PLANNING AND ZONING
LAND USE REVIEW
Town of Thunderbolt

APPLICATION TYPE: Change of Use Request – VDD Site Plan Approval

PLANNING AND ZONING COMMISSION DATE: 6-18-2025

COUNCIL: 7-09-2025

NOTICE TO PAPER: 6-01-2025

PUBLISH DATE(s): 6-04-2025, 6-05-2025

Request:	Request to consider new permitted use in the Victory Drive District (VDD) for future development located in the area generally bounded by Rowland Ave, Whatley Ave, Victory Drive, and Mechanics Ave, Thunderbolt, GA
Owners/Applicants:	Enmark Stations Inc., RRW Investments LLC.
Location:	3109 Victory Drive
Parcel ID#:	30004 13013, 30004 13014, 30004 13002
Approximate Lot Size(s):	Proposed: (1.12 ac.)
Zoning Designation:	Victory Drive Mixed Use District [VDD]

FINDINGS:

1. Overlay District—At the time a new use or structure is placed on any property within the Victory Drive District, the property owner shall bring the site and building into compliance with the standards set forth for the Victory Drive District.
2. It is the intent of the Thunderbolt Zoning Ordinance [the Code] to require all properties and structures within the Victory Drive District to comply with the Victory Drive District standards over time so that the district will at some point have a design and appearance consistent with the intent of the general principles set forth in the ordinance.
3. Staff reviewed this application for compliance with the Thunderbolt Code of Ordinances [the Code] and finds that proposed new USE is acceptable to the Victory Drive Mixed Use District. The proposed lot also meets the minimum required lot area for this zoning district.
4. Upon review, this request is a specialty shop with personal services & a restaurant, with accessory uses comprising of three lots or less and not involving any new streets or change in existing street network.
5. Upon review, Staff finds that this request can enable further use of the property in a practicable manner given the existing configuration and ownership of the site.
6. Planning Commission review and Council approval is required because this request involves a change in permitted use with required site plan approval in the Victory Drive Mixed Use district [VDD].

7. It is the duty of the Planning and Zoning Commission to inspect site plans and to suggest changes which should be made in the proposed design of the plan as per Code Sec. 15-801 and forward to Town Council with the recommendations.

8. As applicable, consistency to the Victory Drive District [VDD] is necessary for Site Plan development. Upon staff review the structure proposed is set to 35 feet, which is sufficient to accommodate the maximum height of the VDD district (36 feet). However, the Code specifies accessory structures to be no higher than the main primary structure, at which the VDD table additionally specifies an accessory building height of no more than 24 feet maximum.

9. Parking proposed for the development is indicative of Thunderbolt's Code Restaurant Use, 1 space per 4 seats, but utilizes a similar but different Recreation Use of 4 spaces per lane. The proposed parking of 43 spaces is deficient to the Staff parking estimation of 60 spaces.

10. Staff review notes that the Thunderbolt Code for Parking – Recreation Use is very conservative at 1 space per 100 sq. ft. This results in more spaces than general Retail at 1 space per 250 sq. ft. of Use (See ITE Summary).

11. The proposed site plan utilizes pervious materials throughout the site as well as inter-parcel access consistently with VDD district. This inter-parcel access creates a sidewalk through the project from the Victory Drive street-front to Rowland Ave. in the rear.

12. The proposed site plan does not currently indicate where sidewalks are to be shown on Victory Drive or Rowland Ave. It is the intent of the Victory Drive District [VDD] to maintain or to reestablish local street networks that are to accommodate cars, pedestrians, and bicycles so that there are future connections to adjacent parcels.

13. A Place for All – Victory Drive should comfortably accommodate people of all ages, abilities, and mobility choices. The public realm and the adjacent development shall provide a comfortable and inviting environment through appropriate design, scale, infrastructure, and landscape.

PERMITTED USES IN VICTORY DRIVE DISTRICT

The proposed use is in an existing building, owned by Enmark Stations Inc, and is currently used as a Century 21 Real Estate office. The Victory Drive Mixed Use District [VDD] has permitted uses listed in the Code. The following conditions were established to guide development prior to issuance of approval.

1. The development of such use at the location proposed, and in the manner proposed, will not adversely affect abutting residential property.

2. The site development plan of such use provides for adequate vehicular and pedestrian access and circulation, and that the resulting concentration of vehicular traffic will not present traffic problems or impede normal movement on adjacent streets.

3. The need for such a use is justified on the basis of facts presented by the applicant which clearly indicate that such use would be appropriate, add to the orderly development of the community, and would further the purpose and intent of this ordinance.

All applications for Use(s) in the River Drive District or the Victory Drive District as well as for conditional uses permitted in any zoning district must also include the following minimum information:

1. A more detailed description of the activities, number of units, and hours of operation of the proposed conditional use;

Proposal states within letter submittal daily hours of 7AM to 10PM.

2. An approved site plan (Item G—Conceptual Site Plan of Art. XV. Administration);

Proposal has submitted site plan as reviewed by Town Staff in preliminary meeting.

3. A proposed starting date of land disturbance or construction, date of completion for all improvements, and use opening or date of first occupancy; and

Upon finalization of Real Estate Acquisition in late July, final Construction Drawings approved by Building Official to break ground in August, Construction to be completed by late December with potential Winter (Dec/Jan) opening.

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

Submitted by Applicant in narrative detailed letter.

Existing Property



Permitted Uses in the Victory Drive District include each of the following below:

Accessory uses and buildings

Art gallery

Banks

Food and drugstores; drug stores, meat market, bakery products store, dairy produce, confectionery

General retail

Personal services, such as yoga studio, boutique and day spa.

Personal service shops, such as barber shop, beauty shop, shoe repair and sales, dry cleaning and laundry pick-up (no on-site cleaning)

Professional offices, business offices

Publicly owned or operated building or uses, including a school, library, museum or art gallery, fire or police stations, community building, public park, and other public recreation uses

Restaurant, cafe, coffee shop

Specialty shops, such as gift shops, florist, jewelry, craft shops, ceramics, camera shops, antique shops, book stores, art supplies, music stores, photography shop and studio

Tailor or dressmaker

Theater

REVIEW OF PROPOSED USE:

The Applicant has proposed a Restaurant café with Specialty shops and Personal services. Accessory Uses to the Principal Use include Recreation, with specialty type known as pickleball. Pickleball is a sport resembling Tennis in which players use paddles to hit a perforated plastic ball over a net and can be played indoor or outdoor.

The Zoning Code defines *Use, Principal* and *Accessory Uses* as follows:

> *Use, principal* means the principal purpose, for which a lot or the main building thereon is designed, arranged or intended and for which it is or may be used.
>
> *Accessory building and Uses* means a secondary building or a portion of the main building, the use of which is incidental to that of the primary use of the main building or land. Accessory use is one which is incidental to the main use of the premises.
>
> *Structure* means anything constructed or erected, the use of which requires a location on the ground including, but not limiting, the generality of the foregoing: advertising signs, billboards, backstops for tennis courts or baseball diamonds, fences and pergolas.

