CITY of POOLER
GEORGIA

PLANNING & ZONING COMMISSION MEETING - AGENDA

June 09, 2025, at 3:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF MINUTES

IV. NEW BUSINESS

A. Conditional Use Request for a Bar/Tavern in C-2 Zoning District at 101 E. Marketplace Way Suites 100A and 200A. (Application #A25-0067)

B. Conditional Use Request for a Home Occupation in R-1-A Zoning District at 2 Haydens Ct. (Application #25-0089)

C. Zoning Map Amendment from R-1-A to R-A for 1335 S. Rogers St. (Application #A25-0082)

D. Major Subdivision Plan Approval for Forest Lakes Phase 13 consisting of 54 Single-Family Residencial Parcels. (Application #24-0087)

E. Site Development Plan Approval for 1326 E. US Hwy 80 consisting of Livingoods Home Appliance Showroom (Application #A25-0033)

F. Proposed Text Amendment to the Pooler Code of Ordinances Chapter 66, Sign Regulations

G. Proposed Text Amendment to the Pooler Code of Ordinances Chapter 74, Streets, Sidewalks, and Other Public Spaces

H. Proposed Text Amendment to the Pooler Code of Ordinances Chapter 80, Telecommunications

V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
May 12, 2025

CALL TO ORDER:

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

Attendee Name	Title	Status
Nicole Johnson	Chair	Present
Shirlinia Daniel	Commissioner	Present
Brad Rife	Commissioner	Present
Jeremy Kelly	Alternate	Present
Scott Cribbs	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 April 28, 2025, Planning and Zoning Commission were reviewed and accepted.

Result: *Approved*

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

NEW BUSINESS:

A. Variance Request for 111 Sharon CT. (Application #A25-0080)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a Variance from App. A, Art. III, Sec. 30- Trailer Parking Yard Standards to allow for a Trailer Parking Yard without an Administrative or Security Office at 111 Sharon CT. Staff recommended denial of the application based on it not meeting the criteria required for a variance. The applicant was not present.

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

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

Motion Passed without opposition

B. Zoning Map Amendment for 1405 Quacco Road. (Application #25-0079)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is to rezone 1405 Quacco Road from R-A (Residential-Agricultural) to the R-2A (Two- Family Residential Dwelling District) at 1405 Quacco Rd. Staff recommended denial of the application based on it not meeting the criteria required for a rezoning. Reed Ehrhardt was present to answer questions.

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

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

C. Site Development Plan Approval for 850 Memorial Blvd (Application# 24-0154)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Plan Approval for a Hotel consisting of 171 rooms at 850 Memorial Blvd. Staff recommended approval of the application. Alexine Diouf was present to answer questions.

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

Prior to scheduling the pre-construction meeting, the applicant shall provide a recorded access easement for the frontage drive connecting the adjacent property.

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

D. Release of Performance Bond and Acceptance of Maintenance and Sidewalk Performance Bonds for Forest Lakes Phase 12, Como Drive, subject to City Attorney Approval. (Application #24-0054)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. The request is for Approval of the release of Performance Bond and Acceptance of the Maintenance and Sidewalk Performance Bond for Forest Lakes Phase12, Como Drive. Staff recommended approval of the application. The applicant was not present.

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

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

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:23p.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 Bar/Tavern in C-2 Zoning District at 101 E. Marketplace Way Suites 100A and 200A.

Project:	#A25-0067
P&Z Meeting Date:	June 9, 2025
Public Hearing Date:	June 16, 2025
Applicant and Authorized Agent:	Alisha Curtis
Location (Address):	101 E. Marketplace Way Suites 100A and 200A
Parcel (PIN):	51011F01018
Existing Zoning:	C-2 (Heavy Commercial) (Clearlake Reserve "P" Planned District Overlay P-C-2)
Zoning Action:	Conditional Use
Request:	Request is for a Conditional Use to allow for a Bar/Tavern to be located at 101 E Marketplace Way.
Application Filed:	March 21, 2025
Legal Notice Published:	June 1, 2025
Sign Posted:	May 30, 2025
Letters Mailed:	June 1, 2025
Staff Recommendation:	Approval
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request with the contingency that the distance requirements be proven to be met prior to the issuance of business and alcohol licenses."*

Background:	The request is to allow for a Bar/Tavern to be located at 101 E Marketplace Way Suites 100A and 200A. The site is located within a C-2 Zoning District in the Clearlake Reserve Overlay which was rezoned December 3, 2018. The Clearlake Reserve "P" Planned District does not include use requirements; however, the City of Pooler C-2 Zoning District allows for bars/taverns within C-2 Zoning with approval of a Conditional Use application. Ch. 6, Art. I, Sec 6-9.3 provides distance requirements for Class A (1—3), B (1—3), C, D, E, F1, G, & H licenses which requires them to list all churches, colleges, residences, schools, and alcoholic treatment centers within 750 feet of any portion of the proposed licensed premises and the distance between property lines of the proposed place of business and the property lines of schools, colleges, churches, alcoholic treatment centers and residences within 750 feet of the proposed place of business. Through Staff research it appears that if a bar/tavern were to be located on this parcel that it would meet the distance requirements as found in Ch. 6, Art. I, Sec 6-9.3, as there are no existing schools, colleges, churches, alcoholic treatment centers and residences within 750 feet of the proposed place of business, and the next closest establishment including a bar is located at 950 Morgans Corner Rd. approximately 2500 feet away; however, distance requirements would need to be proven to be met prior to the issuance of business and alcohol licenses The site is located within the City of Pooler's Residential Character Area and is labelled as Residential within the City of Pooler's Future Land Use Map. Although labelled as residential within both future plans, the site is currently zoned C-2 for Heavy Commercial within the Clearlake Reserve "P" Planned District Overlay and the building in which the use is proposed is pre-existing constructed in 2023, after a Site Plan Development was approved by Council on September 19, 2022.
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 Ch. 6, Art. I, Sec. 6-9.3 – Distance Requirements
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 and is in keeping with the established commercial makeup of the area.*

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. Through Staff research it appears that if a bar/tavern were to be located on this parcel that it would meet the distance requirements as found in Ch. 6, Art. I, Sec 6-9.3, as there are no existing schools, colleges, churches, alcoholic treatment centers and residences within 750 feet of the proposed place of business, and the next closest establishment including a bar is located at 950 Morgans Corner Rd. approximately 2500 feet away; however, distance requirements would need to be proven to be met prior to the issuance of business and alcohol licenses.*

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 will most likely not result in an increase in noise or vehicular movement, as this use is proposed within a building and site in which similar commercial uses are located. Additionally, the site includes enough required parking for all suites located on the parcel.*

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 existing adjacent parcels are zoned C-2, and are mostly vacant. Adjacent uses include a dentist's office and a corporate hotel office on the same parcel as the subject site and a car dealership to the north. The parcel located to the east, across Marketplace Way, is zoned P-R-3-C to allow for multi-family residential, but the commercial nature of the subject property was established before the rezoning of the neighboring parcel to P-R-3-C on February 20, 2024.*

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

    - *The structure in which the use is proposed is of an appropriate size and is located on a lot approximately 2.69 acres in size; a sufficient size to accommodate the proposed use.*

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

    - *The parking standards are met with the existing parking spaces provided on-site and the use will be within an existing building requiring no site alterations or improvements.*

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. The proposed use is consistent with the existing industrial nature of the site as well as the adjacent industrial and commercial uses.*

Conclusion: The request complies with all criteria for a conditional use. As such, staff recommends **Approval** of the request with the contingency that the distance requirements be proven to be met prior to the issuance of business and alcohol licenses.

Attachments:

A. Vicinity Map

B. Application and Submittal Documentation



CITY OF POOLER
GEORGIA
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Vicinity Map - 101 E. Marketplace Way - Conditional Use

06/03/2025

Parcels

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

Alisha Curtis	337-396-1021
Applicant Name	Applicant Phone
205 Standing Pine Circle Pooler, GA 31322	revengeloungepooler@gmail.com
Applicant Mailing Address	Applicant Email
Roger Patel	912-348-3002
Property Owner Name	Property Owner Phone
101 E. Marketplace Way, Suite 600B	roger@lrphotels.com
Property Owner Mailing Address	Property Owner Email
Alisha Curtis	337-396-1021
Contact Person Name	Contact Person Phone
205 Standing Pine Circle Pooler, GA 31322	revengeloungepooler@gmail.com
Contact Person Mailing Address	Contact Person Email

Property Information

101 E. Marketplace Way, Suites 100A and 200A	51011F01006
Location Address	Parcel Identification #
commercial	
Current Zoning	Current Use

Conditional Use Application

Updated **MAY 2024**

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

Lounge that serves alcoholic drinks and appetizers. We anticipate having live music and karaoke.

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

Hours of operation: Closed Sundays and Mondays, 4pm to 12pm on Tuesdays and Wednesdays, 4pm to 1am on Thursdays, Fridays, and Saturdays.

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:

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

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
Howard Family Dental	101 E. Marketplace Way, Suites 300B and 400B	31322
LRP Hotels	101 E. Marketplace Way, Suite 600B	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
Alisha Curtis	A Curtis	3/21/25

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.

Alisha Curtis	ACurtis	3/21/25
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.

Alisha Curtis	A Curtis	3/21/25
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 X 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.

Alisha Curtis	revengeloungepooler@gmail.com	337-396-1021
Applicant/Agent Name	Email	Phone

205 Standing Pine Circle Pooler, GA 31322

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.

101 E. Marketplace Way Pooler, GA 31322

Property Address

Rajendra Patel	[signature]	4/30/25
Owner Name	√ Owner Signature	Date

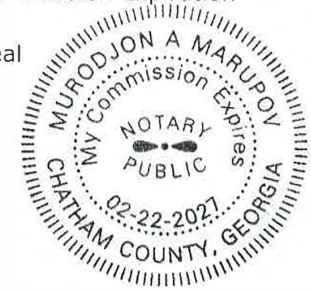
Notary Public

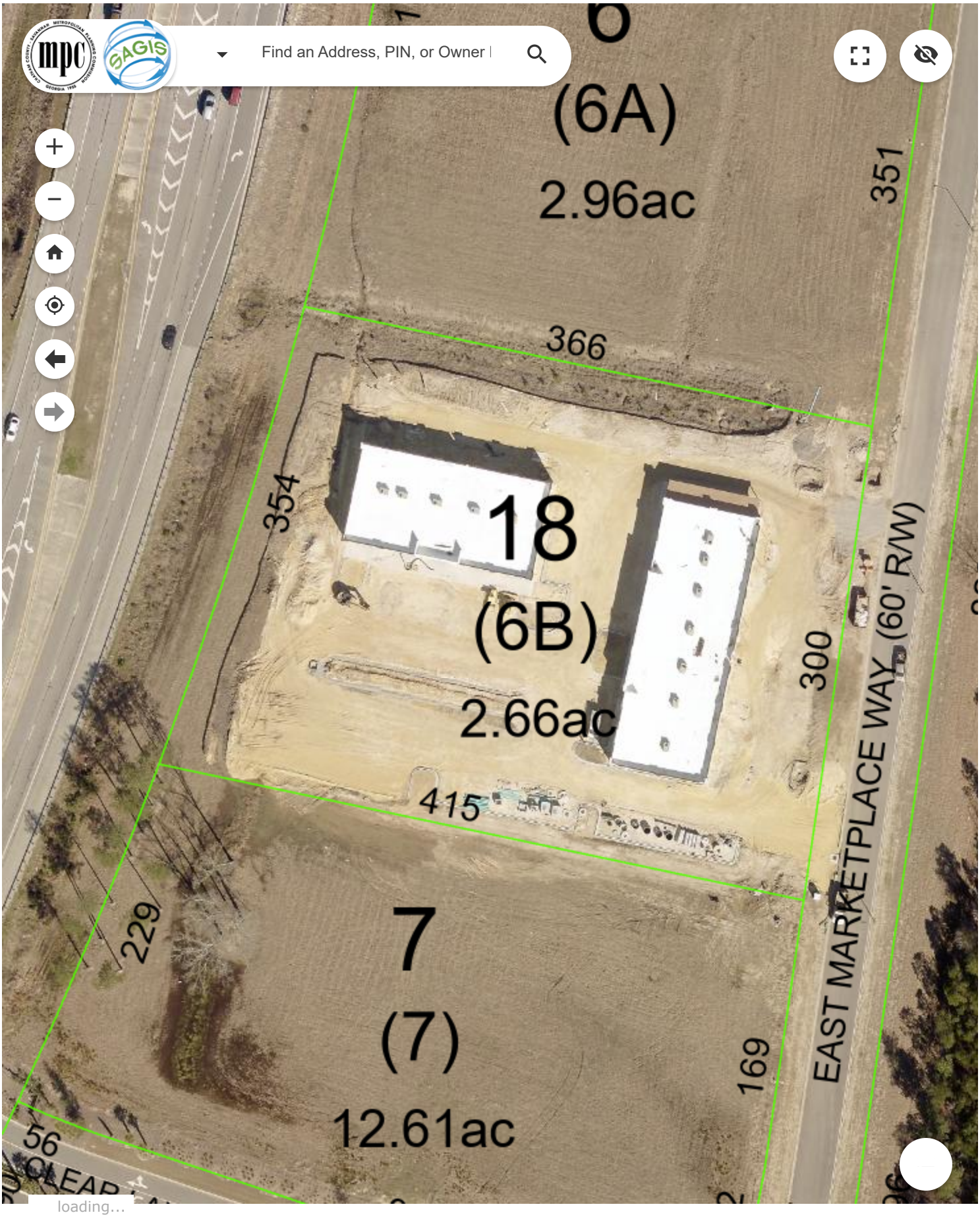
May 1, 2025

Subscribed and Sworn This Day Of

Murodjon Marupov	[signature]	February 22, 2027
Notary Name	Notary Signature	Commission Expiration

Seal




Find an Address, PIN, or Owner
(6A)
2.96ac
351
366
354
18
(6B)
2.66ac
300
EAST MARKETPLACE WAY (60' R/W)
415
229
7
(7)
12.61ac
169
56
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CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Conditional Use Request for a Home Occupation in R-1-A Zoning District at 2 Haydens Ct

Project:	#A25-0089
P&Z Meeting Date:	June 9, 2025
Public Hearing Date:	June 16, 2025
Applicant and Authorized Agent:	Darius McCrary
Location (Address):	2 Haydens Ct.
Parcel (PIN):	50004B01008
Existing Zoning:	R-1-A (One-Family Residential)
Zoning Action:	Conditional Use
Request:	Request is for a conditional use for a home occupation to operate an automotive repair and maintenance shop at 2 Haydens Ct.
Application Filed:	April 29, 2025
Legal Notice Published:	June 1, 2025
Sign Posted:	May 30, 2025
Letters Mailed:	May 29, 2025
Staff Recommendation:	Denial
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for denial of the request."*
Background:	The request is for a conditional use for a home occupation to operate an automotive repair and maintenance shop at 2 Haydens Ct. The

subject parcel is located within the Brighton Woods Subdivision and is approximately .35 acres in size.

App. A, Art. III, Sec. 18 for Home Occupations includes ten distinct standards that must be met in order to qualify for receiving approval in addition to the Conditional Use Criteria:

(1) Is carried on by either the owner of the dwelling, his/her spouse, or primary occupant;

(2) Is conducted entirely within the principal building; (**This standard is not met**, as the use will be conducted outside of the principal building.)

(3) Utilizes not more than 20 percent of the total floor area of the principal building;

(4) Produces no alteration or change in the character or exterior or change in the principal building from that of a residential dwelling; (**This standard is not met**, as the use will introduce exterior working conditions including: shade tent, tools/machinery, and additional vehicles beyond the normal occupancy.)

(5) Involves the sale or offering for sale of articles produced or assembled on the premises or products not produced on site, but, related and accessory to the service provided;

(6) Does not generate pedestrian or vehicular traffic or demand for parking, beyond that which is normal to the particular neighborhood; (**This standard is not met**, as the vehicles being serviced will generate vehicular traffic and a demand for parking beyond that which is normal to the neighborhood.)

(7) Creates no disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, traffic hazard, unhealthy or unsightly condition; (**This standard is not met**, as the applicant is proposing to service vehicles in the driveway, creating additional noise, potential odor, and unsightly conditions.)

(8) Only operates between 7:00 a.m. and 7:00 p.m.; and,

(9) Displays no sign or external indication of the home occupation. (**This standard is not met**, as the proposed use is to take place entirely outside of the principal building and will be seen from the public right-of-way.)

(10) No more than one vehicle used in the conduction of the business may be parked at the home location; (**This standard is not met**, as the proposed use will require additional vehicles to be present on the property.)

Deviation from the parameters of a permitted home occupation will result in the revocation of all applicable permits associated with the use and its operation.

	The property is zoned R-1-A for one-family residential use, which does not allow an automotive repair and maintenance business. While a Home Occupation is permitted in the R-1-A district with a Conditional Use, the application does not meet the standards for a Home Occupation. The adjacent zoning consists of R-1-A (One-Family Residential).
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 App. A, Art. III, Sec. 18 – Home Occupation
Zoning Action Standards:	1. The proposed use will not be contrary to the purpose of this ordinance. • *The proposed use would not be consistent with the purpose of the ordinance and is not in keeping with the other residential uses established on adjacent properties. The purpose of the Home Occupation standards is to retain the residential look and feel of the neighborhood by only using the interior of the primary structure as referenced in App. A, Art. II, Sec. 18, standard (2), which states "Is conducted entirely within the principal building" and Standard (9) which states "Displays no sign or external indication of the home occupation"; the current application is for a Home Occupation located outside the primary structure within an area visible from the public right(s)-of-way.* 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 be detrimental to adjacent properties or surrounding areas as the proposed use could create noise, fumes and visual impact to the existing established neighborhood.* 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 may incur an increase in the number of persons and vehicles as well as an increase in noise or fumes. The use would be solely undertaken outside*

of the primary structure (within the driveway of the residential home), potentially creating a nuisance. App. A, Art. II, Sec. 18, Standard (7) "Creates no disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, traffic hazard, unhealthy or unsightly condition" and Standard (10) "No more than one vehicle used in the conduction of the business may be parked at the home location" would also not be met with the proposed use.

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 existing adjacent parcels are all residential uses allowed within R-1-A zoning.*

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

    - *The residential house is of an appropriate size for a home occupation and the parcel is of a moderate size for a single-family residential lot; however, the home occupation is not proposed to be located within the primary structure as required by App. A, Art. II, Sec. 18, standard (2), which states "Is conducted entirely within the principal building" and Standard (9) which states "Displays no sign or external indication of the home occupation."*

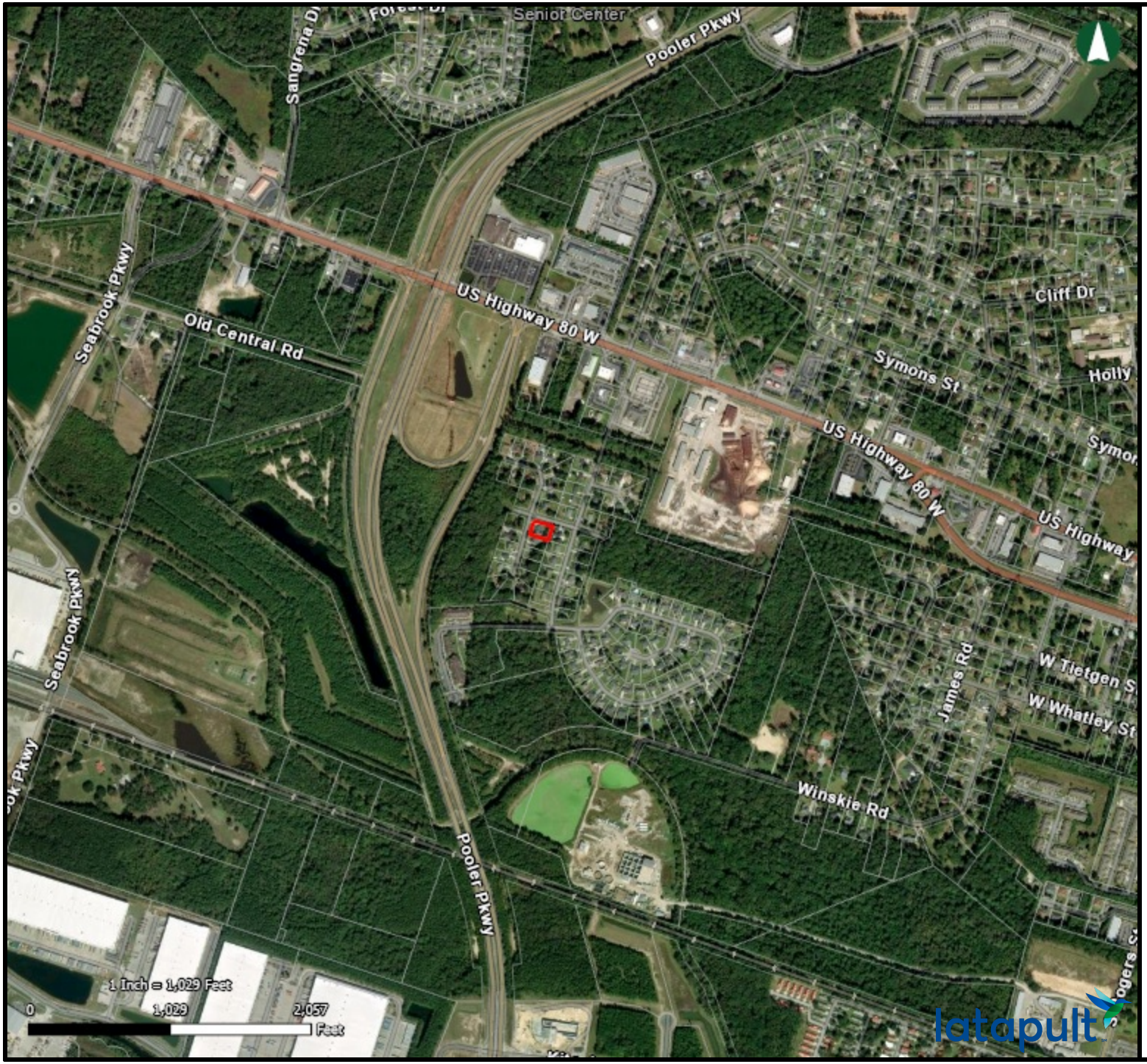
6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met.

    - *The parking standards may be met with the existing parking spaces provided on-site; however, it is unknown how many vehicles will be present on the site at any given point in time. This could further go against App. A, Art. II, Sec. 18 Standard (7) "Creates no disturbing or offensive noise, vibration, smoke, dust, odor, heat, glare, traffic hazard, unhealthy or unsightly condition" and Standard "(10) No more than one vehicle used in the conduction of the business may be parked at the home location."*

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. The proposed use, although not consistent with the existing residential uses, would not alter the property in such a way to cause the aforementioned adverse impacts.
Conclusion:	The request does not comply with all criteria for a conditional use. As such, staff recommends Denial of the request.
Attachments:	A. Vicinity Map B. Application and Submittal Documentation



CITY OF POOLER
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Vicinity Map - 2 Haydens Ct. - Conditional Use

05/29/2025

Parcels

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

DARIUS J. MCCRARY	9126584781
Applicant Name	Applicant Phone
2 HAYDENS CT. POOLER, GA 31322	BRAKEABOLT@GMAIL.COM
Applicant Mailing Address	Applicant Email
DARIUS J MCCRARY	9126584781
Property Owner Name	Property Owner Phone
2 HAYDENS CT. POOLER, GA 31322	DARIUS.MCCRARY95@GMAIL.COM
Property Owner Mailing Address	Property Owner Email
DARIUS J. MCCRARY	9126675379
Contact Person Name	Contact Person Phone
2 HAYDENS CT. POOLER, GA 31322	DARIUS.MCCRARY95@GMAIL.COM
Contact Person Mailing Address	Contact Person Email

Property Information

2 HAYDENS CT. POOLER, GA 31322	50004B01008
Location Address	Parcel Identification #
RESIDENTIAL	HOME
Current Zoning	Current Use

Conditional Use Application

Updated **MAY 2024**

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

GENERAL AUTOMOTIVE MAINTENANCE & REPAIR

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

GENERAL AUTOMOTIVE WORK BETWEEN THE HOURS OF 9 - 9

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:

HOME OCCUPATION. FOR GENERAL USE OF AUTOMOTIVE WORK

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

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
RICHARD	1 HAYDENS CT. POOLER, GA	31322
BRODY	4 HAYDENS CT. POOLER, GA	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
DARIUS MCCRARY		04-29-2025

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.

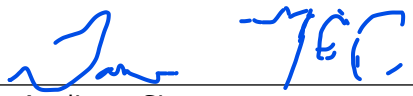
Additional Mitigation Requirements

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.

DARIUS MCCRARY		04-29-2025
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.

DARIUS MCCRARY		4-29-2025
Applicant Name	Applicant Signature	Date

Hello!!
My name is Darius McCrary and I own Brake A Bolt LLC. I've recently dealt with the officers of the code enforcement, they were very informative and pleasant. They say I was a pleasure to speak with. They let me know that when it comes to me using my home as a place of business, I cannot. They let me know that there were a few more things that needed to be done before I could continue, although they respected what I did.

I am a mobile mechanic. I have insurance along with a legitimate LLC. I do a lot of different repairs to vehicles. From small repairs and maintenance to larger repairs that require a lot of time. For the most part, my business requires me to travel. However, there are cases where I cannot repair someone's vehicle on the side of the road or at someone's apartment/ business. I do receive work that may take me 12-28 hours to complete. This has me telling my customer to bring it to me.

I really respect people's property and time. I don't operate with air tanks and generators, only battery tools. I have a car port that is enclosed and a fair amount of land. I tend to only do one "big job" at a time. I do this to avoid having cars all over the place that may affect my neighbors' living. I keep my lawn together and house in order. I help my neighbors with their vehicles as well among other services to be of aid. I avoid using power tools as the sun goes down to not be a nuisance, and I try to communicate with my neighbors to make sure I'm not bothering anyone.

Again, most of my work is on the road. My main reason for applying is for vehicles that need more time than just a few hours. I wouldn't flood my home with vehicles. I would only bring whatever I can fit in my one bay carport. I do intend to purchase a building, however, I don't have the funds or resources yet. I really enjoy doing the right thing. So as soon as I heard that there was more paperwork involved with my business, I hopped on it. I want to make sure I'm doing everything right. Just as I wouldn't take short cuts on someone's car, I wouldn't want to take short cuts on getting approved by my city.

I appreciate everyone, and whatever I need to do, I will.

Sincerely ,
Darius McCrary

SAGIS Map Viewer



5/30/2025, 11:16:10 AM

Property Boundaries (Parcels)

1:282

0 0 0.01 0.01 mi

0 0 0.01 0.02 km

SAGIS

SAGIS

SAGIS | SAGIS, Chatham County Board of Assessors |

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Zoning Map Amendment from R-1-A to R-A for 1335 S. Rogers St

Project:	#A25-0082
P&Z Meeting Date:	June 9, 2025
Public Hearing Date:	June 16, 2025
Applicant and Authorized Agent:	Chelsea and Cory Henneman
Parcel (PIN):	51011 01055
Existing Zoning:	R-1-A (One-Family Residential)
Zoning Action:	Map Amendment
Request:	Request to rezone 1335 S. Rogers Street from R-1-A (One-Family Residential) to R-A (Residential-Agricultural) to allow for the housing of horses as well as the potential future expansion of the already established dog grooming/kennel business at the neighboring 1337 S. Rogers St.
Application Filed:	May 28, 2025
Legal Notice Published:	June 1, 2025
Sign Posted:	May 30, 2025
Letters Mailed:	June 1, 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 referred to as 1335 S. Rogers St. The parcel is comprised of a single-family residence and various outbuildings. The parcel is approximately 1 acre in size. A Zoning Map Amendment was heard by City Council on August 17, 2015, to rezone approximately 17.23 acres adjacent to 1335 S. Rogers St. from R-1-A (One-Family Residential) to R-A (Residential Agricultural) to allow for the establishment of a dog kennel. It was recommended for approval by the Planning and Zoning commission. At that public hearing, it was determined by Council that the petition did not meet the criteria for a rezoning. The request for the Zoning Map Amendment was denied. A subsequent Zoning Map Amendment was heard by City Council on June 15, 2020, for the same request- to rezone approximately 17.23 acres adjacent to 1335 S. Rogers St. from R-1-A (One-Family Residential) to R-A (Residential Agriculture) to allow for the establishment of a dog kennel. At the public hearing it was determined that this would be an appropriate rezoning request contingent upon a second driveway being utilized for access. The request for a Zoning Map Amendment was approved with the added contingency. The applicant is currently seeking to amend the zoning from R-1-A (One-Family Residential) to R-A (Residential Agricultural) to allow for the housing of horses within the existing outbuilding located to the rear of the property and to utilize the existing driveway as additional access to the adjacent parcel (1337 S. Rogers St.) The Pooler 2040 Comprehensive Plan identifies this area within the Residential character area. The Future Land Use Map (FLUM) designates this site as Residential Homestead. The adjacent parcel, already rezoned to be R-A, shows within the FLUM as partially Residential Homestead and partially Recreation/Conservation.
Relevant Ordinances:	App. A, Art. IV, Sec. 5. R-1A One-Family Residential District App. A, Art. IV, Sec. 23. R-A Residential-Agricultural 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 of a zoning boundary as the applicant is requesting to rezone from R-1-A to R-A and the adjacent 17.23 acres was previously rezoned to R-A.* 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 17.23 acres was previously rezoned to R-A and is owned and utilized by the same individual.*

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 proposed use is located with direct access on S. Rogers St.; furthermore, the property owners currently hold a business license which is already active on the adjacent 17.23 acres. The rezoning of this property would not create new traffic as the primary purpose to rezone 1335 S. Rogers St. would be for the personal housing of horses on the property.*

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

    - *No, the comprehensive plan and Future Land Use Map both show this parcel as Residential Homestead, which is consistent with the proposed zoning.*

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

    - *There is no imminent need for the rezoning request, but 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 will not conflict with the existing density patterns in the area as the majority of the properties surrounding the subject property are zoned R-1-A, with larger lot sizes. The proposed rezoning would yield a lower density and provides a transitional zoning between the single-family residential properties to the north and the multi-family zoned properties to the south on S. Rogers St.*

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

    - *No, Staff does not believe this would precipitate similar zoning requests, as R-A zoning places increased limitations on the allowable uses of the property, lowers density, and would require maintaining a larger lot size; it is more likely that future requests within this area would be for increased density and smaller lot sizes.*

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 applicant is proposing the personal housing of horses on the property, which may create an increase in noise or odor; however, staff does not believe this minimal increase would be incompatible with the established development pattern of oversized lots with housing spaced larger distances apart than other nearby residential neighborhoods.*

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

     - *No, the request would not adversely impact the nearby properties as it relates to property values or make them less marketable because the continued residential use of the property is compatible with the existing residential uses in the area.*

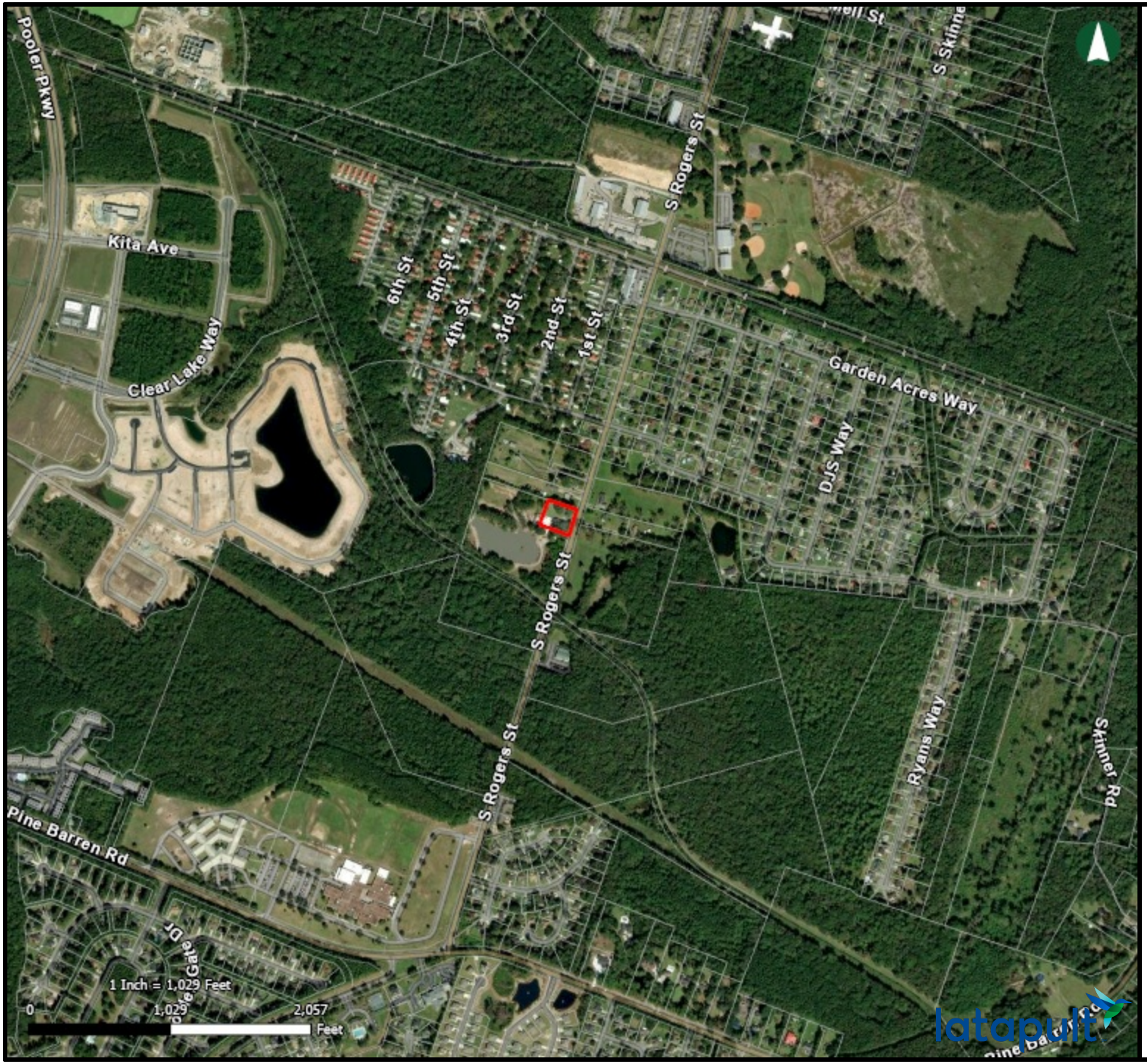
   - Will the action create development opportunities of such increased intensity that stormwater runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems?

     - *No, the request would not adversely impact the nearby properties as it relates to stormwater runoff. Any future site development proposed 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. Application and Submittal Documentation



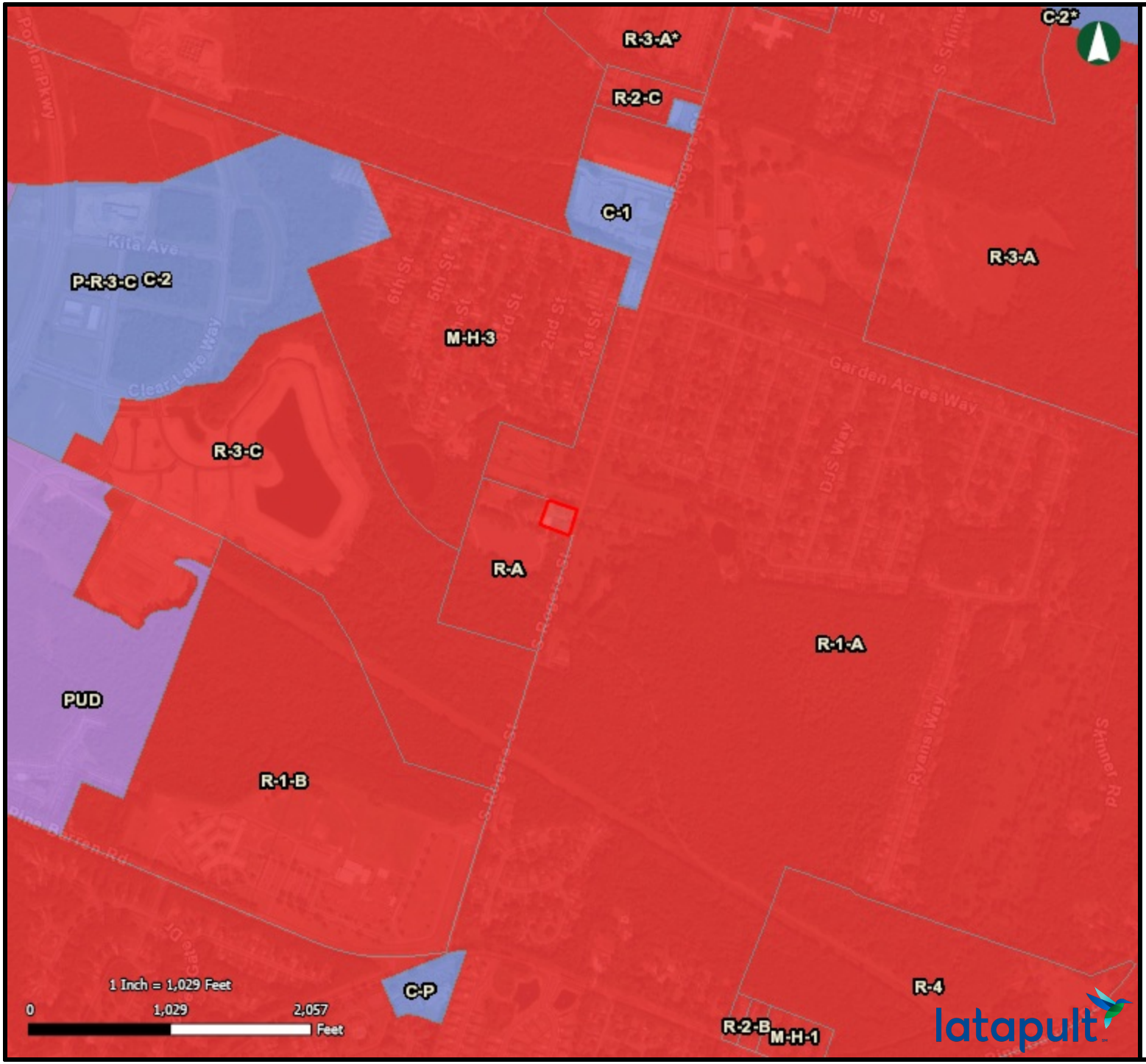
CITY OF POOLER
GEORGIA
A great place to Live, Work and Play

Vicinity Map - 1335 S. Rogers St.

05/27/2025

Parcels

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



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

Zoning Map - 1335 S. Rogers St.

05/27/2025

- Parcels
- Miscellaneous/Not Zoned
- Agriculture
- Business/Commercial
- Conservation
- Industrial
- Mixed
- PUD
- Residential
- No Data

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

	912-661-8427
Owner/Authorized Agent Name	Phone
	coryhenneman@comcast.ne
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: 2015, denied, revisited in 2020 & approved for adjacent property
(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

1335 S Rogers Street		
Property General Location (area), Street Number, and Location with Respect to Nearby Public Roads in Common Us		
1335 S Rogers Street		5101101055
Legal description of the property (name of subdivision, block, and lot number)		PIN
R1A	RA	1 acre
Present Zoning Classification	Requested Zoning Classification	Total Area (acres or sq ft)
Cory & Chelsea Henneman		912-661-8427
Property Owner Name (if same as applicant, leave blank)		Phone
1335 S Rogers Street		coryhenneman@comca
Property Owner Address		Email
Residential		Agricultural
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.

Use current steel building for small barn to house 2 horses.

Use SW area of current yard for business driveway & traffic flow dispersment.

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.

J & D Baker ' s Acres 1323 S Rogers Pooler GA 31322

Name & Address (including zip code)

Gaydos & Morgan Bernice B & Clifford Eugene 1328 S Rogers Street Pooler, GA 31322

Name & Address (including zip code)

Lyman Specialty Property 1336 S Rogers Street Pooler, GA 31322

Name & Address (including zip code)

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.

Chelsea Henneman	Chelsea Henneman	04-28-2025
Owner/Agent Name	Owner/Agent Signature	Date

Notary Public

June 4, 2025
Subscribed and Sworn This Day Of

Marcella Benson	Marcella Benson	8/12/28
Notary Name	Notary Signature	Commission Expiration

Seal

MARCELLA BENSON NOTARY PUBLIC CHATHAM COUNTY GEORGIA EXPIRES 08/12/2028

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.

chelsea Henneman		04/28/2025
Applicant Name	Applicant Signature	Date

Campaign Contribution Disclosure Form (Zoning Action Applicant)

Updated **MAY 2024**

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Hearing Information

Zoning Map Amendment

Zoning Action/Agenda Item

Planning & Zoning Public Hearing/Meeting Date and Time

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

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✔ **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.

Chelsea Henneman		04/28/2025
Applicant Name	Applicant Signature	Date

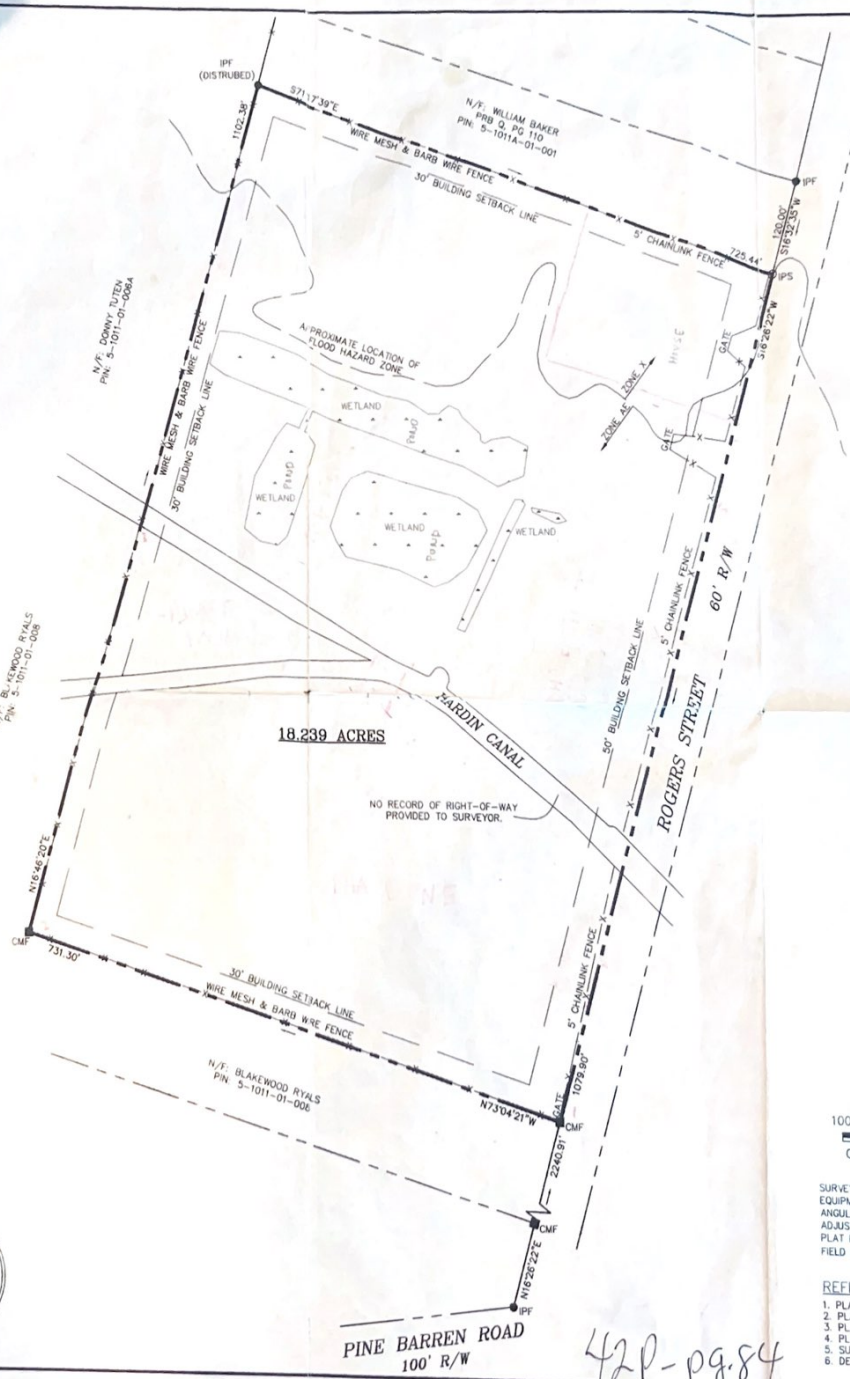


LEGEND

●	IPF	IRON PIPE FOUND
○	IPS	IRON PIPE SET
■	CMF	CONCRETE MONUMENT FOUND
	PIN	PARCEL IDENTIFICATION NUMBER

NOTES:

1. PROPERTY ADDRESS: 1335 ROGERS STREET, POOLER, GA 31322.
2. PARCEL IDENTIFICATION NUMBER: 5-1011 -01-005.
3. THIS PROPERTY IS CURRENTLY ZONED R-1-C.
4. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
5. 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, MAP NUMBER 13051C0107F, MAP DATED: 9/26/2008, BASE FLOOD ELEVATION: 13.2'-15.4' MEAN SEA LEVEL, NAVD 88.
6. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA EAST ZONE, NAD 83.
7. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
8. IMPROVEMENTS MAY EXIST, BUT ARE NOT SHOWN.
9. DELINEATED BY KERN-COLEMAN & CO., DATED JANUARY 6, 2009, AND ARE PENDING APPROVED BY THE UNITED STATES ARMY CORPS OF ENGINEERS.
10. 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.



I CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF GEORGIA LAW AND IS SUITABLE FOR RECORDING.

TERRY MACK COLEMAN
GA. REG. LAND SURVEYOR NO. 2486

GEORGIA REGISTERED 1/13/09 No. 2486 LAND SURVEYOR TERRY MACK COLEMAN

GEORGIA REGISTERED No. 11261 PROFESSIONAL ENGINEER JOHN S. KERN

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

SURVEY DATE: 12/18/08
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "Δ" = 04"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/1,000,000+
FIELD ERROR OF CLOSURE: 1/40,000+

REFERENCE:

1. PLAT RECORD BOOK K, PAGE 147.
2. PLAT RECORD BOOK Q, PAGE 110.
3. PLAT RECORD BOOK 14-P, PAGE 103.
4. PLAT RECORD BOOK 33-P, PAGE 26.
5. SUBDIVISION MAP BOOK 9-S, PAGE 66.
6. DEED BOOK 170L, PAGE 499.

42P-pg.84

RECEIVED FOR RECORD
2009 OCT -8 PM 2:42
CHRIS MASSEY

Kern-Coleman & Co. LLC.
Consulting Engineers • Land Surveyors • Land Planners
Architects • Landscape Architects • Environmental Scientist
7 Mall Court (31406) • P.O. Box 13179 • Savannah, Georgia 31416
Telephone: (912) 354-8482 • Fax: (912) 356-1865 • E-mail: info@kerncoleman.com

A BOUNDARY SURVEY OF 18.239 ACRES, "THOMAS EARL DAVIS, SR. ESTATE," 8TH G.M. DISTRICT, CITY OF POOLER CHATHAM COUNTY, GEORGIA

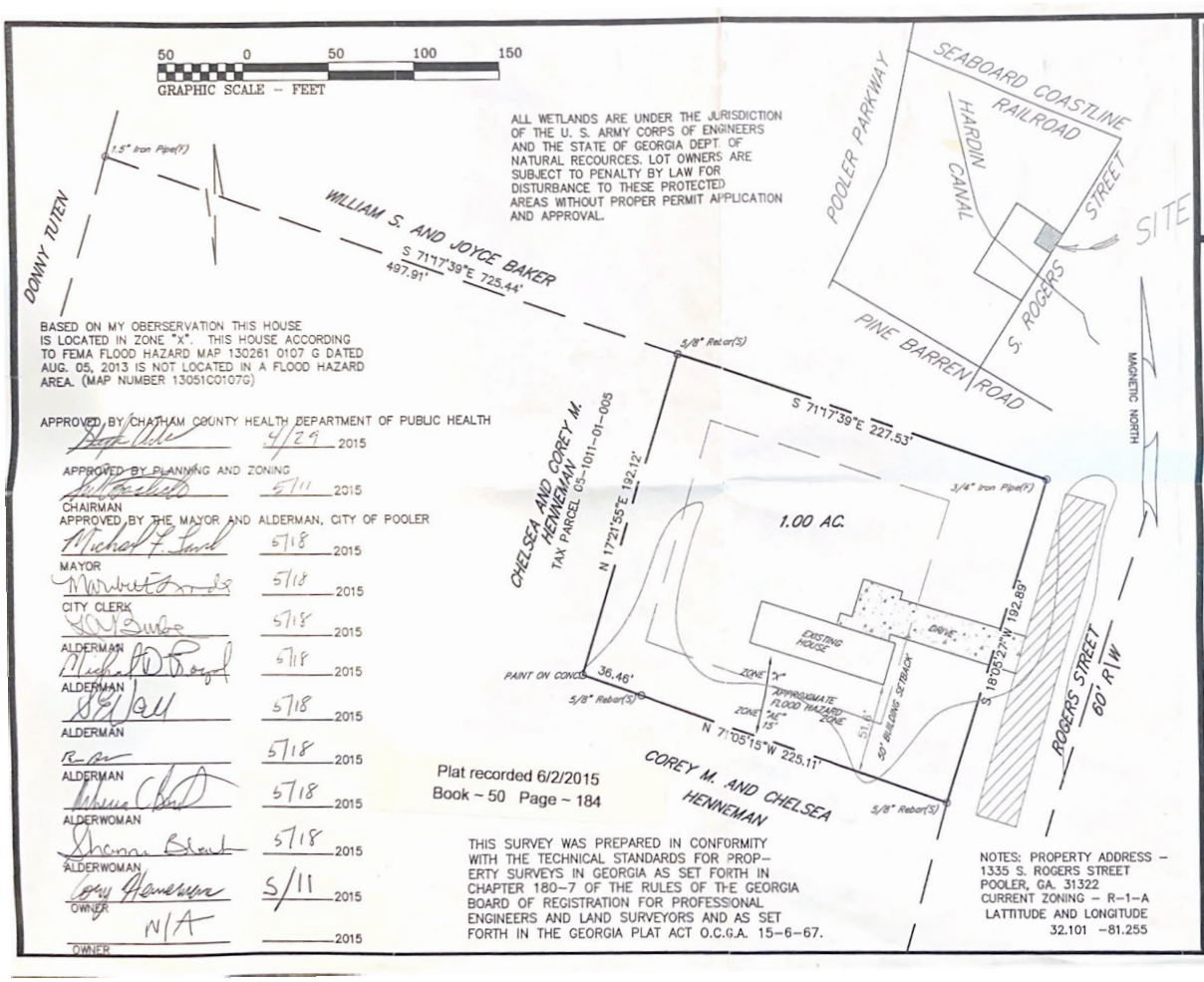
PREPARED FOR: TOMMY DAVIS

DRAWING TITLE: BOUNDARY SURVEY

SCALE:	1"=100'
PROJECT NO:	080817
DATE:	1/5/09
DRAWN BY:	JPA
CHECKED BY:	JAH/JSK
SHEET NO:	1/1

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Thu, 08 Oct 2009 - 8:37am jahlee
DRAWING PATH: V:\080817\dwg\BOUNDARY.dwg


50 0 50 100 150
GRAPHIC SCALE – FEET
1.5" Iron Pipe(F)
DONNY TUTEN
WILLIAM S. AND JOYCE BAKER
S 71°17'39"E 725.44'
497.91'
ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U. S. ARMY CORPS OF ENGINEERS AND THE STATE OF GEORGIA DEPT. OF NATURAL RECOURCES. LOT OWNERS ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATION AND APPROVAL.
BASED ON MY OBERSERVATION THIS HOUSE IS LOCATED IN ZONE "X". THIS HOUSE ACCORDING TO FEMA FLOOD HAZARD MAP 130261 0107 G DATED AUG. 05, 2013 IS NOT LOCATED IN A FLOOD HAZARD AREA. (MAP NUMBER 13051C0107G)
APPROVED BY CHATHAM COUNTY HEALTH DEPARTMENT OF PUBLIC HEALTH
4/29 2015
APPROVED BY PLANNING AND ZONING
5/11 2015
CHAIRMAN
APPROVED BY THE MAYOR AND ALDERMAN, CITY OF POOLER
5/18 2015
MAYOR
5/18 2015
CITY CLERK
5/18 2015
ALDERMAN
5/18 2015
ALDERMAN
5/18 2015
ALDERMAN
5/18 2015
ALDERMAN
5/18 2015
ALDERWOMAN
5/18 2015
ALDERWOMAN
5/11 2015
OWNER
N/A 2015
OWNER
Plat recorded 6/2/2015
Book – 50 Page – 184
THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.
SEABOARD COASTLINE RAILROAD
POOLER PARKWAY
HARDIN CANAL
S. ROGERS STREET
PINE BARREN ROAD
SITE
MAGNETIC NORTH
CHELSEA AND COREY M. HENNEMAN
TAX PARCEL 05-1011-01-005
5/8" Rebar(S)
S 71°17'39"E 227.53'
N 17°21'55"E 192.12'
1/4" Iron Pipe(F)
1.00 AC.
EXISTING HOUSE
DRIVE
ZONE "X"
APPROXIMATE FLOOD HAZARD ZONE
ZONE "AE" 15'
50' BUILDING SETBACK
S 18°05'27"W 192.89'
PAINT ON CONC
36.46'
5/8" Rebar(S)
N 71°05'15"W 225.11'
5/8" Rebar(S)
COREY M. AND CHELSEA HENNEMAN
ROGERS STREET
60' R/W
NOTES: PROPERTY ADDRESS – 1335 S. ROGERS STREET POOLER, GA. 31322
CURRENT ZONING – R-1-A
LATTITUDE AND LONGITUDE
32.101 –81.255
GEORGIA REGISTERED No. 1953 EXP. DEC. 2016 LAND SURVEYOR WARREN E. POYTHRESS
C:\SURDATA\G-H\HENNEMAN,CHELSEA.DWG
OF HENNEMAN
SUBDIVISION SURVEY FOR CHELSEA AND CORY M. HENNEMAN
LOCATED IN THE CITY OF POOLER, CHATHAM COUNTY, GEORGIA
DATE: APRIL 06, 2015
BY: WARREN E. POYTHRESS
Reg. Land Surveyor # 1953
991 Hunters Road
Sylvania, Ga. 30467
Tele. – (912) 857-3288
EQUIPTMENT: TOPCON 303 TOTAL STATION
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 26732 FEET, AND ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT. AFTER ADJUSTMENTS BY THE COMPASS RULE THE FINAL PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1875664 FEET.

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Major Subdivision Plan Approval for Forest Lakes Phase 13 consisting of 54 Single-Family Residencial Parcels

Project:	#A24-0087
P&Z Meeting Date:	June 9, 2025
City Council Meeting Date:	June 16, 2025
Applicant and Authorized Agent:	Malorie Boyd – Coleman Company Inc
Location (Address):	Como Dr. and Blackshear Dr.- Forest Lakes
Parcel (PIN):	51014 01148
Acreage:	Approximately 123.98 acres
Zoning:	PUD – Godley Station
Proposed Use:	Forest Lakes Subdivision, Phase 13, consisting of 54 single-family residential parcels
Staff Recommendation:	Approval with the condition below
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request with the following contingency:* - *The issuance of Certificates of Occupancy for dwelling units within Forest Lakes Phase 13 shall be contingent upon the completion of the Forest Lakes Access Road project, specifically the establishment of a secondary fire apparatus access road connecting the Forest Lakes Subdivision to Jimmy DeLoach Parkway, in accordance with the International Fire Code (IFC), Appendix D, Section D107. Notwithstanding the independent permitting of these projects, the completion of the secondary access road is a prerequisite for the issuance of Certificates of Occupancy for Forest Lakes Phase 13, as mandated by the City of Pooler to ensure compliance with life safety requirements."*

Zoning Action Standards:

1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans.

    - *The site is located within an area that is shown on the Future Land Use Map as being Planned Development and is shown in the Comprehensive Plan as being within a PUD – Mixed Use Character Area.*

2. Whether the site plan provides for adequate pedestrian and traffic access.

    - *The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App A, Art. III for traffic access; however, the issuance of Certificates of Occupancy for dwelling units within Forest Lakes Phase 13 shall be contingent upon the completion of the Forest Lakes Access Road project, specifically the establishment of a secondary fire apparatus access road connecting the Forest Lakes Subdivision to Jimmy DeLoach Parkway, in accordance with the International Fire Code (IFC), Appendix D, Section D107. Notwithstanding the independent permitting of these projects, the completion of the secondary access road is a prerequisite for the issuance of Certificates of Occupancy for Forest Lakes Phase 13, as mandated by the City of Pooler to ensure compliance with life safety requirements.*

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.*

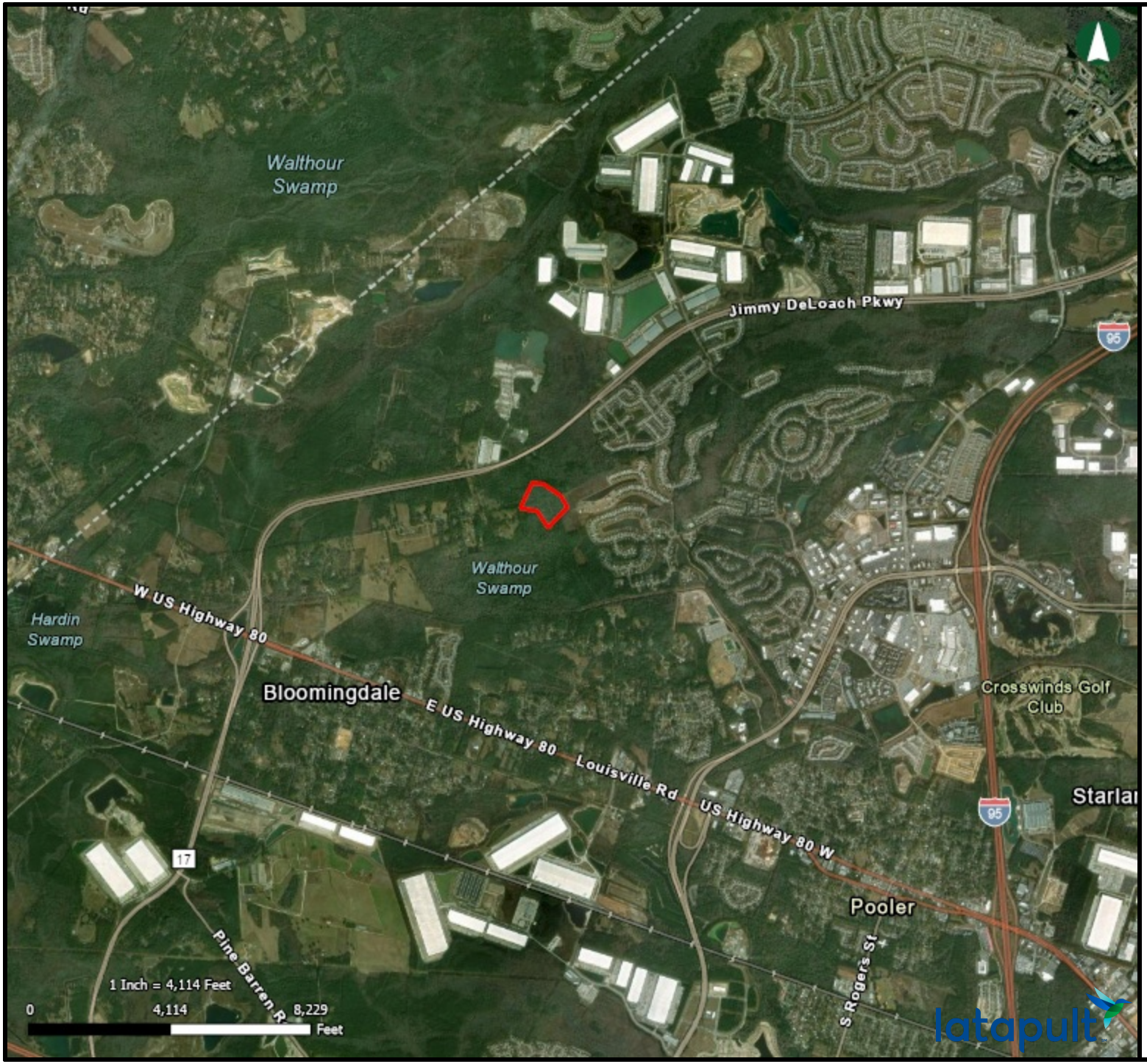
10. Whether the site plan provides for improvements in accordance with all applicable federal, state, and local laws, including without limitation the Code of Ordinances for the City of Pooler.

    - *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 subdivision plan addresses the site plan approval criteria as well as the subdivision final plat standards. As such, staff recommends **Approval** of the request with the **contingency** that the issuance of Certificates of Occupancy for dwelling units within Forest Lakes Phase 13 shall be contingent upon the completion of the Forest Lakes Access Road project, specifically the establishment of a secondary fire apparatus access road connecting the Forest Lakes Subdivision to Jimmy DeLoach Parkway, in accordance with the International Fire Code (IFC), Appendix D, Section D107. Notwithstanding the independent permitting of these projects, the completion of the secondary access road is a prerequisite for the issuance of Certificates of Occupancy for Forest Lakes Phase 13, as

	mandated by the City of Pooler to ensure compliance with life safety requirements.
Attachments:	A. Vicinity Map B. Application and Submittal Documentation C. Approval Letter



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

Vicinity Map - Forest Lakes 13

06/02/2025

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

Pooler Subdivision Application

File # _____
Date Filed: _____

This application along with the application fee of $ 3,080 **(see schedule of fees) is to be submitted to the Planning & Zoning Department.**

Check all that apply:

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

General Information

- Owner or authorized agent: GODLEY STATION WEST, LLC Phone: (912) 354-7995
- Property address: CHAMPLAIN DRIVE, POOLER, GA
- Mailing address: 2702 WHATLEY DRIVE, SUITE B-1, SAVANNAH, GA 31404

If agent, please attach authorization of property owner signed, dated and notarized.

- Have any previous applications been made for a subdivision affecting these same premises? NO If yes, please give date and action taken below:
  Date _____ Action taken: _____
- Copy of current tax bill showing payments or documentation certified by the City of Pooler.

Action Requested

1. General location of property in question (the area, street number and location with respect to nearby public roads in common use).
   CHAMPLAIN DRIVE, POOLER, GA
2. Legal description of property (name of subdivision, block and lot number, etc.) Attach extra sheet if necessary.
   FOREST LAKES PHASE 13
3. PIN # 51014 01148
4. Total area of property in question (acres or square feet) ±20 ACRES
5. Existing land use (specify such as, grocery store, single family residence, vacant land, etc.)
   VACANT LAND
6. Desired land use of each parcel of property (specify as above)
   SIMGLE FAMILY HOMES

Pooler Subdivision Application

(cont.)

7. Attach a plat of the property where this subdivision is proposed to take effect. Said map shall indicate the properties in respect to the nearby public roads in common use. Include a list of all adjacent property owners. (*only for Minor or Major Subdivision*)

8. Describe the reasons for requesting the subdivision which would support the purposes of the zoning program. THIS PROPOSED SUBDIVISION IS PART OF A PLANNED UNIT DEVELOPMENT

Submittal Requirements

- 4 Sets of Plans
  - Preliminary plan, refer to Appendix B, Section 702.
  - Final plat, refer to Appendix B, Section 703.
- A neighborhood grading and drainage plan is required for all subdivisions. (Amendment 10-03-06)
- List of adjacent property owners with *correct* mailing addresses. (*minor and major subdivision*)

Planning & Zoning Commission

□ Approved □ Denied

Remarks:

_____

_____

_____ _____

Date **Planning & Zoning Administrator**

Mayor and Council

□ Approved □ Denied

Remarks:

_____

_____

_____ _____

Date **City Clerk**

Recorded Plat

Date: _____ **Book** _____ **Page (s)** _____

CITY of POOLER
GEORGIA

City of Pooler – PLAN REVIEW CHECKLIST

PROJECT NAME: 3,080

DATE: GODLEY ST/

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

BASIC ENGINEERING INFORMATION

1. (91 Development name; If not obvious, add a description of the development
2. CH Location of site / location map: Sufficiently detailed to pinpoint the site's location
3. 27(Date of plans with space for revision dates
4. NC Name and contact information of the engineer and engineering firm responsible for the plans
5. CH Name and contact information of owner, authorized agent of the owner, and/or developer
6. FO 24-hour contact with phone number
7. 51(Signed and dated P.E. stamp or other licensed professional as allowed by law
8. ±2(Sheet index
9. VA Property size, disturbed area, impervious area, property zoning, maximum building height, proposed square footage, proposed height
10. SIM Show property boundaries with metes and bounds descriptions
11. TH North arrow, graphic scale
12. DE Show existing site features of the property, existing contours at 1-foot intervals (Appendix A, Article V, Section 4 C), existing buildings, parking, driveways, undeveloped areas, etc
13. ok Identify the ownership and use of all adjacent surrounding properties
14. ok Show adjacent roads and curb cuts within 500 feet (Appendix A, Article V, Section 4 C)
15. ok Name of adjacent roads. Route number if state or federal route (Appendix A, Article V, Section 4 C)
16. ok Show and label the right-of-way of adjacent roads. (Appendix A, Article V, Section 4 C)
17. ok Existing improvements inside adjacent road rights-of-way such as turn lanes, drainage systems, sidewalks/pathways, utilities, and any other items that may have an impact on this development

18. ok Show existing drainage features on or around this site that may impact the development: creeks, ponds, ditches, swales, buffers, pipe systems, drainage easements, existing detention ponds, lakes, wetlands, floodplain limits, etc

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

20. ok Indicate whether or not STATE WATERS exist on the site and if wrested vegetation is present. If State waters, with wrested vegetation, are present on site, delineate required buffers, extending from the wrested vegetation. (Georgia EPD jurisdiction)

21. ok Indicate whether or not WETLANDS exist on the site. All wetlands shall be delineated on the site plans and identified as jurisdictional or non-jurisdictional. If applicable, show required buffer (Corps of Engineers jurisdiction)

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

23. ok Easements existing upon the property

24. ok Provide cut/fill computations for all proposed grading in the floodplain. If the cut/fill calculations result in a net fill, provide FEMA no- rise certification, accompanied by the calculations utilized to perform analysis (NFIP 60.3(d)(3)).

PROPOSED DEVELOPMENTS

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

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

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

4. n/a For commercial and industrial developments, provide details of the proposed driveway(s) onto the public rights-of-way. This may need to be at an enlarged scale to show all necessary information

5. ok Show sidewalk that is to be constructed or extended; in accordance with Appendix B, Article VI, Section 601.02. Include the City's sidewalk detail

6. n/a Show location of freestanding signage if proposed. Make sure intersection sight distance is not impacted

7. n/a Show interior traffic pattern

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

9. ok GDOT permit is required if any work is proposed in a State or US right-of-way. A copy of the approved Georgia DOT encroachment permit shall be required prior to obtaining a land disturbance permit

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

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

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

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

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

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

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

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

18. ok Provide Traffic Impact Study or technical memo for traffic

NEW STREETS

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

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

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

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

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

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

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

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

10. ok Demonstrate that intersection sight distance is achieved

11. ok Show the location of all proposed R/W monuments – "Stone or concrete monuments four inches in diameter or square, 30 inches long, with a flat top, which shall be set at each street corner, and at all points where the street lines intersect the exterior boundaries of the subdivision, and at the P.C. and P.T. of each street. The top of the monuments shall contain a metal pin or be scored with an indented cross to identify the location." (Appendix B, Article VI, Sec. 605)

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

13. ok Show the location of all proposed road signs

14. ok Show the location of all proposed pavement markings

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

16. n/a Commercial developments: Show traffic control items (directional arrows, stop bars, stop signs, etc)

17. ok Label the curb radius at intersections

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

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

REQUIRED NOTES:

Include the following notes as applicable to the project:

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

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

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

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

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

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

7. ok Select fill SHALL be use in all roads to be dedicated to the City

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

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

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

11. ok The owner must certify that all land disturbing and development activities will be completed

in accordance with the approved stormwater management design plan (Chapter 42, Article V, Section 42-183.4(6))

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

DRAINAGE:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MOBILE HOME PARKS

1. n/a Verify correct zoning

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

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

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

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

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

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

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

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

10. n/a Utilities - underground only. (Appendix A, Article III, Section 10 G)

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

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

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

UTILITIES:

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

General:

1. ok Look at the overall layout of the water lines. The plan needs to show the location of where it connects to an existing system with all the usual information

2. ok All utilities are to be installed underground

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

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

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

6. ok Provide the City-approved street typical section detail that shows the placement location of utility lines. (Chapter 74, Article V, Section 74-139 c)

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

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

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

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

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

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

13. ok If water main, gravity sewer main, or force main are proposed, provide profiles on site plan. Include all underground utility crossings with required vertical separation

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

Water:

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

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

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

4. ok Provide an engineering report for the proposed water distribution system. Calculations shall, at a

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

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

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

7. n/a The water mains at the cul-de-sac shall be installed around the cul-de-sac thereby eliminating the laterals from being installed under the cul-de-sac. (Appendix B, Article VI, Section 606 Water 14)

8. ok Water mains in subdivisions shall be 8" diameter minimum. In cul-de-sacs without fire hydrants, the minimum size can be reduced to 4". (Appendix B, Article VI, Section 606)

9. ok When feasible all water mains shall be looped into the nearest main of the same size or larger size as the line of origin. (Appendix B, Article VI, Section 606)

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

11. ok All gate valves 4" or larger that are installed on a transmission line shall be installed in a manhole. All gate valves at the entrance of a subdivision that tie into a transmission line shall be installed in a manhole. All other gate valves can be installed in a cast iron valve box with a concrete collar and concrete value marker posts. (Appendix B, Article VI, Section 606 Water 6)

12. ok All valves shall have a concrete monument with "W/Valve" inscribed on two sides of the monument, installed no more than 6" away from the valve. (Appendix B, Article VI, Section 606 Water 9)

13. ok All meter connection points must have an approved, reduced pressure backflow device. This includes fire lines, irrigation lines, and domestic supply lines. (Appendix B, Article VI, Section 606)

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

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

16. ok Service laterals under roads are to be sleeved and at least 30" beneath the road surface. (Standard Specifications Section 02700 3.01 F 2)

17. ok Pipe material: (City of Pooler Standard Specifications, Section 02700 and 02730)

For line size < 4" polyethylene pipe, 200 psi, 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. ok Sanitary manholes shall not exceed 350-foot spacing. (Appendix B, Article VI, Section 606, Sewer 1)

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

3. n/a If proposing a gravity sanitary sewer main, an engineering report shall be provided, with calculations

for expected demand and sewer pipe sizing

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

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

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

7. ok Please assure that the sanitary sewer cleanouts are flood proofed and designed prevent infiltration of flood waters into the system (Appendix B, Article VI, Section 606.01 and Chapter 50, Section 50-91)

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

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

10. ok Try to move manholes out of sidewalk

11. ok Pipe Material:

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

12. ok Min cover 3'

13. n/a Drop manholes are required when the 'invert in' is 2.0 feet or more above the 'invert out'. The MH must be a 6' diameter precast MH and conform to ASTM C478. The drop pipe shall be the same size as the influent pipe. All hardware on ductile iron piping associated with drop manholes must be stainless steel. (Standard Specifications Section 02720 2.02)

14. n/a Drop manholes - inside and outside drop manhole details S-7, S-8

15. ok Sanitary sewer line - minimum slope:

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

Grease Traps:

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

Sanitary Sewer Lift Stations:

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

2. n/a The lift station shall have a 25-ft (minimum) access easement from a paved public road. (Appendix B, Article VI, Section 606, Utilities 4 and 5)

3. n/a The easement shall provide an all-weather access road at least 15 feet wide, constructed of 8-inches of graded aggregate base with geo-textile fabric (or grid) if necessary to assure stability. (Appendix B, Article VI, Section 606, Utilities 5)

4. n/a The immediate entrance at the paved public roadway to the access easement shall be constructed of a 15' x 15' x 4" thick concrete pad. The concrete shall be 4,000 psi @ 28 days fiber reinforced concrete mixture. (Appendix B, Article VI, Section 606, Utilities 6)

5. n/a The lift station access shall have a vehicle turn-a-round drive provided, unless it is deemed not necessary by the water and sewer superintendent. (Appendix B, Article VI, Section 606, Utilities 7)

6. n/a All lift stations, with three HP or larger motors, shall have a true three phase power supply. No single phase, rotophase, capacitor banks, shall be permissible. (Appendix B, Article VI, Section 606, Utilities 8)

7. n/a All lift stations shall be constructed with submersible pumps only. (Appendix B, Article VI, Section 606, Utilities 9)

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

9. n/a All lift stations sites shall be fenced in. The minimum gate opening is 12-foot with a 180 degree gate swing. The fence material can be either wood or cyclone. All fences shall be of privacy manner. (Appendix B, Article VI, Section 606, Utilities 10)

10. n/a The mounting panel for the controls, etc., shall be constructed out of three-inch galvanized post and galvanized support brackets. (Appendix B, Article VI, Section 606, Utilities 11)

11. n/a All proposed Lift Stations shall be accompanied by an engineering report. The following information shall be included in the report:

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

Force Mains:

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

1. n/a Show force main location and all associated appurtenances. All force mains shall be installed in the access easement or public road right-of-way

2. n/a Identify the size and material type of the force main pipe

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

4 n/a Force main markers are to be place every 500 feet and at change of direction. Attach the #12 solid copper tracing wire to each marker. (City of Pooler Standards & Specifications Section 02710.3.05)

STORMWATER MANAGEMENT

References:

- City of Pooler Code of Ordinances, Part 2, Chapter 42, Article V
- Georgia Stormwater Management Manual
- Coastal Supplement to the Georgia Stormwater Management Manual. (Chapter42, Article V, Section 42-180.7)

General

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

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

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

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

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

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

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

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

a. New development or redevelopment that involves the creation, addition or replacement of < 5,000 sf of impervious cover and that involves < 1 acre of other land disturbing activities

b. New development or redevelopment activities on individual residential lots that are not part of a larger common plan of development and do not meet any of the applicability criteria listed above

c. Additions or modifications to existing single-family homes and duplex residential units that do not

meet any of the applicability criteria listed above

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

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

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

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

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

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

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

c. Provide off-site stormwater management practices

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

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

a. Existing conditions map

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

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

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

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

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

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

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

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

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

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

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

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

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

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

a. Proposed topography

b. Proposed drainage divides and patterns

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

d. Existing and proposed primary and secondary conservation areas

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

a. Located on property legally dedicated to that purpose

b. Be designed and sized to meet the post-construction stormwater management criteria presented below

c. Provide stormwater quality and quantity control that is equal to or greater than that which would be provided by on-site green infrastructure and stormwater management practices

d. Stormwater management practices shall be installed, where necessary, to protect properties and drainage channels that are located between the development site and the location of the off-site or regional stormwater management practice

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

a. Increased threat of flood damage or endangerment to public health or safety

b. Deterioration of existing culverts, bridges, dams and other structures

c. Accelerated streambank or streambed erosion or siltation

d. Degradation of in-stream biological functions or habitat

e. Water quality impairment in violation of state water quality standards and/or violation of any other state or federal regulations

Post-construction stormwater management (Section 42-184)

1. ok **Natural resources inventory** (Section 42-184.1) - Prior to the start of any land disturbing activities, including any clearing and grading activities, site reconnaissance and surveying techniques should be used to complete an assessment of the natural resources, both terrestrial and aquatic, found on a development site. The natural resources inventory shall be completed in accordance with the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual. The preservation and/or restoration of these natural resources may be assigned quantifiable stormwater management "credits" that can be used when calculating the stormwater runoff volumes (sections 42-184.3 through 42-184.7). The green infrastructure practices that qualify for these "credits," and information about how they can be used is provided in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual

2. n/a **Green Infrastructure Practices** (Section 42-184.2) - Green infrastructure practices shall be used to the maximum extent practical

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

a. It includes green infrastructure practices that provide for the interception, evapotranspiration, infiltration or capture and reuse of stormwater runoff, that have been selected, designed, constructed and maintained in accordance with the coastal stormwater supplement to the Georgia Stormwater Management Manual and any relevant local addenda

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

4. ok **Water quality protection** (Section 42-184.4) - Post-construction stormwater runoff shall be adequately treated before it is discharged from a development site. Applicants can satisfy this criteria by satisfying the stormwater runoff reduction criteria (section 42-184.3). However, if any of the stormwater runoff volume generated by the runoff reduction storm event cannot be reduced on the development site, it shall be intercepted and treated in one or more stormwater management practices that provide at least an 80% reduction in TSS loads and reduce nitrogen and bacteria loads to the maximum extent practical. When seeking to satisfy this criteria through the use of one or more stormwater management practices, applicants shall:

a. Intercept and treat stormwater runoff in stormwater management practices that have been selected, designed, constructed and maintained in accordance with the information presented in the coastal stormwater supplement to the Georgia Stormwater Management Manual and any relevant local addenda

b. Provide adequate documentation to the City of Pooler to show that total suspended solids, nitrogen and bacteria removal were considered during the selection of the stormwater management practices that will be used to intercept and treat stormwater runoff on the development site

5. ok **Aquatic resource protection** (Section 42-184.5) - In order to protect local aquatic resources from the negative impacts of the land development process, applicants shall provide aquatic resource protection in accordance with the coastal stormwater supplement to the Georgia Stormwater Management Manual

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

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

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

TREE PROTECTION ORDINANCE

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

Minimum Tree Coverage (Section 42-197)

1. ok Residential tree requirement—A residential lot shall have a minimum of 3 preferred trees, of which one shall be located in the front of the residence and selected from large or medium tree species list. (Chapter 42, Article VI, Section 42-197)

2. n/a Multi-family, commercial and industrial requirement—The minimum allowable post development tree coverage for all development sites shall be 15 existing trees (excluding pine trees and Sweet Gums), six-inch diameter at breast height (dbh) or larger per acre of developable land (excluding buffers and wetlands). Each tree with a diameter of 24 inches dbh or larger (18 inches dbh for Live Oaks) must be designated on the landscape plan and may count as three trees towards meeting the minimum allowable coverage. Each tree with a diameter of 40 inches dbh or larger must also be designated on the landscape plan and may count as five trees towards meeting the minimum allowable coverage. (Chapter 42, Article VI, Section 42-197)

Significant Trees (Section 42-198)

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

4. ok Significant tree - If a significant tree is to be removed, the planting of new trees of the same species, or preferred species if the same species is not available, *totaling the same number of inches in diameter will be required. Replacement trees shall have a minimum dbh of six inches*

Replacement (Section 42-199)

5. ok Where pre-development tree coverage is less than the prescribed minimum, replacement trees shall be at least 2" dbh and 8' tall. (Chapter 42, Article VI, Section 42-199)

6. n/a If a developer will be contributing to the city's tree planting program in order to meet the provisions of this ordinance, provide a statement on the plans to this effect along with supporting documentation as to why the payment is necessary and cannot be achieved through design alternatives. (Chapter 42, Article VI, Section 42- 199(3))

Parking Lot Coverage (Section 42-200)

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

Protection Zones (Section 42-201)

8. n/a The area within the tree protection zone must be open and unpaved, except where approved pervious pavers may be utilized or tree aeration systems and tree wells are installed. (Chapter 42, Article VI, Section 42-201)

9. n/a The protection zone is defined as a circle with a radius of 1' per 1" dbh extending outwardly from the tree to be protected or the extent of the drip line, whichever is more restrictive. (Chapter 42, Article VI, Section 42-201)

10. n/a Tree protective barriers must be at least 4' in height, be prominent visually and erected completely around the protection zone. The use of chain link fencing is required as a minimum. No change in grade within the protection zone shall be allowed around existing trees except for a max two inches of mulch. Those trees to be preserved as shown on the approved landscaping plan shall be marked on-site with a bright blue ribbon encircling the trunks prior to clearing and grading. The construction plan must clearly state the purpose of the blue ribbon to prevent any confusion at the site. (Chapter 42, Article VI, Section 42-201)

Landscape Plan (Section 42-204)

11. ok Each phase of a development must include a landscape plan. (Chapter 42, Article VI, Section 42-204). The Landscaping Plan must show utility easements and areas to be covered with asphalt or concrete

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

13. ok A tree survey showing existing tree coverage, completed by a state registered land surveyor. If a portion of the tract is not to be disturbed, then a tree survey is not required on that portion. Provide an arborist report of significant tree conditions. (Chapter 42, Article VI, Section 42-204)

- Any tree except a pine or sweet gum tree 6” dbh or greater shall be included.
- Any tree except a pine or sweet gum with a dbh between 6” and 17” shall have their common name provided.
- Any tree except a pine or sweet gum with a dbh of 18” or greater shall have their specific name provided.

- Any pine or sweet gum with a dbh of 24" or greater shall be included with their specific name provided.

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

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

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

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

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

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

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

Preferred Tree List: (Section 42-198)

LARGE SPECIES	**MEDIUM SPECIES**	**SMALL SPECIES**
American Beech	American Holly	Eastern Redbud
American Elm hybrids	Maple, Red	Holly, attenuate hybrids
American Sycamore	Maple, Florida	Holly, Yaupon
Ash, Green	Maple, Trident	Magnolia, Sweetbay
Ash, White	Cedar, Eastern Red	Fringe tree
Cypress, Bald		
Cypress, Pond		
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

FOREST LAKES SUBDIVISION

PHASE 13

PREPARED FOR GODLEY STATION WEST, LLC

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

NOT FOR CONSTRUCTION

GEORGIA
No. PE036652
PROFESSIONAL
11/04/24
NEIL P. McKENZIE

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR
FOREST LAKES SUBDIVISION
PHASE 13
LOCATED IN POOLER, GEORGIA
PREPARED FOR GODLEY STATION WEST, LLC

JOB NUMBER: 24-164.000
DATE: 11/04/2024
DRAWN BY: RCC
CHECKED BY: NPM
SCALE: AS NOTED

COVER

SHEET:
COV

DESIGN PROFESSIONAL'S CREDENTIALS:

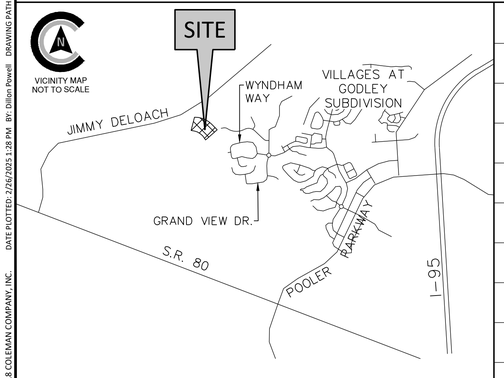
ENGINEER'S NAME (PRINTED):	NEIL P McKENZIE, PE
GEORGIA PE NUMBER:	PE036652
GSWCC LEVEL II CERTIFICATION NUMBER:	44944

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

TO THE BEST OF OUR KNOWLEDGE, NO WATER AND/OR SEWER LINES ASSOCIATED WITH THIS PROJECT ARE CONSTRUCTED UPON, NOR DO THEY SERVE STRUCTURES BUILT UPON, SOLID WASTE LANDFILLS.

NEIL P McKENZIE, PE — DATE

VICINITY MAP (N.T.S.)



REVISIONS

PROJECT SITE DATA

PROJECT ADDRESS:	CHAMPLAIN DRIVE
PROJECT CITY, STATE:	POOLER, GEORGIA
OWNER/REPRESENTATIVE:	GODLEY STATION WEST, LLC
PROPERTY AREA:	± 123.98 AC
DISTURBED AREA:	± 29.38 AC
ZONING:	PUD - PLANNED UNIT DEVELOPMENT
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
FLOOD ZONE:	AE-20
WATER & SEWER PROVIDER:	CITY OF POOLER
PINS:	51014 01148 AND 51015 01034
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	N/A
ARCHITECT:	N/A
CONSTRUCTION EXIT LOCATION:	32.14649°, -81.27938°

SHEET INDEX

Sheet Number	Sheet Title	Sheet Number	Sheet Title
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C3.0	STAKING PLAN	CE3.1	FINAL ES&PC PLAN
C4.0	PAVING, GRADING, & DRAINAGE PLAN	CE4.0	EROSION CONTROL DETAILS
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COV	ES&PC COVER SHEET		
CE0.0	OVERALL ES&PC PLAN		
CE1.0	INITIAL ES&PC PLAN		
CE1.1	INITIAL ES&PC PLAN		

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FOREST LAKES
PHASE 12
(EXISTING)

FOREST LAKES
PHASE 11
(EXISTING)

CHAMPLAIN WAY

FOREST LAKES DRIVE

TRACT B-1
PRB 35P, PG 85
N/F: HUNT CLUB ASSOCIATION, INC.
PIN: 51015 01075

TRACT A-1
N/F: PAUL LEON YATES
PB 10P, PG 28B
PIN: 81020 01005

REMOVE GRAVEL TURNAROUND

REMOVE GRAVEL TURNAROUND
IF ACCESS ROAD IS CONSTRUCTED
PRIOR TO PHASE 13.

REMOVE GRAVEL TURNAROUND

WETLAND LINE

CITY OF BLOOMINGDALE AND
POOLER MUNICIPAL LIMITS

CITY OF BLOOMINGDALE / CITY OF POOLER

APPROXIMATE LOCATION
OF 1% FLOOD HAZARD LINE

ZONE AE
BFE = 20'
NAVD 88

ZONE X
ZONE X SHADED

SCALE: 1"=60'
0' 30' 60' 120'

Know what's below.
Call before you dig.

