

**STANDARDS**

**ROBINS INTERNATIONAL  
INDUSTRIAL PARK**

**WARNER ROBINS,  
PEACH COUNTY,  
GEORGIA**

MARCH 2021

# STANDARDS

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## 1. INTRODUCTION

The Joint Development Authority of Peach County and the City of Warner Robins (JDAPCWR) is pleased to provide these architectural design and site development guidelines for Robins International Industrial Park.

These guidelines are designed to establish several ways and means of providing for the orderly and attractive development of Robins International Industrial Park, which in turn shall enhance the long-term value of the overall property development, while preserving and enhancing natural features of the property. By establishing standards, the JDAPCWR is not attempting to limit architectural styles or detail but rather to establish a framework of requirements necessary to ensure a consistent and quality product. With these tools in place, Robins International Industrial Park intends to serve as a benchmark of quality and environmentally sensitive development of industrial property in this area.

## 2. OBJECTIVES

The primary objectives in establishing these guidelines are:

- To contribute to a favorable environment for the development and the owners or occupants thereon;
- To minimize disturbing influences on adjacent or neighboring properties;
- To protect values and enhance each owner's investment by ensuring a well-planned and maintained development; and
- To protect and enhance the existing natural environment.

In order to achieve these objectives, all plans for building and site design will be subject to review and approval by an Architectural Review Board (ARB) as described in the next section.

## 3. DESIGN REVIEW AND APPROVAL PROCEDURE

### A. Architectural Review Board

The JDAPCWR retains the right of review of all development planning and based on interpretations of these design guidelines, will approve, or disapprove the plans and specifications for all site development.

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This review process shall be administered through an ARB, composed of not less than three members including existing owners and representatives (at least one member shall have an architectural, landscape and/or engineering background) appointed in accordance with the Declaration of Protective Covenants applicable to Robins International Industrial Park.

The JDAPCWR will make every effort to ensure that ARB members cooperate fully with the applicant and his design professionals to expedite approval of plans.

## **B. Design Submission Format**

### **1. Concept Plan Submittal**

All applicants are encouraged to review concept site plans and architectural sketches with the ARB prior to the formal preliminary plan submittal. Mutual review of the general concept and design intent at this early stage will often reduce costly and time-consuming changes encountered at later reviews.

The ARB shall meet with the applicant and the applicant's consultants to clarify mutual design objectives, review the characteristics of the parcel and discuss any technical issues related to the design review procedure. At this meeting, the applicant shall present concept plans, elevations and the drawings, which will indicate the building(s) siting, setbacks and predominant materials, and which will include a list of variances from the Standards, such list to include specific reasons why each variance is necessary. On-site access roads, parking facilities, service areas and their relationship to the preservation of natural landscape features and proposed landscape elements will be reviewed as well.

Comments and recommendations will be made by the ARB as soon as possible, but no longer than ten days from the date of the concept plan submittal.

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The applicant is encouraged to review the concept plans with appropriate agencies having jurisdiction over the property at this phase of the project.

## **2. Preliminary Plan Submittal**

Each applicant will be required to submit three sets of preliminary architectural and site plans to scale on 24" x 36" paper for review by the ARB. The applicant shall also be required to submit the plans in PDF format. These drawings shall include the following information:

- a) A topographic survey of the parcel prepared by a licensed surveyor or professional engineer, which should include the following data:
  - Property boundaries, including relationships to adjacent lanes and access roads.
  - Topography, shown at one-foot contour intervals.
  - Locations of any existing utilities, easements or other improvements on the site.
  - Description of general site drainage characteristics and conformity with the drainage master plan.
  - Location and description of any noteworthy natural features.
  - Description of existing site vegetation characteristics to include identification of every tree with a diameter of six inches or more at a height of three feet above grade.
  - Location of wetlands, buffer areas, setbacks, development areas, and floodplains.
- b) Dimensioned building plans, sections and elevations, with representations of exterior materials, textures, colors and other detailing necessary to clearly depict the finished building and its site.
- c) Samples or description of proposed exterior materials.
- d) Site plans shall show grading, storm drainage, berms, layout of all roads, walls and paved areas.

