

Planning & Zoning
Commission
Agenda

July 8, 2024 - 3:00 p.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES
- IV. NEW BUSINESS
 - A. Zoning Map Amendment for 1405 Quacco Road from the R-A Zoning District to the R-2A and R-4 Zoning Districts
 - B. Variance request for a 5-foot buffer variance from required 20-foot buffer for property on Patel Drive and Kusum Way, to construct parking for a hotel development
 - C. Variance request for a 4-foot buffer variance from required 15-foot buffer for property on Towne Center Drive, to construct parking for a multi-family residential development
 - D. Variance request for a street front building setback ranging from 12.7 feet and 25 feet of encroachment into the 60-foot required setback for property on St. Josephs Candler Drive, to construct commercial development
 - E. Posting of performance bond/final plat for Westbrook area L-1
 - F. Posting of performance bond/final plat for Westbrook area L-2
 - G. Posting of performance bond/final plat for Westbrook area L-3
- V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
June 24, 2024

CALL TO ORDER:

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

Attendee Name	Title	Status
Nicole Johnson	Chair	Present
Brad Rife	Commissioner	Present
Shirlinia Daniel	Commissioner	Present
Brad Rife	Commissioner	Present
Jeremy Kelly	Alternate	Absent
Wade Simmons	Commissioner	Present
Mark Williams	Commissioner	Present
Ashley Brown	Commissioner	Present
Pete Chaison	Commissioner	Present
Marcy Benson	City Planner	Present
Kimberly Dyer	Zoning Administrator/Secretary	Present

APPROVAL OF MINUTES

The minutes of the June 10, 2024, Pooler Planning and Zoning Commission were reviewed and accepted.

Result: *Approved*

1-Motion: Commissioner Daniel

2-Second: Commissioner Rife

Passed without opposition.

NEW BUSINESS:

A. Zoning Map Amendment for the Jabot PUD to amend the PUD Development Standards and the Master Plan for Harmony Subdivision off Memorial Drive

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is referred to as Amendment #16, and the petitioner is proposing to amend the Jabot PUD (Planned Unit Development) by adding the Baker Tract (Parcel 1) to the PUD and assign single-family residential use; and adding the remaining Cross Creek parcel to the PUD and assign single-family residential use; and relocate Harmony Amenity from Parcel “D” to newly acquired Reclaimed Sprayfield Parcel and add parcel to the PUD; and update the Jabot PUD masterplan to show previously approved townhome use on Harmony Parcel “W” and

relocate “Optional Secondary Road” to correct location, from the Harmony Subdivision. The Baker Tract (Parcel 1) is approximately 16.04 acres and is adjacent to Somersby Subdivision and accessed from Pine Barren Road. The Cross Creek Tract is approximately 89.88 acres and will consist of 105 single-family lots. The newly acquired Reclaimed Sprayfield is approximately 27.42 acres and will be the new amenity site. Renee Higgins of 241 Longleaf Circle, presented the Commission with a letter of opposition, stating her concerns regarding the wetlands, wildlife, trees, the potential increase in traffic and flooding. There were several residents that were also in opposition, stating their concerns are, the potential increase in vehicle/truck traffic, safety of the children walking to and from school, property values, potential increase in noise, dump trucks speeding through the neighborhood, filling in existing ponds, drainage, the access to the neighborhood being utilized as a construction entrance for Cross Creek, Phase 2 Subdivision, and significant trees not being accounted for. In addition, residents of the Harmony Subdivision appeared before the Commission in opposition with concerns of the narrow streets within the subdivision, on-street parking, and homes being operated as Boarding Homes.

Result: After review of the criteria, a motion was made to recommend denial of the zoning map amendment for the Jabot PUD.

1- Motion: Commissioner Daniel

2- Second: Commissioner Chaison

With Commissioners Brown, Rife and Simmons in opposition

AYES: Commissioners Brown, Rife and Simmons

NAYS: Commissioner Daniel, Chaison and Williams

Chair Johnson broke the tie and recommended approval of the Jabot PUD Amendment

Result: Motion to recommend approval 4 to 3.

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 4:00 p.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 _____ 2024.

Kimberly Dyer, Zoning Administrator



PLANNING & ZONING STAFF REPORT

Map Amendment for 1405 Quacco Road from R-A to R-2A and R-4

Project:	#A24-0081
P&Z Meeting Date:	July 8, 2024
Public Hearing Date:	July 15, 2024
Applicant and Authorized Agent:	Earl Kenneth Davis/Steven Baker
Parcel (PIN):	51009 02060
Existing Zoning:	R-A (Residential – Agricultural)
Zoning Action:	Map Amendment
Request:	Request to amend the zoning map from R-A (Residential Agricultural) to R-2A (Two-Family Residential) and R- 4 (Townhouses and Condominiums)
Application Filed:	May 17, 2024
Legal Notice Published:	June 30, 2024
Sign Posted:	June 21, 2024
Letters Mailed:	June 21, 2024
Staff Recommendation:	Approval
Planning & Zoning Commission:	[TBD]
Recommended Motion:	<i>“After review of the criteria, move for approval of the request.”</i>

Background:

The subject site is referred to as 1405 Quacco Road. It is comprised of 1 parcel totaling approximately 125.6 acres in size. It is zoned R-A (Residential - Agricultural). The existing use is a bore pit.

The applicant is seeking to change the zoning from R-A (Residential – Agricultural) to R-2A (Two-Family Residential Dwelling District) and R-4 (Residential Townhouses and Condominums District). The other nearby properties are zoned C-1(Light Commercial District), C-2 (Heavy Commercial) and R-A (Residential-Agricultural).The property is surrounded by a self-storage facility and undeveloped land.

The Pooler 2040 Comprehensive Plan identifies this area within the Residential Homestead character area. The FLUM designates this site as Residential.

Relevant Ordinances:

App. A, Art. IV, Sec. 5. R-2A Two-Family Residential Dwelling District and Sec.13.1. R-4 Townhouses and Condominums 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 the R-2A and R-4 zoning districts as it is consistent with the nearby residential uses.*
2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
 - *No, while there are no properties directly adjacent to the subject site zoned R-2A or R-4, the site is large enough that it would not be considered spot zoning if rezoned and it does generally coincide with the pattern of residential development in 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?
 - *No, the proposed use is located with access on Quacco Road. The proposed use may have interior roads that could be created with future residential development. The improvements to Quacco Road may help ensure any potential congestion, noise, and traffic hazards are mitigated. Any potential traffic impacts would have to be considered prior to final approval of any site or construction plans, if rezoned.*

4. Will this request place irreversible limitations on the area as it is or on future plans for it?
 - *No, the request would be consistent with adopted plans and policies for the area. The comprehensive plan and the future land use map identify the property as residential and the proposed rezoning would maintain a residential zoning district.*
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
 - *The property is likely to be utilized as requested. The adjacent uses are residential and commercial. The City has experienced growth and further growth is anticipated in future years.*
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
 - *No, the proposed rezoning would be consistent with that of the general area being used for residential development.*
7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
 - *It is possible additional requests could be made to rezone other parcels in the vicinity to this zoning district as a lot of the surrounding area is undeveloped and there is nearby residential development.*
8. Will the action adversely impact adjacent or nearby properties in terms of:
 - o Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern?
 - *No, the request may not adversely impact the nearby properties as it relates to environmental quality, livability, or cause incompatible development. The current use of the site is a bore pit and if rezoned to permit residential uses, the impacts of the bore site use will be mitigated.*
 - o 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 proposed residential uses are compatible with the existing residential uses in the area.*
- o Will the action create development opportunities of such increased intensity that stormwater runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems?
- *No, the request would not adversely impact the nearby properties as it relates to stormwater runoff. Any future site development proposed in the City will need to go through site plan review and approval to ensure items such as stormwater runoff are addressed on site so that down-stream drainage or off-site impacts do not occur.*
9. Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?
- *No, the proposed rezoning would not result in public service requirements that could create a burden on the public. Any potential infrastructure improvements related to this rezoning would be the responsibility of the property owner and would not place a burden on the City.*

Conclusion:

Staff finds the request does comply with the 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

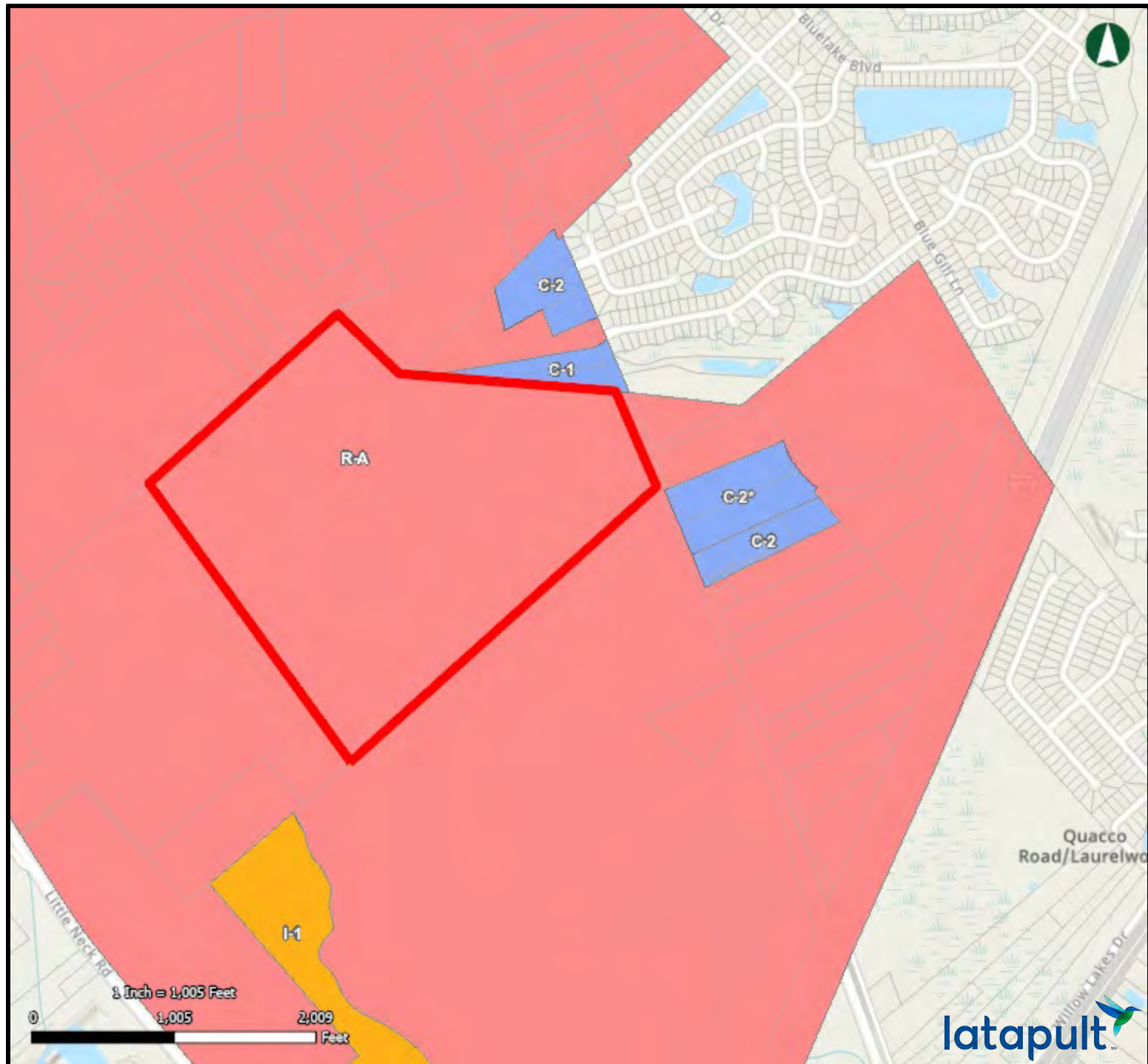
A great place to Live, Work and Play

Vicinity Map - 1405 Quacco Road

06/28/2024

☐ Parcels

latapult



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

Zoning Map - 1405 Quacco Road

06/27/2024

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

latapult



Ms. Kimberly Dyer
Zoning Administrator
City of Pooler
100 US Highway 80 SW
Pooler, GA 31322

RE: 1405 Quacco Road – Rezoning

Good afternoon,

Thank you for your attention to this request. Our team had previously requested to rezone the subject project of 1405 Quacco Rd, Pooler, GA 31322 (PIN # 51009 02060) from it's current zoning of R-A to a proposed zoning of R-1A and R-4.

I am writing you today to request that our rezoning application be revised for rezoning the subject property from it's current zoning of R-A to a proposed zoning of R-2A and R-4.

We apologize for the confusion regarding this rezoning request and appreciate your diligence in working with us. Thank you for your immediate attention, if you have any questions please contact me at Hussey Gay Bell.

Sincerely,
HUSSEY GAY BELL

Reed Ehrhardt, PE
rehhardt@husseygaybell.com



Zoning Map Amendment Application

Page 1 of 5

Updated **AUG 2022**Date: 5/17/24File Number: A24 - 0081

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

General Information

Steven Baker

Name of Owner/Authorized Agent

132 Bluffton Rd, Suite 202, Bluffton, SC 29910

843-509-2150

Address of Owner/Authorized Agent

Telephone Number

Have any previous applicants been made for a text or map amendment affecting these same premises?

☐ Yes
 ☒ No

If yes, give file number, date, and action taken: _____

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

Action Requested

General location of property (the area), street number, and location with respect to nearby public roads that are in common use: (Across Quacco Rd and south of Hampton Place subdivision)

1405 Quacco Road, Pooler, GA 31322

(136.87 acres)

51009 02060

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

PIN #

Zone Classification: Present Res-AgRequested R-1 & R-4

Kenneth Davis

912-210-0143

Owner of Property (if same as applicant, leave blank)

Telephone Number

125 Davis Road, Pooler, GA 31322

125.6 acres

Address of Owner

Total Area of Property (acres or sq. feet)

Bore Pit

Existing land use (specify such as a grocery store, single-family residence, vacant land, etc.)

Single Family Detached and Townhomes

Desired land use (specify such as a residence, grocery store, mobile home park, etc.)

Reasons and Certifications

Reasons for requesting change of zoning map which would support the purposes of the zoning program:

The request to change the zoning map is to change the current zoning of the subject property to allow for the development single family detached and townhomes to help support the growth of the region.



Zoning Map Amendment Application

Page 2 of 5

Updated **AUG 2022**

Adjacent Property Owners

Name, Address, and Zip Codes of surrounding property owner's primary residence within a radius of 200 feet of the property as of the date of filing. Include those directly across a public right-of-way.

Charles Keller
1229 Quacco Rd, Pooler GA 31322

Kathleen Cantineri
115 Canal Bank Rd, Pooler GA 31322

Joel Butler
95 Canal Bank Rd, Pooler GA 31322

Ross Harrison
1519 Quacco Rd, Pooler GA 31322

Jonathan Tsoi
105 Canal Bank Rd, Pooler GA 31322

(please list additional names on a separate sheet)

Campaign Contributions ?

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

☒ **No**, I have not made campaign contributions to any Pooler City Official(s).

☐ **Yes**, I have made campaign contributions to one or more Pooler City Official(s).

City Official	Title	Dollar Value	Description of Gift
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I attest that all the information provided is true to fact

Steven L. Baker

Applicant's Signature

5-6-24

Date



Zoning Map Amendment Application

Page 3 of 5

Updated **AUG 2022**

Filing Requirements

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

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

SLB

Initial

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

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

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

Ravinssee Clark Davis & Earl Kenneth Davis
Owner's or Authorized Agent's Signature

Sworn to and subscribed before me on this 14th
day of May

Marcia C. [Signature]
Notary Public



Application Status

This portion to be completed by Zoning Administrator

Hearing date has been set for: 6/10 at 6/17/24

Notice published in newspaper on (15 days prior to hearing date): _____

Letters of notification mailed to adjacent property owners on: _____

This action was approved ☐ or denied ☐ (copy of minutes disposing of this action are attached).

Notification of the results of this action mailed to the applicant on: _____

Sign posted: _____



Zoning Map Amendment Application

Page 4 of 5

Updated **AUG 2022**

Authorization of Property Owner

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

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

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

Steven Baker (applicant)	843-509-2150	
Name of Applicant	Telephone Number	
132 Bluffton Rd, Suite 202		
Address		
Bluffton	SC	29910
City	State	Zip Code

X *Ravinell C. Davis*

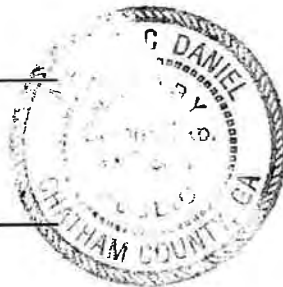
Ken Davis (Owner)

Earl Kenneth Davis
Owner's Signature

Personally appeared before me *Earl Kenneth Davis*
Who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Marcia C. Davis
Notary Public

May 7th, 2024
Date



Attachment C

1405 QUACCO ROAD
DAVIS PROPERTY
PHASING EXHIBIT

DATE: MAY 14, 2024
SCALE: 1" = 150'

HUSSEY GAY BELL
Established 1978

1405 QUACCO ROAD
DAVIS PROPERTY
PHASING EXHIBIT

DATE: MAY 14, 2024
SCALE: 1" = 150'

HUSSEY GAY BELL
Established 1978



HUSSEY GAY BELL

Established 1958

1405 QUACCO ROAD,
DAVIS PROPERTY
PHASING EXHIBIT
DATE: MAY 14, 2024 SCALE: 1"=150'

PRELIMINARY	DATE	NO.
STANDARD ORDER		
TO: PERSONS OR FIRM	TO:	
DATE OF PRELIMINARY ORDER	DATE	
INITIALS	SIGN	

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Zoning Map Amendment Application

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Updated **AUG 2022**

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 the request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
2. Is the 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:
 1. Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, or visual hazards or the reduction of light and air that is incompatible with the established development pattern.
 2. 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.
 3. 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?



PLANNING & ZONING STAFF REPORT
Variance for 850 Patel Drive Setback Requirements

Project:	#A24-0090
P&Z Meeting Date:	July 8, 2024
Public Hearing Date:	July 15, 2024
Applicant and Authorized Agent:	Dan Fischer EMC Engineering Services
Location (Address):	850 Patel Drive
Parcel (PIN):	50017C 02057
Existing Zoning:	PUD (Planned Unit Development)- Godley Station
Zoning Action:	Variance
Request:	Request to encroach 5 feet into the 20-foot required road setback to construct required parking for a hotel development.
Application Filed:	June 6, 2024
Legal Notice Published:	June 30, 2024
Sign Posted:	June 21, 2024
Letters Mailed:	June 25, 2024
Staff Recommendation:	Denial
Planning & Zoning Commission:	[TBD]
<i>Recommended Motion:</i>	<i>"After review of the criteria, move for denial of the request."</i>

Background:

The subject property is located in the Godley Station PUD, within a commercial tract. The southern property line is adjacent to Patel Drive and the western property line is adjacent to Kusum Way. Both streets are private rights-of-way. The lot subject to the variance request is approximately 3.5 acres in size.

The applicant is seeking approval for a variance to encroach 5 feet into the required 20-foot road setback to construct required parking for a site planned for two hotels. Preliminary site, landscape and architectural plans have been approved by the Architectural Review Board of the Southern Portion of Godley Association, Inc.

Relevant Ordinances:

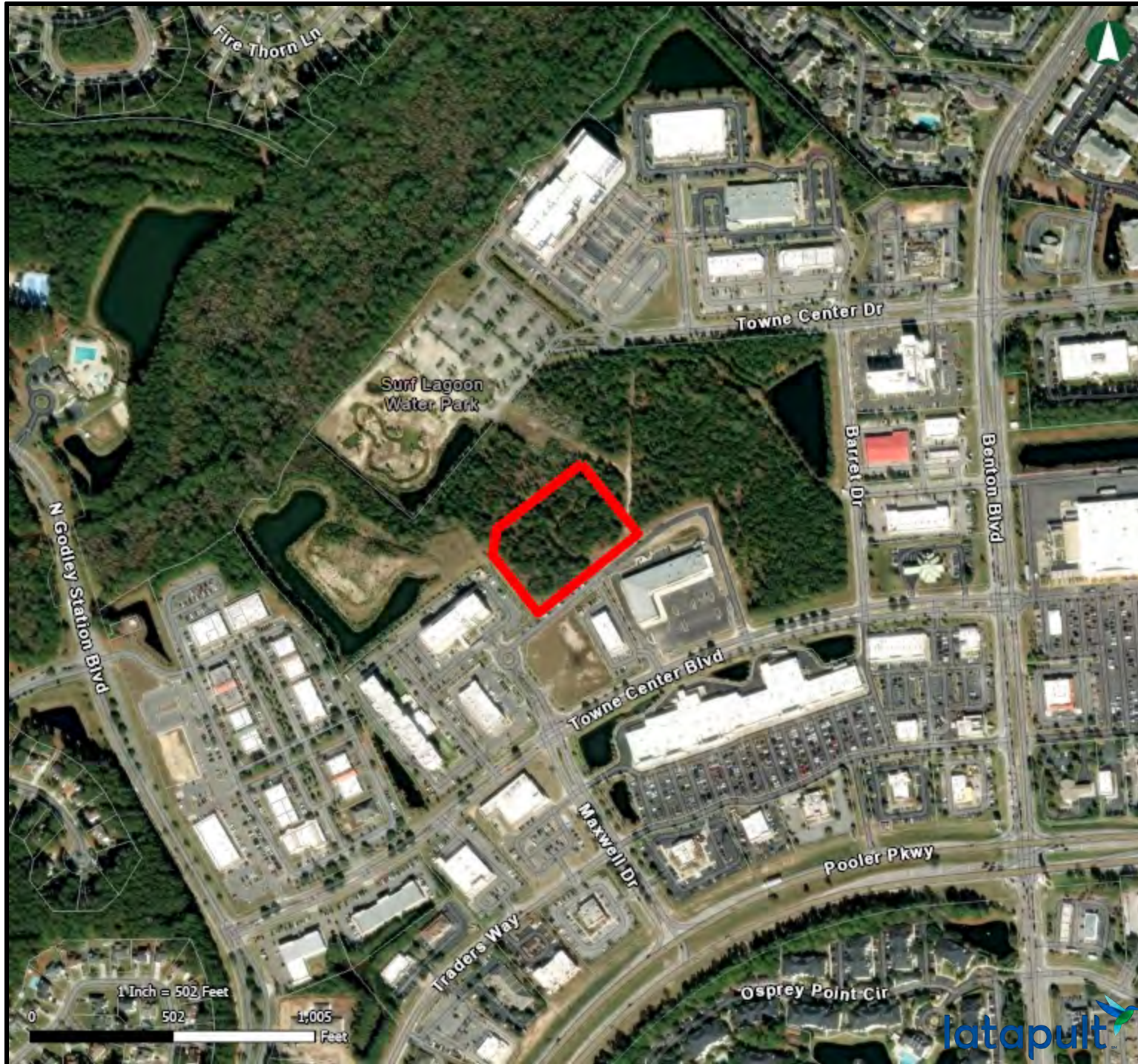
App. A, Art. V, Sec. 9 - Variances

Zoning Action Standards:

1. That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property.
 - *The subject parcel is generally the same size and shape as other parcels in the vicinity, and they do not have unique physical constraints that give them peculiar circumstances or conditions.*
2. That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the zoning ordinance, without undue hardship to the property.
 - *The parcel does not have any unique physical circumstances or conditions that apply to it. The layout of the proposed two hotels can be reconfigured to accommodate the required parking, or the number of guest rooms can be adjusted to comply with parking requirements. The property could be developed meeting the requirements of the ordinance.*
3. That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good.
 - *The variance will not result in a use not authorized in the zoning district.*

Conclusion:	Staff find the request does not comply with the required criteria for a variance in meeting only one of three criteria. As such, staff recommends Denial of the request.
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Attachments:	A. Vicinity Map
	B. Zoning Map
	C. Application and Submittal Documentation



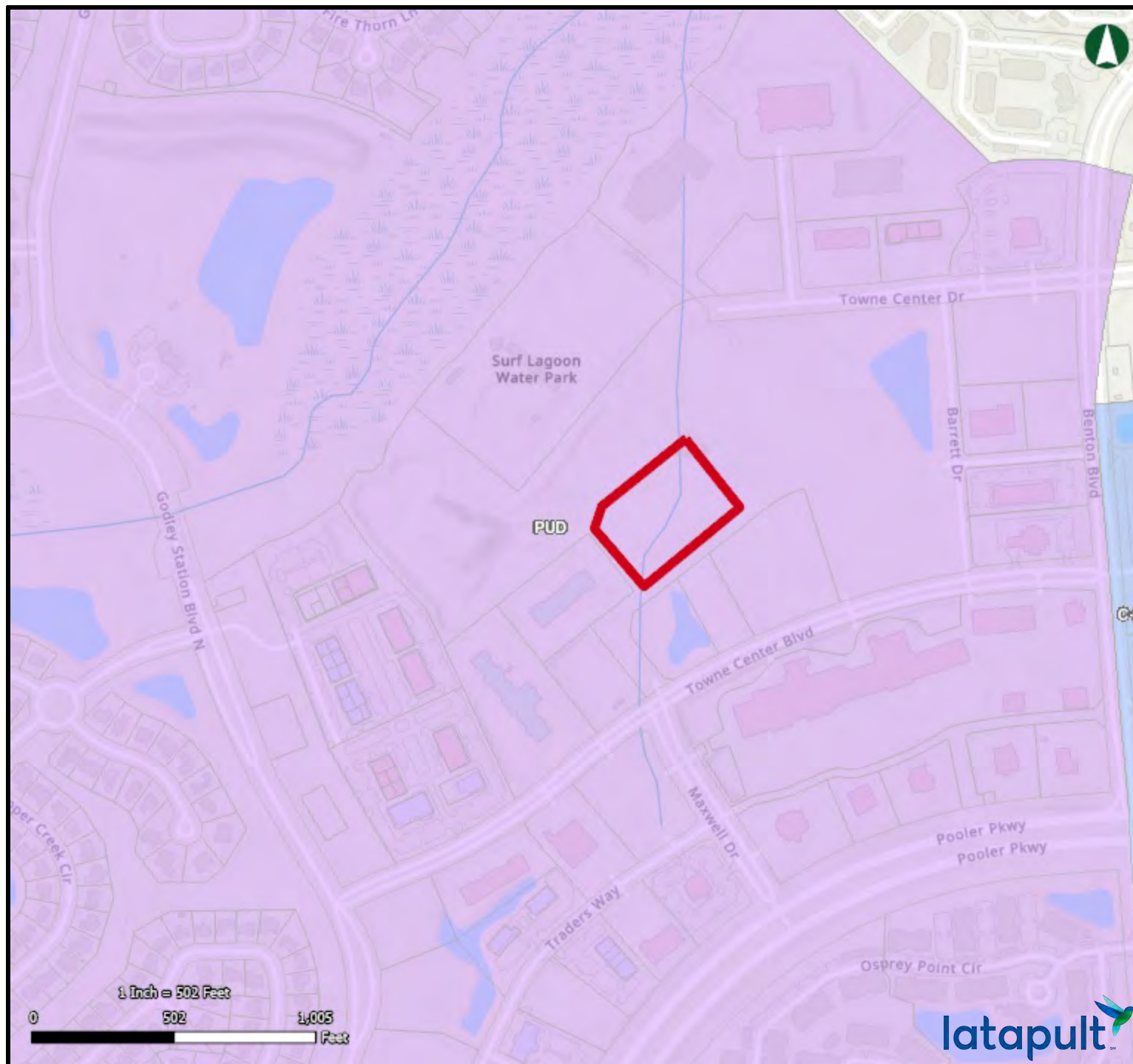
CITY OF POOLER
GEORGIA
A great place to Live, Work and Play

Vicinity Map - 850 Patel Drive

06/28/2024



Parcels



CITY OF POOLER

A great place to Live, Work and Play

Zoning Map - 850 Patel Drive

06/28/2024

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

latapult



27 Chatham Center South Dr.
Suite A
Savannah, GA 31405
Phone: (912) 232-6533
Fax: (912) 233-4580
www.emc-eng.com



LETTER OF TRANSMITTAL

TO: City of Pooler
City Hall, 2nd floor
Pooler, Ga 31322
Attn: Kimberly Dyer

DATE: 6/5/24

FILE: 24-0018

RE: Towne Center Future Hotels

We are transmitting ☒ herewith, ☐ under separate cover, the following :

- ITEM**

 - ☐ Prints
 - ☐ Tracings
 - ☐ Specifications
 - ☐ Shop drawings
 - ☒ Correspondence
 - ☒ Other
- ACTION**

 - ☒ For your use
 - ☒ For review
 - ☐ No exceptions taken
 - ☐ Make corrections noted
 - ☐ Rejected-resubmit
- VIA**

 - ☐ Mail
 - ☐ Air mail
 - ☒ Messenger

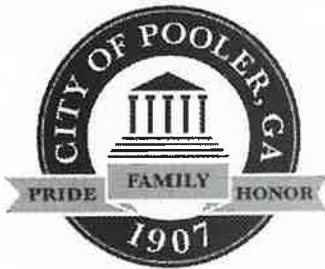
COPIES	DATE	DESCRIPTION
1		Variance Request Application w/ required docs – Buffer Variance
1		Copy of ARB Approval
1		\$350 review fee

REMARKS: Please process for buffer variance approval. Application #A2-4-0090

COPY TO:

BY: 
Dan Fischer
Project Manager

rec.
6/6/24



Zoning Variance
Application

Page 1 of 2

Updated MAY 2024

NOTICE TO APPLICANT

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

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

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

A24-0090
rec. 6/6/24

OFFICE USE ONLY

Hearing Date: 7/8 P/2 7/15 council Published in Legal Organ: 6/30/24
sent to app.
Letters of Notification Mailed: 6/25/24 Sign Posted: 7/1/24
Action (minutes attached): ☐ Approved ☐ Denied Results Mailed to Applicant: _____

Contact Information

Roy Patel	912-663-7000
Applicant Name	Applicant Phone
227 Westbrook Lane, Pooler, GA 31322	roypatel111@gmail.com
Applicant Mailing Address	Applicant Email
Towne Center Hospitality, LLC	912-663-7000
Property Owner Name	Property Owner Phone
227 Westbrook Lane, Pooler, GA 31322	roypatel111@gmail.com
Property Owner Mailing Address	Property Owner Email
Dan Fischer	912-232-6533
Contact Person Name	Contact Person Phone
27 Chatham Center S, Suite A	dan_fischer@emc-eng.com
Contact Person Mailing Address	Contact Person Email

Property Information

850 Patel Drive	5-0017C-02-057
Location Address	Parcel Identification #



Zoning Variance
Application

Page 2 of 2

Updated MAY 2024

PUD-C	Vacant
Current Zoning	Current Use

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

Requesting a 5' buffer variance along the southern (Patel Dr) and western (Kusum Way) property lines due to
(see attached narrative)

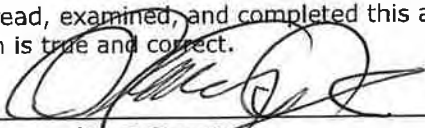
Adjacent Property Owners

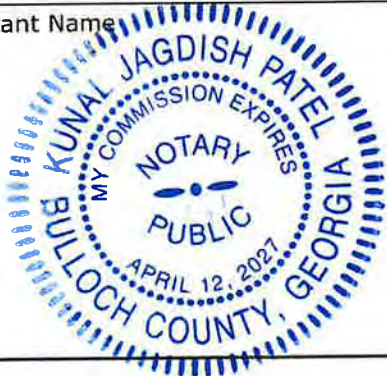
Name and address of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way. Use an additional sheet if necessary.

Arunbhai Patel	129 Magnolia Drive, Pooler, GA	31322
Name	Address	Zip
Roy Patel	227 Westbrook Lane, Pooler, GA	31322
Name	Address	Zip
Agree Stores LLC	358 Saw Mill River Rd, Millwood, NY	10546
Name	Address	Zip
860 TC Sav Holdings LLC	100 St. Paul St, Suite 800, Denver, CO	80206
Name	Address	Zip

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.

Roy Patel		05/31/2024
Applicant Name	Applicant Signature	Date
Dan Fischer	EMC Engineering Services, Inc	5/31/24
Attestant Name	Attestant Title	Date



Kunal Jagdish Patel 5/31/24
KUNAL. PATEL
04/12/2027 (commission expires)

PURPOSE OF THE BUFFER VARIANCE REQUEST – FUTURE HOTELS

Requesting a 5' buffer variance along the southern (Patel Dr) and western (Kusum Way) property lines due to the size and shape of the parcel to allow for the construction of required parking for a hotel development. The current buffer requirement is 20' as per section V.B. of the Development Guidelines of the Southern Portion of Godley Station PUD. Preliminary site, landscape, and architectural plans have been approved by the ARB that include attractive landscape plantings in the remaining 15' of space. The proposed buffer variance is typical of previous developments in the area and will not be a detriment to the neighborhood. The developer owns the adjoining private ROW's.



Zoning Variance
Standards

Page 1 of 1

Updated SEPT 2023

Variance Criteria

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

- 1. That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property; and/or
- 2. That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the zoning ordinance, without undue hardship to the property; and/or
- 3. That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good.

Affidavit of Receipt

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

Roy Patel

Applicant Name

Applicant Signature

5/31/2024

Date



Kunal Jagdish Patel 5/31/24

KUNAL. PATEL

04/12/2027 (commission expires)



Campaign Contribution Disclosure Form
(Zoning Action Applicant)

Page 1 of 1

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
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City Official Name	Title	Dollar Value	Description of Gift >\$250
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City Official Name	Title	Dollar Value	Description of Gift >\$250
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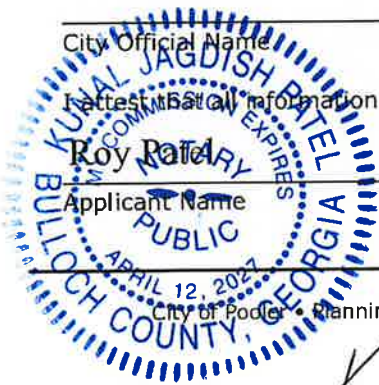
I attest that all information provided above is true to fact.

Kunal Patel
Applicant Name

Applicant Signature

Date

5/31/2024



Kunal Jagdish Patel
KUNAL PATEL Commission expires 4/12/2027
5/31/24

City of Pooler

AUTHORIZATION OF PROPERTY OWNER

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

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

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

Name of applicant: Dan Fischer / EMC Engineering Services, Inc.

Address: 27 Chatham Center South, Suite A

City & State: Savannah, GA Zip 31405

Telephone number: 912-232-6533


Signature of owner

Personally appeared before me Roy Patel

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

Donna Lee
Notary Public

4-22-24
Date



CERTIFICATE OF APPROVAL

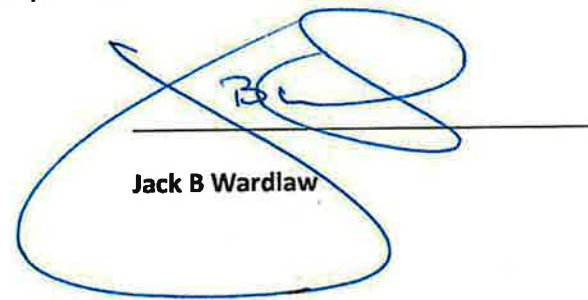
THE SOUTHERN PORTION OF GODLEY STATION ASSOCIATION, INC.