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GEORGIA REGISTERED
No. PE031564
PROFESSIONAL
11/04/24
ENGINEER
NEIL P. McKENZIE

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

FOREST LAKES SUBDIVISION

PHASE 13

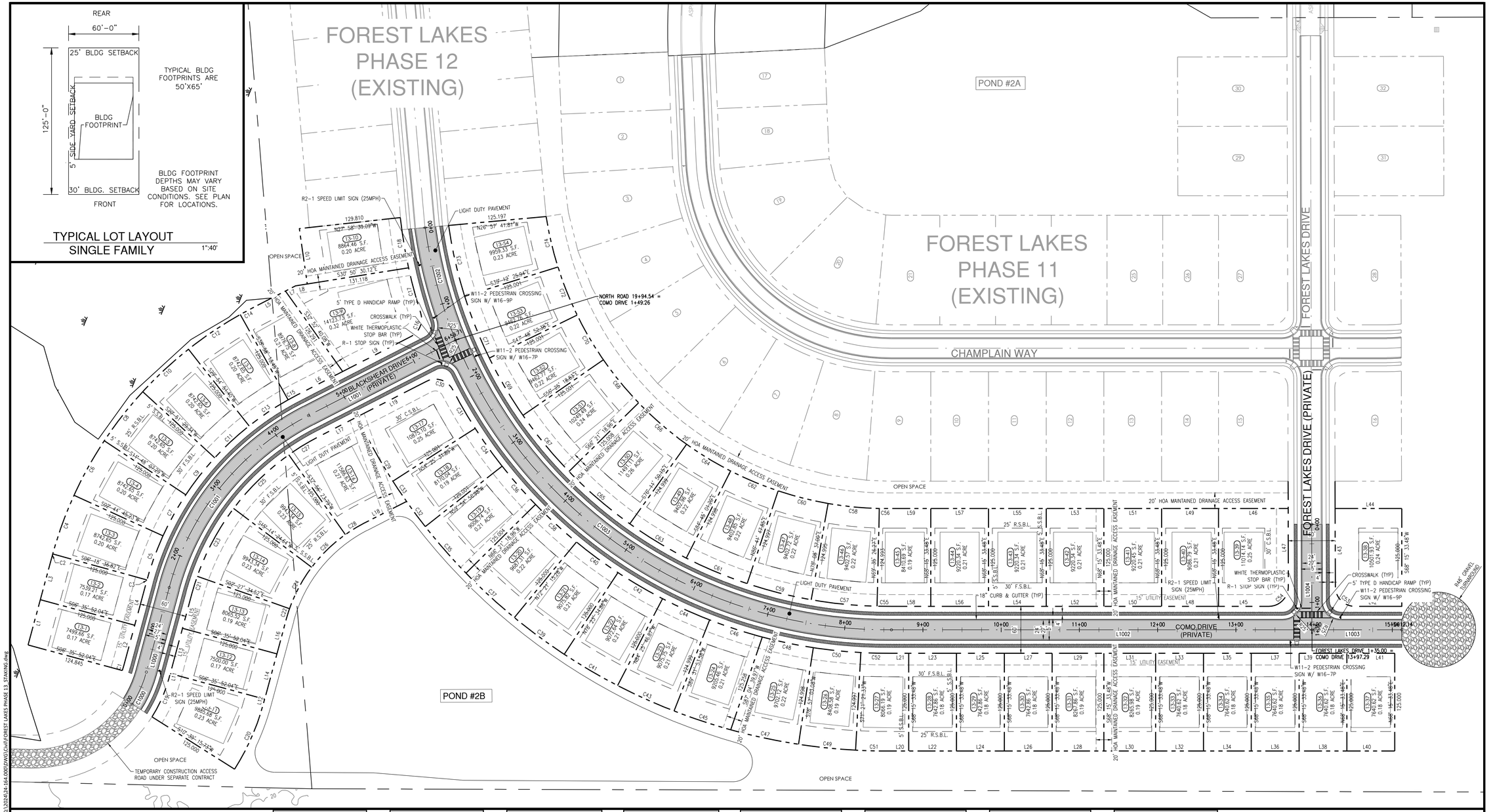
LOCATED IN POOLER, GEORGIA
PREPARED FOR GODLEY STATION WEST, LLC

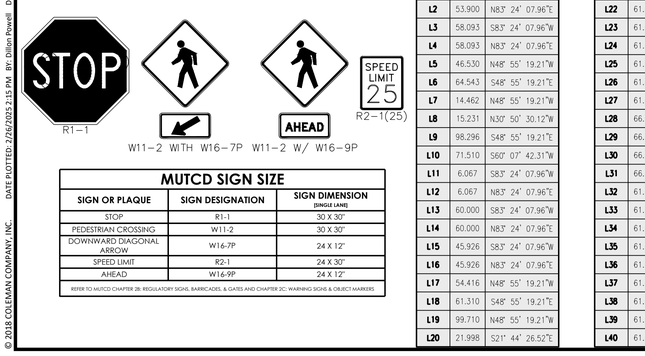
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DATE:	11/04/2024
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SCALE:	AS NOTED

EXISTING CONDITIONS

SHEET:
C2.0

TYPICAL LOT LAYOUT
SINGLE FAMILY 1":40'





MUTCD SIGN SIZE		
SIGN OR PLAQUE	SIGN DESIGNATION	SIGN DIMENSION [SINGLE LANE]
STOP	R1-1	30 X 30"
PEDESTRIAN CROSSING	W11-2	30 X 30"
DOWNWARD DIAGONAL ARROW	W16-7P	24 X 12"
SPEED LIMIT	R2-1	24 X 30"
AHEAD	W16-9P	24 X 12"

REFER TO MUTCD CHAPTER 2B: REGULATORY SIGNS, BARRICADES, & GATES AND CHAPTER 2C: WARNING SIGNS & OBJECT MARKERS

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	60.000	S83° 24' 07.96"W
L2	53.900	N83° 24' 07.96"E
L3	58.093	S83° 24' 07.96"W
L4	58.093	N83° 24' 07.96"E
L5	46.530	N48° 55' 19.21"W
L6	64.543	S48° 55' 19.21"E
L7	14.462	N48° 55' 19.21"W
L8	15.231	N30° 50' 30.12"W
L9	98.296	S48° 55' 19.21"E
L10	71.510	S60° 07' 42.31"W
L11	6.067	S83° 24' 07.96"W
L12	6.067	N83° 24' 07.96"E
L13	60.000	S83° 24' 07.96"W
L14	60.000	N83° 24' 07.96"E
L15	45.926	S83° 24' 07.96"W
L16	45.926	N83° 24' 07.96"E
L17	54.416	N48° 55' 19.21"W
L18	61.310	S48° 55' 19.21"E
L19	99.710	N48° 55' 19.21"W
L20	21.998	S21° 44' 26.52"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L21	21.998	N21° 44' 26.52"W
L22	61.143	S21° 44' 26.52"E
L23	61.143	N21° 44' 26.52"W
L24	61.143	S21° 44' 26.52"E
L25	61.143	N21° 44' 26.52"W
L26	61.143	S21° 44' 26.52"E
L27	61.143	N21° 44' 26.52"W
L28	66.143	S21° 44' 26.52"E
L29	66.143	N21° 44' 26.52"W
L30	66.128	S21° 44' 26.52"E
L31	66.128	N21° 44' 26.52"W
L32	61.125	S21° 44' 26.52"E
L33	61.125	N21° 44' 26.52"W
L34	61.125	S21° 44' 26.52"E
L35	61.125	N21° 44' 26.52"W
L36	61.125	S21° 44' 26.52"E
L37	61.125	N21° 44' 26.52"W
L38	61.125	S21° 44' 26.52"E
L39	61.125	N21° 44' 26.52"W
L40	61.125	S21° 44' 26.52"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	61.125	N21° 44' 26.52"W
L42	59.987	N21° 44' 26.52"W
L43	100.063	N68° 06' 52.50"E
L44	85.240	S21° 44' 26.52"E
L45	64.261	S21° 44' 26.52"E
L46	89.074	N21° 44' 26.52"W
L47	99.937	N68° 09' 07.63"E
L48	72.694	S21° 44' 26.52"E
L49	72.694	N21° 44' 26.52"W
L50	73.764	S21° 44' 26.52"E
L51	73.764	N21° 44' 26.52"W
L52	73.763	S21° 44' 26.52"E
L53	73.763	N21° 44' 26.52"W
L54	73.763	S21° 44' 26.52"E
L55	73.763	N21° 44' 26.52"W
L56	73.763	S21° 44' 26.52"E
L57	73.763	N21° 44' 26.52"W
L58	50.296	S21° 44' 26.52"E
L59	50.296	N21° 44' 26.52"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1000	111.993	S83° 24' 07.96"W
L1001	211.321	N48° 55' 19.21"W
L1002	537.531	S21° 44' 26.52"E
L1003	114.849	S21° 44' 26.52"E
L1004	135.000	S68° 06' 52.50"W

Curve Table			
Curve #	Length	Radius	Delta
C1	6.102	120.000	002.9135
C2	2.535	505.000	000.2876
C3	1.907	380.000	000.2876
C4	79.820	505.000	009.0561
C5	60.063	380.000	009.0561
C6	79.820	505.000	009.0561
C7	60.063	380.000	009.0561
C8	79.820	505.000	009.0561
C9	60.063	380.000	009.0561
C10	79.820	505.000	009.0561
C11	60.063	380.000	009.0561
C12	79.820	505.000	009.0561
C13	60.063	380.000	009.0561
C14	18.576	505.000	002.1076
C15	13.978	380.000	002.1076
C16	35.174	25.000	080.6125
C17	60.022	626.430	005.4898
C18	65.043	626.430	005.9491
C19	54.199	180.000	017.2522
C20	91.838	305.000	017.2522
C21	23.112	320.000	004.1382

Curve Table			
Curve #	Length	Radius	Delta
C22	14.084	195.000	004.1382
C23	98.854	320.000	017.6998
C24	60.239	195.000	017.6998
C25	98.854	320.000	017.6998
C26	60.239	195.000	017.6998
C27	45.451	320.000	008.1381
C28	27.697	195.000	008.1381
C29	94.095	751.389	007.1750
C30	39.127	25.000	089.6714
C31	57.228	626.400	005.2346
C32	40.109	751.389	003.0584
C33	31.240	751.389	002.3822
C34	59.371	626.400	005.4306
C35	79.078	751.389	006.0299
C36	65.029	626.400	005.9481
C37	84.042	751.389	006.4085
C38	70.954	626.400	006.4901
C39	79.194	751.389	006.0388
C40	66.019	626.400	006.0387
C41	79.166	751.389	006.0367
C42	65.996	626.400	006.0366

Curve Table			
Curve #	Length	Radius	Delta
C43	79.194	751.389	006.0388
C44	66.019	626.400	006.0387
C45	76.316	751.389	005.8193
C46	70.974	626.400	006.4919
C47	88.670	751.389	006.7614
C48	66.566	626.400	006.0886
C49	73.373	751.389	005.5949
C50	61.167	626.400	005.5949
C51	45.910	751.389	003.5008
C52	39.154	626.400	003.5814
C53	39.207	25.000	089.8553
C54	39.333	25.000	090.1447
C55	18.442	566.417	001.8655
C56	15.538	441.431	002.0168
C57	84.553	566.417	008.5530
C58	65.894	441.431	008.5528
C59	84.554	566.417	008.5530
C60	65.894	441.431	008.5528
C61	84.554	566.417	008.5530
C62	65.894	441.431	008.5528
C63	84.554	566.417	008.5531

Curve Table			
Curve #	Length	Radius	Delta
C64	65.894	441.431	008.5528
C65	102.665	566.417	010.3850
C66	81.193	441.431	010.5385
C67	92.831	566.417	009.3903
C68	71.160	441.431	009.2362
C69	85.091	566.417	008.6073
C70	66.312	441.431	008.6071
C71	85.091	566.417	008.6073
C72	66.312	441.431	008.6071
C73	93.036	566.417	009.4110
C74	66.312	441.431	008.6071

Curve Table			
Curve #	Length	Radius	Delta
C1000	45.166	150.000	017.2522
C1001	291.235	350.000	047.6758
C1002	149.255	596.414	014.3385
C1003	710.506	596.414	068.2563

NOTES:
1. 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 EAGH STREET. THE TOP OF THE MONUMENTS SHALL CONTAIN A METAL PIN OR BE SCORED WITH AN INDENTED CROSS TO IDENTIFY THE LOCATIONS. (APPENDIX B, ARTICLE VI, SEC. 605)
2. BUILDING SETBACKS:
   2.1. FRONT: 30-FT
   2.2. REAR: 25-FT
   2.3. SIDE: 5-FT
   2.4. CORNER: 30-FT
3. ALL DRAINAGE AND ACCESS EASEMENTS BETWEEN AND BEHIND LOTS TO BE HOA OWNED AND MAINTAINED.

SCALE: 1"=60'
0' 30' 60' 120'

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GEORGIA REGISTERED No. PE031566 PROFESSIONAL 11/04/2024 NEIL P. McKERZIE

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

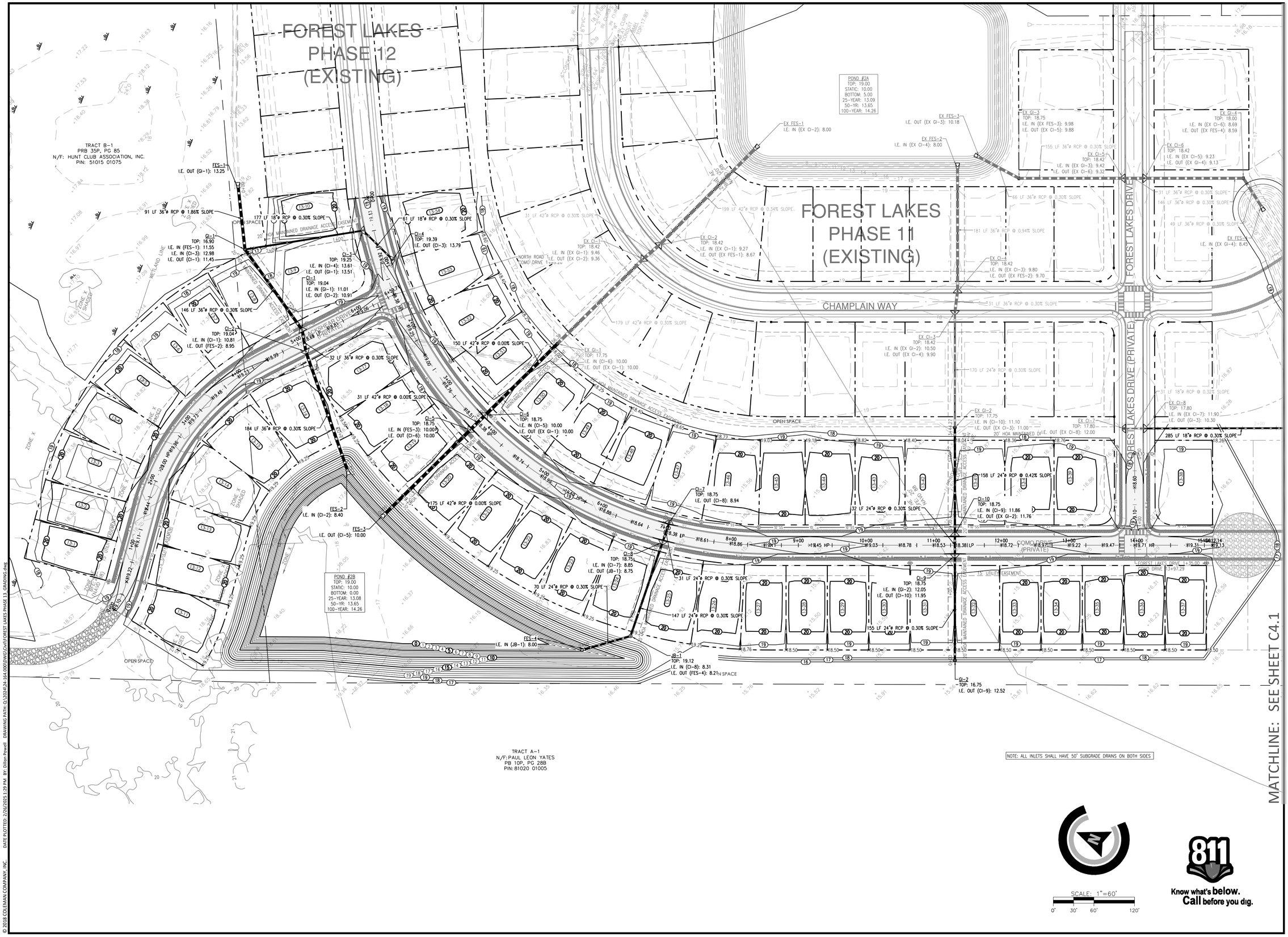
FOREST LAKES SUBDIVISION
PHASE 13
LOCATED IN POOLER, GEORGIA
PREPARED FOR GODLEY STATION WEST, LLC

JOB NUMBER:	24-164.000
DATE:	11/04/2024
DRAWN BY:	RCC
CHECKED BY:	NPM
SCALE:	AS NOTED

STAKING PLAN

SHEET:
C3.0

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GEORGIA REGISTERED PROFESSIONAL ENGINEER No. PE035866 PROFESSIONAL 11/04/2024 NEIL P. McKENZIE

REVISIONS:

CIVIL CONSTRUCTION PLANS FOR

FOREST LAKES SUBDIVISION

PHASE 13

LOCATED IN POOLER, GEORGIA
PREPARED FOR GODLEY STATION WEST, LLC

JOB NUMBER:	24-164.000
DATE:	11/04/2024
DRAWN BY:	RCC
CHECKED BY:	NPM
SCALE:	AS NOTED

PAVING, GRADING, & DRAINAGE

SHEET:

C4.0

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LANDSCAPE KEY

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
MG	52	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" CAL., 8' HT	AS SHOWN	FULL TO GROUND, SYMMETRICAL
PO	38	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2" CAL., 12-14' HT	AS SHOWN	SINGLE TRUNK, WELL BALANCED HEAD, 6' CLEAR
QV	43	QUERCUS VIRGINIANA	LIVE OAK	2" CAL., 12-14' HT	AS SHOWN	SINGLE TRUNK, WELL BALANCED HEAD, 6' CLEAR
TD	41	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL., 12-14' HT	AS SHOWN	SINGLE TRUNK, WELL BALANCED HEAD
TD1	24	TAXODIUM DISTICHUM	BALD CYPRESS	3" CAL. MITIGATION	AS SHOWN	SINGLE TRUNK, WELL BALANCED HEAD

NOTES:
1. PLANT LIST QUANTITIES ARE FOR REFERENCE ONLY. KEYED PLANS SHALL GOVERN OVER PLANT LIST.
2. ALL PLANTS/PLANT BEDS SHALL RECEIVE A 3" LAYER OF FRESH PINE STRAW MULCH.
3. THE GENERAL CONTRACTOR SHALL SUPPLY ROUGH GRADES ±0.2' WITH POSITIVE DRAINAGE PATTERNS ESTABLISHED. THE LANDSCAPE CONTRACTOR WILL FINE GRADE FOR PLANTING OPERATIONS.
4. SEE SPECIFICATIONS THIS SHEET FOR FURTHER INSTRUCTIONS.
5. TOPSOIL SHALL BE STRIPPED AND STOCKPILED BY THE GRADING CONTRACTOR. STOCKPILED TOPSOIL SHALL BE SPREAD BY THE GRADING CONTRACTOR TO A DEPTH OF 4 INCHES IF QUANTITIES ARE SUFFICIENT. GRADING CONTRACTOR SHALL PROVIDE STOCKPILED TOPSOIL FOR LANDSCAPE CONTRACTOR USE FOR BACKFILLING LANDSCAPE ISLANDS.
6. ALL PLANT MATERIAL SHALL MEET OF EXCEED SIZE AND SHAPE RELATIONSHIPS SPECIFIED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
7. ALL SIZES SPECIFIED REFER TO THE SIZE AT THE TIME OF PLANTING.
8. REPAIR ALL DISTURBED AREAS – SEED ALL WITH A CONTRACTORS TURF MIX (SEASON PERMITTING).

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

SCALE: 1"=60'
0' 30' 60' 120'

FOREST LAKES PHASE 12 (EXISTING)

FOREST LAKES PHASE 11 (EXISTING)

TRACT B-1
PRB 35P, PG 85
N/F: HUNT CLUB ASSOCIATION, INC.
PIN: 51015 01075

POND #2A

POND #2B

OPEN SPACE
N/F: GODLEY STATION WEST, LLC

CHAMPLAIN WAY

FOREST LAKES DRIVE (PRIVATE)

LACKSHEAR DRIVE (PRIVATE)

NORTH ROAD

COMMUNICATIONS VAULT

ASPHALT

15' UTILITY EASEMENT

20' HOA MAINTAINED DRAINAGE ACCESS EASEMENT

18" ROLL CURB & GUTTER (TYP.)

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GEORGIA REGISTERED NO. 1923 PROFESSIONAL LANDSCAPE ARCHITECT JAY M. GEHLER

REVISIONS:

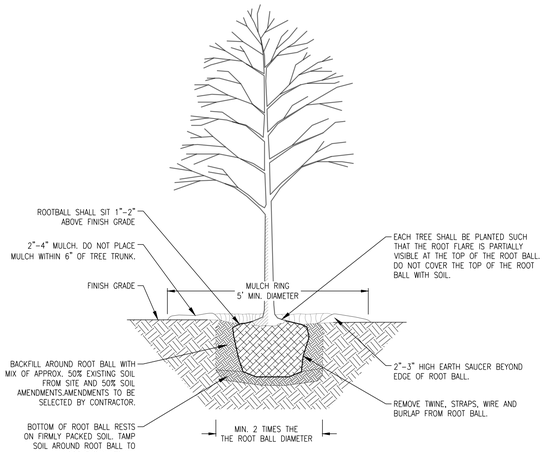
LANDSCAPE PLANS FOR
FOREST LAKES SUBDIVISION
PHASE 13
LOCATED IN POOLER, GEORGIA
PREPARED FOR GODLEY STATION WEST, LLC

JOB NUMBER:	24-164.000
DATE:	11/04/24
DRAWN BY:	MRC
CHECKED BY:	JMG
SCALE:	AS NOTED

LANDSCAPE PLAN

SHEET: L2.0

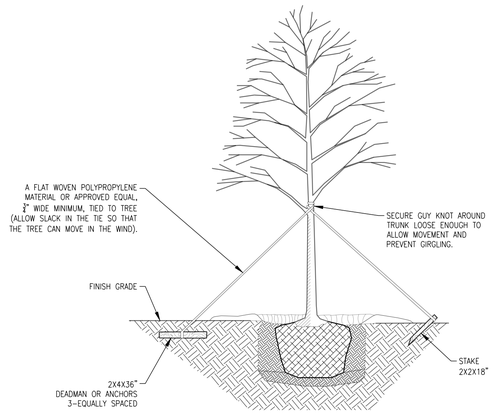
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NOTE:

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.

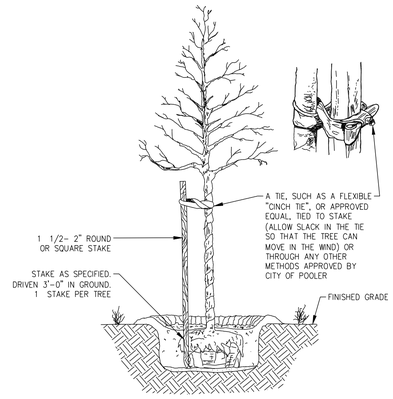
TREE PLANTING DETAIL
NOT TO SCALE



NOTE:

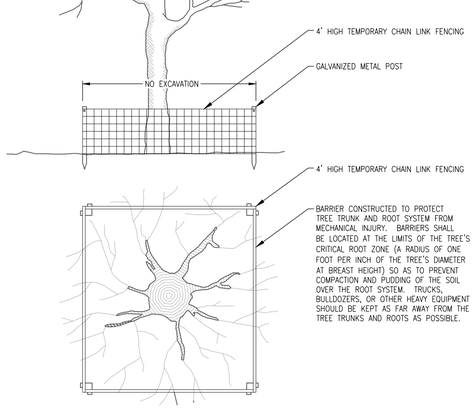
1. SELECT DEADMAN, ANCHORS OR STAKES TO SECURE TREE
2. STAKE TREES ONLY WHEN NECESSARY, STAKES TO BE REMOVED 6 MONTHS AFTER PLANTING.
3. TREES LARGER THAN 2" CALIPER SHOULD BE STAKED BY THREE STRAPS WHEN NECESSARY.
4. DO NOT USE STRAPS TO PULL TREE PLUMB.

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



FOR ADDED PROTECTION:

- PROVIDE 4" DEEP WOOD CHIP MULCH OVER ANY UNPROTECTED ROOT ZONE.
- MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY.
- PROVIDE TEMPORARY IRRIGATION WHERE PRACTICAL AND FEASIBLE.

TREE PROTECTION FENCING
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 ANY 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 ±0.2' OF FINISH GRADE.

PLANT QUALITY:

4. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TREES, SHRUBS, GROUNDCOVER, VINES, AND SOD AS SHOWN ON LANDSCAPE PLAN. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK", PUBLISHED BY THE ASSOCIATION OF NURSERYMEN, 1250 I STREET, N.W. SUITE 500, WASHINGTON, D.C. 20005. (202) 789-2900.
5. ALL PLANT MATERIAL SHALL HAVE A ONE-YEAR WARRANTY UPON ACCEPTANCE BY THE OWNER.
6. 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 SHALL BE STRAIGHT AND EXHIBIT GOOD TRUNK TAPER WITH LIMBS 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.
7. ALL PLANTS SHALL BE COMMERCIALLY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF CHATHAM COUNTY (A.H.S. PLANT ZONE 8).
8. 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".
9. CALIPER OF MULTI-TRUNK TREES SHALL BE DETERMINED BY MEASURING THE LARGEST TRUNK ONLY.

ROOT SYSTEM:

10. ALL TREES SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NO BARE ROOT TREES SHALL BE ACCEPTABLE.
11. ALL SHRUBS SHALL BE BALLED AND BURLAPPED (B&B) OR CONTAINER GROWN. NO BARE ROOT SHRUBS SHALL BE ACCEPTABLE.
12. 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".
13. ALL BALLED AND BURLAPPED PLANTS SHALL HAVE TWINE, BURLAP AND BASKET WIRE REMOVED FROM THE BALL AFTER THE POSITION OF THE PLANT IS STABILIZED.

CITY OF POOLER LANDSCAPING REQUIREMENTS

Sec. 42-197. - Minimal tree coverage.

(a)Residential tree requirement—A residential lot shall have a minimum of three preferred trees, of which one shall be located in the front of the residence and selected from the large or medium tree species from the preferred species list. All trees preserved on a residential lot must be protected and nurtured until final inspection and approval of improvements by the city building official.

CRITERIA	3 EA 2' CAL TREES PER LOT
REQUIREMENT	54 EA LOTS * 3 = 162 EA 2" TREES REQUIRED
SOLUTION	162 EA 2" CAL LARGE CANOPY TREES

LANDSCAPE SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
MG	52	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	2" CAL., 8' HT	AS SHOWN	FULL TO GROUND, SYMMETRICAL
PO	38	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2" CAL., 12-14' HT	AS SHOWN	SINGLE TRUNK, WELL BALANCED HEAD, 6' CLEAR
QV	43	QUERCUS VIRGINIANA	LIVE OAK	2" CAL., 12-14' HT	AS SHOWN	SINGLE TRUNK, WELL BALANCED HEAD, 6' CLEAR
TD	41	TAXODIUM DISTICHUM	BALD CYPRESS	2" CAL., 12-14' HT	AS SHOWN	SINGLE TRUNK, WELL BALANCED HEAD
TD1	24	TAXODIUM DISTICHUM	BALD CYPRESS	3" CAL. MITIGATION	AS SHOWN	SINGLE TRUNK, WELL BALANCED HEAD
	174	**TOTAL TREES (EXCLUDING MIT. TREES)**				

Know what's below. Call before you dig.

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

NOT FOR CONSTRUCTION

GEORGIA REGISTERED NO. 1923 PROFESSIONAL LANDSCAPE ARCHITECT JAY M. GEHLER

REVISIONS:

LANDSCAPE PLANS FOR
FOREST LAKES SUBDIVISION
PHASE 13
LOCATED IN POOLER, GEORGIA
PREPARED FOR GODLEY STATION WEST, LLC

JOB NUMBER:	24-164.000
DATE:	11/04/24
DRAWN BY:	MRC
CHECKED BY:	JMG
SCALE:	AS NOTED

LANDSCAPE DETAILS

SHEET:
L3.0

EOM Operations
Your solution to a better tomorrow
OPERATIONS

May 13th, 2025

Neil P. McKenzie, P.E.
Coleman Company
1480 Chatham Pkwy.
Savannah, GA 31405

Dear Mr. McKenzie,

I am pleased to provide you with a recommendation for Approval of the site development plans submitted under the cover of Forest Lakes Phase 13, which is provided below.

Submittal Documents:		
	Site Development Plans	*Feb. 2025*
	Stormwater Management Report	*Apr. 2025*
	No Rise Certification Letter	*Apr. 2025*
	Floodplain Mitigation Calcs	*Feb. 2025*
	EPD Approval of Eater & Sewer Extension	*Feb. 2025*
	Storm Pipe Sizing Report	*Nov. 2024*
	Floodplain Mitigation Calcs	*Feb. 2025*
	Traffic Assessment	*Nov. 2024*
	USACE NWP Wetland Impact	*Aug. 2024*
	Water & Sewer Report	*Aug. 2024*

We have reviewed the submittal for the referenced project. The plans were reviewed for general conformance with the requirements of the City of Pooler. This review of the submitted site plans does not relieve the Owner, Designer and Contractor, or their representatives, from their individual or collective responsibility to comply with the applicable provisions of the local, state and federal laws, engineering standards and development codes. This review is not to be construed as a check of every item in the plans or construction. The failure of this office to note any conflict with said requirements does not relieve the developer from compliance.

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

480 Edsel Drive, Ste 100
Richmond Hill, GA 31324
www.eomworx.com
Ph: 912.445.0050
F: 912.756.5882

EOM Operations
Your solution to a better tomorrow

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, subject to the following contingency:

- The issuance of Certificates of Occupancy for dwelling units within the Forest Lakes Phase 13 shall be contingent upon the completion of the Forest Lakes Access Road project, specifically the establishment of a secondary fire apparatus access road connecting the Forest Lakes Subdivision to Jimmy DeLoach Parkway, in accordance with the International Fire Code (IFC), Appendix D, Section D107. Notwithstanding the independent permitting of these projects, the completion of the secondary access road is a prerequisite for the issuance of Certificates of Occupancy for Forest Lakes Phase 13, as mandated by the City of Pooler to ensure compliance with life safety requirements.

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

Sincerely,

Trevor Shoemaker

Trevor Shoemaker
Project Manager
EOM

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

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan Approval for 1326 E. US Hwy 80 consisting of Livingoods Home Appliance Showroom

Project:	#A25-0033
P&Z Meeting Date:	June 9, 2025
City Council Meeting Date:	June 16, 2025
Applicant and Authorized Agent:	Lee Webb – Coleman Company Inc
Location (Address):	1326 E. US Hwy 80 - Livingoods
Parcel (PIN):	51014 01148
Acreage:	Approximately 22.886 acres
Zoning:	I-1 (Light Industrial)
Proposed Use:	Home appliance showroom - Livingoods
Staff Recommendation:	Approval with the condition below
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request with the following contingency:* - *The preconstruction meeting for Phase 2 shall not be scheduled until the City of Pooler has received the approved Georgia Department of Transportation (GDOT) Encroachment Permit for the proposed work within the US-80 Right-of-Way."*
Zoning Action Standards:	1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. o *The site is located within an area that is shown on the Future Land Use Map as being partially within*

Commercial, partially within Residential, and is shown in the Comprehensive Plan as being within a Residential Homestead Character Area. Although the proposed site plan is not consistent with the future plans for this site, the property is currently zoned I-1 and the plan is allowed by right.

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; however, some work is to occur within the GDOT right-of-way, which will require approval and permitting through GDOT prior to a pre-construction meeting with the City of Pooler.*

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 subdivision plan addresses the site plan approval criteria, as such, staff recommends **Approval** of the request with the **contingency** that the preconstruction meeting for Phase 2 shall not be scheduled until the City of Pooler has received the approved Georgia Department of Transportation (GDOT) Encroachment Permit for the proposed work within the US-80 Right-of-Way
Attachments:	A. Vicinity Map B. Application and Submittal Documentation C. Approval Letter



CITY OF POOLER
GEORGIA
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Vicinity Map - 1326 E. US HWY 80 - Livingoods Site Plan

06/04/2025

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

Lee Webb	(912) 200-3041
Applicant Name	Applicant Phone
1480 Chatham Parkway Savannah, GA 31405	lwebb@cci-sav.com
Applicant Mailing Address	Applicant Email
Vince Ferraro	(912) 966-5230
Property Owner Name	Property Owner Phone
1618 Dean Forest Road Savannah, GA 31408	vferaro@mahanyconstructi
Property Owner Mailing Address	Property Owner Email
Lee Webb	(912) 200-3041
Contact Person Name	Contact Person Phone
1480 Chatham Parkway Savannah, GA 31405	lwebb@cci-sav.com
Contact Person Mailing Address	Contact Person Email

Property Information

1323 E Highway 80 Pooler, GA 31322	
Location Address	
I-1	50987 02001B
Current Zoning	Parcel Identification #

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

Contractor Information

Mahany Construction		(912) 966-5230
Contractor Name	Contractor License #	Contractor Phone
1618 Dean Forest Road Savannah, GA 31408		vferaro@mahanyconstructi
Contractor Mailing Address		Contractor Email

Zoning Actions

List any zoning actions applied for within the past three (3) years. If possible, include application number, date of application, and action taken on all prior applications filed for the zoning action of the whole or part of the land proposed under this application.

Application Number	Date	Action Requested	Action Taken

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

Approvals

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

Affidavit

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

I hereby certify that this proposed subdivision/site plan does not violate any covenants or deed restrictions currently in effect for the property being subdivided/developed.

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

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

Applicant Name	Applicant Signature	Date
Lee Webb	Lee Webb Digitally signed by Lee Webb DN: C=US, E=lwebb@cci-sav.com, CN=Lee Webb Reason: I attest to the accuracy and integrity of this document Date: 2025.02.07 17:32:16-05'00'	02/07/2025
Zoning Administrator/Agent Name	Zoning Administrator Signature	Date
	Lee Webb Digitally signed by Lee Webb DN: C=US, E=lwebb@cci-sav.com, CN=Lee Webb Reason: I attest to the accuracy and integrity of this document Date: 2025.02.07 17:32:26-05'00'	02/07/2025

Site Plan Submission Checklist

Updated **JUNE 2023**

NOTICE TO APPLICANT

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

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

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

City of Pooler • Planning & Development Department • 100 US Hwy 80 SW • Pooler, Georgia 31322 • (912) 748-7261
skirby@pooler-ga.gov | www.pooler-ga.gov

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.

Applicant Name	Applicant Signature	Date
Lee Webb		2/7/25

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

Livingoods	02/07/2025
Project Name	Date

Basic Engineering Information

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

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

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

23. y _____ Easements existing upon the property

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

4. y _____ 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. na _____ Show sidewalk that is to be constructed or extended; in accordance with Appendix B, Article VI, Section 601.02. Include the City's sidewalk detail

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

7. y _____ Show interior traffic pattern

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

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

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

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

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

15. n _____ 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. na _____ Show location of Mailbox Kiosk and provide details demonstrating it is ADA compliant

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

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

19. na _____ Provide site lighting plan for all proposed lighting

20. na _____ Traffic Impact Study or technical memo for traffic

New Streets

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

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

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

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

5. na _____ The maximum change in grade that does not require a vertical curve shall be as follows: 20 mph – 1.2%, 25 mph – 1.1%, 30 mph – 1.0%, 35 mph – 0.9%, 40 mph – 0.8%, 45 mph – 0.7%, 50 mph – 0.6%, 55 mph – 0.5%, 60 mph – 0.4%, 65 mph – 0.3%. If the cumulative effect of vertical grade breaks violates stopping sight distance criteria, these values shall be reduced

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

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

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

10. na _____ Demonstrate that intersection sight distance is achieved

11. n a _____ Show the location of all proposed R/W monuments – "Stone or concrete monuments four inches in diameter or square, 30 inches long, with a flat top, which shall be set at each street corner, and at all points where the street lines intersect the exterior boundaries of the subdivision, and at the P.C. and P.T. of each street. The top of the monuments shall contain a metal pin or be scored with an indented cross to identify the location." (Appendix B, Article VI, Sec. 605)

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

13. na _____ Show the location of all proposed road signs

14. na _____ Show the location of all proposed pavement markings

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

17. y _____ Label the curb radius at intersections

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

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

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

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

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

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

7. na_____ Select fill SHALL be use in all roads to be dedicated to the City

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

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

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

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

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

5. y_____ Provide a plan and profile of the proposed storm drainage system; Show the hydraulic grade line for the applicable design-year storm, for the full extent of the stormwater conveyance system. The high

water elevation must be below street elevation for the design-year storm event. Show all underground utility crossings, with the required vertical separation. (Chapter 42, Article V, Section 42-183.4)

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

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

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

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

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

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

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

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

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

Mobile Home Parks

1. na _____ Verify correct zoning

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

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

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

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

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

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

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

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

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

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

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

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

Utilities

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

General:

1. y _____ 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. y _____ All utilities are to be installed underground

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

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

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

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

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

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

10. na _____ 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. na _____ 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. y _____ 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. y _____ 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. y _____ 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. y _____ All private and dry utilities shall be shown on plans in easements. Clearly mark all city-owned utilities with "city utility easements" and private utilities with "private utilities easements". Provide associated easement agreement.

Water:

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

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

7. na_____ The water mains at the cul-de-sac shall be installed around the cul-de-sac thereby eliminating the laterals from being installed under the cul-de-sac. (Appendix B, Article VI, Section 606 Water 14)

8. na_____ Water mains in subdivisions shall be 8" diameter minimum. In cul-de-sacs without fire hydrants, the minimum size can be reduced to 4". (Appendix B, Article VI, Section 606)

9. na_____ When feasible all water mains shall be looped into the nearest main of the same size or larger size as the line of origin. (Appendix B, Article VI, Section 606)

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

11. na_____ All gate valves 4" or larger that are installed on a transmission line shall be installed in a manhole. All gate valves at the entrance of a subdivision that tie into a transmission line shall be installed in a manhole. All other gate valves can be installed in a cast iron valve box with a concrete collar and concrete value marker posts. (Appendix B, Article VI, Section 606 Water 6)

12. na_____ All valves shall have a concrete monument with "W/Valve" inscribed on two sides of the monument, installed no more than 6" away from the valve. (Appendix B, Article VI, Section 606 Water 9)

13. na_____ All meter connection points must have an approved, reduced pressure backflow device. This includes fire lines, irrigation lines, and domestic supply lines. (Appendix B, Article VI, Section 606)

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

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

16. na_____ Service laterals under roads are to be sleeved and at least 30" beneath the road surface. (Standard Specifications Section 02700 3.01 F 2)

17. na_____ 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. y_____ Sanitary manholes shall not exceed 350-foot spacing. (Appendix B, Article VI, Section 606, Sewer 1)

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

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

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

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

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

7. na_____ Please assure that the sanitary sewer cleanouts are flood proofed and designed prevent infiltration of flood waters into the system (Appendix B, Article VI, Section 606.01 and Chapter 50, Section 50-91)

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

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

10. na_____ Try to move manholes out of sidewalk

11. y_____ 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. y_____ Min cover 3'

13. y_____ Drop manholes are required when the 'invert in' is 2.0 feet or more above the 'invert out'. The MH must be a 6' diameter precast MH and conform to ASTM C478. The drop pipe shall be the same size as the influent pipe. All hardware on ductile iron piping associated with drop manholes must be stainless steel. (Standard Specifications Section 02720 2.02)

14. na_____ Drop manholes - inside and outside drop manhole details S-7, S-8

15. y_____ Sanitary sewer line - minimum slope:

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

Grease Traps:

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

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

Sanitary Sewer Lift Stations:

1. na _____ City must approve lift station locations. Lift stations should not be located behind residential homes or commercial property. (Appendix B, Article VI, Section 606, Utilities 3)
2. na _____ The lift station shall have a 25-ft (minimum) access easement from a paved public road. (Appendix B, Article VI, Section 606, Utilities 4 and 5)
3. na _____ The easement shall provide an all-weather access road at least 15 feet wide, constructed of 8-inches of graded aggregate base with geo-textile fabric (or grid) if necessary to assure stability. (Appendix B, Article VI, Section 606, Utilities 5)
4. na _____ The immediate entrance at the paved public roadway to the access easement shall be constructed of a 15' x 15' x 4" thick concrete pad. The concrete shall be 4,000 psi @ 28 days fiber reinforced concrete mixture. (Appendix B, Article VI, Section 606, Utilities 6)
5. na _____ The lift station access shall have a vehicle turn-a-round drive provided, unless it is deemed not necessary by the water and sewer superintendent. (Appendix B, Article VI, Section 606, Utilities 7)
6. na _____ All lift stations, with three HP or larger motors, shall have a true three phase power supply. No single phase, rotophase, capacitor banks, shall be permissible. (Appendix B, Article VI, Section 606, Utilities 8)
7. na _____ All lift stations shall be constructed with submersible pumps only. (Appendix B, Article VI, Section 606, Utilities 9)
8. na _____ The city and its engineers shall approve the pump size and manufacturer. (Appendix B, Article VI, Section 606 Utilities 9)
9. na _____ All lift stations sites shall be fenced in. The minimum gate opening is 12-foot with a 180 degree gate swing. The fence material can be either wood or cyclone. All fences shall be of privacy manner. (Appendix B, Article VI, Section 606, Utilities 10)
10. na _____ The mounting panel for the controls, etc., shall be constructed out of three-inch galvanized post and galvanized support brackets. (Appendix B, Article VI, Section 606, Utilities 11)
11. na _____ All proposed Lift Stations shall be accompanied by an engineering report. The following information shall be included in the report:

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

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

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

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

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

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

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

Force Mains:

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

1. na_____ Show force main location and all associated appurtenances. All force mains shall be installed in the access easement or public road right-of-way

2. na_____ Identify the size and material type of the force main pipe

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

4. na_____ 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. y_____ 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

na

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

y

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)

y

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

y

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

y

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

y 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)

y

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))

y

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)

n

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. na _____ Off-site or regional stormwater management practice must meet the following criteria:

a. Located on property legally dedicated to that purpose

b. Be designed and sized to meet the post-construction stormwater management criteria presented below

c. Provide stormwater quality and quantity control that is equal to or greater than that which would be provided by on-site green infrastructure and stormwater management practices

d. Stormwater management practices shall be installed, where necessary, to protect properties and drainage channels that are located between the development site and the location of the off-site or regional stormwater management practice

y

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. y _____ 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

y

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

3. y _____ 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

y

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

y

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

y

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

y

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. y_____ 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. y_____ 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. y_____ Significant tree - A tree with dbh of ≥ 24" (except sweet gums and pines). Live oaks with dbh of ≥ 18"
4. y_____ 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. y_____ 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. y_____ 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. y_____ 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. y_____ 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. y_____ 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. y_____ 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. y_____ 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. y_____ Required note - "Trees shall not be planted within 10 feet of any underground utility or storm drain."

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

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

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

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

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

19. y_____ 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)

na

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 PLAN SET
FOR
LIVINGOODS

PREPARED FOR
MAHANY CONSTRUCTION COMPANY

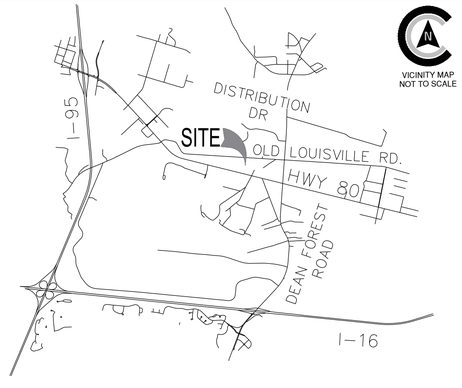
TWENTY-FOUR HOUR CONTACT RESPONSIBLE FOR EROSION AND SEDIMENT CONTROL
NAME: JOSH ROUNDTREE
PHONE: 912-200-3041
ADDRESS: 1480 CHATHAM PKWY, SUITE 100
CITY, STATE: SAVANNAH, GA

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

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

VICINITY MAP (N.T.S.)