In order to determine the intention of the applicant's proposed mixed uses in the Victory Drive District [VDD] Staff referenced the American Planners Association (APA) Planner's Dictionary, an Illustrated Book of Development Definitions. After reviewing the accepted permitted uses in the VDD district and the Thunderbolt Zoning Code's definition of accessory uses the Proposed Use can be determined based on the following application:

Specialty Shopping Center: A shopping center whose shops cater to a specific market and are linked together by an architectural, historical, or geographic theme or by a commonality of goods and services. Also known as a THEME or Fashion Center. See Mini-Mall, Shopping Center.

The Primary Building on the property is categorized with permitted acceptable uses Restaurant, Specialty Shops, Personal Services. The development of the property is utilizing the existing structure for the primary use purposes. This is an ***ACCEPTED USE*** directly stated.

The Landscape or Site Plan will be developed with additional Accessory Use that is similar to the Code but not exact. The Thunderbolt Code specifies Public Recreation Uses as permitted in the Victory Drive District [VDD]. Based on the application request the Recreation Use meets the

definition of incidental Accessory Use, provided that the Restaurant, Services and Specialty Shops are jointly utilized as a THEME together.

Staff references the proposed Theme of a Commercial Center similar in use such as to an Athletic Club (recreation sports), provided that the restaurant café, specialty shop, and personal services (yoga studio, boutique, day spa, et al), meet the guiding principles of the Victory Drive Mixed Use District that recognizes the "Main Street" prominence that is encouraged for this area of Thunderbolt.

SITE PLAN APPROVAL IN VICTORY DRIVE DISTRICT

Site plan approval: All land development activities regardless of the zoning district, must present a site plan of such development to the zoning administrator for review prior to the issuance of any land development permits. The site plan must also be reviewed by the planning and zoning commission and forwarded to the mayor and council for approval once all comments are addressed.

This request aims to review and determine whether the style and design of a project is compatible with the established architectural designs and concepts for the Victory Drive District [VDD].

According to the Thunderbolt Zoning Code [the CODE] buildings along Victory Drive should be timeless and reflective of coastal architectural styles appropriate for the Thunderbolt area and recognize the "Main Street" prominence of Victory Drive.

Thunderbolt Town Staff met with the Applicant for a preliminary meeting on May 30th prior to Planning and Zoning Commission, with a second meeting on June 27th for additional comments.

Setbacks: This is an existing primary structure. Proposal meets setbacks for all three buildings.

Adjacent use and street setback lines and buffers must be identified in order to establish the extent of site features such as parking spaces and stormwater retention areas. These are not "build to" lines but simply define the area in which structures and other development are allowed and separate development from adjacent streets and adjacent development. Separation serves to ensure protection from street traffic as well as provide adequate air circulation and light between structures.

The secondary structure pickleball pavilion is 235 by 60 feet wide with 30 feet rear yard setback, 15 feet left; right side setback, more than 100 feet Victory Drive front setback.

Parking: Structure: 16 parking spaces; ***Accessory:*** 44 parking spaces; **Total: 60 parking spaces**.

Estimated Calculation of Required Parking Spaces is based on the square footage of the primary structure (2,468 sq.ft.) and the standard size of 5 pickleball courts measured as an average of 44x20 feet rectangular. The Code indicates that Parking has varied requirements based upon use. This calculation was reviewed using Commercial (1 Parking Space per 150 sq.ft.) and Recreation (1 Parking Space per 100 sq.ft.). Restaurant Use typically utilizes 1 Parking Space per 4 seats at each table. In this case, Recreation is a higher intensity parking use than Restaurant or Commercial.

Further calculations of parking analysis were included in BZA packet regarding Recreation Use.

Off-street loading and parking to meet design standards. Whenever off-street parking and/or loading facilities are established within any zoning district either as a principal use or an accessory use, and whether or not required by this ordinance, such off-street parking and loading facilities shall comply with design requirements for off-street parking facilities set forth in the Code.

Traffic Parking Analysis: (ITE Trip Generation Summary)

Retail is comprised of nearly 45% of the average household trip generation, with an estimated 38 trips per day, 4.2 per peak hour (per 1,000 sq.ft.). ITE parking needed for functionality is generally 4 spaces per 1,000 sq.ft.

Victory Drive is classified as a GDOT owned roadway with encroachment permit review determined by the Georgia Department of Transportation. The applicant met with GDOT for site visit on June 6th, 2025. The proposal is designed to close one driveway, leave existing driveway open 24 feet in width utilizing the current traffic pattern of right-turn only ingress/egress.

Drainage: Project proposes accessory use with specific pervious/impervious requirements.

The development site consists of multiple flood zones, including but not limited to AE-10, X-500 and X hazard flood area. The existing structure is located in the X flood zone; however, the accessory use of recreation courts will be located in the AE flood zone. Additional provisions are required by administrative approval via the Building Official as part of the Code's Chapter 5 Construction, Floodplain Provisions.

The landscape of the proposed development will utilize a similar playing surface as attached in the reference example Internation Tennis Federation ITF Court Construction. The playing surface of the landscape site plan is not considered the lowest floor in a structure similar to parking and other accessory uses. Stormwater runoff reductions shall comply with Sec. 5-324.1 (The Code) using criteria from the Coastal Supplement of the Georgia Stormwater Management Manual GSMM.

For structures in a flood hazard area [AE], open space foundation types provide additional benefit.

Per the Thunderbolt Code: *Lowest floor* is defined as the lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant enclosure, used solely for parking vehicles, building access, or storage, in an area other than a basement, is considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of other provisions. New construction shall be anchored and designed to equalize any hydrostatic flows.

Structural stormwater control means a structural stormwater management facility or device that controls stormwater runoff and changes the characteristics of that runoff including, but not limited to, the quantity and quality, the period of release or the velocity of flow of such runoff.

Wet floodproofing means a method of construction which allows water to enter a structure in such a way that will minimize damage to the structure and its contents. Wet floodproofing is appropriate for functionally dependent use and uses that facilitate open space use by variance only, structures utilized for parking or limited storage, or when all other techniques are not technically feasible.

Trees: Removal of 9 Non-Specimen Trees; Installation of 75 buffer tree landscaping. Three Specimen Trees respectively reserved (Live Oaks on Victory Drive).

