least 4' in height, be prominent visually and erected completely around the protection zone. The use of chain link fencing is required as a minimum. No change in grade within the protection zone shall be allowed around existing trees except for a max two inches of mulch. Those trees to be preserved as shown on the approved landscaping plan shall be marked on-site with a bright blue ribbon encircling the trunks prior to clearing and grading. The construction plan must clearly state the purpose of the blue ribbon to prevent any confusion at the site. (Chapter 42, Article VI, Section 42-201)

Landscape Plan (Section 42-204)

11. _____ Each phase of a development must include a landscape plan. (Chapter 42, Article VI, Section 42-204). The Landscaping Plan must show utility easements and areas to be covered with asphalt or concrete

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

13. _____ A tree survey showing existing tree coverage, completed by a state registered land surveyor. If a portion of the tract is not to be disturbed, then a tree survey is not required on that portion. Provide an arborist report of significant tree conditions. (Chapter 42, Article VI, Section 42-204)

- Any tree except a pine or sweet gum tree 6” dbh or greater shall be included.
- Any tree except a pine or sweet gum with a dbh between 6” and 17” shall have their common name provided.
- Any tree except a pine or sweet gum with a dbh of 18” or greater shall have their specific name provided.
- Any pine or sweet gum with a dbh of 24” or greater shall be included with their specific name provided.

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

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

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

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

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

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

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

Preferred Tree List: (Section 42-198)

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

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

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

CIVIL CONSTRUCTION PLANS FOR

SAVANNAH PORT LOGISTICS CENTER

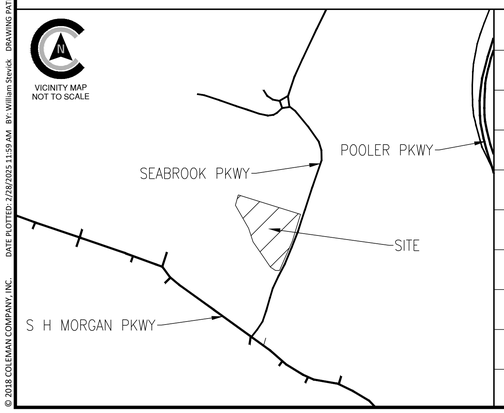
PHASE 3

PREPARED FOR CAPITAL DEVELOPMENT PARTNERS

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	DOUGLAS FAIRCLOTH, PE
GEORGIA PE NUMBER:	042072
GSWCC LEVEL II CERTIFICATION NUMBER:	27405

VICINITY MAP (N.T.S.)



REVISIONS

PROJECT SITE DATA

PROJECT ADDRESS:	S.H. MORGAN PKWY
PROJECT CITY, STATE:	POOLER, GEORGIA
OWNER/REPRESENTATIVE:	CAPITAL DEVELOPMENT PARTNERS
PROPERTY AREA:	15.72 AC
DISTURBED AREA:	13.55 AC
ZONING:	PUD
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
FLOOD ZONE:	X
WATER & SEWER PROVIDER:	CITY OF POOLER
PINS:	51011 01072, 51011 01035
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	TERRACON
ARCHITECT:	PROJECT ARCHITECT
CONSTRUCTION EXIT LOCATION:	32.11353, -81.27733

SHEET INDEX

Sheet Number	Sheet Title
COV	COVER
C1.0	CONSTRUCTION NOTES
C2.0	EXISTING CONDITIONS
C3.0	STAKING PLAN
C3.1 - C3.2	UTILITY PLAN
C3.3	UTILITY PLAN - PROFILE
C3.4 - C3.5	UTILITY DETAILS
C4.0	PAVING, GRADING, AND DRAINAGE PLAN
C5.0	CONSTRUCTION DETAILS
L0.0	LANDSCAPE
L1.0	LANDSCAPE DETAILS

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

RELEASED FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER
DOUGLAS L. FAIRCLOTH
2/28/25

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
SAVANNAH PORT LOGISTICS CENTER
PHASE 3
LOCATED IN POOLER, GEORGIA
PREPARED FOR CAPITAL DEVELOPMENT PARTNERS

JOB NUMBER:	24-919
DATE:	02/28/2025
DRAWN BY:	WRS
CHECKED BY:	DLF
SCALE:	AS NOTED

COVER

SHEET:
COV

© 2018 COLEMAN COMPANY, INC.

DATE PLOTTED: 2/28/2025 11:59 AM BY: William Sterck DRAWING PATH: Q:\2024\24-919.000\DWG\Civil\24-919 Cover.dwg

GENERAL NOTES:

1. CONTRACTOR WILL BE REQUIRED TO ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE GOVERNMENTAL AGENCY IN CHARGE OF THE PROJECT.
2. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS AS REQUIRED FOR APPROVAL OF THE WORK WITH THE GOVERNMENTAL AGENCY WITH JURISDICTION.
3. CONTRACTOR WILL BE RESPONSIBLE FOR COST OF AND COORDINATION WITH LOCAL UTILITY COMPANIES OR AGENCIES FOR RELOCATION OF, OR CONNECTION TO, ALL EXISTING UTILITIES INCLUDING POWER AND TELEPHONE POLES AND WIRES.
4. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM, NAVD 88.
5. A MINIMUM SHOULDER WIDTH OF 4 FEET WITH A MINIMUM TRANSVERSE SLOPE OF 5% WILL BE PROVIDED ADJACENT TO CURBS AND WALKS. ALL WALKS SHALL HAVE A MINIMUM SLOPE OF 2%.
6. MAXIMUM EARTH SLOPES WILL BE 3:1. GRADE FROM SHOULDER EDGE TO RIGHT- OF-WAY AT 1% MINIMUM.
7. REMOVAL AND REPLACEMENT OF UNSUITABLE SUBGRADE MATERIAL WILL BE PAID FOR ON A CUBIC YARD BASIS IN PLACE MEASUREMENT, AT SUCH AUTHORIZED PRICE PER CUBIC YARD, AS AUTHORIZED BY THE ENGINEER.
8. PROVIDE 1/2" EXPANSION JOINT IN NEW WALKS FOR DEPTH OF CONCRETE, WITH BITUMINOUS SEAL FOR TOP 1 INCH MINIMUM DEPTH AT ABUTMENTS WITH BUILDINGS OR OTHER CONCRETE STRUCTURES.
9. SAW-CUT CONTRACTION JOINTS WILL BE PROVIDED IN ACCORDANCE WITH DETAILS, CUT TO BE 1/4 DEPTH OF CONCRETE MINIMUM.
10. ALL DIMENSIONS ARE TO EXTERIOR FACE OF BUILDING , EDGE OF SURFACE COURSE OR FACE OF CURBING UNLESS OTHERWISE NOTED.
11. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
12. THE CONTRACTOR SHALL KEEP ACCURATE RECORDS FOR "AS BUILT" PURPOSES AND PROVIDE THIS INFORMATION TO THE ENGINEER AT THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO FURNISH THIS INFORMATION, THE ENGINEER WILL OBTAIN THE NECESSARY INFORMATION AND CHARGE THE CONTRACTOR FOR THE SERVICES. THE ENGINEER WILL CHECK INFORMATION PROVIDED BY THE CONTRACTOR FOR ACCURACY. AS BUILT INFORMATION INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: ALL UTILITIES INCLUDING INVERTS, TOP ELEVATIONS, PIPE LENGTHS AND TYPE OF CONSTRUCTION MATERIAL; SPOT ELEVATIONS ON FORCE MAINS AND WATER LINES; THE DISTANCE OF THE CENTERLINE OF UTILITIES FROM A PERMANENT STRUCTURE. ALL VALVE MANHOLES AND VALVE BOXES SHALL BE LOCATED WITH RESPECT TO A PERMANENT STRUCTURE. GRADES SHALL BE CONFIRMED IN ROADS AND PARKING AREAS AS WELL AS SWALES TO SHOW DIRECTION OF STORMWATER FLOW. THE FINISHED FLOOR ELEVATION SHALL BE SHOWN ON ALL BUILDINGS. IF THE LANDSCAPING IS CHANGED IN ANY WAY AN AS BUILT OF THE LANDSCAPE PLAN IS TO BE SUBMITTED TO THE ENGINEER.
13. ALL NEW DISTURBED AREAS WILL BE GRASSED BY SEEDING OR SPRIGGING IN ACCORDANCE WITH CURRENT VERSION OF THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA, AND AS DIRECTED BY THE ENGINEER.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
15. CONTRACTOR SHALL PROVIDE DUST CONTROL OF ALL DISTURBED AREAS BY THE USE OF WATER AND FAST GROWING, TEMPORARY VEGETATION ON ALL STOCKPILED SOILS.
16. CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE INCLUDING ALL EROSION AND SEDIMENT CONTROL MEASURES.
17. ALL EXISTING INLETS AND DITCHES SUBJECT TO STORM WATER RUNOFF FROM THE SITE AND ALL NEW INLETS SHALL BE PROVIDED WITH HAY BALES SILT CARRIERS TO MINIMIZE SOIL TRANSPORT OFF SITE BY STORM WATERS.
18. ALL MATERIAL AND INSTALLATION PRACTICES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT SHALL MEET THE CURRENT REQUIREMENTS OF THE CITY OF POOLER AND CHATHAM COUNTY DEVELOPMENT REGULATIONS AND SPECIFICATIONS.
19. TESTING - PROVIDE ALL TESTING AS REQUIRED IN THE SPECIFICATIONS. PROVIDE ENGINEER WITH COPY DIRECT FROM TESTING LAB.
20. CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE. CONTRACTOR, AT HIS COST, SHALL GRADE SITE AND PROVIDE NECESSARY TEMPORARY DRAINAGE SWALES TO INSURE STORM WATER DOES NOT POND ON SITE.
21. ANY DETENTION BASINS SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND GRADING TO HELP PREVENT THE LOSS OF SEDIMENT FROM THE SITE. THE CONTRACTOR SHALL CLEAN OUT ANY SEDIMENT DEPOSITED IN THE BASINS DURING THE CONSTRUCTION PERIOD SO THAT THE SPECIFIED WATER DEPTH AT NORMAL POOL IS MAINTAINED. THE CONTRACTOR MAY OVER EXCAVATE THE BASINS TO ACCOMPLISH THIS, IF DESIRED, AT HIS OWN EXPENSE AND WITH THE CONCURRENCE OF THE ENGINEER.
22. PRIOR TO CONSTRUCTION, ALL BUILDING AREAS, PLUS 10 FEET ON EACH SIDE AND ALL AREAS TO BE PAVED, SHALL BE STRIPPED OF ALL VEGETATION, TOP SOIL AND ROOT SYSTEMS.
23. SITE DRAINAGE SHALL BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE RAPID RUN-OFF OF STORM WATER.
24. ANY STUMP HOLES OR OTHER DEPRESSIONS SHALL BE CLEARED OF LOOSE MATERIAL AND DEBRIS AND SHALL THEN BE BACKFILLED WITH APPROVED FILL. THE BACKFILL SHALL BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
25. ANY UTILITIES THAT UNDERLIE THE SITE SHALL BE RELOCATED AND THE TRENCHES BACKFILLED WITH APPROVED SOIL. THE BACKFILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
26. THE SUBGRADE SHALL BE PROOFROLLED WITH A LOADED DUMP TRUCK TO LOCATE UNSTABLE OR SOFT AREAS. THESE AREAS SHALL THEN BE INVESTIGATED TO DETERMINE THE CAUSE OF THE INSTABILITY. IF DUE TO UNSUITABLE SOIL, SUCH AS HIGHLY ORGANIC SOILS OR SOFT CLAYS, THE AREA SHALL BE UNDERCUT TO A FIRM SOIL AND REPLACED WITH APPROVED FILL COMPACTED IN SIX INCH LIFTS TO MINIMUM DENSITY OF 95% IN ACCORDANCE WITH ASTM-D-1557. IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE SUITABLE SOIL, THE AREA SHALL BE DRAINED AND COMPACTED TO 95% DENSITY. ANY FILL REQUIRED TO LEVEL OR RAISE THE SITE SHOULD THAN BE PLACED IN 6" THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
27. ALL OF THE FILL FOR THIS PROJECT SHALL CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE FILL SHALL BE FREE OF OBJECTIONABLE ROOTS, CLAY LUMPS AND DEBRIS.
28. MOISTURE CONTENT SHALL BE AT OR BELOW OPTIMUM.
29. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE CITY OF POOLER CONVEYANCE AND DISTRIBUTION DEPARTMENT.
30. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO FOLLOW THE COMPREHENSIVE MONITORING PLAN PREPARED FOR THE DEVELOPER BY COLEMAN COMPANY, INC.
31. ALL TAPS ON A MAIN FOR SERVICE LATERALS SHALL BE MADE WITH AN ALL STAINLESS STEEL DOUBLE STRAP EPOXY COATED TAPPING SADDLE. THE SIZE OF THE SADDLE SHALL BE WATER MAIN DIAMETER C-900 + 1"c.c. THREAD".
32. ALL FIRE HYDRANTS AND VALVES SHALL BE MANUFACTURED BY AMERICAN, DARLING, MUELLER OR M&H.
33. 50 L.F. OF 6" UNDERDRAIN AND ROCK SHALL BE INSTALLED FROM EACH SIDE OF EACH GRATE INLET. CONTRACTOR SHALL VERIFY THE STATIC WATER ELEVATION OF THE PROPOSED/EXISTING DRAINAGE SYSTEM EACH ROADSIDE INLET IS A COMPONENT OF AND NOT INSTALL THE UNDERDRAIN BELOW THAT STATIC ELEVATION.
34. ANY AND ALL UTILITY CROSSINGS FOR WATER MAINS BETWEEN STORM OR SEWER PIPING SHOULD BE ACCOMPLISHED BY USING OF 45° BENDS BOTH DOWN AND UP.
35. ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES, EXCEPT AS NOTED BELOW. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UTILITY FACILITIES OTHER THAN SERVICE LINES FROM STREET MAINS TO ABUTTING PROPERTY WHEN SUCH FACILITIES ARE NOT SHOWN ON THE PLANS AND THEIR EXISTENCE IS UNKNOWN TO THE CONTRACTOR PRIOR TO THE DAMAGES OCCURRING PROVIDING THE ENGINEER DETERMINES THE CONTRACTOR HAS OTHERWISE FULLY COMPLIED WITH THE SPECIFICATIONS.
36. CONTRACTOR(S) SHALL VERIFY THE LOCATION OF ALL UNDERGOUND UTILITIES. CONTRACTOR(S) ARE RESPONSIBLE FOR LOCATING, PROTECTING, REPAIRING, AND REPLACING ANY AND ALL UNDERGROUND UTILITIES DURING ALL PHASES OF CONSTRUCTION. COLEMAN COMPANY, INC. HAS MADE A DILIGENT EFFORT TO LOCATE ALL ABOVE AND BELOW GROUND UTILITIES BUT CANNOT GUARANTEE THAT ALL PRESENT UTILITIES HAVE BEEN IDENTIFIED. CONTRACTOR SHALL CALL UTILITY PROTECTION CENTER (1-800-282-7411) AT LEAST SEVENTY TWO (72) HOURS PRIOR TO DIGGING AND SHALL NOT BEGIN DIGGING UNTIL ALL UNDERGROUND UTILITY LOCATIONS ARE COMPLETE.
37. ALL DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED AT THE CONTRACTOR'S EXPENSE.
38. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR GRAVITY SEWER AND FORCE MAINS AT APPROXIMATELY 30" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO MANHOLE RINGS. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
39. ALL SANITARY SEWER LATERALS SHALL BE PROPERLY MARKED AT THE POINT WHERE LATERALS TERMINATE WITH PVC PIPE PAINTED GREEN. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. LATERALS SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.
40. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR WATER MAINS AT APPROXIMATELY 18" TO 24" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO CURB STOPS AND BROUGHT TO TOP OF VALVE. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
41. ALL WATER SERVICES SHALL BE PROPERLY MARKED ABOVE GROUND WITH PVC PIPE PAINTED BLUE. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. SERVICES SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.
42. TRACER WIRE SHALL BE REQUIRED ON ALL STORM PIPE.
43. THE CONTRACTOR SHALL HAVE APPROVED PLANS ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
44. THE CONTRACTOR SHALL HAVE A CERTIFIED EROSION AND SEDIMENTATION CONTROL INSPECTOR ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
45. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF POOLER AND CHATHAM COUNTY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
46. ALL CURB AND GUTTER TO BE 18" STANDARD PITCH CURB UNLESS OTHERWISE NOTED.
47. FOR CITY WATER AND SEWER LINE LOCATIONS, CONTACT THE UTILITIES PROTECTION CENTER (1-800-282-7411) A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.
48. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE REPORT OF GEOTECHNICAL ENGINEERING REPORT PREPARED FOR THIS PROJECT BY TERRACON. A COPY CAN BE OBTAINED, AT CONTRACTOR'S EXPENSE, EITHER DIRECTLY FROM TERRACON OR FROM THE ENGINEER.
49. STORM SEWER SPECIFICATIONS FOR MANHOLE COVER IN STREET:

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

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

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

50. INTERNATIONAL FIRE CODE, 2012 EDITION:

SECTION 3310
ACCESS FOR FIREFIGHTING
3310.1 REQUIRED ACCESS. APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET (30.5 METERS) OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.

SECTION 3312
WATER SUPPLY FOR FIRE PROTECTION
3312.1 WHEN REQUIRED. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.

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

ADA NOTES:

1. ACCESSIBLE ROUTE - EXTERIOR:
   MINIMUM CLEAR WIDTH IS 3'. IF ACCESSIBLE ROUTE HAS LESS THAN 5' CLEAR WIDTH, THEN PASSING SPACES AT LEAST 5'X5' SHALL BE LOCATED EVERY 200' OR LESS (INTERSECTING SIDEWALKS MEET THIS REQUIREMENT). LONGITUDINAL (RUNNING) SLOPE MAY NOT EXCEED 5% UNLESS RAMP IS INSTALLED (RAMPS MAY NOT EXCEED 8.33%). CROSS SLOPE MAY NOT EXCEED 2%. GAPS IN ROUTE MAY NOT EXCEED 1/2" IN WIDTH.
2. FINISHED SURFACE HEIGHT DIFFERENCE REQUIREMENTS:
   A. 0 TO 1/4" : NO REQUIREMENTS
   B. 1/4" TO 1/2" : BEVEL WITH 1:2 SLOPE
   C. LARGER THAN 1/2" : CONFORM TO REQUIREMENTS FOR RAMP
3. RAMPS:
   - •• MAX RAMP SLOPE 8.33% (1:12)
   - •• RAMPS STEEPER THAN 8.33% ARE NOT ACCEPTABLE
   - •• MAX RISE FOR ANY RAMP RUN IS 30" (AT 8.33% SLOPE, MAXIMUM RUN OF RAMP IS 30')
   - •• MAX CROSS SLOPE OF RAMP 2% (1:50)