VICINITY MAP
NOT TO SCALE

REVISIONS

PROJECT SITE DATA

PROJECT ADDRESS:	1326 EAST HIGHWAY 80
PROJECT CITY, STATE:	POOLER, GEORGIA
OWNER/REPRESENTATIVE:	MAHANY CONSTRUCTION COMPANY
PROPERTY AREA:	22.886 AC 996,916 SF
DISTURBED AREA:	13.82 AC 602,046 SF
ZONING:	I-1
VERTICAL DATUM:	NAVD 88
HORIZONTAL DATUM:	NAD 83
FLOOD ZONE:	AE-12, X
WATER & SEWER PROVIDER:	CITY OF POOLER
PINS:	50987 020021
SURVEY PREPARED BY:	COLEMAN COMPANY, INC.
GEOTECHNICAL BY:	TERRACON
ARCHITECT:	PROJECT ARCHITECT
CONSTRUCTION EXIT LOCATION:	32.097761 N, 81.212963 W#

SHEET INDEX

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COV	COVER
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C2.0	EXISTING CONDITIONS
C3.0	STAKING PLAN
C3.1	ENTRANCE PLAN
C3.2	ENTRANCE PLAN
C4.0	GRADING PLAN
C5.0	DRAINAGE PLAN
C6.0	UTILITY PLAN
C6.1	UTILITY PLAN
C7.0	SEWER PROFILES
C7.1	SEWER PROFILES
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C8.12	LIFT STATION DETAILS
L1.0	Existing Conditions
L2.0	Landscape Plan
L3.0	Landscape Details

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

NOT FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL ENGINEER LEONARD P. WEBB

REVISIONS:

CIVIL CONSTRUCTION PLAN SET FOR
LIVINGOODS
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION COMPANY

JOB NUMBER:	24-298
DATE:	06/04/2025
DRAWN BY:	LPW
CHECKED BY:	DLF
SCALE:	AS NOTED

COVER

SHEET:
COV

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DATE PLOTTED: 6/4/2025 3:42 PM BY: Lee Webb DRAWING PATH: Q:\2024\24-298.000\DWG\Civil\24-298 COVER AND NOTES.dwg

GENERAL NOTES:

1. CONTRACTOR WILL BE REQUIRED TO ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE GOVERNMENTAL AGENCY IN CHARGE OF THE PROJECT.
2. CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS AND INSPECTIONS AS REQUIRED FOR APPROVAL OF THE WORK WITH THE GOVERNMENTAL AGENCY WITH JURISDICTION.
3. CONTRACTOR WILL BE RESPONSIBLE FOR COST OF AND COORDINATION WITH LOCAL UTILITY COMPANIES OR AGENCIES FOR RELOCATION OF, OR CONNECTION TO, ALL EXISTING UTILITIES INCLUDING POWER AND TELEPHONE POLES AND WIRES.
4. ALL ELEVATIONS ARE BASED ON MEAN SEA LEVEL DATUM, NAVD 88.
5. A MINIMUM SHOULDER WIDTH OF 4 FEET WITH A MINIMUM TRANSVERSE SLOPE OF 5% WILL BE PROVIDED ADJACENT TO CURBS AND WALKS. ALL WALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% AND A MAXIMUM TRANSVERSE SLOPE OF 5%.
6. MAXIMUM EARTH SLOPES WILL BE 3:1. GRADE FROM SHOULDER EDGE TO RIGHT- OF-WAY AT 1% MINIMUM.
7. REMOVAL AND REPLACEMENT OF UNSUITABLE SUBGRADE MATERIAL WILL BE PAID FOR ON A CUBIC YARD BASIS IN PLACE MEASUREMENT, AT SUCH AUTHORIZED PRICE PER CUBIC YARD, AS AUTHORIZED BY THE ENGINEER.
8. PROVIDE 1/2" EXPANSION JOINT IN NEW WALKS FOR DEPTH OF CONCRETE, WITH BITUMINOUS SEAL FOR TOP 1 INCH MINIMUM DEPTH AT ABUTMENTS WITH BUILDINGS OR OTHER CONCRETE STRUCTURES.
9. SAW-CUT CONTRACTION JOINTS WILL BE PROVIDED IN ACCORDANCE WITH DETAILS, CUT TO BE 1/4 DEPTH OF CONCRETE MINIMUM.
10. ALL DIMENSIONS ARE TO EXTERIOR FACE OF BUILDING , EDGE OF SURFACE COURSE OR FACE OF CURBING UNLESS OTHERWISE NOTED.
11. ALL ANGLES ARE 90 DEGREES UNLESS OTHERWISE NOTED.
12. THE CONTRACTOR SHALL KEEP ACCURATE RECORDS FOR "AS BUILT" PURPOSES AND PROVIDE THIS INFORMATION TO THE ENGINEER AT THE COMPLETION OF THE PROJECT. IF THE CONTRACTOR FAILS TO FURNISH THIS INFORMATION, THE ENGINEER WILL OBTAIN THE NECESSARY INFORMATION AND CHARGE THE CONTRACTOR FOR THE SERVICES. THE ENGINEER WILL CHECK INFORMATION PROVIDED BY THE CONTRACTOR FOR ACCURACY. AS BUILT INFORMATION INCLUDES, BUT IS NOT LIMITED TO, THE FOLLOWING: ALL UTILITIES INCLUDING INVERTS, TOP ELEVATIONS, PIPE LENGTHS AND TYPE OF CONSTRUCTION MATERIAL; SPOT ELEVATIONS ON FORCE MAINS AND WATER LINES; THE DISTANCE OF THE CENTERLINE OF UTILITIES FROM A PERMANENT STRUCTURE. ALL VALVE MANHOLES AND VALVE BOXES SHALL BE LOCATED WITH RESPECT TO A PERMANENT STRUCTURE. GRADES SHALL BE CONFIRMED IN ROADS AND PARKING AREAS AS WELL AS SWALES TO SHOW DIRECTION OF STORMWATER FLOW. THE FINISHED FLOOR ELEVATION SHALL BE SHOWN ON ALL BUILDINGS. IF THE LANDSCAPING IS CHANGED IN ANY WAY AN AS BUILT OF THE LANDSCAPE PLAN IS TO BE SUBMITTED TO THE ENGINEER.
13. ALL NEW DISTURBED AREAS WILL BE GRASSED BY SEEDING OR SPRIGGING IN ACCORDANCE WITH CURRENT VERSION OF THE MANUAL FOR EROSION & SEDIMENT CONTROL IN GEORGIA, AND AS DIRECTED BY THE ENGINEER.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH STATE AND LOCAL REQUIREMENTS.
15. CONTRACTOR SHALL PROVIDE DUST CONTROL OF ALL DISTURBED AREAS BY THE USE OF WATER AND FAST GROWING, TEMPORARY VEGETATION ON ALL STOCKPILED SOILS.
16. CONTRACTOR WILL PROVIDE A CONSTRUCTION SCHEDULE INCLUDING ALL EROSION AND SEDIMENT CONTROL MEASURES.
17. ALL EXISTING INLETS AND DITCHES SUBJECT TO STORM WATER RUNOFF FROM THE SITE AND ALL NEW INLETS SHALL BE PROVIDED WITH HAY BALES OR OTHER APPROVED SILT BARRIERS TO MINIMIZE SOIL TRANSPORT OFF SITE BY STORM WATERS.
18. ALL MATERIAL AND INSTALLATION PRACTICES ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT SHALL MEET THE CURRENT REQUIREMENTS OF THE CITY OF POOLER AND CHATHAM COUNTY DEVELOPMENT REGULATIONS AND SPECIFICATIONS.
19. TESTING - PROVIDE ALL TESTING AS REQUIRED IN THE SPECIFICATIONS. PROVIDE ENGINEER WITH COPY DIRECT FROM TESTING LAB.
20. CONTRACTOR SHALL MAINTAIN SITE ON A DAILY BASIS TO PROVIDE FOR POSITIVE DRAINAGE. CONTRACTOR, AT HIS COST, SHALL GRADE SITE AND PROVIDE NECESSARY TEMPORARY DRAINAGE SWALES TO INSURE STORM WATER DOES NOT POND ON SITE.
21. ANY DETENTION BASINS SHALL BE CONSTRUCTED IN CONJUNCTION WITH CLEARING AND GRADING TO HELP PREVENT THE LOSS OF SEDIMENT FROM THE SITE. THE CONTRACTOR SHALL CLEAN OUT ANY SEDIMENT DEPOSITED IN THE BASINS DURING THE CONSTRUCTION PERIOD SO THAT THE SPECIFIED WATER DEPTH AT NORMAL POOL IS MAINTAINED. THE CONTRACTOR MAY OVER EXCAVATE THE BASINS TO ACCOMPLISH THIS, IF DESIRED, AT HIS OWN EXPENSE AND WITH THE CONCURRENCE OF THE ENGINEER.
22. PRIOR TO CONSTRUCTION, ALL BUILDING AREAS, PLUS 10 FEET ON EACH SIDE AND ALL AREAS TO BE PAVED, SHALL BE STRIPPED OF ALL VEGETATION, TOP SOIL AND ROOT SYSTEMS.
23. SITE DRAINAGE SHALL BE ESTABLISHED TO PREVENT ANY PONDED WATER CONDITIONS WITHIN THE CONSTRUCTION AREA AND TO FACILITATE THE RAPID RUN-OFF OF STORM WATER.
24. ANY STUMP HOLES OR OTHER DEPRESSIONS SHALL BE CLEARED OF LOOSE MATERIAL AND DEBRIS AND SHALL THEN BE BACKFILLED WITH APPROVED FILL. THE BACKFILL SHALL BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
25. ANY UTILITIES THAT UNDERLIE THE SITE SHALL BE RELOCATED AND THE TRENCHES BACKFILLED WITH APPROVED SOIL. THE BACKFILL SHOULD BE PLACED IN SIX INCH MAXIMUM LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
26. THE SUBGRADE SHALL BE PROOFROLLED WITH A LOADED DUMP TRUCK TO LOCATE UNSTABLE OR SOFT AREAS. THESE AREAS SHALL THEN BE INVESTIGATED TO DETERMINE THE CAUSE OF THE INSTABILITY. IF DUE TO UNSUITABLE SOIL, SUCH AS HIGHLY ORGANIC SOILS OR SOFT CLAYS, THE AREA SHALL BE UNDERCUT TO A FIRM SOIL AND REPLACED WITH APPROVED FILL COMPACTED IN SIX INCH LIFTS TO MINIMUM DENSITY OF 95% IN ACCORDANCE WITH ASTM-D-1557. IF THE INSTABILITY IS DUE TO EXCESS MOISTURE IN OTHERWISE SUITABLE SOIL, THE AREA SHALL BE DRAINED AND COMPACTED TO 95% DENSITY. ANY FILL REQUIRED TO LEVEL OR RAISE THE SITE SHOULD THAN BE PLACED IN 6" THICK LOOSE LIFTS AND COMPACTED TO 95% DENSITY IN ACCORDANCE WITH ASTM-D-1557.
27. ALL OF THE FILL FOR THIS PROJECT SHALL CONSIST OF A CLEAN, FREE DRAINING SAND WITH A MAXIMUM OF 15% FINES. THE FILL SHALL BE FREE OF OBJECTIONABLE ROOTS, CLAY LUMPS AND DEBRIS.
28. ALL COMPACTION SHALL BE PERFORMED AT MATERIAL MOISTURE CONTENTS WITHIN 3 PERCENTAGES POINTS, PLUS, OR MINUS, OF OPTIMUM..
29. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN APPROVED BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE CITY OF POOLER CONVEYANCE AND DISTRIBUTION DEPARTMENT.
30. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO FOLLOW THE COMPREHENSIVE MONITORING PLAN PREPARED FOR THE DEVELOPER BY COLEMAN COMPANY, INC.
31. ALL TAPS ON A MAIN FOR SERVICE LATERALS SHALL BE MADE WITH AN ALL STAINLESS STEEL DOUBLE STRAP EPOXY COATED TAPPING SADDLE. THE SIZE OF THE SADDLE SHALL BE WATER MAIN DIAMETER C-900 + 1"c.c. THREAD".
32. ALL FIRE HYDRANTS AND VALVES SHALL BE MANUFACTURED BY AMERICAN, DARLING, MUELLER OR M&H.
33. 50 L.F. OF 6" UNDERDRAIN AND ROCK SHALL BE INSTALLED FROM EACH SIDE OF EACH GRATE INLET. CONTRACTOR SHALL VERIFY THE STATIC WATER ELEVATION OF THE PROPOSED/EXISTING DRAINAGE SYSTEM EACH ROADSIDE INLET IS A COMPONENT OF AND NOT INSTALL THE UNDERDRAIN BELOW THAT STATIC ELEVATION.
34. ANY AND ALL UTILITY CROSSINGS FOR WATER MAINS BETWEEN STORM OR SEWER PIPING SHOULD BE ACCOMPLISHED BY USING OF 45° BENDS BOTH DOWN AND UP.
35. ALL KNOWN UTILITY FACILITIES ARE SHOWN SCHEMATICALLY ON THE PLANS AND ARE NOT NECESSARILY ACCURATE AS TO PLAN OR ELEVATION. UTILITY FACILITIES SUCH AS SERVICE LINES OR UNKNOWN FACILITIES NOT SHOWN ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITIES, EXCEPT AS NOTED BELOW. THE CONTRACTOR WILL NOT BE RESPONSIBLE FOR THE COST OF REPAIRS TO DAMAGED UTILITY FACILITIES OTHER THAN SERVICE LINES FROM STREET MAINS TO ABUTTING PROPERTY WHEN SUCH FACILITIES ARE NOT SHOWN ON THE PLANS AND THEIR EXISTENCE IS UNKNOWN TO THE CONTRACTOR PRIOR TO THE DAMAGES OCCURRING PROVIDING THE ENGINEER DETERMINES THE CONTRACTOR HAS OTHERWISE FULLY COMPLIED WITH THE SPECIFICATIONS.
36. CONTRACTOR(S) SHALL VERIFY THE LOCATION OF ALL UNDERGOUND UTILITIES. CONTRACTOR(S) ARE RESPONSIBLE FOR LOCATING, PROTECTING, REPAIRING, AND REPLACING ANY AND ALL UNDERGROUND UTILITIES DURING ALL PHASES OF CONSTRUCTION. COLEMAN COMPANY, INC. HAS MADE A DILIGENT EFFORT TO LOCATE ALL ABOVE AND BELOW GROUND UTILITIES BUT CANNOT GUARANTEE THAT ALL PRESENT UTILITIES HAVE BEEN IDENTIFIED. CONTRACTOR SHALL CALL UTILITY PROTECTION CENTER (1-800-282-7411) AT LEAST SEVENTY TWO (72) HOURS PRIOR TO DIGGING AND SHALL NOT BEGIN DIGGING UNTIL ALL UNDERGROUND UTILITY LOCATIONS ARE COMPLETE.
37. ALL DEMOLITION DEBRIS SHALL BE PROPERLY DISPOSED AT THE CONTRACTOR'S EXPENSE.
38. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR GRAVITY SEWER AND FORCE MAINS AT APPROXIMATELY 30" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO MANHOLE RINGS. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
39. ALL SANITARY SEWER LATERALS SHALL BE PROPERLY MARKED AT THE POINT WHERE LATERALS TERMINATE WITH PVC PIPE PAINTED GREEN. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. LATERALS SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.
40. A CONTINUOUS RUN OF PLASTICIZED METALLIC TAPE SHALL BE INSTALLED ABOVE THE TOP OF PVC PIPE USED FOR WATER MAINS AT APPROXIMATELY 18" TO 24" BELOW FINISHED GRADE. THE TAPE SHALL BE SUITABLE FOR DETECTION WITH METAL PIPE LOCATION EQUIPMENT, COLOR CODED AND LABELED TO IDENTIFY CONTENTS OF THE PIPE AND BRIGHTLY COLORED TO CONTRAST WITH THE SOIL. IN ADDITION TO THE TAPE, A CONTINUOUS RUN OF TRACER WIRE SHALL BE ATTACHED TO THE PIPE AND CONNECTED TO CURB STOPS AND BROUGHT TO TOP OF VALVE. ON PIPE RUNS GREATER THAN 500', THE TRACER WIRE SHALL BE ATTACHED TO A 2" GALVANIZED PIPE WITH A 180 DEGREE BEND AT THE TOP, EXTENDING 36" ABOVE GRADE FOR CONNECTION TO LOCATOR EQUIPMENT. THE MAXIMUM DISTANCE BETWEEN 2" PIPE STUBS SHALL BE 500'.
41. ALL WATER SERVICES SHALL BE PROPERLY MARKED ABOVE GROUND WITH PVC PIPE PAINTED BLUE. ADDITIONAL MARKINGS SHALL BE STAMPED IN THE CURB OR MARKED ON THE EDGE OF PAVING WITH AN APPROVED PERMANENT MARKER CAPABLE OF BEING LOCATED BY A MAGNETIC LOCATOR, SUCH AS A NAIL WITH CAP, IF NO CURB PRESENT. SERVICES SHALL BE MARKED WITH MARKING TAPE AND TRACER WIRE AS DESCRIBED ABOVE.
42. TRACER WIRE SHALL BE REQUIRED ON ALL STORM PIPE.
43. THE CONTRACTOR SHALL HAVE APPROVED PLANS ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
44. THE CONTRACTOR SHALL HAVE A CERTIFIED EROSION AND SEDIMENTATION CONTROL INSPECTOR ON SITE AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
45. ALL CONSTRUCTION MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE CITY OF POOLER AND CHATHAM COUNTY'S LATEST CONSTRUCTION SPECIFICATIONS AND DETAILS.
46. ALL CURB AND GUTTER TO BE 18" MOUNTABLE CONCRETE CURB AND GUTTER UNLESS OTHERWISE NOTED THE PLANS.
47. FOR CITY WATER AND SEWER LINE LOCATIONS, CONTACT THE UTILITIES PROTECTION CENTER (1-800-282-7411) A MINIMUM OF SEVENTY-TWO (72) HOURS PRIOR TO DIGGING.
48. THE CONTRACTOR SHALL BECOME FAMILIAR WITH 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 FOUNDRYMEN'S SOCIETY, INC. CASTING'S WEIGHT SHALL NOT VARY MORE THAN 5% ABOVE OR BELOW THOSE VALUES REPRESENTED BY THE MANUFACTURER.

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

50. INTERNATIONAL FIRE CODE, 2021 EDITION:

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

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

51. IN THE CASE OF ANY CONFLICT OF THESE CONSTRUCTION DOCUMENTS AND THE CITY OF POOLER CODIFIED ORDINANCES, STANDARDS, SPECIFICATIONS, OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.
52. PRIOR TO ANY OTHER CONSTRUCTION, A STABILIZED CONSTRUCTION EXIT SHALL BE CONSTRUCTED AT EACH POINT OF ENTRY INTO OR EXIT FROM THE SITE OR ONTO ANY PUBLIC RIGHT OF WAY. THE CONSTRUCTION EXIT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS, MATERIALS, DIMENSIONS, ETC. AS DESCRIBED IN THE CURRENT VERSION OF THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION'S "MANUAL FOR EROSION AND SEDIMENT CONTROL".
53. MAXIMUM BUILDING HEIGHT IS TO BE 70' PER THE CITY OF POOLER CODIFIED ORDINANCES.

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):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

WATER - SEWER NOTES:

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

SITE INFORMATION:

PARENT PIN: 50987 020021
ZONING DISTRICT: I-1
FLOOD ZONE: AE-12, X
SIZE: 22.886 AC 996,916 SF
PROPOSED LAND USE: COMMERCIAL

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: 1326 EAST HIGHWAY 80 POOLER,GEORGIA

   PINS: 50987 020021

   NATURE OF WORK: PROPOSED 138000 SF WAREHOUSE

   SIZE:
   TOTAL PROPERTY ACREAGE: 22.886 AC 996,916 SF
   DISTURBED ACREAGE: 13.82 AC 602,046 SF

   ZONING CLASSIFICATION: I-1

   MAXIMUM BUILDING HEIGHT: 70' (PROPOSED BUILDING HEIGHT = 30')

   PHASES: THE WORK WILL BE PERFORMED IN ONE PHASE.

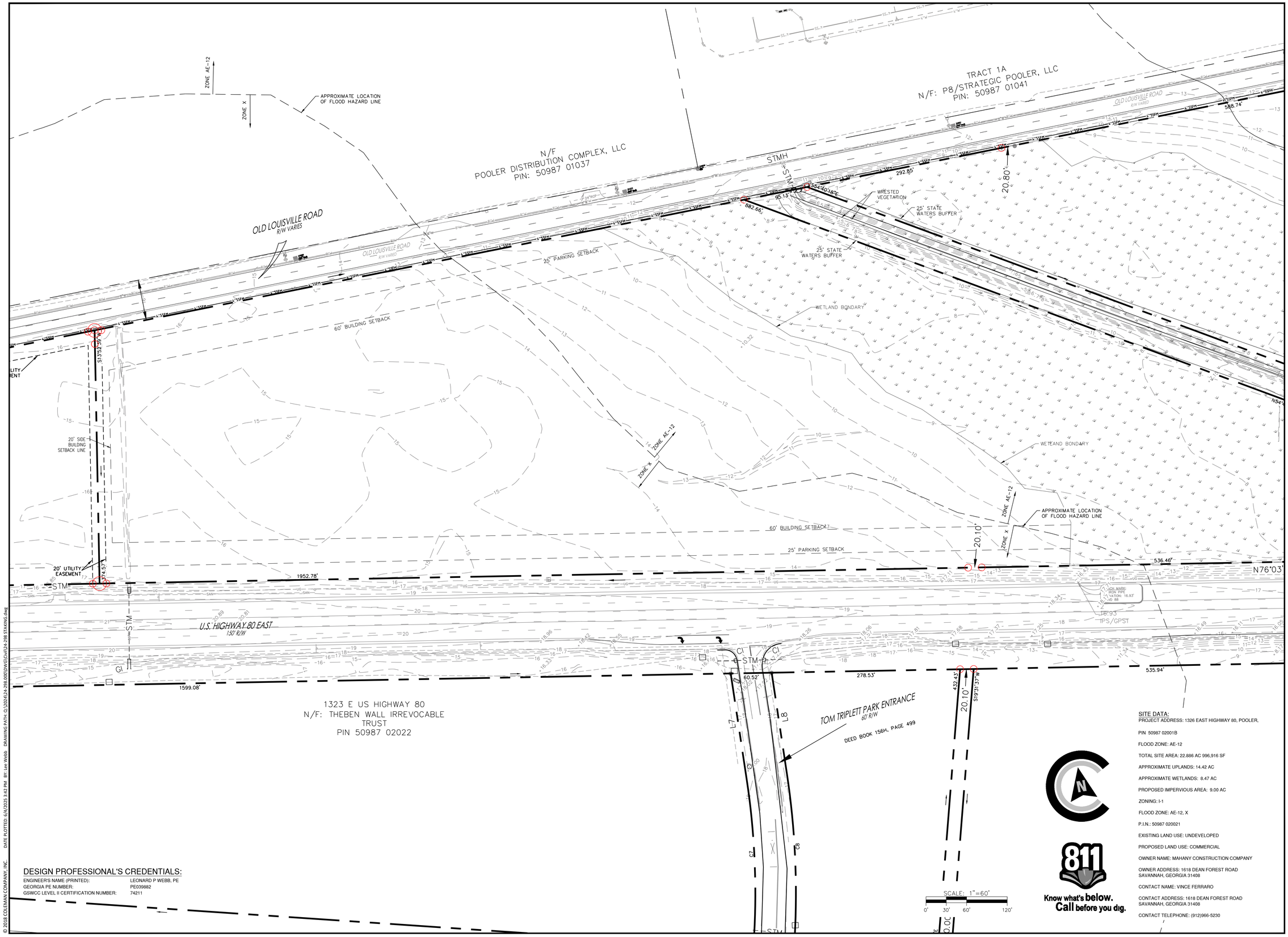
3. THERE ARE APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT SITE.
4. THERE ARE APPARENT WETLANDS PRESENT ON THE PROPERTY.
5. ALL SUITABLE TOPSOIL WILL BE STOCKPILED BY THE CONTRACTOR AND SPREAD IN PROPOSED VEGETATIVE AREAS PRIOR TO LANDSCAPE INSTALLATION.
6. THE SOILS ON SITE ARE : CAPE FEAR SOILS (Cc), CRAVEN LOAMY FINE SAND (Cx), MEGGETT LOAM (Mba), AND POOLER FINE SANDY LOAM (Pn)
7. THIS SITE IS CURRENTLY UNDEVELOPED
8. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENT CONTROL PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE OWNER.
9. THE CONTRACTOR SHALL ENSURE THAT STRUCTURAL EROSION CONTROL MEASURES ARE INSPECTED DAILY. ANY DEFICIENCIES, INCLUDING SEDIMENT ACCUMULATION AND REMOVAL, OBSERVED SHALL BE CORRECTED BY THE END OF THAT DAY'S WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A DAILY INSPECTION LOG AND NOTIFYING THE OWNER AND ENGINEER OF ANY DEFICIENCIES IDENTIFIED IN THE EROSION CONTROL MEASURES. EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL DISTURBED AREAS ARE STABILIZED.
10. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
11. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL WILL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
12. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD OF GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
13. ACCORDING TO THE FLOOD INSURANCE RATE MAPS, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, A PORTION OF THIS PROJECT SITE DOES APPEAR TO LIE IN A FLOOD HAZARD AREA (AE-12) AS DEPICTED ON FIRM PANEL NO. 13051C0127H EFFECTIVE DATE: AUGUST 16, 2018.
14. CONTACT INFORMATION:

CIVIL ENGINEER:	OWNER/REPRESENTATIVE CONTACT:
DOUGLAS L. FAIRCLOTH, PE	MAHANY CONSTRUCTION COMPANY
COLEMAN COMPANY, INC.	ATTN: VINCE FERRARO
1480 CHATHAM PKWY,	1618 DEAN FOREST ROAD
SAVANNAH, GA 31405	SAVANNAH, GEORGIA 31408
P: 912.200.3041	PH: (912)966-5230
F: 912.200.3056	VFERRARO@MAHANYCONSTRUCTION.COM

16. THE INITIAL RECEIVING WATER FOR THIS PROJECT IS THE WETLANDS LOCATED ON SITE.THE FINAL RECEIVING WATERS ARE THE HORSHOE 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.

	ARE	IMPERVIOUS	CN	Q25
PRE-DEVELOPMENT	13.68 ac	0.00ac	73	(±)36.12 cfs Tc=18.4min.
POST-DEVELOPMENT	13.68 ac	9.00ac	87	(±)19.30 cfs Tc=20.0min.

4 TWENTY-FOUR HOUR CONTACT RESPONSIBLE FOR EROSION AND SE



DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

SITE DATA:

PROJECT ADDRESS: 1326 EAST HIGHWAY 80, POOLER,

PIN 50987 02001B

FLOOD ZONE: AE-12

TOTAL SITE AREA: 22.886 AC 996,916 SF

APPROXIMATE UPLANDS: 14.42 AC

APPROXIMATE WETLANDS: 8.47 AC

PROPOSED IMPERVIOUS AREA: 9.00 AC

ZONING: I-1

FLOOD ZONE: AE-12, X

P.I.N.: 50987 020021

EXISTING LAND USE: UNDEVELOPED

PROPOSED LAND USE: COMMERCIAL

OWNER NAME: MAHANY CONSTRUCTION COMPANY

OWNER ADDRESS: 1618 DEAN FOREST ROAD SAVANNAH, GEORGIA 31408

CONTACT NAME: VINCE FERRARO

CONTACT ADDRESS: 1618 DEAN FOREST ROAD SAVANNAH, GEORGIA 31408

CONTACT TELEPHONE: (912)966-5230

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DATE PLOTTED: 6/4/2025 3:42 PM BY: Lee Webb DRAWING PATH: Q:\2024\24-298.000\DWG\Cw\24-298 STAKING.dwg

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NOT FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL LEONARD P. WEBB

REVISIONS:

CIVIL CONSTRUCTION PLAN SET FOR

LIVINGOODS

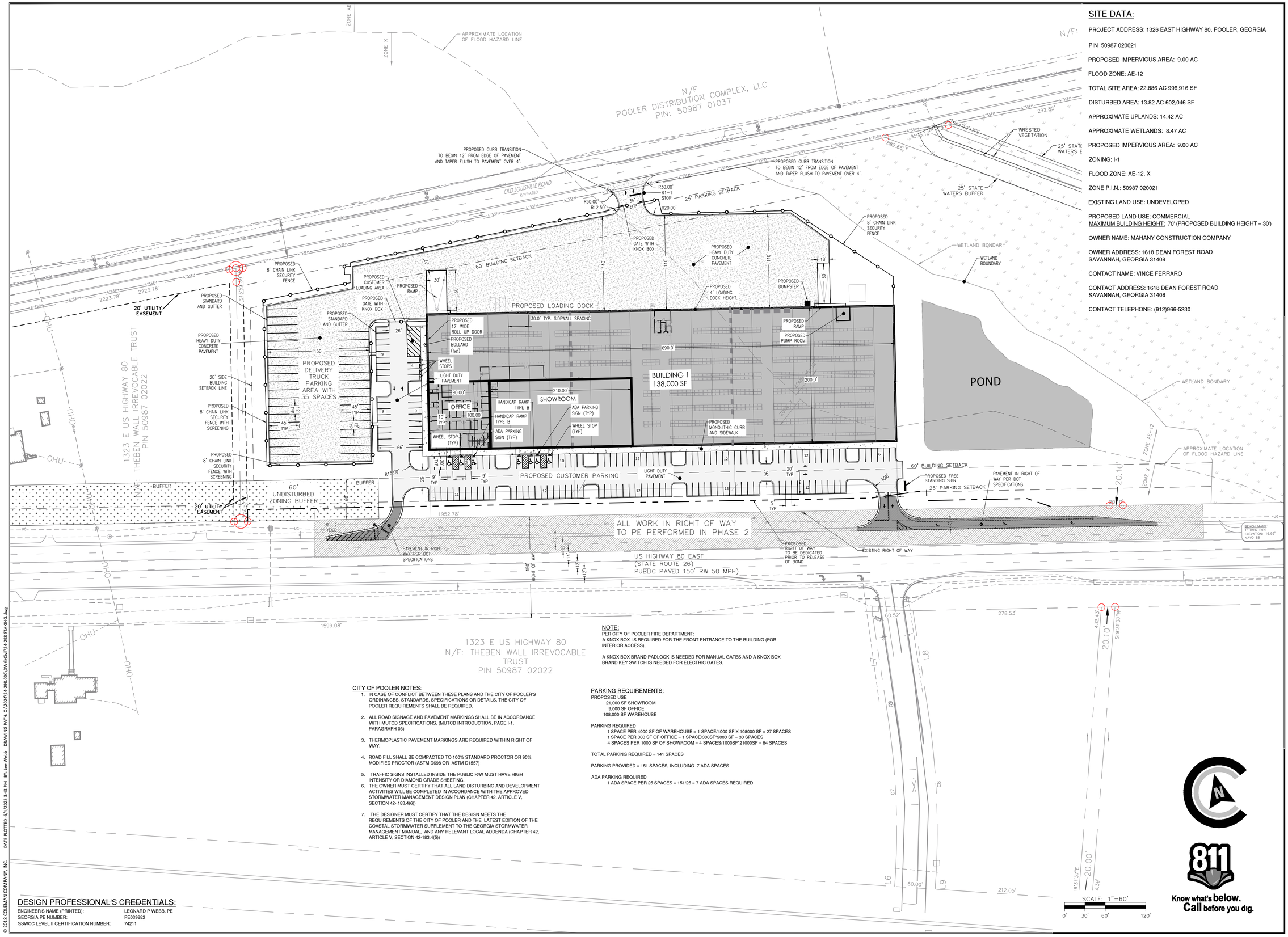
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION COMPANY

JOB NUMBER:	24-298
DATE:	06/04/2025
DRAWN BY:	LPW
CHECKED BY:	DLF
SCALE:	AS NOTED

EXISTING CONDITIONS

SHEET:

C2.0



SITE DATA:

PROJECT ADDRESS: 1326 EAST HIGHWAY 80, POOLER, GEORGIA

PIN 50987 020021

PROPOSED IMPERVIOUS AREA: 9.00 AC

FLOOD ZONE: AE-12

TOTAL SITE AREA: 22.886 AC 996,916 SF

DISTURBED AREA: 13.82 AC 602,046 SF

APPROXIMATE UPLANDS: 14.42 AC

APPROXIMATE WETLANDS: 8.47 AC

PROPOSED IMPERVIOUS AREA: 9.00 AC

ZONING: I-1

FLOOD ZONE: AE-12, X

ZONE P.I.N.: 50987 020021

EXISTING LAND USE: UNDEVELOPED

PROPOSED LAND USE: COMMERCIAL
MAXIMUM BUILDING HEIGHT: 70' (PROPOSED BUILDING HEIGHT = 30')

OWNER NAME: MAHANY CONSTRUCTION COMPANY

OWNER ADDRESS: 1618 DEAN FOREST ROAD
SAVANNAH, GEORGIA 31408

CONTACT NAME: VINCE FERRARO

CONTACT ADDRESS: 1618 DEAN FOREST ROAD
SAVANNAH, GEORGIA 31408

CONTACT TELEPHONE: (912)966-5230

NOTE:
PER CITY OF POOLER FIRE DEPARTMENT:
A KNOX BOX IS REQUIRED FOR THE FRONT ENTRANCE TO THE BUILDING (FOR INTERIOR ACCESS),

A KNOX BOX BRAND PADLOCK IS NEEDED FOR MANUAL GATES AND A KNOX BOX BRAND KEY SWITCH IS NEEDED FOR ELECTRIC GATES.

CITY OF POOLER NOTES:

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. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS. (MUTCD INTRODUCTION, PAGE I-1, PARAGRAPH 03)
3. THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT OF WAY.
4. ROAD FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR OR 95% MODIFIED PROCTOR (ASTM D698 OR ASTM D1557)
5. TRAFFIC SIGNS INSTALLED INSIDE THE PUBLIC R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.
6. 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))
7. 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))

PARKING REQUIREMENTS:

PROPOSED USE
21,000 SF SHOWROOM
9,000 SF OFFICE
108,000 SF WAREHOUSE

PARKING REQUIRED
1 SPACE PER 4000 SF OF WAREHOUSE = 1 SPACE/4000 SF X 108000 SF = 27 SPACES
1 SPACE PER 300 SF OF OFFICE = 1 SPACE/300SF*9000 SF = 30 SPACES
4 SPACES PER 1000 SF OF SHOWROOM = 4 SPACES/1000SF*21000SF = 84 SPACES

TOTAL PARKING REQUIRED = 141 SPACES

PARKING PROVIDED = 151 SPACES, INCLUDING 7 ADA SPACES

ADA PARKING REQUIRED
1 ADA SPACE PER 25 SPACES = 151/25 = 7 ADA SPACES REQUIRED

DESIGN PROFESSIONAL'S CREDENTIALS:

ENGINEER'S NAME (PRINTED):	LEONARD P WEBB, PE
GEORGIA PE NUMBER:	PE039882
GSWCC LEVEL II CERTIFICATION NUMBER:	74211

Know what's below. Call before you dig.

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GEORGIA REGISTERED PROFESSIONAL LEONARD P. WEBB 074211 — 6/4/25

REVISIONS:

CIVIL CONSTRUCTION PLAN SET FOR
LIVINGOODS
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION COMPANY

JOB NUMBER:	24-298
DATE:	06/04/2025
DRAWN BY:	LPW
CHECKED BY:	DLF
SCALE:	AS NOTED

STAKING PLAN

SHEET:
C3.0

Ossabaw Consulting

P.O. Box 30012 • Savannah, GA 31410 • ossabawconsulting@gmail.com • (912) 658 8833

Arborist Site Report

Coleman Company, Inc.
1480 Chatham Parkway, Suite 100
Savannah, GA 31405

January 22, 2024

Location:
Proposed Parcel 1 A
Pooler, GA

General Information:
Documented trees were assessed to determine if they are healthy, per City of Pooler code for "significant tree". The trees were assessed during January of 2025 at a Level 2 Assessment, as defined by the International Society of Arboriculture (ISA). The inspecting arborist is under contract with the City of Pooler and this report will be the official opinion of the City of Pooler Arborist.

Detailed Findings and Recommendations*:
The following trees were identified by the inspecting arborist have structural or health related issues that would impact their potential to be a "significant tree", per City of Pooler code, and the supporting information is provided. These defects do not necessarily mean that the tree should be removed, but re-evaluated once there is a site plan.

Tag Number	DBH	Common Name	Scientific Name	Tree Comments
1510	41	Laurel oak	*Quercus laurifolia*	This tree has decay and declining.
1510	26	Hickory	*Carya species*	This tree has decay.
1512	31	Willow oak	*Quercus phellos*	This tree has decay.
1513	33	Willow oak	*Quercus phellos*	This tree has decay and cankers.
1518	44	Willow oak	*Quercus phellos*	This tree has decay and included bark.
1525	26	Willow oak	*Quercus phellos*	This tree is declining.
1526	24	Southern red oak	*Quercus falcata*	This tree is decayed.
1528	30	Willow oak	*Quercus phellos*	This tree has internal decay.
1529	42	Southern red oak	*Quercus falcata*	This tree has limb failures.
1530	25	Water oak	*Quercus nigra*	This tree has internal decay.
1534	34	Laurel oak	*Quercus laurifolia*	This tree has decay and included bark.
1536	32	Laurel oak	*Quercus laurifolia*	This tree is decayed.
1537	27	Southern red oak	*Quercus falcata*	This tree is damaged.
1538	34	Willow oak	*Quercus phellos*	This tree is decayed.
1541	33	Laurel oak	*Quercus laurifolia*	This tree is declining.
1545	24	Laurel oak	*Quercus laurifolia*	This tree has decay seam.
1546	24	Laurel oak	*Quercus laurifolia*	This tree is declining.
1551	39	Laurel oak	*Quercus laurifolia*	This tree is decayed.
1553	33	Water oak	*Quercus nigra*	This tree is decayed.
1555	31	Laurel oak	*Quercus laurifolia*	This tree is declining.
1556	30	Laurel oak	*Quercus laurifolia*	This tree is declining.
1558	34	Laurel oak	*Quercus laurifolia*	This tree is decayed.
1560	37	Laurel oak	*Quercus laurifolia*	This tree is decayed.
1561	29	Water oak	*Quercus nigra*	This tree is decayed.
1562	27	Water oak	*Quercus nigra*	This tree is decayed.
1563	27	Laurel oak	*Quercus laurifolia*	This tree has cankers.
1564	40	Laurel oak	*Quercus laurifolia*	This tree is decayed.
1565	40	Laurel oak	*Quercus laurifolia*	This tree is decayed.
1566	24	Laurel oak	*Quercus laurifolia*	This tree is decayed.
1567	30	Laurel oak	*Quercus laurifolia*	This tree is decayed.
1570	26	Laurel oak	*Quercus laurifolia*	This tree has a decay seam.
1572	29	Laurel oak	*Quercus laurifolia*	This tree is decayed.
1573	25	Laurel oak	*Quercus laurifolia*	This tree is decayed and declining.
1574	35	Willow oak	*Quercus phellos*	This tree is decayed and declining.
1575	27	Elm	*Ulmus species*	This tree is decayed and has included bark.
1576	24	Water oak	*Quercus nigra*	This tree is declining.
1577	24	Pecan	*Carya illinoensis*	This tree is covered with vines.
1578	31	Laurel oak	*Quercus laurifolia*	This tree is declining.
1580	26	Willow oak	*Quercus phellos*	This tree is infested with mistletoe.
1581	33	Laurel oak	*Quercus laurifolia*	This tree has internal decay.
1582	34	Water oak	*Quercus nigra*	This tree has internal decay.
1583	34	Water oak	*Quercus nigra*	This tree has internal decay.
1584	33	Willow oak	*Quercus phellos*	This tree is declining.

In the opinion of the inspecting arborist, the following trees would have the potential to be a "significant tree", per City of Pooler code.

Tag Number	DBH	Common Name	Scientific Name
1514	26	Willow oak	*Quercus phellos*
1515	28	Laurel oak	*Quercus laurifolia*
1516	24	Willow oak	*Quercus phellos*
1517	24	Willow oak	*Quercus phellos*
1519	25	Willow oak	*Quercus phellos*
1520	25	Southern red oak	*Quercus falcata*
1521	30	Southern red oak	*Quercus falcata*
1522	30	Southern red oak	*Quercus falcata*
1523	33	Southern red oak	*Quercus falcata*
1524	33	Southern red oak	*Quercus falcata*
1527	24	Laurel oak	*Quercus laurifolia*
1531	35	Laurel oak	*Quercus laurifolia*
1532	35	Laurel oak	*Quercus laurifolia*
1533	25	Live oak	*Quercus virginiana*
1535	36	Laurel oak	*Quercus laurifolia*
1539	31	Willow oak	*Quercus phellos*
1540	33	Southern red oak	*Quercus falcata*
1542	28	Laurel oak	*Quercus laurifolia*
1543	25	Southern red oak	*Quercus falcata*
1544	24	Live oak	*Quercus virginiana*
1547	33	Laurel oak	*Quercus laurifolia*
1548	24	Laurel oak	*Quercus laurifolia*
1549	25	Willow oak	*Quercus phellos*
1550	24	Willow oak	*Quercus phellos*
1552	33	Southern red oak	*Quercus falcata*
1554	33	Southern red oak	*Quercus falcata*
1557	24	Laurel oak	*Quercus laurifolia*
1559	30	Laurel oak	*Quercus laurifolia*
1568	24	Laurel oak	*Quercus laurifolia*
1569	30	Laurel oak	*Quercus laurifolia*
1571	30	Willow oak	*Quercus phellos*
1579	29	Southern red oak	*Quercus falcata*
1585	30	Laurel oak	*Quercus laurifolia*
1586	24	Water oak	*Quercus nigra*
1587	25	Water oak	*Quercus nigra*
1588	25	Southern red oak	*Quercus falcata*

It is recommended that if any trees remain on site, that they have a tree protection zone to the drip line or at least 1.25ft in radii around the tree for every diameter inch of the trunk, if possible. Tree protection zones must meet the City of Pooler Code. Mulch should be added within the tree protection zone and should be shredded hardwood and not exceed 4 inches in depth; if possible, irrigation should also be installed within the tree protection zone. Trees should be fertilized twice annually for three years to lessen the stress effects of the construction and trees should also be treated to prevent the infestation of wood boring insects.

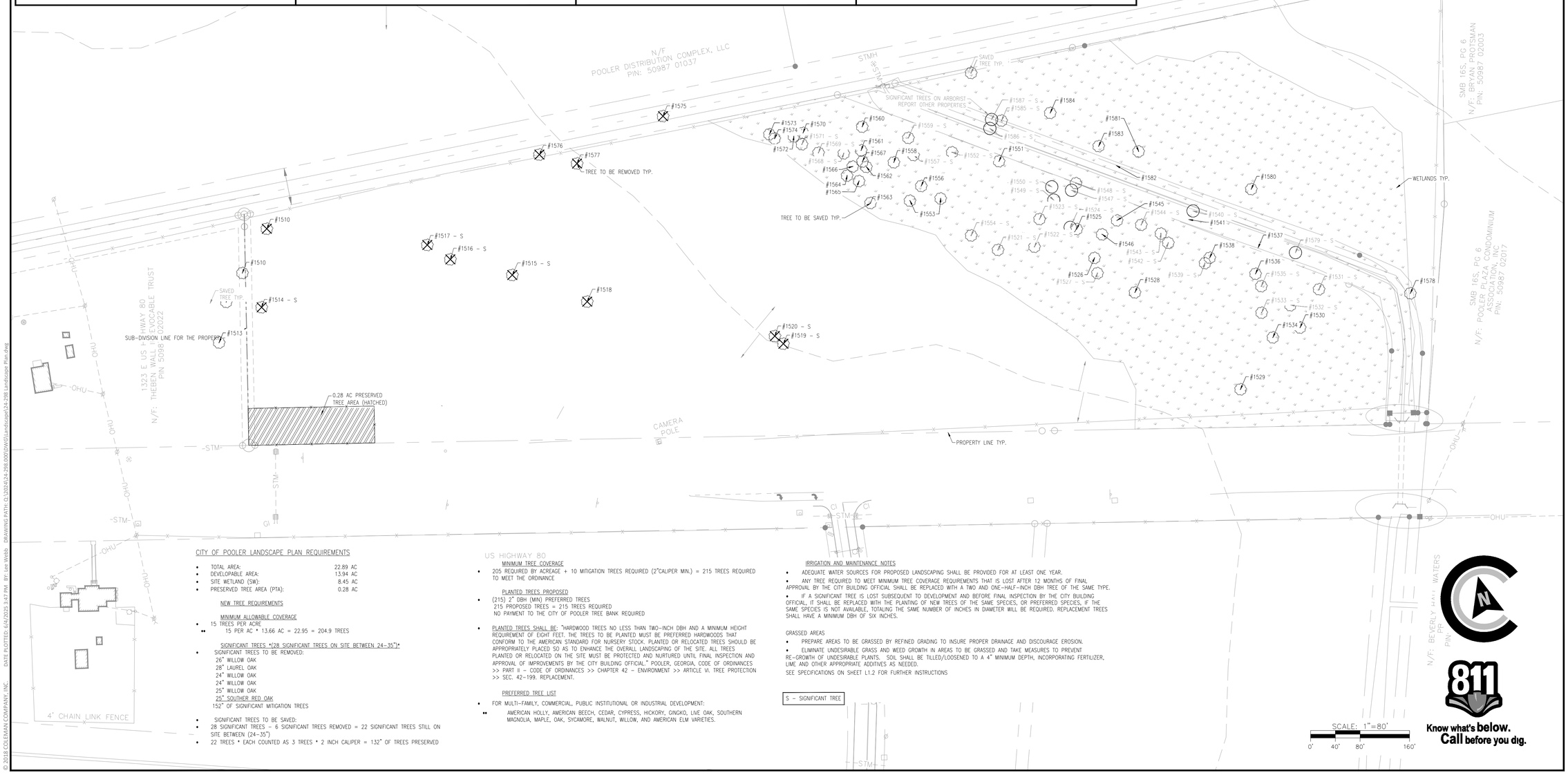
It is also recommended that all trees that remain on site should be pruned to eliminate any hazardous limbs and improve overall safety. Pruning should be conducted under the supervision of an ISA Certified Arborist and should adhere to the most recent ANSI A300 standards and ISA Best Management Practices for tree pruning. It is also recommended that no cutting or pruning of tree roots be conducted, however if there is a need for such a practice, an ISA Certified Arborist should direct and supervise the cutting or pruning. In addition to the pruning, all trees that remain on site should be inspected annually by an ISA Certified Arborist.

Inspector's information:
Michael W. Pavlis, BS, MS
ISA Certified Arborist, SO-5588A
ISA Tree Risk Qualification

Thank you for your consideration,

Michael W. Pavlis
Ossabaw Consulting, LLC

*Trees are a living organism and are undergoing constant change. Recommendations are based on current and ideal conditions. Conditions may change as time progresses. While we strive for complete diagnosis there some defects that are not visible and failure of in or of a tree may occur, unless otherwise stated by Ossabaw Consulting, LLC.



CITY OF POOLER LANDSCAPE PLAN REQUIREMENTS

- TOTAL AREA: 22.89 AC
- DEVELOPABLE AREA: 13.94 AC
- SITE WETLAND (SW): 8.45 AC
- PRESERVED TREE AREA (PTA): 0.28 AC

NEW TREE REQUIREMENTS

MINIMUM ALLOWABLE COVERAGE
- 15 TREES PER ACRE
  - 15 PER AC * 13.66 AC = 22.95 = 204.9 TREES

SIGNIFICANT TREES *(28 SIGNIFICANT TREES ON SITE BETWEEN 24-35")*
- SIGNIFICANT TREES TO BE REMOVED:
  - 26" WILLOW OAK
  - 28" LAUREL OAK
  - 24" WILLOW OAK
  - 24" WILLOW OAK
  - 25" WILLOW OAK
  - 25" SOUTHER RED OAK

152" OF SIGNIFICANT MITIGATION TREES

- SIGNIFICANT TREES TO BE SAVED:
- 28 SIGNIFICANT TREES - 6 SIGNIFICANT TREES REMOVED = 22 SIGNIFICANT TREES STILL ON SITE BETWEEN (24-35")
- 22 TREES * EACH COUNTED AS 3 TREES * 2 INCH CALIPER = 132" OF TREES PRESERVED

MINIMUM TREE COVERAGE
- 205 REQUIRED BY ACREAGE + 10 MITIGATION TREES REQUIRED (2"CALIPER MIN.) = 215 TREES REQUIRED TO MEET THE ORDINANCE

PLANTED TREES PROPOSED
- (215) 2" DBH (MIN) PREFERRED TREES
  215 PROPOSED TREES = 215 TREES REQUIRED
  NO PAYMENT TO THE CITY OF POOLER TREE BANK REQUIRED

- PLANTED TREES SHALL BE: "HARDWOOD TREES NO LESS THAN TWO-INCH DBH AND A MINIMUM HEIGHT REQUIREMENT OF EIGHT FEET. THE TREES TO BE PLANTED MUST BE PREFERRED HARDWOODS THAT CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK. PLANTED OR RELOCATED TREES SHOULD BE APPROPRIATELY PLACED SO AS TO ENHANCE THE OVERALL LANDSCAPING OF THE SITE. ALL TREES PLANTED OR RELOCATED ON THE SITE MUST BE PROTECTED AND NURTURED UNTIL FINAL INSPECTION AND APPROVAL OF IMPROVEMENTS BY THE CITY BUILDING OFFICIAL." POOLER, GEORGIA, CODE OF ORDINANCES >> PART II - CODE OF ORDINANCES >> CHAPTER 42 - ENVIRONMENT >> ARTICLE VI. TREE PROTECTION >> SEC. 42-199. REPLACEMENT.