WE DO HEREBY CERTIFY that the undersigned members of the Board of Directors and the Architectural Review Board of the Southern Portion of Godley Station Association, Inc. (the "Association") do hereby adopt the following resolutions in full compliance with the By-Laws of the Association and the laws of the State of Georgia; and that the business contemplated by the resolutions is authorized by the said By-Laws; and that the resolutions are still of full force and effect and have not been amended or rescinded.

APPROVED by the Board of Directors and Architectural Review Board of the Association that the submission for the Towne Center Future Hotel is Approved on Patel Drive in Pooler, GA. No other variances are requested, and no other submissions are required.

WE FURTHER CERTIFY that there is no provision in the Articles of Incorporation or By-Laws of the Association limiting the power of the Board of Directors and the Architectural Review Board to pass the foregoing resolutions, and that the same are in conformity with the provisions of said Articles of Incorporation and By-Laws.

Executed as of this 17 of May, 2024.



Jack B Wardlaw

LivSmart BY HILTON

TOTAL GUEST ROOMS: 121 ROOMS
4 STORY BUILDING

PARKING REQUIREMENTS:

1.0 PARKING SPACE PER GUESTROOM

TOTAL GUEST: 121 GUESTROOMS

TOTAL PARKING SPACES REQD. = 121 SPACES +
5 EMPLOYEE SPACES = 126 SPACES

TOTAL ACCESSIBLE SPACES REQD. = 5 SPACES

TOTAL PARKING SPACES PROVIDED = 127 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED = 5 SPACES

StudioRes BY MARRIOTT

TOTAL GUEST ROOMS: 124 ROOMS
4 STORY BUILDING

PARKING REQUIREMENTS:

1.0 PARKING SPACE PER GUESTROOM

TOTAL GUEST: 124 GUESTROOMS

TOTAL PARKING SPACES REQD. = 124 SPACES +
5 EMPLOYEE SPACES = 129 SPACES

TOTAL ACCESSIBLE SPACES REQD. = 5 SPACES

TOTAL PARKING SPACES PROVIDED = 130 SPACES
TOTAL ACCESSIBLE SPACES PROVIDED = 5 SPACES

PROJECT DATA

OWNER / DEVELOPER: TOWNE CENTER HOSPITALITY
227 WESTBROOK LANE
POOLER, GA 31322

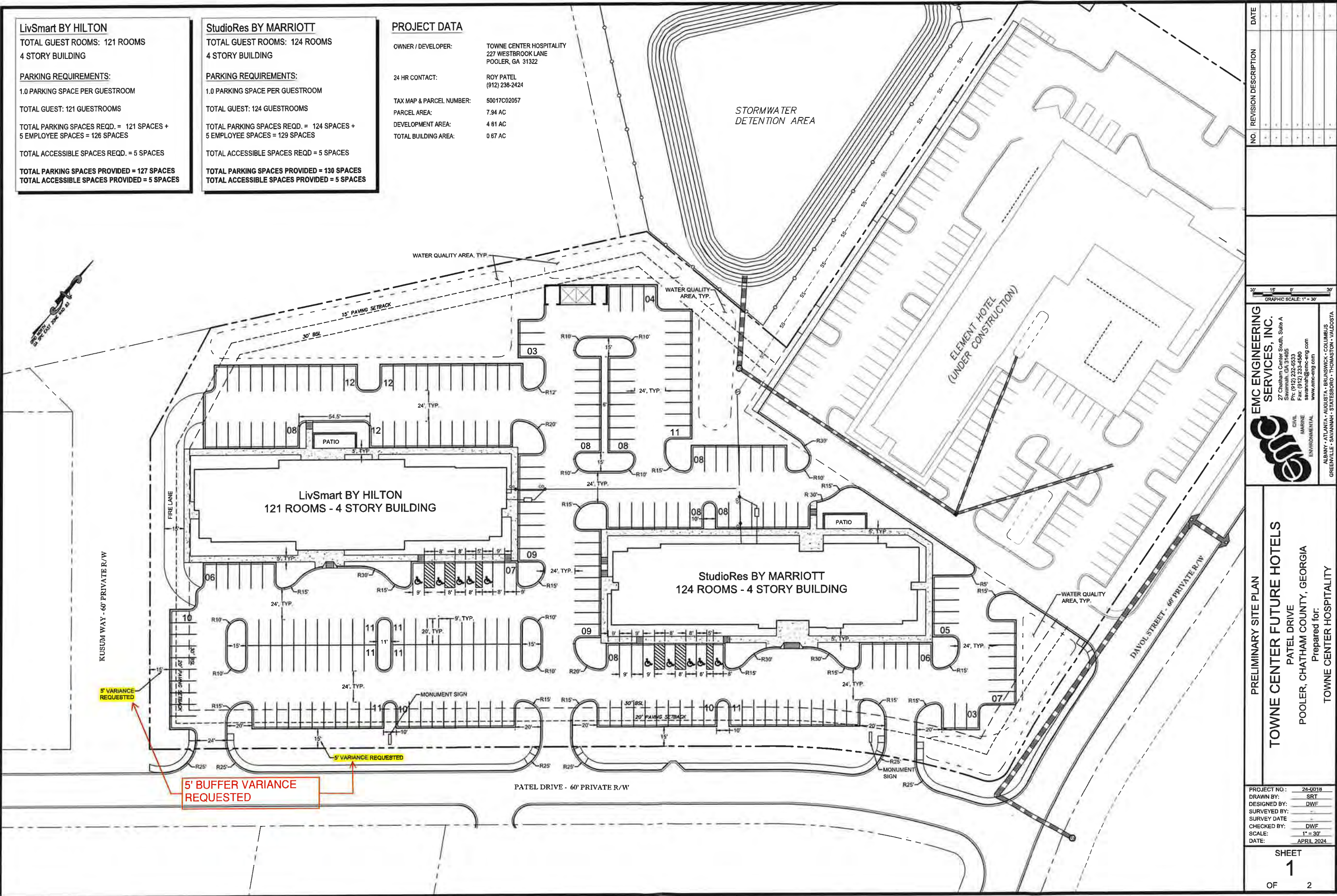
24 HR CONTACT: ROY PATEL
(912) 238-2424

TAX MAP & PARCEL NUMBER: 50017C02057

PARCEL AREA: 7.94 AC

DEVELOPMENT AREA: 4.61 AC

TOTAL BUILDING AREA: 0.67 AC



NO.	REVISION DESCRIPTION	DATE

GRAPHIC SCALE: 1" = 30'

EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
Ph: (912) 232-6933
Fax: (912) 232-6934
savannah@emc-eng.com
www.emc-eng.com

CIVIL MARINE ENVIRONMENTAL

ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

PRELIMINARY SITE PLAN

TOWNE CENTER FUTURE HOTELS
PATEL DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER HOSPITALITY

PROJECT NO.:	24-0018
DRAWN BY:	SRT
DESIGNED BY:	DWF
SURVEYED BY:	DWF
CHECKED BY:	DWF
SCALE:	1" = 30'
DATE:	APRIL 2024



PLANNING & ZONING STAFF REPORT
Variance for 130 Towne Center Drive Buffer Requirements

Project:	#A24-0101
P&Z Meeting Date:	July 8, 2024
Public Hearing Date:	July 15, 2024
Applicant and Authorized Agent:	Dan Fischer EMC Engineering Services
Location (Address):	130 Towne Center Drive
Parcel (PIN):	50017C 02030
Existing Zoning:	PUD (Planned Unit Development)- Godley Station
Zoning Action:	Variance
Request:	Request to encroach 4 feet into the 15-foot required buffer to construct required parking for a multi-family development.
Application Filed:	June 6, 2024
Legal Notice Published:	June 30, 2024
Sign Posted:	June 21, 2024
Letters Mailed:	June 21, 2024
Staff Recommendation:	Denial
Planning & Zoning Commission:	[TBD]
<i>Recommended Motion:</i>	<i>"After review of the criteria, move for denial of the request."</i>

Background:

The subject property is located in the Godley Station PUD, within a commercial tract and is approximately 10 acres in size. The site is accessed via Towne Center Drive and was previously developed as the Surf Lagoon Water Park.

The applicant is seeking approval for a variance to encroach 4 feet into the required 15-foot buffer to construct required parking for a multi-family development. Preliminary site, landscape and architectural plans have been approved by the Architectural Review Board of the Southern Portion of Godley Association, Inc. The developer owns the adjacent right-of-way and the subject parcel.

Relevant Ordinances:

App. A, Art. V, Sec. 9 - Variances

Zoning Action Standards:

1. That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property.
 - *Although previously developed, the subject parcel is currently vacant but is generally the same size and shape as other parcels in the vicinity, and they do not have unique physical constraints that give them peculiar circumstances or conditions.*
2. That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the zoning ordinance, without undue hardship to the property.
 - *The parcel does not have any unique physical circumstances or conditions that apply to it. The layout of the proposed multi-family development can be reconfigured to accommodate the required parking to comply with parking requirements. The property could be developed meeting the requirements of the ordinance.*
3. That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good.
 - *The variance will not result in a use not authorized in the zoning district.*

Conclusion:	Staff find the request does not comply with the required criteria for a variance in meeting only one of three criteria. As such, staff recommends Denial of the request.
-------------	---

Attachments:	A. Vicinity Map B. Zoning Map C. Application and Submittal Documentation
--------------	--



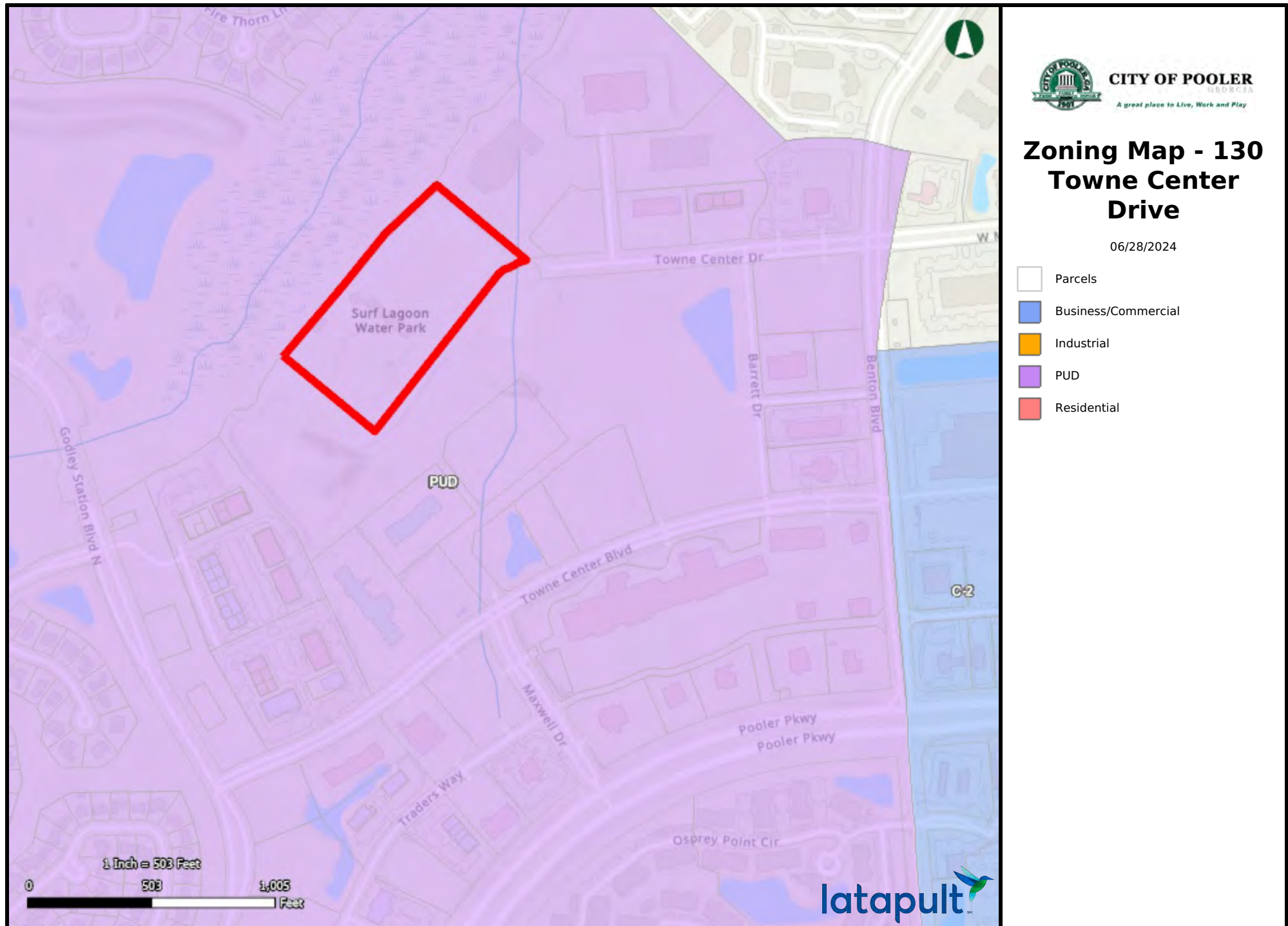
CITY OF POOLER

A great place to Live, Work and Play

Vicinity Map - 130 Towne Center Drive

06/28/2024

☐ Parcels





Zoning Variance Application

Page 1 of 2

Updated MAY 2024

NOTICE TO APPLICANT

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

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

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

OFFICE USE ONLY

Hearing Date: _____ Published in Legal Organ: _____

Letters of Notification Mailed: _____ Sign Posted: _____

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

Contact Information

Jay Patel	912-695-2939
Applicant Name	Applicant Phone
111 Greenview Drive, Savannah, GA. 31405	jay.patel@tcholdings.co
Applicant Mailing Address	Applicant Email
Coastal Southeast Development Group, LLC.	912-695-2939
Property Owner Name	Property Owner Phone
111 Greenview Drive, Savannah, GA. 31405	jay.patel@tcholdings.co
Property Owner Mailing Address	Property Owner Email
Dan Fischer	912-232-6533
Contact Person Name	Contact Person Phone
27 Chatham Center S, Suite A	dan_fischer@eme-eng.com
Contact Person Mailing Address	Contact Person Email

Property Information

130 Towne Center Drive	5-0017C-02-030
Location Address	Parcel Identification #



Zoning Variance Application

Page 2 of 2

Updated **MAY 2024****PUD-C****Vacant**

Current Zoning

Current Use

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

Requesting a 4' buffer variance along the southern property line due to the size and shape of the parcel to allow
(See attached narrative)

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.

Falgun Patel	8 Towne Lake Court, Pooler, GA	31322
--------------	--------------------------------	-------

Name	Address	Zip
------	---------	-----

Roy Patel	227 Westbrook Lane, Pooler, GA	31322
-----------	--------------------------------	-------

Name	Address	Zip
------	---------	-----

Name	Address	Zip
------	---------	-----

Name	Address	Zip
------	---------	-----

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.

Jay Patel

Applicant Name

Applicant Signature

5/30/2024

Date

Dan Fischer

Attestant Name

EMC Engineering Services, Inc

Attestant Title

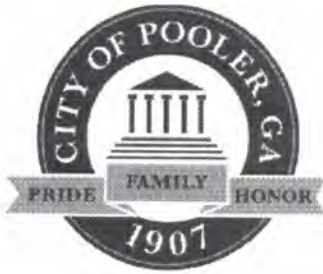
6/6/24

Date

Attachment C

PURPOSE OF THE BUFFER VARIANCE REQUEST – TOWNE CENTER MULTIFAMILY

Requesting a 4' buffer variance along the southern property line due to the size and shape of the parcel to allow for the construction of required parking for a multifamily development. The current buffer requirement is 15' as per section V.B. of the Development Guidelines of the Southern Portion of Godley Station PUD. Preliminary site, landscape, and architectural plans have been approved by the ARB that include a planted evergreen buffer in the remaining 11' of space. The proposed buffer variance is typical of previous developments in the area and will not be a detriment to the neighborhood. The developer owns the adjoining private ROW and undeveloped parcel.



Campaign Contribution Disclosure Form (Zoning Action Applicant)

Page 1 of 1

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.

Jay Patel

Applicant Name

Applicant Signature

Date

5/30/2024



Zoning Variance Standards

Page 1 of 1

Updated **SEPT 2023**

Variance Criteria

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

1. That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property; and/or
2. That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the zoning ordinance, without undue hardship to the property; and/or
3. That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good.

Affidavit of Receipt

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

Jay Patel

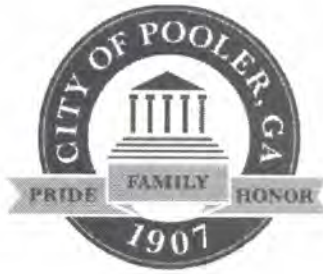
Applicant Name

Jay Patel

Applicant Signature

5/30/2024

Date



Property Owner Authorization

Page 1 of 1

Updated SEPT 2023

Authorization

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

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

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

Dan Fischer	dan_fischer@emc-eng.com	912-232-6533
Applicant/Agent Name	Email	Phone
EMC Engineering Services, Inc., 27 Chatham Center South, Suite A, Savannah, GA 31405		
Applicant/Agent Address		

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

130 Towne Center Drive		
Property Address		
Jay Patel	<i>Jay Patel</i>	5/30/2024
Owner Name	Owner Signature	Date

Notary Public

5/30/24		
Subscribed and Sworn This Day Of		
KUNAL PATEL	<i>Kunal Jagdish Patel</i>	Apr 12, 2027
Notary Name	Notary Signature	Commission Expiration

Seal



Attachment C

CERTIFICATE OF APPROVAL

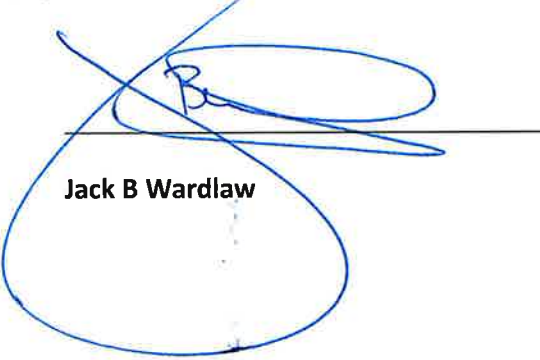
THE SOUTHERN PORTION OF GODLEY STATION ASSOCIATION, INC.

WE DO HEREBY CERTIFY that the undersigned members of the Board of Directors and the Architectural Review Board of the Southern Portion of Godley Station Association, Inc. (the "Association") do hereby adopt the following resolutions in full compliance with the By-Laws of the Association and the laws of the State of Georgia; and that the business contemplated by the resolutions is authorized by the said By-Laws; and that the resolutions are still of full force and effect and have not been amended or rescinded.

APPROVED by the Board of Directors and Architectural Review Board of the Association that the submission for the Towne Center Future Multifamily is Approved on Towne Center Drive in Pooler, GA. No other variances are requested, and no other submissions are required.

WE FURTHER CERTIFY that there is no provision in the Articles of Incorporation or By-Laws of the Association limiting the power of the Board of Directors and the Architectural Review Board to pass the foregoing resolutions, and that the same are in conformity with the provisions of said Articles of Incorporation and By-Laws.

Executed as of this ____17____ of May, 2024.



Jack B Wardlaw

Attachment C

Type: PLAT
Recorded: 7/3/2019 5:09:00 PM
Fee Amt: \$8.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court
Participant ID: 4723963158
BK 52 PG 64

THIS BOX RESERVED FOR CLERK OF THE
SUPERIOR COURT

LINE TABLE

LINE#	DIRECTION	LENGTH
L1	S09° 25' 59" E	9.99
L2	S80° 48' 17" E	34.27
L3	N11° 00' 17" E	43.56
L4	N24° 57' 36" E	78.31
L5	N38° 32' 07" E	49.35
L6	N89° 36' 13" E	55.52
L7	N48° 07' 41" E	44.85
L8	N14° 09' 19" E	69.97
L9	N32° 57' 00" E	75.50
L10	N32° 57' 00" E	61.26
L11	N37° 44' 00" E	142.47
L12	N50° 15' 51" E	74.48
L13	N38° 04' 59" E	147.92
L14	N39° 26' 33" E	137.02
L15	N39° 44' 54" E	77.97
L16	N35° 02' 56" E	147.92
L17	N53° 49' 14" E	134.04
L18	N38° 42' 55" E	72.39
L19	S05° 13' 19" E	45.00
L20	S05° 13' 19" E	8.69
L21	S84° 46' 41" W	125.29
L22	S50° 47' 54" E	11.90
L23	N39° 11' 16" E	19.14
L24	S05° 30' 48" E	75.09
L25	N50° 16' 17" W	19.47
L26	S39° 45' 44" W	12.01
L27	N83° 46' 31" W	6.25

CURVE TABLE

CURVE #	BEARING	CHORD	RADIUS	ARC
C1	S79° 50' 33" W	474.98	2263.57	475.53
C2	N64° 49' 28" W	21.76	15.00	24.35
C3	S89° 48' 01" W	144.57	470.00	145.15
C4	S90° 52' 47" W	148.90	2263.57	146.91
C5	S54° 46' 19" E	24.47	2880.54	24.47
C6	S80° 50' 34" W	27.27	2873.58	27.27

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (3) OF O.C.G.A. SECTION 15-6-67, THIS
PLAN HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY
ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY
APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON.
SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE
APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF
THIS PLAN AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE
UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAN COMPLIES WITH
THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN
GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE
GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND
LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



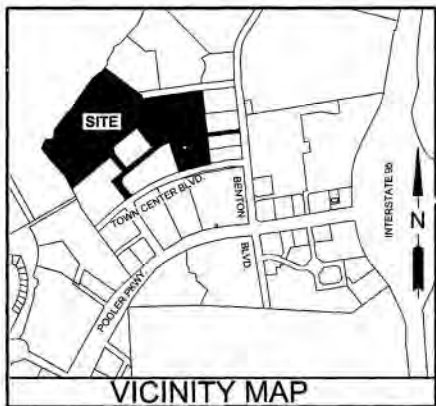
07/01/2019
JAMES M. KEATON
GEORGIA PROFESSIONAL LAND SURVEYOR
R/S #2743 / C/O #0010051

PROJECT AREA SUMMARY

TOTAL PROJECT AREA	43.522 ACRES (1,895,837 SF)
TRACT 8A	22.018 ACRES (959,096 SF)
TRACT 9	14.939 ACRES (650,759 SF)
TRACT 10	6.565 ACRES (285,982 SF)

LEGEND FOR PROPERTY MONUMENTS

- RS DENOTES IRON ROD SET (SEE NOTE #6)
- RPF DENOTES IRON ROD FOUND (SEE NOTE #7)
- WPF DENOTES 1" IRON PIPE FOUND
- WMP DENOTES NON MONUMENTED POINT
- PWF DENOTES "PIN" OR "NAIL NAG" FOUND



AMENITIES AREA WETLANDS AND
COMMON AREA THE VILLAGES AT
GODLEY STATION
S-1014-01-006
NOW OR FORMERLY
VILLAGES AT GODLEY STATION
HOMEOWNERS ASSOCIATION, INC.
SMB 28-S, PG 58A

TOWNE CENTER MULTIFAMILY



REFERENCES:

- "MINOR SUBDIVISION PLAT OF LOT A-1A, TOWNE CENTER AT GODLEY STATION" BY EMC ENGINEERING SERVICES, INC. DATED AUGUST 21, 2013, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA IN PLAT RECORD BOOK 48-P PAGE 3.
- "MINOR SUBDIVISION, LOT A-1 TOWNE CENTER AT GODLEY STATION" BY EMC ENGINEERING SERVICES, INC. DATED MAY 04, 2010, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA IN SUBDIVISION MAP BOOK 46-P PAGE 3586 42-S PAGE 69.
- "MINOR SUBDIVISION PLAT, LOT A-1A TOWNE CENTER AT GODLEY STATION" BY EMC ENGINEERING SERVICES, INC. DATED AUGUST 24, 2016, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA IN BOOK 51 PAGE 231.
- "A MINOR SUBDIVISION PLAT OF LOT A, TOWNE CENTER AT GODLEY STATION" BY THOMAS AND HUTTON ENGINEERING CO. DATED MAY 13, 2008, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA IN BOOK 52 PAGE 28.
- "MINOR SUBDIVISION PLAT OF TRACT 1 TOWNE CENTER AT GODLEY STATION" BY EMC ENGINEERING SERVICES, INC. DATED OCTOBER 20, 2016, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA IN BOOK 51 PAGE 231.
- "MINOR SUBDIVISION PLAT, REMAINING PORTION OF LOT A-1A, TOWNE CENTER AT GODLEY STATION" BY EMC ENGINEERING SERVICES, INC. DATED MAY 02, 2019, RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT, CHATHAM COUNTY, GEORGIA IN BOOK 52 PAGE 28.
- "THE VILLAGES AT GODLEY STATION, PHASE 4B, NORTHERN TRACT" BY KERN-COLEMAN & CO. DATED MAY 29, 2003 AND RECORDED IN THE OFFICE OF THE CLERK OF SUPERIOR COURT IN SUBDIVISION MAP BOOK 28-S PAGE 59B.

NOTES:

- THE PURPOSE OF THIS SURVEY IS TO RECOMBINE LOT A-1B WITH PARCEL 8 AND THEN SUBDIVIDE THE RESULTING TRACT INTO PARCELS 8-A, 9, AND 10. PARCEL 7 IS AN EXISTING PARCEL AND IS NOT PART OF THIS SUBDIVISION.
- EQUIPMENT USED FOR SURVEY: TOPCON PS 103A TOTAL STATION. COORDINATES WERE ESTABLISHED USING A CHAMPION GPS RECEIVER AND THE EDPS NETWORK.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 93,759 FEET, AND AN ANGULAR ERROR OF 6" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
- THIS PLAT HAS A PRECISION OF ONE FOOT IN 331,725.
- SHOWN COORDINATES AND DIRECTIONAL VALUES ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83). VERTICAL DATUM NAD 83.
- ALL PROPERTY CORNERS SHOWN AS "RS" ARE MARKED WITH #5 REBAR WITH A CAP EMBOSSED "EMC LST 000051" UNLESS OTHERWISE NOTED.
- ALL PROPERTY CORNERS MARKED "RPF" ARE 5/8" REBAR UNLESS OTHERWISE NOTED.
- ACCORDING TO F.L.R.M. MAP 130510 PANEL 0119H, PANEL REVISED JULY 07, 2014, THIS PROPERTY LIES WITHIN ZONE X EXCEPT WHERE OTHERWISE SHOWN.
- WETLANDS THAT MAY EXIST ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND DEVELOPERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
- WATER AND SANITARY SEWER PROVIDED BY THE CITY OF POOLER.
- PARCELS 8-A AND 10 ARE ZONED PUD-C. PARCEL 9 IS ZONED PUD-W.
- THIS SUBDIVISION CONTAINS 3 LOTS, INCLUSIVE OF THE EXISTING 60' ACCESS EASEMENT, AND HAS A TOTAL AREA OF 43.522 ACRES.
- THE EXISTING 60' ACCESS EASEMENT LIES WHOLLY WITHIN PARCEL 8-A.
- PARCEL 8-A HAS DIRECT ACCESS FROM TOWNE CENTER BOULEVARD, A 90' PUBLIC RIGHT-OF-WAY. PARCEL 9 HAS DIRECT ACCESS FROM TOWNE CENTER DRIVE, A 90' PUBLIC RIGHT-OF-WAY. PARCEL 10 HAS ACCESS FROM TOWNE CENTER BOULEVARD THROUGH THE EXISTING 60' ACCESS EASEMENT THROUGH PARCEL 8-A.

ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES
FOR PUBLIC USE AS NOTED ON THIS PLAT, ARE HEREBY
DEDICATED FOR THE USE AND BENEFIT OF THE
PUBLIC.
OWNER OR AGENT: *Michael R. Keaton* DATE: 7/1/19

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF
POOLER, CHATHAM COUNTY, GEORGIA:
MAYOR: *Michael R. Keaton* DATE: 7/1/19
COUNCILWOMAN: *Whitney C. Beale* DATE: 7/1/19
COUNCILMAN: *Michael R. Keaton* DATE: 7/1/19
COUNCILMAN: *Shannon Black* DATE: 7/1/19
COUNCILWOMAN: *Shannon Black* DATE: 7/1/19
COUNCILMAN: *Shannon Black* DATE: 7/1/19
COUNCILMAN: *Shannon Black* DATE: 7/1/19

NO.	REVISION DESCRIPTION	BY	DATE
1			
2			
3			
4			
5			
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8			
9			
10			

COA# 000051
GRAPHIC SCALE 1" = 100'
100' 50' 0' 100'

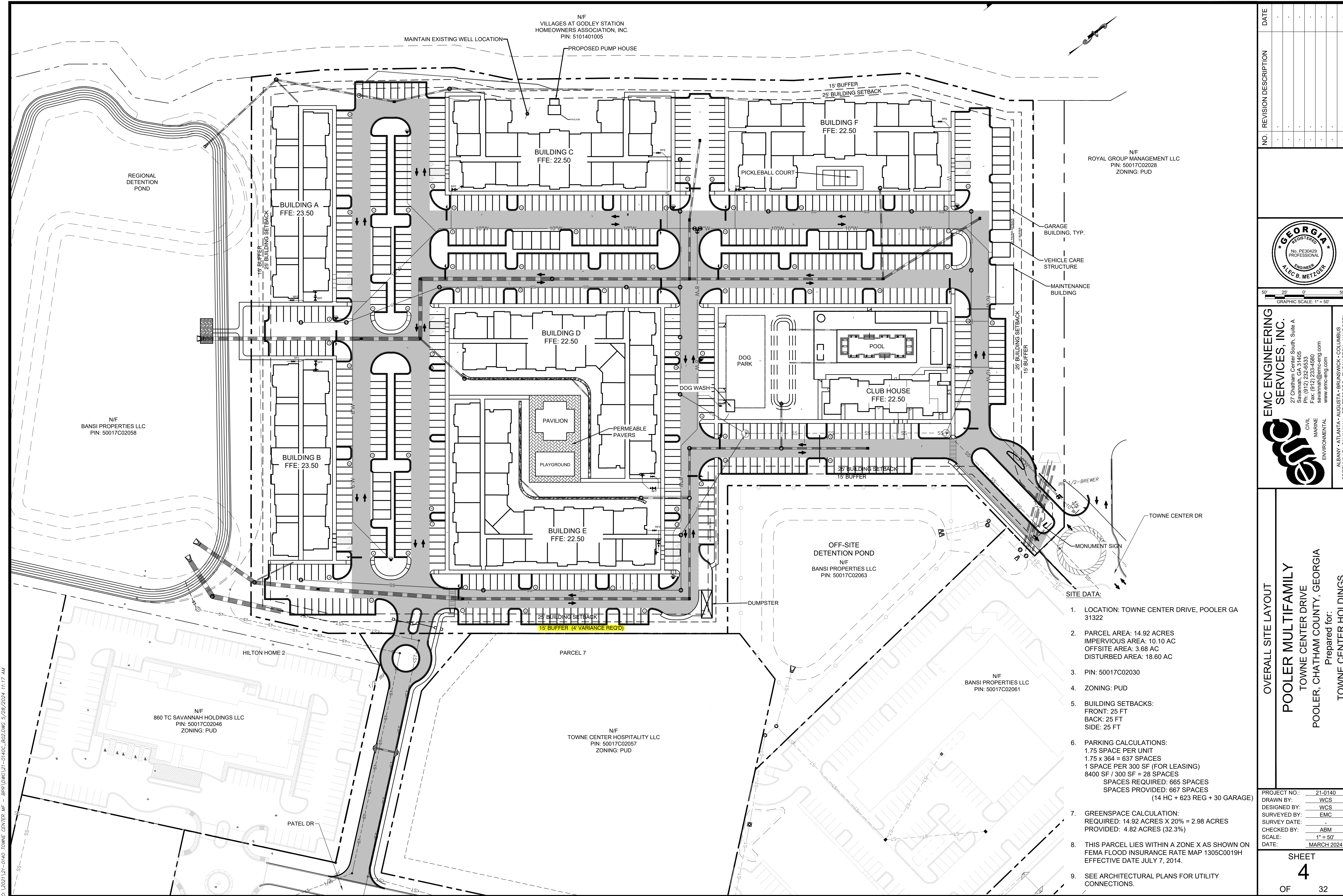
EMC ENGINEERING SERVICES, INC.
10 Chatham Center South, Suite 100
Savannah, GA 31405
Ph: (912) 232-6533
Fax: (912) 233-4580
savannah@emc-eng.com
www.emc-eng.com

EMC ENGINEERING SERVICES, INC.
CIVIL
MARINE
ENVIRONMENTAL
OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

RECOMBINATION / MINOR SUBDIVISION PLAT
RECOMBINATION OF PARCEL 8 OF THE REMAINING PORTION
OF LOT A-1A WITH LOT A-1B TOWNE CENTER AT GODLEY STATION
AND MINOR SUBDIVISION OF RESULTING TRACT
8TH GMD, POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
BPR PROPERTIES LLC

PROJECT NO.: 19-0060
DRAWN BY: JMK
DESIGNED BY: JMK
SURVEYED BY: JET
SURVEY DATE: 8/13/2012
CHECKED BY: JMK
SCALE: 1" = 100'
DATE: 06/14/2019

SHEET
1
OF 1



NO.	REVISION DESCRIPTION	DATE

EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
Pin: (912) 232-5533
savannah@emc-eng.com
www.emc-eng.com

REGISTERED PROFESSIONAL ENGINEER
No. PE30429
Alec B. Metzger

GRAPHIC SCALE: 1" = 50'

OVERALL SITE LAYOUT
POOLER MULTIFAMILY
TOWNE CENTER DRIVE
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
TOWNE CENTER HOLDINGS

- SITE DATA:**
- LOCATION: TOWNE CENTER DRIVE, POOLER GA 31322
 - PARCEL AREA: 14.92 ACRES
IMPERVIOUS AREA: 10.10 AC
OFFSITE AREA: 3.68 AC
DISTURBED AREA: 18.60 AC
 - PIN: 50017C02030
 - ZONING: PUD
 - BUILDING SETBACKS:
FRONT: 25 FT
BACK: 25 FT
SIDE: 25 FT
 - PARKING CALCULATIONS:
1.75 SPACE PER UNIT
1.75 x 364 = 637 SPACES
1 SPACE PER 300 SF (FOR LEASING)
8400 SF / 300 SF = 28 SPACES
SPACES REQUIRED: 665 SPACES
SPACES PROVIDED: 667 SPACES
(14 HC + 623 REG + 30 GARAGE)
 - GREENSPACE CALCULATION:
REQUIRED: 14.92 ACRES X 20% = 2.98 ACRES
PROVIDED: 4.82 ACRES (32.3%)
 - THIS PARCEL LIES WITHIN A ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 1305C0019H EFFECTIVE DATE JULY 7, 2014.
 - SEE ARCHITECTURAL PLANS FOR UTILITY CONNECTIONS.