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

   B. HANDRAILS:
   - •••• HANDRAILS ARE REQUIRED ON BOTH SIDES (MIN. 36" CLEAR BETWEEN HANDRAILS) WHEN RAMP RISE IS GREATER THAN 6".
   - ••• PROVIDE MINIMUM 12" LONG HANDRAIL EXTENSIONS AT TOP AND BOTTOM LANDINGS.
   - ••• PROVIDE MINIMUM 2" HIGH EDGE PROTECTION OR RAIL WITH LESS THAN 4" CLEAR TO RAMP IF RAMP HAS DROP-OFFS.
   - ••• ROUTES BETWEEN BUILDINGS WITH ONLY DWELLING UNITS DO NOT HAVE TO HAVE HANDRAILS.
   - ••• STAIRS ARE NOT ALLOWED AS PART OF ACCESSIBLE ROUTE BUT IF ADJACENT TO ROUTE OR PART OF TENANT THEY SPACE MUST MEET REQUIREMENTS FOR STAIR RAILS.
4. CURB RAMPS :
   - •• MAX SLOPE OF CURB RAMP 8.33%
   - •• MAX SLOPE OF SIDE FLARES 10%
   - •• MAX SLOPE OF ADJOINING GUTTERS, ROAD SURFACE, OR ACCESSIBLE ROUTE 5%.
   - •• MIN WIDTH 36" (NOT INCLUDING SIDE FLARES).
   - •• DETECTABLE WARNING IS REQUIRED ON CURB RAMPS IN PUBLIC RIGHT OF WAYS, AND SHALL BE 24" MINIMUM IN THE DIRECTION OF TRAVEL AND EXTEND THE FULL WIDTH OF THE CURB RAMP OR FLUSH SURFACE. DETECTABLE WARNINGS SHALL BE LOCATED SO THE EDGE NEAREST THE CURB LINE IS 6" TO 8" FROM THE CURB LINE.
5. PAVEMENT MARKINGS :
   - •• AS REQUIRED BY LOCAL JURISDICTIONAL AUTHORITY (RECOMMENDED CROSSWALK MARKING TO DESIGNATE ACCESSIBLE PEDESTRIAN ROUTE)
6. PARKING SPACES :
   - •• MINIMUM 8' WIDE ACCESSIBLE PARKING SPACE.
   - •• MINIMUM 5' WIDE ACCESS AISLE AT STANDARD SPACES
   - •• MINIMUM 8' WIDE ACCESS AISLE AT VAN ACCESSIBLE SPACES
   - •• MAXIMUM 2% (1:50) SLOPE IN ANY DIRECTION
7. SIGNAGE :
   ACCESSIBLE PARKING SPACES SHALL BE DESIGNATED AS RESERVED BY A SIGN SHOWING THE SYMBOL OF ACCESSIBILITY. VAN ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN ACCESSIBLE" MOUNTED BELOW THE SYMBOL. SUCH SIGNS SHALL BE LOCATED SO THEY CANNOT BE OBSCURED BY A VEHICLE PARKED IN THE SPACE (SIGNAGE TO BE INSTALLED AT A MINIMUM HEIGHT OF 7' TO BOTTOM OF VAN ACCESSIBLE DESIGNATION, AND 7' MINIMUM TO THE BOTTOM OF ALL OTHER SIGN FACES).
8. ACCESSIBLE ROUTES :
   MUST COMPLY WITH ADA, THE FAIR HOUSING ACT AND ICC/ANSI A117.1-2003

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	DOUGLAS FAIRCLOTH, PE
GEORGIA PE NUMBER:	042072
GSWCC LEVEL II CERTIFICATION NUMBER:	27405

WATER - SEWER NOTES:

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

DEVELOPMENT REQUIREMENTS:

FRONT SETBACK:	25 FT
SIDE YARD SETBACKS:	10 FT
REAR YARD SETBACK:	10 FT
20% OPEN SPACE REQD:	12.08 X 0.2 = 2.42 AC
OPEN SPACE PROVIDED:	5.324 AC

*PER PUD - FRONT SETBACK CAN VARY TO A MIN. 10' FROM R.O.W. TO PROMOTE STAGGERED FRONTAGES CANOPY SETBACK FROM R.O.W. 45.22'

BUILDING AREA =	N/A
PARKING REQUIRED =	N/A
PARKING PROVIDED =	N/A

SITE INFORMATION:

PARENT PIN: 51011 01072, 51011 01035
ZONING DISTRICT: PUD
FLOOD ZONE: X
SIZE: 15.72 AC

PROPOSED LAND USE: PRIVATE FUELING STATION

EROSION CONTROL NOTES:

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

   LOCATION: S.H. MORGAN PKWY POOLER,GEORGIA

   PINS: 51011 01072, 51011 01035

   NATURE OF WORK: CONSTRUCTION OF PRIVATE FUELING STATION
   SIZE:
   TOTAL PROPERTY ACREAGE: 15.72 AC
   DISTURBED ACREAGE: 13.55 AC

   ZONING CLASSIFICATION: PUD

   MAXIMUM BUILDING HEIGHT: 60 FT

   PHASES: THE WORK WILL BE PERFORMED IN ONE PHASE.

3. THERE ARE NO APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT SITE.
4. THERE ARE NO APPARENT WETLANDS PRESENT ON THE PROPERTY.
5. ALL SUITABLE TOPSOIL WILL BE STOCKPILED BY THE CONTRACTOR AND SPREAD IN PROPOSED VEGETATIVE AREAS PRIOR TO LANDSCAPE INSTALLATION.
6. THE SOILS ON SITE ARE : POOLER FINE SANDY LOAM (Pn), CAPE FEAR SOILS (Cc), WAHEE SANDY LOAM.
7. THIS SITE IS CURRENTLY A CLEARED AREA WITH TWO EXISTING DETENTION PONDS
8. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER.
9. THE CONTRACTOR SHALL ENSURE THAT STRUCTURAL EROSION CONTROL MEASURES ARE INSPECTED DAILY. ANY DEFICIENCIES, INCLUDING SEDIMENT ACCUMULATION AND REMOVAL, OBSERVED SHALL BE CORRECTED BY THE END OF THAT DAY'S WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A DAILY INSPECTION LOG AND NOTIFYING THE OWNER AND ENGINEER OF ANY DEFICIENCIES IDENTIFIED IN THE EROSION CONTROL MEASURES. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE STABILIZED.
10. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
11. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL WILL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
12. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
13. ACCORDING TO THE FLOOD INSURANCE RATE MAPS, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THIS PROJECT SITE DOES NOT APPEAR TO LIE IN AN FLOOD HAZARD AREA AS DEPICTED ON FIRM PANEL NO. 13051C0109F EFFECTIVE DATE: AUGUST 16, 2018.
14. CONTACT INFORMATION:

CIVIL ENGINEER:
DOUGLAS L. FAIRCLOTH, PE
COLEMAN COMPANY, INC.
1480 CHATHAM PKWY,
SAVANNAH, GA 31405
P: 912.200.3041
F: 912.200.3056

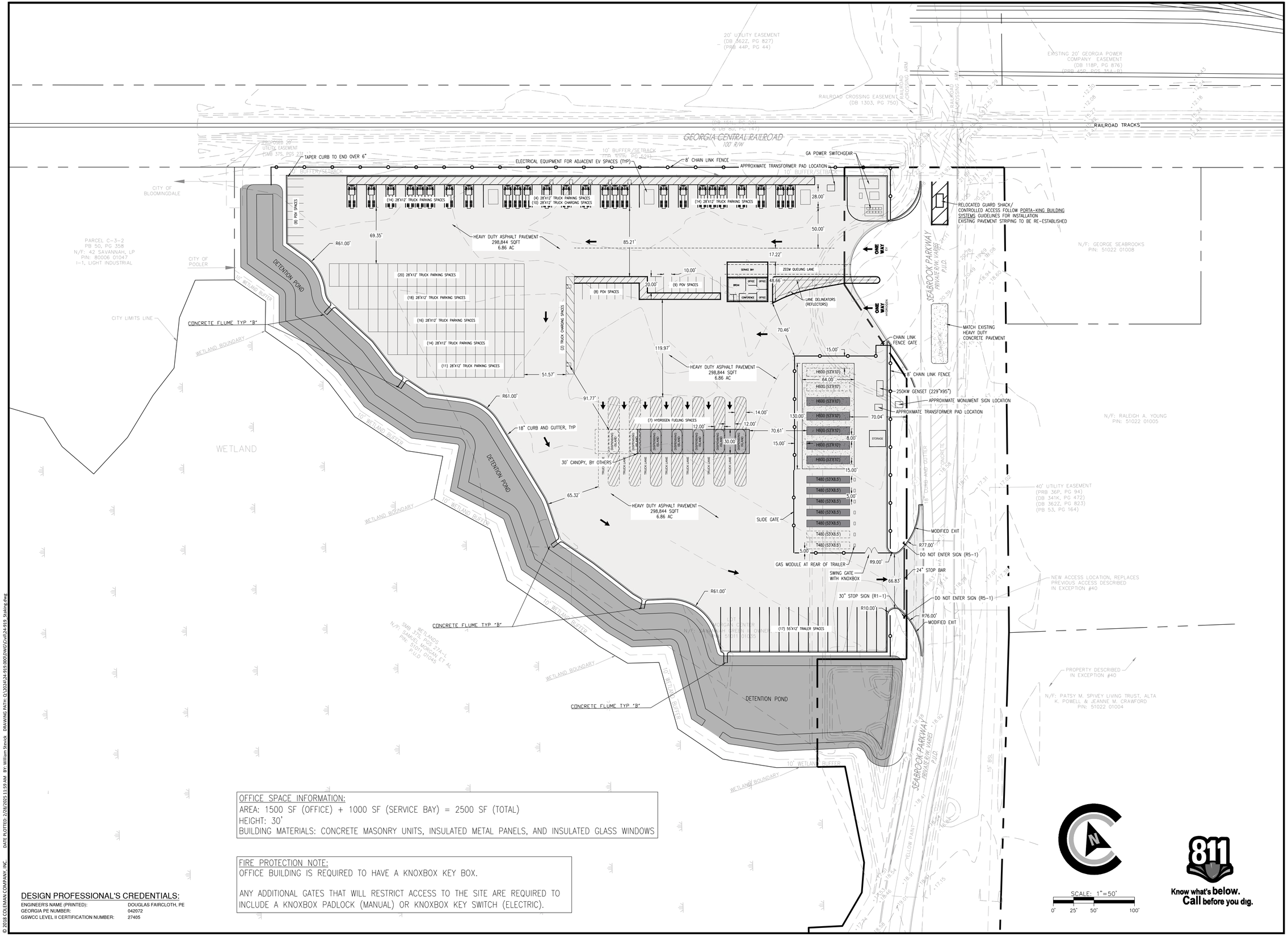
24-HR CONTACT:
BEAU BRACKEN
CAPITAL DEVELOPMENT PARTNERS
1480 CHATHAM PKWY, SAVANNAH, GA 31405
P: 404-990-0617
E: BEAUBRACKEN@CAP.PARTNERS

OWNER/REPRESENTATIVE CONTACT:
CAPITAL DEVELOPMENT PARTNERS
ATTN: SEAN CARPENTER

16. THE INITIAL RECEIVING WATER FOR THIS PROJECT IS THE HARDIN CANAL
17. ANY ON-SITE FUEL STORAGE TANK MUST BE PROTECTED FROM LEAKS, SPILLS, AND RUPTURE AS PER APPLICABLE CODES.
18. SILT FENCE MUST BE INSPECTED DAILY FOR FAILURES AND CLEANED OUT WHEN SILT REACHES 1/2 THE FENCE HEIGHT.
19. ALL TEMPORARY BMPS FOR EROSION & SEDIMENT CONTROL SHALL BE REMOVED ONCE FINAL STABILIZATION IS ACHIEVED.