PREFERRED TREE LIST
- FOR MULTI-FAMILY, COMMERCIAL, PUBLIC INSTITUTIONAL OR INDUSTRIAL DEVELOPMENT:
  - AMERICAN HOLLY, AMERICAN BEECH, CEDAR, CYPRESS, HICKORY, GINGKO, LIVE OAK, SOUTHERN MAGNOLIA, MAPLE, OAK, SYCAMORE, WALNUT, WILLOW, AND AMERICAN ELM VARIETIES.

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.
- IF A SIGNIFICANT TREE IS LOST SUBSEQUENT TO DEVELOPMENT AND BEFORE FINAL INSPECTION BY THE CITY BUILDING OFFICIAL, IT SHALL BE REPLACED WITH 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.

GRASSED AREAS
- PREPARE AREAS TO BE GRASSED BY REFINED GRADING TO INSURE PROPER DRAINAGE AND DISCOURAGE EROSION.
- ELIMINATE UNDESIRABLE GRASS AND WEED GROWTH IN AREAS TO BE GRASSED AND TAKE MEASURES TO PREVENT RE-GROWTH OF UNDESIRABLE PLANTS. SOIL SHALL BE TILLED/LOOSENED TO A 4" MINIMUM DEPTH, INCORPORATING FERTILIZER, LIME AND OTHER APPROPRIATE ADDITIVES AS NEEDED.

SEE SPECIFICATIONS ON SHEET L1.2 FOR FURTHER INSTRUCTIONS

S - SIGNIFICANT TREE

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GEORGIA REGISTERED LANDSCAPE ARCHITECT
JAY M. GEHLER
PROFESSIONAL
04/02/25
JAY M GEHLER

REVISIONS:

LANDSCAPE PLAN FOR
LIVINGOODS
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION COMPANY

JOB NUMBER:	24-298
DATE:	04/02/25
DRAWN BY:	MRC
CHECKED BY:	JMG
SCALE:	AS NOTED

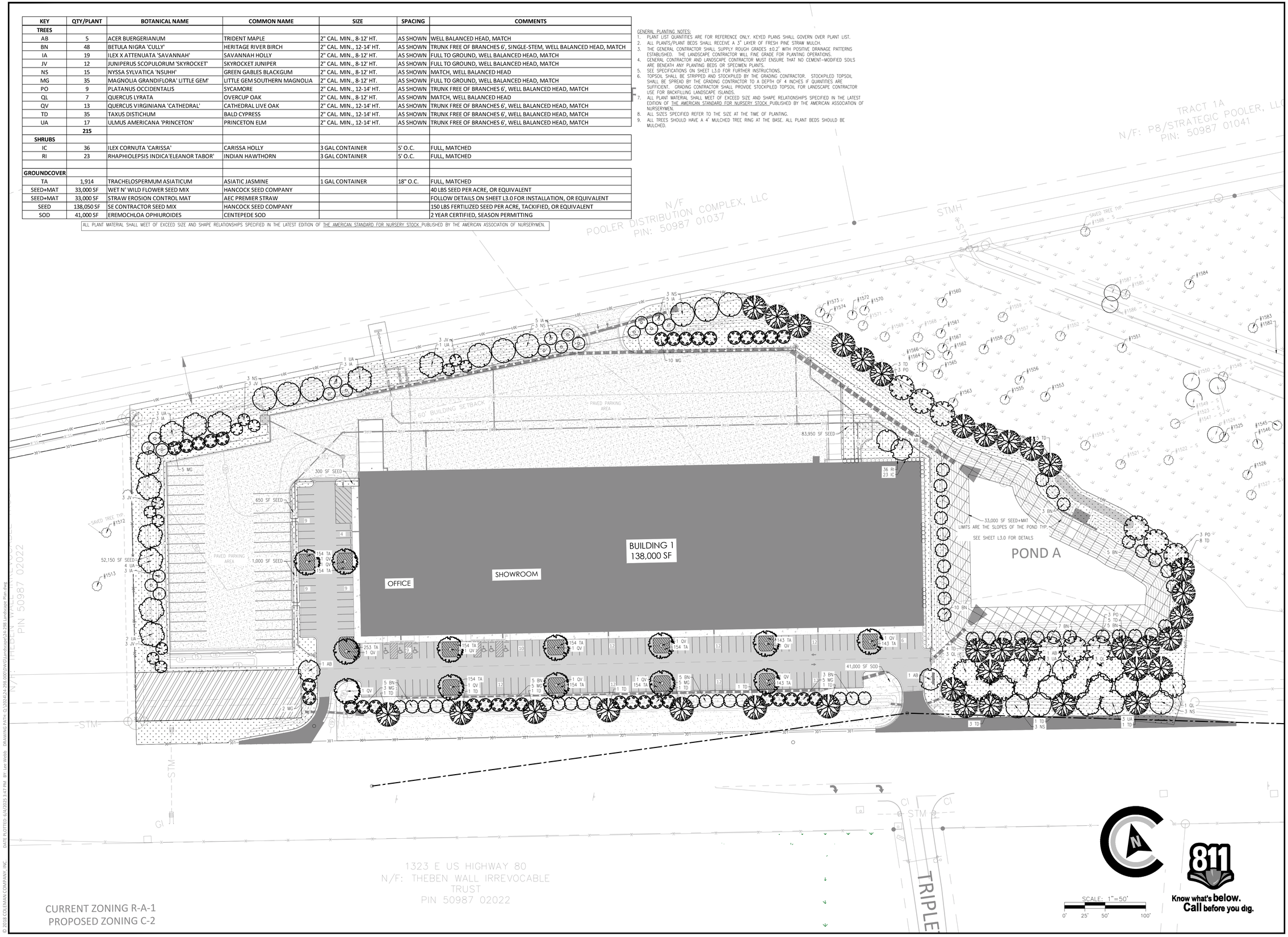
EXISTING CONDITIONS

SHEET:
L1.0

KEY	QTY/PLANT	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES						
AB	5	ACER BUERGERIANUM	TRIDENT MAPLE	2" CAL. MIN., 8-12' HT.	AS SHOWN	WELL BALANCED HEAD, MATCH
BN	48	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	2" CAL. MIN., 12-14' HT.	AS SHOWN	TRUNK FREE OF BRANCHES 6', SINGLE-STEM, WELL BALANCED HEAD, MATCH
IA	19	ILEX X ATTENUATA 'SAVANNAH'	SAVANNAH HOLLY	2" CAL. MIN., 8-12' HT.	AS SHOWN	FULL TO GROUND, WELL BALANCED HEAD, MATCH
JV	12	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	2" CAL. MIN., 8-12' HT.	AS SHOWN	FULL TO GROUND, WELL BALANCED HEAD, MATCH
NS	15	NYSSA SYLVATICA 'NSUHH'	GREEN GABLES BLACKGUM	2" CAL. MIN., 8-12' HT.	AS SHOWN	MATCH, WELL BALANCED HEAD
MG	35	MAGNOLIA GRANDIFLORA' LITTLE GEM'	LITTLE GEM SOUTHERN MAGNOLIA	2" CAL. MIN., 8-12' HT.	AS SHOWN	FULL TO GROUND, WELL BALANCED HEAD, MATCH
PO	9	PLATANUS OCCIDENTALIS	SYCAMORE	2" CAL. MIN., 12-14' HT.	AS SHOWN	TRUNK FREE OF BRANCHES 6', WELL BALANCED HEAD, MATCH
QL	7	QUERCUS LYRATA	OVERCUP OAK	2" CAL. MIN., 8-12' HT.	AS SHOWN	MATCH, WELL BALANCED HEAD
QV	13	QUERCUS VIRGINIANA 'CATHEDRAL'	CATHEDRAL LIVE OAK	2" CAL. MIN., 12-14' HT.	AS SHOWN	TRUNK FREE OF BRANCHES 6', WELL BALANCED HEAD, MATCH
TD	35	TAXUS DISTICHUM	BALD CYPRESS	2" CAL. MIN., 12-14' HT.	AS SHOWN	TRUNK FREE OF BRANCHES 6', WELL BALANCED HEAD, MATCH
UA	17	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	2" CAL. MIN., 12-14' HT.	AS SHOWN	TRUNK FREE OF BRANCHES 6', WELL BALANCED HEAD, MATCH
	215					
SHRUBS						
IC	36	ILEX CORNUTA 'CARISSA'	CARISSA HOLLY	3 GAL CONTAINER	5' O.C.	FULL, MATCHED
RI	23	RHAPHIOLEPSIS INDICA'ELEANOR TABOR'	INDIAN HAWTHORN	3 GAL CONTAINER	5' O.C.	FULL, MATCHED
GROUNDCOVER						
TA	1,914	TRACHELOSPERMUM ASIATICUM	ASIATIC JASMINE	1 GAL CONTAINER	18" O.C.	FULL, MATCHED
SEED+MAT	33,000 SF	WET N' WILD FLOWER SEED MIX	HANCOCK SEED COMPANY			40 LBS SEED PER ACRE, OR EQUIVALENT
SEED+MAT	33,000 SF	STRAW EROSION CONTROL MAT	AEC PREMIER STRAW			FOLLOW DETAILS ON SHEET L3.0 FOR INSTALLATION, OR EQUIVALENT
SEED	138,050 SF	SE CONTRACTOR SEED MIX	HANCOCK SEED COMPANY			150 LBS FERTILIZED SEED PER ACRE, TACKIFIED, OR EQUIVALENT
SOD	41,000 SF	EREMOCHLOA OPHIUROIDES	CENTEPEDE SOD			2 YEAR CERTIFIED, SEASON PERMITTING

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.

GENERAL PLANTING NOTES:
1. PLANT LIST QUANTITIES ARE FOR REFERENCE ONLY. KEYED PLANS SHALL COVERN 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. GENERAL CONTRACTOR AND LANDSCAPE CONTRACTOR MUST ENSURE THAT NO CEMENT-MODIFIED SOILS ARE BENEATH ANY PLANTING BEDS OR SPECIMEN PLANTS.
5. SEE SPECIFICATIONS ON SHEET L3.0 FOR FURTHER INSTRUCTIONS.
6. TOPSOIL SHALL BE STRIPPED AND STOCKPILED BY THE GRADING CONTRACTOR. STOCKPILED TOPSOIL SHALL BE SPREAD BY THE GRADING CONTRACTOR TO A DEPTH OF 4 INCHES IF QUANTITIES ARE SUFFICIENT. GRADING CONTRACTOR SHALL PROVIDE STOCKPILED TOPSOIL FOR LANDSCAPE CONTRACTOR USE FOR BACKFILLING LANDSCAPE ISLANDS.
7. 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.
8. ALL SIZES SPECIFIED REFER TO THE SIZE AT THE TIME OF PLANTING.
9. ALL TREES SHOULD HAVE A 4' MULCHED TREE RING AT THE BASE. ALL PLANT BEDS SHOULD BE MULCHED.



CURRENT ZONING R-A-1
PROPOSED ZONING C-2

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GEORGIA REGISTERED LANDSCAPE ARCHITECT
JAY M. GEHLER
No. 001521
PROFESSIONAL
04/02/25
JAY M GEHLER

REVISIONS:

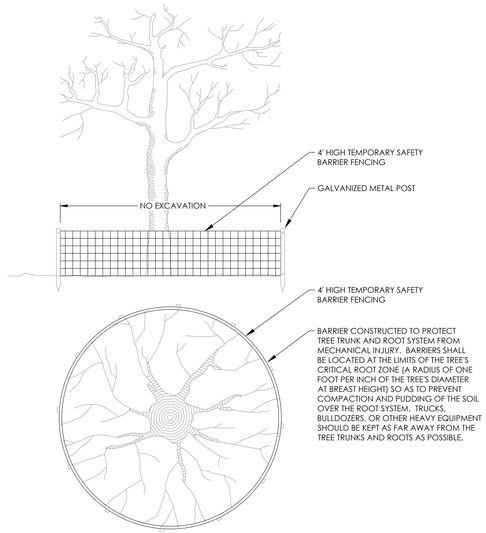
CIVIL CONSTRUCTION PLAN SET FOR
LIVINGOODS
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION COMPANY

JOB NUMBER:	24-298
DATE:	04/02/25
DRAWN BY:	MRC
CHECKED BY:	JMG
SCALE:	AS NOTED

LANDSCAPE PLAN

SHEET:
L2.0

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

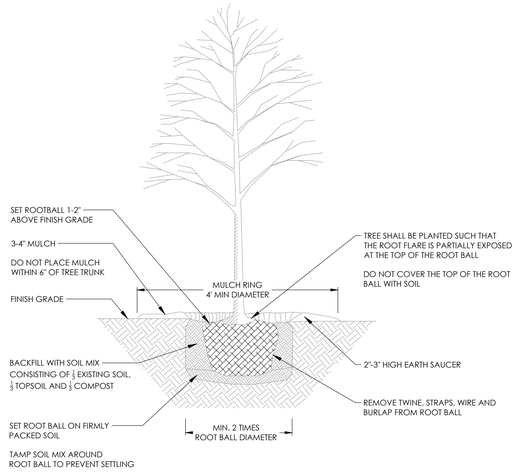


FOR ADDED PROTECTION:

- PROVIDE MULCH SPREAD TO A 3-4" DEPTH OVER CRITICAL ROOT ZONE
- MAKE CLEAN CUTS ON ROOTS EXPOSED BY GRADING AND BACKFILL IMMEDIATELY
- PROVIDE TEMPORARY IRRIGATION WHERE PRACTICAL AND FEASIBLE

1/L3.0 TREE PROTECTION DETAIL - CRITICAL ROOT ZONE

NOT TO SCALE

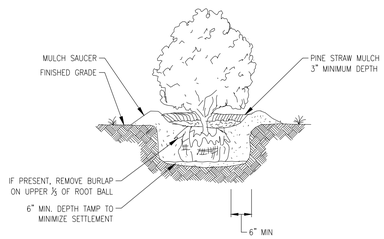


NOTE:

1. TREES SHALL BE PRUNED IMMEDIATELY AFTER PLANTING TO REMOVE DEAD, BROKEN, DISEASED, DYING OR RUBBING BRANCHES
2. CO-DOMINANT STEMS LESS THAN 4" IN DIAMETER AT THE FORK SHALL BE PRUNED OFF AND ONE MAIN STEM REMAIN
3. TREE TOPPING OR HEADING IS NOT PERMITTED AT ANY TIME.
4. STAKING IS NOT REQUIRED, BUT IF INSTALLED IT SHALL BE REMOVED NO LATER THAN SIX MONTHS AFTER PLANTING

2/L3.0 TREE PLANTING DETAIL

NOT TO SCALE

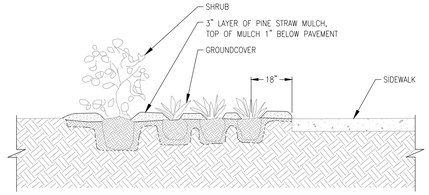


NOTE:

1. CLEANLY PRUNE ONLY DAMAGED, DISEASED AND OR WEAK BRANCHES IF NECESSARY.
2. FINISHED GRADE AROUND PLANT TO BE THE SAME AS ORIGINAL GRADE OF PLANT WHEN GROWN.

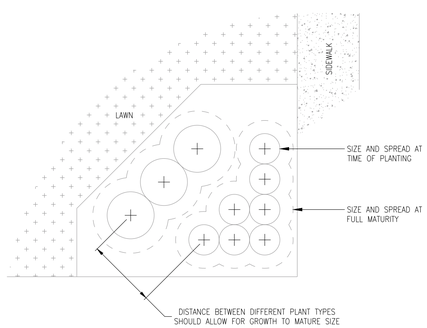
SHRUB PLANTING

NOT TO SCALE



NOTE:

TOPSOIL TO BE MIXED WITH EXISTING SOIL WHILE PLANTING. PLANTER BEDS TO BE RAISED TO THE POINT THAT WATER RUNS OUT OF PLANTER BEDS UNLESS SPECIFIED OTHERWISE.



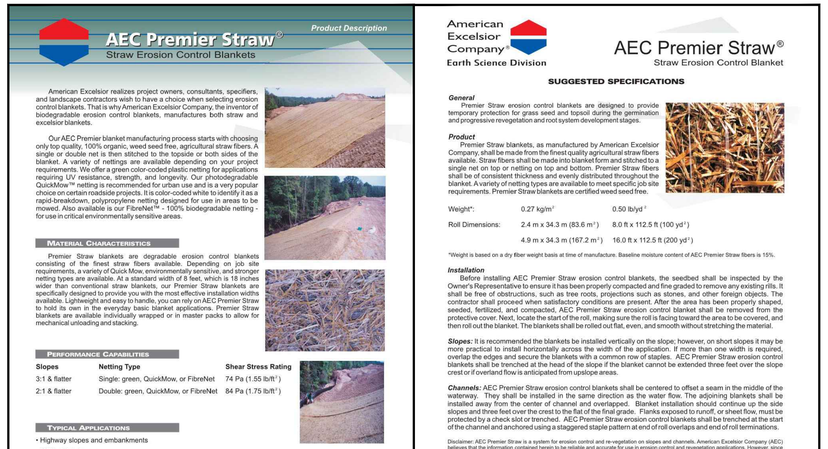
PLAN VIEW

NOTE:

1. MATURE GROWTH NOT TO OVERLAP WALKS, STRUCTURES, LAWN, ETC. PLANT ACCORDING TO SPECIES GROWTH HABIT.

SHRUB AND GROUNDCOVER SPACING

NOT TO SCALE



AEC Premier Straw®
Straw Erosion Control Blankets

Product Description

American Excelsior realizes project owners, consultants, specifiers, and landscape contractors wish to have a choice when selecting erosion control blankets. That is why American Excelsior Company, the inventor of biodegradable erosion control blankets, manufactures both straw and excelsior blankets.

Our AEC Premier blanket manufacturing process starts with choosing only top quality, 100% organic, weed seed free, agricultural straw fibers. A single or double net is then stitched to the topside or both sides of the blanket. A variety of nettings are available depending on your project requirements. We offer a green color-coded plastic netting for applications requiring UV resistance, strength, and longevity. Our photodegradable QuickMow™ netting is recommended for urban use and is a very popular choice on certain roadside projects. It is color-coded white to identify it as a rapid-breakdown, polypropylene netting designed for use in areas to be mowed. Also available is our FibreNet™ - 100% biodegradable netting - for use in critical environmentally sensitive areas.

MATERIAL CHARACTERISTICS

Premier Straw blankets are degradable erosion control blankets consisting of the finest straw fibers available. Depending on job site requirements, a variety of Quick Mow, environmentally sensitive, and stronger netting types are available. At a standard width of 8 feet, which is 18 inches wider than conventional straw blankets, our Premier Straw blankets are specifically designed to provide you with the most effective installation widths available. Lightweight and easy to handle, you can rely on AEC Premier Straw to hold its own in the everyday basic blanket applications. Premier Straw blankets are available individually wrapped or in master packs to allow for mechanical unloading and stacking.

PERFORMANCE CAPABILITIES

Slopes	Netting Type	Shear Stress Rating
3:1 & flatter	Single: green, QuickMow, or FibreNet	74 Pa (1.55 lb/ft²)
2:1 & flatter	Double: green, QuickMow, or FibreNet	84 Pa (1.75 lb/ft²)

TYPICAL APPLICATIONS

- Highway slopes and embankments
- Utility right-of-ways

American Excelsior Company
Earth Science Division

American Excelsior Company®
Earth Science Division

AEC Premier Straw®
Straw Erosion Control Blanket

SUGGESTED SPECIFICATIONS

General
Premier Straw erosion control blankets are designed to provide temporary protection for grass seed and topsoil during the germination and progressive revegetation and root system development stages.

Product
Premier Straw blankets, as manufactured by American Excelsior Company, shall be made from the finest quality agricultural straw fibers available. Straw fibers shall be made into blanket form and stitched to a single net on top or netting on top and bottom. Premier Straw fibers shall be of consistent thickness and evenly distributed throughout the blanket. A variety of netting types are available to meet specific job site requirements. Premier Straw blankets are certified weed seed free.

Weight*:	0.27 kg/m²	0.50 lb/yd²
Roll Dimensions:	2.4 m x 34.3 m (83.6 m²)	8.0 ft x 112.5 ft (100 yd²)
	4.9 m x 34.3 m (167.2 m²)	16.0 ft x 112.5 ft (200 yd²)

*Weight is based on a dry fiber weight basis at time of manufacture. Baseline moisture content of AEC Premier Straw fibers is 15%.

Installation
Before installing AEC Premier Straw erosion control blankets, the seedbed shall be inspected by the Owner's Representative to ensure it has been properly compacted and fine graded to remove any existing rills. It shall be free of obstructions, such as tree roots, projections such as stones, and other foreign objects. The contractor shall proceed when satisfactory conditions are present. After the area has been properly shaped, seeded, fertilized, and compacted, AEC Premier Straw erosion control blanket shall be removed from the protective cover. Next, locate the start of the roll, making sure the roll is facing toward the area to be covered, and then roll out the blanket. The blankets shall be rolled out flat, even, and smooth without stretching the material.

Slopes: It is recommended the blankets be installed vertically on the slope; however, on short slopes it may be more practical to install horizontally across the width of the application. If more than one width is required, overlap the edges and secure the blankets with a common row of staples. AEC Premier Straw erosion control blankets shall be trenched at the head of the slope if the blanket cannot be extended three feet over the slope crest or if overland flow is anticipated from upslope areas.

Channels: AEC Premier Straw erosion control blankets shall be centered to offset a seam in the middle of the waterway. They shall be installed in the same direction as the water flow. The adjoining blankets shall be installed away from the center of channel and overlapped. Blanket installation should continue up the side slopes and three feet over the crest to the flat of the final grade. Flanks exposed to runoff, or sheet flow, must be protected by a check slot or trenched. AEC Premier Straw erosion control blankets shall be trenched at the start of the channel and anchored using a staggered staple pattern at end of roll overlaps and end of roll terminations.

Disclaimer: AEC Premier Straw is a system for erosion control and re-vegetation on slopes and channels. American Excelsior Company (AEC) believes that the information contained herein to be reliable and accurate for use in erosion control and revegetation applications. However, since physical conditions vary from job site to job site and even within a given job site, AEC makes no performance guarantees and assumes no obligation or liability for the reliability or accuracy of information contained herein for the results, safety, or suitability of using AEC Premier Straw, or for damages occurring in connection with the installation of any erosion control product whether or not made by AEC or its affiliates, except as separately and specifically made in writing by AEC. These guidelines are subject to change without notice

DX2 Geosyntex, Inc.
307 Industrial Park Dr., Lawrenceville, GA 30046
770-682-1758
www.dx2.net

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.
5. GENERAL CONTRACTOR, SITE GRADING CONTRACTOR AND LANDSCAPE CONTRACTOR SHALL COORDINATE REMOVAL OF ANY AND ALL 'SOIL-CEMENT' OR 'CEMENT-MODIFIED SOIL' CONDITIONS THAT WILL IMPEDE TREE, SHRUB, AND/OR GROUNDCOVER GROWTH.

PLANT QUALITY:
1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL TREES, SHRUBS, GROUNDCOVER, VINES AND SOD AS SHOWN ON LANDSCAPE PLAN. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS SET FORTH IN THE CURRENT EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE ASSOCIATION OF NURSERYMEN, 1250 I STREET, N.W. SUITE 500, WASHINGTON D.C. 20005, (202) 789-2900.
2. **ALL PLANT MATERIAL SHALL HAVE A ONE-YEAR WARRANTY UPON ACCEPTANCE BY THE OWNER.**
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, AND HAVE A NORMAL WELL-DEVELOPED BRANCHING STRUCTURE AND A VIGOROUS FIBROUS ROOT SYSTEM. PLANTS SHALL BE HEALTHY, VIGOROUS , AND FREE FROM INSECTS AND DISEASE. TREE TRUNKS NOT LOWER THAN FOUR FEET ABOVE THE GROUND, DEPENDENT ON THE SPECIES. TRUNKS AND STEMS SHALL BE FIRM WITH NO INDICATION OF FUNGAL CANKERS, GALLS, INSECT BORERS, DIE BACK, FROST CRACKS, SUN SCALD, OR OTHER DEFECTS THAT WOULD CAUSE THE TREE TO DECLINE OR BECOME STRUCTURALLY UNSOUND. TREES SHALL BE DENSELY FOLIATED WHEN IN LEAF.
4. ALL PLANTS SHALL BE COMMERCIALLY GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE OF POOLER, GEORGIA.
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. 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".
3. ALL BALLED AND BURLAPPED PLANTS SHALL HAVE BURLAP REMOVED FROM THE TOP OF THE ROOT BALL AFTER THE POSITION OF THE PLANT IS STABILIZED. NO BURLAP SHALL BE REMOVED FROM UNDER THE BALL, AND ALL WIRE AND SURPLUS FROM THE TOP OF THE BALL SHALL BE REMOVED. ALL NYLON FABRIC AND/OR PLASTIC TYING TWINE SHALL BE REMOVED.

SEEDING AND SODDING:
1. ALL EXTERIOR GROUND AREA NOT OCCUPIED BY BUILDINGS, STRUCTURES, PAVEMENT, PLANT MATERIAL, AND MULCH SHALL BE SEEDED OR SODDED IN AN ACCEPTABLE MANNER IN ACCORDANCE WITH LOCAL NURSERY STANDARDS, UNLESS OTHERWISE NOTED.
2. ALL SEED SHALL BE PURCHASED FROM A REPUTABLE SUPPLIER AND SHALL BEAR THE CURRENT SEASON'S CERTIFICATES OF WEIGHT, PURITY AND GERMINATION.
3. ALL SOD SHALL BE COMMERCIALLY GROWN IN GEORGIA OR NEIGHBORING AREAS, STRONGLY ROOTED AND FREE FROM WEEDS.
4. ALL SOD SHALL BE LAYED WITHIN 48 HOURS AFTER BEING CUT AT THE NURSERY.
5. SOD SHALL BE LAYED OUT SO THAT NO VOIDS OCCUR AND IN SUCH A MANNER THAT THE END JOINTS BETWEEN INDIVIDUAL SOD PIECES OF ADJOINING ROW DO NOT COINCIDE. SOD SHALL BE LAID ON TOPSOIL AT THE REQUIRED FINISH GRADE AND SHALL BE FLUSH WITH ADJACENT PAVEMENT, CURBS, AND PLANTING BED EDGES.

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

PLANTING:
1. GROUND COVER SHALL BE PLANTED AS SPECIFIED BELOW:
   1.1. GROUND COVER SHALL BE PLANTED IN AN EQUILATERAL TRIANGULAR SPACING PATTERN AT THE ON-CENTER DISTANCES SHOWN ON THE PLANT LIST.
   1.2. WHERE GROUND COVER ABUTS CURBS, PAVEMENT, SIGNS AND POLES, MINIMUM PLANTING DISTANCE SHALL BE 12" FROM CENTER OF PLANT TO SAID OBJECT.
   1.3. GROUND COVER SHALL BE PLANTED A MINIMUM OF14" FROM CENTER OF ALL TREES.
2. SHRUBS AND GRASSES SHALL BE PLANTED A MINIMUM OF 4' FROM CENTER OF ALL LARGE TREES.
3. SHRUBS AND TREES SHALL BE PLANTED A MINIMUM OF 36" FROM CURBS AT CAR PARKING AREAS TO ALLOW FOR OVERHANG, UNLESS WHEEL STOPS ARE PROVIDED.
4. NO LARGE OR MEDIUM TREE SPECIES SHALL BE PLANTED WITHIN TEN (10) FEET OF ANY UNDERGROUND UTILITY LINE OR UNDERNEATH ANY OVERHEAD POWER LINES. SMALL TREE SPECIES MUST MAINTAIN A MINIMUM FIVE (5) FOOT SEPARATION FROM UNDERGROUND UTILITY LINES.
5. TREES SHALL BE PLANTED AT PROPER DEPTH OR SHALL BE REJECTED AT TIME OF INSPECTION.
6. STAKE TREES ONLY WHEN NECESSARY.
7. NURSERY TAGS TO REMAIN UNTIL INSPECTION AND APPROVAL BY LANDSCAPE ARCHITECT.

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

MULCH:
1. ALL TREES AND SHRUBS SHALL BE MULCHED IMMEDIATELY FOLLOWING INSTALLATION WITH A MINIMUM 3" LAYER OF ACCEPTABLE MATERIAL.
2. ALL GROUND COVER SHALL BE MULCHED IMMEDIATELY FOLLOWING INSTALLATION WITH A MINIMUM 1" LAYER OF ACCEPTABLE MATERIAL.
3. ACCEPTABLE MULCHING MATERIAL INCLUDES PINE NEEDLES, SHREDDED BARK, AND WOOD CHIPS.

WATERING:
1. ALL PLANTS INCLUDING TREES, SHRUBS, AND GROUNDCOVER SHALL BE THOROUGHLY WATERED IMMEDIATELY FOLLOWING INSTALLATION.
2. ALL SEEDED AND SODDED AREAS SHALL BE THOROUGHLY WATERED IMMEDIATELY FOLLOWING INSTALLATION.

MAINTENANCE:
1. CONTRACTOR SHALL INSPECT PLANTS ON A WEEKLY BASIS; MAINTAIN AND WATER ALL SODDED AREAS AND PLANT MATERIALS; AND WEED, PRUNE, AND RE-MULCH PLANTING BEDS AS NECESSARY MAINTAIN HEALTHY GROWING CONDITIONS UNTIL LANDSCAPE INSTALLATION IS COMPLETE.
2. OWNER IS RESPONSIBLE FOR ON-GOING MAINTENANCE OF ALL PLANT MATERIAL UPON COMPLETION OF LANDSCAPE INSTALLATION.
3. GUYING AND STAKING SHALL BE REMOVED NO LATER THAN 6 MONTHS AFTER INSTALLATION.

PLANT ALTERATIONS AND SUBSTITUTIONS:
1. **ANY CHANGES TO PLANT QUANTITY, PLANT SPECIES, PLANT SIZE, OR PLANT LOCATION IS UNACCEPTABLE WITHOUT SPECIFIC APPROVAL OF THE PROJECT LANDSCAPE ARCHITECT.**

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

NOT FOR CONSTRUCTION

GEORGIA REGISTERED JAY M. GEHLER No. 003251 PROFESSIONAL LANDSCAPE ARCHITECT JAY M GEHLER 04/02/25

REVISIONS:

CIVIL CONSTRUCTION PLAN SET FOR
LIVINGOODS
LOCATED IN POOLER, GEORGIA
PREPARED FOR MAHANY CONSTRUCTION COMPANY

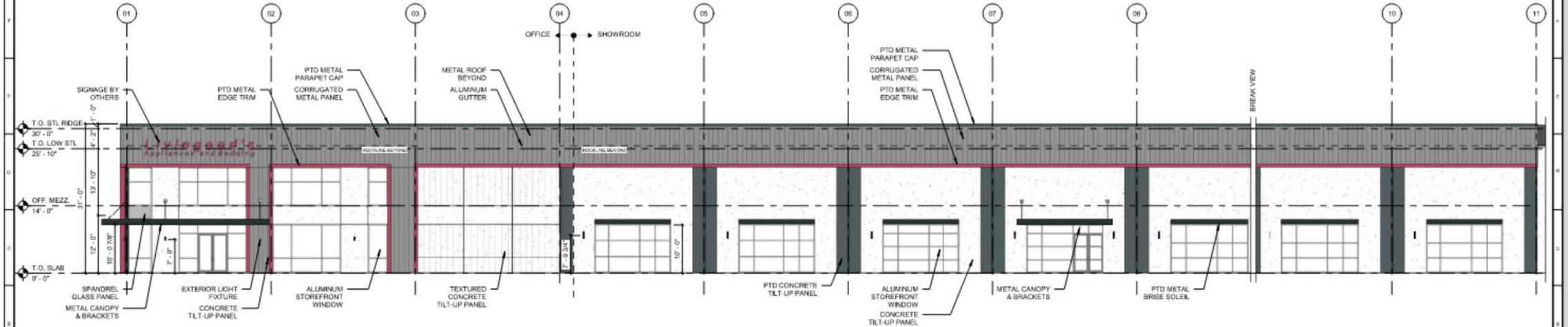
JOB NUMBER:	24-298
DATE:	04/02/25
DRAWN BY:	MRC
CHECKED BY:	JMG
SCALE:	AS NOTED

LANDSCAPE DETAILS

SHEET: L3.0

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DATE PLOTTED: 6/4/2025 3:47 PM BY: Lee Webb DRAWING PATH: Q:\2024\24-298.000\DWG\Landscape\24-298 Landscape Plan.dwg

PRELIMINARY



HWY 80 ELEVATION

3/32" = 1'-0"

A01 ENLARGED SOUTH ELEVATION

Revisions

No	Date	Description

Note: This drawing is the property of Lynch Associates Architects, PC and is not to be reproduced or copied in part or in whole, or to be used on another other project without prior written consent by LA2. Drawings shall be returned upon request.

ENLARGED BUILDING ELEVATIONS

Date	APRIL 01, 2025
Project No.	2502.00
Status	Phase
Drawing No.	A201

4/1/2025 4:16:24 PM

EOM Operations
Your solution to a better tomorrow

June 4th, 2025

Lee Webb, P.E.
Coleman Company
1480 Chatham Pkwy.
Savannah, GA 31405

Dear Mr. Webb,

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

Submittal Documents:		
	Site Development Plans	*Jun. 2025*
	USACE Wetland Letter	*Jun. 2025*
	Runoff Reduction & Water Quality Calc & Exhibit	*Jun. 2025*
	Traffic Memo	*Apr. 2025*
	Water & Sewer Analysis	*Apr. 2025*
	Stormwater Management Report	*Apr. 2025*
	Stormwater Maintenance Agreement	*Apr. 2025*
	GSWCC Approval Letter	*Apr. 2025*
	Building Elevation Exhibit	*Apr. 2025*
	Lighting Plan	*Apr. 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.

480 Edsel Drive, Ste 100
Richmond Hill, GA 31324
www.eomworx.com
Ph: 912.445.0050
F: 912.756.5882

Based on our thorough review, it is our professional opinion that the submitted plans are in substantial conformance with the City of Pooler's applicable design standards, codes, and ordinances. Accordingly, we respectfully recommend Site Plan Approval, subject to the following contingency:

- The City of Pooler will require separate preconstruction meetings with City Staff for Phase 1 and Phase 2 of the Site Development Plans. The preconstruction meeting for Phase 2 shall not be scheduled until the City of Pooler has received the approved Georgia Department of Transportation (GDOT) Encroachment Permit for the proposed work within the US-80 Right-of-Way.

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

Sincerely,

Trevor Shoemaker

Trevor Shoemaker
Project Manager
EOM

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

CITY of POOLER
GEORGIA

STATE OF GEORGIA }
)
COUNTY OF CHATHAM }

ORDINANCE O2025-06.A

Sign Regulations

AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES CHAPTER 66- SIGN REGULATIONS, SECTION 66-2 – DEFINITIONS AND SECTION 66-5 – REGULATION OF PRINCIPAL FREESTANDING AND PRINCIPAL BUILDING SIGNS TO CLARIFY AND REVISE FREESTANDING AND OUTDOOR ADVERTISING SIGN REGULATIONS; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

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

I

That CHAPTER 66 – SIGN REGULATIONS, SECTION 66-2 – DEFINITIONS, be amended by deleting the strikethrough text and adding the underline text as follows:

CHAPTER 66 – Sign Regulations

Section 66-2. Definitions.

Principal sign. Any freestanding or building sign, other than a project entrance sign or outdoor advertising sign as defined in this chapter, having a sign face area larger than 50 square feet or that is otherwise the main, most prominent or largest freestanding or building sign on a property's street frontage or principal building. Such signs are of permanent construction and not placed as temporary signage.

Outdoor advertising sign. Any outdoor sign, light, display, device, figure, painting, drawing, message, placard, poster, billboard, or other thing which is designed, intended, or used to advertise or inform, any part of the advertising or information contents of which are visible from any public or private street or ~~place on the main traveled way of an~~ interstate highway, and which is subject to regulation by the Georgia Department of Transportation.

II

That CHAPTER 66 – SIGN REGULATIONS, SECTION 66-5 – REGULATION OF PRINCIPAL FREESTANDING AND PRINCIPAL BUILDING SIGNS, be amended by deleting the strikethrough text and adding the underline text as follows:

Section 66-5. Regulation of Principal Freestanding and Principal Building Signs.

(a) *Applicability.*

(1) This section applies only to principal signs, as defined in this chapter, that are permanent and freestanding on a property or attached to a building, and that are not otherwise defined in this chapter as an Outdoor Advertising Sign or are not otherwise exempt from or prohibited by these sign regulations. Temporary signs, except for a pre-permanent sign, are not allowed as principal signs.

(a) (2) through (5) no change

(b) through (d) no change

(e) *Changeable copy signs—Nonresidential use property*. Changeable copy signs may be installed on any freestanding principal sign on a property occupied by a nonresidential use in accordance with the provisions below. Changeable copy signs on a building are allowed only as miscellaneous building signage (see subsection 66-7(b)).

(1)Maximum size. Manually activated or electronic changeable copy signs are permitted in conjunction with principal freestanding signs, so long as the changeable copy portion of the sign face on a principal freestanding sign does not exceed ~~60 percent of the overall sign face of the principal freestanding sign~~ 50 square feet, nor shall it exceed 50% of the overall sign face.

(2)Electronic changeable copy signs must comply with the provisions of subsection 66-4(i).

III

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

IV

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

V

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

FIRST READING: _____ day of _____, _____

SECOND READING: _____ day of _____, _____

ADOPTED: _____ day of _____, _____

CITY OF POOLER, GEORGIA

_____

Karen L. Williams, Mayor

ATTEST:

_____

Kiley Fusco, Clerk of Council

CITY of POOLER
GEORGIA

STATE OF GEORGIA }
)
COUNTY OF CHATHAM }

ORDINANCE O2025-06.C

Right-of-Way Regulations

AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES CHAPTER 74- STREETS, SIDEWALKS, AND OTHER PUBLIC PLACES, ARTICLE II- STREET EXCAVATIONS, BORING, TRENCHING AND UTILITY INSTALLATIONS TO ESTABLISH REQUIREMENTS FOR THE USE OF PUBLIC AND PRIVATE UTILITIES WITHIN THE RIGHTS-OF-WAY TO COMPLY WITH THE GEORGIA STATE CODE AND STATE MODEL RIGHT-OF-WAY ORDINANCE; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

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

I

That CHAPTER 74 – STREETS, SIDEWALKS, AND OTHER PUBLIC PLACES, Article II. Street Excavations, Boring, Trenching and Utility Installations be amended by deleting the strikethrough language and adding the underlined text as follows:

ARTICLE II. Right-of-Way Requirements - Street Excavations, Boring, Trenching and Utility Installations

Sec. 74-36. ~~Construction plans and specifications~~ Purpose, Definitions, Authority and Scope.

(a) Purpose. This ordinance prescribes the minimum requirements for the accommodation of public and private utilities within the City's Rights-of-Way.

(b) Definitions. The following words, terms and phrases shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.

1. *Broadband Services*. A wired or wireless terrestrial service that consists of the capability to transmit at a rate of not less than 25 megabits per second in the downstream direction and at least 3 megabits per second in the upstream direction to end users and in combination with such service provides access to the internet or computer processing, information storage, or protocol conversion.

2. *City*. The City of Pooler, Georgia.

3. *Construct*. To dig, bore, tunnel, trench, excavate, obstruct, install or remove signs, or facilities, other than landscaping or ornamental plantings, in, on, above, within, over, below, under, or through any part of the rights-of-way. Construct shall also include the act of opening and/or cutting into the surface of any paved or improved surface that is any part of the right-of-way.

4. *Construction*. The act or process of digging, boring, tunneling, trenching, excavating, obstructing, installing or removing signs or facilities, other than landscaping or ornamental plantings, in, on, above, within, over, below, under, or through any part of the rights-of-way. Construction shall also include the act of opening, boring and/or cutting into he surface of any part of the right-of-way.

5. *Emergency*. A condition that poses a clear and immediate danger to life, health, or safety of a person, or of significant damage or loss of real or personal property.

6. *Facility (Facilities)*. Any tangible thing, including but not limited to pipes, mains, conduits, cables, wires, poles, towers, traffic and other signals, and other equipment, appurtenances, appliances and future technology, of any utility in, on, along, over, or under any part of the rights-of-way within the City.

7. *Facilities Representative*. The specifically identified agent(s)/employee(s) of a utility who are authorized to direct field activities of that utility and serve as official notice agent(s) for facilities related information. Utility shall be required to make sure at least one (1) of its facilities representatives is available at all times to receive notice of, and immediately direct response to, facilities' related emergencies or situations.

8. *FCC*. The Federal Communications Commission or any successor thereto.

9. *Permit*. An authorization which grants permission to conduct specific regulated activities on, in, over, under or within any right-of-way, and which may be subject to conditions specified in a written agreement with the City or in a related provision of this Ordinance.

10. *Right(s)-of-Way*. The surface and space in, on, above, within, over, below, under or through any real property in which the City has an interest in law or equity, whether held in fee, or other estate or interest, or as a trustee for the public, including, but not limited to any public street, boulevard, road, highway, freeway, lane, alley, court, sidewalk, parkway, or any other place, area, or real property owned by or under the legal or equitable control of the City, now or hereafter, that consistent with the purposes for which it was dedicated, may be used for the purposes of constructing, operating, repairing or replacing facilities. The term rights-of-way shall not include buildings, parks, bridges, rivers, tunnels, viaducts, conduits or other public property or easements that have not been dedicated to compatible uses, except to the extent the use or occupation of such property is specifically granted in a permit or by law. The term rights-of-way shall not include private easements or public property, except as set forth in this definition or to the extent the use or occupation of public property is specifically granted in a written approval of registration.

11. *Service(s).* The offering of any service by a utility for a fee or rate directly to the public, or to such classes of users as to be effectively available directly to the public, or alternatively, the provision of any service by a utility between two or more points for a proprietary purpose to a class of users other than the general public.

12. *Service Agreement*. A valid license agreement, service agreement, franchise agreement, or operating agreement issued by the City or state pursuant to law and accepted by a Utility or entered into by and between the City and a Utility, which allows such Utility to operate or provide Service within the geographic limits of the City.

13. *Street(s)*. The surface of, as well as the spaces above and below, any and all the streets, alleys, avenues, roads, bridges, and tunnels of the City within the geographic limits of the City, as the same now exist or may be hereafter extended or altered, and any location thereon, thereover or thereunder, and any portion thereof.

14. *Utility or Utilities*. All privately, publicly, or cooperatively owned systems for producing, transmitting, or distributing communication, broadband services, data, information, telecommunication, cable television, video services, power, electricity, light, heat, gas, oil, crude products, water/sewer, steam, fire and police signals, traffic control devices, and street lighting systems, and housing or conduit for any of the foregoing, which directly or indirectly serve the public or any part thereof. The term "Utility" may also be used to refer to the owner, operator, utility, service, contractor or subcontractor, or any agent thereof, of any above-described utility or utility facility. The term "Utility" shall also mean small wireless facilities located in a public right-of-way as further defined in Chapter 80- Telecommunications".

(c) Authority. Pursuant to O.C.G.A. §32-4-92(a)(10) the City may grant permits and establish reasonable regulations for the installation, construction, maintenance, renewal, removal, and relocation of pipes, mains, conduits, cables, wires, poles, towers, traffic and other signals, and other equipment, facilities, or appliances of any utility in, on, along, over, or under any part of its municipal street system and of a county road system lying within its municipal limits. Further, 47 U.S.C. § 253(c) provides that the City has authority to manage its public rights-of-way.

(d) Scope. The provisions of this ordinance shall apply to all utilities and facilities occupying the rights-of-way as provided herein.

Sec. 74-3~~6~~7. Construction permits required ~~plans and specifications~~.

(a) Permit Required. It shall be unlawful for any utility to excavate or to construct, install, maintain, renew, remove or relocate facilities in, on, along, over or under the public streets of the City without an excavation/encroachment permit in accordance with the terms of this section. No person shall remove, dig, excavate, bore under, trench, plow or destroy any portion of any sidewalk, public way, right-of-way and/or road, for any purpose other than for emergency utility repairs or laying water mains, storm drains or sanitary sewer under the supervision and control of the city, without first obtaining an excavation/encroachment permit from the city. ~~Prior~~

~~to beginning construction, the aldermanic board and/or public works department shall approve the design plans and specifications for such construction.~~

(b) Gas, electric, telephone, cable, etc., distribution construction plans for a subdivision development shall be approved by the city prior to recording the subdivision plat.

(c) Small Wireless Facilities in the public right-of-way shall be permitted and approved pursuant to the procedures herein and as set forth in Chapter 80-Telecommunications.