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- e) Detailed methodology for protecting any existing trees or environmentally sensitive areas during the construction process.
- f) Location of Preservation on the site plan, and plan indicating what actions will be taken to assure that any enhancements areas which are impacted during construction be restored to their natural site.
- g) Planting plan, including size, placement and species of proposed new plant materials and integration with existing planting. Use of plants which are indigenous to the property, which exist elsewhere on the property, or which previously existed on the property, is strongly encouraged.
- h) Location of limit construction, erosion control fencing, and description and location of any other fencing proposed.
- i) Site lighting fixture description with heights and locations.
- j) Location for all site or building signage, to include dimensions of the signage.

The ARB shall review and either approve or reject and provide comment upon the submitted plans and will return one set with its comments as soon as possible, but no longer than fifteen days from the date of the submittal.

If the ARB provides any comments requiring a response or otherwise disapproves of any portion of the preliminary plans, the applicant shall respond in writing describing measures being taken to correct problems; or they must submit modified preliminary plans within thirty days of receipt of the ARB's comments or objections.

### **3. FINAL PLAN SUBMITTAL**

After approval of the preliminary plans, three sets of the final fully completed plans (construction drawings and specifications including landscape, irrigation, lighting, signage plans and exterior building materials and colors) shall be submitted in hard copy

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(24"X36") for approval. A copy of the plans shall also be submitted in electronic format.

These site plans shall conform to the following standards:

- All site plans should be submitted at the same scale; 1" = 50', 1" = 100' or 1" = 200'.
- Wetland areas, buffer areas, setbacks, development areas, and floodplains should all be identified on the site plan.
- All site plans should utilize the same shading designations for consistency.

The ARB shall provide comments as soon as possible, but no later than fifteen days from receipt of the submission of the final plans. The ARB will reserve the right to request a meeting with the applicant to discuss any modifications necessary to make the design conform to the approved preliminary design. The ARB will return to the applicant one complete set of drawings and specifications marked "approved" and signed by an authorized representative of the JDAPCWR as declarant.

In no event shall the applicant commence any clearing or construction upon its parcel without the permission and/or approval of the ARB, as well as state, local and federal agencies with jurisdiction over the project.

Site development requiring the pre-grading of sites or fast-track construction can be accommodated within this review framework as well. The ARB shall assist applicants in this manner, for example, by reviewing site engineering drawings prior to the completion of building plans if necessary. It shall be the applicant's responsibility to inform the Architectural Review Board of any intent to pursue construction in this manner.

## **C. Fees and Charges**

The ARB may be reimbursed a reasonable fee (no greater than 1/10 of one percent of the construction cost) or \$10,000 whichever is less to defray its costs in connection with professional review of the final plans. In addition, the applicant (owner) will be held responsible for the cost of

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all permits and other fees generally associated with and usually incurred in connection with the construction of improvements on the site, such as water tap and capacity fees, sewage tap and capacity fees, building permits, fire protection reviews, storm drainage fees, land disturbance permits, and tree protection charges. Other site-specific costs may also be incurred.

Agencies that should be contacted for further information include but are not limited to the Warner Robins Planning and Zoning/Inspections Department, the Warner Robins Engineering Department, and appropriate State and Federal agencies. Applicants/Owners are strongly encouraged to consult with the JDAPCWR, Robins International Industrial Park Owner's Association, and the ARB and to commence all application processes simultaneously to the extent possible.

## **4. SITE DEVELOPMENT STANDARDS**

### **A. Phasing**

To eventually accommodate the entire Robins International Industrial Park development with the necessary infrastructure, roadways and utilities may be accomplished in phases. These phases are tied to road and utility improvements being performed by the state and county. The actual timetables for these improvements may vary and the applicant shall receive the latest updates from these agencies. The phases may open at different times depending on infrastructure completion.

### **B. Open Space**

The architectural Review Board shall evaluate each application for its appropriateness in regard to the proposed building mass, size of parking lot and its relationship to the size of the parcel and adjacent development. As a guideline, no less than ten percent of each parcel shall be left as either natural terrain or maintained as landscaped area in all lots of Robins International Industrial Park. Open space may include storm ponds and detention basins. This percentage shall stay constant



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regardless of parcel size or proposed building use. Wetland areas will be considered as natural terrain (open space) for these calculations.