PROJECT NO.:	21-0140
DRAWN BY:	WCS
DESIGNED BY:	WCS
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 50'
DATE:	MARCH 2024



PLANNING & ZONING STAFF REPORT

Variance for 1565 Pooler Parkway (Lowe's Outparcel) Setback Requirements

Project:	#A24-0104
P&Z Meeting Date:	July 8, 2024
Public Hearing Date:	July 15, 2024
Applicant and Authorized Agent:	Robert Forrest
Location (Address):	1565 Pooler Parkway (Lowe's Outparcel)
Parcel (PIN):	51010 01051
Existing Zoning:	C-2 (Heavy Commercial)
Zoning Action:	Variance
Request:	Request to encroach 12.7 feet and 25 feet into the 60-foot required setback to construct two buildings on the subject parcel.
Application Filed:	June 14, 2024
Legal Notice Published:	June 30, 2024
Sign Posted:	June 21, 2024
Letters Mailed:	June 21, 2024
Staff Recommendation:	Approval
Planning & Zoning Commission:	[TBD]
Recommended Motion:	<i>"After review of the criteria, move for approval of the request."</i>

Background:

The subject property is located at 1565 Pooler Parkway, is adjacent to Lowe's and contains parking that was constructed when Lowe's was developed. Even though there is a drive aisle that runs through the front portion of the property that serves Lowe's and other commercial establishments, the actual parcel front yard is St. Joseph's/Candler Drive, which runs along the southern property line. The subject parcel is approximately 3.24 acres in size.

The applicant is seeking approval for a variance to encroach 12.7 feet into the required 60-foot setback on the western portion of the parcel and to encroach 25 feet into the required 60-foot setback on the eastern portion of the parcel to develop future retail and commercial uses.

Relevant Ordinances:

App. A, Art. V, Sec. 9 - Variances

Zoning Action Standards:

1. That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property.
 - *Although the parcel is rectangular in shape and generally the same size and shape as other parcels in the vicinity, it does have unique physical constraints that give it peculiar conditions. There is an existing drive aisle that runs through and along the western property line which provides access to Lowes and other commercial establishments. The parcel is also bisected by a large parking lot servicing Lowe's. These circumstances have created two undeveloped pad-ready sites on the eastern and western ends of the parcel. Parking needs are currently met as configured, however, there is not a significant amount of surplus parking which would only allow for minor parking lot modifications.*
2. That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the zoning ordinance, without undue hardship to the property.
 - *The parcel does have unique physical circumstances or conditions that apply to it. Due to the current drive aisle serving other commercial establishments running through the property and the parking lot configuration bisecting the subject parcel the 60-foot setback from the front yard requirement creates a condition whereby strict conformity with the provisions of zoning ordinance does result in a hardship to the property.*

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

Conclusion:

Staff find the request does comply with the required criteria for a variance in meeting two of three criteria. As such, staff recommends **Approval** of the request.

Attachments:

- A. Vicinity Map
- B. Zoning Map
- C. Application and Submittal Documentation



CITY OF POOLER

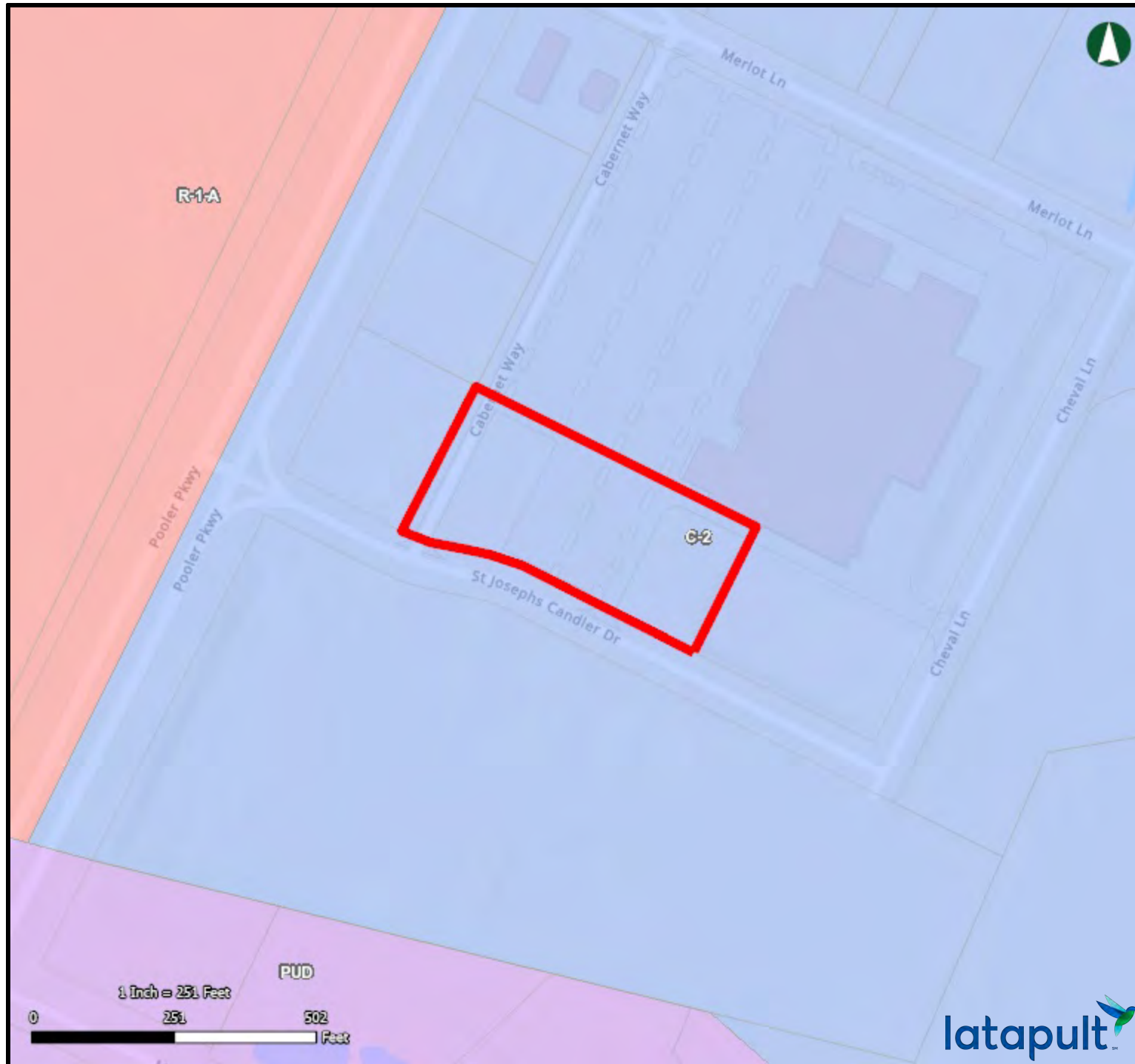
A great place to Live, Work and Play

Vicinity Map - 1565 Pooler Parkway

06/28/2024

☐ Parcels

latapult



CITY OF POOLER
1981
A great place to Live, Work and Play

Zoning Map - 1565 Pooler Parkway

06/28/2024

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

latapult 



Zoning Variance Application

Page 1 of 2

Updated MAY 2024

A24-0104

NOTICE TO APPLICANT

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

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

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

OFFICE USE ONLY

Hearing Date: _____ Published in Legal Organ: _____

Letters of Notification Mailed: _____ Sign Posted: _____

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

Contact Information

Robert Forrest	404-514-8575
Applicant Name	Applicant Phone
3810 Heritage Walk Milton, GA 30009	rob@forrplaces.com
Applicant Mailing Address	Applicant Email
Barry L. Storey	706-855-4062
Property Owner Name	Property Owner Phone
3638 Walton Way Ext. Suite 201, Augusta, GA 30909	bstorey@blsholdingsgroup.com
Property Owner Mailing Address	Property Owner Email
Jim Trotter 706-737-3138 or Liam Welch 706-513-9996	
Contact Person Name	Contact Person Phone
3615 Walton Way Ext., Augusta, GA 30909	jim@trotterjones.com
Contact Person Mailing Address	Contact Person Email

Property Information

1565 Pooler Parkway Pooler, GA 31322	5101001051
Location Address	Parcel Identification #



Zoning Variance Application

Page 2 of 2

Updated MAY 2024

C2

Current Zoning

Current Use

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

Reduce the 60 ft setback on St Josephs Candler Dr

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.

LOWES HOME CENTERS INC.	1000 LOWES BOULEVARD MOORESVILLE, NC	28117
Name	Address	Zip
QUENSBOROUGH NATIONAL BANK & TRUST	322 BROUGHTON ST. E. SAVANNAH, GA	31401
Name	Address	Zip
H/S POOLER OUTPARCELS LLC	3638 WALTON WAY EXT. STE 201 AUGUSTA, GA	30909
Name	Address	Zip
SAINT JOSEPH'S HOSPITAL INC.	5353 REYNOLDS ST. SAVANNAH, GA	31405
Name	Address	Zip

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.

Robert Forrest

Applicant Name

Applicant Signature

6/10/2024

Date

James Case

Broker

6/10/2024

Attestant Name

Attestant Title

Date



Property Owner Authorization

Page 1 of 1

Updated SEPT 2023

Authorization

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

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

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

Robert Forrest

rob@forrplaces.com

404-514-8575

Applicant/Agent Name

Email

Phone

3810 Heritage Walk Milton, GA 30009

Applicant/Agent Address

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

Parcel No. 5101001051

Pooler, GA 31322

Property Address

Barry L. Storey

Owner Name

Owner Signature

Date

Notary Public

13TH Day of June, 2024

Subscribed and Sworn This Day Of

Brittany Egbert

Notary Name

Brittany Egbert

Notary Signature

10/03/2025

Commission Expiration

Seal





Zoning Variance Standards

Page 1 of 1

Updated SEPT 2023

Variance Criteria

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

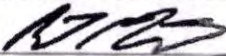
1. That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property; and/or
2. That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the zoning ordinance, without undue hardship to the property; and/or
3. That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good.

Affidavit of Receipt

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

Robert Forrest

Applicant Name


Applicant Signature

6/10/2024

Date



Campaign Contribution Disclosure Form (Zoning Action Applicant)

Page 1 of 1

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

Variance for setback

Zoning Action/Agenda Item

6/24/2024

Planning & Zoning Public Hearing/Meeting Date and Time

7/15/2024

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.

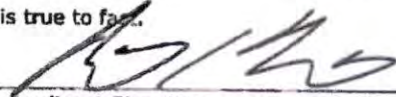
☐ **YES**, I have made campaign contributions to one or more Pooler City Official(s) over the past two years that, when combined, total an amount greater than \$250.00
My contribution information is listed below:

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.

Robert Forrest

Applicant Name


Applicant Signature

6/10/2024

Date

Attachment C



1211 Merchant Way
Suite 201
Statesboro, GA 30458
Phone: (912) 764-7022
Fax: (912) 233-4580
www.emc-eng.com

June 13, 2024

Mrs. Nicole Johnson
The City of Pooler
100 US Hwy 80 SW
Pooler, GA 31322

RE: **Pooler Lowe's Outparcel
Pooler Parkway & St. Joseph's/Candler Drive
PIN # 51010-01051
Pooler, Georgia**

Dear Mrs. Johnson:

Exceptional circumstances applicable to our site exist such that strict adherence to the provisions of the Pooler Development Code will result in unnecessary hardship and we will not be able to completely fulfill the intent of the code. We respectfully request a variance from a portion of Article 3- Section 6.B of the Pooler Development Code. More specifically, we are requesting a variance to the 60-foot minimum front yard setback on St. Joseph's/Candler Drive.

In accordance with Section 9.A of the Development Code, a variance from the strict application of the provisions of this ordinance will be granted only if at least two of the following findings are made:

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

The subject property has a unique shape compared to the surrounding properties and currently hosts a large parking lot between two pad-ready sites on the eastern and western ends of the property. While parking needs for the current use (Lowe's) and future uses (retail and commercial) are met with the existing parking lot, this lot does constrain the developable area on the parcel. Though parking needs are met as currently configured, there is not a large surplus of parking, therefore only minor parking lot modifications could be made without asking for a parking variance. Additionally, the proposed uses will not truly "front" St. Joseph's / Candler Drive and therefore should not be made to strictly adhere to the primary front building setback on what will be the side of each proposed building. Each of the proposed buildings "front" private access roads within the parent tract. To comply with the required 60-foot front building setback listed in Article 3 - Section 6.B of the Pooler Development Code would result in a reduction of the width of the buildings proposed for the property. As currently configured, the development is meeting the 35-foot minimum front setback requirements of the C-2 ordinance for a secondary frontage which provides access.

EMC Engineering Services, Inc.

Albany • Atlanta • Augusta • Brunswick • Columbus • Savannah • Statesboro • Thomaston

Attachment C



1211 Merchant Way
Suite 201
Statesboro, GA 30458
Phone: (912) 764-7022
Fax: (912) 233-4580
www.emc-eng.com

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

See response to Item #1. Meeting the requirement of a minimum 60-foot building setback from St. Joseph's / Candler Drive on this property would cause hardship by reducing the width of buildings that could be built on the property and thereby reducing the feasibility of funding the project.

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

The current request is related to a building setback. The current request would not allow for any use that is not currently allowable under City of Pooler ordinances.

Thank you for your consideration.

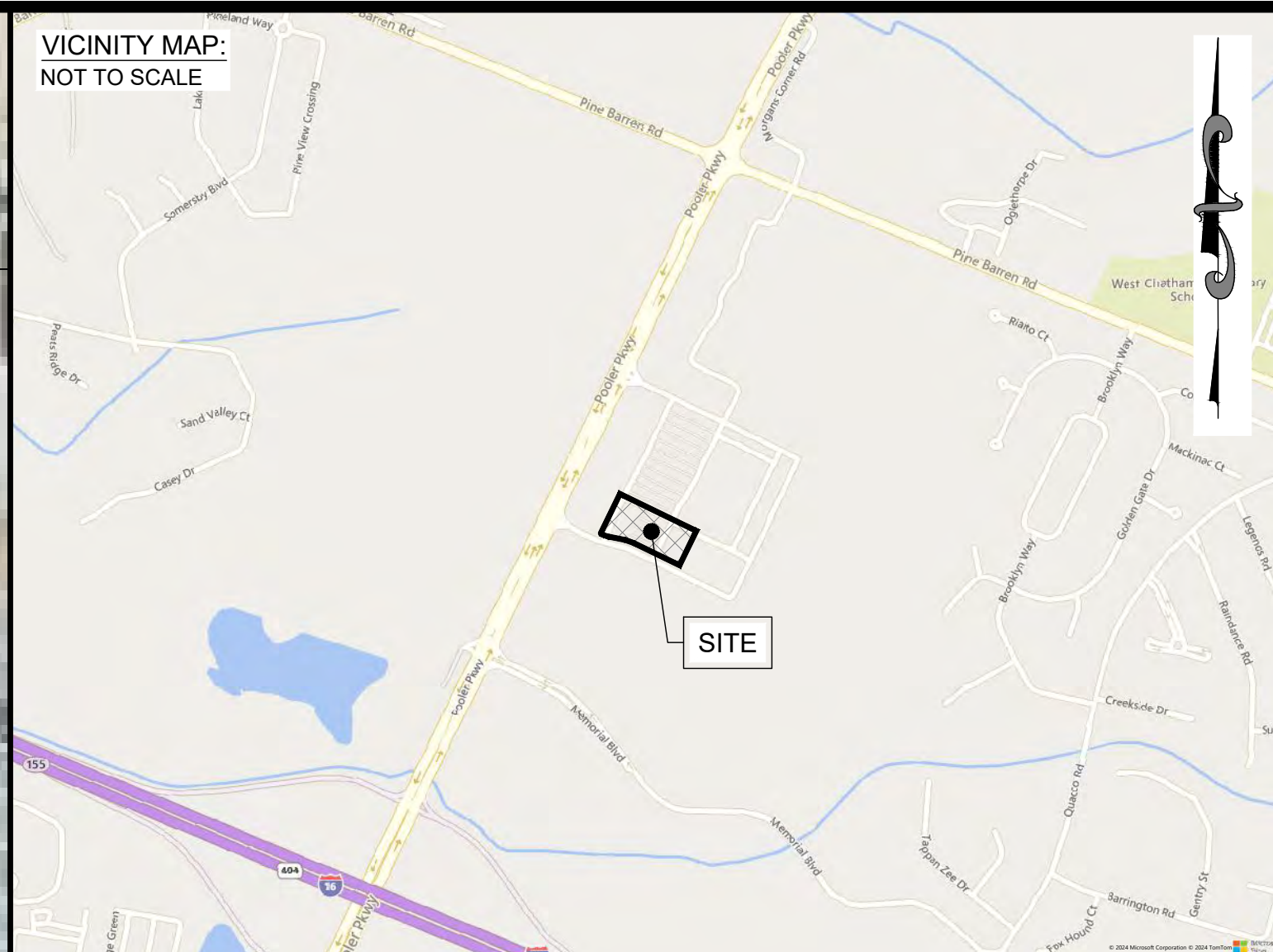
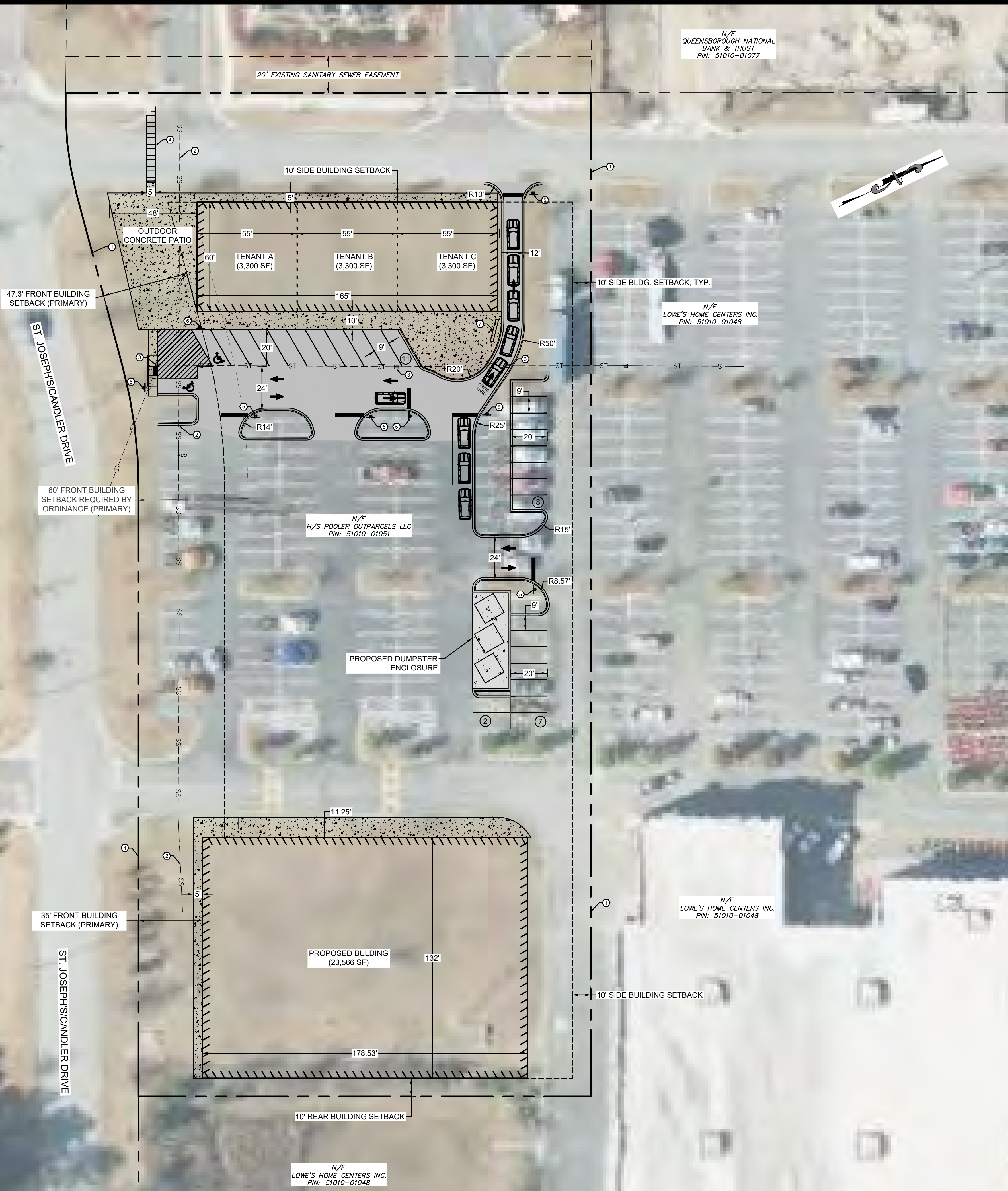
Sincerely,

Cody Rogers, PE
Statesboro Branch Manager

EMC Engineering Services, Inc.

Albany ▪ Atlanta ▪ Augusta ▪ Brunswick ▪ Columbus ▪ Savannah ▪ Statesboro ▪ Thomaston

G:\24\24-2045 POOLER LOWE'S OUTPARCEL\DWG\24-9999 POOLER LOWE'S OUTPARCEL DRIVE THRU CONCEPT.DWG 6/19/2024 8:22 AM



SITE NOTES:		
PROJECT DESCRIPTION	THE SUBJECT SITE CONSISTS OF AN OPEN/GRASSED AREA, EXISTING PARKING AND EXISTING ACCESS ROAD, LYING ON ONE PARCEL OF LAND. IT IS THE INTENTION OF THE DEVELOPER TO CONSTRUCT A RETAIL SHOPPING CENTER CONTAINING APPROXIMATELY 35,508 TOTAL SF AND ASSOCIATED SITE IMPROVEMENTS.	
PROPERTY DESCRIPTION	LOT 4 - ARMSTRONG TRACT (LOWE'S OUTPARCEL) PIN# 51010-01051	
AREA	PROPERTY AREA	3.24-ACRES
	DISTURBED AREA	±1.0 ACRES (EXACT ACREAGE TBD)
ZONING	EXISTING	C-2 (HEAVY COMMERCIAL)
	PROPOSED	C-2 (HEAVY COMMERCIAL)
SETBACKS	FRONT SETBACK:	60-FT
	SIDE SETBACK:	10-FT
	REAR SETBACK:	10-FT
BUILDING HEIGHT	REQUIRED MAXIMUM:	60-FT
UTILITIES	WATER	CONNECT TO EXISTING WATER AND SANITARY SEWER MAIN SERVING THE SURROUNDING DEVELOPMENTS
	SANITARY SEWER	

OFF STREET PARKING NOTES:	
REQUIRED PARKING	SHOPPING CENTERS GREATER THAN 10,000 SQ FT OF TOTAL FLOOR AREA: 4.5 PER 1,000 SQ FT OF TOTAL FLOOR AREA RETAIL BUSINESS: 1 SPACE PER 250 SQ FT OF TOTAL FLOOR AREA
REQUIRED PARKING DESIGN CONSTRAINT	LOWES: 140,000 SQFT RETAIL SHOPPING CENTER: 23,566 SQFT RETAIL STRIP: 9,900 SQFT
REQUIRED PARKING CALCULATION	4.5 SPACE PER 1,000 SF * (140,000 SF) = 630 SPACES 4.5 SPACE PER 1,000 SF * (23,566 SF) = 106 SPACES 1 SPACE PER 250 SF * (9,900 SF) = 40 SPACES TOTAL REQUIRED PARKING = 776 SPACES
PARKING PROVIDED	LOWES PARKING LOT = 678 SPACES LOWES OUTPARCEL LOT = 107 SPOTS TOTAL PROVIDED PARKING = 785

HATCH LEGEND:	
	PROPOSED STANDARD DUTY ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT / SIDEWALK
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT

CONCEPTUAL PLAN SPECIAL NOTES	
①	PROPERTY BOUNDARIES, AS SHOWN, ARE APPROXIMATE AND ARE BASED ON GIS INFORMATION. EMC ENGINEERING SERVICES, INC. HAS NOT PERFORMED A BOUNDARY OR TOPOGRAPHIC SURVEY ON THIS PROPERTY AT THE TIME OF THIS CONCEPTUAL PLAN.
②	APPROXIMATE LOCATION OF EXISTING SANITARY SEWER STRUCTURES AND PIPES. SHOWN FOR COORDINATION PURPOSES ONLY.
③	APPROXIMATE LOCATION OF EXISTING STORMWATER STRUCTURES AND PIPES. SHOWN FOR COORDINATION PURPOSES ONLY.
④	5' PEDESTRIAN CROSSWALK (THERMOPLASTIC, PAINTED WHITE)
⑤	STOP SIGN, 36" R1-1
⑥	HANDICAP SIGN/ VAN ACCESSIBLE SIGN
⑦	MENU BOARD

THIS CONCEPTUAL SITE PLAN IS INTENDED TO ILLUSTRATE DEVELOPMENT POTENTIAL. THIS PLAN DOES NOT BIND OR LIMIT THE OWNER / DEVELOPER, NOR SHALL THE ENGINEER BE BOUND OR LIMITED BY THE PLAN. ALL ILLUSTRATIONS / DRAWINGS ARE SUBJECT TO CHANGE

NO.	REVISION DESCRIPTION	DATE

EMC ENGINEERING SERVICES, INC.
PO Box 2086
1211 Merchant Way, Suite 201
Statesboro, GA 30488
Ph: (912) 764-7022
Fax: (912) 233-4580
statesboro@emc-eng.com
www.emc-eng.com

CIVIL
MARINE
ENVIRONMENTAL

ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
GREENVILLE • SAVANNAH • STATESBORO • THOMASTON

CONCEPTUAL PLAN

POOLER LOWE'S OUTPARCEL

POOLER PARKWAY & ST. JOSEPH'S/CANDLER DRIVE

POOLER, CHATHAM COUNTY, GEORGIA

Prepared for:

COR PROPERTIES, LLC.

PROJECT NO.: 24-2045
DRAWN BY: KES
DESIGNED BY: KES
SURVEYED BY: -
SURVEY DATE: -
CHECKED BY: CPR
SCALE: 1" = 30'
DATE: 06/19/2024

SHEET
1
OF 1

Attachment C

RECEIVED FOR RECORD
2008 APR 21 PM 3:16
CIVIL ENGINEER
N/A
078 PROPERTIES, LLC
TSS 5-1010-01-040
DB 278/101
PB 329/4

ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, ARE HEREBY DEDICATED FOR THE USE
William S. Chate 3-19-08
DATE

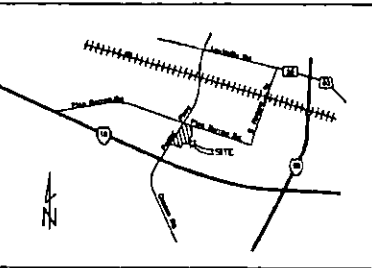
CURVE TABLE

CURVE	LENGTH	DELTA	CHORD	CHORD BEARING
C1	124.27	155.05	152.23	N111°11'11"W
C2	124.27	155.05	152.23	S111°11'11"E
C3	124.27	155.05	152.23	N111°11'11"W
C4	124.27	155.05	152.23	S111°11'11"E
C5	124.27	155.05	152.23	N111°11'11"W
C6	124.27	155.05	152.23	S111°11'11"E
C7	124.27	155.05	152.23	N111°11'11"W
C8	124.27	155.05	152.23	S111°11'11"E

LINE TABLE

LINE	LENGTH	BEARING
L1	124.27	N111°11'11"W
L2	124.27	S111°11'11"E
L3	124.27	N111°11'11"W
L4	124.27	S111°11'11"E
L5	124.27	N111°11'11"W
L6	124.27	S111°11'11"E
L7	124.27	N111°11'11"W
L8	124.27	S111°11'11"E

200' 100' 0' 200'
SCALE: 1"=200'



LOCATION MAP

APPROVED BY CHAIRMAN OF PLANNING AND ZONING
William S. Chate 4/7/08
DATE
APPROVED BY THE MAYOR AND COUNCIL, CITY OF POOLER
William S. Chate 4/7/08
DATE
APPROVED BY POOLER CLERK OF COURSE
William S. Chate 4/7/08
DATE
CLERK OF COURSE
DATE

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN GEORGIA. ALSO, THERE ARE NO VISIBLE AND APPARENT DISCREPANCIES OR PROJECTIONS OTHER THAN THOSE SHOWN HEREON.

EQUIPMENT USED - TRIMBLE STATIC & RTK GPS, TOPCON TOTAL STATIONS AND PRISM.

THE SUBJECT PARCEL HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 35,000'S. THIS PROPERTY IS SUBJECT TO ANY EASEMENTS & RESTRICTIONS ON RECORD.

NOTE: THE INTENT OF THIS PLAT IS TO SHOW THE CORRECT ACRES OF LOT 1 AS 18.33 AC (710,888 SQ FT). THE PREVIOUS PLAT ISSUED BY THIS OFFICE AND RECORDED JUNE 27, 2007 IN PLAT BOOK 34-8 PG 86 SHOWS AN INCORRECT ACRES OF LOT 1 AS 18.84 AC (724,818 SQ FT). THE CHANGE IN NOTATION WAS DUE TO A TYPOGRAPHICAL ERROR AND IS THE ONLY CHANGE MADE FROM THE ORIGINAL PLAT.

JOHN R. LONG & ASSOCIATES
CIVIL ENGINEER
N/A
078 PROPERTIES, LLC
TSS 5-1010-01-040
DB 278/101
PB 329/4



THE PLAT BOOK 34-8 PG 86
OFF. ACQ. BOOK 34-8 PG 86
1/3 SH. 5-1010-01-040
CITY OF POOLER
COUNTY OF CHATHAM
STATE OF GEORGIA
DATE 02/27/08 REV 03/14/08
PROJECT NO. 208118

PORTION OF PARCEL-2 OF THE ARMSTRONG TRACT
**SUBDIVISION SURVEY
PLAT OF CORRECTION**
FOR POOLER PARKWAY, LLC
8TH S.W. DISTRICT
CITY OF POOLER
CHATHAM COUNTY, GEORGIA



LEGEND:

○	LIGHT POLE	○	FIRE HYDRANT
●	IRON PIPE	○	IRON PIPE FOUND
⊗	WATER VALVE	—	OVERHEAD ELECTRIC LINE
⊙	WATER METER	—	UNDERGROUND ELECTRIC LINE
⊕	STORM DRAIN MANHOLE	—	CHANGELINE PERCE
⊖	CATCH BASIN	—	SANITARY SEWER LINE
⊗	SANITARY SEWER MANHOLE	—	WATER LINE
⊙	GAS VALVE	—	GAS LINE
⊕	TELEPHONE PEDIMENT	—	UNDERGROUND TELEPHONE LINE
		—	WETLAND AREA

NOTES:

- AREAS DELINEATED AND SHOWN AS WETLAND AREAS ON THIS SURVEY WERE TAKEN FROM INFORMATION PROVIDED BY THOMAS & MUTTON ENGINEERING CO.
- ZONING AND BUILDING SETBACKS:
ZONED: C-8 HEAVY COMMERCIAL DISTRICT
SETBACKS:
FRONT: 30'
SIDE AND REAR: 10'
- FLOOD ZONE INFORMATION:
PROPERTY LIES COMPLETELY WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLANT ON FEMA FLOOD INSURANCE RATE MAP FOR CHATHAM COUNTY, GEORGIA WITH A CONSUMMATED FLOOD, JULY 16, 1987).
- LOTS 1-6 TO BE USED AS COMMERCIAL PROPERTY, AND ROAD RIGHT OF WAY AND FUTURE RIGHT OF WAY TO BE USED AS ACCESS ROADS.
- THE SIGNAL SHOWN AT THE ENTRANCE FROM POOLER PARKWAY ONTO THE NORTHEAST CORNER ON THE ROAD RIGHT OF WAY TRACT SHALL BE DESIGNED TO GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AND WHEN THE INITIAL INSTALLATION OF THE SIGNAL IS REQUIRED, THE OWNER OF THE SUBDIVIDED PARCELS SHALL PAY FOR IT.
- THE ACCELERATION/DECELERATION LINES COMING INTO AND GOING OUT OF THE CORNER ON THE ROAD RIGHT OF WAY TRACT SHALL BE INSTALLED TO GEORGIA DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND SHALL BE INSTALLED BY THE OWNER OF THE SUBDIVIDED PROPERTY AS REQUIRED BY CHATHAM COUNTY INSTRUCTIONS.

078 PROPERTIES, LLC
TSS 5-1010-01-040
DB 278/101

ITEM E

Bond No.: ES00017890

Principal Amount: \$802,305.27

Premium: \$6,017.00/1 yr.

SUBDIVISION PERFORMANCE BOND

Project: Westbrook, Area L-1

City of Pooler Permit No.: (if applicable) _____

Project Location: Savannah Quarters, Pooler, GA

KNOW ALL MEN BY THESE PRESENTS:

That SQ Res Land, LLC, registered business address of 100 Blue Moon Crossing, Suite 114, Pooler, GA 31322, as Principal, hereinafter called "PRINCIPAL," and Everest Reinsurance Company, as Surety, hereinafter called the "SURETY," registered business address of 100 Everest Way, Warren Corporate Center, Warren, NJ 07059, a Surety insurer, chartered and existing under the laws of the State of Delaware, and authorized to do business in the State of Georgia, are held and firmly bound unto City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and Aldermanic Board, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "OBLIGEE," in the penal sum of Eight Hundred Two Thousand Three Hundred Five & 27/100 and 00/100 Dollars (\$ 802,305.27), lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, Principal has agreed to construct in Pooler, Georgia, the following improvements: Westbrook, Area L-1. Said improvements shall be constructed in accordance with all applicable federal, state, and local rules, regulations, laws, etc. including without limitation the Code of Ordinances for the City of Pooler, Georgia.

NOW THEREFORE, until this obligations hereunder cease as outlined herein:

1. This bond shall not automatically expire, but in the sole discretion of Obligee, if the said Principal shall construct, or have constructed, the improvements herein described, and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void, otherwise to remain in full force and effect.

2. The Surety, upon receipt of written notice from the Obligee indicating any non-performance or default by Principal, will complete the improvements or pay to the Obligee such amount up to the Principal Amount of this bond which will allow the Obligee to complete the improvements.

3. In the event any non-performance or default is not cured within ten (10) days following the date of the written notice being received by Surety, Obligee may proceed to have the work completed. Upon completion, Obligee shall present a written statement of costs to Surety for any work completed pursuant to the terms herein. The Surety shall provide payment in full of the amount shown on the statement of costs to Obligee within three (3) business days of receipt of the statement of costs, up to the Principal Amount of this bond. The Surety shall pay all costs and expenses, including reasonable attorney fees incurred by Obligee in enforcing the terms of this bond.

ITEM E

The principal amount of this Bond may be reduced in accordance with the Code of Ordinances for the City of Pooler, upon express written approval by the Obligee

IN WITNESS WHEREOF, Contractor and Surety do hereby duly execute this Bond No.: ES00017890, this 1st day of July, 2024.