Tree removal and replacement requirements are established by the Town's Tree Ordinance. While these minimum requirements must be adhered to, there are additional aesthetic considerations that must also be implemented when a tree removal or landscape plan is submitted. Certain exemptions may apply such as removal of trees for recreation areas. These implementations can include:

Preserving the tree canopy;

Protecting significant or specimen trees and clusters of trees;

Preserving smaller understory trees and shrubs;

Requiring larger size replacement trees or additional trees depending on the size or number of existing trees removed or relationship to building mass and height; and

Selection of particular species of replacement trees within a required category for screening or visual effect.

The top priority for the location of existing trees and new trees are street buffers, parking lots, and the area between parking lots and structures. This is a major component of Town Character.

Sidewalk: Proposal does not include sidewalks within GDOT review of ROW encroachment.

It is the intent of this ordinance to maintain and/or reestablish local street networks and provide for local road networks adjacent to Victory Drive that accommodate cars, pedestrians and bicycles and then connect to an existing street network so that there are future connections to adjacent parcels. One goal is to create Inter-parcel connections and shared access in order to improve safety and minimize both impacts on historic landscape and the need for turn lanes on Victory Drive.

Lighting:

Decorative type lighting is allowed if limited in scope and properly designed. The goal is to add to the visual quality of the development without detracting from the beauty of the night sky. Such lighting may include concealed low wattage landscape up lights for significant trees or shrubbery at an entryway. Low bollard type lighting can be used to illuminate walkways and drive aisles. Important architectural elements can be softly illuminated to add emphasis at night. Any light fixtures mounted in a tree must follow best management practices to avoid damage to the tree.

Signs: A separate permit is required for all sign installations.

Architectural Standards: Applicant Proposal will provide Screening Sample.

Existing structure is proposed to maintain existing neutral color with matching new accessory building. Extension of existing structure is designed to co-exist naturally with original building. Proposed pavilion structure is made of manufactured metal wall system, and proposed with UV covering fabric designed to meet wind ratings system requirements.

PLANNING AND ZONING DEPARTMENT RECOMMENDATION

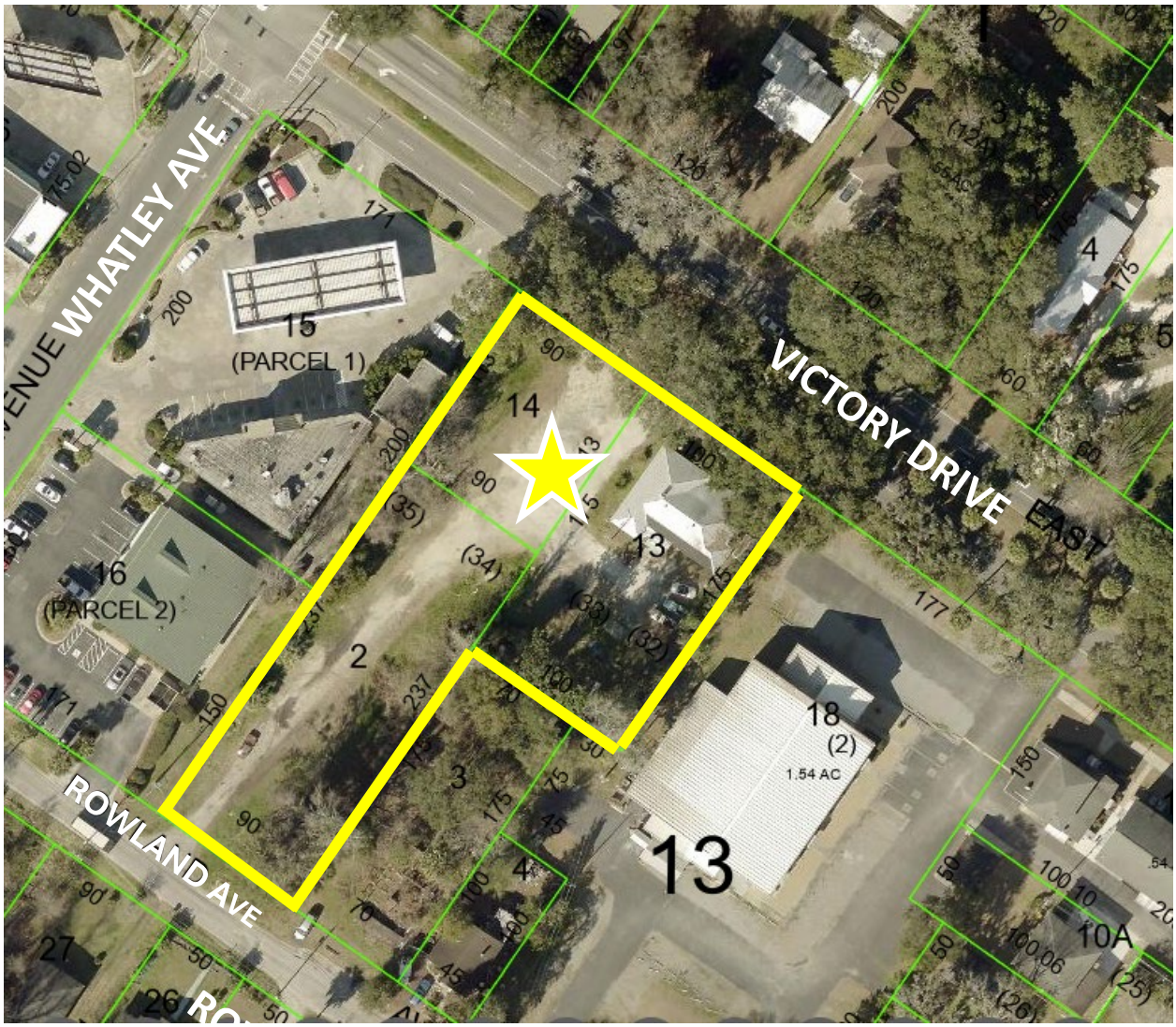
Town Staff recommend **APPROVAL** of this Permitted Use – Site Plan request with respect to the Planning and Zoning Commission review of:

Parking Regulations for allowable/proposed uses.
Accessory Structure Height proposed as designed to reflect upon the existing Primary Structure.