## C. Setbacks

Setbacks shall be in accordance with those outlined below. In the event of conflict between the Warner Robins, ordinances and these Standards, the stricter between the Warner Robins, ordinance and these Standards, including all future amendments thereof, shall control:

- **Front Setback** – 50 feet buildings, 30 feet parking.
- **Side Setback** – 30 feet buildings and parking.
- **Rear Setback** – 30 feet buildings and parking.

All setback areas shall be grassed, landscaped, or natural with preserved existing vegetation. Disturbance of existing vegetation in setback areas must receive prior written approval of the ARB and must be justified by special grading problems. No variance can be granted for disturbing any land that has been classified as a wetland area.

In addition to setback requirements for parcels, there is reserved on each parcel a common area maintenance designation and buffer. This area will be landscaped, irrigated, and maintained in accordance with the requirements of the JDAPCWR. Each common area maintenance location is a twenty-foot wide strip of land measured from the edge of pavement of adjacent streets, parking and collector roads as depicted.

No specific setback from wetland areas shall be required, unless the demarcation line also serve as a property line for a specific parcel or the area is considered waters of the state and is subject to local, state, or federal regulations regarding buffers or setbacks.

## D. Parking

All parking, loading and unloading areas must be sufficient to serve the business being conducted on the parcel. All parking lots driveways and walks will be surfaced with concrete, asphalt, brick, or an approved equal material in a manner which will integrate with the planned landscaping of the parcel.

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Car-parking areas between building and road will be subdivided by islands containing trees, or other landscaping materials, so that no contiguous open parking area will be excessive. The ARB shall limit a "run" or "cluster" of parking spaces to no more than twenty with a required installation of a landscaped buffer no less than eight feet wide and eighteen feet long between "runs" or "clusters." Parking runs or clusters which face each other shall be separated by landscaped median buffers of no less than eight feet in width, subject to location of buildings and natural topographical conditions, or requirements which will be considered by the ARB. If medians are desired in alternating bays, then the minimum median will be sixteen feet in width. The end of each parking run or cluster shall be bounded by a landscaped buffer at least eight feet in width.

The applicant is encouraged to provide large shade trees for shade and comfort in large, paved areas typical for industrial use.

The following parking ratios shall be observed as minimum design guidelines:

- One parking space per 250 gross square feet of office space.
- One parking space per 400 gross square feet of office/showroom space.
- One parking space per 5,000 gross square feet of distribution warehouse space.
- One parking space per 2,000 gross square feet of retail space.
- One parking space per 1,000 gross square feet of manufacturing space.

Each applicant shall consult applicable zoning regulations to confirm current parking requirements.

If an applicant can demonstrate that the minimum requirements established by these ratios are in excess of need, then the minimum ratio may be reduced at the initial construction phase. However, the required ratio shall be shown on the site plan, sufficient land shall be kept available, and the actual reduced ratio parking shall continue to be

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adequate. The ARB will reserve the right to require that additional parking space be installed in the future.

No parking or other vehicular surface will be closer than ten feet to a building line except in the case of an automobile drop-off, a loading area, or a vehicular entry into the building. This is in consideration of a five-foot sidewalk and five-foot landscaped area (minimum).

## **E. Access and Service Areas**

The number and location of access drives per parcel will be subject to design review to ensure the intended landscape continuity of the setbacks and buffers, while allowing the necessary flexibility for development of individual properties.

No access drive will be closer than twenty-five feet to any street right-of-way, nor closer than fifteen feet from any adjacent parcel unless adjoining parcel owners work together to share an access road located on or near a common property line.

All exterior equipment (including HVAC units, dumpsters, etc.) and exterior storage, and utility areas (including transformers, cooling towers, etc.) will be screened or sheltered so as not to be visible from the street right-of-way. A good faith attempt will also be made to provide such screening and sheltering from adjacent parcels. Fencing and screening methods will comply with the guidelines established in these Standards and will be subject to approval by the ARB.

## **F. Fencing and Screening**

All fencing and fencing components will be either green or black vinyl coated. The ARB may allow other appropriate fencing materials on a case-by-case basis.