(SEAL)
ATTEST:



WITNESS AS TO CONTRACTOR

Kathleen Raiche
WITNESS AS TO CONTRACTOR

CONTRACTOR SQ Res Land, LLC

J. R. Baker
CONTRACTOR – Signature

Jesse R. Baker
(Print Name)

By: *AUTHORIZED SIGNATORY*
Title

(SEAL)
ATTEST:

WITNESS AS TO SURETY

WITNESS AS TO SURETY

COMPANY NAME

Everest Reinsurance Company
SURETY (Print Company Name)

26 Plaza Square, Suite 200, Orange, CA 92866
Business Address

By: _____
Authorized Signature

(Print Name)

OR

(SEAL)
ATTEST:

Wrenetta Walker
WITNESS AS TO AGENT

Wrenetta Walker
WITNESS AS TO AGENT

SURETY'S AGENT

By: *Cheryl L. Thomas*
As Attorney in Fact (Attached Power)

Cheryl L. Thomas, Attorney-in-Fact
(Print Name)

OK07568

Agent's License Number

Acrisure of California, LLC DBA:
Rohm Insurance Agency, LLC

Agent's Name

ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On July 1, 2024 before me, Susan E. Morales, Notary Public
(Here insert name and title of the officer)

personally appeared Cheryl L. Thomas,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose
name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that
~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity~~(ies)~~, and that by
~~his/her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of
which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Susan E. Morales
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Bond #ES00017890

(Title or description of attached document)

Everest Reinsurance Company

(Title or description of attached document continued)

Number of Pages 1 Document Date 7/1/24

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☒ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

ITEM E



POWER OF ATTORNEY EVEREST REINSURANCE COMPANY and EVEREST NATIONAL INSURANCE COMPANY

KNOW ALL PERSONS BY THESE PRESENTS: That Everest Reinsurance Company and Everest National Insurance Company, corporations of the State of Delaware ("Company") having their principal offices located at Warren Corporate Center, 100 Everest Way, Warren, New Jersey, 07059, do hereby nominate, constitute, and appoint:

Shane Wolf, Cathy S. Kennedy, Beata A. Sensi, Cheryl L. Thomas, Todd M. Rohm, Wrenetta Walker

its true and lawful Attorney(s)-in-fact to make, execute, attest, seal and deliver for and on its behalf, as surety, and as its act and deed, where required, any and all bonds and undertakings in the nature thereof, for the penal sum of no one of which is in any event to exceed UNLIMITED, reserving for itself the full power of substitution and revocation.

Such bonds and undertakings, when duly executed by the aforesaid Attorney(s)-in-fact shall be binding upon the Company as fully and to the same extent as if such bonds and undertakings were signed by the President and Secretary of the Company and sealed with its corporate seal.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Board of Directors of Company ("Board") on April 21, 2016:

RESOLVED, that the President, any Executive Vice President, and any Senior Vice President are hereby appointed by the Board as authorized to make, execute, seal and deliver for and on behalf of the Company, any and all bonds, undertakings, contracts or obligations in surety or co-surety with others and that the Secretary or any Assistant Secretary of the Company be and that each of them hereby is authorized to attest to the execution of any such bonds, undertakings, contracts or obligations in surety or co-surety and attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the President, any Executive Vice President, and any Senior Vice President are hereby authorized to execute powers of attorney qualifying the attorney named in the given power of attorney to execute, on behalf of the Company, bonds and undertakings in surety or co-surety with others, and that the Secretary or any Assistant Secretary of the Company be, and that each of them is hereby authorized to attest the execution of any such power of attorney, and to attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the signature of such officers named in the preceding resolutions and the corporate seal of the Company may be affixed to such powers of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be thereafter valid and binding upon the Company with respect to any bond, undertaking, contract or obligation in surety or co-surety with others to which it is attached.

IN WITNESS WHEREOF, Everest Reinsurance Company and Everest National Insurance Company have caused their corporate seals to be affixed hereto, and these presents to be signed by their duly authorized officers this 10th day of October 2023.



Everest Reinsurance Company and Everest National Insurance Company

By: Anthony Romano, Senior Vice President

On this 22nd of March 2023, before me personally came Anthony Romano, known to me, who, being duly sworn, did execute the above instrument; that he knows the seal of said Company; that the seal affixed to the aforesaid instrument is such corporate seal and was affixed thereto; and that he executed said instrument by like order.

LINDA ROBINS
Notary Public, State of New York
No 01R06239736
Qualified in Queens County
Term Expires April 25, 2027

Linda Robins, Notary Public

I, Sylvia Semerdjian, Assistant Secretary of Everest Reinsurance Company and Everest National Insurance Company do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporation as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATION, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company, this 1st day of JULY 2024.



By: Sylvia Semerdjian, Assistant Secretary

June 20th, 2024

Kimberly Dyer
City of Pooler
100 Southwest HWY 80
Pooler, GA 31322

Subject: Performance Bond Request
Savannah Quarters Westbrook – Area L-1

Dear Mrs. Dyer,

We have reviewed the requested *Savannah Quarters Westbrook Area L-1* – Performance Bond, furnished by Haydon Rollins, with Hussey Gay Bell; specifically the schedule of values and unit costs for the bond. The proposed performance bond covers all the applicable costs associated with installing the remaining infrastructure and site development elements required for project completion.

Based on the provided information and calculations, the cost of the remaining construction work covered by the bond is \$534,870.18, which is correct. Therefore, the calculated value of the 150% Performance Bond of \$802,305.27 is also correct.

This review was based exclusively on the information provided by the project design professional that is solely responsible for its content and the accuracy of that information.

If you have you have any questions and/or comments, please feel free to contact me via email or phone at tshoemaker@eomworx.com or (912) 445-0050 Ext 4400.

Sincerely,


Trevor Shoemaker
Project Manager
EOM

CC: Nicole Johnson; Director of Planning & Development – City of Pooler
Liberto Chacon, PE; Sr. Vice President of Operations - EOM



June 11, 2024

Mrs. Kimberly Dyer
City of Pooler
100 Southwest Highway 80
Pooler, Georgia 31322

RE: **Savannah Quarters West Parcels – Area L-1**
Performance Bonding Request

Construction is nearing completion on this project, but is not yet complete. We are submitting the subdivision plat for Area L-1 at Savannah Quarters under separate cover. Since construction of the infrastructure for this phase is not complete, performance bonding will be required for final plat approval.

This project is part of a large overall development tract at Savannah Quarters that was broken up into three separate projects for permitting and contract purposes (Areas L-1 through L-3). Enclosed is the (revised per EOM comments) breakdown of construction costs for the overall development tract based on the contractor’s Bid Schedule showing unit costs associated with the infrastructure but broken out into the three separate subdivision projects.

This request is for the Area L-1 project only. The total cost of the incomplete improvements for the project infrastructure for Area L-1 is \$534,870.18, and at the 150% performance bonding rate the proposed **performance bond amount would be \$802,305.27**. We are requesting approval of this bond amount so that the Owner can order the bond documents for plat approval. Please let me know if you have any questions.

Sincerely,
HUSSEY GAY BELL

Haydon Rollins

cc: Savannah Quarters

BARFIELD-BRANDON ENTERPRISES, INC.

SCHEDULE OF VALUES

PROJECT: Westbrook Areas L1-L3
OWNER: #REF!
ENGINEER: Hussey Gay Bell
PROJECT #: 23-284

PAY REQUEST #: 4
PERIOD BEGINNING: 3/1/2024
PERIOD ENDING: 3/31/2024

Phase	Item	Description	Original Contract		Total Previous Billing	Remaining	Work Completed	Current Billing	Total Completed
L1		Site Prep & Gen Mobilization							
L1	1	Site Con - Mobilization	1.00	LS	7,000.00	\$ 7,000.00			1.00 \$ 7,000.00
L1	2	Site Con - GPS, Staking	1.00	LS	8,750.00	\$ 8,750.00	0.50	4,375.00	0.50 \$ 4,375.00
L1	3	Site Con - Asbuilts	1.00	LS	4,500.00	\$ 4,500.00		2,250.00	0.50 \$ 2,250.00
L1	4	Site Con - Materials & Compaction Testing for Road	1.00	LS	10,000.00	\$ 10,000.00			
L1	5	Site Con - Soils Testing for Pads	50.00	EA	180.00	\$ 8,000.00		4,800.00	20.00 \$ 3,200.00
L1		Demolition & Removal							
L1	1	San Cut Pavement For Tie In	27.00	LF	3.75	\$ 101.25			
L1		Earthwork							
L1	1	Drill sweep topsoil for suitable fill	3,065.00	CY	4.80	\$ 14,712.00	3,065	14,712.00	3,065.00 \$ 14,712.00
L1	2	General Cuts	429.00	CY	4.75	\$ 2,037.75	429	2,037.75	429.00 \$ 2,037.75
L1	3	Import Fill - Place & Compact for Pads	2,567.00	CY	26.40	\$ 67,768.80	1,300	34,320.00	1,300.00 \$ 34,320.00
L1	4	Import Fill - Place & Compact for Roads	3,114.00	CY	26.40	\$ 82,209.60	3,114	82,209.60	3,114.00 \$ 82,209.60
L1	5	Muck Roads	1,939.00	CY	4.70	\$ 9,113.30	1,939	9,113.30	1,939.00 \$ 9,113.30
L1	6	Place and Compact Pad Fill	5,211.00	CY	1.85	\$ 8,598.15	2,350	3,877.50	2,350.00 \$ 3,877.50
L1	7	Place and Compact general fill from cuts	5,713.00	CY	1.85	\$ 9,426.45	5,713	9,426.45	5,713.00 \$ 9,426.45
L1	8	Dry-Mix pond cuts for pond fill	7,778.00	CY	1.90	\$ 14,778.20		7,778.00	14,778.20 \$ 14,778.20
L1	9	Grade Areas Outside Pavement	42,592.00	SY	9.98	\$ 41,740.16	20,000	19,600.00	20,000.00 \$ 19,600.00
L1	10	Strip and Slopside Topsoil	6,099.00	CY	4.15	\$ 25,310.85	6,099	25,310.85	6,099.00 \$ 25,310.85
L1	11	Respread Topsoil	6,099.00	CY	4.15	\$ 25,310.85	6,099	25,310.85	6,099.00 \$ 25,310.85
L1		Finish Grading							
L1	1	Fine Grade Sub-Grade for Curb	2,420.00	LF	3.50	\$ 8,470.00		8,470.00	
L1	2	Backfill & Dress Behind Curb	2,420.00	LF	2.06	\$ 4,985.20		4,985.20	
L1	3	Fine Grade Road Sub-Grade	3,500.00	SY	3.50	\$ 12,250.00		12,250.00	
L1	4	Fine Grade GABC & Paving Prep	3,500.00	SY	3.50	\$ 12,250.00		12,250.00	
L1	5	Final Grade Lots & Common Areas for Grassing	42,592.00	SY	0.32	\$ 13,629.44		13,629.44	
L1		Erosion Control							
L1	1	Construction Entrance - Install and Maintain	1.00	EA	2,200.00	\$ 2,200.00	1	2,200.00	1.00 \$ 2,200.00
L1	2	Silt Fence - Sd1-N/S (TP-A) Single Row	325.00	LF	3.65	\$ 1,186.25	325	1,186.25	325.00 \$ 1,186.25
L1	3	Silt Fence - Sd1-S (TP-D) Double Row	325.00	LF	7.10	\$ 2,307.50	325	2,307.50	325.00 \$ 2,307.50
L1	4	Inlet Protection - Before Paving	10.00	EA	170.00	\$ 1,700.00	10	1,700.00	10.00 \$ 1,700.00
L1	5	Inlet Protection - After Paving	7.00	EA	125.00	\$ 875.00		875.00	
L1	6	Grassing - Stabilized	42,592.00	SY	0.67	\$ 37,055.04		37,055.04	
L1	7	Rip Rap AT FES	10.00	SY	1.450	\$ 1,450.00		1,450.00	
L1	8	NPDES Monitoring (per Month)	6.00	MO	2,100.00	\$ 12,600.00	3	6,300.00	4.00 \$ 8,400.00
L1		Sewer System							
L1	1	Connect Exisg Sewer MANHOLE 10-12" DEEP	1.00	EA	6,850.00	\$ 6,850.00	1.00	6,850.00	1.00 \$ 6,850.00
L1	2	4" PVC Service Lateral	2,128.00	LF	29.30	\$ 43,198.40	2,128.00	43,198.40	2,128.00 \$ 43,198.40
L1	3	5" PVC Service Wye	50.00	EA	750.00	\$ 37,500.00	50.00	37,500.00	50.00 \$ 37,500.00
L1	4	8" PVC Sewer 0'-6" out		LF		\$ -			
L1	5	8" PVC Sewer 6'-8" out	364.00	LF	49.15	\$ 17,890.60	364.00	17,890.60	364.00 \$ 17,890.60
L1	6	8" PVC Sewer 8'-10" out	532.00	LF	51.36	\$ 27,323.52	532.00	27,323.52	532.00 \$ 27,323.52
L1	7	8" PVC Sewer 10'-12" out	294.00	LF	55.00	\$ 16,170.00	294.00	16,170.00	294.00 \$ 16,170.00
L1	8	Manholes 48" 0'-6" Deep	1.00	EA	3,500.00	\$ 3,500.00	1.00	3,500.00	1.00 \$ 3,500.00
L1	9	Manholes 48" 6'-8" Deep	2.00	EA	3,750.00	\$ 7,500.00	2.00	7,500.00	2.00 \$ 7,500.00
L1	10	Manholes 48" 8'-10" Deep	2.00	EA	4,300.00	\$ 8,600.00	2.00	8,600.00	2.00 \$ 8,600.00
L1	11	Manholes 48" 10'-12" Deep	1.00	EA	3,000.00	\$ 3,000.00			1.00 \$ 3,000.00
L1	12	Onsite Backfill	752.00	CY	4.50	\$ 3,384.00	752.00	3,384.00	752.00 \$ 3,384.00
L1	13	Stone Bedding	66.00	CY	126.00	\$ 8,316.00	66.00	8,316.00	66.00 \$ 8,316.00
L1	14	TV Test - Laterals	2,128.00	LF	0.90	\$ 1,915.20		1,915.20	
L1	15	Manhole & Air - Test - Main/MH	1,190.00	LF	5.25	\$ 6,247.50		6,247.50	
L1		Storm System							
L1	1	Connect to Existing System	1.00	EA	4,650.00	\$ 4,650.00	1.00	4,650.00	1.00 \$ 4,650.00
L1	2	24" FES	1.00	EA	1,300.00	\$ 1,300.00	1.00	1,300.00	1.00 \$ 1,300.00

L1	3	8" Sock Storm Drain	700.00	LF	21.60	\$	14,700.00				14,700.00							\$		
L1	4	18" RCP Storm Drain	96.00	LF	89.80	\$	6,700.80	96.00	6,700.80									96.00	\$	6,700.80
L1	5	24" RCP Storm Drain	616.00	LF	88.70	\$	54,639.20	616.00	54,639.20									616.00	\$	54,639.20
L1	6	30" RCP Storm Drain	352.00	LF	118.50	\$	41,712.00	352.00	41,712.00									352.00	\$	41,712.00
L1	7	Storm Inlet, clean, inspect	1.00	LS	3,600.00	\$	3,600.00	1.00	3,600.00									1.00	\$	3,600.00
L1	8	Curb Inlet - Roll Over CB w/50# 8" SGD each way -	7.00	EA	7,170.00	\$	50,190.00	7.00	50,190.00									7.00	\$	50,190.00
L1	9	Storm Manhole	3.00	EA	4,050.00	\$	12,150.00	3.00	12,150.00									3.00	\$	12,150.00
L1	10	Select backfill in road ROW only	450.00	CY	28.40	\$	11,880.00	450.00	11,880.00									450.00	\$	11,880.00
L1		Water Distribution System																		
L1	1	DW-Connect Edg Water Main - 8" W/SLEEVE	2.00	EA	4,000.00	\$	8,000.00	2.00	8,000.00									2.00	\$	8,000.00
L1	2	DW-8" Ductile Iron Wtr Main	40.00	LF	58.30	\$	2,372.00	40.00	2,372.00									40.00	\$	2,372.00
L1	3	DW-8" PVC Water Main	1,360.00	LF	42.40	\$	57,664.00	1,360.00	57,664.00									1,360.00	\$	57,664.00
L1	4	8" Fire Hydrant Lead	80.00	LF	43.25	\$	4,180.00	80.00	4,180.00									80.00	\$	4,180.00
L1	5	DW-11" HDPE Service Tubing	2,140.00	LF	13.40	\$	28,676.00	2,140.00	28,676.00									2,140.00	\$	28,676.00
L1	6	DW-11" Service Lateral to 8"	50.00	EA	630.00	\$	31,500.00	50.00	31,500.00									50.00	\$	31,500.00
L1	7	Test & Chlorinate	1.00	LS	3,850.00	\$	3,850.00	1.00	3,850.00									1.00	\$	3,850.00
L1	8	DW-8" Gate Valves	3.00	EA	2,275.00	\$	6,825.00	3.00	6,825.00									3.00	\$	6,825.00
L1	9	DW-MISC Fittings	1.00	LS	49,700.00	\$	49,700.00	1.00	49,700.00									1.00	\$	49,700.00
L1	10	DW-Fine Hydrants w/8" Valve & Valve Box	4.00	EA	5,905.00	\$	23,620.00	4.00	23,620.00									4.00	\$	23,620.00
L1		Street Improvements																		
L1	1	1.5" Asphalt Surface Course	3,500.00	SY	14.20	\$	49,700.00		49,700.00											
L1	2	8" Graded Aggregate Base Course	3,500.00	SY	42.00	\$	147,000.00		147,000.00											
L1	3	18" Roll-over Curb & Gutter	2,420.00	LF	19.50	\$	47,190.00		47,190.00											
L1	4	4" Sidewalk (material only - as shown on plans)	1,347.65	SY	58.00	\$	7,999.90	78,175.40									78,175.40			
L1	5	Fine Grade for Sidewalk	1,347.65	SY	0.25	\$	336.91	11,118.76									11,118.76			
L1	6	Handdown Traffic Signs	3.00	ls	1,600.00	\$	4,800.00		4,800.00											
L1		Bid Alternates																		
L1	1	Elec. Backbone Conduit	3,060.00	LF	19.00	\$	58,140.00	3,060.00	58,140.00									3,060.00	\$	58,140.00
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L2	8	NPDES Monitoring (per Month)	6.00	MO	2,100.00	\$ 12,600.00	2	4,200.00	6,300.00	1.00	2,100.00	3.00	\$ 6,300.00
L2		Sanitary Sewer Pipe											
L2	1	Connect Exdg Stub Out 14-16"	1.00	EA	7,835.00	\$ 7,835.00	1	7,835.00				1.00	\$ 7,835.00
L2	2	10" PVC Sewer 14-16" cut	70.00	LF	72.31	\$ 5,061.70	70	5,061.70				70.00	\$ 5,061.70
L2	3	4" PVC Service Lateral	2,478.00	LF	20.30	\$ 50,303.40	2,478	50,303.40				2,478.00	\$ 50,303.40
L2	4	6"x4" Service Wye	58.00	EA	750.00	\$ 43,500.00	58	43,500.00				58.00	\$ 43,500.00
L2	5	8" PVC Sewer 6-8" cut	602.00	LF	49.15	\$ 29,588.30	602	29,588.30				602.00	\$ 29,588.30
L2	6	8" PVC Sewer 8-10" cut	392.00	LF	51.36	\$ 20,133.12	392	20,133.12				392.00	\$ 20,133.12
L2	7	8" PVC Sewer 10-12" cut	798.00	LF	65.00	\$ 43,890.00	798	43,890.00				798.00	\$ 43,890.00
L2	8	8" PVC Sewer 12-14" cut	308.00	LF	57.61	\$ 17,743.88	308	17,743.88				308.00	\$ 17,743.88
L2	9	Manholes 48" 6-8' Deep	1.00	EA	3,500.00	\$ 3,500.00	1	3,500.00				1.00	\$ 3,500.00
L2	10	Manholes 48" 8-10' Deep	2.00	EA	3,750.00	\$ 7,500.00	2	7,500.00				2.00	\$ 7,500.00
L2	11	Manholes 48" 10-12' Deep	2.00	EA	4,300.00	\$ 8,600.00	1	4,300.00				2.00	\$ 8,600.00
L2	12	Manholes 48" 12-14' Deep	4.00	EA	4,500.00	\$ 18,000.00	4	18,000.00				4.00	\$ 18,000.00
L2	13	Manholes 48" 12-14' Deep	1.00	EA	4,900.00	\$ 4,900.00	1	4,900.00				1.00	\$ 4,900.00
L2	14	Onsite Backfill	1,136.00	CY	4.50	\$ 5,112.00	1,136	5,112.00				1,136.00	\$ 5,112.00
L2	15	Stone Bedding	120.00	CY	126.00	\$ 15,120.00	120	15,120.00				120.00	\$ 15,120.00
L2	16	TV Test - Laterals	2,478.00	LF	0.30	\$ 2,230.20		2,230.20					
L2	17	Mandrel & Air - Test - Main/MH	1,170.00	LF	5.25	\$ 11,392.50		11,392.50					
L2		Storm System											
L2	1	Connect to Existing System	1.00	EA	4,650.00	\$ 4,650.00	1	4,650.00				1.00	\$ 4,650.00
L2	2	CONNECT TO EXISTING 48" RCP	1.00	EA	3,900.00	\$ 3,900.00	1	3,900.00				1.00	\$ 3,900.00
L2	3	30" FES	3.00	EA	1,450.00	\$ 4,350.00	3	4,350.00				3.00	\$ 4,350.00
L2	4	48" FES	3.00	EA	4,050.00	\$ 12,150.00	3	12,150.00				3.00	\$ 12,150.00
L2	5	6" Sock Storm Drain	1,200.00	LF	21.00	\$ 25,200.00		25,200.00					
L2	6	18" RCP Storm Drain	192.00	LF	69.80	\$ 13,401.60	192	13,401.60				192.00	\$ 13,401.60
L2	7	24" RCP Storm Drain	1,072.00	LF	87.70	\$ 95,086.40	1,072	95,086.40				1,072.00	\$ 95,086.40
L2	8	30" RCP Storm Drain	568.00	LF	118.50	\$ 67,308.00	568	67,308.00				568.00	\$ 67,308.00
L2	9	48" RCP Storm Drain	536.00	LF	247.10	\$ 132,445.60	536	132,445.60				536.00	\$ 132,445.60
L2	10	Storm test, clean, inspect	1.00	LS	3,600.00	\$ 3,600.00				1.00	3,600.00	1.00	\$ 3,600.00
L2	11	Curb Inlet - Roll Over CB w/50# 6" SGD each way	12.00	EA	7,170.00	\$ 86,040.00	12	86,040.00				12.00	\$ 86,040.00
L2	12	Yard Inlet	1.00	EA	5,100.00	\$ 5,100.00	1	5,100.00				1.00	\$ 5,100.00
L2	13	Storm Manhole	1.00	EA	4,050.00	\$ 4,050.00	1	4,050.00				1.00	\$ 4,050.00
L2	14	Select backfill in road ROW only	860.00	CY	28.40	\$ 22,704.00	860	22,704.00				860.00	\$ 22,704.00
L2	15	Rock Outfall - Overflow	152.00	SY	145.00	\$ 22,040.00				152.00	22,040.00	152.00	\$ 22,040.00
L2		Water Distribution System											
L2	1	DW-Connect Edg Water Main 12" & 14" W/SLEEVE	1.00	EA	14,500.00	\$ 14,500.00				1.00	14,500.00	1.00	\$ 14,500.00
L2	2	DW-12" Ductile Iron Wtr Main	80.00	LF	80.00	\$ 6,400.00	80	6,400.00				80.00	\$ 6,400.00
L2	3	DW-12" PVC Water Main	2,480.00	LF	74.80	\$ 185,504.00	2,480	185,504.00				2,480.00	\$ 185,504.00
L2	4	DW-14" PVC Water Main	11.00	LF	170.00	\$ 1,870.00	11	1,870.00				11.00	\$ 1,870.00
L2	5	6" Fire Hydrant Lead	120.00	LF	52.25	\$ 6,270.00	120	6,270.00				120.00	\$ 6,270.00
L2	6	DW-1" HDPE Service Tubing	2,500.00	LF	13.40	\$ 33,500.00	2,500	33,500.00				2,500.00	\$ 33,500.00
L2	7	DW-1" Service Lateral to 12"	58.00	EA	775.00	\$ 44,950.00	58	44,950.00				58.00	\$ 44,950.00
L2	8	Test & Chlorinate	1.00	LS	3,850.00	\$ 3,850.00				1.00	3,850.00	1.00	\$ 3,850.00
L2	9	DW-12" Gate Valve	4.00	EA	4,425.00	\$ 17,700.00	4	17,700.00				4.00	\$ 17,700.00
L2	10	DW-WISC Fittings	1.00	LS	91,270.50	\$ 91,270.50	1	91,270.50				1.00	\$ 91,270.50
L2	11	DW-Fire Hydrants w/6" Valve & Valve Box	6.00	EA	5,905.00	\$ 35,430.00	6	35,430.00				6.00	\$ 35,430.00
L2		Pavement											
L2	1	Petro Mat	400.00	SY	8.20	\$ 2,480.00		2,480.00					
L2	2	1.5" Asphalt Surface Course	6,165.00	SY	14.20	\$ 87,543.00		87,543.00					
L2	3	6" Graded Aggregate Base Course	6,165.00	SY	42.00	\$ 258,930.00		258,930.00					
L2	4	18" Roll-over Curb & Gutter	4,400.00	LF	19.50	\$ 85,800.00		85,800.00					
L2	5	Concrete Flume	1.00	EA	1,900.00	\$ 1,900.00		1,900.00					
L2	6	4" Sidewalk (non-traffic areas only - as shown on plans)	2351.52	SY	56.00	\$ 8,564.00	136,388.20	8,564.00	136,388.20				
L2	7	Fine Grade for Sidewalk	2351.52	SY	8.25	\$ 17,744.00	19,400.05	17,744.00	19,400.05				
L2	8	ADA TRUNCATED PAVERS AT HC RAMP	24.00	SF	200.00	\$ 4,800.00		4,800.00					
L2	9	Fine Grade for HC Ramp	3.00	EA	65.85	\$ 197.55		197.55					
L2	10	Thermo Stop Bars	1.00	EA	600.00	\$ 600.00		600.00					
L2	11	Thermo Crosswalks	2.00	EA	1,150.00	\$ 2,300.00		2,300.00					
L2	12	Westbrook Traffic Signs	5.00	EA	1,600.00	\$ 8,000.00		8,000.00					
L2		Bid Alternates											
L2	1	Elec. Backbone Conduit	2,460	LF	19.00	\$ 46,740.00	2,460	46,740.00				2,460.00	\$ 46,740.00
L2		PHASE											
L3		Site Prep & Gen Mobilization											
L3	1	Site Con - Mobilization	1.00	LS	7,000.00	\$ 7,000.00	1.00	7,000.00				1.00	\$ 7,000.00

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L3	2	Site Con - GPS, Staking	1.00	LS	9,800.00	\$	9,800.00	0.50	4,900.00	4,900.00	-	-	0.50	\$	4,900.00
L3	3	Site Con - Asbuilts	1.00	LS	4,500.00	\$	4,500.00	-	-	2,250.00	0.50	2,250.00	0.50	\$	2,250.00
L3	4	Site Con - Materials & Compaction Testing for Road	1.00	LS	11,200.00	\$	11,200.00	-	-	11,200.00	-	-	-	\$	-
L3	5	Site Con - Soils Testing for Pads	56.00	EA	160.00	\$	8,960.00	-	-	7,360.00	10.00	1,600.00	10.00	\$	1,600.00
L3		Earthwork													
L3	1	Diri swap topsoil for suitable fill	4,475.00	CY	4.80	\$	21,480.00	4,475	21,480.00	-	-	-	4,475.00	\$	21,480.00
L3	2	General Cuts	575.00	CY	4.75	\$	2,731.25	575	2,731.25	-	-	-	575.00	\$	2,731.25
L3	3	Import Fill - Place & Compact for Pads	3,636.00	CY	26.40	\$	95,996.40	2,685	70,884.00	-	951.00	25,106.40	3,636.00	\$	95,996.40
L3	4	Import Fill - Place & Compact for Roads	4,827.00	CY	26.40	\$	127,696.80	1,050	27,720.00	99,976.80	-	-	1,050.00	\$	27,720.00
L3	5	Muck Roads	3,648.00	CY	4.70	\$	17,145.60	1,200	5,640.00	-	2,448.00	11,505.60	3,648.00	\$	17,145.60
L3	6	Place and Compact Pad Fill	7,383.00	CY	1.65	\$	12,181.95	3,500	5,775.00	-	3,883.00	6,406.95	7,383.00	\$	12,181.95
L3	7	Place and Compact general fill from cuts	10,487.00	CY	1.65	\$	17,303.55	4,000	6,600.00	-	6,487.00	10,703.55	10,487.00	\$	17,303.55
L3	8	Mud/Dry Pond excavation required for pad fill	11,019.00	CY	1.90	\$	30,936.10	-	-	20,936.10	-	-	-	\$	-
L3	9	Grade Areas Outside Pavement	66,308.00	SY	0.08	\$	64,981.84	18,500	18,130.00	46,851.84	-	-	18,500.00	\$	18,130.00
L3	10	Strip & Stockpile Topsoil	9,149.00	CY	4.15	\$	37,968.35	9,149	37,968.35	-	-	-	9,149.00	\$	37,968.35
L3	11	Respread Topsoil	9,149.00	CY	4.15	\$	37,968.35	9,149	37,968.35	-	-	-	9,149.00	\$	37,968.35
L3		Finish Grading													
L3	1	Fine Grade Sub-Grade for Curb	3,680.00	LF	3.50	\$	12,880.00	-	-	12,880.00	-	-	-	\$	-
L3	2	Backfill & Dress Behind Curb	1,680.00	LF	2.06	\$	7,580.80	-	-	7,580.80	-	-	-	\$	-
L3	3	Fine Grade Road Sub-Grade	5,485.00	SY	3.50	\$	19,197.50	-	-	19,197.50	-	-	-	\$	-
L3	4	Fine Grade GABC & Paving Prep	5,485.00	SY	3.50	\$	19,197.50	-	-	19,197.50	-	-	-	\$	-
L3	5	Final Grade Lots & Common Areas for Grassing	66,308.00	SY	0.32	\$	21,218.56	-	-	21,218.56	-	-	-	\$	-
L3		Erosion Control													
L3	1	Construction Entrance - Install and Maintain	1.00	EA	2,200.00	\$	2,200.00	1	2,200.00	-	-	-	1.00	\$	2,200.00
L3	2	Silt Fence - Sd1-NS (TP-A) Single Row	325.00	LF	3.65	\$	1,186.25	325	1,186.25	-	-	-	325.00	\$	1,186.25
L3	3	Silt Fence - Sd1-S (TP-C) Double Row	325.00	LF	7.10	\$	2,307.50	325	2,307.50	-	-	-	325.00	\$	2,307.50
L3	4	Initial Protection - Before Paving	12.00	EA	170.00	\$	2,040.00	-	-	-	12.00	2,040.00	-	\$	-
L3	5	Initial Protection - After Paving	10.00	EA	125.00	\$	1,250.00	-	-	1,250.00	-	-	-	\$	-
L3	6	Grassing - Stabilized	66,308.00	SY	0.07	\$	57,887.96	-	-	57,887.96	-	-	-	\$	-
L3	7	Rip Rap AT FES	40.00	SY	145.00	\$	5,800.00	-	-	5,800.00	-	-	-	\$	-
L3	8	NPDES Monitoring (per Month)	6.00	MO	2,100.00	\$	12,600.00	1	2,100.00	8,400.00	1.00	2,100.00	2.00	\$	4,200.00
L3		Sewer System													
L3	1	4" PVC Service Lateral	2,380.00	LF	20.30	\$	48,314.00	2,380	48,314.00	-	-	-	2,380.00	\$	48,314.00
L3	2	8"x4" Service Wye	56.00	EA	750.00	\$	42,000.00	56	42,000.00	-	-	-	56.00	\$	42,000.00
L3	3	8" PVC Sewer 0'-6" cut	88.00	LF	47.85	\$	4,210.80	88	4,210.80	-	-	-	88.00	\$	4,210.80
L3	4	8" PVC Sewer 6'-8" cut	812.00	LF	49.15	\$	39,909.80	812	39,909.80	-	-	-	812.00	\$	39,909.80
L3	5	8" PVC Sewer 8'-10" cut	938.00	LF	51.36	\$	48,175.68	938	48,175.68	-	-	-	938.00	\$	48,175.68
L3	6	Manholes 48" 0'-6" Deep	3.00	EA	3,500.00	\$	10,500.00	3	10,500.00	-	-	-	3.00	\$	10,500.00
L3	7	Manholes 48" 6'-8" Deep	4.00	EA	3,750.00	\$	15,000.00	4	15,000.00	-	-	-	4.00	\$	15,000.00
L3	8	Manholes 48" 8'-10" Deep	3.00	EA	4,300.00	\$	12,900.00	3	12,900.00	-	-	-	3.00	\$	12,900.00
L3	9	Grate Bedding	1,010.00	CY	4.50	\$	4,545.00	1,010	4,545.00	-	-	-	1,010.00	\$	4,545.00
L3	10	Stone Bedding	101.00	CY	126.00	\$	12,726.00	101	12,726.00	-	-	-	101.00	\$	12,726.00
L3	11	TV Test - Laterals	2,380.00	LF	0.90	\$	2,142.00	-	-	2,142.00	-	-	-	\$	-
L3	12	Mandrel & Air - Test - Main/MH	1,834.00	LF	5.25	\$	9,628.50	-	-	9,628.50	-	-	-	\$	-
L3		Storm System													
L3	1	24" FES	1.00	EA	1,300.00	\$	1,300.00	1	1,300.00	-	-	-	1.00	\$	1,300.00
L3	2	30" FES	2.00	EA	1,450.00	\$	2,900.00	2	2,900.00	-	-	-	2.00	\$	2,900.00
L3	3	6" Rock Storm Drain 2X1' W/ SAND	1,000.00	LF	21.00	\$	21,000.00	-	-	21,000.00	-	-	-	\$	-
L3	4	18" RCP Storm Drain	160.00	LF	69.80	\$	11,168.00	160	11,168.00	-	-	-	160.00	\$	11,168.00
L3	5	24" RCP Storm Drain	744.00	LF	80.70	\$	65,992.80	744	65,992.80	-	-	-	744.00	\$	65,992.80
L3	6	30" RCP Storm Drain	336.00	LF	118.50	\$	39,816.00	336	39,816.00	-	-	-	336.00	\$	39,816.00
L3	7	Storm Inlet, clean, inspect	1.00	LS	3,600.00	\$	3,600.00	-	-	-	1.00	3,600.00	-	\$	-
L3	8	Curb Inlet - Roll Over CB w/50# 6" SGD each way	10.00	EA	71,700.00	\$	71,700.00	10	71,700.00	-	-	-	10.00	\$	71,700.00
L3	9	Storm Manhole	2.00	EA	4,080.00	\$	8,160.00	2	8,160.00	-	-	-	2.00	\$	8,160.00
L3	10	Select backfill in road ROW only	809.00	CY	20.40	\$	21,357.60	809	21,357.60	-	-	-	809.00	\$	21,357.60
L3		Water Distribution System													
L3	1	DW-Connect Exdg Water Main 12" W/SLEEVE	1.00	EA	7,200.00	\$	7,200.00	-	-	-	1.00	7,200.00	-	\$	-
L3	2	DW - 8" Ductile Iron Wtr Main	80.00	LF	69.30	\$	4,744.00	80	4,744.00	-	-	-	80.00	\$	4,744.00
L3	3	DW-8" PVC Water Main	1,840.00	LF	42.40	\$	78,016.00	1,840	78,016.00	-	-	-	1,840.00	\$	78,016.00
L3	4	DW-12" PVC Water Main	120.00	LF	74.80	\$	8,976.00	120	8,976.00	-	-	-	120.00	\$	8,976.00
L3	5	8" Fire Hydrant Lead	80.00	LF	52.25	\$	4,180.00	80	4,180.00	-	-	-	80.00	\$	4,180.00
L3	6	DW-1" HDPE Service Tubing	2,400.00	LF	13.40	\$	32,160.00	1,650	32,110.00	-	750.00	10,050.00	2,400.00	\$	32,160.00
L3	1	DW-1" Service Lateral to 8"	56.00	EA	630.00	\$	35,280.00	39	24,570.00	-	17.00	10,710.00	56.00	\$	35,280.00
L3	2	Test & Chlorinate	1.00	LS	3,850.00	\$	3,850.00	-	-	-	1.00	3,850.00	-	\$	-
L3	1	DW-8" Gate Valves	2.00	EA	2,275.00	\$	4,550.00	2	4,550.00	-	-	-	2.00	\$	4,550.00