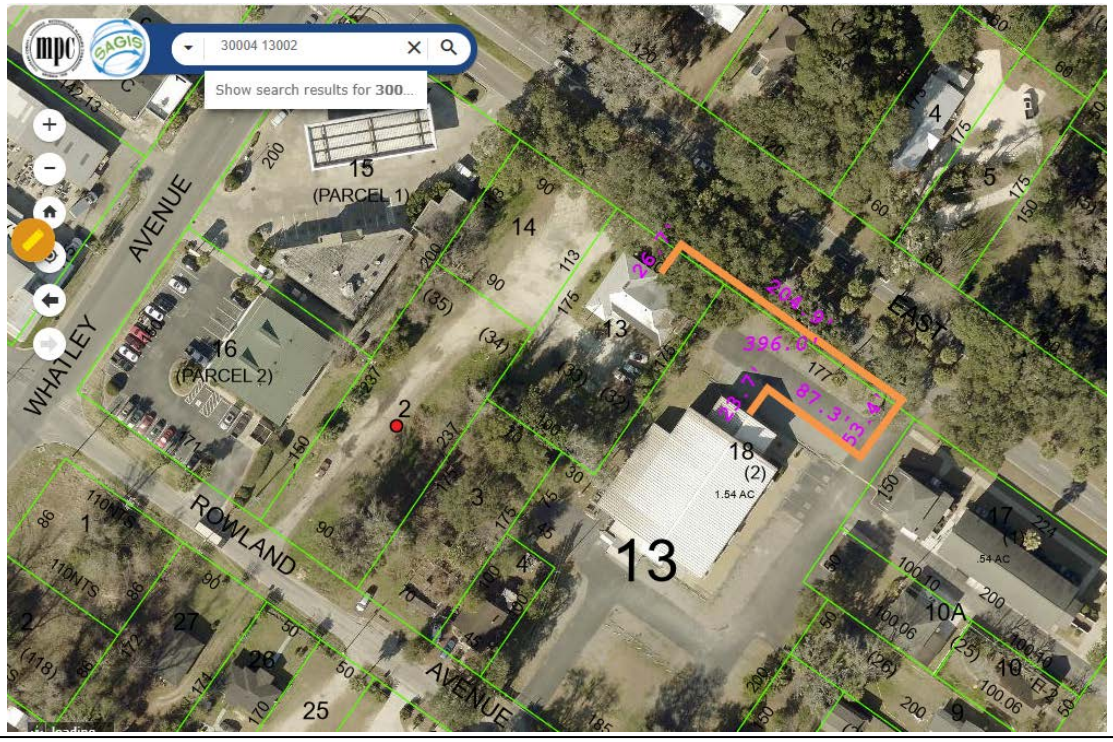
PLANNING AND ZONING COMMISSION RECOMMENDATION:

PZ Commission approved the Staff Recommendation **5-0; 2 Absent** for Approval.

EXHIBITS:
Map Vicinity
Exhibit Floodplain
Exhibit Distance to Church
Tennis Federation Court Design Example
Application Request




X-500
X 500
AE-10
AE-10
X
WHATLEY AVENUE
ROWLAND AVENUE
Whatley Ave
Rowland Ave
15
(PARCEL 1)
16
(PARCEL 2)
13
14
18
(2)
1.54 AC
LOT B
LOT C
110NTS


30004 13002
Show search results for 300...
AVENUE
WHATLEY
ROWLAND
15
(PARCEL 1)
16
(PARCEL 2)
13
14
18
(2)
1.54 AC
EAST
396.0'
87.3'
10A

2025-73

TOWN OF THUNDERBOLT
PLANNING & ZONING APPLICATION
RESIDENTIAL OR COMMERCIAL

Date Filed 20250530 Application #_____ Residential:_____ Commercial: XX

Application Fees: $100.00 – Residential $200.00 – Commercial
Fee must be paid at the time of submitting the application and is non-refundable, even if Applicant decides to redraw their application before or after the application process.

The original plus nine copies of this application shall be submitted. The building permit application and nine copies of the plot plan and development plans of the site, if required for the building permit application, shall accompany this application.

DESCRIPTION OF PROPERTY

Applicant's Name: RRW Investments, LLC Phone # 610.291.3759

Applicant's Address: 2221 Rowland Avenue, Thunderbolt, GA 301404

3108 Rowland Avenue 3000413002
Property Address Parcel Number

Owner's Name & Address Enmarket Stations, Inc 1705 Chatham Parkway, Savannah, GA 31405

Zoning District VDD Current Use of Property Empty lot and storage

Proposed Use of Property Recreational Space

REASONS FOR APPLICATION

1. ( ) A decision of the Zoning Administrator which the applicant believes to be contrary to the meaning of the Zoning Ordinance.

2. ( ) An application to establish a use which must be approved by the Planning Board (See "Use Schedule – List of Uses #).

3. ( ) A request for a variance ( ) a yard requirement; ( ) a lot width requirement; ( ) a lot area requirement. Note: Variances are heard and approved on a case-by-case basis; when resulting in practical difficulty or unnecessary hardship. Code of Ordinances 16.6c

4. ( ) A request for extension of non-conforming use.

5. ( ) Rezoning request from_____classification to a_____classification

6. ( ) Other Recombination

OTHER INFORMATION REQUIRED

Refer to Article XV, Zoning Ordinance

Attach, hereto, a scaled or dimensioned map, plat, or sketch of tract, of property in question and all other adjoining lots or properties under the same ownership. Said map, plat, or sketch shall indicate the approximate location of all the properties in question with respect to the nearby public roads in common use.

Date Received: _____ Zoning Administrator: _____

Name and Address of Contractor(s) _____

The following is a list of the names and addresses of all adjacent property owners within approximately a two-hundred (200) foot radius of the property:

Roman Catholic Diocese of Savannah	2170 E Victory Drive Savannah, GA 31401
Holly Brantley	PO Box 2933 Richmond Hill, GA 31324
Mana B. Williams	3110 Rowland Avenue Thunderbolt, GA 31404
First City Associates, LP	171 Crossroads Parkway Port Wentworth, GA 31407
2702 Whatley, LLC	2702 Whatley Avenue Ste. B-1 Thunderbolt, GA 31404

(Please list additional names on a separate sheet)

I hereby certify that the above stated facts are True to the best of my knowledge and belief And that I am the owner or authorized agent for the owner of the subject property.

Sworn to and subscribed before me on this 29 day of May 2025.

Owner or Authorized Agent's Signature

Najiyah A Johnson
Notary Public

Fee received and paid: _____

(OFFICIAL SEAL)
NOTARY PUBLIC GEORGIA
NAJIYAH A JOHNSON
COUNTY OF CHATHAM
My Commission Expires March 3, 2028

STATUS

Notice of hearing sent: 6/4/25
Date

Sign Posted: 6/4/25
Date

_____
Address

Published Advertisement: 6/4/25
Date

Letters to adjoining 6/3/25

To Whom it Concerns: 18 June 2025

The property located at 3109 E Victory Drive, along with the adjoining lots of 3107 E Victory Drive and 3108 Rowland Avenue, pose an exciting opportunity for the Town of Thunderbolt, the Islands, and the surrounding area. With the acquisition of these 3 lots, we would like to propose the development and installation of a unique 2-restaurant concept that also provides the option of beer, wine, and spirits, and a recreational space with pickleball courts.