## **G. Site Work and Grading**

Grading of each parcel must be undertaken in order to avoid adverse impact upon adjacent properties and to avoid excessive "cuts" of the natural terrain of the parcel. Slope ratio grading shall be determined at on-site visits by project and county engineers and the ARB. No grading shall be permitted within the setback area without the written

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approval of the ARB. No grading or slope transition or any disturbance is allowed in Preservations Areas.

Retaining walls shall be constructed of materials compatible with the exterior of structures and other improvements, and the location and general description of these materials shall be included in the plans to be submitted to the ARB for approval. All berms, channels or swales to be installed or located upon the parcel must be undertaken in a manner designed to integrate with the natural terrain and with graded or paved portions of the parcel to the maximum extent possible.

## **H. Drainage**

Storm water drainage from each parcel will be collected on site and released at a location or locations approved by the ARB and by Warner Robins or any department thereof which oversees such issues. In cases where water drains onto the parcel from adjacent parcels, the drainage system will provide for the inflow, unless special arrangements are made to the contrary.

Storm water detention areas may be necessary to ensure adherence to the overall storm water management regulations. Determination of this need will be made on the basis of topography, subsoil characteristics, ground coverage and existing and/or planned infrastructure systems. The requirement for a retention or detention area will be established after review of the site plan at the schematic design stage, at which time the coverage and grading can be properly determined.

Storm drainage for the industrial park sites must be planned by a professional engineer registered in the State of Georgia and shall conform to standards of Warner Robins and the State of Georgia.

## **I. Utilities**

All utility lines, pipes and conduits within all portions of Robins International Industrial Park, utilized for the furnishing of water, sewage disposal, electricity, gas, television and telephone service and other such

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facilities, shall be located underground unless otherwise approved in writing by the ARB.

All utility lines serving more than one property shall be placed in existing utility easements which have been designated by the Warner Robins Engineer for Robins International Industrial Park. Information on the location of the designated utility easements can be made available upon request.

## **J. Exterior Lighting**

All lights for purposes of illuminating parking lots shall not exceed thirty feet in height. Lights exceeding thirty feet in height will be permitted in areas provided for the maneuvering of trucks, location of special equipment, or areas designated for storage. In no case shall lights exceed forty feet unless approved by the Architectural Review Board.

All parking lights shall be LED fixtures installed on black anodized aluminum poles. Alternative lighting may be permitted in conjunction with certain building materials, such as reflective glass curtain walls, if approved by the ARB.

The location of all lights for signage or illumination of the building exterior, and lights installed as part of the security for the buildings, must be identified and located upon the plans and are subject to the approval of the ARB.

## **K. Interior Lighting Containment**

Any artificial light that is generated within a facility must be contained within the perimeter of building or structure at a rate to contain 90% of light emission. Black out curtains or other devices must be used to assure that minimal artificial light may be visible from the facility or point of origination.

## **5. GENERAL ARCHITECTURAL CHARACTER**

### **A. Architectural Character**

The architectural design philosophy of the JDAPCWR is to create a homogeneous environment through the use of consistent land planning, respect for natural assets of each parcel and the development of

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architecturally compatible structures. Continuity in aesthetic values and environmental sensitivity will ensure the highest standards and economic value for each parcel and the development as a whole.

To achieve these goals, the following guidelines shall be observed:

- Utilize professionals qualified in the fields of planning, architecture, landscape architecture, engineering and/or surveying.
- Pursue building designs that utilize and complement the natural character of the site.
- Place emphasis on the aesthetics of exterior and landscape design.
- Insist on high-grade, superior quality construction with emphasis on good craftsmanship.

## **B. Exterior Building materials**

In its review of plans, the ARB intends to require materials used in connection with the exterior of the primary buildings, or associated structures, to be of high quality and compatible in design and material components with all other structures within the parcel. Approved masonry materials such as concrete block, brick, concrete tilt wall, or concrete panels are acceptable, and must reach a minimum of 10 feet in height. Pre-engineered metal panels may be used above 10 feet with the approval of the ARB. Exterior colors that, in the opinion of the ARB, would be inharmonious, discordant and/or incongruous shall not be permitted.