ITEM E

L3	1	DW-12" Gate Valve	1.00	EA	4,425.00	\$	4,425.00	1	4,425.00	-	-	-	-	1.00	\$	4,425.00
L3	1	DW-MISC Fittings	1.00	LS	72,420.00	\$	72,420.00	1	61,557.00	-	0.15	10.863.00	-	1.00	\$	72,420.00
L3	2	DW-Fire Hydrants w/8" Valve & Valve Box	4.00	EA	5,905.00	\$	23,620.00	4	23,620.00	-	-	-	-	4.00	\$	23,620.00
L3		Street Improvements														
L3	1	Petro Mat	400.00	SY	5.20	\$	2,080.00			2,480.00					\$	-
L3	2	1.5" Asphalt Surface Course	5,485.00	SY	14.20	\$	77,887.00			77,887.00					\$	-
L3	1	8" Graded Aggregate Base Course	5,485.00	SY	42.00	\$	230,370.00			230,370.00					\$	-
L3	1	18" Rollover Curb & Gutter	3,680.00	LF	19.50	\$	71,760.00			71,760.00					\$	-
L3	2	Concrete Flume	1.00	EA	1,900.00	\$	1,900.00			1,900.00					\$	-
L3	1	4" Sidewalk (non-thermo-cast only - as shown on plans)	824.33	SY	58.00	\$	47,710.00		30,205.39	17,504.61		30,205.39			\$	-
L3	2	Fine Grade for Sidewalk	824.33	SY	8.25	\$	6,794.40		3,148.90	3,645.50		3,148.90			\$	-
L3	3	ADA TRUNCATED PAVERS AT HD RAMP	32.00	SF	200.00	\$	6,400.00			6,400.00					\$	-
L3	4	Fine Grade for HEC Ramp	4.00	EA	65.85	\$	263.40			263.40					\$	-
L3	5	Thermo Stop Bars	1.00	EA	600.00	\$	600.00			600.00					\$	-
L3	1	Thermo Crosswalks	3.00	EA	1,150.00	\$	2,300.00			2,300.00					\$	-
L3	2	Westbrook Traffic Signs	3.00	EA	1,600.00	\$	4,800.00			4,800.00					\$	-
L3		Bid Alternates														
L3	1	Elec. Backbone Conduit	2,400	LF	19.00	\$	45,600.00	1,000	19,000.00	-	1,400.00	26,600.00	-	2,400.00	\$	45,600.00
			10.0%													
								TOTALS	\$ 3,976,467.16	2,233,341.76	TOTALS	\$ 314,681.26	TOTALS		\$ 3,891,148.40	
									\$ 612,439.02	RETENTION	\$ 31,468.13	RETENTION			\$ 388,114.84	
									\$ 8,811,861.14	TOTAL INV.	\$ 3,218,820.44	TOTAL INV.	\$ 283,213.13	TOTAL INVOICED TO DATE		\$ 3,602,033.58

TOTAL COST OF
IMPROVEMENTS =
\$6,411,201.89

TOTAL COST OF
IMPROVEMENTS
COMPLETED TO DATE =
\$3,904,748.40

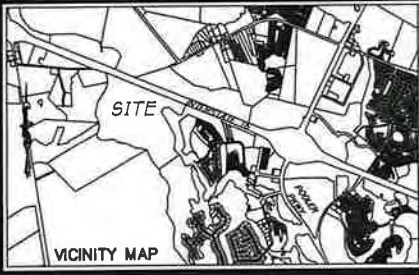
PROJECT L-1	\$1,458,231.95	COST OF IMPROVEMENTS	PROJECT L-1	\$ 923,361.77	COMPLETED TO DATE
PROJECT L-2	\$3,018,449.31	COST OF IMPROVEMENTS	PROJECT L-2	\$1,875,846.75	COMPLETED TO DATE
PROJECT L-3	\$1,934,520.63	COST OF IMPROVEMENTS	PROJECT L-3	\$1,105,539.88	COMPLETED TO DATE

PROJECT PERFORMANCE BOND AMOUNT = TOTAL COST OF IMPROVEMENTS - COMPLETED TO DATE X 150%

PROJECT L-1 PERFORMANCE BOND AMOUNT = \$ 802,305.27
PROJECT L-2 PERFORMANCE BOND AMOUNT = \$1,713,903.84
PROJECT L-3 PERFORMANCE BOND AMOUNT = \$1,243,471.12

ITEM E

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



NOTES:

1. ALL LOTS SHALL HAVE A MINIMUM BUILDING SETBACK LINE AS INDICATED.
2. LOTS WILL HAVE EASEMENTS AS SHOWN ON THE PLAT.
3. STREET ADDRESSES PER CHART HEREON.
4. ALL BENCHMARK ELEVATIONS ARE BASED ON NAVD 83 DATUM.
5. IN MY OPINION IN ACCORDANCE WITH F.I.R.M. MAP NO. 12051001003, EFFECTIVE DATE OF AUGUST 16, 2018 A PORTION OF THIS PROPERTY DOES LIE WITHIN THE FLOOD ZONE. FLOOD ZONES CHANGE OFTEN AND THE LATEST F.I.R.M. MAP SHOULD BE CHECKED PRIOR TO ANY CONSTRUCTION.
6. STREETS IN THIS SUBDIVISION SHALL BE PAVED BY THE DEVELOPER AS REQUIRED BY CITY OF POOLER.
7. SANITARY SEWER AND WATER SHALL BE CONNECTED TO EXISTING CITY OF POOLER SYSTEM.
8. ALL INTERIOR LOT CORNERS SHALL BE MARKED BY 5/8" IRON PINS.
9. STREET MARKERS SHALL BE PLACED AT ALL STREET INTERSECTIONS.
10. ALL EASEMENTS SHOWN ARE INTENDED TO BE USED FOR THE INSTALLATION OF UTILITIES BY CITY OF POOLER AND SUCH OTHER UTILITY PROVIDERS AS ARE GRANTED WRITTEN EASEMENTS BY THE OWNER. EASEMENTS HEREON IN FAVOR OF THE CITY OF POOLER AND SAVANNAH QUARTERS COMMUNITY ASSOCIATION, INC. ARE SHOWN WITH THE SYMBOL A AND EASEMENTS ONLY IN FAVOR OF THE WESTBROOK, SAVANNAH QUARTERS COMMUNITY ASSOCIATION, INC. WOODYARD AND SAVANNAH QUARTERS HOMEOWNERS ASSOC. ARE SHOWN WITH THE SYMBOL B.
11. THE ROADWAYS AND DRAINAGE SYSTEM WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER AND/OR THE PROPERTY OWNERS ASSOCIATION, NOT THE CITY OF POOLER.
12. THERE SHALL BE ACCESS FOR OFFICIAL AND EMERGENCY VEHICLES.
13. ANY CUSTOM STREET SIGNS & POSTS SHALL BE FURNISHED BY THE DEVELOPER & SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

REFERENCES:

1. PLAT RECORD BOOK 20-P, PAGES 41A-W
2. WESTBROOK GLEN SUBDIVISION PHASE 1 IN PLAT RECORD BOOK 52, PAGE 481
3. WETLAND PLAT DATED MAY 10, 2005 IN PLAT RECORD BOOK 31-P, PAGES 3A-3F
4. WESTBROOK GLEN SUBDIVISION PHASE 2 IN PLAT RECORD BOOK 53, PAGE 300
5. PLAT RECORD BOOK 21-P, PAGE 49
6. PLAT RECORD BOOK 30-P, PAGE 7
7. WESTBROOK AREA K-1 - PLAT RECORD BOOK 53, PAGE 454
8. WESTBROOK AREA K-2 - PLAT RECORD BOOK 53, PAGE 455
9. WESTBROOK AREA K-3 - PLAT RECORD BOOK 53, PAGE 456
10. MINOR SUBDIVISION OF TRACT L-1 PLAT RECORD BOOK 54, PAGE 7

APPROVED BY THE PLANNING AND ZONING COMMISSION _____ 2024

CHAIRMAN _____

APPROVED BY THE MAYOR AND COUNCIL, CITY OF POOLER _____ 2024

MAYOR _____ COUNCILWOMAN _____

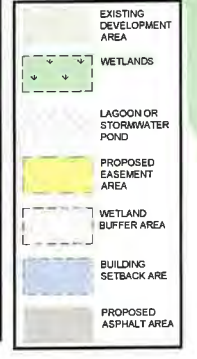
COUNCILMAN _____ COUNCILWOMAN _____

COUNCILMAN _____ COUNCILMAN _____

COUNCILMAN _____

BY SIGNATURE BELOW AND RECORDING OF THIS PLAT, SOUTHWEST QUARTER HOLDINGS LLC HEREBY DECATES THE DRAINAGE, ACCESS AND UTILITY EASEMENTS INDICATED TO THE CITY OF POOLER FOR THE USES INTENDED. PRIVATE ROAD RIGHTS OF WAY, COMMON AREAS AND STORMWATER PONDS WILL BE DEDICATED TO THE PROPERTY OWNER'S ASSOCIATION FOR OWNERSHIP AND MAINTENANCE AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF POOLER.

SOUTHWEST QUARTER HOLDINGS LLC
BY JESSE R. BAKER, ITS AUTHORIZED SIGNATORY



AREA TABLE		
AREA	ACRES	SQ. FT.
L-1 BOUNDARY	8.82	384265.82
L-1 BIRCHOLT GROVE R/W	1.67	72959.13

Parcel Table			
LOT	ACRES	SQ. FT.	ADDRESS
1134	0.13	5619.86	201 BIRCHOLT GROVE
1135	0.12	5250.00	203 BIRCHOLT GROVE
1136	0.12	5424.17	205 BIRCHOLT GROVE
1137	0.13	5528.91	207 BIRCHOLT GROVE
1138	0.13	5528.91	209 BIRCHOLT GROVE
1139	0.13	5528.91	211 BIRCHOLT GROVE
1140	0.13	5528.91	213 BIRCHOLT GROVE
1141	0.13	5528.91	215 BIRCHOLT GROVE
1142	0.13	5528.91	217 BIRCHOLT GROVE
1143	0.14	5880.11	219 BIRCHOLT GROVE
1144	0.14	5968.48	221 BIRCHOLT GROVE
1145	0.13	5647.41	223 BIRCHOLT GROVE
1146	0.15	6327.35	225 BIRCHOLT GROVE
1147	0.14	6313.86	227 BIRCHOLT GROVE
1148	0.14	5885.98	229 BIRCHOLT GROVE
1149	0.12	5435.55	231 BIRCHOLT GROVE
1150	0.15	6426.99	233 BIRCHOLT GROVE
1151	0.17	7248.80	235 BIRCHOLT GROVE
1152	0.17	7381.05	237 BIRCHOLT GROVE
1153	0.18	7764.96	239 BIRCHOLT GROVE
1154	0.17	7511.80	241 BIRCHOLT GROVE
1155	0.15	6384.22	243 BIRCHOLT GROVE
1156	0.13	5725.30	245 BIRCHOLT GROVE
1157	0.20	8541.94	247 BIRCHOLT GROVE
1158	0.26	11359.80	249 BIRCHOLT GROVE
1159	0.18	7744.27	251 BIRCHOLT GROVE

Parcel Table			
LOT	ACRES	SQ. FT.	ADDRESS
1160	0.23	10097.08	253 BIRCHOLT GROVE
1161	0.17	7546.44	255 BIRCHOLT GROVE
1162	0.15	6513.88	257 BIRCHOLT GROVE
1163	0.14	5983.75	259 BIRCHOLT GROVE
1164	0.14	5983.75	261 BIRCHOLT GROVE
1165	0.13	5631.09	263 BIRCHOLT GROVE
1166	0.13	5690.37	265 BIRCHOLT GROVE
1167	0.14	6209.13	267 BIRCHOLT GROVE
1168	0.14	6210.09	269 BIRCHOLT GROVE
1169	0.14	6208.18	271 BIRCHOLT GROVE
1170	0.12	5443.05	273 BIRCHOLT GROVE
1171	0.13	5875.00	275 BIRCHOLT GROVE
1172	0.13	5875.00	277 BIRCHOLT GROVE
1173	0.13	5503.52	279 BIRCHOLT GROVE
1174	0.13	5658.81	281 BIRCHOLT GROVE
1175	0.13	5658.81	283 BIRCHOLT GROVE
1176	0.13	5658.81	285 BIRCHOLT GROVE
1177	0.13	5658.81	287 BIRCHOLT GROVE
1178	0.13	5658.81	289 BIRCHOLT GROVE
1179	0.13	5658.81	291 BIRCHOLT GROVE
1180	0.13	5658.81	293 BIRCHOLT GROVE
1181	0.12	5398.38	295 BIRCHOLT GROVE
1182	0.12	5250.00	297 BIRCHOLT GROVE
1183	0.12	5250.00	299 BIRCHOLT GROVE

BENCHMARK TABLE - NAVD 83		
BM NAME	Raw Description	Elevation
1	RR SPK IN 12" OAK	18.35
18	BENCH TIE IN 12" PINE	17.32
19	NAIL SET IN 14" PINE	17.98

CURVE TABLE					
CURVE NO.	DELTA	ARC	RADIUS	TANGENT	CHORD DIR.
C1	20°09'11"	142.45	405.00	71.97	S22°28'20"W 141.72
C2	33°52'44"	144.87	245.00	74.62	S19°34'34"W 142.77
C3	31°29'34"	327.04	595.00	167.77	S17°06'35"E 322.94
C4	18°15'36"	126.06	375.00	63.63	S52°12'44"W 125.46
C5	19°56'36"	314.79	905.00	158.98	N22°53'35"W 313.16
C6	32°23'27"	28.27	50.00	14.52	N10°11'57"W 27.89
C7	40°41'36"	35.51	50.00	18.54	N3°47'02"W 34.77
C8	18°12'35"	15.89	50.00	8.01	N41°52'33"E 15.82
C9	31°05'33"	27.13	50.00	13.91	N17°13'28"E 26.80
C10	85°15'46"	74.41	50.00	46.03	N58°16'50"E 67.73
C11	51°01'21"	44.53	50.00	23.86	N47°25'51"E 43.07
C12	31°29'34"	428.73	780.00	219.93	N17°06'35"W 423.35
C13	33°52'44"	254.26	430.00	130.97	N15°34'34"E 250.57
C14	28°47'09"	110.53	218.99	56.46	N18°07'23"E 109.37
C15	45°04'27"	15.73	20.00	8.30	N18°48'23"W 15.33
C16	268°49'32"	234.59	50.00	51.04	S88°55'51"E 71.43
C17	43°58'18"	15.35	20.00	8.07	S25°28'45"W 14.98
C18	29°09'19"	141.75	280.00	72.43	S18°00'46"W 140.24
C19	33°52'44"	218.78	370.00	112.89	S15°34'34"W 215.61
C20	31°29'34"	395.75	720.00	203.01	S17°06'35"E 390.79
C21	19°15'36"	126.06	375.00	63.63	S52°12'44"W 125.46
C22	1°52'43"	29.67	905.00	14.84	N31°56'01"W 29.67
C23	1°53'17"	25.70	780.00	12.85	S31°55'18"E 25.70
C24	3°00'29"	47.51	905.00	23.76	N29°28'26"W 47.51
C25	3°00'29"	40.95	780.00	20.48	S29°28'26"E 40.95
C26	3°00'29"	47.51	905.00	23.76	N26°27'57"W 47.51
C27	3°00'29"	40.95	780.00	20.48	S26°27'57"E 40.95
C28	3°00'29"	47.51	905.00	23.76	N23°27'28"W 47.51
C29	3°00'29"	40.95	780.00	20.48	S23°27'28"E 40.95
C30	3°00'29"	47.51	905.00	23.76	N20°26'59"W 47.51
C31	3°00'29"	40.95	780.00	20.48	S20°26'59"E 40.95
C32	3°00'29"	47.51	905.00	23.76	N17°26'30"W 47.51
C33	3°00'29"	40.95	780.00	20.48	S17°26'30"E 40.95
C34	3°00'29"	47.51	905.00	23.76	N14°26'01"W 47.51
C35	3°00'29"	40.95	780.00	20.48	S14°26'01"E 40.95
C36	3°00'29"	40.95	780.00	20.48	S11°25'32"E 40.95
C37	3°00'29"	40.95	780.00	20.48	S8°25'03"E 40.95
C38	3°00'30"	40.95	780.00	20.48	S5°24'34"E 40.95
C39	2°32'31"	34.80	780.00	17.30	S2°30'03"E 34.80
C40	36°41'06"	32.01	50.00	16.58	N1°46'48"W 31.47
C41	4°00'27"	3.50	50.00	1.75	N22°07'36"W 3.50
C42	3°59'51"	29.83	430.00	14.82	S0°36'37"W 29.82
C43	5°20'51"	40.13	430.00	20.08	S5°16'29"W 40.12
C44	5°20'47"	40.13	430.00	20.08	S10°36'20"W 40.12
C45	5°20'51"	40.13	430.00	20.08	S15°57'11"W 40.12
C46	5°20'51"	40.13	430.00	20.08	S21°18'03"W 40.12
C47	5°20'51"	40.13	430.00	20.08	S26°35'47"W 40.12
C48	3°11'06"	23.96	431.10	11.99	S30°55'08"W 23.96
C49	12°56'12"	53.45	220.00	26.86	S25°31'57"W 53.32
C50	14°50'10"	57.08	220.42	28.70	S11°09'47"W 56.92
C51	92°56'07"	61.10	50.00	52.83	S5°07'26"W 72.50
C52	20°09'21"	17.58	50.00	8.89	N62°51'51"E 17.50
C53	30°52'01"	26.94	50.00	13.80	N37°21'10"E 26.81
C54	84°33'18"	73.79	50.00	45.46	N86°07'51"W 67.27
C55	42°07'19"	36.75	50.00	19.25	N22°47'32"W 35.94
C56	49°12'46"	42.95	50.00	22.90	N22°52'31"E 41.64
C57	37°37'08"	13.13	20.00	6.81	N28°40'21"E 12.90
C58	8°49'56"	43.16	280.00	21.62	N7°56'47"E 43.12
C59	6°38'11"	2.32	20.00	1.16	N6°33'09"E 2.32
C60	8°01'17"	39.20	280.00	19.63	N16°22'34"E 39.17
C61	8°01'17"	56.70	405.00	28.40	S16°22'34"W 56.65
C62	8°01'17"	56.70	405.00	28.40	S24°23'41"W 56.65
C63	8°01'17"	39.20	280.00	19.63	N24°23'41"E 38.17
C64	4°06'36"	29.05	405.00	14.53	S30°27'37"W 29.05
C65	4°06'36"	20.08	280.00	10.05	N30°27'37"E 20.08
C66	4°14'58"	18.17	245.00	9.09	S30°23'25"W 18.17
C67	4°14'58"	27.44	370.00	13.73	N30°23'25"E 27.44
C68	9°15'20"	39.58	245.00	19.83	S23°38'17"W 39.53
C69	9°15'20"	59.77	370.00	29.95	N23°38'17"E 59.70
C70	9°15'20"	39.58	245.00	19.83	S14°22'58"W 39.53
C71	9°15'29"	59.78	370.00	29.96	N14°22'53"E 59.72
C72	9°15'20"	39.58	245.00	19.83	S5°07'38"W 39.53
C73	9°51'11"	59.75	370.00	29.94	N5°07'34"E 59.68
C74	1°51'46"	7.97	245.00	3.98	S0°25'55"E 7.97
C75	1°51'46"	12.03	370.00	6.02	N0°25'55"W 12.03
C76	2°26'47"	25.41	595.00	12.70	S2°35'12"E 25.40
C77	2°26'47"	30.74	720.00	15.37	N2°35'12"W 30.74
C78	3°56'42"	40.97	595.00	20.49	S5°46'56"E 40.96
C79	3°56'42"	40.97	720.00	20.48	N5°46'56"W 40.96
C80	3°56'42"	40.97	595.00	20.49	S9°43'38"E 40.96

CURVE TABLE					
CURVE NO.	DELTA	ARC	RADIUS	TANGENT	CHORD DIR.
C81	3°56'42"	49.57	720.00	24.80	N8°43'36"W 49.56
C82	3°56'42"	40.97	595.00	20.48	S13°40'20"E 40.96
C83	3°56'42"	49.57	720.00	24.80	N13°40'20"W 49.56
C84	3°56'42"	40.97	595.00	20.49	S17°37'02"E 40.96
C85	3°56'42"	49.57	720.00	24.80	N17°37'02"W 49.56
C86	3°56'42"	40.97	595.00	20.48	S21°33'43"E 40.96
C87	3°56'42"	49.57	720.00	24.80	N21°33'43"W 49.56
C88	3°56'42"	40.97	595.00	20.49	S25°30'25"E 40.96
C89	3°56'42"	49.57	720.00	24.80	N25°30'25"W 49.56
C90	3°56'42"	40.97	595.00	20.49	S29°27'07"E 40.96
C91	3°56'42"	49.57	720.00	24.80	N29°27'07"W 49.56
C92	1°25'54"	14.67	595.00	7.43	S32°08'25"E 14.67
C93	1°26'32"	18.12	720.00	9.06	N32°08'44"W 18.12

EASEMENT CURVE TABLE					
CURVE NO.	DELTA	ARC	RADIUS	TANGENT	CHORD DIR.
E-C1	90°05'43"	102.23	65.00	65.13	S57°46'28"E 92.01

LINE TABLE		
LINE NO	DIRECTION	LENGTH
L1	S51°06'51"E	45.59
L2	S34°06'58"E	57.85
L3	S13°00'12"E	70.36
L4	S32°51'22"E	110.76
L5	S32°51'22"E	10.19
L6	N32°51'22"W	20.07
L7	N29°28'58"W	50.40
L8	N5°59'47"E	56.29
L9	N26°23'41"W	49.63
L10	N6°49'34"W	40.36
L11	N16°33'45"E	70.97
L12	N24°07'59"W	53.27
L13	N50°58'50"E	54.64
L14	N32°46'15"E	55.76
L15	N1°40'42"E	43.06
L16	N24°06'57"E	27.51
L17	S79°09'17"E	26.17
L18	N72°56'31"E	39.69
L19	N21°55'16"E	33.33
L20	S38°24'30"E	0.78

ITEM F

Bond No.: ES00017891

Principal Amount: \$1,713,903.84

Premium: \$12,854.00/1 yr.

SUBDIVISION PERFORMANCE BOND

Project: Westbrook, Area L-2

City of Pooler Permit No.: (if applicable)

Project Location: Savannah Quarters, Pooler, GA

KNOW ALL MEN BY THESE PRESENTS:

That SQ Res Land, LLC, registered business address of 100 Blue Moon Crossing, Suite 114, Pooler, GA 31322, as Principal, hereinafter called "PRINCIPAL," and Everest Reinsurance Company as Surety, hereinafter called the "SURETY," registered business address of 100 Everest Way, Warren Corporate Center, Warren, NJ 07059, a Surety insurer, chartered and existing under the laws of the State of Delaware, and authorized to do business in the State of Georgia, are held and firmly bound unto City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and Aldermanic Board, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "OBLIGEE," in the penal sum of One Million Seven Hundred Thirteen Thousand Nine* and 00/100 Dollars (\$ 1,713,903.84), lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

*Hundred Three & 84/100ths

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, Principal has agreed to construct in Pooler, Georgia, the following improvements: Westbrook, Area L-2. Said improvements shall be constructed in accordance with all applicable federal, state, and local rules, regulations, laws, etc. including without limitation the Code of Ordinances for the City of Pooler, Georgia.

NOW THEREFORE, until this obligations hereunder cease as outlined herein:

1. This bond shall not automatically expire, but in the sole discretion of Obligee, if the said Principal shall construct, or have constructed, the improvements herein described, and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void, otherwise to remain in full force and effect.

2. The Surety, upon receipt of written notice from the Obligee indicating any non-performance or default by Principal, will complete the improvements or pay to the Obligee such amount up to the Principal Amount of this bond which will allow the Obligee to complete the improvements.

3. In the event any non-performance or default is not cured within ten (10) days following the date of the written notice being received by Surety, Obligee may proceed to have the work completed. Upon completion, Obligee shall present a written statement of costs to Surety for any work completed pursuant to the terms herein. The Surety shall provide payment in full of the amount shown on the statement of costs to Obligee within three (3) business days of receipt of the statement of costs, up to the Principal Amount of this bond. The Surety shall pay all costs and expenses, including reasonable attorney fees incurred by Obligee in enforcing the terms of this bond.

ITEM F

The principal amount of this Bond may be reduced in accordance with the Code of Ordinances for the City of Pooler, upon express written approval by the Obligee.

IN WITNESS WHEREOF, Contractor and Surety do hereby duly execute this Bond No.: ES00017891, this 1st day of July, 2024.

(SEAL)
ATTEST:

WITNESS AS TO CONTRACTOR

WITNESS AS TO CONTRACTOR

CONTRACTOR SQ Res Land, LLC

CONTRACTOR – Signature

(Print Name)

By:

Title

(SEAL)
ATTEST:

WITNESS AS TO SURETY

WITNESS AS TO SURETY

COMPANY NAME

Everest Reinsurance Company

SURETY (Print Company Name)

26 Plaza Square, Suite 200, Orange, CA 92866

Business Address

By:

Authorized Signature

(Print Name)

OR

(SEAL)
ATTEST:

WITNESS AS TO AGENT

Wrenetta Walker

WITNESS AS TO AGENT

SURETY'S AGENT

By:

As Attorney in Fact (Attached Power)

Cheryl L. Thomas, Attorney-in-Fact

(Print Name)

0K07568

Agent's License Number

Acrisure of California, LLC DBA:
Rohm Insurance Agency, LLC

Agent's Name

ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On July 1, 2024 before me, Susan E. Morales, Notary Public
(Here insert name and title of the officer)

personally appeared Cheryl L. Thomas,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose
name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that
~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by
~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of
which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Susan E. Morales

Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Bond #ES00017891

(Title or description of attached document)

Everest Reinsurance Company

(Title or description of attached document continued)

Number of Pages 1 Document Date 7/1/24

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☒ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

ITEM F



POWER OF ATTORNEY EVEREST REINSURANCE COMPANY and EVEREST NATIONAL INSURANCE COMPANY

KNOW ALL PERSONS BY THESE PRESENTS: That Everest Reinsurance Company and Everest National Insurance Company, corporations of the State of Delaware ("Company") having their principal offices located at Warren Corporate Center, 100 Everest Way, Warren, New Jersey, 07059, do hereby nominate, constitute, and appoint:

Shane Wolf, Cathy S. Kennedy, Beata A. Sensi, Cheryl L. Thomas, Todd M. Rohm, Wrenetta Walker

its true and lawful Attorney(s)-in-fact to make, execute, attest, seal and deliver for and on its behalf, as surety, and as its act and deed, where required, any and all bonds and undertakings in the nature thereof, for the penal sum of no one of which is in any event to exceed UNLIMITED, reserving for itself the full power of substitution and revocation.

Such bonds and undertakings, when duly executed by the aforesaid Attorney(s)-in-fact shall be binding upon the Company as fully and to the same extent as if such bonds and undertakings were signed by the President and Secretary of the Company and sealed with its corporate seal.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Board of Directors of Company ("Board") on April 21, 2016:

RESOLVED, that the President, any Executive Vice President, and any Senior Vice President are hereby appointed by the Board as authorized to make, execute, seal and deliver for and on behalf of the Company, any and all bonds, undertakings, contracts or obligations in surety or co-surety with others and that the Secretary or any Assistant Secretary of the Company be and that each of them hereby is authorized to attest to the execution of any such bonds, undertakings, contracts or obligations in surety or co-surety and attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the President, any Executive Vice President, and any Senior Vice President are hereby authorized to execute powers of attorney qualifying the attorney named in the given power of attorney to execute, on behalf of the Company, bonds and undertakings in surety or co-surety with others, and that the Secretary or any Assistant Secretary of the Company be, and that each of them is hereby authorized to attest the execution of any such power of attorney, and to attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the signature of such officers named in the preceding resolutions and the corporate seal of the Company may be affixed to such powers of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be thereafter valid and binding upon the Company with respect to any bond, undertaking, contract or obligation in surety or co-surety with others to which it is attached.

IN WITNESS WHEREOF, Everest Reinsurance Company and Everest National Insurance Company have caused their corporate seals to be affixed hereto, and these presents to be signed by their duly authorized officers this 10th day of October 2023.



Everest Reinsurance Company and Everest National Insurance Company

By: Anthony Romano, Senior Vice President

On this 22nd of March 2023, before me personally came Anthony Romano, known to me, who, being duly sworn, did execute the above instrument; that he knows the seal of said Company; that the seal affixed to the aforesaid instrument is such corporate seal and was affixed thereto; and that he executed said instrument by like order.

LINDA ROBINS
Notary Public, State of New York
No 01R06239736
Qualified in Queens County
Term Expires April 25, 2027

Linda Robins, Notary Public

I, Sylvia Semerdjian, Assistant Secretary of Everest Reinsurance Company and Everest National Insurance Company do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporation as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATION, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company, this 1st day of JULY 2024.



By: Sylvia Semerdjian, Assistant Secretary

June 20th, 2024

Kimberly Dyer
City of Pooler
100 Southwest HWY 80
Pooler, GA 31322

Subject: Performance Bond Request
Savannah Quarters Westbrook – Area L-2

Dear Mrs. Dyer,

We have reviewed the requested *Savannah Quarters Westbrook Area L-2* – Performance Bond, furnished by Haydon Rollins, with Hussey Gay Bell; specifically the schedule of values and unit costs for the bond. The proposed performance bond covers all the applicable costs associated with installing the remaining infrastructure and site development elements required for project completion.

Based on the provided information and calculations, the cost of the remaining construction work covered by the bond is \$1,142,602.56, which is correct. Therefore, the calculated value of the 150% Performance Bond of \$1,713,903.84 is also correct.

This review was based exclusively on the information provided by the project design professional that is solely responsible for its content and the accuracy of that information.

If you have you have any questions and/or comments, please feel free to contact me via email or phone at tshoemaker@eomworx.com or (912) 445-0050 Ext 4400.

Sincerely,


Trevor Shoemaker
Project Manager
EOM

CC: Nicole Johnson; Director of Planning & Development – City of Pooler
Liberto Chacon, PE; Sr. Vice President of Operations - EOM



June 11, 2024

Mrs. Kimberly Dyer
City of Pooler
100 Southwest Highway 80
Pooler, Georgia 31322

RE: **Savannah Quarters West Parcels – Area L-2**
Performance Bonding Request

Construction is nearing completion on this project, but is not yet complete. We are submitting the subdivision plat for Area L-2 at Savannah Quarters under separate cover. Since construction of the infrastructure for this phase is not complete, performance bonding will be required for final plat approval.

This project is part of a large overall development tract at Savannah Quarters that was broken up into three separate projects for permitting and contract purposes (Areas L-1 through L-3). Enclosed is the (revised per EOM comments) breakdown of construction costs for the overall development tract based on the contractor's Bid Schedule showing unit costs associated with the infrastructure but broken out into the three separate subdivision projects.

This request is for the Area L-2 project only. The total cost of the incomplete improvements for the project infrastructure for Area L-2 is \$1,142,602.56, and at the 150% performance bonding rate the proposed **performance bond amount would be \$1,713,903.84**. We are requesting approval of this bond amount so that the Owner can order the bond documents for plat approval. Please let me know if you have any questions.

Sincerely,
HUSSEY GAY BELL

Haydon Rollins

cc: Savannah Quarters

BARFIELD-BRANDON ENTERPRISES, INC.