The growth and popularity of pickleball has led to a growing need for locations with enough available space to accommodate formal leagues, informal groups, and casual foursomes to enjoy this competitive, yet fun, outdoor activity. In the Savannah area, there are very few locations where developers have seen the opportunity to accommodate this growing sport, and as a result, large groups of people travel routinely to Pooler, the Landings, and other parts of Savannah to play. There are even fewer locations for indoor/covered pickleball courts. Tybee, Whitemarsh, Talahi, Wilmington, and other Islanders drive through Thunderbolt on their way to play elsewhere, which means missed opportunities for the Town of Thunderbolt and Thunderbolt businesses to gain these residents' spending power before and after matches. We believe a partnership with Thunderbolt for this development would be beneficial for everyone involved.

We would begin by designing a low-maintenance but effective landscaping plan that would adhere to proper drainage plans, accommodate ample parking to meet the Town's requirements, provide plenty of greenspace, incorporate retaining walls to prevent erosion, and generally beautify the facility. The primary parking lot is gravel and located on E Victory Drive and there would be a gravel service yard at the rear of the property, providing minimal additional traffic to the residential portions of Rowland Avenue. We would like to enhance the property for players by installing a mulched playground area for players to bring their children with them. Actual concrete areas would be limited to loading/unloading areas, handicapped zone, and the courts. We intend to install landscaping pavers to help facilitate proper drainage in all of the other areas.

The lighting will be decorative and adhere to the Town's ordinances. The hours of operation for the pickleball courts will be 7 A.M.-10 P.M., with the last rental request for a court at 8:30 P.M. Court lights will be turned off at 10 P.M.

The existing building will remain in its current location, but we would like to build it out into an addition with a covered patio and a concessions/restroom building. A smoothie/coffee shop and breakfast/lunch deli with the option for spirits, wine, and beer, would service both players and the surrounding community for new and exciting meal options. We envision this to be an upscale version of Starland Yard, with the open-market/food court feel.

- The smoothie/coffee shop and breakfast deli would both open at 7 A.M. and close at 8 P.M. Sunday through Thursday, and 9 P.M. on Fridays and Saturdays.

The inside of the building would also feature a Pickleball Pro Shop, with the next closest shop being in Hilton Head. Here, players and stop in and pick up new paddles, pickleballs, clothing, shoes, and accessories.

- The Pro Shop would be open each day from 7 A.M. to 9 P. M.

There will also be a covered patio and a building with restrooms and potentially concessions for players and customers.

We anticipate beginning construction as soon as we close on the property. At this time, we expect that to be by the end of July. We are aiming to be open for business by early December. We want to complete demolition of any trees and clearing of land quickly to minimize the noise to the surrounding properties. Debris will be disposed of using dumpster trailers that will circulate often. All steps will be taken to ensure proper drainage is maintained and to limit any disruption to adjacent properties. In fact, given the state of the property right now, we hope that our neighbors will find this plan and landscaping to be a much-needed improvement.

We hope you see the exciting potential this project brings to the Town of Thunderbolt. We welcome any questions and feedback from the Committee, and we look forward to working with you.