The ARB shall have final approval of all exterior colors and each applicant must submit to the ARB, as part of the final plan submittal, a color board showing the color of roof, exterior walls, glazing, etc. The color board will be retained in the files of the ARB. Should the color or materials be revised prior to completion, the applicant or applicant's representative shall update the color board.

The ARB will routinely review the nuances of these different types of development and will allow, or disallow, exterior building materials accordingly as the development matures.

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## **C. Exterior Equipment and Storage**

Exterior equipment such as HVAC equipment, storage tanks, cooling towers, transformers, antennae, electronic receivers and other similar equipment and facilities, including those located upon the roof of structures, shall be allowed if appropriately screened. Such equipment may be allowed and located, subject to the approval of the ARB, so as to minimize visibility, to an extent reasonably practical, from adjacent parcels and streets.

The materials used for screening shall be compatible in architectural design and aesthetics to building material employed in construction of the primary building and other improvements to the parcel. Screening materials shall also comply with the standards outlined in Section 4-F.

Certain equipment which would otherwise not be allowed may on a case by case basis be allowed to be visible due to the nature of the development type. For each such instance written approval must be obtained from the ARB. Due care to screen such equipment will be stressed. The ARB may in such cases direct further specific steps to be taken to protect the aesthetic appearance and integrity of the property.

Outside storage of raw materials, goods in process of manufacture, and/or finished goods may be allowed on a case-by-case basis as determined by the ARB. All outside storage areas allowed by the ARB must be adequately screened by methods approved by the ARB and congruent with the standards outlined in Section 4F.

## **D. Licensed Architect or Engineer**

All final plans submitted for review and approval by the ARB shall be prepared under seal by an architect or engineer licensed to practice in the State of Georgia.

## **6. LANDSCAPE STANDARDS**

### **A. General Landscape Requirements**

It is the intent of the ARB for landscaping and natural terrain to be maintained and controlled in order to provide a uniform and compatible

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appearance of unimproved areas located throughout Robins International Industrial Park. Final plans to be submitted to the ARB for approval in conjunction with the Warner Robins Engineer will include a landscaping and irrigation plan, as well as proposals for grading of each parcel. The JDAPCWR reserves the right of exclusive maintenance within an area of up to twenty feet from the edge of the paved roadway. The JDAPCWR may install and maintain all landscaping located along streets, or rights-of-way areas of the Common Property.

Plans submitted for approval will address issues relating to erosion and sedimentation control, temporary drainage, sloping, the location of utilities, clearing of the parcels in conjunction with construction and disturbance to the existing terrain. To the extent reasonably practicable, each owner will be required to employ berming in conjunction with landscaping in order to screen parking, vehicular turn areas, and building mass.

All ground, with the exception of walls, drives, parking facilities, and service areas, will be landscaped in a manner that is complementary to the architecture, provides the required screening and forms an attractive transition to the natural landscape features of the site.

Ground occupied by trees to be preserved may not require additional landscape treatment, but the ARB will give consideration to effective efforts to integrate these areas with the developed parts of the site.

Visual screening utilizing berms and/or landscaping must be installed along parcel lines at the limits of the park to provide visual screening of the development from the adjacent properties.

After the completion of construction on any parcel, any additional landscaping site work desired to be undertaken by the Owner, which is not contained within approved plans, must be submitted to the ARB for approval prior to the commencement of such work.

## **B. Preservation of Existing Features and Landscaping**

The preservation of the natural tree cover and other special characteristics of the landscape will distinguish Robins International



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Industrial Park as a unique and attractive setting for commercial and industrial development.

Special emphasis shall be placed on preserving clusters of common tree types, especially hardwoods, as found on the site. Therefore, all applicants are encouraged to consider thinning pines to accommodate the natural regeneration of hardwoods.

All areas identified on the site survey as being wetland areas shall be reserved and respected as a natural area unless activities proposed to take place in these areas has been authorized by the Army Corps of Engineers and other applicable local, state, or federal regulatory agencies.

## **7. SIGNAGE STANDARDS**

### **A. General Intent**

The purpose of the Signage Standards is to establish a coordinated graphic program that provides for tenant/owner identification and directional communication in a distinctive and aesthetically pleasing manner. Signage which meets this goal and identifies the business, company, or tenant occupying a particular parcel will be allowed. Signage used for the purpose of advertising or marketing purposes will generally not be allowed, except as set forth herein. All signage of any nature whatsoever is subject to the approval of the ARB.