WATER - SEWER NOTES:

1. HIGHLY CHLORINATED WATER USED IN THE DISINFECTION PROCESS SHALL BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
2. ANY PIPE, SOLDER AND FLUX USED DURING INSTALLATION OF THE WATER LINES MUST BE "LEAD FREE" IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
3. MAINTAIN MINIMUM HORIZONTAL/VERTICAL CLEARANCE IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
4. WHERE THE WATER MAIN CROSSES SEWER OR STORM PIPES, THE WATER LINE SHALL BE DUCTILE IRON IN ACCORDANCE WITH THE LATEST CITY OF POOLER CONSTRUCTION SPECIFICATIONS.
5. THE CONTRACTOR IS RESPONSI



OFFICE SPACE INFORMATION:
AREA: 1500 SF (OFFICE) + 1000 SF (SERVICE BAY) = 2500 SF (TOTAL)
HEIGHT: 30'
BUILDING MATERIALS: CONCRETE MASONRY UNITS, INSULATED METAL PANELS, AND INSULATED GLASS WINDOWS

FIRE PROTECTION NOTE:
OFFICE BUILDING IS REQUIRED TO HAVE A KNOXBOX KEY BOX.

ANY ADDITIONAL GATES THAT WILL RESTRICT ACCESS TO THE SITE ARE REQUIRED TO INCLUDE A KNOXBOX PADLOCK (MANUAL) OR KNOXBOX KEY SWITCH (ELECTRIC).

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	DOUGLAS FAIRCLOTH, PE
GEORGIA PE NUMBER:	042072
GSWCC LEVEL II CERTIFICATION NUMBER:	27405

Know what's below. Call before you dig.

© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 2/28/2025 11:59 AM BY: William Skevick DRAWING PATH: Q:\2024\24-919.000\DWG\Civil\24-919 Staking.dwg

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

RELEASED FOR CONSTRUCTION

GEORGIA COUNTRY OF REGISTERED PROFESSIONAL ENGINEER DOUGLAS L. FAIRCLOTH 2/28/25

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

SAVANNAH PORT LOGISTICS CENTER

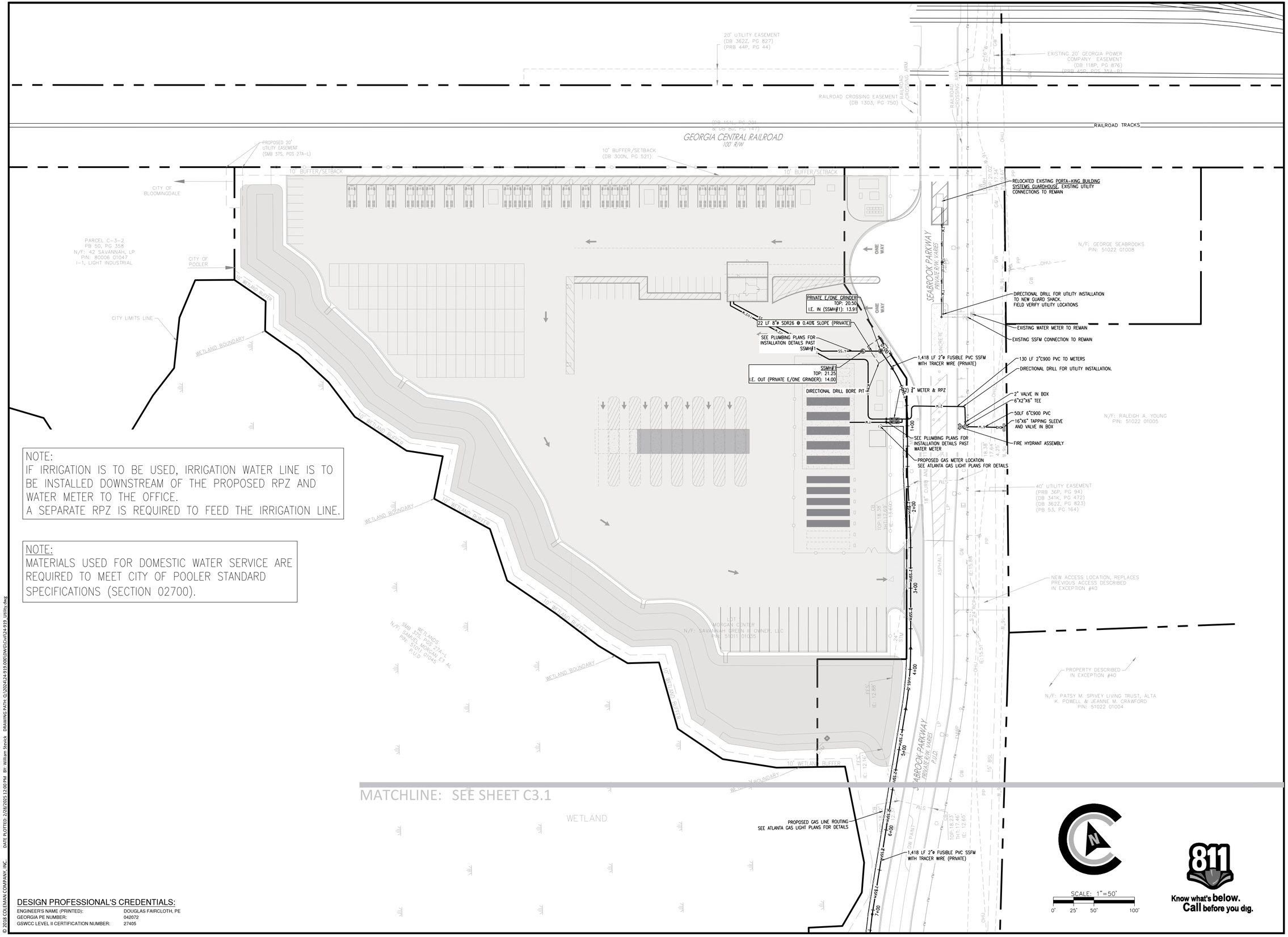
PHASE 3

LOCATED IN POOLER, GEORGIA
PREPARED FOR CAPITAL DEVELOPMENT PARTNERS

JOB NUMBER:	24-919
DATE:	02/28/2025
DRAWN BY:	WRS
CHECKED BY:	DLF
SCALE:	AS NOTED

STAKING PLAN

SHEET:
C3.0



NOTE:
IF IRRIGATION IS TO BE USED, IRRIGATION WATER LINE IS TO BE INSTALLED DOWNSTREAM OF THE PROPOSED RPZ AND WATER METER TO THE OFFICE.
A SEPARATE RPZ IS REQUIRED TO FEED THE IRRIGATION LINE.

NOTE:
MATERIALS USED FOR DOMESTIC WATER SERVICE ARE REQUIRED TO MEET CITY OF POOLER STANDARD SPECIFICATIONS (SECTION 02700).

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	DOUGLAS FAIRCLOTH, PE
GEORGIA PE NUMBER:	042072
GSWCC LEVEL II CERTIFICATION NUMBER:	27405

© 2018 COLEMAN COMPANY, INC.
DATE PLOTTED: 2/28/2025 12:00 PM BY: William Steick DRAWING PATH: C:\2024\24-919.000\DWG\Civil\24-919_Utility.dwg

Know what's below. Call before you dig.

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

RELEASED FOR CONSTRUCTION

GEORGIA DOUGLAS L. FAIRCLOTH 042072 PROFESSIONAL ENGINEER 2/28/25

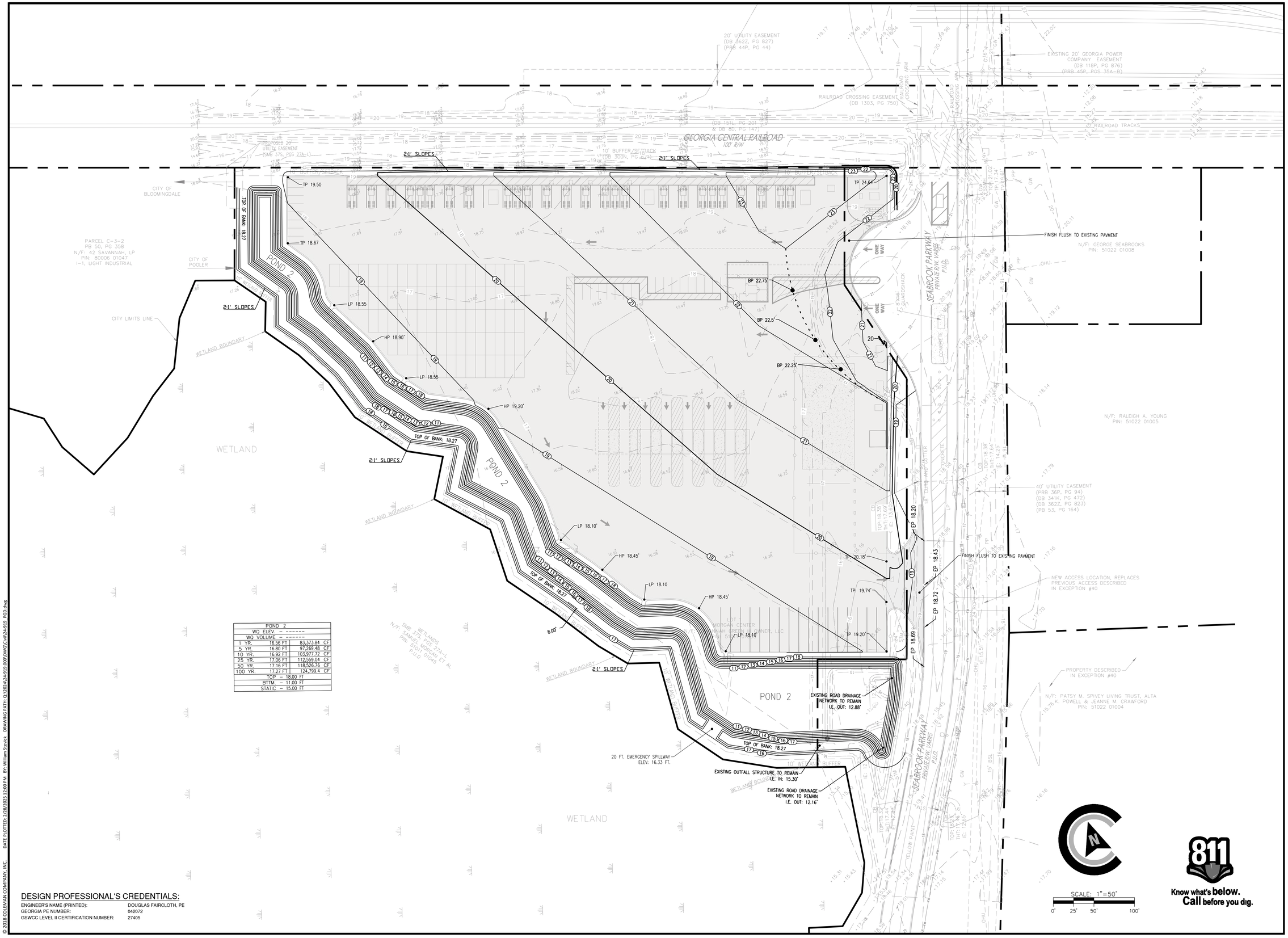
REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
SAVANNAH PORT LOGISTICS CENTER
PHASE 3
LOCATED IN POOLER, GEORGIA
PREPARED FOR CAPITAL DEVELOPMENT PARTNERS