Sincerely,

Rickey Greer
Whitney Hipwell
RRW Investments, LLC

PROPOSAL EXAMPLE - ALABAMA LOCATION

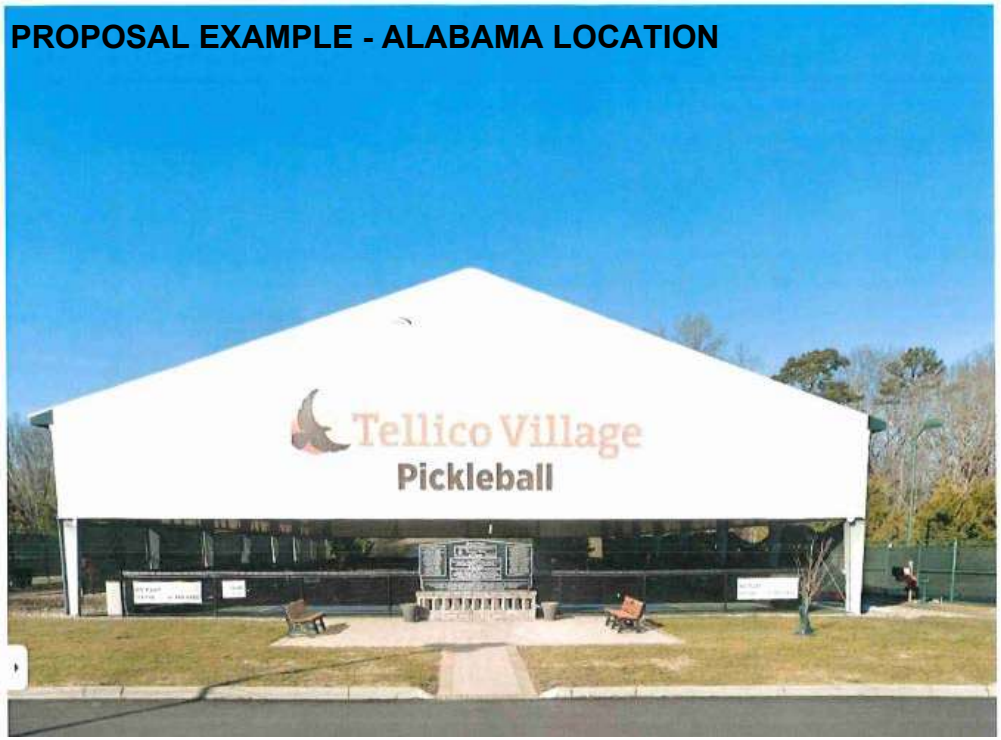








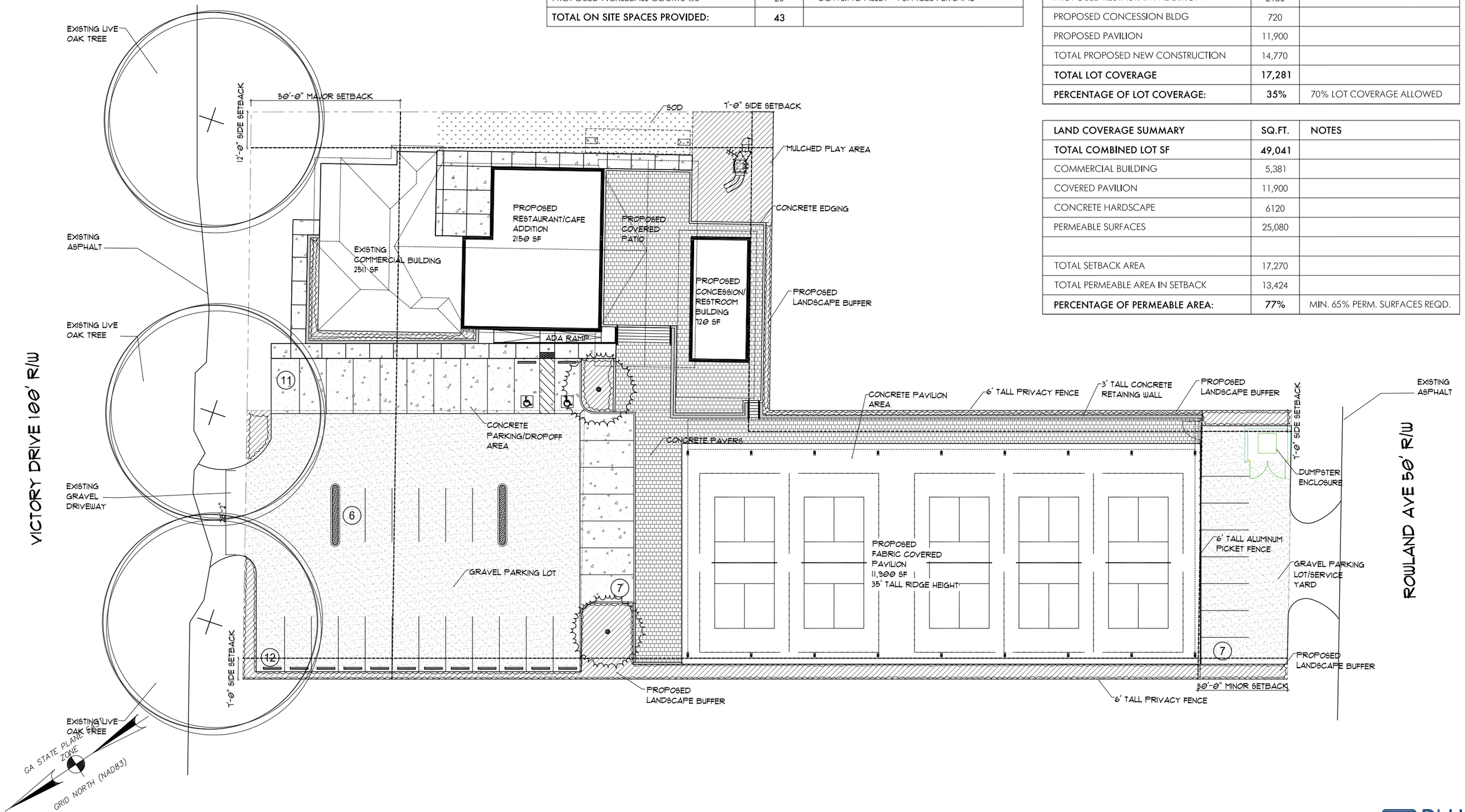
EXHIBIT PROPOSAL 3109 E VICTORY DRIVE



PARKING CALCULATIONS	SPACES	NOTES
PROPOSED CONCESSION BLDG @720 SF	5	COMMERCIAL USE: 1 SPACE PER 150 SF
PROPOSED RESTAURANT SEATING @72 SEATS	18	RESTAURANT USE: 1 SPACE PER 4 SEATS
PROPOSED PICKLEBALL COURTS @5	20	"BOWLING ALLEY" 4 SPACES PER LANE
TOTAL ON SITE SPACES PROVIDED:	**43**	

LOT COVERAGE SUMMARY	SQ.FT.	NOTES
TOTAL COMBINED LOT SF	**49,041**	
EXISTING COMMERCIAL BLDG	2,511	
PROPOSED RESTAURANT ADDITION	2150	
PROPOSED CONCESSION BLDG	720	
PROPOSED PAVILION	11,900	
TOTAL PROPOSED NEW CONSTRUCTION	14,770	
TOTAL LOT COVERAGE	**17,281**	
PERCENTAGE OF LOT COVERAGE:	**35%**	70% LOT COVERAGE ALLOWED

LAND COVERAGE SUMMARY	SQ.FT.	NOTES
TOTAL COMBINED LOT SF	**49,041**	
COMMERCIAL BUILDING	5,381	
COVERED PAVILION	11,900	
CONCRETE HARDSCAPE	6120	
PERMEABLE SURFACES	25,080	
TOTAL SETBACK AREA	17,270	
TOTAL PERMEABLE AREA IN SETBACK	13,424	
PERCENTAGE OF PERMEABLE AREA:	**77%**	MIN. 65% PERM. SURFACES REQD.



3109 VICTORY DRIVE CONCEPTUAL SITE PLAN

0 20 40 60

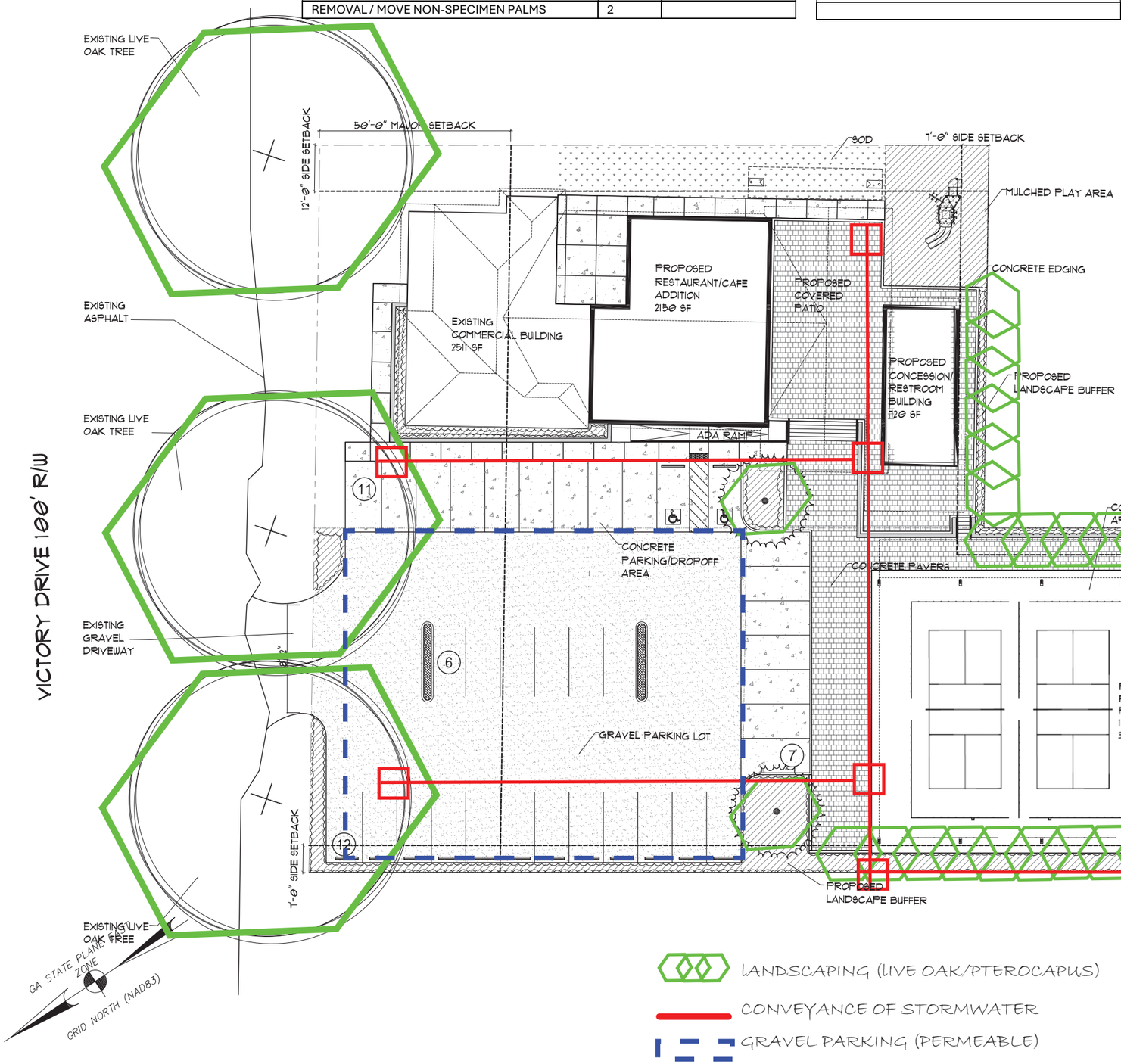
GRAPHIC SCALE 1" = 30'