(d) Permit Procedure. Excavation/encroachment permits shall be obtained from the City. The written application shall include the following:

1. The name and physical address of the utility;
2. The nature, extent, and location of any work proposed to be done, along with a site plan showing in detail the location of the proposed facility or operations as described in the permit application. The plans shall show the size or capacity of facilities to be installed; their relationship to street features such as right-of-way lines, pavement edge, structures, etc., horizontal and vertical clearance to critical elements of the roadway and any other information necessary to evaluate the impact on the street and its operation;
3. The name and physical address of the person or firm who is to do such work;
4. The name, street address, email address, and telephone number of one or more facilities representative(s).
5. The projected dates for the work to be started and finished;
6. An indemnity bond or other acceptable security in an amount determined by the design engineer for costs associated with damages incurred to any part of the City street system or other City property or to any City employee or member of the public caused by activity or work of the Utility performed under authority of the permit issued;
7. A copy of the registrant's certificate of authority (or other acceptable evidence of authority to operate) from the Georgia Public Service Commission and/or the FCC and any other similar approvals, Permits, or agreements; and
8. A copy of the franchise agreement or other legal instrument that authorizes the utility to use or occupy the right-of-way for the purpose described in the application.
9. Permits shall be applied for not less than 72 hours, not including weekends and/or holidays, before any excavation is scheduled to begin.

(e) Permit Fees. Fees shall be paid to the City in accordance with the Schedule of Fees.

(f) Issuance of Permit. Once the applicant has satisfied the standards in this chapter and the following requirements, the City may issue a permit:

1. Whether issuing of the approval will be consistent with this Chapter; and

2. Whether applicant has submitted a complete application and has secured all certificates and other authorizations required by law, if applicable, in order to construct facilities in the manner proposed by the applicant; and

3. The impact on safety, visual quality of the streets, traffic flow, and other users of the right-of-way and the difficulty and length of time of the project, construction or maintenance.

(g) Emergency Situations.

1. Each utility shall, as soon as reasonably practicable, notify the City of any event regarding its facilities which it considers to be an emergency. The utility may proceed to take whatever actions are necessary in order to respond to the emergency. A utility who engages in an emergency excavation shall take all reasonable precautions to avoid or minimize damage to any existing facilities.

2. In the event that the City becomes aware of an emergency regarding utility facilities, the City may attempt to contact the affected utility or facilities representative. The City may take whatever action it deems necessary in order to respond to the emergency, including cut or move any of the wires, cables, amplifiers, appliances, or other parts of the facilities. The City shall not incur any liability to the utility, for such emergency actions, and the cost to repair shall be paid by each utility affected by the emergency.

(h) Effective Period of Permit.

1. Each permit shall have a set commencement and expiration date based on information provided in the applicant's permit application.

2. The permit shall remain in place until construction is completed or until its expiration date unless the utility is in default. The City may give written notice of default to a utility if it is determined that the utility has:

(i) Violated any provision or requirement of the issuance or acceptance of a permit application or any law of the City, state, or federal government;
(ii) Attempted to evade any provision or requirement of this Chapter;
(iii) Practiced any fraud or deceit upon the City; or
(iv) Made a material misrepresentation or omission of fact in its permit application.

(i) Cancellation for Cause. If a utility fails to cure a default within 20 calendar days after such notice is provided to the utility by the City, then such default shall be a material breach and the City may exercise any remedies or rights it has at law or in equity to terminate the permit. If the City decides there is cause or reason to terminate, the following procedure shall be followed:

1. City shall serve a utility with a written notice of the reason or cause for proposed termination and shall allow a utility a minimum of 15 calendar days to cure its breach.

2. If the utility fails to cure within 15 calendar days, the City may declare the permit terminated.

(j) Expiration of Permit. If work has not commenced within 6 months of the date of issuance, the permit will automatically expire.

(k) Insurance and Bonding Requirements.

1. Any applicant seeking to obtain a right-of-way permit shall provide proof of insurance or self-insurance to the City. Such insurance shall cover all work done by such applicant upon, under, along, and over the public roads and highways and rights of way located within the City and shall be maintained during all periods such work is being done.

2. If deemed necessary, the City may require any applicant seeking to obtain a right-of-way permit to provide a surety bond before issuance of the permit. Such bond shall cover all work done by such applicant upon, under, along, and over the public roads and highways and rights-of-way located within the City and shall be maintained during all periods such work is being done.

3. In situations where the City requires the applicant to provide a surety bond, the person shall deposit with the City a surety bond in an amount determined by the design engineer to be sufficient to ensure satisfactory completion of the work from a surety company authorized to do business in Georgia and fulfillment of the warranty provided for herein and in a form approved by the City Attorney. Said bond shall guarantee completion to the satisfaction of the city of all excavation and street restoration work required by this chapter and by the conditions of the permit within the time limits set on the permit. Said bond shall further guarantee that all excavation and street restoration work shall be free from settling and defects in workmanship or materials for a period of two years after the date said work is completed and accepted by the City. The bond shall be conditioned to protect and save harmless the City and the City Council from all claims and damages for cleaning or repairing any damage by the person and will be used to reimburse the City for any cost incurred to clean or repair city roads or rights-of-way, to re-ditch or repair existing ditch structure or for other damage caused as a result of the actions of the applicant after the issuance of the right-of-way permit.

4. In instances where the City has required a surety bond under this section, the applicant may opt to secure their right-of-way permit by providing an irrevocable bank letter of credit attesting to solvency to the City in the amount determined sufficient by the City.

5. Such bond or irrevocable letter of credit shall protect the City against any damage caused by such applicant or firm, tendering the surety bond or letter of credit, or any agent, employee or contractor or said applicant or firm and will be used to reimburse the City for any cost incurred to clean or repair city roads or rights-of-way, to re-ditch or repair existing ditch structure or for other damage caused as a result of the actions of the applicant after the issuance of the right-of-way permit. The person responsible for operations under the right-of-way permit will be given notice of the damage and allowed 72 hours to restore the road and right-of-way to a safe and operable condition as determined by the City. All repairs, material used and final releasing condition shall be approved and accepted by the City.

7. The bond or letter of credit may be released by the City upon notification of completion by the applicant or firm obtaining the permit and only upon final inspection of the sites and all affected rights-of-way and city roads.

8. A surety bond shall be issued by a surety acceptable to the City, and shall contain the following endorsement:

"This bond may not be canceled or allowed to lapse until thirty 30 days after receipt by the City, by certified mail, return receipt requested, of a written notice from the issuer of the bond of intent to cancel or not to renew."

9. The City may require verification of continuing coverage as needed.

Sec. 74-38. Required Minimum Standards.

(a) Utility Accommodation Policy and Standards Manual. The Georgia Department of Transportation ("GDOT") 2016 Utility Accommodation Policy and Standards Manual, including all references contained therein to codes, rules, regulations, schedules, forms and appendix items, promulgated by GDOT, as may be amended from time to time is hereby adopted by reference and incorporated in this Chapter as if fully set forth herein, subject to the amendments and modification contained in this Chapter. A copy of the manual shall be maintained at the City and open for public inspection. Any conflicts between the provisions of this Chapter and the manual shall be resolved in favor of the manual. References to state personnel, agencies, and fees shall be interpreted, where required, as meaning the City municipal equivalents.

(b) Protection of Traffic and Roadway. Unless specifically in the permit, no utility may occupy the rights-of-way unless sufficient space is available so that the free flow and safety of traffic and other capacity considerations are not unduly impaired and the installation does not prevent the City from reasonably maintaining the streets, structures, traffic control devices and other appurtenant facilities, and further provided that maintenance and operations of the facilities do not jeopardize the traffic, street structure, other users of the right-of-way or the right-of-way itself or otherwise cause issues related to life, health, or safety of a person, or of significant damage or loss of real or personal property.

(c) Grading. If the grades or lines of any street within the right-of-way are changed at any time by the City during the term of the permit and this change involves an area in which the utility's facilities are located, then the utility shall, at its own cost and expense and upon the request of the City upon reasonable notice, protect or promptly alter or relocate the facilities, or any part thereof, so as to conform with such new grades or lines. In the event the utility refuses or neglects to so protect, alter, or relocate all or part of the facilities, the City shall have the right to break through, remove, alter, or relocate all or any part of the facilities without any liability to the utility and the utility shall pay to the City the costs incurred in connection with such breaking through, removal, alteration, or relocation.

(d) Installation of Poles and Other Wireholding Structures and Relocation. Unless otherwise provided in a valid service agreement, no placement of any pole or wireholding structure of the utility is to be considered a vested interest in the right-of-way, and such poles or structures are to be removed, relocated underground, or modified by the utility at its own expense whenever the City determines that the public convenience would be enhanced thereby. The facilities shall be so located and installed as to cause minimum interference with the rights and convenience of property owners.

(e) Notice of Intent to Excavate or Demolish. No utility shall commence, perform, or engage in blasting or in excavating with mechanized excavating facilities unless and until the utility planning the blasting or excavating has given a 48 hour notice by submitting a locate request to the City, beginning the next working day after such notice is provided, excluding hours during days other than working days. This requirement is in addition to the

requirement to call 811 at least 3 business days before any digging project, regardless of its size or depth.

Sec. 74-39~~7~~. Utility installation.

~~(a) Utility installation in a public right-of-way shall require approval (a permit) by the aldermanic board and/or the public works department of the city.~~

(a)~~(b)~~ Utilities shall be placed in the utility easements when easements are provided.

(b)~~(c)~~ All rights-of-way, except rights-of-way specifically identified as private, shall become the exclusive property of the city at the time a final subdivision plat and deed is recorded. Utilities may be placed within a city right-of-way only when utility easements are not provided, and only after approval is given by the city.

~~(d) An excavation permit is required when working, excavating, etc., in a city right-of-way and/or utility easement.~~

(c) Installation of new facilities in, on, along, over, or under the rights-of-way or modification of existing facilities in, on, along, over, or under the rights-of-way shall:

1. Minimize risks to public safety;
2. Ensure that placement of facilities on existing structures is within the tolerance of those structures;
3. Ensure that installations and modifications are subject to periodic review to minimize the intrusion on the right-of-way;
4. Ensure that the City bears no risk or liability as a result of the installations or modifications; and
5. Ensure that use of the rights-of-way does not inconvenience the public, interfere with the primary uses of the rights-of-way, or hinder the ability of the City or other government entities to improve, modify, relocate, abandon, or vacate the right-of-way or any portion thereof, or to cause the improvement, modification, relocation, vacation, or abandonment of facilities in the right-of-way.

(d) No facilities shall be placed in, on, along, over, or under the public rights-of-way unless: there are immediate plans to use the proposed facility or there is a contract with another party that has immediate plans to use the proposed facility.

(e) Every facility placed in the rights-of-way shall at all times display signage that accurately identifies the facility owner and provides the facility owner's unique site number, and also provides a local or toll-free telephone number to contact the facility owner's operations center.

Sec. 74-40~~38~~. Utility relocation.

All costs of relocating a utility shall be at the expense of the utility company. An unapproved installed utility in the city's right-of-way and/or utility easement that the city requires to be relocated shall be completely removed or relocated within 60 days. The 60-day period shall begin when the person installing an unapproved utility has been notified. If the unapproved utility has not been moved and/or relocated within the 60-day period, the city will impose a fine of $100.00 per day, until the utility is relocated and/or removed and as-builts are submitted to the city. The 60-day period may be extended by an additional 30

days by requesting the extension, in writing, to the office of the city manager and/or public works department. Extension shall be granted only for circumstances beyond the control of the utility owners, such as material delays, weather, etc.

~~**Sec. 74-39. Excavations, etc.; permit.**~~

~~(a) No person shall remove, dig, excavate, bore under, trench, plow or destroy any portion of any sidewalk, public way, right-of-way and/or road, for any purpose other than for emergency utility repairs or laying water mains, storm drains or sanitary sewer under the supervision and control of the city, without first obtaining a permit from the city.~~

~~(b) Permits shall be applied for not less than 72 hours, not including weekends and/or holidays, before any excavation is scheduled to begin. The cost of obtaining a permit shall be as set forth in the schedule of fees and charges.~~

~~(c) Permits can be obtained from the public works department and/or the city designee.~~

Sec. 74-41. Restoration of Property.

(a) Each utility shall be responsible for the cost of repairing any facilities in the rights-of-way and adjoining property or other facilities which it or its facilities damage.

(b) A utility shall be liable, at its own cost and expense, to replace, restore or repair, any street, facilities, or property or structure thereon, thereunder, thereover or adjacent thereto that may become disturbed or damaged as a result of the construction or installation, operation, upgrade, repair or removal of facilities to a condition as good as or better than its condition before the work performed by the utility that caused such disturbance or damage. If the utility does not commence such replacement or repair after 20 calendar days following written notice from the City, the City or the owner of the affected structure or property may make such replacement or repair and the utility shall pay the reasonable and actual cost of the same.

Sec. 74-42. Inspection.

(a) The utility shall make the construction site available to the City and to all others as authorized by law for inspection at all reasonable times during the execution and upon completion of the construction.

(b) At any time, including the time of inspection, the City may order the immediate cessation of any work which poses a serious threat to the health, safety, or welfare of the public, violates any law, or which violates the terms and conditions of the permit and/or this Chapter or issue an order to correct work which does not conform to the permit and/or applicable standards, conditions or codes.

(c) When the construction under any permit is completed, the utility shall notify the City.

Sec. 74-43. Other Approvals, Permits and Agreements.

(a) Additional Permits Required. The utility shall obtain all construction, building or other permits or approvals as according to City ordinance, state or federal law. In addition, a permittee shall comply with applicable laws, shall complete work in a way as to not cause any unnecessary or unauthorized obstructions of sidewalks, streets, waterways or railways,

and is responsible for all work done in the rights-of-way regardless of who performs the work. No rights-of-way obstruction or excavation may be performed when seasonally prohibited or when conditions are unreasonable for such work, except in the case of an emergency as outlined in this Chapter.

Sec. 74-44. Penalties.

(a) Every utility convicted of a violation of any provision of this Chapter shall be punished by a fine not exceeding one thousand dollars ($1,000.00) per violation. Each act of violation and each day upon which any such violation shall occur shall constitute a separate offense. In addition to the penalty prescribed above, the City may pursue other remedies, including without limitation, abatement of nuisances, injunctive relief, and revocation of licenses or permits. This shall include the right to stop work which is in violation of this Chapter, or other applicable provisions of the City's Code and state law.

(b) A utility constructing within the rights-of-way without permission or a permit is considered criminal trespassing. This covers not only buildings but also land, vehicles, and watercraft. Generally, unauthorized entry is considered criminal trespass, punishable in accordance with applicable law.

Sec. 74-45. Aesthetic Standards.

(a) The City finds it is in the best interest of the City and its residents and businesses to establish aesthetic requirements and other specifications and reasonable conditions regarding placement of facilities in the rights-of-way. These requirements, specifications and conditions are adopted in order to protect the public health, safety and welfare of the residents and businesses of the City and to reasonably manage and protect the rights-of-way and its uses in the City. All standards in this section are based upon the written determinations of the City so long as such determinations are in compliance with federal and state laws, rules, and regulations.

(b) The objective of this section is to ensure use of the rights-of-way:

(i) is consistent with the design, appearance and other features of nearby land uses;
(ii) protects the integrity of historic, cultural and scenic resources; and
(iii) does not harm residents' quality of life.

(c) This section applies to all requests to locate facilities in the rights-of-way and ongoing use of the rights-of-way for such facilities.

(d) Placement or modification of facilities in the right-of-way shall comply with this section and in the case of small wireless facilities, with Chapter 80- Telecommunications, as applicable, at the time the permit for installation or modification is approved and as amended from time to time. Permittees are required to comply with City code and applicable law and regulations.

(e) Facilities Standards.

1. Facilities must be compatible in size, mass, and color to similar facilities in the same zoning area, with a goal of minimizing the physical and visual impact on the area.
2. Facilities in the residential/historical/architecturally significant areas shall be visually and architecturally integrated with the residential/ historical/architecturally

significant areas and shall not interfere with prominent vistas or significant public view corridors.
3. Facilities must be located in alignment with existing trees and/or facilities.
4. Facilities must maintain the integrity and character of the neighborhoods and corridors in which the facilities are located.
5. Facilities must be designed using camouflaging techniques that make them as unobtrusive as possible if:
i. It is not possible or desirable to match the design and color of facilities with the similar facilities in the same zoning area; or
ii. Existing facilities in the area are out of character with a streetscape plan or other aesthetic plan that has been adopted by the City.
6. Facilities shall incorporate specific concealment elements to minimize visual impacts.

(f) Undergrounding. Facilities shall be installed underground whenever possible so long as placement underground will not materially impact the provision of service. Any individual requesting to locate facilities above ground has the burden to demonstrate by clear and convincing evidence that undergrounding will effectively prohibit the provision of the service in question.

Sec. 74-46. Fiber Installations Fee and Broadband Service Compensation.

(a) Permits for fiber installations. In accordance with O.C.G.A. § 46-5-1(b)(19)(B) there will be a fee for any new permit issued for fiber installations per the City's Schedule of Fees.

(b) Compensation for Broadband Services. In accordance with O.C.G.A. § 46-5-1(b)(19)(A), any telephone companies that provide broadband services to any location within the City, payment per linear foot annually per the City's Schedule of Fees shall be considered due compensation, and for telephone companies that do not provide any broadband services to any location within the City, payment per linear foot annually per the City's Schedule of Fees shall be considered the payment of due compensation.

Sec. 74-47. Other Provisions.

(a) **Severability**. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court or administrative agency of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

(b) **Reservation of Regulatory and Police Powers.** The City by issuing a Permit under this Ordinance, does not surrender or to any extent lose, waive, impair, or lessen the lawful powers and rights, which it has now or may be hereafter vested in the City under the Constitution and Laws of the United States, State of Georgia, or the City Charter, or under the provisions of the any Codified Ordinances to regulate the use of the Rights-of-Way. The Utility by applying for and being issued a written Permit, is deemed to acknowledge that all lawful powers and rights, regulatory power, or police power, or otherwise as are or the same may be from time

to time vested in or reserved to the City, shall be in full force and effect and subject to the exercise thereof by the City at any time. A Utility is deemed to acknowledge that its interests are subject to the regulatory and police powers of the City to adopt and enforce general ordinances necessary to the safety and welfare of the public and is deemed to agree to comply with all applicable general laws enacted by the City pursuant to such powers. All Utilities shall comply with City zoning and other land use requirements pertaining to the placement and specifications of Facilities.

(c) **Compliance**. No person shall be relieved of its obligation to comply with any of the provisions of this Ordinance by reason of any failure of City to enforce compliance.

(d) **Appeal of Administrative Decisions.**

i. An applicant or citizen with legal standing aggrieved by a decision may file an appeal with the City's Zoning Administrator within five days of the decision. The appeal shall be specific to the portion of the decision that is being appealed.

ii. An appeal of a decision of the city manager or his or her designee shall first go to the planning and zoning commission for a recommendation to provide to city council. The city council shall have the authority to review the application in its entirety.

iii. An appeal of a decision of the city council shall be according to Georgia State Law.

iv. Notification. An application that requires review by the city council after recommendation by the planning and zoning commission shall have public notice to include:

(1) Mailed notification. A notification of the date and time of the city council meeting shall be mailed to all property owners within a 300-foot radius of the proposed subject property at least 15 days but no more than 45 days prior to the meeting.

v. (2) Posting of property. A sign provided by the city shall be posted on the property to announce the date and time of the city council meeting at least 15 days but no more than 45 days before the meeting. The sign shall be posted to face the most traveled right-of-way.

(e) **Ordinance Headings**. Section headings are for convenience only and shall not be used to interpret any portion of this Ordinance.

Secs. 74-48~~0~~—74-70. Reserved.

II

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

III

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

IV

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

FIRST READING: _____ day of _____, _____

SECOND READING: _____ day of _____, _____

ADOPTED: _____ day of _____, _____

CITY OF POOLER, GEORGIA

_____
Karen L. Williams, Mayor

ATTEST:

_____
Kiley Fusco, Clerk of Council

CITY of POOLER
GEORGIA

STATE OF GEORGIA }
)
COUNTY OF CHATHAM }

ORDINANCE O2025-06.B

Telecommunications Regulations

AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES CHAPTER 80, TELECOMMUNICATIONS, AND APPENDIX A- ZONING, ARTICLE IV- ZONING DISTRICTS, TABLE 4.1- ALLOWED USES BY ZONING DISTRICT TO COMPLY WITH THE CODE OF FEDERAL REGULATION AND THE GEORGIA STATE CODE AS IT PERTAINS TO TELECOMMUNICATIONS AND WIRELESS FACILITY REGULATIONS; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

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

I

That CHAPTER 80 – TELECOMMUNICATIONS, Article I. Wireless Telecommunications Facilities be amended by deleting the strikethrough language and adding the underlined text as follows:

ARTICLE I. WIRELESS TELECOMMUNICATIONS FACILITIES

Sec. 80-1. Purpose and intent.

The intent of this article is to ~~provide standards for the development of wireless telecommunications facilities (WTFs) for personal wireless services and to~~ establish general guidelines for the locating of personal wireless service facilities including small cell wireless and macro cell wireless facilities on base stations, towers, and utility poles and includes but is not limited to antenna(s), ground equipment and related accessory equipment. The provisions of this Section are not intended to and shall not be interpreted to prohibit or to have the effect of prohibiting personal wireless services. These standards shall not be applied in such a manner as to unreasonably discriminate between providers of functionally equivalent personal wireless services. The purpose and intent are to:

(1) Accommodate the growing need and demand for personal wireless services.

~~(1)~~(2) Promote the health, safety and general welfare of the public by regulating the siting of and establishing development standards for PWSFs ~~WTFs~~ and related equipment and infrastructure.

~~(2)~~(3) Minimize the impacts of PWSFs ~~WTFs~~ on surrounding areas by recognizing the variety of facilities and establishing standards for location, aesthetics, structural integrity and compatibility.

~~(3)~~(4) Encourage the location and collocation of personal wireless communication equipment on existing structures, including, but not limited to, rooftops and utility poles, thereby minimizing new visual,

aesthetic and public safety impacts, effects upon the natural environment, and to reduce the need for additional PWSFs ~~WTFs~~.

~~(4)~~(5) Encourage coordination between suppliers and providers of personal wireless services in the City of Pooler (city).

~~(5)~~(6) Follow and promote the policies embodied in Section 704 of the Federal Telecommunications Act of 1996 in such a manner as to not unreasonably discriminate between providers of functionally equivalent personal wireless services or to prohibit or have the effect of prohibiting personal wireless services in the city.

(7) Follow and promote the policies embodied in the Federal Communication Commission's Declaratory Ruling and Third Report and Order of September 27, 2018, in such a manner as to not effectively prohibit the provision of wireless services.

(8) Follow and promote the policies embodied in Title 36 of the Official Code of Georgia Annotated, relating to local government to enact the "Streamlining Wireless Facilities and Antennas Act" in Chapter 66C.

~~(6)~~(9) Promote the orderly development of telecommunications infrastructure through coordination of master plans among the city and participating personal wireless service providers.

~~(7)~~(10)Protect the beauty and character of the city, particularly residential districts, recognized historic areas, and scenic vistas and landscapes, while meeting the needs of its citizens to enjoy the benefits of personal wireless services.

~~(8)~~(11)Encourage the use of public lands, buildings, and structures as locations for PWSFs ~~WTFs~~ as a method to establish a precedence of quality concealment products that will minimize the aesthetic impact of related infrastructure.

(12) Establish review procedures to ensure that applications for communications facilities are reviewed for compliance with federal, state and local regulations and acted upon within a reasonable period of time as required by applicable state and federal regulations.

Sec. 80-2. Definitions.

The following definitions are in addition to definitions in section 80-31. Where the same or similar definitions exist, the definitions of this article shall apply in reference to PWSFs ~~WTFs~~.

Abandonment. The intent to abandon or discontinue operations as evidenced by voluntary conduct or failure to use a wireless telecommunications facility for a period of six months or more.

Above ground level (AGL). A measurement of height from the natural grade of a site to the highest point of a structure.

Action (Personal Wireless Service Facility). A siting authority's grant of a siting application or issuance of a written decision denying a siting application.

Administrative review. Review by the City of an application to determine whether the issuance of a permit is in conformity with the applicable provisions of this Section.

AGL. See Above ground level.

Amateur radio tower. A tower used for noncommercial amateur radio transmissions consistent with the "Complete FCC U.S. Amateur Part 97 Rules and Regulations" for amateur radio towers.

Ancillary structures. Any development associated with a wireless telecommunications facility, including but not limited to foundations, concrete slabs on grade, guy wire anchors, generators and transmission cable supports. This definition does not include equipment compound.

Antenna. Any apparatus designed for transmitting and/or receiving electromagnetic waves or radiofrequency (RF) radiation, to be operated from a fixed location pursuant to the Federal Communications Commission (FCC) authorization, for the provision of personal wireless service and any comingled information services that includes but is not limited to: telephonic, radio or television communications. Types of antennas include but are not limited to: omni-directional (whip) antennas, sectorized (panel) antennas, or parabolic (dish) antennas.

Antenna array. A single set or group of antennas and their associated mounting hardware, transmission lines or other appurtenances which share a common attachment device such as a mounting frame or mounting support.

Antenna equipment. Equipment, switches, wiring, cabling, power sources, shelters or cabinets associated with an antenna, located at the same fixed location as the antenna, and when collocated on a structure, is mounted or installed at the same time as such antenna.

Antenna facility. An antenna and associated antenna equipment.

Antenna support structure. A vertical projection, typically composed of metal, with or without a foundation that is for the express purpose of accommodating antennas at a desired height above grade.

Antenna types (as referred to in the modifications section) for the purposes of this article are defined as cellular, panel, whip and dish. A change to the type of antenna installed on a tower shall be considered a modification.

Applicable codes. Uniform building, fire, safety, electrical, plumbing, or mechanical codes adopted by a recognized national code organization to the extent such codes have been adopted by the state or authority or are otherwise applicable in the jurisdiction in which the application is submitted.

Applicant. A person or entity with an application for the permit of a wireless telecommunications facility. A co-applicant is any person or entity that joins with an applicant in an application for the same permit, including the property owner, antenna support structure owner, and any proposed tenants for the facility.

Application (Personal Wireless Service Facility). A written submission to a siting authority requesting authorization for the deployment of a personal wireless service facility at a specified location.

Attached wireless telecommunications facility. An antenna or antenna array that is secured to an existing building or structure (except an antenna support structure) with any accompanying pole or device which attaches it to the building or structure, together with transmission cables, and an equipment cabinet, which may be located either on the roof or inside/outside of the building or structure. An attached wireless telecommunications facility is considered to be an accessory use to the existing principal use on a site.

Authority. Does not include an electric supplier.

Authority pole. A pole owned, managed or operated by or on behalf of the city. Such term shall not include poles, support structures, electric transmission structures, or equipment of any type owned by an electric supplier.

Authorization (Personal Wireless Service Facility). Any approval that the city must issue under applicable law prior to the deployment of personal wireless service facilities, including, but not limited to, zoning approval and building permit.

Base station. The primary sending and receiving structure or equipment at a fixed location that enables Commission-licensed or authorized wireless communications between user equipment and a communications network. ~~site in a telecommunications facility network. More than one base station and/or more than one provider can be located on a single antenna support structure.~~ The term does not include any structure that, at the time the relevant application is filed with the city, does not support or house equipment described in (1) or (2) below. The term also does not encompass a tower as defined in this section. Examples include transmission equipment

mounted on a rooftop, water tank, silo or other above ground structure other than a tower. Base station includes, but is not limited to:

(1) Equipment associated with wireless communications services such as private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul; and

(2) Radio transceivers, antennas, coaxial or fiber-optic cable, regular and backup power supplies, and comparable equipment, regardless of technological configuration (including distributed antenna systems and small-cell networks); and

(3) Any structure other than a tower that, at the time the relevant application is filed with the city, supports or houses equipment described in this section that has been reviewed and approved under the applicable zoning or siting process, even if the structure was not built for the sole or primary purpose of providing such support.

Breakpoint technology. The engineering design of a monopole wherein a specified point on the monopole is designed to have stresses concentrated so that the point is at least five percent more susceptible to failure than any other point along the monopole. In the event of a structural failure of the monopole, the failure will occur at the breakpoint rather than at the base plate, anchor bolts, or any other point on the monopole.

Broadband Services. A wired or wireless terrestrial service that consists of the capability to transmit at a rate of not less than 25 megabits per second in the downstream direction and at least 3 megabits per second in the upstream direction to end users and in combination with such service providers for access to the internet or computer processing, information storage or protocol conversion.

Broadcast Tower. A structure or array of structures built primarily to support antennas and related facilities for broadcasting AM/FM/TV signals to a broad geographic area.

Cellular telecommunications. A commercial low power mobile radio service bandwidth licensed by the FCC to providers in a specific geographical area in which the radio frequency spectrum is divided into discrete channels which are assigned in groups to geographic cells within a service area and which are capable of being reused in different cells within the service area.

City. The City of Pooler.

City council. The city council for the City of Pooler.

Collocation. A situation in which a ~~two or more~~ wireless personal service provider~~s~~ mounts or installs ~~place a~~ wireless telecommunications ~~antenna or antennas and feed lines~~ transmission equipment on an existing ~~common~~ antenna support structure or ~~other structure~~ base station ~~on which there is an existing antenna array~~ for the purpose of transmitting and or receiving radio frequency signals for communication purposes. The term ~~"collocation" shall not be applied to a situation where two or more wireless personal service providers independently place equipment on an existing building.~~ includes:

(a) Mounting or installing an antenna facility on a pre-existing structure and/or

(b) Modifying a structure for the purpose of mounting or installing an antenna facility on that structure

Combined antenna. An antenna or antenna array designed and utilized to provide services for more than one wireless provider for the same or similar type of services.

Communication facility. The set of equipment and network components, including wires and cables and associated equipment and network components, used by a communications service provider to provide communications services.

Communication service provider. A provider of communication services.

Communication services. Any equipment or service that uses electronic components to provide advanced communication services.

Concealed. A wireless telecommunications facility that is disguised, hidden, part of an existing or proposed structure or placed within an existing or proposed structure, to include antennas, ancillary structures, and utilities. Concealment is further explained in subsection 80-6(4).

Contributing structure. A structure listed on the Georgia Register of Historic Places; the National Register of Historic Places; or that is at least 50 years old, has not had any major exterior alterations that has changed its original architectural character, and that has had an historic survey which documents the structure as contributing to the historic district in which it is located.

Consolidated application. An application for the collocation of multiple small wireless facilities on existing poles or support structures for the installation, modification, or replacement of multiple poles and the collocation of associated small wireless facilities.

Coverage. The geographic area reached by an individual wireless telecommunications facility installation.

Decision. The conclusion of a wireless telecommunications facility application review that results in an approval or denial with or without conditions. Decisions may be appealed as identified within this article.

Decorative pole. An authority pole that is specially designed and placed for aesthetic purposes.

Deployment. The placement, construction, or modification of a personal wireless service facility.

Dual lighting systems. Strobe lights during daytime and flashing red lights during non-daytime.

Electric supplier. Any electric light and power company subject to regulation by the commission, any electric membership corporation furnishing retail service in this state, and any municipality which furnishes such service within this state.

Eligible facility. Existing wireless tower or base station that has been approved through the city's land use review process prescribed for the tower or base station.

Eligible facility request. Any request for modification of an existing tower or base station that does not substantially change the physical dimensions of such tower or base station, involving collocation of new transmission equipment, removal of transmission equipment, or replacement of transmission equipment.

Eligible support structure. Any tower or base station as defined in this section, provided that it is existing at the time the relevant application is filed with the city.

Equipment compound. The area or structure surrounding a ground-based wireless telecommunications facility including, but not limited to, the areas inside or under the following: an antenna support structure's framework and ancillary structures such as equipment necessary to operate the antenna on the facility that is above the base flood elevation including: cabinets, shelters, pedestals, generators and other similar structures.

Equipment cabinet. A structure located at a base station that is above the base flood elevation and designed exclusively to contain radio or other equipment necessary for the transmission or reception of wireless telecommunication signals. A cabinet cannot be used for storage and/or habitable space.

Existing (Personal Wireless Service Facility) ~~structures and facilities~~. Any wireless telecommunications facility for which a permit has been properly issued prior to the effective date of the ordinance from which this article is derived.

FAA. Federal Aviation Administration. The government agency responsible for regulating civil aviation.

Facility. See personal wireless service facility.

Fall zone. The area on the ground within a prescribed radius from the base pf a personal wireless facility. The fall zone is the area within which there might be a potential hazard from falling debris or collapsing material.

FCC. Federal Communications Commission. The government agency responsible for regulating telecommunications.

Feed lines. The interconnecting media between the transmission/receiving base station and the antenna.

Functionally equivalent services. Cellular, personal communications services (PCS), enhanced specialized mobile radio, specialized mobile radio and paging services.

Geographic search area (GSA). An area designated by a wireless provider or operator for a new base station, produced in accordance with generally accepted principles of wireless engineering.

GSA. See Geographic Search Area.

Guyed structure. A style of antenna support structure consisting of a single truss assembly composed of sections with bracing incorporated. The sections are attached to each other, and the assembly is attached to a foundation and supported by a series of wires that are connected to anchors placed in the ground or on a building.

Height (Personal Wireless Service Facility). The linear distance from the rooftop or side of structure where the antenna is attached to the base station or tower and the ground level. For new and replacement utility poles and new and replacement towers the linear distance from the ground level to the highest physical point on the wireless communication facility, including the lighting rod.

Historic district.

(1) Any district, site, building, structure or object included in, or eligible for inclusion in, the National Register of Historic Places maintained by the Secretary of the Interior of the United States in accordance with Section VI.D.1.a.i-v of the Nationwide Programmatic Agreement codified by 47 C.F.R. Part 1.

(2) Any area designated as a historic district under Article 2 of Chapter 10 of Title 44, the Georgia Historic Preservation Act; or

(3) Any area designated as a historic district or property by law prior to the effective date of this Code section.

Lattice structure. Typically a tapered style of antenna support structure that consists of vertical and horizontal supports with multiple legs and cross-bracing and metal crossed strips or bars to support antennas.

Least visually obtrusive profile. The design of a wireless telecommunications facility intended to present a visual profile that is the minimum profile necessary for the facility to properly function.

Location. The area where a wireless telecommunications facility is located or proposed to be located. Reference to location shall be exact longitude and latitude, to the nearest tenth of a second. Bearing or orientation is referenced to true north.

Macro cell facility. Antenna, support structures or base stations that are larger than the parameters set for small wireless facilities defined in this section.

Micro wireless facility. A small wireless facility not larger in dimension than 24 inches in length, 15 inches in width, and 12 inches in height that has an exterior antenna, if any, no longer than 11 inches.

Modification. The change, or proposed change, of any portion of a wireless telecommunication facility from its description in a previously approved PWSF ~~WTF~~ permit. Modification includes structural reinforcement, change in antenna type, and changes that alter the appearance, size or height of a PWSF ~~WTF~~.

Monopole. A style of freestanding antenna support structure that consists of a single shaft usually composed of two or more hollow sections that are in turn attached to a foundation. This type of antenna support structure is designed to support itself without the use of guy wires or other stabilization devices. These facilities are mounted to a foundation that rests on or in the ground or on the roof of a building.

Mount. The surface upon which antennas are mounted. Mounts described in this article include: roof-mounts (mounted on the roof of a building) and side-mounts (mounted on the side of a building).

Permit (Small Cell Personal Wireless Service Facility). A written authorization, in electronic or hard copy format, required to be issued by the city to initiate, continue, or complete the collocation of a small wireless facility or the installation, modification, or replacement of a pole or decorative pole upon which a small wireless facility is collocated.

Person. An individual, corporation, limited liability company, partnership, association, trust or other entity or organization, including an authority.

Personal wireless service facility (PWSF) ~~*telecommunications services.*~~ An antenna facility or a structure that is used for the provision of personal wireless service, whether such service is provided on a stand-alone basis or commingled with other wireless communication services. ~~Commercial mobile radio services, unlicensed wireless services and common carrier wireless exchange access service as identified in the Telecommunications Act of 1996.~~

Planning and zoning commission. The planning and zoning commission for the City of Pooler.

Pole. A vertical pole such as a utility, lighting, traffic, or similar pole made of wood, concrete, metal, or other material that is lawfully located or to be located within a right of way, including without limitation a replacement pole and an authority pole. Such term shall not include a support structure, decorative pole or electric transmission structure.

Provider. Any entity licensed by the FCC to provide subscriber-based personal wireless telecommunications services.

Radio frequency (RF). A range of frequencies that are allocated to be transmitted/received through the air without wires, with the use of transmitters/receivers and associated antennas. Radio waves are generated for fixed and/or mobile communication. A frequency or band of frequencies suitable for use in telecommunications.

Radio frequency engineer. An engineer specializing in electrical or microwave engineering, especially the study of radio frequencies.

Rate. A recurring charge.

Recognized historic area. Districts or locations identified as having historic and/or architectural significance through an ordinance, guideline, map, listing or designation by a local, state or federal government.

Reconditioning work. The activities associated with substantially painting, reconditioning, improving, or repairing authority poles.

Replace, replacement, or replacing. To replace a pole or decorative pole with a new pole or a new decorative pole, similar in design, size, and scale, to the existing pole or decorative pole consistent with 47 C.F.R 1.6100(b)(7) in order to address limitations of, or change requirements applicable to, the existing pole to structurally support the collocation of a small wireless facility.

Replacement work. The activities associated with replacing an authority pole.

Review. A review of a wireless telecommunication facility application by applicable administrators, staff, or commissions that results in a decision.

Right of way. Has the same meaning as provided in paragraph 25 of GA Code Section 32-1-3; provided, however, that such term shall apply only to property or an interest therein that is under the ownership or control of an authority and shall not include property or any interest therein acquired for or devoted to an interstate highway or the public rights, structures, sidewalks, facilities, and appurtenances described in subparagraph (k) or (r) of paragraph (24) of GA Code Section 32-1-3.

Screening. The use of design, existing buildings and structures, existing and proposed vegetation and color to obscure a wireless telecommunications facility.

Separation. The vertical distance between one carrier's antenna array and the antenna array of another carrier.

Site. For towers other than towers in the public rights-of-way, the current boundaries of the leased or owned property surrounding the tower and any access or utility easements currently related to the site, and, for eligible support structures, further restricted to that area in proximity to the structure and to other transmission equipment already deployed on the ground. The current boundaries of a site are the boundaries that existed as of

the date that the original support structure or a modification to that structure was last reviewed and approved by the city if the approval of the modification occurred prior to the Spectrum Act of 2012 or otherwise outside the section 6409(a) process of the Act.

Siting. The method and form of placement of a wireless telecommunications facility on a specific area of a property.

Siting application. See "Application (Personal Wireless Service Facility).

Siting authority. A State government, local government, or instrumentality of a State government or local government, including any official or organizational unit thereof, whose authorization is necessary prior to the deployment of personal wireless service facilities.

Small wireless facility. Radio transceivers, surface wave couplers; antennas, coaxial, fiber optic, or other cabling; power supply; backup batteries, and comparable and associated equipment, regardless of technological configuration, at a fixed location or fixed locations that enable communication or surface wave communication between user equipment and a communications network and that meet both the following qualifications:

(a) Each wireless provider's antenna could fit within an enclosure of no more than 6 cubic feet in volume; and

(b) All other wireless equipment associated with the facility is cumulatively no more than 28 cubic feet in volume, measured based upon the exterior dimensions of height by width by depth of any enclosure that may be used. The following types of associated ancillary equipment are not included in the calculation of the volume of all other wireless equipment associated with any such facility:

(1) Electric meters;

(2) Concealment elements;

(3) Telecommunications demarcation boxes;

(4) Grounding equipment;

(5) Power transfer switches;

(6) Cut-off switches and

(7) Vertical cable runs for connection of power and other services.

Such term shall not include a pole, decorative pole, or support structure on, under or within which the equipment is located or collocated or to which the equipment is attached and shall not include any wireline backhaul facilities or coaxial, fiber optic, or other cabling that is between small wireless facilities, poles, decorative poles, or support structures or that is not otherwise immediately adjacent to or directly associated with a particular antenna.

Structure. A pole, tower, base station, or other building, whether or not it has an existing antenna facility, that is used or to be used for the provision of personal wireless services (whether on its own or comingled with other types of services).

Substantial change (Personal Wireless Service Facility). A modification substantially changes the physical dimensions of an eligible support structure if it meets any of the following criteria:

(a) For towers other than towers in the public rights-of-way, it increases the height of the tower by more than ten percent (10%) or by the height of one (1) additional antenna array with separation from the nearest existing antenna not to exceed twenty (20) feet, whichever is greater; for other eligible support structures it increases the height of the structure by more than ten percent (10%) or more than ten feet (10'), whichever is greater.

(1) Changes in height should be measured from the original support structure in cases where deployments are or will be separated horizontally, such as on buildings' rooftops; in other circumstances, changes in height should be measured from the dimensions of the tower or base station, inclusive of originally approved appurtenances and any modifications that were approved prior to the passage of the Spectrum Act.

(b) For towers other than towers in the public rights-of-way, it involves adding an appurtenance to the body of the tower that would protrude from the edge of the tower more than twenty (20) feet, or more than the width of the tower structure at the level of the appurtenance, whichever is greater; for other eligible structures, it involves adding an appurtenance to the body of the structure that would protrude from the edge of the structure by more than six (6) feet.

(c) For any eligible support structure, it involves installation of more than the standard number of new equipment cabinets for the technology involved, but not to exceed four cabinets; or, for towers in the public rights-of-way and base stations, it involves installation of any new equipment cabinets on the ground if there are not pre-existing ground cabinets associated with the structure, or else involves installation of ground cabinets that are more than ten percent (10%) larger in height or overall volume than any other ground cabinets associated with the structure.

(d) It entails any excavation or deployment outside of the current site, except that, for towers other than towers in the public rights-of-way, it entails any excavation or deployment of transmission equipment outside of the current site by more than thirty (30) feet in any direction. The site boundary from which the thirty (30) feet is measured excludes any access or utility easements currently related to the site.

(e) It would defeat the concealment elements of the eligible support structure.

(f) It does not comply with conditions associated with the siting approval of the construction or modification of the eligible support structure or base station equipment, provided however that this limitation does not apply to any modification that is non-compliant only in a manner that would not exceed the thresholds above.

Support structure. A building, billboard, water tank, or any other structure to which a small wireless facility is or may be attached. Such term shall not include a decorative pole, electrical transmission structure, or pole.

Tower. Any structure built for the sole or primary purpose of supporting any Commission-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site. A tower may be concealed or non-concealed. Non-concealed towers include:

(1) Lattice – A vertical, multi-legged self-supporting tapered style of tower that consists of vertical and horizontal supports with cross bracing intended to support associated telecommunications equipment. This type of tower is designed to support itself without the use of guy wires or other stabilization devices.

(2) Monopole – A style of freestanding tower consisting of a single shaft usually composed of two or more stacked hollow sections that are in turn attached to a foundation. This type of tower is designed to support itself and associated telecommunications equipment without the use of guy wires or other stabilization devices. These facilities are mounted to a foundation that rests on or in the ground or on a building roof.

(3) Guyed – A type of tower consisting of metal cross strips or bars, which is steadied by wire guys in a radial pattern around the tower.

(4) Concealed antenna support structure – A style of freestanding tower meeting the definition concealed and the design criteria in 80-6(4).

Transmission equipment. Equipment that facilitates transmission for any Commission-licensed or authorized wireless communication service, including, but not limited to, radio transceivers, antennas, coaxial or fiber-optic cable, and regular and backup power supply. The term includes equipment associated with the wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul.

Unlicensed wireless services. Commercial mobile services that can operate on public domain.

Utility pole. See "pole".

Wireless infrastructure provider. Any person, including a person authorized to provide telecommunications services in this state, that builds, installs, or operates small wireless facilities, poles, decorative poles, or support structures on which small or macro wireless facilities are or are intended to be used for collocation but that is not a wireless service provider.

Wireless provider. A wireless infrastructure provider or a wireless services provider.

Wireless services. Any services provided to the public using licensed or unlicensed spectrum, including the use of Wi-Fi, whether at a fixed location or mobile.

Wireless services provider. A person that provides wireless services.

~~*Wireless telecommunications facility (WTF).* A staffed or unstaffed commercial facility for the transmission and/or reception of radio frequency signals, or other wireless communications, and usually consisting of an antenna or groups of antennas, transmission cables and equipment enclosures, and may include an antenna support structure. The following non-exclusive list shall be considered a wireless telecommunications facility: new and existing antenna support structures, replacement antenna support structures, collocations on existing antenna support structures, attached wireless telecommunications facilities and concealed wireless telecommunications facilities.~~

~~*WTF.* See Wireless telecommunications facility.~~

Wireline backhaul facility. An aboveground or underground wireline facility used to transport communications data from a telecommunications demarcation box associated with a small wireless facility to a network.

Zoning administrator. The city manager or his or her designee.

Sec. 80-3. Applicability and exemptions.

(a) *Applicability.* This article shall apply to the installation, construction or modification of the following PWSFs ~~WTFs~~:

(1) Existing PWSFs ~~antenna support structures~~.

(2) Proposed PWSFs ~~antenna support structures~~.

(3) Replacement and modification of an existing PWSF ~~antenna support structures~~.

(4) Collocation or combining on an existing PWSF ~~antenna support structures~~.

