



114 West 42<sup>nd</sup> Street  
Savannah, GA 31401  
office: 912.235.2915

General@MaupinEngineering.com  
www.MaupinEngineering.com

---

December 5, 2019

Mr. Ron Alexander  
Department of Planning & Economic Development  
Garden City  
100 Central Avenue,  
Garden City, GA 31405

Re: **Sleep Inn Plan Review - Second**

Dear Mr. Alexander:

We have received the comments from Hussey Gay Bell – Evan Bennett and have revised the plans accordingly.

Please find the enclosed resubmittal for your review. Our responses to the comments are in bold below.

1. General Comments

- a. Provide evidence of owner approval for demolition, paving, grading, and drainage proposed on the adjacent parcels to the south and to the west.  
**Please see the attached letter from the adjoining property owner acknowledging the construction and consenting to the encroachment.**

2. Sheet C3 – Staking/Utility Plan:

- a. Minimum parking stall depth is 20' per Article V, Sec. 90-130 of the Zoning Ordinance.  
**The parking stall depths have been updated to 20'.**
- b. No more than 10 consecutive parking stalls are allowed between landscape islands per the Tree Protection and Landscape Ordinance. If any parking stalls are eliminated, the site will no longer be in compliance with the off-street parking ordinance, which requires 1 stall per room (the parking total of 71 indicated on the cover is incorrect; 70 stalls are shown).  
**The parking has been updated.**
- c. Only 20' of the southernmost drive aisle is located within the subject property. The full required width of 24' shall be provided onsite, or an access easement must be obtained from the adjacent property owner.  
**The plan has been adjusted to allow for 24' to the property line.**

- d. Are booster pumps proposed for the domestic and fire sprinkler services? If not, provide water design report demonstrating adequate flow and pressure to serve the development.  
**Based upon the provided flow test, no booster pumps are anticipated at this time. However, the MEP and fire suppression engineer will perform that analysis once the site plan has been approved so that the Architectural drawings proceed into final CD's. We will provide the requested reports with the Building permit as this is related to that scope of work.**
- e. A detector device is required for the backflow preventer on the fire sprinkler service.  
**A detector device has been added for the backflow preventer and detail W-35 added to sheet D4**
- f. A fire hydrant is required within 100' of the fire department connection.  
**A free standing FDC has been added such that it is within 100' of the existing Fire hydrant.**
- g. Cleanouts with a maximum spacing of 100' are required on the sanitary sewer lateral.  
**The cleanout at the right-of-way line resolves this issue.**
- h. Provide a clean out on the sanitary sewer lateral at the right-of-way line.  
**A cleanout has been added.**

3. Sheet C4 – Grading Plan:

- a. A drainage easement is required for the proposed storm system routed through the adjacent property to the south.  
**The drainage has been revised to remove the need for a drainage easement.**

4. Sheet C5 – Landscaping Plan:

- a. Per Section 111.1 of the Tree Protection and Landscape Ordinance, proposed plant material located within a buffer cannot be applied toward density requirements.  
**The density calculation has been updated.**
- b. The Type I Buffer requires 15 evergreen shrubs per 1,000 square feet of buffer area. Deciduous shrubs are included in the plan.  
**Deciduous shrubs have been changed to evergreen shrubs.**
- c. The Type I Buffer requires 5 understory trees per 1,000 square feet of buffer area. No understory trees are included in the plan.  
**50 understory trees have been proposed within the buffer area.**
- d. Per Section 109.4 of the ordinance, minimum caliper of parking lot trees is 2.5".  
**The sizes of the parking lot trees have been updated to 2.5".**
- e. Per Appendix C of the ordinance, the point value of 2" – 2.5" caliper trees is 0.5. Amend tree density calculations accordingly.  
**The tree density calculations have been corrected.**
- f. Provide the standard notes from Section 114.1.p of the Ordinance.  
**The standard notes have been added.**

5. Hydrologic Report:

- a. Confirm Times of Concentration for post-development Basins A and B and provide supporting calculations. Values appear unusually high.  
**The times of concentration have been revised.**
- b. CSS Planning & Design Worksheet: Provide infiltration testing results to support use of a non-under drained infiltration practice. If the infiltration rates do not meet the minimum recommendations of the CSS, underdrains must be provided, and only 50% of the available storage volume may be credited toward runoff reduction.  
**This has now been provided.**
- c. Provide infiltration testing results and supporting calculations showing recovery of the underground detention system within 48 hours. In addition, provide evidence of adequate clearance between the bottom of the underground detention system and groundwater. Without adequate infiltration and clearance above groundwater, the initial stage of the underground system shall be assumed to be equal to the outlet's bottom weir elevation (4.30).  
**This has now been provided.**
- d. Reconcile the number of proposed underground detention chambers in the report (75) with the number indicated in the construction plans (100).  
**This has been resolved.**

Please feel free to contact me with questions.

Sincerely,



Minji Kim  
**MAUPIN ENGINEERING, INC.**

cc: Evan Bennett, P.E. of Hussey Gay Bell