BLUE LIME

PLAN IS FOR ILLUSTRATIVE CONCEPTUAL PURPOSES ONLY

TREE LANDSCAPING PLAN	EST	
INSTALLATION OF 2 DECIDIOUS TREES	2	20 GALLON SIZE
INSTALLATION OF PTEROCARPUS TREES	75	6 GALLON SIZE
REMOVAL OF 9 NON-SPECIMEN TREE/SHRUBS	9	LESS THAN 30"dbh
REMOVAL / MOVE NON-SPECIMEN PALMS	2	

ESTIMATED AVG DAILY LOADINGS	EST	MAX
RESTAURANT – 30GPD X 72 SEATS	2160	7.2 REU
PICKLEBALL CENTER 38GPD X 20 PLAYERS	760	2.53 REU
IRRIGATION		2 REU
BUSINESS PRO SHOP 19GPD X 50 PEOPLE	950	3.16 REU



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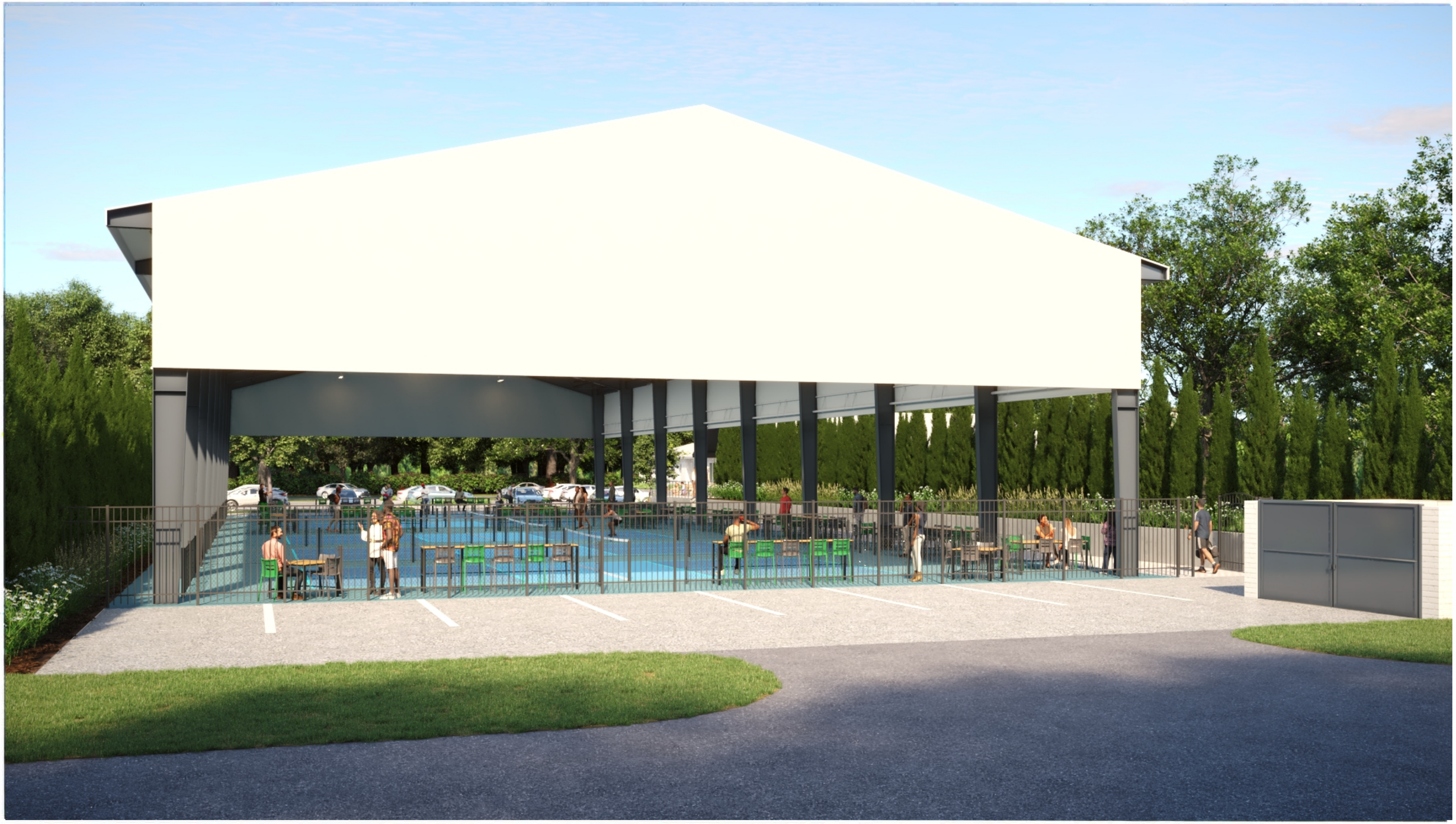
UPDATED BLUE LIME

PLAN IS FOR ILLUSTRATIVE CONCEPTUAL PURPOSES ONLY

EXHIBIT PROPOSAL PLAYING HEIGHT



EXHIBIT PROPOSAL FABRIC COVERING



COURT CONSTRUCTION

This document outlines the differences, and similarities, in the construction of each surface.
Note: The descriptions are for guidance only and should not be viewed as definitive. A consultant or supplier will provide detailed specifications for a particular installation.