All proposed signage plans showing location, material, and quality of sign shall be shown on the landscaping plan and must be submitted to the ARB for approval prior to installation. The final plans shall identify the location of the permanent building identification, if any, which the owner desires to locate upon the parcel. At any time after initial approval, relocation of permanent building identification signs must be approved by the ARB. Failure to obtain such approval shall be considered a violation of the Covenants and Standards and may be enforced by the ARB and/or JDAPCWR through any means available in law or equity to enforce such covenants.

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## **B. Temporary Signs**

Each owner of a parcel shall be permitted to erect one temporary sign prior to and during construction. After construction is substantially complete, temporary signs shall be removed and may be replaced with a single permanent building identification sign. Once a building is occupied, no temporary construction sign shall be allowed.

## **C. Sub-Development Signs**

A comprehensive signage program will be established for the entire Robins International Industrial Park development. If sub-areas of the property are developed, then sub-development signs will be allowed. If these signs are placed at corner locations, they shall be no closer than twenty feet from roads and no closer than ten feet from driveways. All such signage shall be subject to approval of the ARB.

## **D. Building Identification Signs**

As individual parcels are developed, only one ground mounted building identification sign will be allowed per building site. However, for buildings or parcels which face more than one road, one sign to face each road is allowed. One sign attached to the buildings will also be allowed. Signs to be erected on a building must be approved by the ARB and generally shall not exceed twenty-five square feet. The ARB may approve signs in excess of twenty-five square feet in its discretion if it finds the proposed signage to be exceptionally aesthetically pleasing. All signage must be shown on the building elevations of plans submitted for approval.

In multi-tenant buildings, individual tenant signs will be allowed, one sign per tenant, which shall not exceed ten square feet. All such signage shall be subject to approval of the ARB and must be shown on the building elevations of plans submitted for approval.

All free-standing building identification signs shall be located no closer than twenty feet from all roadway curbs and no closer than ten feet from driveway curbs.

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Other signage may be required for certain types of buildings, such as hotels, retail centers, restaurants and other buildings. These signs should also adhere to the signage regulations, but still allow individuality.

The ARB reserves the right to approve signage plans used for hotel, motel or retail sales purposes which may not conform to or satisfy the requirements established pursuant to these Signage Standards.

## **E. Directional Signs**

Directional signs may be allowed. All directional signs shall be non-illuminated, single-faced and mounted perpendicular to the roadway on the right side of the drive. The location of these signs must be shown on the landscaping plan and submitted for approval. All such signage shall be subject to approval of the ARB.

## **F. Rear Entry Signs**

In multi-tenant buildings, the ARB may require signs at the rear of buildings. These signs are typically for buildings with truck areas.

## **G. Vehicular Control Signs**

Directional signs with specific usage are allowed. All vehicular control signs shall be made of post and panel aluminum construction, mounted perpendicular to the roadway with a three-foot setback.

## **H. Regulatory Signs**

All regulatory signs used in Robins International Industrial Park shall be in accordance with Georgia Department of Transportation requirements.

## **I. Street Identification Signs**

Street signs used in Robins International Industrial Park shall be made of aluminum parts with flanges for road names positioned parallel to the roadway.

## **J. Real Estate Marketing Signage**

One temporary real estate sign pertaining only to the sale, rent or lease of the parcel on which it is located may be allowed per parcel. Such signs shall not exceed 12 square feet per face and shall be removed within 14 days of the sale, rental, or lease of the parcel. However, this

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provision is not intended to apply to signage which advertises or promotes the permanent or long-term leasing of a particular space within an existing parcel or a particular portion of a building or part of a building designed for one tenant or user. Real Estate marketing signage shall only be allowed for bona fide efforts to market commercial property which is developed, not to market property for speculative purposes. All such signage shall be subject to approval of the ARB.