JOB NUMBER:	24-919
DATE:	02/28/2025
DRAWN BY:	WRS
CHECKED BY:	DLF
SCALE:	AS NOTED

UTILITY PLAN (1)

SHEET:
C3.1



POND 2		
WQ ELEV. = ------		
WQ VOLUME = ------		
1 YR.	16.56 FT	83,373.84 CF
5 YR.	16.80 FT	97,269.48 CF
10 YR.	16.92 FT	103,977.72 CF
25 YR.	17.06 FT	112,559.04 CF
50 YR.	17.16 FT	118,526.76 CF
100 YR.	17.27 FT	124,799.4 CF
TOP = 18.00 FT		
BTTM. = 11.00 FT		
STATIC = 15.00 FT		

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	DOUGLAS FAIRCLOTH, PE
GEORGIA PE NUMBER:	042072
GSWCC LEVEL II CERTIFICATION NUMBER:	27405

© 2018 COLEMAN COMPANY, INC.

DATE PLOTTED: 2/28/2025 12:00 PM BY: William Sieveck DRAWING PATH: Q:\2024\24-919.000\DWG\Civil\24-919 PGD.dwg

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

RELEASED FOR CONSTRUCTION

GEORGIA
DOUGLAS L. FAIRCLOTH
2/28/25
REGISTERED PROFESSIONAL ENGINEER

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

SAVANNAH PORT LOGISTICS CENTER

PHASE 3

LOCATED IN POOLER, GEORGIA

PREPARED FOR CAPITAL DEVELOPMENT PARTNERS

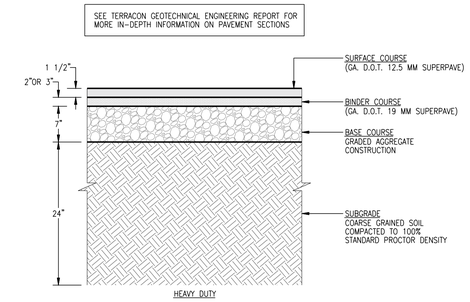
JOB NUMBER:	24-919
DATE:	02/28/2025
DRAWN BY:	WRS
CHECKED BY:	DLF
SCALE:	AS NOTED

PGD

SHEET:

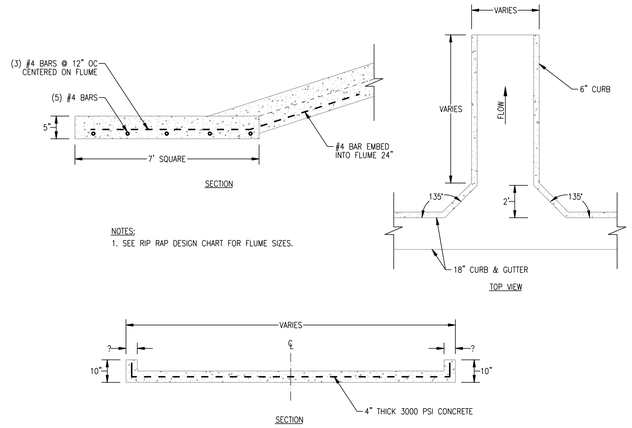
C4.0

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



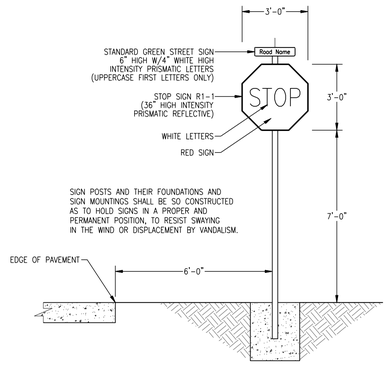
NOTES:
1. BITUMINOUS PRIME AND TACK COATS WILL BE APPLIED AS LISTED BELOW.
   A. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.25 GALLON PER SQUARE YARD TO THE SURFACE OF ALL GRANITE BASE COURSES.
   B. TACK COAT SHALL BE APPLIED AT AT RATE OF 0.05 GALLONS PER SQUARE YARD TO THE SURFACE OF THE BINDER COURSE BEFORE PLACEMENT OF SURFACE COURSE.
2. REFER TO PAVING PLAN FOR LOCATION OF STANDARD AND HEAVY DUTY PAVEMENTS.
3. BINDER COURSE IS TO BE 3" THICK WHEN PLACED INSIDE THE ALL PUBLIC ROWs. OTHERWISE USE 2".

P-11 HEAVY DUTY PAVEMENT SECTION
NOT TO SCALE

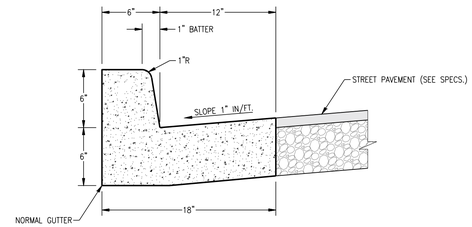


NOTES:
1. SEE RIP RAP DESIGN CHART FOR FLUME SIZES.

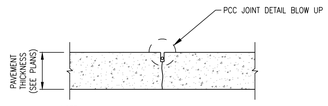
CONCRETE FLUME
NOT TO SCALE



P-26 TYPICAL STOP SIGN
NOT TO SCALE

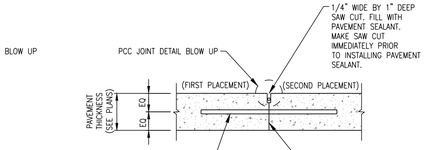


P-3 18" CURB & GUTTER
NOT TO SCALE

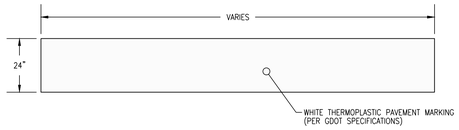


NOTE:
1. SEE PLAN FOR JOINT SPACING.

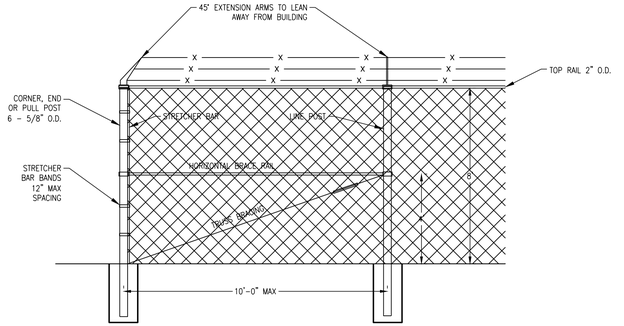
CONTRACTION JOINT



CONSTRUCTION JOINT

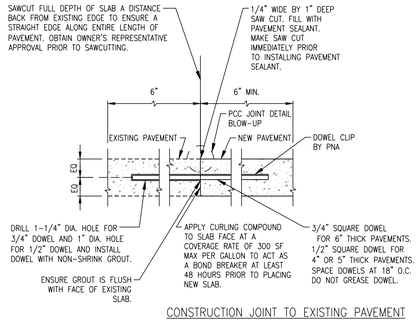


P-27 TRAFFIC STOP BAR
NOT TO SCALE

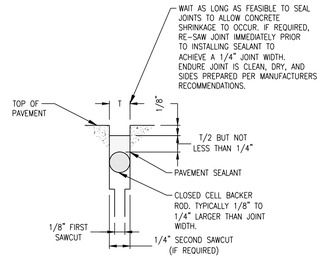


NOTE: HORIZ BRACE RAILS & TRUSS BRACING SHALL BE INSTALLED AT ALL CORNER, END & PULL POSTS, FABRIC SHALL BE FASTENED TO LINE POSTS AT NOT MORE THAN 14" INTERVALS. TENSION WIRES SHALL BE TIED TO FABRIC WITH 9 GA. WIRE OR 11 GA HOG RINGS AT INTERVALS OF 24" MAX.

P-60A HEAVY DUTY SECURITY FENCE DETAIL
NOT TO SCALE



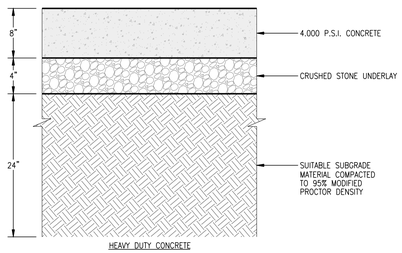
CONSTRUCTION JOINT TO EXISTING PAVEMENT



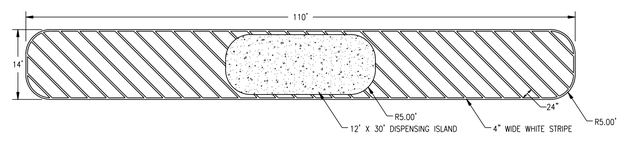
NOTES:
1. ENSURE JOINTS ARE CLEAN AND DRY PRIOR TO THE APPLICATION OF THE JOINT SEALANT.
2. INSTALL CLOSED CELL BACKER ROD AFTER JOINTS HAVE BEEN CLEANED AND DRIED IN ACCORDANCE WITH SEALANT MANUFACTURER'S REQUIREMENTS.
3. INSTALL BACKER TOD AT CONSISTENT AND UNIFORM DEPTH.
4. JOINT SEALANT APPLICATION SHALL BE IN STRICT COMPLIANCE WITH MANUFACTURER'S REQUIREMENTS.