SCHEDULE OF VALUES

PROJECT: Westbrook Areas L1-L3
OWNER: #REF!
ENGINEER: Hussey Gay Bell
PROJECT #: 23-284

PAY REQUEST #: 4
PERIOD BEGINNING: 3/31/2024
PERIOD ENDING: 3/31/2024

Phase	Item	Description	Original Contract		Total Previous Billing	Remaining	Work Completed	Current Billing	Total Completed
L1		Site Prep & Gen Mobilization							
L1	1	Site Con - Mobilization	1.00	LS	7,000.00	\$ 7,000.00	1	7,000.00	-
L1	2	Site Con - GPS, Staking	1.00	LS	8,750.00	\$ 8,750.00	0.50	4,375.00	-
L1	3	Site Con - Asbuilts	1.00	LS	4,500.00	\$ 4,500.00	-	2,250.00	0.50
L1	4	Site Con - Materials & Compaction Testing for Road	1.00	LS	10,000.00	\$ 10,000.00	-	10,000.00	-
L1	5	Site Con - Soils Testing for Pads	50.00	EA	160.00	\$ 8,000.00	-	4,800.00	20.00
L1		Demolition & Removal							
L1	1	Saw Cut Pavement For Tie In	27.00	LF	3.75	\$ 101.25	-	101.25	-
L1		Earthwork							
L1	1	Grt swap topsoil for suitable fill	3,065.00	CY	4.80	\$ 14,712.00	3,065	14,712.00	-
L1	2	General Cuts	429.00	CY	4.75	\$ 2,037.75	429	2,037.75	-
L1	3	Import Fill - Place & Compact for Pads	2,567.00	CY	28.40	\$ 67,768.80	1,300	34,320.00	33,448.80
L1	4	Import Fill - Place & Compact for Roads	3,114.00	CY	26.40	\$ 82,209.60	3,114	82,209.60	-
L1	5	Muck Roads	1,939.00	CY	4.70	\$ 9,113.30	1,939	9,113.30	-
L1	6	Place and Compact Pad Fill	5,211.00	CY	1.85	\$ 8,598.15	2,350	3,877.50	1,255.65
L1	7	Place and Compact general fill from cuts	5,713.00	CY	1.65	\$ 9,426.45	5,713	9,426.45	-
L1	8	Dry Mix pond cuts for pad fill	7,778.00	CY	1.90	\$ 14,778.20	-	7,778.00	14,778.20
L1	9	Grade Area Outside Pavement	42,592.00	SY	0.96	\$ 41,740.16	20,000	19,690.00	22,140.16
L1	10	Strip and Stockpile Topsoil	6,099.00	CY	4.15	\$ 25,310.85	6,099	25,310.85	-
L1	11	Regrade Topsoil	6,099.00	CY	4.15	\$ 25,310.85	6,099	25,310.85	-
L1		Finish Grading							
L1	1	Fine Grade Sub-Grade for Curb	2,420.00	LF	3.50	\$ 8,470.00	-	8,470.00	-
L1	2	Backfill & Dress Behind Curb	2,420.00	LF	2.06	\$ 4,985.20	-	4,985.20	-
L1	3	Fine Grade Road Sub-Grade	3,500.00	SY	3.50	\$ 12,250.00	-	12,250.00	-
L1	4	Fine Grade GABC & Paving Prep	3,500.00	SY	3.50	\$ 12,250.00	-	12,250.00	-
L1	5	Final Grade Lots & Common Areas for Grassing	42,592.00	SY	0.32	\$ 13,629.44	-	13,629.44	-
L1		Erosion Control							
L1	1	Construction Entrance - Install and Maintain	1.00	EA	2,200.00	\$ 2,200.00	1	2,200.00	-
L1	2	Silt Fence - Sd1-NIS (TP-A) Single Row	325.00	LF	3.65	\$ 1,186.25	325	1,186.25	-
L1	3	Silt Fence - Sd1-S (TP-C) Double Row	325.00	LF	7.10	\$ 2,307.50	325	2,307.50	-
L1	4	Inlet Protection - Before Paving	10.00	EA	1,700.00	\$ 1,700.00	10	1,700.00	-
L1	5	Inlet Protection - After Paving	7.00	EA	129.00	\$ 875.00	-	875.00	-
L1	6	Grassing - Stabilized	42,592.00	SY	0.87	\$ 37,055.04	-	37,055.04	-
L1	7	Rip Rap AT FES	10.00	SY	145.00	\$ 1,450.00	-	1,450.00	-
L1	8	NPOES Monitoring (per Month)	6.00	MO	2,100.00	\$ 12,600.00	3	6,300.00	4,200.00
L1		Sewer System							
L1	1	Connect Exstg Sewer MANHOLE 10-12" DEEP	1.00	EA	6,850.00	\$ 6,850.00	1.00	6,850.00	-
L1	2	4" PVC Service Lateral	2,128.00	LF	20.30	\$ 43,198.40	2,128.00	43,198.40	-
L1	3	8"x4" Service Wye	50.00	EA	750.00	\$ 37,500.00	50.00	37,500.00	-
L1	4	8" PVC Sewer 0'-6" cut	-	LF	-	\$ -	-	-	-
L1	5	8" PVC Sewer 6'-8" cut	364.00	LF	49.15	\$ 17,890.60	364.00	17,890.60	-
L1	6	8" PVC Sewer 8'-10" cut	532.00	LF	51.36	\$ 27,323.52	532.00	27,323.52	-
L1	7	8" PVC Sewer 10'-12" cut	294.00	LF	55.00	\$ 16,170.00	294.00	16,170.00	-
L1	8	Manholes 48" 0'-8" Deep	1.00	EA	3,500.00	\$ 3,500.00	1.00	3,500.00	-
L1	9	Manholes 48" 6'-8" Deep	2.00	EA	3,750.00	\$ 7,500.00	2.00	7,500.00	-
L1	10	Manholes 48" 8'-10" Deep	2.00	EA	4,800.00	\$ 8,600.00	2.00	8,600.00	-
L1	11	Manholes 48" 10'-12" Deep	1.00	EA	5,000.00	\$ 5,000.00	-	-	5,000.00
L1	12	Onsite Backfill	752.00	CY	4.50	\$ 3,384.00	752.00	3,384.00	-
L1	13	Stone Bedding	66.00	CY	126.00	\$ 8,316.00	66.00	8,316.00	-
L1	14	TV Test - Laterals	2,128.00	LF	0.90	\$ 1,915.20	-	1,915.20	-
L1	15	Mandrel & Air - Test - Main/MH	1,190.00	LF	5.25	\$ 6,247.50	-	6,247.50	-
L1		Storm System							
L1	1	Connect to Existing System	1.00	EA	4,650.00	\$ 4,650.00	1.00	4,650.00	-
L1	2	24" FES	1.00	EA	1,300.00	\$ 1,300.00	1.00	1,300.00	-

ITEM F

L1	3	8" Sock Storm Drain		700.00	LF	31.60	\$	14,700.00			14,700.00		-		\$	-
L1	4	18" RCP Storm Drain		96.00	LF	69.80	\$	6,700.80	96.00	6,700.80		-	96.00	\$	6,700.80	
L1	5	24" RCP Storm Drain		616.00	LF	69.70	\$	54,639.20	616.00	54,639.20		-	616.00	\$	54,639.20	
L1	6	30" RCP Storm Drain		352.00	LF	118.50	\$	41,712.00	352.00	41,712.00		-	352.00	\$	41,712.00	
L1	7	Storm test, clean, inspect		1.00	LS	3,600.00	\$	3,600.00	1.00	3,600.00		-	1.00	\$	3,600.00	
L1	8	Curb Inlet - Roll Over CB w/6" SGD each way		7.00	EA	7,170.00	\$	50,190.00	7.00	50,190.00		-	7.00	\$	50,190.00	
L1	9	Storm Manhole		3.00	EA	4,050.00	\$	12,150.00	3.00	12,150.00		-	3.00	\$	12,150.00	
L1	10	Select backfill in road ROW only		450.00	CV	26.40	\$	11,880.00	450.00	11,880.00		-	450.00	\$	11,880.00	
L1		Water Distribution System														
L1	1	DWV-Connect Extg Water Main - 8" V/SLEEVE		2.00	EA	4,000.00	\$	8,000.00	2.00	8,000.00		-	2.00	\$	8,000.00	
L1	2	DWV-8" Ductile Iron Wtr Main		40.00	LF	59.30	\$	2,372.00	40.00	2,372.00		-	40.00	\$	2,372.00	
L1	3	DWV-8" PVC Water Main		1,360.00	LF	42.40	\$	57,664.00	1,600.00	57,664.00		-	1,360.00	\$	57,664.00	
L1	4	8" Fire Hydrant Lead		80.00	LF	52.25	\$	4,180.00	80.00	4,180.00		-	80.00	\$	4,180.00	
L1	5	DWV-11" HDPE Service Tubing		2,140.00	LF	13.40	\$	28,676.00	2,140.00	28,676.00		-	2,140.00	\$	28,676.00	
L1	6	DWV-11" Service Lateral to 8"		50.00	EA	630.00	\$	31,500.00	50.00	31,500.00		-	50.00	\$	31,500.00	
L1	7	Test & Chromate		1.00	LS	3,850.00	\$	3,850.00	1.00	3,850.00		-	1.00	\$	3,850.00	
L1	8	DWV-8" Gate Valves		3.00	EA	2,275.00	\$	6,825.00	3.00	6,825.00		-	3.00	\$	6,825.00	
L1	9	DW-MISC Fittings		1.00	LS	49,700.00	\$	49,700.00	1.00	49,700.00		-	1.00	\$	49,700.00	
L1	10	DW-Fire Hydrants w/8" Valve & Valve Box		4.00	EA	5,505.00	\$	23,620.00	4.00	23,620.00		-	4.00	\$	23,620.00	
L1		Street Improvements														
L1	1	1.5" Asphalt Surface Course		3,500.00	SY	14.20	\$	49,700.00		49,700.00		-		\$	-	
L1	2	8" Graded Aggregate Base Course		3,500.00	SY	42.00	\$	147,000.00		147,000.00		-		\$	-	
L1	3	18" Roller Curb & Outer		2,420.00	LF	19.50	\$	47,190.00		47,190.00		-		\$	-	
L1	4	4' Sidewalk (non-slip-ready) - as shown on plans	1347.65 SY=62					3993.60	78,175.42		78,175.42					
L1	5	Fine Grade for Sidewalk	1347.65 SY=62					706.36	11,119.76		11,119.76					
L1	6	Highway Traffic Signs	3.20 lb			1,600.00	\$	4,800.00		4,800.00		-		\$	-	
L1		Bid Alternates														
L1	7	Elec Backbone Conduit		3,060.00	LF	19.00	\$	58,140.00	3,060.00	58,140.00		-	3,060.00	\$	58,140.00	
L1		PHASE														
L2		Site Prep & Gen Mobilization														
L2	1	Site Con - Mobilization		1.00	LS	7,000.00	\$	7,000.00	1.00	7,000.00		-	1.00	\$	7,000.00	
L2	2	Site Con - GPS, Staking		1.00	LS	10,150.00	\$	10,150.00	0.50	5,075.00	5,075.00	-	0.50	\$	5,075.00	
L2	3	Site Con - As-built		1.00	LS	4,500.00	\$	4,500.00		2,250.00		0.50	2,250.00	\$	2,250.00	
L2	4	Site Con - Materials & Compaction Testing for Road		1.00	LS	11,600.00	\$	11,600.00		11,600.00		-		\$	-	
L2	5	Site Con - Soils Testing for Pads		58.00	EA	160.00	\$	9,280.00		6,880.00	15.00	2,400.00	15.00	\$	2,400.00	
L2		Demolition & Removal														
L2	1	Excav pit for tie in		54.00	LF	3.75	\$	202.50		202.50		-		\$	-	
L2		Earthwork														
L2	1	Dist swap topsoil for suitable fill		5,626.00	CV	4.80	\$	27,004.80	5,626.00	27,004.80		-	5,626.00	\$	27,004.80	
L2	2	General Cuts		8,518.00	CV	4.75	\$	40,460.50	8,518.00	40,460.50		-	8,518.00	\$	40,460.50	
L2	3	Pond Excavation - required for fill		40,763.00	CV	4.75	\$	193,624.25	31,000.00	147,250.00	17,874.25	6,000.00	28,500.00	37,000.00	\$	175,750.00
L2	4	Import Fill - Place & Compact for Pads		4,519.00	CV	26.40	\$	119,301.60	2,155.00	56,892.00	10,929.60	1,950.00	51,480.00	4,105.00	\$	108,372.00
L2	5	Import Fill - Place & Compact for Roads		5,545.00	CV	26.40	\$	146,388.00		146,388.00		-			\$	-
L2	6	Muck Roads		3,946.00	CV	4.70	\$	18,546.20	550.00	3,585.00		3,396.00	15,961.20	3,946.00	\$	18,546.20
L2	7	Place and Compact Pad Fill		9,175.00	CV	1.65	\$	15,138.75	8,500.00	14,025.00	1,113.75			8,500.00	\$	14,025.00
L2	8	Place and Compact general fill from cuts		13,119.00	CV	1.65	\$	21,646.35	8,500.00	14,025.00		4,619.00	13,119.00		\$	21,646.35
L2	9	Gravel Pond Excavation for pad fill		13,634.00	CV	1.90	\$	26,013.60			26,018.60				\$	-
L2	10	Grade Areas Outside Pavement		102,608.00	SY	0.95	\$	100,555.84	65,000.00	63,700.00	36,855.84			65,000.00	\$	63,700.00
L2	11	Grass Pond Slope		11,532.00	SY	1.75	\$	20,181.00	6,500.00	11,375.00	8,806.00			6,500.00	\$	11,375.00
L2	12	Strip & Stockpile Topsoil		14,193.00	CV	4.15	\$	58,900.95	14,193.00	58,900.95		-	14,193.00	\$	58,900.95	
L2	13	Respread Topsoil		14,193.00	CV	4.15	\$	58,900.95	14,193.00	58,900.95		-			\$	58,900.95
L2		Finish Grading														
L2	1	Fine Grade Sub-Grade for Curb		4,400.00	LF	3.50	\$	15,400.00		15,400.00		-		\$	-	
L2	2	Backfill & Dress Behind Curb		4,400.00	LF	2.05	\$	9,064.00		9,064.00		-		\$	-	
L2	3	Fine Grade Road Sub-Grade		6,165.00	SY	3.50	\$	21,577.50		21,577.50		-		\$	-	
L2	4	Fine Grade GABG & Paving Prep		6,165.00	SY	3.50	\$	21,577.50		21,577.50		-		\$	-	
L2	5	Final Grade Lots & Common Areas for Grassing		102,608.00	SY	0.32	\$	32,834.56		32,834.56		-		\$	-	
L2		Erosion Control														
L2	1	Construction Entrance - Install and Maintain		1.00	EA	2,200.00	\$	2,200.00	1.00	2,200.00		-	1.00	\$	2,200.00	
L2	2	Silt Fence - Sd1-NS (TP-A) Single Row		350.00	LF	3.85	\$	1,377.50	350.00	1,377.50		-	350.00	\$	1,377.50	
L2	3	Silt Fence - Sd1-S (TP-C) Double Row		350.00	LF	7.10	\$	2,485.00	350.00	2,485.00		-	350.00	\$	2,485.00	
L2	4	Inlet Protection - Balore Paving		14.00	EA	170.00	\$	2,380.00	14	2,380.00		-	14.00	\$	2,380.00	
L2	5	Inlet Protection - After Paving		12.00	EA	125.00	\$	1,500.00		1,500.00		-		\$	-	
L2	6	Grassing - Stabilized		107,608.00	SY	0.87	\$	89,268.96		89,268.96		-		\$	-	
L2	7	Rip Rap AT FES		165.00	SY	145.00	\$	23,925.00		23,925.00		-		\$	-	

ITEM F

L2	8	NPDES Monitoring (per Month)	6.00	MO	2,100.00	\$ 12,600.00	2	4,200.00	6,300.00	1.00	2,100.00	3.00	\$ 6,300.00
L2		Sanitary Sewer Pipe											\$ -
L2	1	Connect Extg Sub Out 14-16"	1.00	EA	7,835.00	\$ 7,835.00	1	7,835.00	-			1.00	\$ 7,835.00
L2	2	10" PVC Sewer 14-16" out	70.00	LF	72.31	\$ 5,061.70	70	5,061.70	-			70.00	\$ 5,061.70
L2	3	4" PVC Service Lateral	2,478.00	LF	20.30	\$ 50,303.40	2,478	50,303.40	-			2,478.00	\$ 50,303.40
L2	4	8" PVC Service Wye	58.00	EA	750.00	\$ 43,500.00	58	43,500.00	-			58.00	\$ 43,500.00
L2	5	8" PVC Sewer 8-8" out	602.00	LF	48.15	\$ 29,588.30	602	29,588.30	-			602.00	\$ 29,588.30
L2	6	8" PVC Sewer 8-10" out	392.00	LF	51.36	\$ 20,133.12	392	20,133.12	-			392.00	\$ 20,133.12
L2	7	8" PVC Sewer 10-12" out	798.00	LF	55.00	\$ 43,890.00	798	43,890.00	-			798.00	\$ 43,890.00
L2	8	8" PVC Sewer 12-14" out	308.00	LF	57.61	\$ 17,743.88	308	17,743.88	-			308.00	\$ 17,743.88
L2	9	Manholes 48" 6-6" Deep	1.00	EA	3,500.00	\$ 3,500.00	1	3,500.00	-			1.00	\$ 3,500.00
L2	10	Manholes 48" 6-8" Deep	2.00	EA	3,750.00	\$ 7,500.00	2	7,500.00	-			2.00	\$ 7,500.00
L2	11	Manholes 48" 8-10" Deep	2.00	EA	4,300.00	\$ 8,600.00	2	8,600.00	-			2.00	\$ 8,600.00
L2	12	Manholes 48" 10-12" Deep	4.00	EA	4,900.00	\$ 19,600.00	4	19,600.00	-			4.00	\$ 19,600.00
L2	13	Manholes 48" 12-14" Deep	1.00	EA	4,900.00	\$ 4,900.00	1	4,900.00	-			1.00	\$ 4,900.00
L2	14	Onsite Backfill	1,136.00	CY	4.50	\$ 5,112.00	1,136	5,112.00	-			1,136.00	\$ 5,112.00
L2	15	Stone Bedding	120.00	CY	126.00	\$ 15,120.00	120	15,120.00	-			120.00	\$ 15,120.00
L2	16	TV Test - Laterals	2,478.00	LF	0.90	\$ 2,230.20		2,230.20	-				\$ -
L2	17	Mandrel & Air - Test - Man/MH	2,170.00	LF	5.25	\$ 11,392.50		11,392.50	-				\$ -
L2		Storm System											\$ -
L2	1	Connect to Existing System	1.00	EA	4,650.00	\$ 4,650.00	1	4,650.00	-			1.00	\$ 4,650.00
L2	2	CONNECT TO EXISTING 48" RCP	1.00	EA	3,900.00	\$ 3,900.00	1	3,900.00	-			1.00	\$ 3,900.00
L2	3	30" FES	3.00	EA	1,450.00	\$ 4,350.00	3	4,350.00	-			3.00	\$ 4,350.00
L2	4	48" FES	3.00	EA	4,050.00	\$ 12,150.00	3	12,150.00	-			3.00	\$ 12,150.00
L2	5	8" Sock Storm Drain	1,200.00	LF	21.00	\$ 25,200.00		25,200.00	-				\$ -
L2	6	18" RCP Storm Drain	192.00	LF	89.60	\$ 13,401.60	192	13,401.60	-			192.00	\$ 13,401.60
L2	7	24" RCP Storm Drain	1,072.00	LF	88.70	\$ 95,086.40	1,072	95,086.40	-			1,072.00	\$ 95,086.40
L2	8	30" RCP Storm Drain	568.00	LF	118.50	\$ 67,308.00	568	67,308.00	-			568.00	\$ 67,308.00
L2	9	48" RCP Storm Drain	536.00	LF	247.10	\$ 132,445.60	536	132,445.60	-			536.00	\$ 132,445.60
L2	10	Storm test, clean, inspect	1.00	LS	3,600.00	\$ 3,600.00			-	1.00	3,600.00	1.00	\$ 3,600.00
L2	11	Curb Inlet - Roll Over CB w/50# 6" SGD each way	12.00	EA	7,170.00	\$ 86,040.00	12	86,040.00	-			12.00	\$ 86,040.00
L2	12	Yard Inlet	1.00	EA	5,100.00	\$ 5,100.00	1	5,100.00	-			1.00	\$ 5,100.00
L2	13	Storm Manhole	1.00	EA	4,050.00	\$ 4,050.00	1	4,050.00	-			1.00	\$ 4,050.00
L2	14	Select backfill in road ROW only	860.00	CY	26.40	\$ 22,704.00	860	22,704.00	-			860.00	\$ 22,704.00
L2	15	Rock Outfall - Overflow	152.00	SY	145.00	\$ 22,040.00			-	152.00	22,040.00	152.00	\$ 22,040.00
L2		Water Distribution System											\$ -
L2	1	DWV-Connect Extg Water Main 12" & 14" W/SLEEVE	1.00	EA	14,500.00	\$ 14,500.00			-	1.00	14,500.00	1.00	\$ 14,500.00
L2	2	DWV-12" Outside Iron W/M Main	80.00	LF	80.00	\$ 6,400.00	80	6,400.00	-			80.00	\$ 6,400.00
L2	3	DWV-12" PVC Water Main	2,480.00	LF	74.80	\$ 185,504.00	2,480	185,504.00	-			2,480.00	\$ 185,504.00
L2	4	DWV-14" PVC Water Main	11.00	LF	170.00	\$ 1,870.00	11	1,870.00	-			11.00	\$ 1,870.00
L2	5	8" Fire Hydrant Lead	120.00	LF	52.25	\$ 6,270.00	120	6,270.00	-			120.00	\$ 6,270.00
L2	6	DWV-1" HDPE Service Tubing	2,500.00	LF	13.40	\$ 33,500.00	2,500	33,500.00	-			2,500.00	\$ 33,500.00
L2	7	DWV-1" Service Lateral to 12"	58.00	EA	775.00	\$ 44,950.00	58	44,950.00	-			58.00	\$ 44,950.00
L2	8	Test & Chlorinate	1.00	LS	3,850.00	\$ 3,850.00			-	1.00	3,850.00	1.00	\$ 3,850.00
L2	9	DWV-12" Gate Valve	4.00	EA	4,425.00	\$ 17,700.00	4	17,700.00	-			4.00	\$ 17,700.00
L2	10	DWV-MISC Fittings	1.00	LS	91,270.50	\$ 91,270.50	1	91,270.50	-			1.00	\$ 91,270.50
L2	11	DWV-Fire Hydrants w/8" Valve & Valve Box	6.00	EA	5,905.00	\$ 35,430.00	6	35,430.00	-			6.00	\$ 35,430.00
L2		Pavement											\$ -
L2	1	Petto Mat	400.00	SY	6.20	\$ 2,480.00		2,480.00	-				\$ -
L2	2	1.5" Asphalt Surface Course	6,165.00	SY	14.20	\$ 87,543.00		87,543.00	-				\$ -
L2	3	8" Graded Aggregate Base Course	6,165.00	SY	43.00	\$ 258,930.00		258,930.00	-				\$ -
L2	4	18" Roll-over Curb & Gutter	4,400.00	LF	19.50	\$ 85,800.00		85,800.00	-				\$ -
L2	5	Concrete Flume	1.00	EA	1,900.00	\$ 1,900.00		1,900.00	-				\$ -
L2	6	4" Sidewalk (from lot lines only - as shown on plans)	2351.52	SY	58.00	\$ 8,794.40	38,388.20	8,794.40	-				\$ -
L2	7	Fine Grade for Sidewalk	2351.52	SY	6.25	\$ 7,224.00	19,400.05	7,224.00	-				\$ -
L2	8	ADA TRUNCATED PAVERS AT HC RAMP	24.00	SF	200.00	\$ 4,800.00		4,800.00	-				\$ -
L2	9	Fine Grade for H/C Ramp	3.00	EA	65.85	\$ 197.55		197.55	-				\$ -
L2	10	Thermo Stop Bars	1.00	EA	600.00	\$ 600.00		600.00	-				\$ -
L2	11	Thermo Crosswalks	2.00	EA	1,150.00	\$ 2,300.00		2,300.00	-				\$ -
L2	12	Westbrook Traffic Signs	5.00	EA	1,600.00	\$ 8,000.00		8,000.00	-				\$ -
L2		Bid Alternates											\$ -
L2	7	Elec. Backbone Conduit	2,460	LF	18.00	\$ 46,740.00	2,460	46,740.00	-			2,460.00	\$ 46,740.00
PHASE													\$ -
L3		Site Prep & Gen Mobilization											\$ -
L3	1	Site Con - Mobilization	1.00	LS	7,000.00	\$ 7,000.00	1.00	7,000.00	-			1.00	\$ 7,000.00

ITEM F

L3	2	Site Con - GPS, Staking	1.00	LS	9,800.00	\$ 9,800.00	0.50	4,900.00	4,900.00	-	-	0.50	\$ 4,900.00
L3	3	Site Con - Asbuilts	1.00	LS	4,500.00	\$ 4,500.00	-	-	2,250.00	0.50	2,250.00	0.50	\$ 2,250.00
L3	4	Site Con - Materials & Compaction Testing for Road	1.00	LS	11,200.00	\$ 11,200.00	-	-	11,200.00	-	-	-	\$ -
L3	5	Site Con - Soils Testing for Pads	56.00	EA	180.00	\$ 8,960.00	-	-	7,360.00	10.00	1,600.00	10.00	\$ 1,600.00
L3		Earthwork											
L3	1	Diri swap topsoil for suitable fill	4,475.00	CY	4.60	\$ 21,480.00	4,475	21,480.00	-	-	-	4,475.00	\$ 21,480.00
L3	2	General Cuts	575.00	CY	4.75	\$ 2,711.25	575	2,711.25	-	-	-	575.00	\$ 2,711.25
L3	3	Import Fill - Place & Compact for Pads	3,636.00	CY	26.40	\$ 95,990.40	3,636	95,990.40	-	951.00	25,108.40	3,636.00	\$ 95,990.40
L3	4	Import Fill - Place & Compact for Roads	4,817.00	CY	26.40	\$ 127,696.80	1,050	37,720.00	99,976.80	-	-	1,050.00	\$ 37,720.00
L3	5	Muck Roads	3,648.00	CY	4.70	\$ 17,145.60	1,200	5,640.00	-	2,448.00	11,505.60	3,648.00	\$ 17,145.60
L3	6	Place and Compact Pad Fill	7,383.00	CY	1.66	\$ 12,181.95	1,500	5,775.00	-	3,883.00	6,408.95	7,383.00	\$ 12,181.95
L3	7	Place and Compact general fill from cuts	10,487.00	CY	1.65	\$ 17,303.55	4,000	6,600.00	-	6,487.00	10,703.55	10,487.00	\$ 17,303.55
L3	8	Mix/Dry Pond excavation required for pad fill	11,019.00	CY	1.90	\$ 20,936.10	-	-	20,936.10	-	-	-	\$ -
L3	9	Grade Areas Outside Pavement	66,308.00	SV	0.90	\$ 64,981.84	18,500	18,130.00	46,851.84	-	-	18,500.00	\$ 18,130.00
L3	10	Strip & Stockpile Topsoil	9,149.00	CY	4.15	\$ 37,968.35	9,149	37,968.35	-	-	-	9,149.00	\$ 37,968.35
L3	11	Respread Topsoil	9,149.00	CY	4.15	\$ 37,968.35	9,149	37,968.35	-	-	-	9,149.00	\$ 37,968.35
L3		Finish Grading											
L3	1	Fine Grade Sub-Grade for Curb	3,680.00	LF	3.60	\$ 12,680.00	-	-	12,680.00	-	-	-	\$ -
L3	2	Backfill & Dress Behind Curb	3,680.00	LF	2.66	\$ 7,560.80	-	-	7,560.80	-	-	-	\$ -
L3	3	Fine Grade Road Sub-Grade	5,485.00	SV	3.50	\$ 19,197.50	-	-	19,197.50	-	-	-	\$ -
L3	4	Fine Grade GABG & Paving Prep	5,485.00	SV	3.50	\$ 19,197.50	-	-	19,197.50	-	-	-	\$ -
L3	5	Final Grade Lots & Common Areas for Graveling	66,308.00	SV	0.32	\$ 21,218.56	-	-	21,218.56	-	-	-	\$ -
L3		Erosion Control											
L3	1	Construction Entrance - Install and Maintain	1.00	EA	2,200.00	\$ 2,200.00	1	2,200.00	-	-	-	1.00	\$ 2,200.00
L3	2	Silt Fence - Silt-HS (TP-A) Single Row	325.00	LF	3.65	\$ 1,186.25	325	1,186.25	-	-	-	325.00	\$ 1,186.25
L3	3	Silt Fence - Silt-S (TP-C) Double Row	325.00	LF	7.10	\$ 2,307.50	325	2,307.50	-	-	-	325.00	\$ 2,307.50
L3	4	Inlet Protection - Before Paving	12.00	EA	170.00	\$ 2,040.00	-	-	-	12.00	2,040.00	12.00	\$ 2,040.00
L3	5	Inlet Protection - After Paving	10.00	EA	125.00	\$ 1,250.00	-	-	1,250.00	-	-	-	\$ -
L3	6	Grassing - Stabilized	66,308.00	SV	0.87	\$ 57,887.96	-	-	57,887.96	-	-	-	\$ -
L3	7	Rip Rap AT FES	40.00	SV	145.00	\$ 5,800.00	-	-	5,800.00	-	-	-	\$ -
L3	8	NPDES Monitoring (per Month)	6.00	MO	2,100.00	\$ 12,600.00	1	2,100.00	8,400.00	1.00	2,100.00	2.00	\$ 4,200.00
L3		Sewer System											
L3	1	4" PVC Service Lateral	2,380.00	LF	20.30	\$ 48,314.00	2,380	48,314.00	-	-	-	2,380.00	\$ 48,314.00
L3	2	8"x4" Service Wye	56.00	EA	750.00	\$ 42,000.00	56	42,000.00	-	-	-	56.00	\$ 42,000.00
L3	3	6" PVC Sewer 0'-6" out	88.00	LF	47.85	\$ 4,210.80	88	4,210.80	-	-	-	88.00	\$ 4,210.80
L3	4	6" PVC Sewer 6'-8" out	812.00	LF	49.15	\$ 39,909.80	812	39,909.80	-	-	-	812.00	\$ 39,909.80
L3	5	8" PVC Sewer 8'-10" out	938.00	LF	51.36	\$ 48,175.68	938	48,175.68	-	-	-	938.00	\$ 48,175.68
L3	6	Manholes 48" 0'-6" Deep	3.00	EA	3,500.00	\$ 10,500.00	3	10,500.00	-	-	-	3.00	\$ 10,500.00
L3	7	Manholes 48" 6'-8" Deep	4.00	EA	3,750.00	\$ 15,000.00	4	15,000.00	-	-	-	4.00	\$ 15,000.00
L3	8	Manholes 48" 8'-10" Deep	3.00	EA	4,300.00	\$ 12,900.00	3	12,900.00	-	-	-	3.00	\$ 12,900.00
L3	9	Onsite Backfill	1,010.00	CY	4.50	\$ 4,545.00	1,010	4,545.00	-	-	-	1,010.00	\$ 4,545.00
L3	10	Stone Bedding	101.00	CY	129.00	\$ 12,726.00	101	12,726.00	-	-	-	101.00	\$ 12,726.00
L3	11	TV Test - Lateral	2,180.00	LF	0.90	\$ 2,142.00	-	-	2,142.00	-	-	-	\$ -
L3	12	Mandrel & Air - Test - Main/MH	1,834.00	LF	5.25	\$ 9,628.50	-	-	9,628.50	-	-	-	\$ -
L3		Storm System											
L3	1	24" FES	1.00	EA	1,300.00	\$ 1,300.00	1	1,300.00	-	-	-	1.00	\$ 1,300.00
L3	2	30" FES	2.00	EA	1,450.00	\$ 2,900.00	2	2,900.00	-	-	-	2.00	\$ 2,900.00
L3	3	6" Sock Storm Drain 2X1' W/ SAND	1,000.00	LF	21.00	\$ 21,000.00	-	-	21,000.00	-	-	-	\$ -
L3	4	18" RCP Storm Drain	160.00	LF	69.80	\$ 11,168.00	160	11,168.00	-	-	-	160.00	\$ 11,168.00
L3	5	24" RCP Storm Drain	744.00	LF	88.70	\$ 65,992.80	744	65,992.80	-	-	-	744.00	\$ 65,992.80
L3	6	30" RCP Storm Drain	336.00	LF	118.50	\$ 39,816.00	336	39,816.00	-	-	-	336.00	\$ 39,816.00
L3	7	Storm test, clean, inspect	1.00	LS	3,600.00	\$ 3,600.00	-	-	-	1.00	3,600.00	1.00	\$ 3,600.00
L3	8	Curb Inlet - Roll Over CB w/50# 6" SGD each way	10.00	EA	7,170.00	\$ 71,700.00	10	71,700.00	-	-	-	10.00	\$ 71,700.00
L3	9	Storm Manhole	2.00	EA	4,000.00	\$ 8,100.00	2	8,100.00	-	-	-	2.00	\$ 8,100.00
L3	10	Select backfill in road ROW only	809.00	CY	26.40	\$ 21,357.60	809	21,357.60	-	-	-	809.00	\$ 21,357.60
L3		Water Distribution System											
L3	1	DWV-Connected Exdg Water Main 12" W/SLEEVE	1.00	EA	7,200.00	\$ 7,200.00	-	-	-	1.00	7,200.00	1.00	\$ 7,200.00
L3	2	DWV-8" Ductile Iron Wtr Main	80.00	LF	59.30	\$ 4,744.00	80	4,744.00	-	-	-	80.00	\$ 4,744.00
L3	3	DWV-8" PVC Water Main	1,840.00	LF	42.40	\$ 78,016.00	1,840	78,016.00	-	-	-	1,840.00	\$ 78,016.00
L3	4	DWV-12" PVC Water Main	120.00	LF	74.80	\$ 8,976.00	120	8,976.00	-	-	-	120.00	\$ 8,976.00
L3	5	6" Fire Hydrant Lead	80.00	LF	52.25	\$ 4,180.00	80	4,180.00	-	-	-	80.00	\$ 4,180.00
L3	6	DWV-1" HDPE Service Tubing	2,400.00	LF	13.40	\$ 32,160.00	1,650	22,110.00	-	750.00	10,950.00	2,400.00	\$ 32,160.00
L3	1	DWV-1" Service Lateral to 8"	56.00	EA	630.00	\$ 35,280.00	39	24,570.00	-	17.00	56.00	56.00	\$ 35,280.00
L3	2	Test & Chlorinate	1.00	LS	3,850.00	\$ 3,850.00	-	-	-	1.00	3,850.00	1.00	\$ 3,850.00
L3	1	DWV-8" Gate Valves	2.00	EA	2,275.00	\$ 4,550.00	2	4,550.00	-	-	-	2.00	\$ 4,550.00

ITEM F

L3	1	DW-12" Gate Valve	1.00	EA	4,425.00	\$	4,425.00	1	4,425.00	-	-	-	1.00	\$	4,425.00
L3	1	DW-MISC Fittings	1.00	LS	72,420.00	\$	72,420.00	1	61,557.00	-	0.15	10,863.00	1.00	\$	72,420.00
L3	2	DW-Fire Hydrants w/6" Valve & Valve Box	4.00	EA	5,905.00	\$	23,620.00	4	23,620.00	-	-	-	4.00	\$	23,620.00
L3		Street Improvements													
L3	1	Petro Mat	400.00	SY	6.20	\$	2,480.00		2,480.00				-	\$	-
L3	2	1.5" Asphalt Surface Course	5,465.00	SY	14.20	\$	77,887.00		77,887.00				-	\$	-
L3	1	8" Graded Aggregate Base Course	5,465.00	SY	42.00	\$	230,370.00		230,370.00				-	\$	-
L3	1	18" Roll-over Curb & Gutter	3,680.00	LF	19.50	\$	71,760.00		71,760.00				-	\$	-
L3	2	Concrete Flume	1.00	EA	1,900.00	\$	1,900.00		1,900.00				-	\$	-
L3	1	4" Sidewalk (non- retention as-only - as shown on plans)	624.23	SY	58.00	\$	36,305.38		36,305.38				-	\$	-
L3	2	Fine Grade for Sidewalk	624.23	SY	8.25	\$	5,149.90		5,149.90				-	\$	-
L3	3	ADA TRUNCATED PAVERS AT H/C RAMP	32.00	SF	200.00	\$	6,400.00		6,400.00				-	\$	-
L3	4	Fine Grade for H/C Ramp	4.00	EA	65.85	\$	263.40		263.40				-	\$	-
L3	5	Thermo Stop Bars	1.00	EA	600.00	\$	600.00		600.00				-	\$	-
L3	1	Thermo Crosswalks	2.00	EA	1,150.00	\$	2,300.00		2,300.00				-	\$	-
L3	2	Westbrook Traffic Signs	3.00	EA	1,600.00	\$	4,800.00		4,800.00				-	\$	-
L3		Bid Alternates													
L3	7	Elec. Backbone Conduit	2,400	LF	19.00	\$	45,600.00	1,000	19,000.00	-	1,400.00	26,600.00	2,400.00	\$	45,600.00
							\$ 8,124,390.16	TOTALS	\$ 3,878,467.16	2,233,241.78	TOTALS	\$ 314,881.28	TOTALS	\$ 3,891,148.40	
							\$ 612,439.02	RETENTION	\$ 357,646.72		RETENTION	\$ 31,468.13	RETENTION	\$ 389,114.84	
							\$ 5,811,951.14	TOTAL INV.	\$ 3,219,820.44		TOTAL INV.	\$ 283,213.13	TOTAL INVOICED TO DATE	\$ 3,502,033.56	