The majority of tennis courts consist of several layers:

- Formation
- Foundation
- Regulating base
- Wearing surface

The first stage in constructing a surface is to remove the topsoil to eliminate organic matter, which is unstable because it rots, and compact and level the ground to give a flat surface to build on. This is known as the sub-grade.

A geotextile membrane (made of woven or fleecy PE) can then be laid down to:

- Segregate the formation from the foundation – to keep the foundation porous
- Distribute load
- Block root growth

Often it is not economic to build sufficiently deep to resist frost damage, in such areas providing drainage is crucial. Therefore, the foundation layer (also known as the sub-base) is common to all surfaces constructed in regions where there is potential for the ground to freeze.

Aggregate that is not susceptible to frost damage is used for the foundation. The grade (size) of stone should be large enough to allow water to drain through but small enough to enable levelling and compaction. Typically, a mixture of sizes from 14 mm to 28 mm is used; either mixed or graded

(laying smaller aggregate closer to the surface). Grass and clay surfaces need some moisture so the foundation layer should not allow total drainage.

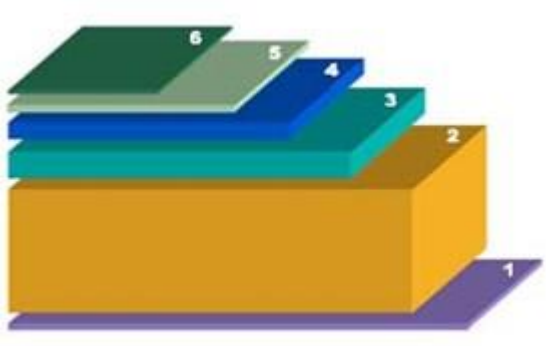
The depth of the foundation layer, after it has been compacted, depends on the type of soil in the formation and local climate, e.g. depth of frost penetration, but should extend approximately 150 mm below the surface.

The levelling course is laid on top of the foundation layer to provide a stable platform for the surface system. The construction of these layers varies between surfaces, follow the links below to the different court surfaces:

- Acrylic
- Artificial grass and Artificial clay
- Carpet
- Clay
- Grass

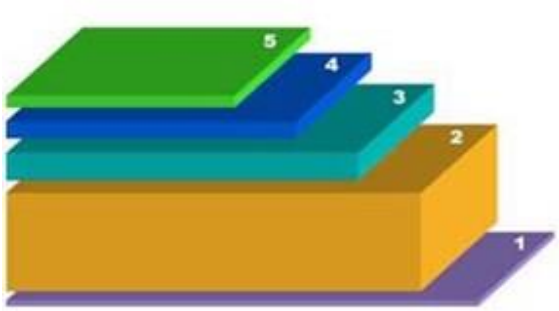
Acrylic

The base is normally a concrete or asphalt construction. If concrete is used, it should be reinforced to reduce cracking. A series of surface coatings of acrylic material provide the playing surface, the number of which can vary.



1. If required for stability, a geotextile membrane shall be laid on the sub-base.
2. 150 – 200 mm compacted depth of foundation.
3. 35 – 40 mm compacted depth of base course asphalt (14 – 20 mm diameter).
4. 25 – 30 mm compacted depth of wearing course asphalt (6 mm diameter).
5. Cushion system (if specified).
6. Acrylic (PMMA) or polyurethane (PU) based coating with aggregate.

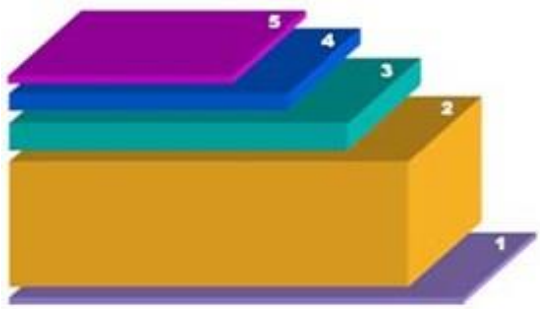
Artificial grass and Artificial clay



1. Geotextile membrane and drainage system if required.
2. 150 mm (minimum) compacted depth non-frost susceptible carboniferous limestone or granite.
3. 40 mm compacted depth base course porous asphalt.
4. 25 mm open grade 6 mm diameter aggregate porous asphalt.
5. Sand filled artificial grass wearing course.

Artificial grass is supplied in rolls. Outside, it needs to be laid over a porous base of concrete or asphalt to allow drainage.

Carpet

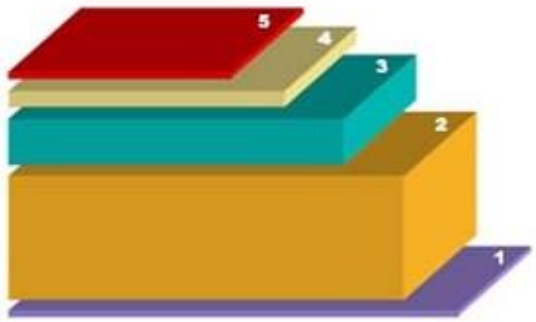


1. Geotextile membrane if required.
2. 200 mm compacted depth non-frost susceptible carboniferous limestone or granite.
3. 40 mm compacted depth base course porous asphalt.
4. 25 mm compacted depth dense asphalt wearing course.
5. Polymeric carpet or rubber mat.

Consisting of rubber bound in polyurethane, polymeric surfaces can be cast in situ, or provided in prefabricated rolls. These surfaces need a flat concrete or asphalt substrate.

Clay

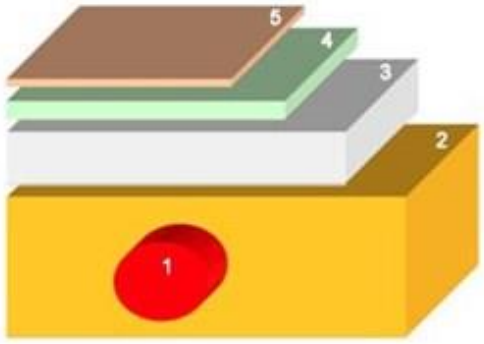
1. Geotextile membrane laid on the sub-grade.
2. 120 – 600 mm compacted depth of foundation.
3. 60 – 100 mm of graded aggregate that supports capillary action.
4. 40 – 50 mm compacted depth of crushed aggregate.
5. 3 - 6 mm of fine crushed aggregate.



Clay courts need to be built with a slope of between 0.25 and 0.35% (for above ground irrigation).

Grass

1. Perforated plastic drainage pipe.
2. 6-10 mm grade permeable backfill.
3. 50 mm blinding layer of aggregate to separate top soil from foundation.
4. 100 – 150 mm of top soil (root zone) composed of clay, silt and sand.
5. 8 – 12 mm of turf.



The choice of grasses for the turf will depend on the soil, and drainage system, and the amount the court is used and maintained. Consult your local constructor.