(5) Temporary PWSFs ~~Attached WTFs~~.

(6) ~~Concealed WTFs~~.

~~(7) Temporary WTFs.~~

(b) *Exemptions.* The following items ~~uses~~ are exempt from the requirements of this article notwithstanding any other required permits such as electrical, mechanical, excavation, street openings, closure of sidewalks or vehicular lanes or others required by the Building Code ~~land development provision, but are subject to all applicable building code compliance and building permit reviews~~:

(1) ~~Non-commercial,~~ A~~a~~mateur radio towers or antennas that are used solely for licensed amateur services up to 70 feet in height.

(2) Single-use local radio dispatch.

(3) Over the air broadcast t~~T~~elevision antennas for home reception use.

(4) Satellite earth stations used for the transmission or reception of wireless communications signals with satellites, that are one meter (39.37 inches) or less in diameter in all residential districts and two meters or less in all other zoning districts.

(5) A government-owned communications facility erected for the purposes of installing antennas and ancillary equipment necessary to provide communications for public health and safety ~~Antenna support structures, antennas and/or antenna arrays for AM/FM/TV/HDTV broadcasting transmission facilities that are licensed by the FCC~~.

(6) A temporary PWSF~~, commercial WTF~~, upon the declaration of a state of emergency by federal, state or local government, or determination of public necessity by the city, and approval by the city manager or his or her designee; except that such PWSF ~~WTF~~ must comply with all federal and state requirements. No PWSF shall be exempt from the provisions of this section beyond the duration of the state of emergency except that t~~T~~he exemption may continue up to 120 days after the duration of the state of emergency with the approval of the city manager.

(7) A temporary PWSF~~, commercial WTF~~ for the purposes of providing coverage of a special event such as news coverage or sporting event, subject to approval of the city manager or his or her designee, except that such PWSF ~~WTF~~ must comply with all federal and state requirements. The exemption may begin up to seven days before the special event and may continue up to seven days after the duration of the special event.

(8) Intentionally Omitted.

(9) The installation, placement, maintenance, operation, or replacement of micro wireless facilities that are suspended on cables that are strung between poles or support structures in the right of way in compliance with applicable codes.

(10) With respect to a pole or decorative pole on which a small cell wireless facility is collocated, inspections, testing, repairs and modifications that maintain functional capacity and aesthetic and structural integrity, provided that modifications are limited by the structural load analysis supplied by the applicant in its prior application to the city.

(11) With respect to a small cell wireless facility, inspections, testing or repairs that maintain functional capacity or the replacement or upgrade of antennas or other components of the small cell wireless facility such as a swap out or addition of antennas and radio equipment as required by the applicant with antennas and other components that are substantially similar in color, aggregate, size and other aesthetics to that previously permitted by the city and consistent with the height and volume limits for small cell wireless facilities, under this code, so long as the pole, decorative pole, or support structure will structurally, or prior to installation will be modified to support, the structural load in accordance with the structural load analysis supplied by the applicant in its prior application to the city.

Sec. 80-4. Wireless telecommunications facilities master plan.

The wireless telecommunications facilities master plan combines the land use planning strategies with the industry-accepted radio frequency (RF) engineering standards to create an illustrative planning tool that complements zoning regulations. The master plan offers strategies to reduce tower infrastructure by improving efforts to morph wireless deployments from various service providers, thereby minimizing tower proliferation by increasing shared sites. The master plan lists existing antenna locations and potential city-owned lands that may be used for future antenna locations.

~~**Sec. 80-5. Submittal requirements.**~~

~~An application for a WTF shall include the applicable items listed in this section, in addition to other requirements within this article.~~

~~(1) *Authorization from co-applicants.* For all facilities, all parties with an ownership interest, including the land owner, support structure owner, and facility owner shall be co-applicants and be bound by and comply with all terms, limitations, requirements and conditions that are part of this article and of any~~

permit issued. The WTF applicant shall provide signed authorization from co-applicants allowing the application.

(2) *Evidence of need report.* For all WTFs, a report certified by a radio frequency engineer shall be provided that demonstrates that no existing WTF can accommodate the applicant's proposed facility due to technical or physical circumstances, or that existing facilities would prohibit personal wireless services in the area to be served by the proposed WTF. The following information shall be provided with the report:

a. Identification of efforts to comply with the facility and location hierarchy in subsection 80-6(1). If the highest ranking facility type (concealed attached) is not proposed, the applicant must demonstrate that existing facilities or the mitigation of existing facilities within the applicant's geographic search area (GSA) cannot be reasonably made to accommodate the applicant's need because:

1. There are no existing WTFs in the GSA that meet the applicant's engineering requirements, and why.

2. The existing WTFs, buildings and structures in the GSA are not of sufficient height and cannot be increased in height to meet the applicant's engineering requirements.

3. The existing WTFs, buildings and structures in the GSA do not have sufficient structural strength and cannot be structurally improved to support the applicant's proposed WTF and related equipment. Such information shall be certified by a Georgia-licensed professional engineer.

4. There are other limiting factors that render existing WTFs in the GSA unsuitable.

b. Graphics to be provided shall include:

1. A map of the GSA to include the location of the proposed WTF and all existing WTFs (including those not owned by the applicant). The exact location of the facility (in longitude and latitude, to degrees, minutes and seconds to the nearest tenth) including the height of the antenna support structure and height, type and number of antennas shall be provided.

2. A color plot demonstrating the existing coverage of all WTFs owned by the applicant within the GSA.

3. A color plot demonstrating the existing coverage of all WTFs owned and proposed by the applicant within the GSA.

4. Additional maps and calculations as may be deemed necessary by the city manager or his or her designee, the planning and zoning commission or city council.

c. Any additional information that may be requested of the applicant or provided by the applicant to prove need for the proposed WTF.

(3) *Site plan.* For freestanding WTFs and when a proposed WTF will create a site modification, a site plan (no larger than 24 inches by 36 inches with an 8½ inch by 11 inch reduced copy) prepared and certified by a Georgia-licensed professional engineer shall include all information listed on the WTF application checklist. Other site plan related information shall include:

a. *Existing and proposed access.* Existing or proposed public rights-of-way, private roads and/or access easements through, on, or adjacent to the subject property. The proposed access driveway or roadway and parking area at the WTF site shall be shown, to include grading, drainage and traveled width and type of surface materials proposed. Parking shall also be shown.

b. *Landscape plan.* Landscaping is to be provided in accordance with subsection 80-6(4). The method of irrigation and any proposed removal of vegetation shall be identified.

c. *Drainage.* Plans for drainage of surface and sub-surface water to control erosion and sedimentation both during construction and as a permanent measure.

d. *Utilities.* Proposed utilities, including distance from power source, sizes of service available and required, locations of any proposed utility or telecommunications lines, and whether utilities will be above ground or underground.

(4) *WTF plan.* For all WTFs, a plan (no larger than 24 inches by 36 inches with an 8½ inch by 11 inch reduced copy) shall include a diagram of the proposed facility and antenna(s), including:

a. Elevation of the antenna and/or antenna support structure to include the following proposed dimensions: height, width and breadth. Height shall include the base, the antenna support structure, and lightning rod.

b. Elevation views of the security barrier or equipment compound, indicating architectural design, exterior appearance and materials, including color. Equipment enclosures shall be consistent with one of the alternatives identified in subsection 80-6(5).

c. Mounting location on antenna support structure or building, including height (AGL).

d. If a concealed or nonconcealed attached WTF is proposed, identification of all mounting frames, arms, brackets or other devices or equipment used to hold antennas and other equipment in place.

e. Equipment brochures or drawings for the proposed facility, shall be provided for antennas, support structures/mounts, equipment shelters, feed lines and security barrier, if any.

f. If a freestanding WTF is proposed, it shall be demonstrated that the structure will be able to accommodate additional facilities as identified in subsection 80-6(9).

(5) *Visual impact analysis.* For all freestanding nonconcealed WTFs, a visual impact analysis shall be performed. All or a portion of the analysis shall be performed for other WTFs when, in the opinion of the city manager or his or her designee, the proposed type of WTF and its location requires additional assessment (i.e., within a residential district, recognized historic area, or scenic vista/landscape). The analysis shall include the following:

a. *Line-of-sight analysis.* The applicant shall provide a line-of-sight analysis, including elevation views of the proposed facility. The analysis shall include a description of natural and manmade features that affect the buffering of the potential visual impact of the structure.

b. *Photo simulations.* The applicant shall provide photo-simulated post-construction renderings of the completed proposed antenna support structure, equipment compound and/or equipment cabinets, ancillary structures, and landscaping, if any, from locations determined at the pre-application conference. The views shall incorporate before and after scenarios, a scaled color image of the proposed type of facility, an aerial map with the location of the selected views, and a description of the technical approach used to create the photo simulations. The simulations shall include a minimum of four vantage points (north, south, east, and west).

c. *Balloon test.* A balloon test may be required subsequent to the receipt of the photo simulations in order to demonstrate the proposed height of the WTF. The applicant shall arrange to raise a colored balloon (no less than three feet in diameter) at the maximum height of the proposed WTF and within 50 horizontal feet of the center of the proposed antenna support structure.

~~The date, time and location of the balloon test shall be advertised by the applicant at least seven but no more than 14 days in advance of the test date in the official legal organ for the City of Pooler. The applicant shall inform the city manager or his or her designee and abutting property owners in writing of the date and times of the test at least 14 days in advance. The balloon shall be flown for at least two consecutive hours during daylight hours on the date chosen. The applicant shall record the weather during the balloon test. [Note: Readvertisement will not be required if inclement weather occurs advertisement will direct readers to the city for new date.]~~

~~(6) *Documentation from applicable regulatory agencies.* For all WTFs, copies of all applicable licenses or approvals, if available, as required by the FCC and any other agency of the government with authority to regulate WTFs to include the following at the time of submission:~~

~~a. A letter from the FAA establishing the maximum antenna support structure height or a written statement prepared a professional airspace safety consultant predicting the maximum height likely to be approved by the FAA.~~

~~b. Evidence of compliance with applicable FAA requirements under 14 C.F.R. s. 77, as amended, which may be a copy of the FAA notice of proposed construction.~~

~~c. A compliance letter from the Historic Preservation Division of the Georgia Department of Natural Resources.~~

~~(7) *Radio frequency engineer qualifications.* For all WTFs, a curriculum vitae shall be provided for the radio frequency engineer who certifies any documentation provided as part of the application for a WTF. Information shall include education obtained in the area of radio frequency engineering, and experience in the field, including length of time.~~

~~(8) *Fees.* In addition to any other fees required by the city, applicants shall pay a fee to cover the actual cost and the administrative fee for consulting services that may be required by the city to evaluate any technical aspect of the WTF application.~~

~~(9) *Address.* All applicants and co-applicants shall keep the city notified of their current mailing address and shall advise the city of any change in mailing address within 30 days of such change.~~

Sec. 80-~~6~~5. Location and ~~Additional~~ standards for all PWSF facilities.

To ensure compatibility with surrounding land uses, protect public safety and natural, cultural and scenic resources and preserve and enhance the character of neighborhoods, all PWSFs ~~WTFs~~ subject to this article shall be located, developed and operated in compliance with the following:

(1) *Siting and location.*

a. ~~*Siting.* WTFs are allowed in all zoning districts, subject to the limitation set forth herein. Siting of WTFs shall be in accordance with a hierarchy of facility alternatives. If a WTF is proposed that is a lower-ranking facility than the most preferred facility type (concealed attached), an evidence of need report as specified in section 80-5 shall be provided. Whenever feasible, a new facility, not to include collocation or combined antennas, should be located on city property to ensure that regular maintenance of the facility, as required by section 80-8, is occurring.~~ Siting of a PWSF of any type shall be in accordance with the preferred site listing below with number 1 being the most preferable and 7 being the least preferable. Where a lower ranked alternative is proposed (for example 7 versus 1), the applicant must demonstrate through relevant information including, but not limited to, an affidavit or declaration under penalty of perjury by a radio frequency engineer or other legally designated representative for the commercial wireless provider with personal knowledge of the facts, demonstrating that despite diligent efforts to adhere to the established preferences within the geographic search area, higher ranked options are not

technically feasible, practical or justified given the location of the proposed facilities. The applicant must provide such evidence in its application in order for the application to be considered complete.

(1) Collocation on an eligible support structure.

(2) New concealed macro cell collocation on a base station.

(3) Small cell wireless service facility in public street rights-of-way or utility easement on:

a. A new concealed pole.

b. A concealed replacement pole.

c. An existing or replacement decorative pole.

d. An existing non-concealed city-owned pole.

(4) New concealed small cell wireless facility outside public rights-of-way located:

a. City-owned property.

b. Other public property.

c. Private property.

(5) New concealed macro cell facility located on:

a. City-owned property.

b. Other public property.

c. Private property.

(6) New non-concealed macro cell antenna on:

a. An existing utility (electric) high voltage distribution pole.

b. Existing light stanchions at athletic venues only.

(7) New non-concealed tower.

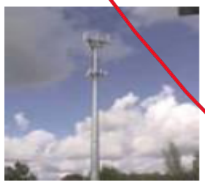
b. Approval of PWSFs shall be allowed in all zoning districts and public rights-of-way in accordance with the table below.

Zoning District	Concealed Small Cell Wireless Facility in ROW or Utility Easement (3) ~~Attached~~	~~Colocated or Combined on Existing~~ Collocation ~~or~~ Modification on Existing Eligible Support Structure (1)	Concealed Collocation on New Base Station (2) ~~Freestanding~~	New Concealed Small Wireless Facility outside ROW (4)	~~Non-Concealed Attached*~~ Concealed Macro Cell Facility (5)	Non-Concealed Base Station* (6) ~~Freestanding~~	~~Reconstruction Or Replacement~~ Non-Concealed Tower (7)	~~Antenna Element~~ Tower Replacement
R-1	B	B	~~CUP~~ B	n/a	~~n/a~~ CUP	n/a	~~B~~ n/a	B
R-2	B	B	~~CUP~~ B	n/a	~~n/a~~ CUP	n/a	~~B~~ n/a	B
R-3	B	B	~~CUP~~ B	n/a	~~n/a~~ CUP	n/a	~~B~~ n/a	B
R-4	B	B	~~CUP~~ B	n/a	~~n/a~~ CUP	n/a	~~B~~ n/a	B
C	B	B	B	B	B	~~CUP~~ B	~~B~~ CUP	B
C-P	B	B	B	B	B	~~CUP~~ B	~~B~~ CUP	B

I	B	B	B	B	B	~~CUP~~ B	~~B~~ CUP	B
MH	B	B	B	B	B	~~CUP~~ B	~~B~~ CUP	B
R-A	B	B	B	B	B	~~CUP~~ B	~~B~~ CUP	B
PUD	**	**	**	**	**	**	**	**

B means "By Right"
CUP means "Conditional Use Permit"
* Means "Permitted on utility high voltage distribution poles and light stanchions at athletic venues only"
** Means as allowed by PUD Master Plan

Hierarchy by Facility Type

Priority	Facility Type	Example
Most Preferred	Concealed Attached [1] a. City-owned land b. Non City-owned land	
	Collocated or Combined on Existing Antenna Support Structure or on Athletic Field Light Poles or Water Tanks (at least 50 feet in height) a. City-owned land b. Non City-owned land	
	Concealed Freestanding a. City-owned land b. Non City-owned land	
	Nonconcealed Attached [2] a. City-owned land b. Non City-owned land	
Least Preferred	Nonconcealed Freestanding (Monopole Only) [3] a. City-owned land b. Non City-owned land	

~~1. An applicant does not have to provide a concealed attached facility if collocation on an existing antenna support structure or other structure (i.e., athletic field light pole or water~~

~~tank) is available within the applicant's geographic search area provided that the structure is not located within a residential district, recognized historic area or within the scenic vistas/landscapes identified in subsection (8) unless approved by the city council after recommendation by the planning and zoning commission.~~

~~2. May be allowed within a recognized historic area with city council approval, but not on a contributing structure.~~

~~3. Not allowed within a residential district, a recognized historic area or within 100 feet of either. A setback waiver may be requested if the criteria in subsection (8)c can be met.~~

(2) *Height.*

a. *General.* Height shall be measured in feet above ground level (AGL).

b. *Height, maximum.*

Maximum Height by Type of Facility	
Type of Facility	Maximum Height
~~Concealed Attached~~ Eligible Facility Request	Shall not exceed the standards listed in the definition of substantial change. ~~height of the structure on which the facility is attached by more than 20 feet.~~
~~Non-concealed Attached~~ New Collocation	Shall not exceed the height of the structure on which the facility is attached by more than ~~20~~ 10 feet.
A modification exceeding the definition of substantial change on a legal or legal non-conforming structure	Shall not exceed the height of the existing facility by more than 15 feet.
~~Collocation or Combined on Existing Structure (General)~~	~~A new WTF located on any of the following structures existing on the effective date of this Article shall be exempt from height restrictions provided that there is no increase in height of the existing structure as a result of the installation: water towers, guyed structures, lattice structures; police, fire, ambulance and other emergency dispatch and public works structures and monopoles.~~
~~Collocation on Existing Structure at least 50 feet in height (Utilities)~~	~~A new WTF located on any utility structure shall be exempt from height restrictions of this Article provided that there is no more than a 20 foot increase in the height of an existing structure as a result of the installation.~~
~~Collocation on Existing Buildings and Structures (Legal Nonconforming)~~	~~A WTF may locate on a building or structure that is legally non-conforming with respect to height, provided that the facility does not project above the existing height by more than 20 feet.~~
Small Cell Wireless Facility on private property	A new pole for a small cell antenna shall not exceed 50 feet in height.

Small Cell Wireless Facility in public rights-of-way	1. New, modified or replacement poles in a historic district and areas zoned primarily for residential use, the height shall not exceed 50 feet above ground level. 2. New, modified or replacement poles in all other right-of-way locations, the height shall not exceed the greater of 50 feet above ground level or 10 feet greater in height above ground level than the tallest existing pole in the same public right-of-way within 500 feet of the new proposed pole. 3. For a collocation on an existing pole or support structure, no more than 10 feet above the existing pole or support structure. 4. For a collocation on a new, modified or replacement pole under 1 and 2 above, the height limit as provided in such paragraphs.
Concealed Freestanding	Shall not exceed 100' in Residential or PUD districts or a 199' in any other district.
Non-concealed Freestanding (Monopole)	Up to 199 feet provided that the applicant has provided evidence of need.

c. *Height, flexibility.* The city council after recommendation by the planning and zoning commission may approve additional height beyond the maximum allowed if findings can be made that siting of the proposed PWSF ~~WTF~~ is appropriate to the context of the proposed location using the criteria listed in subsection (4) below.

(3) *Setbacks.* All PWSFs outside the public right-of-way ~~WTFs~~ and their equipment enclosures and ancillary structures shall comply with the setback provisions of the zoning district in which the PWSF ~~WTF~~ is located. In addition, the following setbacks shall be observed:

a. ~~*Setbacks required*~~ *Concealed PWSF outside of public right-of-way.* For concealed freestanding antenna support structures and concealed collocations, the setback provisions of the zoning district shall apply. In the case of pre-existing nonconforming structures, a PWSF (including its equipment compound and/or cabinetry and ancillary structures) shall not increase any non-conformities, except as provided in section 80-10.

b. *Non-concealed PWSF outside of public right-of-way*

1. ~~In order to ensure public safety, t~~The minimum distance from the base of any non-concealed freestanding PWSF ~~WTF~~ to any property line, road, dwelling, commercial or institutional use or public recreational area shall be the height of the antenna support structure, including any antennas or other appurtenances, if the PWSF ~~WTF~~ has not been constructed with breakpoint design technology.

   The setback may be reduced by the city council after recommendation by the planning and zoning commission if documentation filed by a Georgia-licensed professional structural engineer certifies that the PWSF ~~WTF~~ utilizes breakpoint design technology. The minimum setback shall be equal to 110 percent of the distance from the top of the structure to the breakpoint level of the structure, plus the minimum setback distance of the zoning district. For example, a non-concealed PWSF ~~WTF~~ of 100 feet in height with a breakpoint at 80 feet, the minimum setback would be 22 feet (110 percent of 20 feet-the distance from the top of thePWSF ~~WTF~~) plus the minimum setback for the zoning district.

2. The city council after recommendation by the planning and zoning commission may waive all or part of a required setback if the applicant can demonstrate that the proposed facility

will be the least visually obtrusive profile, will not detract from the beauty and/or character of the area in which the PWSF ~~WTF~~ is proposed, and will not cause a public safety issue.

3. Setbacks from residential districts, recognized historic areas, and certain scenic vistas and landscapes ~~for nonconcealed freestanding WTFs~~, as described in subsection (8) below, are also required. If more than one standard applies, the more restrictive standard shall govern.

~~4. All accessory buildings and ancillary equipment shall comply with all City of Pooler Zoning and Building requirements and fire safety codes.~~

~~b. *Setback not required.* A setback may not be required by this article for concealed freestanding and attached WTFs. However, the setback provisions of the zoning district shall apply. In the case of pre-existing nonconforming structures, a WTF (including its equipment compound and/or cabinetry and ancillary structures) shall not increase any non-conformities, except as provided in section 80-10.~~

c. All equipment shelters shall comply with the minimum setback requirements of the applicable zoning district as set forth in the City code, depending upon whether any structure is considered a primary use or an accessory use.

d. On parcels with a principal building housing a primary use, all components of the PWSF shall be located behind the main building line.

(4) *Aesthetics/visibility.* To protect the beauty and character of the city, particularly residential districts, recognized historic areas and certain scenic vistas and landscapes as identified herein, all facilities shall be screened to the greatest extent possible. Screening shall occur through the use of design, existing buildings and structures, existing and proposed vegetation, appropriate materials and color. ~~Unlike nonconcealed facilities, concealed facilities shall not be identifiable as a WTF.~~

Visibility of Facility		
Screening and/or Concealment Techniques	Applicable PWSF ~~WCF~~	Explanation
Design	Eligible Facility Request	Eligible Facility Request: Shall not defeat the concealment elements of the existing eligible support structure (if applicable)
	New Concealed ~~Attached~~ Collocation Wall Mount	Concealed ~~Attached~~ Collocation Wall or Side Mount: The PWSF shall blend with the building's existing architecture and shall be painted or shielded with material which is consistent with the design features and materials of the building. Feed lines and antennas shall be designed to architecturally match the facade, roof, wall or structure on which they are affixed in order to blend in with the existing structural design, color and texture and in order to provide the least visually obtrusive profile.
	New Concealed Collocation on a new Base Station	New Concealed Collocation on a new Base Station shall be concealed within or behind existing architectural features to limit the visibility from public rights-of-way. The PWSF should be stepped back from the facade in order to limit its impact on the building's silhouette. This also applies to modifications of base

		stations that exceed the "substantial change" definition above.
	New Concealed Freestanding Tower	New Concealed Freestanding Tower: Such facility shall blend into its surroundings through design and siting that is appropriate and typical to the context of the proposed location. Such facility shall also be designed to appear as a structure that would be allowed in the zoning district in which it is proposed to be located and that is customary to the location (e.g., a smokestack would not be allowed in a residential district). Examples of concealed facilities include chimneys, monopines, steeples, clock towers, light poles, and flag poles. Guyed structure and lattice structure construction is not allowed. For a monopine (faux tree) to be considered concealed, it must be designed with a sufficient number of faux branches, foliage and antenna socks or similar to conceal all external antenna, panels, trays, cables, support rods, crossbars, port holes, splitters, couplers and attenuators, and any other equipment external to the tower mast, shall be painted or have applied material to simulate tree bark indigenous to the area. Faux branches shall commence at 20 feet above ground level and surround the tower in a multi-dimensional pyramid shape pattern to the top of the tower, with branches and foliage material in length, width, and depth sufficient to obscure the physical view of the tower, antenna elements and brackets. Antenna wraps can also be used on all types of antenna on structures other than monopines.
	All New Non-Concealed Collocations and new towers	All new non-concealed collocations and new towers: To the extent possible, existing buildings and structures should be used to screen a non-concealed PWSF from rights-of-way.
	Small Cell Wireless Facility in public rights-of-way	All new small cell wireless facilities in the public rights-of-way are subject to the aesthetic standards in Chapter 74, Article II, Section 74-45.
~~Existing Buildings and Structures~~		~~Roof Mount: When a WTF extends above the roof height of a building on which it is mounted, the WTF shall be camouflaged within or behind existing architectural features to limit the visibility from public rights-of-way. The WTF should be stepped back from the facade in order to limit its impact on the building's silhouette.~~
	~~Nonconcealed Attached and Combined~~	~~Side Mount: The WTF shall blend with the building's existing architecture and shall be painted or shielded with material which is consistent with the design features and materials of the building.~~
	~~Nonconcealed Freestanding~~	~~Freestanding Nonconcealed: To the extent possible, existing buildings and structures should be used to screen a WTF from rights-of-way.~~

Existing and Proposed Vegetation	Eligible Facility Request	If the equipment compound and/or landscaping is not in compliance with the original site plan parameters, compliance will be required for the installation of an Eligible Facility Request.
	All new PWSF including towers and base stations ~~Nonconcealed Freestanding~~	~~Nonconcealed Freestanding:~~ The perimeter of the PWSF ~~WTF~~ shall be at least 15 feet in width for landscaping and include: 1) a row of evergreen trees a minimum of 10 feet in height at the time of planting with a minimum two-inch caliper, spaced a maximum of 12 feet apart; and, 2) a row of evergreen shrubs a minimum of two feet tall at the time of planting, planted four feet on center. Within a year of planting, the trees and shrubs shall achieve 80 percent opacity of the security barrier and/or equipment enclosure. Existing trees and vegetation may be used as an alternative or in combination with new plantings to achieve the opacity requirement subject to approval of the City Council after recommendation by the Planning and Zoning Commission upon a recommendation of the City Arborist ~~Director of the City Department of Park and Tree or his or her designee~~. An easement may be required to ensure that vegetation remains intact.
	~~Nonconcealed Attached~~	~~Nonconcealed Attached: To the extent possible, vegetation should be used to screen a WTF from full view.~~
	~~Collocation and Combined~~	~~Collocation and Combined: If the equipment compound and/or landscaping is not in compliance with this Article, compliance shall occur at the time of antenna installation. Landscaping compliance may be waived, wholly or partially, if the site lacks sufficient area.~~
Color	Eligible Facility Request	Must meet the criteria of the approved site plan for the existing PWSF.
	Non-concealed Freestanding Towers or Base Stations	~~Nonconcealed Freestanding:~~ The PWSF ~~WTF~~ shall maintain a galvanized gray finish or the City Council after recommendation by the Planning and Zoning Commission may accept other contextual or compatible color, except as required by federal rules or regulations.
	~~Attached Nonconcealed~~	~~Non-concealed Attached: The WTF shall be painted and/or constructed of materials to match the color of the building or structure on which it is attached, except as required by federal rules or regulations.~~
	~~Collocation and Combined~~	
Antenna Mounting Type	Non-concealed Freestanding	The first antenna placement, and all subsequent collocated antennas, on new antenna support structures shall be flush-mounted, unless it is demonstrated through RF propagation

		analysis that such antennas will not meet the network objectives of the desired coverage area.

(5) *Equipment compound and/or equipment cabinetry.* Ground e~~E~~quipment, including platforms and other equipment related to the operation of a PWSF ~~WTF~~ shall be hidden and/or screened from public view by one or more of the following techniques, which shall also be consistent with the aesthetic/visibility standards identified in subsection (4) above:

a. *Ground equipment~~, including platforms~~.* One or more of the following techniques can be used to hide and /or screen ground equipment, whether located in a building or cabinet:

1. ~~*Locate equipment underground.* If a nonconcealed freestanding WTF is proposed, a~~An opaque security barrier consisting of brick, masonry, or other material approved by city council after recommendation by the planning and zoning commission shall be installed around the antenna support structure to minimize opportunities for unauthorized access, climbing, vandalism, graffiti and other conditions that would result in hazardous conditions, visual blight and attractive nuisances.

(i) All fencing shall be secured with a Knox Lock to allow public safety access in the event of a natural hazard or other similar type emergency. ~~that will prevent unauthorized access to the structure. Landscaping as identified in subsection (4) shall be provided.~~

(ii) The opaque barrier shall be no less than the above grade height of any equipment within the enclosure, which shall not be taller than one story, unless located in a flood zone.

2. ~~*Locate equipment within a building.* The building shall be designed to be consistent with the prevailing architectural style of the neighborhood in which it is located, including exterior materials and roof pitch. The enclosure shall not exceed one story, unless location in a flood plain or other drainage concerns requires it to be elevated.~~ An evergreen landscape buffer shall surround the perimeter of the PWSF. If this method is selected, the buffer requirements identified in subsection (4) above apply.

3. ~~*Locate equipment behind a secured, landscaped perimeter.* An evergreen landscape buffer shall surround the perimeter of the WTF. If this method is selected, the buffer requirements identified in subsection (4) apply. Additionally, an opaque fence (chain link with slats or webbing is not considered opaque) or masonry wall as approved by city council after recommendation by the planning and zoning commission shall be constructed to minimize opportunities for unauthorized access, climbing, vandalism, graffiti and other conditions that would result in hazardous conditions, visual blight and attractive nuisances. The fence or wall shall be no less than the above grade height of any equipment within the enclosure, which shall not be taller than one story, unless located in a flood zone. All fencing shall be secured with a Knox Lock to allow public safety access in the event of a natural hazard or other similar type emergency.~~

b. *Roof-top equipment.* Equipment shall be screened from public view in a manner that is consistent with the architectural style of the building upon which the PWSF ~~WTF~~ is located.

(6) *Lighting and signage.*

a. Lighting on PWSF towers and base stations, if required, shall not exceed the FAA minimum standards:

1. Any lighting required by the FAA must be of the minimum intensity and number of flashes per minute (ex. the longest duration between flashes) allowable by the FAA; and

2. Such lighting of the PWSF as may be required by the FCC, FAA or other applicable authority, shall be installed in a manner to minimize impacts on adjacent residences; and

3. Lights shall be filtered or oriented so as not to project directly onto surrounding property or rights-of-way, consistent with FAA requirements; and

4. Only red lighting shall be utilized unless otherwise required by an FAA No Hazard Determination.

~~Wireless telecommunications facilities taller than 199 feet AGL shall be lit according to FAA standards including light intensity and flashes per minutes. When applicable, dual lighting systems shall be employed. This dual lighting system includes red lights (L-864) for nighttime and medium intensity flashing white lights (L-865) for daytime and twilight use. This lighting system may be used in lieu of operating a medium intensity flashing white light system at night.~~

~~b. Free-standing wireless telecommunications facilities between 100 and 199 feet AGL shall be equipped with:~~

~~1. Red lights (L-864) for nighttime (only)—Strobe lighting of any kind is not permitted; and,~~

~~2. White reflective tape/sheeting installed at 20 feet above ground level and continuing upward at ten foot intervals.~~

b.~~c.~~ All other lighting shall be subject to the following: Lighting of equipment enclosures and other ancillary structures on site shall be shielded from adjacent properties. The footcandle measurement at property lines shall be no more than 1.0 footcandle when measured at grade. ~~FAA required lighting is exempt from this requirement.~~

c.~~d~~. Signs shall be limited to those needed to identify the PWSF ~~WTF~~, the FCC's Antenna Registration System (ASR) registration number (if applicable), the owner, the party responsible for the operation and maintenance (including address and telephone number), to warn of danger and to comply with applicable federal regulations. Such signage shall be visible and legible at ground level. If more than 220 voltage is necessary for the operation of the facility and is present in a ground grid or in the tower, signs located every twenty (20) feet and attached to the fence or wall shall display in large, bold, high contrast letters, minimum height of each letter four (4) inches, the following: "HIGH VOLTAGE – DANGER". No outdoor advertising signage is permitted at the PWSF.

(7) *Recognized historic areas.*

a. All ~~freestanding~~ PWSFs ~~WTFs~~ within a recognized historic area shall be concealed. ~~Attached WTFs proposed for existing structures shall also be concealed unless it can be demonstrated that the facility will not be visible from ground level.~~

b. Any PWSF ~~WTF~~ located on or within an historic building or structure shall not alter the character-defining features, distinctive construction methods or original historic materials of the building or structure.

(8) *Scenic vistas and landscapes.* To preserve scenic vistas and landscapes, any non-concealed freestanding PWSF ~~WTF~~ shall:

a. Not be developed within the scenic viewshed of the Savannah/Ogeechee Canal.

b. Be separated from the following areas by the following distances:

1. Residential districts, recognized historic areas: 100 feet.
2. Public rights-of-way: 100 feet.
3. Protected and restricted roadways as identified in the zoning ordinance: 300 feet.
4. Amenity corridors as identified in the 2020 Long Range Transportation Plan: 300 feet.
5. Marshes, to include estuarine waterways and/or spartina marshes: 500 feet. The distance shall be measured from the jurisdiction line established by the Georgia Department of Natural Resources.

c. The city council after recommendation by the planning and zoning commission may waive all or part of separation distance if the applicant can demonstrate that the proposed facility will be the least visually obtrusive profile and not detract from the beauty and/or character of the scenic vistas and landscapes identified within this subsection.

~~(9) *Antenna support structure multiple user standards.* If a freestanding PWSF WTF is proposed, it shall be engineered and constructed to accommodate multiple users, as indicated below:~~

~~a. Ninety feet or less in height: at least three one antenna arrays.~~

~~b. More than 90 feet and up to 120 feet in height: at least four two antenna arrays.~~

~~c. More than 120 feet and up to 150 feet in height: at least five three antenna arrays.~~

~~d. More than 151 feet and up to 199 feet in height: at least six four antenna arrays.~~

~~e. If the city council after recommendation by the planning and zoning commission approves a height of more than 199 feet, additional antenna arrays may be required.~~

(9~~10~~) *Structural integrity.* All PWSFs ~~WTFs~~ and antenna support structures shall be designed to meet or exceed all federal, state and local building code requirements, including ASCE 7, ~~windloading~~ wind speed design requirements, and tower loading/wind design requirements of ~~and~~ American National Standards Institute/Telecommunications Industry Association ~~standards~~ (~~EIA~~ANSI/TIA) Document 222-~~G~~ H, Risk Category II and Exposure Category C standards ~~Structural Standards for Steel Antenna Towers and Supporting Structures~~, ~~for~~ the Wind Code Zone for Chatham County, Georgia and any state/county building codes (as they may be amended and/or updated from time to time). Structural integrity shall be signed and sealed ~~certified~~ by a Georgia-licensed professional engineer.

(10~~11~~) *Environmental standards.* The following standards shall apply:

a. Freestanding PWSFs ~~WTFs~~ shall not be located in wetlands or wetlands buffers, whether federal or state designated.

b. Generators for ~~F~~freestanding PWSFs ~~WTFs~~ shall not generate noise in excess of 60 dB at the property line. Attached PWSFs ~~WTFs~~ shall not generate noise in excess of 60 dB at ground level at the base of a habitable building closest to the facility. The noise standards may be exceeded on a temporary basis in emergency situations requiring the use of a backup generator, until such emergency has passed.

(11) RF Compliance:

a. For Eligible Facility Requests: Any eligible facility collocation, modification, or upgrade application shall contain a signed statement from an RF engineer competent to opine as to the RF emissions confirming that following installation, the composite facility will remain in compliance with FCC standards as stated in OET-65.

b. For new collocations, pole and towers, a signed statement from an RF engineer competent to opine as to RF emissions compliance stating that the radio frequency emissions comply with FCC standards for

such emissions as set forth in 47 CFR 1.1307, 1.310, 2.091 or 2.093, as applicable, Report and Order, ET Docket 93-62 (Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation), 11 FCC Rcd 15123 (1996); Second Memorandum Opinion and Order and Notice of Proposed Rule Making, ET Docket 93-62 (WT Docket 97-192), 12 FCC Rcd 13494 (1997).

(12) ~~*Safety standards*~~ *Interference with public safety communications.*

~~a. *Radio frequency radiation (RFR) standards.* All equipment for a PWSF WTF shall be authorized per the FCC Guidelines for Evaluating the Environmental Effects of Radiofrequency Radiation. Documentation shall be provided that these guidelines will be met.~~

~~b. *Interference with public safety communications.*~~

(a)~~1.~~ In order to facilitate the regulation, placement, and construction of a PWSF ~~WTF~~ and its interaction with public safety communications equipment, an applicant requesting such a facility shall agree in a written statement, to the following:

(1) Compliance with "Good Engineering Practices" as defined by the FCC in its rules and regulations. Compliance with FCC regulations regarding susceptibility to radio frequency interference (RFI), frequency coordination requirements, general technician standards for power, antenna, bandwidth limitations, frequency stability, transmitter measurements, operating requirements and any and all other federal statutory and regulatory requirements relating to RFI; and

(2) In the case of collocation of facilities, the applicant, together with the owner of the site, shall provide a composite analysis of all users of the site to determine that the proposed facility will not cause RFI.

(b)~~2~~. When a PWSF ~~base station~~ is identified as causing RFI with its public safety communications equipment, and has reasonable cause to believe that such interference has been or is being caused by one or more wireless facility antenna arrays, the following shall occur:

(1) The city shall provide notification to all PWSF ~~WTF~~ service providers operating in the jurisdiction of possible interference with the public safety communications equipment. Upon such notification, the owners shall use their best efforts to cooperate and coordinate with the city and among themselves to investigate and mitigate the interference, if any, utilizing the procedures set forth in the joint wireless industry-public safety "Enhanced Best Practices Guide", released by the FCC in Appendix D of FCC 04-168 (released August 6, 2004) ~~February 2001~~, including the Good Engineering Practices, as may be amended by the FCC from time to time in any successor regulations.

(2) If any PWSF ~~WTF~~ provider fails to cooperate with the city in complying with the owner's obligations under this section or if the FCC makes a determination of RFI with the city's public safety communications equipment, the owner who fails to cooperate and/or the owner of the PWSF ~~WTF~~ which caused the interference shall be responsible, upon FCC determination of radio frequency interference, for reimbursing the city for all costs associated with ascertaining and resolving the interference including, but not limited to, any engineering studies obtained by the jurisdiction to determine the source of the interference. For the purposes of this subsection, failure to cooperate shall include failure to initiate any response or action as described in the "Enhanced Best Practices Guide" within 24 hours of the city's notification.

(13) *Hazardous Materials.* The applicant shall list location, type and amount (including trace elements) of any materials proposed for use within the PWSF, including those used for generators, that are considered hazardous by the federal, state or local government.

(14) *Outside Storage.* The storage of equipment or any other temporary or long-term items within the equipment compound is prohibited.

(15) *Maintenance.*

(a) A PWSF shall be maintained in good sanitary condition including but not limited to animal or fowl excrement. Maintenance of a PWSF shall include, but not be limited to the structural integrity of the tower or base station and antennas, equipment compound and cabinets, painting, and irrigation and upkeep of buffer areas and landscaping.

(b) If maintenance will impede access used by others, create noise in excess of 60 dB (at the nearest subject property line) between the hours of 7:00 p.m. to 7:00 a.m., or have other potential nuisance effects during the period of maintenance, the owner of the facility undergoing maintenance shall notify the city manager or his or her designee and adjacent property owners in writing at least five days before maintenance is scheduled.

(c) If maintenance of a PWSF will result in a modification as described in section 80-7, the requirements of that section shall apply.

(16) All accessory buildings and ancillary equipment shall comply with all City of Pooler zoning and building requirements and fire safety codes.

(17*) Abandonment or discontinuation of use*.

(a) At such time that an antenna support structure owner or wireless provider plans to abandon or discontinue operation of a PWSF, said owner shall notify the city manager or his or her designee by certified U.S. mail of the proposed date of abandonment or discontinuation of operations.

(b) In the event all legally approved use of any PWSF has been discontinued for a period of six months and the antenna support structure owner or wireless provider has not notified the city manager or his or her designee, the facility shall be deemed to be abandoned. Determination of the date of abandonment shall be made by staff who shall have the right to request documentation and/or affidavits from the facility owner regarding the issue of usage, including evidence that use of the facility is imminent.

(c) At such time as staff determines that a PWSF is abandoned, staff shall provide the facility owner and property owner with written notice of an abandonment determination by certified mail addressed to all applicants at the addresses on file with the city, and to the owner of the property at the address on file with the city, the property address and at the address to which tax notices are sent; additionally, notice shall be made by publication in the Savannah Morning News or such other newspaper that is the official newspaper for the publication of legal notices. Failure or refusal by the facility owner or any other co-applicant to respond to such notice within 60 days of the receipt of the certified letter, or within 30 days of the last published notice, whichever is later, shall constitute prima facie evidence that the PWSF has been abandoned.

(d) If the owner of the PWSF fails to respond or fails to demonstrate that the PWSF is not abandoned, the facility shall be considered abandoned and the owner of the facility or the property owner shall have an additional 120 days to:

(1) Reactivate the use of the PWSF or transfer the PWSF to another owner who makes actual use of the facility, subject to permit approval, within a 120-day period; or

(2) Dismantle and physically remove the PWSF. "Physically remove" shall include, but not be limited to removal of antennas, antenna support structures, equipment shelters and an associated materials from the subject property, where applicable. Physically remove shall also include restoration of the location of the PWSF to its natural condition, where applicable, except that any landscaping and grading shall remain in post-development condition.

(e) Upon a determination of abandonment by staff pursuant to this section, and the failure of the PWSF owner or other co-applicant to remove the facility in accordance with this article, the facility and related structures shall be deemed unfit for use and in violation of the permit requirements so as to be deemed a danger to public health and a public and private nuisance. Failure of the PWSF owner or other co-applicant to dismantle and physically remove the facility and related structures in accordance with the terms of this article shall authorize the city to do so in order to abate the nuisance and/or ensure compliance with this article. The dismantling and the physical removal of such abandoned PWSFs is the responsibility of the PWSF owner and other co-applicants and shall become a lien upon the property. If the cost of such dismantling and physical removal is bourne by the city, the cost therefore shall be charged to the PWSF owner and all co-applicants. The city shall have the authority to enforce the collection of the charges associated with the dismantling and physical removal of abandoned PWSFs by any and all means provided by law when such charges are due and remain unpaid for a period of 30 days.

(f) Failure of the facility owner to remove an abandoned structure pursuant to this section shall entitle the city to require the property owner to remove the structure in accordance with the nuisance provisions of city code Chapter 42, Section 42-3.

Sec. 80-6. Eligible Facility Requests.

(a) All eligible facility requests shall comply with any conditions or provisions of the existing permit, for the property or PWSF and with all applicable standards of this article including the lighting and safety markings (taping) as described in section 80-5(6).

(b) Staff shall have the discretion to determine if a proposed change is a eligible facility request modification.

(c) The applicant must demonstrate in writing and on a site plan that the proposed collocation or modification to existing infrastructure does not exceed any part of the definition of substantial change.

(d) Collocation modifications on existing eligible support facilities using existing antenna mounts shall also provide a mount analysis based on the Electronic Industries Association/Telecommunications Industry Association (EIA/TIA) 222-H, Risk Category II and Exposure Category C standards, and any subsequent modification to those specifications.

~~**Sec. 80-7. Modifications.**~~

~~(a) A modification is a proposed change to any portion of a WTF from its description in a previously approved permit that:~~

~~(1) When viewed from ground level from surrounding properties, appears to be of a different height, size, antenna type or appearance than what presently exists on or is associated with the WTF;~~

~~(2) Changes antenna type(s), changes the size, type and number of feed lines, or changes the size, type and number of antenna mounting devices; or~~

~~(3) Any changes in structural wind loading capacity.~~

~~(b) All modifications shall comply with any conditions or provisions of the existing permit, for the property or WTF and with all applicable standards of this article including the lighting and safety markings (taping) as described in section 80-65(6).~~

(c) The city manager or his or her designee shall have the discretion to determine if a proposed change is a modification.

(d) For the purposes of this subsection, collocation consistent with approved plans and equipment upgrade shall not be considered a modification unless the structural integrity is compromised by the addition of a collocation not originally approved for the structure.

Sec. 80-8. Maintenance.

(a) A WTF shall be maintained in good sanitary condition including but not limited to animal or foul excrement. Maintenance of a WTF shall include, but not be limited to the structural integrity of the antenna support structure and antennas, equipment compound and cabinets, painting, and irrigation and upkeep of buffer areas and landscaping.

(b) If maintenance will impede access used by others, create noise in excess of 60 dB (at the property line) between the hours of 7:00 p.m. to 7:00 a.m., or have other potential nuisance effects during the period of maintenance, the owner of the facility undergoing maintenance shall notify the city manager or his or her designee and adjacent property owners in writing at least five days before maintenance is scheduled.

(c) If maintenance of a WTF will result in a modification as described in section 80-7, the requirements of that section shall apply.

Sec. 80-9. Abandonment or discontinuation of use.

(a) At such time that an antenna support structure owner or wireless provider plans to abandon or discontinue operation of a WTF, said owner shall notify the city manager or his or her designee by certified U.S. mail of the proposed date of abandonment or discontinuation of operations.

(b) In the event all legally approved use of any WTF has been discontinued for a period of six months and the antenna support structure owner or wireless provider has not notified the city manager or his or her designee, the facility shall be deemed to be abandoned. Determination of the date of abandonment shall be made by the city manager or his or her designee who shall have the right to request documentation and/or affidavits from the facility owner regarding the issue of usage, including evidence that use of the facility is imminent.