PCC JOINT DETAIL BLOW-UP (TYP.)

D-1A CONCRETE JOINT DETAILS
NOT TO SCALE



P-20 HEAVY DUTY CONCRETE SECTION
NOT TO SCALE



P-43 DETAIL OF DISPENSING ISLAND (TYP)
NOT TO SCALE

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	DOUGLAS FAIRCLOTH, PE
GEORGIA PE NUMBER:	042072
GSWCC LEVEL II CERTIFICATION NUMBER:	27405

Know what's below. Call before you dig.

© 2018 COLEMAN COMPANY, INC. DATE PLOTTED: 2/28/2025 12:00 PM BY: William Steyck DRAWING PATH: Q:\2024\24-919\000\DWG\Civil\24-919 Cover.dwg

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

RELEASED FOR CONSTRUCTION

GEORGIA PROFESSIONAL ENGINEER 042072 DOUGLAS L. FAIRCLOTH

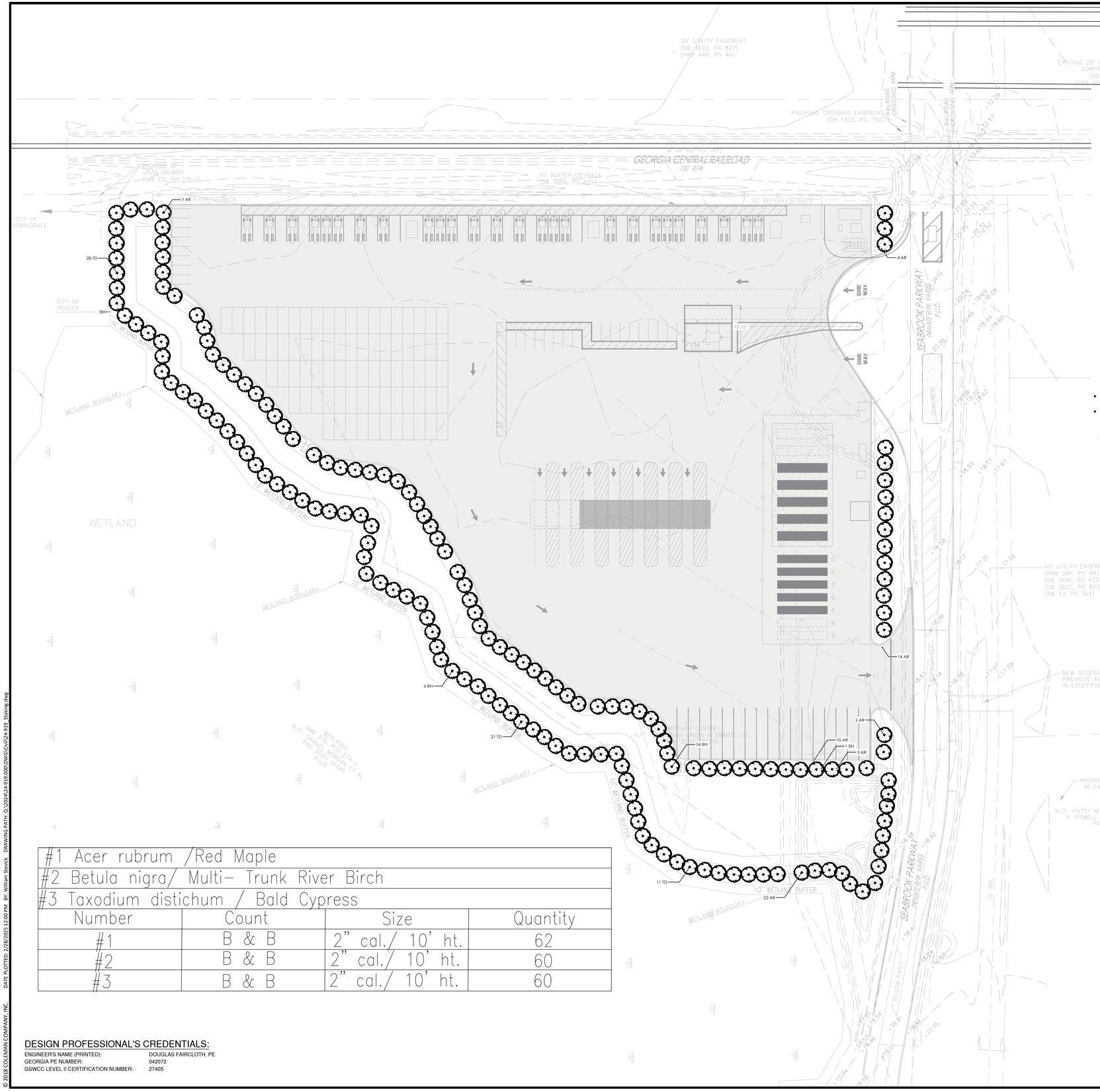
REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
SAVANNAH PORT LOGISTICS CENTER
PHASE 3
LOCATED IN POOLER, GEORGIA
PREPARED FOR CAPITAL DEVELOPMENT PARTNERS

JOB NUMBER:	24-919
DATE:	02/28/2025
DRAWN BY:	WRS
CHECKED BY:	DLF
SCALE:	AS NOTED

CONSTRUCTION DETAILS

SHEET:
C5.0



CITY OF POOLER LANDSCAPE REQUIREMENTS

TOTAL AREA: 12.08 AC
TOTAL DISTURBED AREA: 9.93 AC

TREE REQUIREMENT: 15 TREES PER ACRE.
TOTAL AMENITY PROPERTY REQUIREMENT = (15) TREES PER ACRE x 12.08 AC = 182 TREES

TREES PROVIDED = 182

NO SIGNIFICANT TREES TO BE REMOVED

PLANTED TREES SHALL BE- "HARDWOOD TREES NO LESS THAN TWO-INCH DBH AND A MINIMUM HEIGHT REQUIREMENT OF EIGHT FEET. THE TREES TO BE PLANTED MUST BE PREFERRED HARDWOODS THAT CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK. PLANTED OR RELOCATED TREES SHOULD BE APPROPRIATELY PLACED SO AS TO ENHANCE THE OVERALL LANDSCAPING OF THE SITE. ALL TREES PLANTED OR RELOCATED ON THE SITE MUST BE PROTECTED AND NURTURED UNTIL FINAL INSPECTION AND APPROVAL OF IMPROVEMENTS BY THE CITY BUILDING OFFICIAL." POOLER, GEORGIA, CODE OF ORDINANCES >> PART II - CODE OF ORDINANCES >> CHAPTER 42 - ENVIRONMENT >> ARTICLE VI. TREE PROTECTION >> SEC. 42-199. REPLACEMENT.

PREFERRED TREE LIST

LARGE SPECIES: AMERICAN BEECH, AMERICAN ELM HYBRIDS, AMERICAN SYCAMORE, GREEN ASH, WHITE ASH, BALD CYPRESS, POND CYPRESS, GINKGO (MALE), HICKORY SPECIES, SOUTHERN MAGNOLIA, LIVE OAK, NUTTALL OAK, OVERCUP OAK, SHUMARD OAK, WHITE OAK, WILLOW OAK, SOUTHERN RED OAK, AND YELLOW POPLAR.

MEDIUM SPECIES: AMERICAN HOLLY, RED MAPLE, FLORIDA MAPLE, TRIDENT MAPLE, EASTERN RED CEDAR

SMALL SPECIES: EASTERN REDBUD, ATTENUATA HYBRIDS HOLLY, YAUPON HOLLY, SWEETBAY MAGNOLIA, FRINGE TREE

NO MORE THAN 30% OF SMALL SPECIES CAN BE USED FOR TREE REPLACEMENT, MINIMUM 500 SF OF PLANTING AREA PER TREE

IRRIGATION AND MAINTENANCE NOTES

- ADEQUATE WATER SOURCES FOR PROPOSED LANDSCAPING SHALL BE PROVIDED FOR AT LEAST ONE YEAR.
- ANY TREE REQUIRED TO MEET MINIMUM TREE COVERAGE REQUIREMENTS THAT IS LOST AFTER 12 MONTHS OF FINAL APPROVAL BY THE CITY BUILDING OFFICIAL SHALL BE REPLACED WITH A TWO AND ONE-HALF-INCH DBH TREE OF THE SAME TYPE.

NOTES:

1. PLANT LIST QUANTITIES ARE FOR REFERENCE ONLY. KEYED PLANS SHALL GOVERN OVER PLANT LIST.
2. ALL PLANTS/PLANT BEDS SHALL RECEIVE A 3" LAYER OF FRESH PINE STRAW MULCH.
3. THE GENERAL CONTRACTOR SHALL SUPPLY ROUGH GRADES ±0.2' WITH POSITIVE DRAINAGE PATTERNS ESTABLISHED. THE LANDSCAPE CONTRACTOR WILL FINE GRADE FOR PLANTING OPERATIONS.
4. SEE SPECIFICATIONS ON SHEET L3.0 FOR FURTHER INSTRUCTIONS.
5. TOPSOIL SHALL BE STRIPPED AND STOCKPILED BY THE GRADING CONTRACTOR. STOCKPILED TOPSOIL SHALL BE SPREAD BY THE GRADING CONTRACTOR TO A DEPTH OF 4 INCHES IF QUANTITIES ARE SUFFICIENT. GRADING CONTRACTOR SHALL PROVIDE STOCKPILED TOPSOIL FOR LANDSCAPE CONTRACTOR USE.
6. ALL PLANT MATERIAL SHALL MEET OF EXCEED SIZE AND SHAPE RELATIONSHIPS SPECIFIED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. ALL SIZES SPECIFIED REFER TO THE SIZE AT THE TIME OF PLANTING.

#1 Acer rubrum /Red Maple			
#2 Betula nigra/ Multi- Trunk River Birch			
#3 Taxodium distichum / Bald Cypress			
Number	Count	Size	Quantity
#1	B & B	2" cal./ 10' ht.	62
#2	B & B	2" cal./ 10' ht.	60
#3	B & B	2" cal./ 10' ht.	60

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	DOUGLAS FAIRCLOTH, PE
GEORGIA PE NUMBER:	042072
GSWCC LEVEL II CERTIFICATION NUMBER:	27405

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

Know what's below. Call before you dig.