TOTAL COST OF IMPROVEMENTS =
\$6,411,201.89

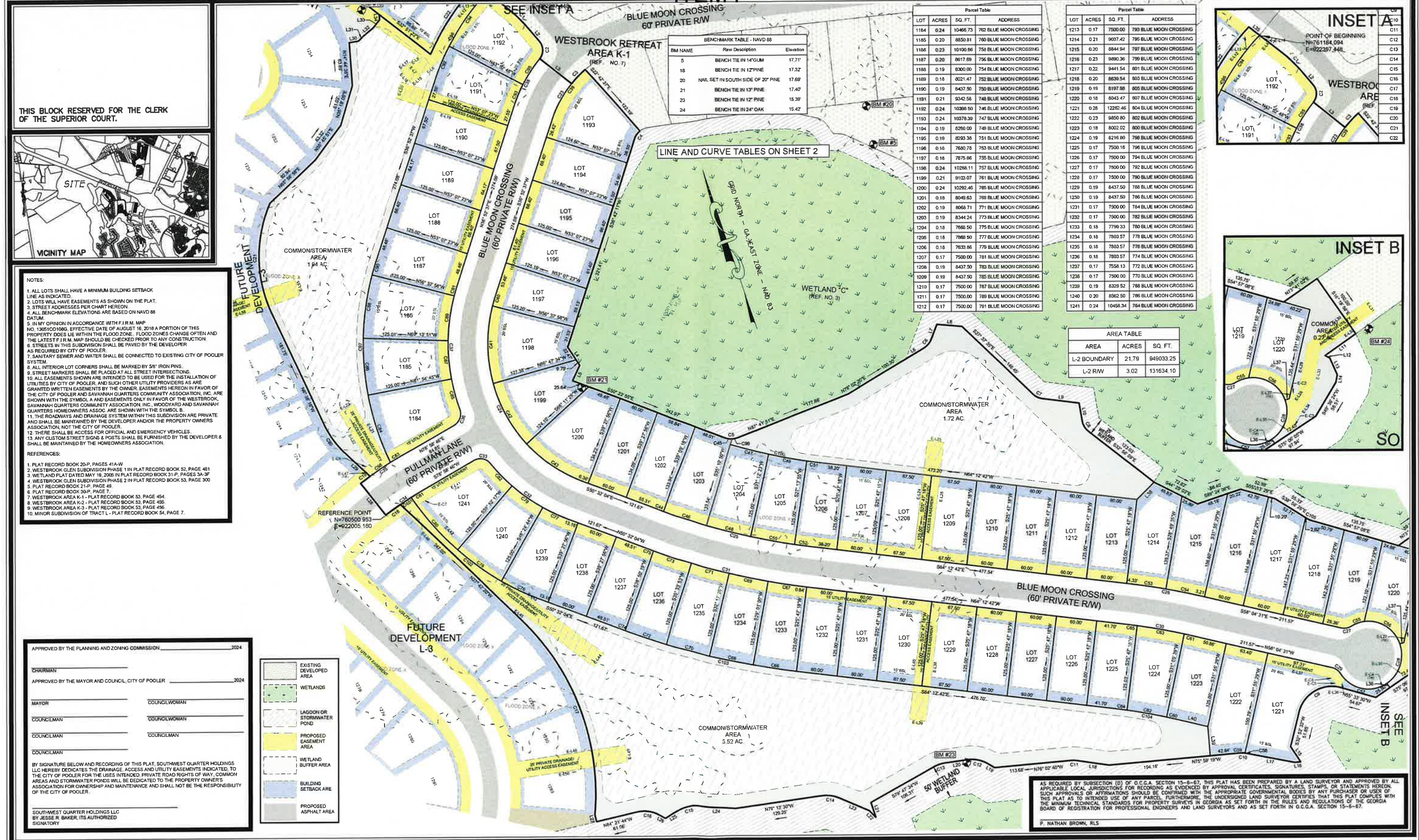
TOTAL COST OF IMPROVEMENTS COMPLETED TO DATE =
\$3,904,748.40

PROJECT L-1	\$1,458,231.95	COST OF IMPROVEMENTS	PROJECT L-1	\$ 923,361.77	COMPLETED TO DATE
PROJECT L-2	\$3,018,449.31	COST OF IMPROVEMENTS	PROJECT L-2	\$1,875,846.75	COMPLETED TO DATE
PROJECT L-3	\$1,934,520.63	COST OF IMPROVEMENTS	PROJECT L-3	\$1,105,539.88	COMPLETED TO DATE

PROJECT PERFORMANCE BOND AMOUNT = TOTAL COST OF IMPROVEMENTS - COMPLETED TO DATE X 150%

PROJECT L-1 PERFORMANCE BOND AMOUNT = \$ 802,305.27
PROJECT L-2 PERFORMANCE BOND AMOUNT = \$1,713,903.84
PROJECT L-3 PERFORMANCE BOND AMOUNT = \$1,243,471.12

ITEM F



MAJOR SUBDIVISION PLAT
BEING A PORTION OF TRACT L-2, LANDS OF SOUTHWEST QUARTER HOLDINGS LLC., EIGHTH
G.M. DISTRICT, POOLER, CHATHAM COUNTY, GEORGIA
FOR: SOUTHWEST QUARTER HOLDINGS LLC

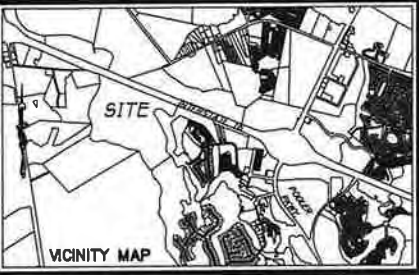
DATE: MARCH 28, 2024
REVISED:
JOB NO.
SCALE: 1" = 60'

ERROR OF CLOSURE: FIELD - 1/78584
ERROR OF CLOSURE: PLAT - 1/670,325
ANGULAR ERROR: 1" PER POINT
EQUIPMENT USED: TOTAL STATION

HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626



THIS BLOCK RESERVED FOR THE CLERK
OF THE SUPERIOR COURT.



NOTES:

1. ALL LOTS SHALL HAVE A MINIMUM BUILDING SETBACK LINE AS INDICATED
2. LOTS WILL HAVE EASEMENTS AS SHOWN ON THE PLAT
3. STREET ADDRESSES PER CHART HEREON
4. ALL BENCHMARK ELEVATIONS ARE BASED ON NAVD 83 DATUM
5. IN MY OPINION IN ACCORDANCE WITH F.I.R.M. MAP NO. 1365100186, EFFECTIVE DATE OF AUGUST 16, 2016 A PORTION OF THIS PROPERTY DOES LIE WITHIN THE FLOOD ZONE. FLOOD ZONES CHANGE OFTEN AND THE LATEST F.I.R.M. MAP SHOULD BE CHECKED PRIOR TO ANY CONSTRUCTION.
6. STREETS IN THIS SUBDIVISION SHALL BE PAVED BY THE DEVELOPER AS REQUIRED BY CITY OF POOLER
7. SANITARY SEWER AND WATER SHALL BE CONNECTED TO EXISTING CITY OF POOLER SYSTEM
8. ALL INTERIOR LOT CORNERS SHALL BE MARKED BY 5/8" IRON PINS
9. STREET MARKERS SHALL BE PLACED AT ALL STREET INTERSECTIONS
10. ALL EASEMENTS SHOWN ARE INTENDED TO BE USED FOR THE INSTALLATION OF UTILITIES BY CITY OF POOLER, AND SUCH OTHER UTILITY PROVIDERS AS ARE GRANTED WRITTEN EASEMENTS BY THE OWNER. EASEMENTS HEREON IN FAVOR OF THE CITY OF POOLER AND SAVANNAH QUARTERS COMMUNITY ASSOCIATION, INC. ARE SHOWN WITH THE SYMBOL A AND EASEMENTS ONLY IN FAVOR OF THE WESTBROOK SAVANNAH QUARTERS COMMUNITY ASSOCIATION, INC., WOODYARD AND SAVANNAH QUARTERS HOMEOWNERS ASSOC. ARE SHOWN WITH THE SYMBOL B
11. THE ROADWAYS AND DRAINAGE SYSTEM WITHIN THIS SUBDIVISION ARE PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER AND/OR THE PROPERTY OWNERS ASSOCIATION, NOT THE CITY OF POOLER
12. THERE SHALL BE ACCESS FOR OFFICIAL AND EMERGENCY VEHICLES
13. ANY CUSTOM STREET SIGNS & POSTS SHALL BE FURNISHED BY THE DEVELOPER & SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION

REFERENCES:

1. PLAT RECORD BOOK 20-P, PAGES 41A-W
2. WESTBROOK GLEN SUBDIVISION PHASE 1 IN PLAT RECORD BOOK 32, PAGE 461
3. WETLAND PLAT DATED MAY 19, 2005 IN PLAT RECORD BOOK 31-P, PAGES 3A-3F
4. WESTBROOK GLEN SUBDIVISION PHASE 2 IN PLAT RECORD BOOK 53, PAGE 300
5. PLAT RECORD BOOK 21-P, PAGE 49
6. PLAT RECORD BOOK 30-P, PAGE 7
7. WESTBROOK AREA K-1 - PLAT RECORD BOOK 53, PAGE 454
8. WESTBROOK AREA K-2 - PLAT RECORD BOOK 53, PAGE 455
9. WESTBROOK AREA K-3 - PLAT RECORD BOOK 53, PAGE 456
10. MINOR SUBDIVISION OF TRACT L - PLAT RECORD BOOK 54, PAGE 7

CURVE TABLE					
CURVE NO	DELTA	ARC	RADIUS	TANGENT	CHORD DIR
C1	11°54'41"	45.74'	220.00'	22.95'	S28°54'02"E
C2	78°27'47"	27.39'	20.00'	16.33'	S18°17'12"W
C3	9°46'18"	28.99'	170.00'	14.53'	N62°24'14"E
C4	34°13'15"	14.93'	25.00'	7.70'	S53°48'49"W
C5	41°54'15"	16.25'	25.00'	9.57'	S71°21'02"E
C6	38°19'25"	16.69'	25.00'	8.67'	N58°54'38"E
C7	36°21'29"	15.86'	25.00'	8.21'	S45°48'19"E
C8	41°47'09"	16.23'	25.00'	9.54'	S12°04'35"E
C9	91°33'58"	79.91'	50.00'	51.38'	S78°39'31"W
C10	15°44'40"	13.74'	50.00'	6.91'	N68°06'59"W
C11	13°14'15"	11.55'	50.00'	5.80'	N69°25'33"W
C12	38°25'36"	33.53'	50.00'	17.42'	N58°44'05"W
C13	21°15'33"	16.55'	50.00'	9.36'	N69°34'38"W
C14	30°52'56"	26.95'	50.00'	13.61'	N63°47'02"W
C15	34°55'28"	30.48'	50.00'	15.73'	N84°27'44"W
C16	40°31'30"	35.36'	50.00'	18.46'	N64°05'59"W
C17	51°07'22"	319.13'	355.00'	171.26'	N1°57'08"W
C18	3°12'04"	26.26'	470.00'	13.13'	S72°14'15"W
C19	1°52'46"	17.38'	530.00'	6.69'	N71°34'36"E
C20	21°04'03"	53.32'	145.00'	26.96'	N17°10'18"W
C21	49°17'57"	167.79'	165.00'	86.48'	N18°00'42"E
C22	19°15'36"	126.06'	375.00'	63.53'	N52°12'44"E
C23	20°36'28"	61.24'	170.00'	30.96'	S47°11'51"W
C24	87°24'40"	335.63'	220.00'	210.26'	S6°49'43"E
C25	13°40'39"	231.55'	970.00'	116.33'	S57°22'23"E
C26	6°08'11"	110.31'	1030.00'	55.21'	S61°08'36"E
C27	44°24'55"	15.50'	20.00'	8.16'	S80°16'58"E
C28	268°48'50"	234.60'	50.00'	51.03'	S31°55'29"W
C29	44°42'56"	15.50'	20.00'	8.16'	N35°52'03"W
C30	8°08'11"	103.86'	970.00'	51.89'	N61°08'36"W
C31	13°40'39"	245.89'	1030.00'	123.53'	N57°22'23"W
C32	28°55'11"	146.22'	280.00'	74.82'	N35°34'28"W
C33	80°24'21"	28.07'	20.00'	16.80'	N60°49'03"W
C34	5°06'28"	66.40'	762.23'	34.22'	S74°46'30"W
C35	6°20'33"	77.17'	530.00'	36.65'	N74°46'30"E
C36	80°24'21"	28.07'	20.00'	16.80'	N38°46'35"E
C37	36°16'12"	187.16'	280.00'	97.24'	N17°43'31"E
C38	20°36'28"	82.86'	230.00'	41.86'	N47°11'51"E
C39	20°36'28"	61.24'	170.00'	30.96'	N47°11'51"E
C40	3°25'35"	13.16'	220.00'	6.58'	N35°09'49"E
C41	30°14'36"	116.13'	220.00'	59.45'	N18°19'44"E
C42	27°01'00"	103.74'	220.00'	52.85'	N10°18'04"W
C43	26°43'30"	102.62'	220.00'	52.26'	N37°10'19"W
C44	0°16'38"	5.28'	970.00'	2.63'	N50°41'23"W
C45	23°27'43"	10.24'	25.00'	5.19'	S62°07'46"E
C46	3°56'27"	67.28'	970.00'	33.66'	N52°48'56"W
C47	3°56'27"	56.61'	845.00'	29.32'	S56°46'24"E
C48	3°56'27"	67.28'	970.00'	33.66'	N56°48'24"W
C49	3°56'27"	56.61'	845.00'	29.32'	S60°46'51"E
C50	3°56'27"	67.28'	970.00'	33.66'	N60°46'51"W
C51	1°26'37"	21.29'	845.00'	10.85'	S63°29'23"E
C52	1°26'37"	24.44'	970.00'	12.22'	N63°29'23"W
C53	3°02'17"	54.61'	1030.00'	27.31'	N62°41'34"W
C54	3°05'55"	55.70'	1030.00'	27.86'	N59°37'28"W
C55	24°06'29"	21.04'	50.00'	10.86'	S89°33'49"W
C57	91°14'20"	79.62'	50.00'	51.09'	S58°16'46"E
C58	4°43'36"	4.12'	50.00'	2.06'	N62°36'28"W
C59	11°01'03"	8.61'	50.00'	4.62'	N70°28'47"W
C60	0°49'50"	12.25'	845.00'	6.13'	N58°29'26"W
C61	0°49'50"	14.06'	970.00'	7.03'	S58°29'26"E

CURVE TABLE					
CURVE NO	DELTA	ARC	RADIUS	TANGENT	CHORD DIR
C62	4°03'53"	59.95'	845.00'	29.99'	N60°56'18"W
C63	4°13'29"	71.52'	970.00'	35.78'	S61°01'06"E
C64	1°14'28"	16.30'	845.00'	8.15'	N63°35'28"W
C65	1°04'52"	16.30'	970.00'	8.15'	S63°40'16"E
C66	3°16'12"	65.92'	1155.00'	32.97'	N62°37'06"W
C67	3°13'42"	58.03'	1030.00'	29.02'	S62°35'51"E
C68	3°16'27"	66.00'	1155.00'	33.01'	N59°20'47"W
C69	3°16'27"	58.86'	1030.00'	29.44'	S59°20'47"E
C70	3°16'27"	66.00'	1155.00'	33.01'	N56°04'20"W
C71	3°16'27"	58.86'	1030.00'	29.44'	S56°04'20"E
C72	3°16'27"	66.00'	1155.00'	33.01'	N52°47'54"W
C73	3°16'27"	58.86'	1030.00'	29.44'	S52°47'54"E
C74	0°37'37"	12.64'	1155.00'	6.32'	N50°50'52"W
C75	0°37'37"	11.27'	1030.00'	5.64'	S50°50'52"E
C76	8°56'47"	63.24'	405.00'	31.68'	N45°03'40"W
C77	8°56'47"	43.72'	280.00'	21.90'	S46°03'40"E
C78	11°27'33"	81.00'	405.00'	40.64'	N35°51'30"W
C79	11°27'33"	56.00'	280.00'	28.09'	S35°51'30"E
C80	14°46'44"	104.47'	405.00'	52.52'	N22°44'21"W
C81	2°49'42"	23.20'	470.00'	11.80'	N77°33'55"E
C82	9°30'51"	46.46'	280.00'	23.30'	S25°22'18"E
C83	2°31'00"	23.28'	530.00'	11.64'	S77°43'16"W
C84	14°58'56"	105.55'	405.00'	53.08'	N0°37'17"E
C85	9°30'51"	46.46'	280.00'	23.30'	S3°19'50"W
C86	11°58'27"	84.64'	405.00'	42.47'	N14°04'29"E
C87	11°39'30"	56.97'	280.00'	28.59'	S13°58'00"W
C88	13°23'20"	94.64'	405.00'	47.54'	N26°45'22"E
C89	13°42'17"	66.97'	280.00'	33.63'	S26°35'44"W
C90	3°25'35"	24.22'	405.00'	12.11'	N35°09'49"E
C91	3°25'35"	16.74'	280.00'	8.37'	S35°09'49"W
C92	9°14'36"	57.27'	355.00'	28.70'	N41°29'55"E
C93	9°14'36"	37.10'	230.00'	16.59'	S41°29'55"W
C94	15°59'14"	86.06'	355.00'	49.85'	N54°06'50"E
C95	11°23'53"	45.75'	230.00'	22.95'	S51°49'09"W
C96	25°13'50"	156.33'	355.00'	79.45'	S49°29'32"W
C97	43°43'19"	309.05'	405.00'	162.49'	S15°00'57"W
C98	3°56'47"	36.50'	530.00'	18.26'	S74°29'22"W
C99	18°26'32"	8.05'	25.00'	4.06'	S83°04'53"E
C100	3°58'27"	58.61'	845.00'	29.32'	N60°46'51"W
C101	2°18'46"	18.97'	470.00'	9.49'	N74°58'41"E
C102	35°11'04"	248.70'	405.00'	126.41'	S32°56'31"E
C103	13°43'08"	276.56'	1135.00'	138.94'	S57°23'38"E
C104	6°08'11"	90.50'	845.00'	45.29'	S61°08'36"E
C105	15°58'43"	6.97'	25.00'	3.51'	S46°57'47"E

LINE TABLE		
LINE NO	DIRECTION	LENGTH
L1	S32°51'22"E	39.75'
L2	S20°56'42"E	23.14'
L3	S32°26'58"E	60.00'
L4	S14°05'00"E	32.27'
L5	S43°56'22"W	25.07'
L6	N78°02'20"E	31.70'
L7	N39°46'50"E	23.67'
L8	S66°14'24"E	37.07'
L9	S63°59'04"E	55.07'
L10	S64°49'00"W	27.15'
L11	S73°41'02"W	56.93'
L12	S43°40'34"E	7.83'
L13	S5°09'55"E	27.11'
L14	S28°35'23"W	11.35'
L15	S14°45'38"E	26.83'
L16	N76°25'52"W	8.88'
L17	N60°14'39"W	70.24'
L18	N62°48'26"W	46.48'
L19	N40°31'17"W	10.28'
L20	N78°56'53"W	32.14'
L21	S0°06'03"W	23.04'
L22	N26°42'52"W	14.17'
L23	N48°20'34"W	46.64'
L24	N66°59'59"W	56.04'
L25	S78°04'32"W	21.32'
L26	N43°50'14"W	11.27'
L27	N5°38'16"E	10.64'
L28	N19°21'47"W	60.00'
L29	N27°42'20"W	51.22'
L30	S80°53'24"E	13.76'
L31	N63°46'08"E	11.92'
L32	N69°28'31"E	16.51'
L33	N57°14'27"E	16.07'
L34	N13°08'41"E	7.91'
L35	S32°51'22"E	20.07'
L36	N63°42'38"E	36.16'
L38	S14°53'55"E	7.63'
L39	N14°00'41"E	43.12'
L40	N58°04'31"W	50.86'

EASEMENT LINE TABLE		
LINE NO	DIRECTION	LENGTH
E-1	N86°43'35"E	152.06'
E-2	S11°16'33"E	24.99'
E-3	S68°43'27"W	151.90'
E-4	S57°08'38"W	15.00'
E-5	S60°48'46"W	111.78'
E-6	S70°29'41"W	33.56'
E-7	N19°31'19"W	25.00'
E-8	N70°28'41"E	15.76'
E-9	N35°57'19"W	320.35'
E-10	N54°02'41"E	25.00'
E-11	S35°57'19"E	325.97'
E-12	N60°46'46"E	96.02'
E-13	N32°51'22"W	9.95'
E-14	S32°51'22"E	13.60'
E-15	S70°28'41"W	17.50'
E-16	N19°31'19"W	25.00'
E-17	N70°28'41"E	17.50'
E-18	S53°07'23"E	156.28'
E-19	N53°07'23"W	156.28'
E-20	N36°32'36"E	25.00'
E-21	S11°33'14"E	87.85'
E-22	N11°33'14"W	88.36'
E-23	N78°22'08"E	25.00'
E-24	N25°47'16"E	161.28'
E-25	S64°12'43"E	25.00'
E-26	S26°47'18"W	161.28'
E-27	N31°55'29"E	14.21'
E-28	N54°25'29"E	9.83'
E-29	N28°41'02"E	72.32'
E-30	N73°41'02"E	111.05'
E-31	S16°18'58"E	20.00'
E-32	S73°41'02"W	102.76'
E-33	S28°41'02"W	66.60'
E-34	S54°25'29"W	37.62'
E-35	N42°28'56"W	15.00'
E-36	S63°07'40"W	15.00'
E-37	N58°04'31"W	97.31'
E-38	S25°47'18"W	160.60'
E-39	N64°12'43"W	25.00'
E-40	N25°47'16"E	160.60'
E-41	S78°58'46"W	84.65'
E-42	S25°03'27"E	63.58'
E-43	S34°06'08"E	270.29'
E-44	S56°12'00"W	25.00'
E-45	N34°08'08"W	272.13'
E-46	N25°03'27"W	90.16'
E-47	N27°42'20"W	15.24'

Easement Curve Table			
Curve #	Length	Radius	Delta
E-C1	102.22	65,000	090.1119
E-C2	12.466	65,000	010.9884
E-C3	22.942	65,000	020.2232
E-C4	92.133	50,000	105.5767
E-C5	14.989	65,000	013.2124
E-C6	3.876	5,000	044.6163
E-C7	16.040	455,000	002.0198
E-C8	13.064	545,000	001.3734

ITEM G

Bond No.: ES00017892

Principal Amount: \$1,243,471.12

Premium: \$9,326.00/1 yr.

SUBDIVISION PERFORMANCE BOND

Project: Westbrook, Area L-3

City of Pooler Permit No.: (if applicable)

Project Location: Savannah Quarters, Pooler, GA

KNOW ALL MEN BY THESE PRESENTS:

That SQ Res Land, LLC, registered business address of 100 Blue Moon Crossing, Suite 114, Pooler, GA 31322, as Principal, hereinafter called "PRINCIPAL," and Everest Reinsurance Company as Surety, hereinafter called the "SURETY," registered business address of 100 Everest Way, Warren Corporate Center, Warren, NJ 07059, a Surety insurer, chartered and existing under the laws of the State of Delaware, and authorized to do business in the State of Georgia, are held and firmly bound unto City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and Aldermanic Board, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "OBLIGEE," in the penal sum of One Million Two Hundred Forty-Three Thousand Four* and 00/100 Dollars (\$ 1,243,471.12), lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

*Hundred Seventy-One & 12/100ths

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, Principal has agreed to construct in Pooler, Georgia, the following improvements: Westbrook, Area L-3. Said improvements shall be constructed in accordance with all applicable federal, state, and local rules, regulations, laws, etc. including without limitation the Code of Ordinances for the City of Pooler, Georgia.

NOW THEREFORE, until this obligations hereunder cease as outlined herein:

1. This bond shall not automatically expire, but in the sole discretion of Obligee, if the said Principal shall construct, or have constructed, the improvements herein described, and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void, otherwise to remain in full force and effect.
2. The Surety, upon receipt of written notice from the Obligee indicating any non-performance or default by Principal, will complete the improvements or pay to the Obligee such amount up to the Principal Amount of this bond which will allow the Obligee to complete the improvements.
3. In the event any non-performance or default is not cured within ten (10) days following the date of the written notice being received by Surety, Obligee may proceed to have the work completed. Upon completion, Obligee shall present a written statement of costs to Surety for any work completed pursuant to the terms herein. The Surety shall provide payment in full of the amount shown on the statement of costs to Obligee within three (3) business days of receipt of the statement of costs, up to the Principal Amount of this bond. The Surety shall pay all costs and expenses, including reasonable attorney fees incurred by Obligee in enforcing the terms of this bond.

ITEM G

The principal amount of this Bond may be reduced in accordance with the Code of Ordinances for the City of Pooler, upon express written approval by the Obligee.

IN WITNESS WHEREOF, Contractor and Surety do hereby duly execute this Bond No.: ES00017892, this 1st day of July, 2024.

(SEAL)
ATTEST:

WITNESS AS TO CONTRACTOR

Katharine Raiche
WITNESS AS TO CONTRACTOR

CONTRACTOR SQ Res Land, LLC

CONTRACTOR – Signature

Jesse R. Barker
(Print Name)

By: Authorized Signatory
Title

(SEAL)
ATTEST:

WITNESS AS TO SURETY

WITNESS AS TO SURETY

COMPANY NAME

Everest Reinsurance Company

SURETY (Print Company Name)

26 Plaza Square, Suite 200, Orange, CA 92866
Business Address

By: Authorized Signature

(Print Name)

OR

(SEAL)
ATTEST:

WITNESS AS TO AGENT

Wrenetta Walker

WITNESS AS TO AGENT

SURETY'S AGENT

By: Cheryl L. Thomas
As Attorney in Fact (Attached Power)

Cheryl L. Thomas, Attorney-in-Fact
(Print Name)

0K07568

Agent's License Number

Acrisure of California, LLC DBA:
Rohm Insurance Agency, LLC

Agent's Name

ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of Orange }

On July 1, 2024 before me, Susan E. Morales, Notary Public,
(Here insert name and title of the officer)

personally appeared Cheryl L. Thomas,
who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose
name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that
~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by
~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of
which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Susan E. Morales
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Bond #ES00017892

(Title or description of attached document)

Everest Reinsurance Company

(Title or description of attached document continued)

Number of Pages 1 Document Date 7/1/24

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
☐ Corporate Officer

(Title)

- ☐ Partner(s)
☒ Attorney-in-Fact
☐ Trustee(s)
☐ Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he~~/she/~~they~~, is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

ITEM G



POWER OF ATTORNEY EVEREST REINSURANCE COMPANY and EVEREST NATIONAL INSURANCE COMPANY

KNOW ALL PERSONS BY THESE PRESENTS: That Everest Reinsurance Company and Everest National Insurance Company, corporations of the State of Delaware ("Company") having their principal offices located at Warren Corporate Center, 100 Everest Way, Warren, New Jersey, 07059, do hereby nominate, constitute, and appoint:

Shane Wolf, Cathy S. Kennedy, Beata A. Sensi, Cheryl L. Thomas, Todd M. Rohm, Wrenetta Walker

its true and lawful Attorney(s)-in-fact to make, execute, attest, seal and deliver for and on its behalf, as surety, and as its act and deed, where required, any and all bonds and undertakings in the nature thereof, for the penal sum of no one of which is in any event to exceed UNLIMITED, reserving for itself the full power of substitution and revocation.

Such bonds and undertakings, when duly executed by the aforesaid Attorney(s)-in-fact shall be binding upon the Company as fully and to the same extent as if such bonds and undertakings were signed by the President and Secretary of the Company and sealed with its corporate seal.

This Power of Attorney is granted and is signed by facsimile under and by the authority of the following Resolutions adopted by the Board of Directors of Company ("Board") on April 21, 2016:

RESOLVED, that the President, any Executive Vice President, and any Senior Vice President are hereby appointed by the Board as authorized to make, execute, seal and deliver for and on behalf of the Company, any and all bonds, undertakings, contracts or obligations in surety or co-surety with others and that the Secretary or any Assistant Secretary of the Company be and that each of them hereby is authorized to attest to the execution of any such bonds, undertakings, contracts or obligations in surety or co-surety and attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the President, any Executive Vice President, and any Senior Vice President are hereby authorized to execute powers of attorney qualifying the attorney named in the given power of attorney to execute, on behalf of the Company, bonds and undertakings in surety or co-surety with others, and that the Secretary or any Assistant Secretary of the Company be, and that each of them is hereby authorized to attest the execution of any such power of attorney, and to attach thereto the corporate seal of the Company.

RESOLVED, FURTHER, that the signature of such officers named in the preceding resolutions and the corporate seal of the Company may be affixed to such powers of attorney or to any certificate relating thereto by facsimile, and any such power of attorney or certificate bearing such facsimile signatures or facsimile seal shall be thereafter valid and binding upon the Company with respect to any bond, undertaking, contract or obligation in surety or co-surety with others to which it is attached.

IN WITNESS WHEREOF, Everest Reinsurance Company and Everest National Insurance Company have caused their corporate seals to be affixed hereto, and these presents to be signed by their duly authorized officers this 10th day of October 2023.



Everest Reinsurance Company and Everest National Insurance Company

By: Anthony Romano, Senior Vice President

On this 22nd of March 2023, before me personally came Anthony Romano, known to me, who, being duly sworn, did execute the above instrument; that he knows the seal of said Company; that the seal affixed to the aforesaid instrument is such corporate seal and was affixed thereto; and that he executed said instrument by like order.

LINDA ROBINS
Notary Public, State of New York
No 01R06239736
Qualified in Queens County
Term Expires April 25, 2027

Linda Robins, Notary Public

I, Sylvia Semerdjian, Assistant Secretary of Everest Reinsurance Company and Everest National Insurance Company do hereby certify that I have compared the foregoing copy of the Power of Attorney and affidavit, and the copy of the Section of the bylaws and resolutions of said Corporation as set forth in said Power of Attorney, with the ORIGINALS ON FILE IN THE HOME OFFICE OF SAID CORPORATION, and that the same are correct transcripts thereof, and of the whole of the said originals, and that the said Power of Attorney has not been revoked and is now in full force and effect.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company, this 1st day of JULY 2024.



By: Sylvia Semerdjian, Assistant Secretary

June 20th, 2024

Kimberly Dyer
City of Pooler
100 Southwest HWY 80
Pooler, GA 31322

Subject: Performance Bond Request
Savannah Quarters Westbrook – Area L-3

Dear Mrs. Dyer,

We have reviewed the requested *Savannah Quarters Westbrook Area L-3* – Performance Bond, furnished by Haydon Rollins, with Hussey Gay Bell; specifically the schedule of values and unit costs for the bond. The proposed performance bond covers all the applicable costs associated with installing the remaining infrastructure and site development elements required for project completion.

Based on the provided information and calculations, the cost of the remaining construction work covered by the bond is \$828,980.75, which is correct. Therefore, the calculated value of the 150% Performance Bond of \$1,243,471.12 is also correct.

This review was based exclusively on the information provided by the project design professional that is solely responsible for its content and the accuracy of that information.

If you have you have any questions and/or comments, please feel free to contact me via email or phone at tshoemaker@eomworx.com or (912) 445-0050 Ext 4400.

Sincerely,


Trevor Shoemaker
Project Manager
EOM

CC: Nicole Johnson; Director of Planning & Development – City of Pooler
Liberto Chacon, PE; Sr. Vice President of Operations - EOM



June 11, 2024

Mrs. Kimberly Dyer
City of Pooler
100 Southwest Highway 80
Pooler, Georgia 31322

RE: **Savannah Quarters West Parcels – Area L-3**
Performance Bonding Request

Construction is nearing completion on this project, but is not yet complete. We are submitting the subdivision plat for Area L-3 at Savannah Quarters under separate cover. Since construction of the infrastructure for this phase is not complete, performance bonding will be required for final plat approval.

This project is part of a large overall development tract at Savannah Quarters that was broken up into three separate projects for permitting and contract purposes (Areas L-1 through L-3). Enclosed is the (revised per EOM comments) breakdown of construction costs for the overall development tract based on the contractor’s Bid Schedule showing unit costs associated with the infrastructure but broken out into the three separate subdivision projects.

This request is for the Area L-3 project only. The total cost of the incomplete improvements for the project infrastructure for Area L-3 is \$828,980.75, and at the 150% performance bonding rate the proposed **performance bond amount would be \$1,243,471.12**. We are requesting approval of this bond amount so that the Owner can order the bond documents for plat approval. Please let me know if you have any questions.

Sincerely,
HUSSEY GAY BELL

Haydon Rollins

cc: Savannah Quarters

DARFIELD-BRANDON ENTERPRISES, INC.