## **8. ENVIRONMENTAL AND VISUAL PROTECTION DURING CONSTRUCTION**

### **A. Purpose**

Construction at Robins International Industrial Park is expected to take a number of years. In order to ensure that there will be no environmental damage, and in order to maintain an attractive, nuisance-free setting during the extended period of construction, special criteria will be imposed to ensure that environmental and visual protection is provided.

Special attention to all areas designated as wetland areas will be required. These areas shall not be disturbed or impacted in any manner, except as allowed by the Army Corps of Engineers and other applicable local, state, or federal regulatory agencies.

### **B. Equipment Access**

Access to each construction site will be limited to one location along the public or common roadway, subject to approval by the ARB. Any access to a construction site must comply with the county soil erosion requirements and Paragraph G hereof. Mud, dirt, or surface debris deposited on the public or common roadway at the access point will be washed or removed daily to avoid compaction and damage to the roadway and to minimize impact on the drainage system. Any such debris deposited longer than twenty-four hours may be removed by the JDAPCWR and billed to the tenant.

If construction proceeds on an individual site prior to the completion of park roadways, it is the obligation of the applicant to secure access to the site. Access must be carefully planned and

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coordinated with the input and approval of the JDAPCWR, the ARB and the appropriate Warner Robins, Peach County and/or State agencies constructing the roads and infrastructure.

## **C. Temporary Structures and Utilities**

All temporary structures, portable offices and other related facilities may be placed on a site only with the approval of the ARB, and shall be part of the initial and final plans submitted to the ARB.

Temporary structures, portable offices, and other related facilities will be maintained in good repair and arranged in a compact and organized manner on the construction site. All facilities shall have gravel walkways and parking. These facilities will not be situated so as to be obtrusive or unsightly when seen from the road or adjacent properties. No temporary structure will be allowed within any tree drip line.

All temporary structures and portable facilities will be removed upon the completion of all construction activity and before occupancy of the building.

All temporary utilities on the construction site will be contained in a single, unobtrusive alignment. Distribution to the various areas of construction will be from an approved on-site location. All temporary utility infrastructure shall be removed within two weeks after provision of permanent utility service to the project.

## **D. Equipment and Materials Storage**

The area designated for storage of equipment and materials will be at a location that will be visually unobtrusive from the roadway and adjacent properties. Mobile equipment is to be aligned in an orderly manner at the end of each workday. No equipment, or materials, shall be stored within the drip lines of trees. The designated equipment and materials storage area shall be shown on site plans submitted for review by the ARB. All storage trailers and containers shall be aligned in a straight and orderly manner and storage space shall be policed and kept clean and neat.

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## **E. Construction Debris**

Construction debris will be totally concealed during construction, whether by on-site burial or by locating it in a visually screened place if it is to be removed on a regular basis. If a debris pit is used during construction, it must be approved by the appropriate government agency with jurisdiction, if any, and protective fencing will be required. Open burning of debris will not be permitted unless approved by the ARB and the appropriate government agency with jurisdiction.

After construction is completed, temporary barriers, surplus materials, and all trash, timber and rubbish will be removed from the site. All backfill will be cleared of building materials, stone, and rubbish.

## **F. Soil Stockpiling**

If soil is stockpiled on the site, it must be properly maintained as described below. The construction of stockpiles shall not be visible from public roads and must be approved by the ARB.

Both topsoil and fill material stockpiled on the site will be seeded or mulched and appropriately graded to avoid erosion. Stockpiles will be maintained and kept weed-free.

No stockpiling shall be placed within the driplines of trees. Stockpiles shall not exist for longer than six months, unless approved by the JDAPCWR and ARB.

## **G. Erosion Control**

Methods of controlling erosion and sedimentation will be required during construction in order to prevent irreversible ecological damage to fragile natural areas on and off the site, to avoid impact on adjacent roads and properties, and to avoid creating a visual nuisance. The controls will be planned as an integral part of the construction operation and must be in accordance with all applicable government agencies. Approval of erosion control measures will be based on their effectiveness in dissipating storm run-off and on the maintenance of soil-holding ability for the life of construction.