(c) At such time as the city manager or his or her designee determines that a WTF is abandoned, the city manager or his or her designee shall provide the facility owner and property owner with written notice of an abandonment determination by certified mail addressed to all applicants at the addresses on file with the city, and to the owner of the property at the address on file with the city, the property address and at the address to which tax notices are sent; additionally, notice shall be made by publication in the Savannah Morning News or such other newspaper that is the official newspaper for the publication of legal notices. Failure or refusal by the facility owner or any other co-applicant to respond to such notice within 60 days of the receipt of the certified letter, or within 30 days of the last published notice, whichever is later, shall constitute prima facie evidence that the WTF has been abandoned.

(d) If the owner of the WTF fails to respond or fails to demonstrate that the WCF is not abandoned, the facility shall be considered abandoned and the owner of the facility shall have an additional 120 days to:

(1) Reactivate the use of the WTF or transfer the WTF to another owner who makes actual use of the facility, subject to permit approval, within a 120-day period; or

(2) Dismantle and physically remove the WTF. "Physically remove" shall include, but not be limited to removal of antennas, antenna support structures, equipment shelters and an associated materials from the subject property, where applicable. Physically remove shall also include restoration of the location of the WTF to its natural condition, where applicable, except that any landscaping and grading shall remain in post-development condition.

~~(e) Upon a determination of abandonment by the city manager or his or her designee pursuant to this section, and the failure of the WTF owner or other co-applicant to remove the facility in accordance with this article, the facility and related structures shall be deemed unfit for use and in violation of the permit requirements so as to be deemed a danger to public health and a public and private nuisance. Failure of the WTF owner or other co-applicant to dismantle and physically remove the facility and related structures in accordance with the terms of this article shall authorize the city to do so in order to abate the nuisance and/or ensure compliance with this article. The dismantling and the physical removal of such abandoned WTFs is the responsibility of the WTF owner and other co-applicants and shall become a lien upon the property. If the cost of such dismantling and physical removal is bourne by the city, the cost therefore shall be charged to the WTF owner and all co-applicants. The city shall have the authority to enforce the collection of the charges associated with the dismantling and physical removal of abandoned WTFs by any and all means provided by law when such charges are due and remain unpaid for a period of 30 days.~~

~~**Sec. 80-10. Reconstruction or replacement of existing antenna support structures.**~~

~~(a) Guyed structures, lattice structures, utility structures and non-concealed freestanding structures in existence at the time of adoption of this article may be reconstructed, altered, extended or replaced on the same site, provided that the city council after recommendation by the planning and zoning commission finds that the proposed antenna support structure will be a lesser visually obtrusive profile than the existing structure. In making such a determination, the city council after recommendation by the planning and zoning commission shall consider whether the proposed action will create public benefits such as opportunities for collocation, improvements in public safety, reduction in the overall number of WTFs, improvement in network functionality resulting in compliance with this article and/or reduction in visual and environmental impacts.~~

~~(b) No reconstruction, alteration, extension or replacement shall exceed the height of the existing WTF by more than 20 feet.~~

~~(c) Reconstruction and replacement of guyed and lattice structures and non-concealed freestanding structures shall not be allowed in residential districts, recognized historic areas or within the scenic vistas and landscapes listed in subsection 80-6(8).~~

~~(d) Setbacks shall comply with subsection 80-65(3). Reconstructed facilities shall comply with all other current ordinance requirements. The city council after recommendation by the planning and zoning commission may waive compliance, wholly or partially, if requirements cannot be met because of physical limitations relating to the location of the proposed reconstruction.~~

Sec. 80-7. Additional Requirements for New Base Stations.

(1) Roof mounts on buildings shall have railings to protect workers.

(2) In the case of a roof-mounted PWSF, RF signage and/or barricades shall be placed around the antenna and all roof access points. The signage and/or barricades shall be maintained by the operator of the PWSF for the life of the installation. No barricade is required around side-mounted PWSFs and signage is only necessary if applicable by FCC rules.

Sec. 80-8. Additional Standards for Small Cell Wireless Facilities in Public Rights-of-Way.

Small cell wireless facilities are permitted in all city street rights-of-way, on existing and decorative poles and on replacement and new poles. In addition to the specific standards provided in Section 80-5 and the submittal requirements in Section 80-11, the following additional standards and documents shall be provided:

(a) An applicant shall meet with the city at least 30 days before submitting applications under this section to inform the city in good faith when such applicant expects to commence deployment of small wireless facilities and poles within the city, the number of small wireless facilities and poles within the city it expects to deploy during the 24 months after commencement, and the expected timing of such deployments.

(b) For applications for new poles in the right-of-way in areas zoned for residential use, the city may propose an alternate location in the right-of-way within 100 feet of the location set forth in the application, and the wireless provider shall use the authority's proposed alternate location unless the location imposes technical limits or significant additional costs. The wireless provider shall certify that it has made such a determination in good faith, based on the assessment of a licensed engineer, and it shall provide a written summary of the basis for such determination.

(c) An entity submitting records containing trade secrets that wishes to keep such records confidential shall submit and attach to the records an affidavit affirmatively declaring that specific information in the records constitute trade secrets pursuant to GA Code Section 10-1-27. If such entity attaches such an affidavit, before producing such records in response to a request under this article, the city shall notify the entity of its intention to produce such records as set forth in this paragraph. If the city makes a determination that the specifically identified information does not in fact constitute a trade secret, it shall notify the entity submitting the affidavit of its intent to disclose the information within ten days unless prohibited from doing so by an appropriate court order. In the event the entity wishes to prevent disclosure of the requested records, the entity may file an action in superior court to obtain an order that the requested records are trade secrets exempt from disclosure. The entity filing such action shall serve the requestor with a copy of its court filing. If the city makes a determination that the specifically identified information does constitute a trade secret, the city shall withhold the records, and the requestor may file an action in superior court to obtain an order that the requested records are not trade secrets and are subject to disclosure.

(d) If the applicant is not a wireless services provider, a certification that a wireless services provider has requested in writing that the applicant collocate the small wireless facilities or install, modify, or replace the pole or decorative pole at the requested location.

(e) Small cell wireless facilities shall not exceed the size dimensions of the small cell wireless facility definition. The applicant shall include calculations demonstrating in detail how the applicant meets the definition of a small cell wireless facility.

(f) A wireless provider shall not apply to install a pole or replace a decorative pole unless it has been determined after a diligent investigation that it cannot meet the service objectives of the permit by collocating on an existing pole or support structure on which:
    1. The wireless provider has the right to collocate subject to reasonable terms and conditions; and
    2. Such collocation would not impose technical limitations or significant additional costs. The wireless provider shall certify that it has made such a determination in good faith, based on the assessment of a licensed engineer, and shall provide a written summary of the basis for such determination.

(g) Within a historic district, an applicant may collocate a small wireless facility and may place or replace a pole, only upon satisfaction of the following:
    1. Compliance with any objective, reasonable and nondiscriminatory aesthetic and structural requirements that have been made publicly available in writing by the city at least 30 days

prior to submission of the application; provided, however, that any such requirements may not have the effect of materially inhibiting any wireless provider's technology or service, and compliance with any such requirements shall be considered a part of the small cell wireless facility for purposes of the size restrictions in the definition of small wireless facility; or

2. In the absence of any such requirements, a replacement pole shall be substantially similar in height and appearance to the pole being replaced.

(h) A small wireless support structure, pole or decorative pole shall not be placed in the right of way where it will interfere with any existing infrastructure or equipment and shall locate its lines and equipment in such a manner as not to interfere unnecessarily with the usual vehicular or pedestrian traffic patterns or with the rights or reasonable convenience of owners of property that abuts any right of way.

(i) An applicant may collocate a small wireless facility on a decorative pole, or may replace a decorative pole with a new decorative pole, in the event the existing decorative pole will not structurally support the collocation provided:

1. Compliance with any objective, reasonable, and nondiscriminatory aesthetic and structural requirements that have been made publicly available in writing by the city at least 30 days prior to submission of the application; provided, however that any such requirements may not have the effect of materially inhibiting any wireless provider's technology or service, and compliance with any such requirements shall be considered a part of the small cell wireless facility; or
2. In the absence of any such requirements, a replacement pole shall be substantially similar in height and appearance to the pole being replaced.

(j) An applicant may submit a single consolidated application for multiple small cell wireless facilities provided that such a consolidated application shall be for a geographic area no more than two miles in diameter.

(k) Undergrounding, existing PWSF. If the city adopts undergrounding requirements, the city shall:

1. Allow a wireless provider to maintain in place any previously collocated small cell wireless facilities subject to any applicable pole attachment agreement; or
2. Allow the wireless provider to replace the pole associated with previously collocated small cell wireless facilities at the same location or propose an alternate location within 50 feet of the prior locations, which the wireless provider shall use unless such alternate location imposes technical limits or significant additional costs.

(l) Undergrounding, new PWSF. A wireless provider shall comply with reasonable and nondiscriminatory requirements that prohibit communications service providers and electric service providers from installing poles in a right-of-way in an area designated solely for underground or buried facilities of communications service providers and electric service providers where the city:

1. Has required all such facilities other than light poles and attachments to be placed underground and all such undergrounding has been completed prior to the submission of the applications, or for rights-of-way where such facilities other than light poles and attachments have not been deployed, as in effect a reasonable and nondiscriminatory zoning or development ordinance or regulation that requires such facilities other than light poles and attachments to be placed underground;
2. Does not prohibit the replacement of light poles or the collocation of small cell wireless facilities in the designated area; and
3. Permits wireless providers to seek a waiver of the underground requirements for the placement of a new pole to support small cell wireless facilities, which waivers shall be addressed in a nondiscriminatory manner and consistent with applicable law.

(m) Along with the construction drawings, the following shall also be provided:

1. An accurate site plan that identifies any easements, rights-of-way, sidewalks, driveways, and the type and location of existing above-ground and if applicable underground utilities.
2. An aerial map showing the location of the proposed small cell wireless facility.
3. A line map to scale showing the proposed location and all properties and structures within 100 feet and the proposed location.
4. The horizontal and approximate vertical location, relative to the boundaries of the right-of-way, shall be included.

(n) All small cell wireless facilities located adjacent to residential structures shall be placed in the right-of-way at locations where there is at least 100 feet from the base of the facility to any residential structure.

(o) Whenever small cell wireless facilities must be placed in a right-of-way with residential uses on one or both sides of the facility, neither poles, equipment, antennas or other structures shall be placed directly in front of a residential structure.

(p) To minimize the adverse visual impacts from the proliferation of antennas and associated above-ground equipment for small cell wireless facilities, no small cell wireless facility in the right-of-way shall be located, to the extent practicable, within 165 feet of any other small cell wireless facility in the same right-of-way, unless the wireless service provider desiring to install small cell wireless facilities less than 165 feet apart demonstrates to the city's satisfaction why such placement is necessary.

(q) All antenna, equipment boxes, meters and other ancillary equipment attached to an existing utility pole shall be surrounded by a shroud painted to match the existing pole.

(r) Cables, if not located inside the pole, shall be placed in conduit painted to match the pole from the meter box to the antenna.

(s) No small cell wireless facility shall conflict with any utilities located within the public right-of-way.

(t) Equipment boxes, including meters, for a small cell wireless facility, shall be located on the ground or attached to the pole at a height that does not interfere with pedestrian or vehicular traffic, public views, traffic signs or signals, or a reasonable convenience of owners of property that abuts any right-of-way.

(u) Tree topping (removal of tree crown) or the improper pruning of trees is prohibited. Any proposed pruning or removal of trees, shrubs or other landscaping already existing in the right-of-way must be noted in the application and must be approved by the city prior to pruning or removal.

(v) Applicants shall include an attestation that the small cell wireless facility shall be activated for use by a wireless service provider to provide service no later than 1 year from the permit issuance date, unless the city and the wireless provider agree to extend this period, or a delay is caused by a lack of commercial power at the proposed site.

(w) As-built record drawings shall be provided to the city for all structures, equipment, cable, pipes and conduit located within the public right-of-way or within a public or city-owned easement. For fiber optic cable, the number of strands of fiber in the conduit must be included.

(x) New or replacement utility poles shall also comply with the following requirements:

1. Concealment techniques should be designed to be consistent and harmonious with the nature and character of the street, including the color, shape, and size of the proposed equipment.
2. New utility poles or wireless support structures shall be designed to match the size, girth, and design of any existing utility poles or other wireless support structures located in the historic district right-of-way.
3. This subsection shall not be construed to limit the city's enforcement of historic preservation in conformance with the requirements adopted pursuant to the National Historic Preservation Act of 1966, 54 U.S.C Section 300101 et seq., the Georgia Historic Preservation Act, and the regulations adopted to implement those laws.

Sec. 80-9. Additional Requirements for PWSF Outside the Rights-of-Way.

(1) Prior to securing a lease on a subject property for a proposed new small cell wireless facility, the applicant shall have a pre-development meeting with city staff to discuss the proposed location and possible alternatives to the proposed location. The alternatives need not be totally different from the proposed PWSF; however, the alternatives should contain measurable differences, such as:

a. Height. Height should be kept to the minimum elevation required for the desired service.
b. Location. An alternative could be located on a different property than the proposed PWSF.
c. Siting. An alternative could be in a different place on the same property as the proposed PWSF.
d. Design. An alternative could be of the same height, location and siting as the proposed PWSF but be designed to appear differently.
e. Change in community scale, as exhibited in relative height, mass or proportion of the PWSF within its proposed surroundings.
f. New visible elements proposed on a contrasting background and different colors and textures proposed against a contrasting background.
g. Use of materials that are foreign to the existing built environment.
h. Conservation of opportunities to maintain community scale, not compromising buffering areas and low-lying buildings so as to start a trend away from the existing community scale.
i. Amount and diversity of landscaping and/or natural vegetation.
j. Preservation of view corridors, vistas and viewsheds. Continuation of existing colors, textures and materials.
k. New poles and towers shall be configured and located in a manner that shall minimize adverse effects including visual impacts on the landscape and adjacent properties and match the existing landscape and if applicable existing and adjacent architecture of structures on the property or adjacent properties.
l. Collocation. Wireless communication facility towers shall be engineered and constructed for as many collocations as possible based on the height of the proposed structure. All new towers shall be designed for future collocations as follows:
    (1) 90 feet or less in height: at least two antenna arrays.
    (2) More than 90 feet and up to 120 feet in height: at least four antenna arrays.
    (3) More than 120 feet and up to 150 feet in height: at least five antenna arrays.
    (4) More than 150 feet and up to 199 feet in height: at least six antenna arrays.
    (5) If City Council, after recommendation by the Planning & Zoning Commission, approves a height of more than 199 feet, additional antenna arrays may be required.
m. Color. All PWSFs shall be painted or have a material color that is complimentary with natural tones (including trees and sky).
n. Concealment solutions should match the existing property on which the tower is proposed.

(2) A visual impact analysis shall be performed. All or a portion of the analysis shall be performed for other PWSFs when, in the opinion of staff, the proposed type of PWSF and its location requires additional assessment (i.e., within a residential district, recognized historic area, or scenic vista/landscape). The analysis shall include the following:

a. *Line-of-sight analysis.* The applicant shall provide a line-of-sight analysis, including elevation views of the proposed facility. The analysis shall include a description of natural and manmade features that affect the buffering of the potential visual impact of the structure.

b. *Balloon test.* A balloon test is required subsequent to the preparation of the photo simulations in order to demonstrate the proposed height of the PWSF. The applicant shall arrange to raise a colored balloon (no less than three feet in diameter) at the maximum height of the proposed PWSF and within 50 horizontal feet of the center of the proposed antenna support structure. The date, time and location of the balloon test shall be advertised by the applicant at least seven but no more than 14 days in advance of the test date in the official legal organ for the City of Pooler. The applicant shall inform staff and abutting property owners in writing of the date and times of the test at least 14 days in advance. The balloon shall be flown for at least two consecutive hours during daylight hours on the date chosen. The applicant shall record the weather during the balloon test. [Note: Readvertisement will not be required if inclement weather occurs-advertisement will direct readers to the city for new date.]

c. Photo simulations. The applicant shall provide photo-simulated post-construction renderings of the completed proposed antenna support structure, equipment compound and/or equipment cabinets, ancillary structures, and landscaping, if any, from locations determined at the pre-application conference. The views shall incorporate before and after scenarios, a scaled color image of the proposed type of facility, an aerial map with the location of the selected views, and a description of the technical approach used to create the photo simulations. The simulations shall include a minimum of four vantage points (north, south, east, and west) and demonstrate the applicant has considered the impact on adjacent properties including:

(i) Overall height.
(ii) Configuration.
(iii) Physical location.
(iv) Mass and scale.
(v) Materials and color.
(vi) Illumination.
(vii) Architectural design.

Sec. 80-10. Additional Requirements for Broadcast Tower Facilities.

(1) No new broadcast tower facility (AM/FM/TV) shall be constructed or installed unless the applicant provides a valid FCC Construction Permit and demonstrates that no existing broadcast tower can accommodate the applicant's proposed use.

(2) All new broadcast tower facilities shall be subject to required permits such as electrical, mechanical, excavation, street openings, closures of sidewalks or vehicular lanes or others required by the Building Code.

(3) Height for new broadcast tower facilities shall be evaluated on a case-by-case basis; the determination of height contained in the applicant's FCC Form 351/352 construction permit or application for construction permit and an FAA determination of no hazard (FAA Form 7460/2) shall be considered prima facie evidence of the tower height required for such broadcast facility.

(4) New broadcast tower facilities and anchors shall be setback a minimum of 500 feet from any single-family dwelling unit and a minimum of 1 foot for every 1 foot of tower height from the property line or lease area boundary line.

(5) All pedestrian views from public rights-of-way and from adjacent residential uses shall be screened, however, AM broadcast facilities shall, where practical, use artificial screening devices in lieu of natural vegetation for screening its ground equipment located at the base of AM towers.

Sec. 80-11. Replacement of Macro Tower.

(a) Guyed structures, lattice structures, utility structures and non-concealed freestanding structures in existence at the time of adoption of this article may be reconstructed, altered, extended or replaced on the same site, provided that the city council after recommendation by the planning and zoning commission finds that the proposed antenna support structure will be a lesser visually obtrusive profile than the existing structure. In making such a determination, the city council after recommendation by the planning and zoning commission shall consider whether the proposed action will create public benefits such as opportunities for collocation, improvements in public safety, reduction in the overall number of PWSFs, improvement in network functionality resulting in compliance with this article and/or reduction in visual and environmental impacts.

(b) No reconstruction, alteration, extension or replacement shall exceed the height of the existing PWSF by more than 20 feet.

(c) Reconstruction and replacement of guyed and lattice structures and non-concealed freestanding structures shall not be allowed in residential districts, recognized historic areas or within the scenic vistas and landscapes listed in subsection 80-5(8).

(d) Setbacks shall comply with subsection 80-5(3). Reconstructed facilities shall comply with all other current ordinance requirements. The city council after recommendation by the planning and zoning commission may waive compliance, wholly or partially, if requirements cannot be met because of physical limitations relating to the location of the proposed reconstruction.

Sec. 80-12. Submittal Requirements.

An application for a PWSF shall include a completed application form for the subject property along with the applicable items below.

(1) A written narrative providing a general description of the proposed work and the purposes and intent of the proposed facility, specifically describing how each relative item in this article is addressed.

(2) Street address, parcel number, site latitude and longitude.

(3) *Authorization from co-applicants.* For all facilities, all parties with an ownership interest, including the landowner, support structure owner, and facility owner shall be co-applicants and be bound by and comply with all terms, limitations, requirements and conditions that are part of this article and of any permit issued. The PWSF applicant shall provide signed authorization from co-applicants allowing the application. The applicant shall also provide a written statement that the lease between the applicant and any co-applicants and the landowner contains the following provisions:

a. The landowner gives permission to use the property for a PWSF.
b. The landowner shall not be prohibited from entering into leases with other carriers for collocation.
c. Acknowledge that the landowner per City Code is responsible for the removal of the PWSF in the event the licensed carrier fails to remove it upon abandonment.

(4) *Evidence of need report.* For all PWSFs, a report certified by a radio frequency engineer shall be provided that demonstrates that no existing PWSF can accommodate the applicant's proposed facility due to technical or physical circumstances, or that existing facilities would prohibit personal wireless services in the area to be served by the proposed PWSF. The following information shall be provided with the report:

a. Identification of efforts to comply with the facility and location hierarchy in subsection 80-6(1). If the highest ranking facility type (concealed attached) is not proposed, the applicant must demonstrate that existing facilities or the mitigation of existing facilities within the applicant's geographic search area (GSA) cannot be reasonably made to accommodate the applicant's need because:

1. There are no existing PWSFs in the GSA that meet the applicant's engineering requirements, and why.

2. The existing PWSFs, buildings and structures in the GSA are not of sufficient height and cannot be increased in height to meet the applicant's engineering requirements.

3. The existing PWSFs, buildings and structures in the GSA do not have sufficient structural strength and cannot be structurally improved to support the applicant's proposed PWSF and related equipment. Such information shall be certified by a Georgia-licensed professional engineer.

4. There are other limiting factors that render existing PWSFs in the GSA unsuitable.

b. Graphics to be provided shall include:

1. A map of the GSA to include the location of the proposed PWSF and all existing PWSFs (including those not owned by the applicant). The exact location of the facility (in longitude and latitude, to degrees, minutes and seconds to the nearest tenth) including the height of the antenna support structure and height, type and number of antennas shall be provided.

2. A map indicating the applicant’s existing radio frequency signal propagation, a map indicating the applicant’s proposed new radio frequency signal propagation, and a map indicating the proposed improvements’ coverage/capacity area, which provides sufficient justification for the requested antenna height; or an affidavit from a radio frequency

engineer, including the qualifications of affiant, to justify the mounting height of the proposed new antenna.

3. Additional maps and calculations as may be deemed necessary by staff, the planning and zoning commission or city council.

c. Any additional information that may be requested of the applicant or provided by the applicant to prove need for the proposed PWSF.

(5) *Site plan.* For collocations to an eligible facility or for modifications to an eligible facility not exceeding the definition of substantial change, the following plan-related information shall include:

a. Map(s) showing the existing site and adjacent properties and all of the site development details prepared and certified by a Georgia-licensed professional engineer and shall include all information listed on the PWSF application checklist.

b. *Existing and proposed access.* Existing or proposed public rights-of-way, private roads and/or access easements through, on, or adjacent to the subject property. The proposed access driveway or roadway and parking area at the PWSF site shall be shown, to include grading, drainage and traveled width and type of surface materials proposed. Parking shall also be shown.

c. A written narrative and calculations that demonstrate the proposed collocation or modification will not exceed the definition of substantial change.

(6) *Site plan.* For all new PWSFs including towers, new collocations and modifications that exceed the definition of substantial change the following shall be provided:

a. Map(s) showing the existing site and adjacent properties and all of the site development details prepared and certified by a Georgia-licensed professional engineer and shall include all information listed on the PWSF application checklist, together with a diagram of the proposed facility and antenna(s).

b. *Existing and proposed access.* Existing or proposed public rights-of-way, private roads and/or access easements through, on, or adjacent to the subject property. The proposed access driveway or roadway and parking area at the PWSF site shall be shown, to include grading, drainage and traveled width and type of surface materials proposed. Parking shall also be shown.

c. *Landscape plan.* Landscaping is to be provided in accordance with subsection 80-5(4). The method of irrigation and any proposed removal of vegetation shall be identified.

d. *Drainage.* Plans for drainage of surface and sub-surface water to control erosion and sedimentation both during construction and as a permanent measure.

e. *Other construction drawing requirements*.

1. Zoning district designation for the subject parcel and for all parcels within 300 feet of the property.

2. A land use map showing existing land use and land uses within 300 feet of the property.

3. A map to scale showing the subject property and all properties within 300 feet to include the location of all buildings, including accessory structures, on all properties shown.

4. A map with the proposed PWSF, equipment shelters, feed lines, all ancillary equipment, signage, lighting and generators (if applicable).

5. Dimensions of the PWSF, including height, width, and breadth, shall be provided for the antennas and mount.

f. Elevation of the antenna and/or antenna support structure to include the following proposed dimensions: height, width and breadth. Height shall include the base, the antenna support structure, and lightning rod.

g. Elevation views of the security barrier or equipment compound, indicating architectural design, exterior appearance and materials, including color.

h. Mounting location on antenna support structure or building, including height (AGL).

i. If a concealed or non-concealed attached PWSF is proposed, identification of all mounting frames, arms, brackets or other devices or equipment used to hold antennas and other equipment in place.

j. Equipment brochures or drawings for the proposed facility, shall be provided for antennas, support structures/mounts, equipment shelters, feed lines and security barrier, if any.

k. If a freestanding PWSF is proposed, it shall be demonstrated that the structure will be able to accommodate collocation as identified in subsection 80-9(1.l).

l. Location of fencing and security barrier.

m. Visual impact analysis.

n. *Documentation from applicable regulatory agencies.* For all PWSFs, copies of all applicable licenses or approvals, if available, as required by the FCC and any other agency of the government with authority to regulate PWSFs to include the following at the time of submission:

i. A letter from the FAA establishing the maximum antenna support structure height or a written statement prepared by a professional airspace safety consultant predicting the maximum height likely to be approved by the FAA.

ii. Evidence of compliance with applicable FAA requirements under 14 C.F.R. s. 77, as amended, which may be a copy of the FAA notice of proposed construction.

iii. A compliance letter from the Historic Preservation Division of the Georgia Department of Natural Resources.

(7) *Radio frequency engineer qualifications.* For all PWSFs, a curriculum vitae shall be provided for the radio frequency engineer who certifies any documentation provided as part of the application for a PWSF. Information shall include education obtained in the area of radio frequency engineering, and experience in the field, including length of time.

(8) *Fees.* In addition to any other fees required by the city, applicants shall pay a fee to cover the actual cost and the administrative fee for consulting services that may be required by the city to evaluate any technical aspect of the PWSF application.

(9) *Address.* All applicants and co-applicants shall keep the city notified of their current mailing address and shall advise the city of any change in mailing address within 30 days of such change.

Sec. 80-~~11~~13. Review and approval procedures.

(a) Exempt facilities can commence upon approval of the PWSF and issuance of any applicable permits in accordance with the City.

~~(a)~~(b) *Pre-application conference.* During the pre-development meeting described in Sec. 80-9 above, ~~Prior to the submission of an application,~~ the applicant ~~shall~~ should also discuss ~~have a pre-application conference~~

with staff ~~the city manager or his or her designee to discuss a new WTF and~~ the PWSF application filing requirements. ~~It shall be the discretion of the city manager or his or her designee to waive this requirement.~~

~~(b) *Application submission.*~~

~~(1) An application shall be reviewed for completeness. If any required item fails to be submitted, the application shall be deemed incomplete. The city manager or his or her designee shall advise an applicant, in writing, within 15 business days after submittal of an application regarding completeness. If the application is incomplete, such notice shall set forth the missing items or deficiencies in the application which the applicant must correct and/or submit in order for the application to be deemed complete. If the application is complete, the notification will identify completeness and the type of review to be conducted.~~

~~(2) Upon resubmittal of an application, the city manager or his or her designee shall have an additional 15 business days to give notice as to the completeness of the amended application.~~

(c) *Review responsibility.* Review procedures vary by the type of PWSF ~~WTF~~ facility proposed. Where due to the complexity of the methodology or analysis required to review an application for a PWSF ~~WTF~~ requiring radio frequency analysis, staff ~~the city manager or his or her designee~~ will require a technical expert review as described in subsection 80-1~~1~~2(e) below. Review procedures are as follows:

Review Process		
Facility Type	Review Responsibility	Other Considerations
~~Concealed Attached~~ Eligible Facility Request	Staff or third party expert~~City Manager or his or her designee~~*	
~~Collocation or Combined on Existing Antenna Support Structure~~ Small Cell Wireless Facility Inside and Outside the Public ROW	Staff or third party expert~~City Manager or his or her designee~~*	
~~Nonconcealed Attached~~ New Collocations or Modifications Exceeding the Definition of Substantial Change	Staff or third party expert~~City Manager or his or her designee~~*	
Concealed ~~Freestanding~~ New Tower	Staff or third party expert~~City Manager or his or her designee~~*	City Council after recommendation by the Planning and Zoning Commission review required if proposed in a recognized historic area. *
Non-concealed ~~Freestanding~~ New Tower	Staff or third party expert~~City Manager or his or her designee~~*	•City Council after recommendation by the Planning and Zoning Commission review required if proposed in a recognized historic area. * •Not allowed within a residential district, a recognized historic area, within 100 feet of either, or within a scenic vista or landscape as identified in subsection 80-~~6~~5(8)

~~Modification~~	~~City Manager or his or her designee~~*	
Exceptions to the Above Facilities		
A request for any waiver identified in this Article	Staff or third party expert~~City Manager or his or her designee~~*	City Council after recommendation by the Planning and Zoning Commission*
Replacement or reconstruction of existing antennas and towers ~~monopoles~~.	Staff or third party expert~~City Manager or his or her designee~~*	City Council after recommendation by the Planning and Zoning Commission.* See Section 80-10.~~0~~

*All costs shall be borne by the applicant.

(d) *Notification.* An application that requires review by the city council after recommendation by the planning and zoning commission (not to include reviews by staff or a third party expert ~~the city manager or his or her designee~~) shall have public notice to include:

(1) *Mailed notification.* A notification of the date and time of the city council meeting shall be mailed to all property owners within a 300-foot radius of the proposed PWSF ~~WTF~~ subject property at least 15 days but no more than 45 days prior to the meeting.

(2) *Posting of property.* A sign provided by the city shall be posted on the property to announce the date and time of the city council meeting at least 15 days but no more than 45 days before the meeting. The sign shall be posted to face the most traveled right-of-way.

(e) *Supplemental review.* A supplemental review will be required for a freestanding PWSF ~~WTF~~ and may be required for all other types of PWSFs ~~WTFs~~, when determined necessary, subject to the following:

(1) Where due to the complexity of the methodology or analysis required to review an application for a PWSF ~~WTF~~, the city ~~manager or his or her designee or the city council after recommendation by the planning and zoning commission will~~ may require a supplemental review by a third party expert, the costs of which shall be borne by the applicant and be in addition to other applicable fees.

(2) The applicant shall submit the required fee as provided in the fee schedule ~~a deposit towards the costs of such supplemental review upon written notification from the city manager or his or her designee that such review is required~~.

(3) Based on the results of the expert review, changes to the application or items submitted as part of the application may be required.

(4) The ~~technical expert~~ supplemental review ~~shall~~ may address any and all of the following:

a. The accuracy and completeness of the items submitted with the application.

b. The applicability of analysis and techniques and methodologies.

c. The validity of conclusions reached.

d. Whether the proposed PWSF ~~WTF~~ complies with applicable approval criteria set forth in this article.

e. Other matters deemed to be relevant to determining whether a proposed PWSF ~~WTF~~ complies with the provisions of this article.

(f) *Additional Requirements for Small Cell Wireless Facilities.*

(1) Small cell wireless facilities in City rights-of-way shall be approved unless the requested collocation of a small wireless facility or the requested installation, modification or replacement of a pole or decorative pole:

a. Interferes with the operation of traffic control equipment;

b. Interferes with sight lines or clear zones for transportation or pedestrians;

c. Fails to comply with the Federal American with Disabilities Act, 42 U.S. C. Section 12101, et seq., or similar laws of general applicability regarding pedestrian access or movement;

d. Requests that ground-mounted small wireless facility equipment be located more than 7.5 feet in radial circumference from the base of the pole, decorative pole, or support structure to which the small wireless facility antenna would be attached, provided that the authority shall not deny the application if a greater distance from the base of the pole, decorative pole, or support structure is necessary to avoid interfering with sight lines or clear zones for transportation or pedestrians or to otherwise protect public safety;

e. Fails to comply with applicable codes;

f. Interferes with the widening, repair, reconstruction, or relocation of a public road or highway by the City or GDOT that has been advertised for bid and scheduled for completion within six months after the application is filed;

g. Interferes with a public works construction project that is scheduled for completion within six months after the application is filed;

h. Fails to comply with laws of general applicability that address pedestrian and vehicular traffic and safety requirements;

i. Fails to comply with laws of general applicability that address the occupancy or management of the right-of-way and that are not otherwise inconsistent with this Code.

(2) In the case of a consolidated application, the denial of one or more small cell wireless facilities or poles in a consolidated application shall not delay the processing of any other small cell wireless facilities or poles in the same application. The City may issue a single permit or multiple permits for the small cell wireless facilities and poles in a consolidated application.

(3) Total timeline for review from date of receipt by the City:

a. Collocation using an existing structure: 60 days.

b. Installation using a new or replacement structure: 90 days.

(4) Review timeline:

a. Unless a written agreement between the applicant and the City provides otherwise, for an initial application staff shall review the siting application and notify the applicant on or before the 10th day after submission of the application that the application is materially incomplete, and clearly and specifically identify the missing documents or information and the specific rule or regulation creating the obligation to submit such documents or information. The comment notice shall identify the deficiencies in the application, which, if cured, would make the application complete. The shot clock date for siting application is determined by counting forward, beginning on the day after the date when the application was submitted, by the number of calendar days of the shot clock period.

b. The clock date calculation shall restart at zero on the date on which the applicant submits all the documents and information identified by staff to render the application complete or incomplete.

c. The wireless communication facility shall be deemed complete on resubmission if the resubmitted materials cure the original deficiencies indicated by the City.

d. If the City does not approve the application following resubmission, then the application shall be deemed incomplete, and the steps outlined in (a) and (b) will be followed until the application is deemed complete.

e. The City may deny an application for any of the following reasons:

i. Applicable codes or objective design standards that concern public safety, traffic safety and aesthetic concerns for decorative City utility poles, including reasonable and nondiscriminatory concealment requirements such as screening or landscaping for ground-mounted equipment; or

ii. Public safety and reasonable spacing requirements concerning the location of ground-mounted equipment in a right-of-way, including ADA compliance; or

iii. For small cell wireless facilities to be located in the right-of-way in a historic district, any historic preservation requirements as set forth in the City code; or

iv. If the City denies an application, then the City must document the basis for a denial, including the specific code provisions on which the denial was based. The City shall send the documentation to the applicant on or before the day the City denies an application.

(5) Batching. If a single application seeks authorization for multiple deployments, then the presumptively reasonable period of time for the application as a whole is equal to that for a single deployment within that category. The City may remove a small cell wireless facility from a consolidated application and treat separately the small cell wireless facility locations for which incomplete information has been provided or that are denied. The City will issue a separate permit for each location that is approved.

(6) All work within the City rights-of-way is also subject to the approval of a permit for work that involves excavation, affects traffic patterns or obstructs vehicular traffic within or along the City's rights-of-way. The applicant shall comply with all provisions and terms set forth in the permit approval.

(7) As-built construction drawings shall be provided to the City for all structures, equipment, cable, pipes, and conduit located with a City or public right-of-way, and within any City-owned utility or multi-purpose easement; and which must include, for fiber optic cable, the number of strands of fiber in the conduit. If any of the City's utilities or other infrastructure is relocated within the right-of-way as part of the construction, the City shall have final approval of the design and engineering of such relocated items.

(8) Rates for use of City utility poles within the right-of-way. An applicant who places a small cell wireless facility on a utility pole within a right-of-way in accordance with this section shall:

a. Execute a license agreement with the City; and

b. Pay to the City an annual recurring rate as set forth in the City's Schedule of Fees for the use of such utility pole.

c. Required permit provisions. Each permit issued by the City and each license agreement for small cell wireless facilities shall be made upon the condition that the applicant agree to the following conditions:

i. Indemnification. To the fullest extent allowed by law, both the wireless infrastructure provider and wireless services provider (for this paragraph, collectively referred to as the "provider") constructing, installing, operating, repairing, maintaining and using a small cell wireless facility shall indemnify, defend and hold harmless the City, and its officials, agents, and employees from and against all suits, actions or claims of any character brought because of any injury or damage received or sustained by any person, persons or property arising out of, or resulting from, said provider's breach of any provision of law, including but not limited to any asserted negligent act, error or omission of the provider, or its agents or employees, arising from or relating to its small cell wireless facility. The

indemnifications required hereunder shall not be limited by reason of the specification of any particular insurance coverage for any permit. The provider's obligations under this provision shall not terminate with the expiration or termination of its permit but shall survive it.

ii. Dispute Resolution. A state court of competent jurisdiction located in Chatham County, GA shall have exclusive jurisdiction to resolve all disputes arising under this section applying the laws of the State of Georgia. Pending resolution of a dispute concerning rates for collocation of small cell wireless facilities on utility poles within the right-of-way, the City shall allow the collocating party to collocate on utility poles at annual rates as set forth in the City Schedule of Fees.

(g) Additional Requirements for Eligible Facility Applications.

(1) Timeframe for review. Within 60 days of the date on which an applicant submits an application for approval, the City shall approve the application unless it denies the application.

(2) Tolling of the timeline for review. The 60-day period begins when the application is filed and may be tolled only by mutual agreement or in the case where the City determines that the application is incomplete.

(3) City must notify the applicant within 30 days of submission (or within some other mutually agreed upon timeframe) if the submission is incomplete.

(4) Notices of application incompleteness shall identify specifically the deficiencies in the application which, if cured, would make the application complete. The clock stops on the date the notice is sent to the applicant.

(5) The applicant may cure the deficiencies identified by the City and resubmit the application for review. Any subsequent review shall be limited to the deficiencies list in the prior notification.

(6) The clock re-starts on the date of resubmission by the applicant. The City shall, within 10 days of resubmission, notify the applicant of continuing deficiencies or the application will be deemed complete. The timeline for a decision shall be likewise tolled during the additional resubmission deficiency period until the 2nd resubmission. Second or subsequent notices of incompleteness may not specify missing documents or information that were not delineated in the original notice of incompleteness.

(7) Approval or denial of a complete application shall be in writing and shall be postmarked to the applicant by day 60 after the initial submission, excluding tolling.

(8) Failure to act. In the event the City fails to approve or deny an application within the timeframe for review (accounting for any tolling), the request shall be deemed granted. The deemed grant does not become effective until the applicant notifies the City in writing after the review period has expired (accounting for any tolling) that the application has been deemed granted.

(h) *Additional Requirements for New base station collocation or modifications exceeding the definition of substantial change applications.*

(1) Timeframe for review. Within 90 days of the date on which an applicant submits an application for approval, the City shall approve the application unless it denies the application.

(2) Tolling of the timeline for review. The 90-day period begins when the application is filed and may be tolled only by mutual agreement or in the case where the City determines that the application is incomplete.

(3) City must notify the applicant within 30 days of submission (or within some other mutually agreed upon timeframe) if the submission is incomplete.

(4) Notices of application incompleteness shall identify specifically the deficiencies in the application which, if cured, would make the application complete. The clock stops on the date the notice is sent to the applicant.

(5) The applicant may cure the deficiencies identified by the City and resubmit the application for review. Any subsequent review shall be limited to the deficiencies list in the prior notification.

(6) The clock re-starts on the date of resubmission by the applicant. The City shall, within 10 days of resubmission, notify the applicant of continuing deficiencies or the application will be deemed complete. The timeline for a decision shall be likewise tolled during the additional resubmission deficiency period until the 2nd resubmission. Second or subsequent notices of incompleteness may not specify missing documents or information that were not delineated in the original notice of incompleteness.

(7) Approval or denial of a complete application shall be in writing and shall be postmarked to the applicant by day 90 after the initial submission, excluding tolling.

(8) Failure to act. In the event the City fails to approve or deny an application within the timeframe for review (accounting for any tolling), the request shall be deemed granted. The deemed grant does not become effective until the applicant notifies the City in writing after the review period has expired (accounting for any tolling) that the application has been deemed granted.

(i) *Additional Requirements for New PWSF poles or towers outside the public rights-of-way.*

(1) Timeframe for review. Within 150 days of the date on which an applicant submits an application for approval, the City shall approve the application unless it denies the application.

(2) Tolling of the timeline for review. The 150-day period begins when the application is filed and may be tolled only by mutual agreement or in the case where the City determines that the application is incomplete.

(3) City must notify the applicant within 30 days of submission (or within some other mutually agreed upon timeframe) if the submission is incomplete.

(4) Notices of application incompleteness shall identify specifically the deficiencies in the application which, if cured, would make the application complete. The clock stops on the date the notice is sent to the applicant.

(5) The applicant may cure the deficiencies identified by the City and resubmit the application for review. Any subsequent review shall be limited to the deficiencies list in the prior notification.

(6) The clock re-starts on the date of resubmission by the applicant. The City shall, within 10 days of resubmission, notify the applicant of continuing deficiencies or the application will be deemed complete. The timeline for a decision shall be likewise tolled during the additional resubmission deficiency period until the 2nd resubmission. Second or subsequent notices of incompleteness may not specify missing documents or information that were not delineated in the original notice of incompleteness.

(7) Approval or denial of a complete application shall be in writing and shall be postmarked to the applicant by day 150 after the initial submission, excluding tolling.

(8) Failure to act. In the event the City fails to approve or deny an application within the timeframe for review (accounting for any tolling), the request shall be deemed granted. The deemed grant does not become effective

until the applicant notifies the City in writing after the review period has expired (accounting for any tolling) that the application has been deemed granted.

(j ~~g~~) *Appeals.*

(1) An applicant or citizen with legal standing aggrieved by a decision may file an appeal with the City's Zoning Administrator within five days of the decision. The appeal shall be specific to the portion of the decision that is being appealed.

(2) An appeal of a decision of the city manager or his or her designee shall first go to the planning and zoning commission for a recommendation to provide to city council. ~~be to the city council after recommendation by the planning and zoning commission.~~ The city council shall have the authority to review the application in its entirety.

(3) An appeal of a decision of the city council shall be according to Georgia State Law.

(4) Notification of an appeals meeting shall be consistent with the mailed notification requirement in subsection (d) above.

Sec. 80-14. City-Owned Property.

(1) Pursuant to applicable law, the City may contract with a third party to administer publicly owned sites for purposes of providing wireless telecommunications services, consistent with the terms of these regulations. Except as specifically provided herein, the terms of these regulations, and the requirements established thereby, shall be applicable to all PWSFs to be developed or collocated on City-owned sites.

(2) If an applicant requests a permit to develop a site on City-owned property, the permit granted hereunder shall not become effective until the applicant and the city have executed a written agreement or lease setting forth the terms and provisions under which the permit to occupy and use the public lands of the city will be granted.

(3) No permit granted under this section shall convey any exclusive right, privilege, permit, or franchise to occupy or use the publicly owned sites of the City for delivery of telecommunications services or any other purpose.

(4) No permit granted under this section shall convey any right, title, or interest in the public lands, but shall be deemed a permit only to use and occupy the public lands for the limited purposes and terms stated in the grant. Further, no permit shall be construed as a conveyance of a title interest in the property.

Secs. 80-~~12~~15—80-30. Reserved.

II

That APPENDIX A– ZONING, Article IV- Zoning Districts, Table 4.1, Allowed Uses by Zoning District be amended by deleting the strikethrough language and adding the underlined text as follows:

P	Permitted by Right
C	Permitted with Conditional Use Approval
	Prohibited

Table 4.1 Allowed Uses by Zoning District

Uses with NAICS Codes are found within the NAICS Manual : https://www.census.gov/~~eos/www/~~naics/

Uses in R-1A, R-1B, R-1C are listed in this table under R-1
Uses in R-2A, R-2B, R-2C are listed in this table under R-2
Uses in R-3A, R-3B, R-3C are listed in this table under R-3

*Uses in a PUD are determined case-by-case by the Board

NAICS Code	Use	R-1	R-2	R-3	R-4	MH-1	MH-2	MH-3	C-1	C-2	C-P	I-1	I-2	R-A	RA-1	RA-2	PUD*
516	Broadcasting including radio & television stations and towers									P		C	C				
517	Telecommunications including television and cable sales, service, and switching stations	~~C~~	~~C~~						P	P		P	P				
5171	Concealed Small Cell Wireless Facility Outside ROW	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*
5171	Modification on Existing Eligible Support Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*
5171	Concealed Collocation on New Base Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	*
5171	New Concealed Small Wireless Facility outside ROW					P	P	P	P	P	P	P	P	P	P	P	*
5171	Concealed Macro Cell Tower	C	C	C	C	P	P	P	P	P	P	P	P	P	P	P	*
5171	Non-concealed Base Station					P	P	P	P	P	P	P	P	P	P	P	*
5171	~~Wireless Telecommunications Antennae and~~ Non-concealed Towers	~~C~~	~~C~~			C	C	C	C	C	C	~~P~~C	~~P~~C	C	C	C	*
5171	Tower Replacement	~~C~~P	~~C~~P	P	P	P	P	P	P	P	P	P	P	P	P	P	*

III

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

IV

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

V

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

FIRST READING: _____ day of _____, _____

SECOND READING: _____ day of _____, _____

ADOPTED: _____ day of _____, _____

CITY OF POOLER, GEORGIA

_____
Karen L. Williams, Mayor

ATTEST:

_____

Kiley Fusco, Clerk of Council