© 2018 COLEMAN COMPANY, INC.
DATE PLOTTED: 2/28/2025 12:00 PM BY: William Sterck DRAWING PATH: Q:\2024\24-919.000\DWG\Civil\24-919 Staking.dwg

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

RELEASED FOR CONSTRUCTION

GEORGIA COMPUTER AIDED PROFESSIONAL ENGINEER DOUGLAS L. FAIRCLOTH

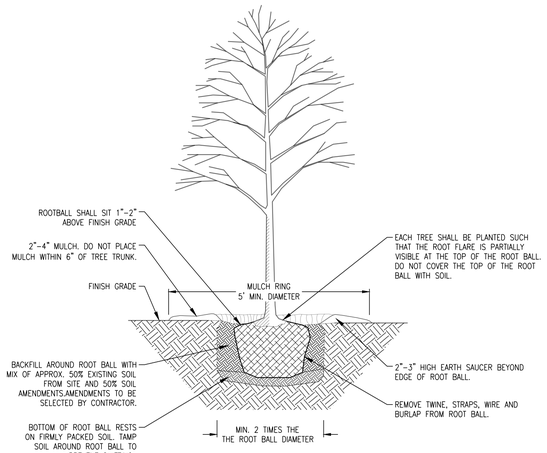
REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
SAVANNAH PORT LOGISTICS CENTER
PHASE 3
LOCATED IN POOLER, GEORGIA
PREPARED FOR CAPITAL DEVELOPMENT PARTNERS

JOB NUMBER:	24-919
DATE:	02/28/2025
DRAWN BY:	WRS
CHECKED BY:	DLF
SCALE:	AS NOTED

LANDSCAPE PLAN

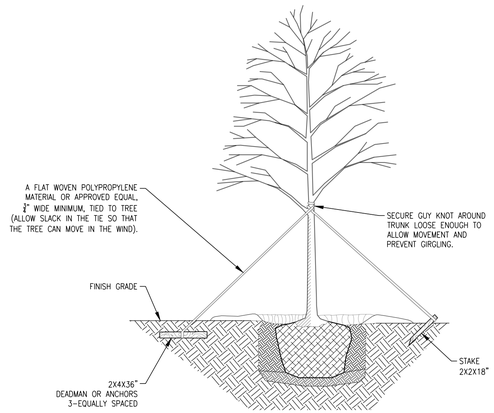
SHEET:
L0.0



NOTE:

1. TREES SHALL BE PRUNED IMMEDIATELY AFTER PLANTING TO REMOVE DEAD, BROKEN, DISEASED, DYING OR RUBBING BRANCHES. CO-DOMINANT STEMS LESS THAN 4" IN DIAMETER AT THE FORK SHALL BE PRUNED OFF AND ONE MAIN STEM REMAIN. TREE TOPPING OR HEADING IS NOT PERMITTED AT ANY TIME.
2. STAKING IS NOT REQUIRED, BUT IF INSTALLED IT SHALL BE REMOVED NO LATER THAN SIX MONTHS AFTER PLANTING.

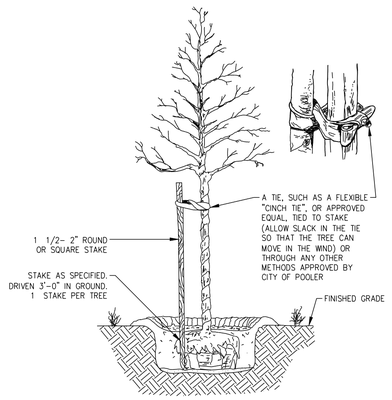
TREE PLANTING DETAIL
NOT TO SCALE



NOTE:

1. SELECT DEADMAN, ANCHORS OR STAKES TO SECURE TREE
2. STAKE TREES ONLY WHEN NECESSARY, STAKES TO BE REMOVED 6 MONTHS AFTER PLANTING.
3. TREES LARGER THAN 2" CALIPER SHOULD BE STAKED BY THREE STRAPS WHEN NECESSARY.
4. DO NOT USE STRAPS TO PULL TREE PLUMB.

TREE STAKING
2" CAL. AND ABOVE
NOT TO SCALE



1. STAKE TREES ONLY WHEN NECESSARY. STAKES SHALL BE REMOVED 6 MONTHS AFTER PLANTING.
2. OTHER ALTERNATE STAKING METHODS MAY BE USED UPON APPROVAL BY MUNICIPALITY.

ALTERNATIVE TREE STAKING
NOT TO SCALE

PLANTING NOTES

GENERAL:

1. CONTRACTOR SHALL BE KNOWLEDGEABLE OF ALL OTHER SITE IMPROVEMENTS PRIOR TO STARTING LANDSCAPE WORK AND SHALL PROMPTLY REPORT AN DISCREPANCIES.
2. CONTRACTOR SHALL USE CAUTION WHILE EXCAVATING TO AVOID DISTURBING ANY EXISTING UTILITIES. IF ANY ARE ENCOUNTERED. CONTRACTOR IS TO PROMPTLY ADVISE THE GENERAL CONTRACTOR, LANDSCAPE ARCHITECT, AND OWNER.
3. GENERAL SITE CONTRACTOR SHALL PROVIDE SUBGRADE TO WITHIN ½' OF FINISH GRADE.
4. ALL PLANTING SHALL ADHERE TO THE STANDARDS AS SPECIFIED IN CITY OF POOLER ORDINANCE.

PLANT QUALITY:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TREES, SHRUBS, GROUNDCOVER, VINES AND SOD AS SHOWN ON LANDSCAPE PLAN. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1) AS PUBLISHED BY THE AMERICAN HORTICULTURE INDUSTRY ASSOCIATION d/b/a AMERICAN HORT.
2. **ALL PLANT MATERIAL SHALL HAVE A ONE-YEAR WARRANTY UPON ACCEPTANCE BY THE OWNER.**
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, AND HAVE A NORMAL WELL-DEVELOPED BRANCHING STRUCTURE AND A VIGOROUS FIBROUS ROOT SYSTEM. PLANTS SHALL BE HEALTHY, VIGOROUS , AND FREE FROM INSECTS AND DISEASE. TREE TRUNKS NOT LOWER THAN FOUR FEET ABOVE THE GROUND, DEPENDENT ON THE SPECIES. TRUNKS AND STEMS SHALL BE FIRM WITH NO INDICATION OF FUNGAL CANKERS, GALLS, INSECT BORERS, DIE BACK, FROST CRACKS, SUN SCALD, OR OTHER DEFECTS THAT WOULD CAUSE THE TREE TO DECLINE OR BECOME STRUCTURALLY UNSOUND. TREES SHALL BE DENSELY FOLIATED WHEN IN LEAF.
4. ALL PLANTS SHALL BE COMMERCIALLY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF POOLER, GA.
5. ALL PLANTS SHALL EQUAL OR EXCEED THE MINIMUM SIZE AS SHOWN IN THE PLANT LIST, AND ALL METHODS OF PLANT MEASUREMENT SHALL CONFORM TO THE "AMERICAN STANDARD FOR NURSERY STOCK".
6. CALIPER OF MULTI-TRUNK TREES SHALL BE DETERMINED BY MEASURING THE LARGEST TRUNK ONLY.
7. **PLANTS SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATIONS AND REQUIREMENTS.** SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION DURING PROGRESS OF THE WORK. ACCEPTANCE AT THE NURSERY, IN WHICH THE PLANT IS GROWING PRIOR TO TRANSPLANTING, DOES NOT PRECLUDE REJECTION AT THE SITE FOR JUST CAUSE.

ROOT SYSTEM:

1. ALL TREE SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NO BARE ROOT TREES SHALL BE ACCEPTABLE.
2. ALL SHRUBS SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NOR BARE ROOT SHRUBS SHALL BE ACCEPTABLE.
3. THE MINIMUM SIZE OF BALLS, BALL DEPTHS, AND BALL DIAMETER SHALL CONFORM TO BALLING AND BURLAPPING SPECIFICATIONS AS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK".
4. ALL BALLED AND BURLAPPED PLANTS SHALL HAVE ALL OF THE BURLAP, WIRE BASKETS AND TYING TWINE REMOVED FROM THE BALL AFTER THE POSITION OF THE PLANT IS STABILIZED.

SEEDING AND SODDING:

1. ALL EXTERIOR GROUND AREA NOT OCCUPIED BY BUILDINGS, STRUCTURES, PAVEMENT, PLANT MATERIAL, AND MULCH SHALL BE SEEDED OR SODDED IN AN ACCEPTABLE MANNER IN ACCORDANCE WITH LOCAL NURSERY STANDARDS, UNLESS OTHERWISE NOTED.
2. ALL SEED SHALL BE PURCHASED FROM A REPUTABLE SUPPLIER AND SHALL BEAR THE CURRENT SEASON'S CERTIFICATES OF WEIGHT, PURITY AND GERMINATION.
3. ALL SOD SHALL BE COMMERCIALLY GROWN IN GEORGIA OR NEIGHBORING AREAS, STRONGLY ROOTED AND FREE FROM WEEDS.
4. ALL SOD SHALL BE LAYED WITHIN 48 HOURS AFTER BEING CUT AT THE NURSERY.
5. SOD SHALL BE LAYED OUT SO THAT NO VOIDS OCCUR AND IN SUCH A MANNER THAT THE END JOINTS BETWEEN INDIVIDUAL SOD PIECES OF ADJOINING ROW DO NOT COINCIDE. SOD SHALL BE LAID ON TOPSOIL AT THE REQUIRED FINISH GRADE AND SHALL BE FLUSH WITH ADJACENT PAVEMENT, CURBS, AND PLANTING BED EDGES.