# STANDARDS

## **H. Tree Protection**

All trees and other plant materials designated in the approved design for preservation must be protected during construction in accordance with the local Tree Ordinance. After the final site plan approval, and before construction begins, those trees that are to remain shall be marked in the field by the applicant or its builder and shall be protected by a barrier to keep vehicles out of the driplines of the trees. Damage or destruction of any tree will be the responsibility of the applicant whether caused by the applicant, its agent, employees, contractors, licensees, etc. Any damaged trees identified to be preserved on the plans will be replaced by a similar size tree by the applicant or its builder.

All tree removal shall be accomplished in a manner that will not damage the remaining trees. Any trees to remain, which have been damaged during the clearing operation, must be repaired in an approved manner by a qualified arborist (tree expert) as soon as final clearing has been completed.

No trees, or other plant material, shall be disturbed within identified wetland areas.

## **9. GENERAL MAINTENANCE**

Each owner is responsible for maintaining their parcel in a neat and well-kept manner. The JDAPCWR or its designee shall be responsible for enforcement of maintenance standards throughout the common areas of development and will take such steps as are necessary in order to require individual owners to adhere to appropriate standards. At a minimum, each owner shall be responsible for the maintenance of their parcel to a standard and quality of maintenance observed by the JDAPCWR with respect to its maintenance of the common area.

Each owner shall be responsible for the timely removal of diseased or dead growth and its replacement as described in the Site Development Standards (Section 4).

# STANDARDS

Each parcel may be subject to a lien in the event its owner, after required written notice, fails to maintain the parcel in accordance with uniform standards expected by the JDAPCWR.

## 10. GENERAL USE

Robins International Industrial Park is an Industrial Park consisting of several sites of varying sizes available for a variety of industrial uses. Uses that are allowed include, but are not limited to offices, warehouse and distribution facilities, manufacturing, assembly, floor space showroom, corporate headquarters, and other commercial or industrial uses. Each owner shall fully disclose to the JDAPCWR the intended use of the property prior to the purchase of the property.

The JDAPCWR will monitor those uses, and if a substantial change in the use of the property is anticipated, the owner must contact the JDAPCWR for approval to change the use of the property.

Any temporary or incidental change in the use of the property is allowed as long as it conforms to the Standards.

In the event a warehouse or distribution user wishes to periodically sell surplus products on site, that practice will be allowed as a retail use if the following guidelines are met:

- a) The owner provides the JDAPCWR with a written plan which clearly demonstrates and assures that other occupants of Robins International Industrial Park will not be adversely affected by the sales event.
- b) The owner shall provide a certificate of liability insurance to the JDAPCWR before the sales events are conducted. Certificate must provide coverage for the JDAPCWR and Robins International Industrial Park as additional insured.
- c) No more than four sales events annually, with a duration limitation of seven days per event.
- d) All sales limited to the sponsor's product, i.e., a drug company cannot host a furniture sale from its distribution facility.
- e) Security requirements are the responsibility of the sponsor and will encompass:



# STANDARDS

- (1) Sufficient on-site parking or signed agreements with surrounding neighbors for the anticipated traffic volume.
- (2) Appropriate traffic control in the form of local police or private security forces.
- (3) Arrangements for the removal of all trash and/or debris left by sale customers throughout the park.
- (4) Control of signage. Allow sale signage only on the sponsor's property, except for any commercial advertising (billboards) which the sponsor may be able to secure. No road signage on Robins International Industrial Park common area property will be allowed and no leaflets will be allowed to be distributed on cars, by pedestrians, etc.
- (5) Sufficient sanitary facilities for the expected crowd.
- (6) Written assurances that any property damage resulting from such sale shall be corrected and/or paid for by the sponsor within five working days of its occurrence.  
The objectives of creating a favorable business environment for the owners of property within Robins International Industrial Park with minimal disturbance to adjacent neighboring properties in a well-planned and maintained development that protects the natural environment must always be protected.

## 11. WAIVER OF MINOR VIOLATION

In addition to the approval of plans and other established responsibilities, the ARB shall have the right to waive minor violations and allow minor variances when strictly required.

Minor violations on the part of any owner shall be waived when the error is executed unintentionally, or without gross carelessness, and the result is not harmful to the property. If such a waiver is granted in writing, then the issue shall no longer be deemed a violation of these guidelines.

Minor variances needed, due to parcel size, unique parcel configurations or unusual topographical features can be requested by the ARB in writing.