TOPSOIL:

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

PLANTING:

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

FERTILIZER:

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

MULCH:

1. ALL TREES AND SHRUBS SHALL BE MULCHED IMMEDIATELY FOLLOWING INSTALLATION WITH A MINIMUM 3" LAYER OF DOUBLE-GROUND HARDWOOD SHREDDED BARK.
2. ALL GROUND COVER SHALL BE MULCHED IMMEDIATELY FOLLOWING INSTALLATION WITH A MINIMUM 1" LAYER OF DOUBLE-GROUND HARDWOOD SHREDDED BARK.
3. ACCEPTABLE MULCHING MATERIAL INCLUDES SHREDDED BARK, HARDWOOD SPECIES, DOUBLE GROUND.

WATERING:

1. ALL PLANTS INCLUDING TREES, SHRUBS, AND GROUNDCOVER SHALL BE THOROUGHLY WATERED IMMEDIATELY FOLLOWING INSTALLATION.
2. ALL SEEDED AND SODDED AREAS SHALL BE THOROUGHLY WATERED IMMEDIATELY FOLLOWING INSTALLATION.
3. CONTRACTOR WILL CONTINUE WATERING OF ALL PLANT MATERIAL, SODDED AREA AND SEEDED AREAS UNTIL SUBSTANTIAL COMPLETION OF INSTALLATION.

MAINTENANCE:

1. CONTRACTOR SHALL INSPECT PLANTS ON A WEEKLY BASIS; MAINTAIN AND WATER ALL SODDED AREAS AND PLANT MATERIALS; AND WEED, PRUNE, AND RE-MULCH PLANTING BEDS AS NECESSARY MAINTAIN HEALTHY GROWING CONDITIONS UNTIL LANDSCAPE INSTALLATION IS COMPLETE.
2. OWNER IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL PLANT MATERIAL UPON SUBSTANTIAL COMPLETION OF LANDSCAPE INSTALLATION.
3. GUYING AND STAKING SHALL BE REMOVED NO LATER THAN 6 MONTHS AFTER INSTALLATION.

PLANT ALTERATIONS AND SUBSTITUTIONS:

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

© 2018 COLEMAN COMPANY, INC.
DATE PLOTTED: 2/28/2025 12:00 PM BY: William Streick DRAWING PATH: Q:\2024\24-919.000\DWG\Civil\24-919 Staking.dwg

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

RELEASED FOR CONSTRUCTION

GEORGIA
DOUGLAS L. FAIRCLOTH
2/28/25
REGISTERED PROFESSIONAL ENGINEER

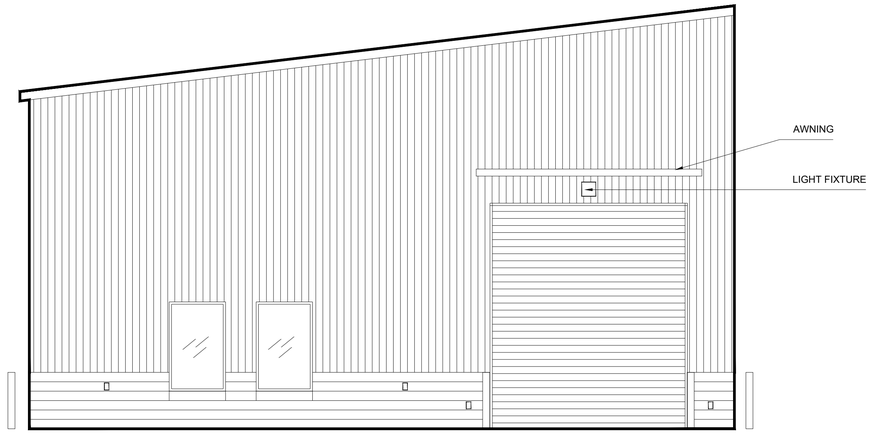
REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
SAVANNAH PORT LOGISTICS CENTER
PHASE 3
LOCATED IN POOLER, GEORGIA
PREPARED FOR CAPITAL DEVELOPMENT PARTNERS

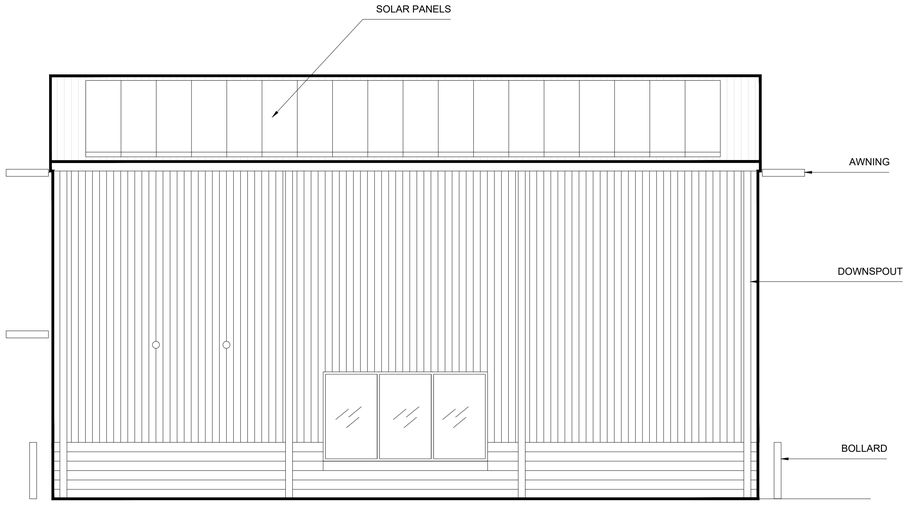
JOB NUMBER:	24-919
DATE:	02/28/2025
DRAWN BY:	WRS
CHECKED BY:	DLF
SCALE:	AS NOTED

LANDSCAPE PLAN

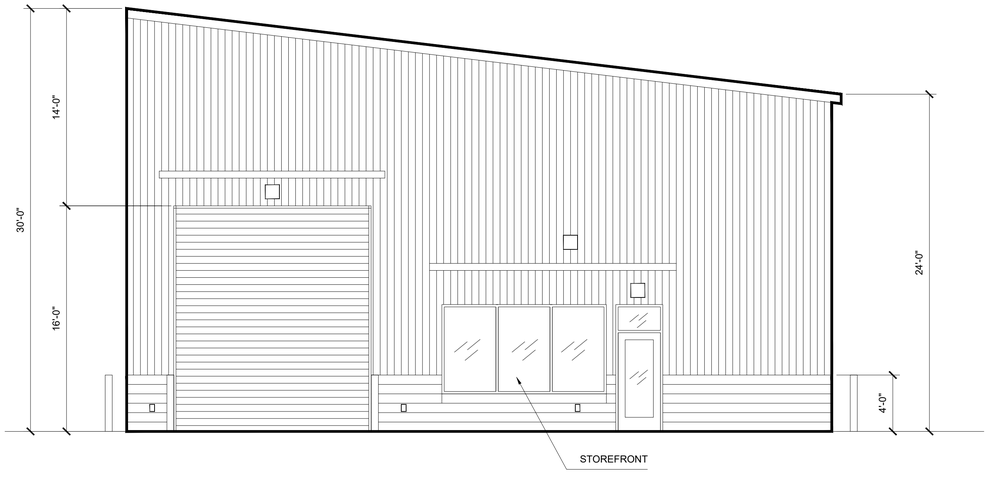
SHEET:
L1.0



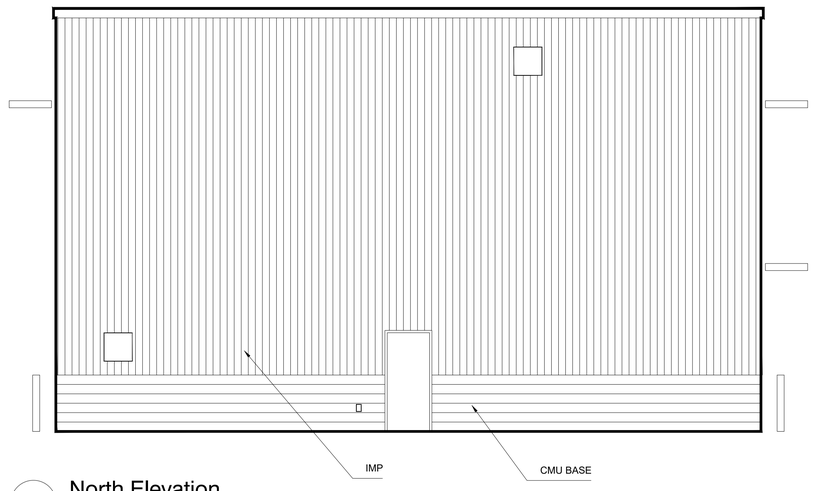
1 East Elevation
3/16" = 1'-0"



2 South Elevation
3/16" = 1'-0"



3 West Elevation
3/16" = 1'-0"



4 North Elevation
3/16" = 1'-0"

BERENYI
ARCHITECTS + ENGINEERS
CONSTRUCTION
49 Immigration Street
Charleston, South Carolina 29403
843.284.2000 Berenyi.com

SPLC III
Pooler , GA

STATE OF GEORGIA
JAMES C. WINE
CERTIFICATE NO. PAINNED
REGISTERED ARCHITECT

Elevations

Revisions:

Date: 1.3.2025
Drawn By: Clay Wine, AIA
Checked By:
Project Number: 25-001
Drawing Number: A4

© 2024 Berenyi Incorporated

EOM Operations
Your solution to a better tomorrow

March 4th, 2025

Douglas L. Faircloth, P.E.
Coleman Company
1480 Chatham Pkwy, Suite 100
Savannah, GA 31405

Dear Mr. Faircloth,

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

Submittal Documents:		
	Site Development Plan	*Mar. 2025*
	Architectural Drawings	*Feb. 2025*
	Lighting Plan	*Feb. 2025*
	Technical Traffic Memo	*Feb. 2025*
	Hydrology Report	*Feb. 2025*

We have reviewed the submittal for the referenced project. The plans were reviewed for general conformance with the requirements of the City of Pooler. This review of the submitted site plans does not relieve the Owner, Designer and Contractor, or their representatives, from their individual or collective responsibility to comply with the applicable provisions of the local, state and federal laws, engineering standards and development codes. This review is not to be construed as a check of every item in the plans or construction. The failure of this office to note any conflict with said requirements does not relieve the developer from compliance.

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

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

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

Sincerely,

Trevor Shoemaker

Trevor Shoemaker
Project Manager
EOM

480 Edsel Drive, Ste 100
Richmond Hill, GA 31324
www.eomworx.com
Ph: 912.445.0050
F: 912.756.5882

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