SCHEDULE OF VALUES

PROJECT: Westbrook Areas L1-L3
OWNER: #REF!
ENGINEER: Hussey Gay Bell
PROJECT #: 23-284

PAY REQUEST #: 4
PERIOD BEGINNING: 3/1/2024
PERIOD ENDING: 3/31/2024

Phase	Item	Description	Original Contract			Total Previous Billing	Remaining	Work Completed	Current Billing	Total Completed
L1		Site Prep & Gen Mobilization								\$ -
L1	1	Site Con - Mobilization	1.00	LS	7,000.00	7,000.00	1	7,000.00	-	1.00 \$ 7,000.00
L1	2	Site Con - GPS, Staking	1.00	LS	8,750.00	8,750.00	0.50	4,375.00	-	0.50 \$ 4,375.00
L1	3	Site Con - Asbuilts	1.00	LS	4,500.00	4,500.00	-	2,250.00	0.50	0.50 \$ 2,250.00
L1	4	Site Con - Materials & Compaction Testing for Road	1.00	LS	10,000.00	10,000.00	-	10,000.00	-	- \$ -
L1	5	Site Con - Soil Testing for Pads	50.00	EA	160.00	8,000.00	-	4,800.00	30.00	30.00 \$ 1,200.00
L1		Demolition & Removal								\$ -
L1	1	Saw Cut Pavement For Tie In	27.00	LF	3.75	101.25	-	101.25	-	- \$ -
L1		Earthwork								\$ -
L1	1	Dirt sweep topsoil for suitable fill	3,065.00	CY	4.80	14,712.00	3,065	14,712.00	-	3,065.00 \$ 14,712.00
L1	2	General Cuts	429.00	CY	4.75	2,037.75	429	2,037.75	-	429.00 \$ 2,037.75
L1	3	Import Fill - Place & Compact for Pads	2,567.00	CY	26.40	67,768.80	1,300	34,320.00	11,448.80	1,300.00 \$ 34,320.00
L1	4	Import Fill - Place & Compact for Roads	3,114.00	CY	26.40	82,209.60	3,114	82,209.60	-	3,114.00 \$ 82,209.60
L1	5	Muck Roads	1,939.00	CY	4.70	9,113.30	1,939	9,113.30	-	1,939.00 \$ 9,113.30
L1	6	Place and Compact Pad Fill	5,211.00	CY	1.65	8,594.15	2,350	3,877.50	2,255.65	2,255.65 \$ 9,436.45
L1	7	Place and Compact general fill item cuts	5,713.00	CY	1.65	9,428.45	5,713	9,428.45	-	5,713.00 \$ 9,428.45
L1	8	On/Off-site pond cuts for pond fill	7,778.00	CY	1.90	14,778.20	-	-	14,778.20	7,778.00 \$ 14,778.20
L1	9	Grade Area Outside Pavement	42,592.00	SY	0.98	41,740.16	20,000	19,600.00	22,140.16	20,000.00 \$ 19,600.00
L1	10	Strip and Stockpile Topsoil	6,099.00	CY	4.15	25,310.85	6,099	25,310.85	-	6,099.00 \$ 25,310.85
L1	11	Respread Topsoil	6,099.00	CY	4.15	25,310.85	6,099	25,310.85	-	6,099.00 \$ 25,310.85
L1		Finish Grading								\$ -
L1	3	Fine Grade Sub-Grade for Curb	2,420.00	LF	3.50	8,470.00	-	8,470.00	-	- \$ -
L1	3	Backfill & Create Behind Curb	2,420.00	LF	2.06	4,985.20	-	4,985.20	-	- \$ -
L1	3	Fine Grade Road Sub-Grade	3,500.00	SY	3.50	12,250.00	-	12,250.00	-	- \$ -
L1	4	Fine Grade GABC & Paving Prep	3,500.00	SY	3.50	12,250.00	-	12,250.00	-	- \$ -
L1	5	Final Grade Lots & Common Areas for Grading	42,592.00	SY	0.32	13,629.44	-	13,629.44	-	- \$ -
L1		Erosion Control								\$ -
L1	1	Construction Entrance - Install and Maintain	1.00	EA	2,200.00	2,200.00	1	2,200.00	-	1.00 \$ 2,200.00
L1	2	Silt Fence - Sd1-NS (TP-A) Single Row	325.00	LF	3.85	1,186.25	325	1,186.25	-	325.00 \$ 1,186.25
L1	3	Silt Fence - Sd1-S (TP-C) Double Row	325.00	LF	7.10	2,307.50	325	2,307.50	-	325.00 \$ 2,307.50
L1	4	Inlet Protection - Before Paving	10.00	EA	170.00	1,700.00	10	1,700.00	-	10.00 \$ 1,700.00
L1	5	Inlet Protection - After Paving	7.00	EA	125.00	875.00	-	875.00	-	- \$ -
L1	6	Grassing - Stabilized	42,592.00	SY	0.87	37,055.04	-	37,055.04	-	- \$ -
L1	7	Rip Rap AT FES	10.00	SY	145.00	1,450.00	-	1,450.00	-	- \$ -
L1	8	NPDES Monitoring (per Month)	6.00	MO	2,100.00	12,600.00	3	6,300.00	4,200.00	4.00 \$ 8,400.00
L1		Sewer System								\$ -
L1	1	Connect Edg Sewer MANHOLE 10-12' DEEP	1.00	EA	6,850.00	6,850.00	1.00	6,850.00	-	1.00 \$ 6,850.00
L1	2	12" PVC Service Lateral	2,128.00	LF	20.30	43,198.40	2,128.00	43,198.40	-	2,128.00 \$ 43,198.40
L1	3	8"x4" Service Vye	50.00	EA	750.00	37,500.00	50.00	37,500.00	-	50.00 \$ 37,500.00
L1	4	8" PVC Sewer 0'-6" out	-	LF	-	-	-	-	-	- \$ -
L1	5	8" PVC Sewer 6'-6" out	364.00	LF	49.15	17,890.60	364.00	17,890.60	-	364.00 \$ 17,890.60
L1	6	8" PVC Sewer 8'-10" out	532.00	LF	51.36	27,323.52	532.00	27,323.52	-	532.00 \$ 27,323.52
L1	7	8" PVC Sewer 10'-12" out	294.00	LF	55.60	16,170.00	294.00	16,170.00	-	294.00 \$ 16,170.00
L1	8	Manholes 48" 0'-6" Deep	1.00	EA	3,500.00	3,500.00	1.00	3,500.00	-	1.00 \$ 3,500.00
L1	9	Manholes 48" 6'-6" Deep	2.00	EA	3,750.00	7,500.00	2.00	7,500.00	-	2.00 \$ 7,500.00
L1	10	Manholes 48" 8'-10" Deep	2.00	EA	4,000.00	8,000.00	2.00	8,000.00	-	2.00 \$ 8,000.00
L1	11	Manholes 48" 10'-12" Deep	1.00	EA	5,000.00	5,000.00	-	-	-	- \$ -
L1	12	Onsite Backfill	752.00	CY	4.50	3,384.00	752.00	3,384.00	-	752.00 \$ 3,384.00
L1	13	Stone Bedding	66.00	CY	126.00	8,316.00	66.00	8,316.00	-	66.00 \$ 8,316.00
L1	14	TV Test - Lateral	2,128.00	LF	0.90	1,915.20	-	1,915.20	-	- \$ -
L1	15	Manhole & Air - Test - Main/MH	1,190.00	LF	5.25	6,247.50	-	6,247.50	-	- \$ -
L1		Storm System								\$ -
L1	1	Connect to Existing System	1.00	EA	4,650.00	4,650.00	1.00	4,650.00	-	1.00 \$ 4,650.00
L1	2	24" FES	1.00	EA	1,300.00	1,300.00	1.00	1,300.00	-	1.00 \$ 1,300.00

L1	3	6" Sock Storm Drain		700.00	LF	21.00	\$	14,700.00		14,700.00	-	-	-	-	\$	-	6,700.80
L1	4	16" RCP Storm Drain		96.00	LF	89.80	\$	6,700.80		96.00	-	-	-	-	-	96.00	6,700.80
L1	5	24" RCP Storm Drain		616.00	LF	59.70	\$	54,639.20		616.00	-	-	-	-	-	616.00	54,639.20
L1	6	36" RCP Storm Drain		352.00	LF	119.50	\$	41,712.00		352.00	-	-	-	-	-	352.00	41,712.00
L1	7	Storm test, clean, inspect		1.00	LS	3,600.00	-	3,600.00		1.00	-	-	-	-	-	1.00	3,600.00
L1	8	Curb Inlet - Roll Over C3 w/SOI 8" SGD each way		7.00	EA	7,170.00	\$	50,190.00		7.00	-	-	-	-	-	7.00	50,190.00
L1	9	Storm Manhole		3.00	EA	4,050.00	\$	12,150.00		3.00	-	-	-	-	-	3.00	12,150.00
L1	10	Select backfill in road ROW only		450.00	CY	26.40	\$	11,880.00		450.00	-	-	-	-	-	450.00	11,880.00
L1		Water Distribution System									-	-	-	-	-	-	-
L1	1	DW-Connect Exty Water Main - 8" W/SLEEVE		2.00	EA	4,000.00	\$	8,000.00		2.00	-	-	-	-	-	2.00	8,000.00
L1	2	DW - 8" Ductile Iron Wtr Main		40.00	LF	59.30	\$	2,372.00		40.00	-	-	-	-	-	40.00	2,372.00
L1	3	DW-8" PVC Water Main		1,360.00	LF	42.40	\$	57,664.00		1,360.00	-	-	-	-	-	1,360.00	57,664.00
L1	4	8" Fire Hydrant Lead		80.00	LF	52.25	\$	4,180.00		80.00	-	-	-	-	-	80.00	4,180.00
L1	5	DW-4" HDPE Service Tubing		2,140.00	LF	13.40	\$	28,676.00		2,140.00	-	-	-	-	-	2,140.00	28,676.00
L1	6	DW-1" Service Lateral to 8"		50.00	EA	830.00	\$	31,500.00		50.00	-	-	-	-	-	50.00	31,500.00
L1	7	Tee & Churnouts		1.00	LS	3,850.00	-	3,850.00		1.00	-	-	-	-	-	1.00	3,850.00
L1	8	DW-8" Gate Valves		3.00	EA	2,375.00	\$	6,825.00		3.00	-	-	-	-	-	3.00	6,825.00
L1	9	DW-MISC Fittings		1.00	LS	49,700.00	\$	49,700.00		1.00	-	-	-	-	-	1.00	49,700.00
L1	10	DW-Fire Hydrants w/8" Valve & Valve Box		4.00	EA	5,905.00	\$	23,620.00		4.00	-	-	-	-	-	4.00	23,620.00
L1		Street Improvements									-	-	-	-	-	-	-
L1	1	1.5" Asphalt Surface Course		3,500.00	SY	14.20	\$	49,700.00			-	-	-	-	-		49,700.00
L1	2	6" Graded Aggregate Base Course		3,500.00	SY	42.00	\$	147,000.00			-	-	-	-	-		147,000.00
L1	3	16" Roll-over Curb & Outer		2,420.00	LF	19.50	\$	47,190.00			-	-	-	-	-		47,190.00
L1	4	4" Sidewalk (not shown only - as shown on plans)	1347.85	SF	50.00		\$	3,769.60	78,175.43			-	-	-	-		3,769.60
L1	5	Fine Grade for Sidewalk	1347.85	SF	0.25		\$	666.25	11,119.78			-	-	-	-		666.25
L1	6	Westbrook Traffic Signs	3.00	ls	1,600.00		\$	4,800.00			-	-	-	-	-		4,800.00
L1		Bid Alternates									-	-	-	-	-	-	-
L1	7	Elec. Backbone Conduit		3,060	LF	19.00	\$	58,140.00		3,060.00	-	-	-	-	-	3,060.00	58,140.00
L1		PHASE									-	-	-	-	-	-	-
L2		Site Prep & Gen Mobilization									-	-	-	-	-	-	-
L2	1	Site Con - Mobilization		1.00	LS	7,000.00	\$	7,000.00		1.00	-	-	-	-	-	1.00	7,000.00
L2	2	Site Con - GPS, Staking		1.00	LS	10,150.00	\$	10,150.00		0.50	-	-	-	-	-	0.50	5,075.00
L2	3	Site Con - Asbuilts		1.00	LS	4,500.00	\$	4,500.00			-	-	-	-	-	0.50	2,250.00
L2	4	Site Con - Materials & Compaction Testing for Road		1.00	LS	11,600.00	\$	11,600.00			-	-	-	-	-		11,600.00
L2	5	Site Con - Soils Testing for Pads		58.00	EA	160.00	\$	9,280.00			-	-	-	-	-	15.00	2,400.00
L2		Demolition & Removal									-	-	-	-	-	-	-
L2	1	Sew cut permit for tie in		54.00	LF	3.75	\$	202.50			-	-	-	-	-		202.50
L2		Earthwork									-	-	-	-	-	-	-
L2	1	Cut wrap topsoil for suitable fill		5,626.00	CY	4.80	\$	27,004.80		5,626.00	-	-	-	-	-	5,626.00	27,004.80
L2	2	General Cuts		5,818.00	CY	4.75	\$	40,460.50		5,818.00	-	-	-	-	-	5,818.00	40,460.50
L2	3	Pond Excavation required for fill		40,763.00	CY	4.75	\$	193,624.25		31,000.00	-	-	-	-	-	37,000.00	175,750.00
L2	4	Import Fill - Place & Compact for Pads		4,519.00	CY	26.40	\$	119,301.50		2,155.00	-	-	-	-	-	10,929.50	1,950.00
L2	5	Import Fill - Place & Compact for Roads		5,545.00	CY	26.40	\$	146,388.00			-	-	-	-	-	146,388.00	
L2	6	Muck Roads		3,946.00	CY	4.70	\$	18,546.20		550.00	-	-	-	-	-	3,396.00	15,961.20
L2	7	Place and Compact Pad Fill		9,175.00	CY	1.65	\$	15,138.75		8,500.00	-	-	-	-	-	6,316.00	14,025.00
L2	8	Place and Compact general fill from cuts		13,119.00	CY	1.65	\$	21,646.35		8,500.00	-	-	-	-	-	7,621.35	13,119.00
L2	9	Dry/Mix Pond Excavation for pad fill		13,694.00	CY	1.90	\$	26,018.60			-	-	-	-	-		26,018.60
L2	10	Grade Areas Outside Pavement		102,608.00	SY	0.08	\$	400,515.44		65,000.00	-	-	-	-	-	65,000.00	36,555.84
L2	11	Drain Road Slope		11,532.00	SY	1.75	\$	20,181.00		5,500.00	-	-	-	-	-	5,500.00	11,375.00
L2	12	Grp & Slope/soil Topsoil		14,193.00	CY	4.15	\$	58,900.95		14,193.00	-	-	-	-	-	14,193.00	58,900.95
L2	13	Respread Topsoil		14,193.00	CY	4.15	\$	58,900.95		14,193.00	-	-	-	-	-	14,193.00	58,900.95
L2		Finish Grading									-	-	-	-	-	-	-
L2	1	Fine Grade Sub-Grade for Curb		4,400.00	LF	3.50	\$	15,400.00			-	-	-	-	-		15,400.00
L2	2	Backfill & Dress Behind Curb		4,400.00	LF	2.06	\$	9,064.00			-	-	-	-	-		9,064.00
L2	3	Fine Grade Road Sub-Grade		6,165.00	SY	3.50	\$	21,577.50			-	-	-	-	-		21,577.50
L2	4	Fine Grade GABG & Paving Prep		6,165.00	SY	3.50	\$	21,577.50			-	-	-	-	-		21,577.50
L2	5	Final Grade Lots & Common Areas for Grassing		102,608.00	SY	0.32	\$	32,834.56			-	-	-	-	-		32,834.56
L2		Erosion Control									-	-	-	-	-	-	-
L2	1	Construction Entrance - Install and Maintain		1.00	EA	2,200.00	\$	2,200.00		1.00	-	-	-	-	-	1.00	2,200.00
L2	2	Silt Fence - Sed-Aid (TP-A) Single Row		350.00	LF	3.05	\$	1,277.50		350.00	-	-	-	-	-	350.00	1,277.50
L2	3	Silt Fence - Sed-Aid (TP-C) Double Row		350.00	LF	7.10	\$	2,485.00		350.00	-	-	-	-	-	350.00	2,485.00
L2	4	Inlet Protection - Before Paving		14.00	EA	170.00	\$	2,380.00		14	-	-	-	-	-	14.00	2,380.00
L2	5	Inlet Protection - After Paving		12.00	EA	125.00	\$	1,500.00			-	-	-	-	-		1,500.00
L2	6	Grassing - Stabilized		102,608.00	SY	0.87	\$	89,268.96			-	-	-	-	-		89,268.96
L2	7	Rip Rap AT FES		165.00	SY	145.00	\$	23,925.00			-	-	-	-	-		23,925.00

L2	8	HPDES Monitoring (per Month)	6.00	MO	2,100.00	\$	12,600.00	2	4,200.00	6,300.00	1.00	2,100.00	3.00	\$	6,300.00	
L2		Sanitary Sewer Pipe														
L2	1	Connect Exstg Stub Out 14-16"	1.00	EA	7,835.00	\$	7,835.00	1	7,835.00	-			1.00	\$	7,835.00	
L2	2	10" PVC Sewer 14-16" cut	70.00	LF	72.31	\$	5,061.70	70	5,061.70	-			70.00	\$	5,061.70	
L2	3	4" PVC Service Lateral	2,478.00	LF	20.30	\$	50,303.40	2,478	50,303.40	-			2,478.00	\$	50,303.40	
L2	4	6"x4" Service Wye	58.00	EA	750.00	\$	43,500.00	58	43,500.00	-			58.00	\$	43,500.00	
L2	5	8" PVC Sewer 8-10" cut	602.00	LF	49.13	\$	29,588.30	602	29,588.30	-			602.00	\$	29,588.30	
L2	6	8" PVC Sewer 8-10" cut	392.00	LF	51.36	\$	20,133.12	392	20,133.12	-			392.00	\$	20,133.12	
L2	7	8" PVC Sewer 10-12" cut	798.00	LF	55.00	\$	43,890.00	798	43,890.00	-			798.00	\$	43,890.00	
L2	8	8" PVC Sewer 12-14" cut	308.00	LF	57.91	\$	17,743.88	308	17,743.88	-			308.00	\$	17,743.88	
L2	9	Manholes 48" 0'-8" Deep	1.00	EA	3,500.00	\$	3,500.00	1	3,500.00	-			1.00	\$	3,500.00	
L2	10	Manholes 48" 6'-8" Deep	2.00	EA	3,750.00	\$	7,500.00	2	7,500.00	-			2.00	\$	7,500.00	
L2	11	Manholes 48" 8'-10" Deep	2.00	EA	4,300.00	\$	8,600.00	2	8,600.00	-			2.00	\$	8,600.00	
L2	12	Manholes 48" 10'-12" Deep	4.00	EA	4,550.00	\$	18,200.00	4	18,200.00	-			4.00	\$	18,200.00	
L2	13	Manholes 48" 12'-14" Deep	1.00	EA	4,900.00	\$	4,900.00	1	4,900.00	-			1.00	\$	4,900.00	
L2	14	Grate Backfill	1,136.00	CY	4.50	\$	5,112.00	1,136	5,112.00	-			1,136.00	\$	5,112.00	
L2	15	Stone Bedding	120.00	CY	125.00	\$	15,120.00	120	15,120.00	-			120.00	\$	15,120.00	
L2	16	TV Test - Lateral	2,478.00	LF	0.90	\$	2,230.20			2,230.20				\$	-	
L2	17	Manhole & Air - Test - Main/MH	2,170.00	LF	5.25	\$	11,392.50			11,392.50				\$	-	
L2		Storm System														
L2	1	Connect to Existing System	1.00	EA	4,650.00	\$	4,650.00	1	4,650.00	-			1.00	\$	4,650.00	
L2	2	CONNECT TO EXISTING 48" RCP	1.00	EA	3,900.00	\$	3,900.00	1	3,900.00	-			1.00	\$	3,900.00	
L2	3	30" FES	3.00	EA	1,450.00	\$	4,350.00	3	4,350.00	-			3.00	\$	4,350.00	
L2	4	48" FES	3.00	EA	4,050.00	\$	12,150.00	3	12,150.00	-			3.00	\$	12,150.00	
L2	5	6" Sock Storm Drain	1,200.00	LF	21.00	\$	25,200.00			25,200.00				\$	-	
L2	6	18" RCP Storm Drain	192.00	LF	69.80	\$	13,401.60	192	13,401.60	-			192.00	\$	13,401.60	
L2	7	24" RCP Storm Drain	1,072.00	LF	88.70	\$	95,086.40	1,072	95,086.40	-			1,072.00	\$	95,086.40	
L2	8	30" RCP Storm Drain	568.00	LF	118.50	\$	67,308.00	568	67,308.00	-			568.00	\$	67,308.00	
L2	9	48" RCP Storm Drain	536.00	LF	247.10	\$	132,445.60	536	132,445.60	-			536.00	\$	132,445.60	
L2	10	Storm test, clean, inspect	1.00	LS	3,600.00	\$	3,600.00				1.00	3,600.00	1.00	\$	3,600.00	
L2	11	Curb Inlet - Roll Over CB w/50# 6" SGD each way	12.00	EA	7,170.00	\$	86,040.00	12	86,040.00	-			12.00	\$	86,040.00	
L2	12	Yard Inlet	1.00	EA	5,100.00	\$	5,100.00	1	5,100.00	-			1.00	\$	5,100.00	
L2	13	Storm Manhole	1.00	EA	4,050.00	\$	4,050.00	1	4,050.00	-			1.00	\$	4,050.00	
L2	14	Select backfill in road ROW only	860.00	CY	26.40	\$	22,704.00	860	22,704.00	-			860.00	\$	22,704.00	
L2	15	Rock Outfall - Overflow	152.00	SY	145.00	\$	22,040.00				152.00	22,040.00	152.00	\$	22,040.00	
L2		Water Distribution System														
L2	1	DWV-Connect Exstg Water Main 12" & 14" W/SLEEV	1.00	EA	14,500.00	\$	14,500.00				1.00	14,500.00	1.00	\$	14,500.00	
L2	2	DWV-12" Ductile Iron Wfr Main	80.00	LF	80.00	\$	6,400.00	80	6,400.00	-			80.00	\$	6,400.00	
L2	3	DWV-12" PVC Water Main	2,480.00	LF	74.89	\$	185,504.00	2,480	185,504.00	-			2,480.00	\$	185,504.00	
L2	4	DWV-14" PVC Water Main	11.00	LF	179.00	\$	1,970.00	11	1,970.00	-			11.00	\$	1,970.00	
L2	5	8" Fire Hydrant Lead	120.00	LF	52.25	\$	6,270.00	120	6,270.00	-			120.00	\$	6,270.00	
L2	6	DWV-1" HDPE Service Tubing	2,500.00	LF	13.40	\$	33,500.00	2,500	33,500.00	-			2,500.00	\$	33,500.00	
L2	7	DWV-1" Service Lateral to 12"	58.00	EA	775.00	\$	44,950.00	58	44,950.00	-			58.00	\$	44,950.00	
L2	8	Test & Chlorinate	1.00	LS	3,850.00	\$	3,850.00				1.00	3,850.00	1.00	\$	3,850.00	
L2	9	DWV-12" Gate Valve	4.00	EA	4,425.00	\$	17,700.00	4	17,700.00	-			4.00	\$	17,700.00	
L2	10	DWV-MISC Fittings	1.00	LS	91,270.50	\$	91,270.50	1	91,270.50	-			1.00	\$	91,270.50	
L2	11	DWV-Fire Hydrants w/8" Valve & Valve Box	6.00	EA	5,905.00	\$	35,430.00	6	35,430.00	-			6.00	\$	35,430.00	
L2		Pavement														
L2	1	Peibo Mat	400.00	SY	6.20	\$	2,480.00							\$	-	
L2	2	1.5" Asphalt Surface Course	6,165.00	SY	14.20	\$	87,543.00							\$	-	
L2	3	3" Graded Aggregate Base Course	6,165.00	SY	42.00	\$	258,930.00							\$	-	
L2	4	18" Retriever Curb & Gutter	4,400.00	LF	19.50	\$	85,800.00							\$	-	
L2	5	Concrete Flume	1.00	EA	1,900.00	\$	1,900.00							\$	-	
L2	6	4" Sidewalk from lot to easement only - as shown on plans	2351.52	SY	58.00	\$	8,594.40	130,388.20				8,594.40	130,388.20		\$	-
L2	7	Final Grade for Sidewalk	2351.52	SY	8.25	\$	1,944.00	19,400.05				1,944.00	19,400.05		\$	-
L2	8	ADA TRUNCATED PAVERS AT HC RAMP	24.00	SF	200.00	\$	4,800.00							\$	-	
L2	9	Final Grade for HC Ramp	3.00	EA	65.65	\$	197.55							\$	-	
L2	10	Thermo Stop Bars	1.00	EA	600.00	\$	600.00							\$	-	
L2	11	Thermo Crosswalks	2.00	EA	1,150.00	\$	2,300.00							\$	-	
L2	12	Westbrook Traffic Signs	5.00	EA	1,600.00	\$	8,000.00							\$	-	
L2		Bid Alternates														
L2	1	Elec. Backbone Conduit	2,460	LF	19.00	\$	46,740.00	2,460	46,740.00	-			2,460.00	\$	46,740.00	
PHASE																
L3		Site Prep & Gen Mobilization														
L3	1	Site Con - Mobilization	1.00	LS	7,000.00	\$	7,000.00	1.00	7,000.00	-			1.00	\$	7,000.00	

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L3	2	Site Con - GPS, Staking	1.00	LS	9,800.00	\$	9,800.00	0.50	4,900.00	4,900.00	-	-	0.50	\$	4,900.00
L3	3	Site Con - Asbuils	1.00	LS	4,500.00	\$	4,500.00	-	-	2,250.00	0.50	2,250.00	0.50	\$	2,250.00
L3	4	Site Con - Materials & Compaction Testing for Road	1.00	LS	11,200.00	\$	11,200.00	-	-	11,200.00	-	-	-	\$	-
L3	5	Site Con - Sully Testing for Pads	56.00	EA	160.00	\$	8,960.00	-	-	7,360.00	10.00	1,600.00	10.00	\$	1,600.00
L3		Earthwork													
L3	1	Dirt sweep topsoil for suitable fill	4,475.00	CY	4.80	\$	21,480.00	4,475	21,480.00	-	-	-	4,475.00	\$	21,480.00
L3	2	General Cuts	575.00	CY	4.75	\$	2,731.25	575	2,731.25	-	-	-	575.00	\$	2,731.25
L3	3	Import Fill - Place & Compact for Pads	3,636.00	CY	26.40	\$	95,990.40	2,665	70,884.00	-	951.00	25,106.40	3,636.00	\$	95,990.40
L3	4	Import Fill - Place & Compact for Roads	4,837.00	CY	26.40	\$	127,696.80	1,050	27,720.00	99,976.80	-	-	1,050.00	\$	27,720.00
L3	5	Mud Roads	3,644.00	CY	4.70	\$	17,145.60	1,200	5,940.00	-	2,448.00	11,505.60	3,644.00	\$	17,145.60
L3	6	Place and Compact Pad Fill	7,383.00	CY	1.95	\$	12,181.95	3,500	5,775.00	-	3,883.00	6,406.95	7,383.00	\$	12,181.95
L3	7	Place and Compact general fill from cuts	10,487.00	CY	1.85	\$	17,303.55	4,000	6,600.00	-	6,487.00	10,703.55	10,487.00	\$	17,303.55
L3	8	Mix/Dry Rond excavation required for pad fill	11,019.00	CY	1.90	\$	20,936.10	-	-	20,936.10	-	-	-	\$	-
L3	9	Grade Areas Outside Pavement	66,308.00	SY	0.98	\$	64,981.84	18,500	18,130.00	46,851.84	-	-	18,500.00	\$	18,130.00
L3	10	Strip & Stockpile Topsoil	9,149.00	CY	4.15	\$	37,968.35	9,149	37,968.35	-	-	-	9,149.00	\$	37,968.35
L3	11	Respread Topsoil	9,149.00	CY	4.15	\$	37,968.35	9,149	37,968.35	-	-	-	9,149.00	\$	37,968.35
L3		Finish Grading													
L3	1	Final Grade Sub-Grade for Curb	3,680.00	LF	3.50	\$	12,880.00	-	-	12,880.00	-	-	-	\$	-
L3	2	Backfill & Dress Behind Curb	1,660.00	LF	2.06	\$	7,560.80	-	-	7,560.80	-	-	-	\$	-
L3	3	Final Grade Road Sub-Grade	5,485.00	SY	3.50	\$	19,197.50	-	-	19,197.50	-	-	-	\$	-
L3	4	Final Grade GABC & Paving Prep	5,485.00	SY	3.50	\$	19,197.50	-	-	19,197.50	-	-	-	\$	-
L3	5	Final Grade Lots & Common Areas for Grassing	66,308.00	SY	0.32	\$	21,218.56	-	-	21,218.56	-	-	-	\$	-
L3		Erosion Control													
L3	1	Construction Entrance - Install and Maintain	1.00	EA	2,200.00	\$	2,200.00	1	2,200.00	-	-	-	1.00	\$	2,200.00
L3	2	Silt Fence - Sd1-N5 (TP-A) Single Row	325.00	LF	3.65	\$	1,186.25	325	1,186.25	-	-	-	325.00	\$	1,186.25
L3	3	Silt Fence - Sd1-S (TP-C) Double Row	325.00	LF	7.10	\$	2,307.50	325	2,307.50	-	-	-	325.00	\$	2,307.50
L3	4	Inlet Protection - Before Paving	12.00	EA	170.00	\$	2,040.00	-	-	-	12.00	2,040.00	12.00	\$	2,040.00
L3	5	Inlet Protection - After Paving	10.00	EA	125.00	\$	1,250.00	-	-	1,250.00	-	-	-	\$	-
L3	6	Grassing - Stabilized	66,308.00	SY	0.87	\$	57,887.96	-	-	57,887.96	-	-	-	\$	-
L3	7	Rip Rap AT FES	40.00	SY	1.45	\$	5,800.00	-	-	5,800.00	-	-	-	\$	-
L3	8	NUPDES Monitoring (per Month)	6.00	MO	2,100.00	\$	12,600.00	1	2,100.00	8,400.00	1.00	2,100.00	1.00	\$	4,200.00
L3		Sewer System													
L3	1	4" PVC Service Lateral	2,380.00	LF	20.30	\$	48,314.00	2,380	48,314.00	-	-	-	2,380.00	\$	48,314.00
L3	2	6"vc Service Wye	56.00	EA	750.00	\$	42,000.00	56	42,000.00	-	-	-	56.00	\$	42,000.00
L3	3	8" PVC Sewer 0'-6' cut	88.00	LF	47.85	\$	4,210.80	88	4,210.80	-	-	-	88.00	\$	4,210.80
L3	4	8" PVC Sewer 6'-0' cut	812.00	LF	49.15	\$	39,909.80	812	39,909.80	-	-	-	812.00	\$	39,909.80
L3	5	8" PVC Sewer 8'-10' cut	938.00	LF	51.36	\$	48,175.68	938	48,175.68	-	-	-	938.00	\$	48,175.68
L3	6	Manholes 48" 0'-6' Deep	3.00	EA	3,500.00	\$	10,500.00	3	10,500.00	-	-	-	3.00	\$	10,500.00
L3	7	Manholes 48" 6'-8' Deep	4.00	EA	3,750.00	\$	15,000.00	4	15,000.00	-	-	-	4.00	\$	15,000.00
L3	8	Manholes 48" 8'-10' Deep	2.00	EA	4,200.00	\$	8,400.00	2	8,400.00	-	-	-	2.00	\$	8,400.00
L3	9	Onsite Backfill	1,010.00	CY	4.50	\$	4,545.00	1,010	4,545.00	-	-	-	1,010.00	\$	4,545.00
L3	10	Stone Bedding	101.00	CY	126.00	\$	12,726.00	101	12,726.00	-	-	-	101.00	\$	12,726.00
L3	11	TV Test - Lateral	2,280.00	LF	0.90	\$	2,142.00	-	-	2,142.00	-	-	-	\$	-
L3	12	Manhole & Air - Test - Man/MH	1,834.00	LF	5.25	\$	9,628.50	-	-	9,628.50	-	-	-	\$	-
L3		Storm System													
L3	1	24" FES	1.00	EA	1,300.00	\$	1,300.00	1	1,300.00	-	-	-	1.00	\$	1,300.00
L3	2	30" FES	2.00	EA	1,450.00	\$	2,900.00	2	2,900.00	-	-	-	2.00	\$	2,900.00
L3	3	6" Sock Storm Drain 2'X1' W/ SAND	1,000.00	LF	21.00	\$	21,000.00	-	-	21,000.00	-	-	-	\$	-
L3	4	16" RCP Storm Drain	160.00	LF	69.60	\$	11,168.00	160	11,168.00	-	-	-	160.00	\$	11,168.00
L3	5	24" RCP Storm Drain	744.00	LF	80.70	\$	65,992.80	744	65,992.80	-	-	-	744.00	\$	65,992.80
L3	6	30" RCP Storm Drain	336.00	LF	118.30	\$	39,816.00	336	39,816.00	-	-	-	336.00	\$	39,816.00
L3	7	Storm test, clean, inspect	1.00	LS	3,600.00	\$	3,600.00	-	-	-	1.00	3,600.00	-	\$	-
L3	8	Curb Inlet - Roll Over CB w/50# 6" SOD each way	10.00	EA	2,170.00	\$	21,700.00	10	21,700.00	-	-	-	10.00	\$	21,700.00
L3	9	Storm Manhole	2.00	EA	4,050.00	\$	8,100.00	2	8,100.00	-	-	-	2.00	\$	8,100.00
L3	10	Select backfill in road ROW only	809.00	CY	26.40	\$	21,357.60	809	21,357.60	-	-	-	809.00	\$	21,357.60
L3		Water Distribution System													
L3	1	DW-Connect Exit Water Main 12" W/SLEEVE	1.00	EA	7,200.00	\$	7,200.00	-	-	-	1.00	7,200.00	1.00	\$	7,200.00
L3	2	DW - 8" Ductile Iron W/ Main	80.00	LF	69.30	\$	4,744.00	80	4,744.00	-	-	-	80.00	\$	4,744.00
L3	3	DW-8" PVC Water Main	1,840.00	LF	42.40	\$	78,016.00	1,840	78,016.00	-	-	-	1,840.00	\$	78,016.00
L3	4	DW-12" PVC Water Main	120.00	LF	74.80	\$	8,976.00	120	8,976.00	-	-	-	120.00	\$	8,976.00
L3	5	8" Fire Hydrant Lead	80.00	LF	52.25	\$	4,180.00	80	4,180.00	-	-	-	80.00	\$	4,180.00
L3	6	DW-1" HDPE Service Tubing	2,400.00	LF	13.40	\$	32,160.00	1,650	22,110.00	-	750.00	10,050.00	2,400.00	\$	32,160.00
L3	1	DW-1" Service Lateral to 8"	56.00	EA	630.00	\$	35,280.00	39	24,570.00	-	17.00	10,710.00	56.00	\$	35,280.00
L3	2	Test & Chlorinate	1.00	LS	3,850.00	\$	3,850.00	-	-	-	1.00	3,850.00	1.00	\$	3,850.00
L3	1	DW-8" Gate Valves	2.00	EA	2,275.00	\$	4,550.00	2	4,550.00	-	-	-	2.00	\$	4,550.00

ITEM G

L3	1	DW-12" Gate Valve	1.00	EA	4,425.00	\$ 4,425.00	1	4,425.00	-	-	-	1.00	\$ 4,425.00
L3	1	DW-MISC Fittings	1.00	LS	72,420.00	\$ 72,420.00	1	61,557.00	-	0.15	10,863.00	1.00	\$ 72,420.00
L3	2	DW-Fire Hydrants w/8" Valve & Valve Box	4.00	EA	5,905.00	\$ 23,620.00	4	23,620.00	-	-	-	4.00	\$ 23,620.00
L3		Street Improvements											
L3	1	Petro Mat	400.00	SY	6.20	\$ 2,480.00			2,480.00				\$ -
L3	2	1.5" Asphalt Surface Course	5,485.00	SY	14.20	\$ 77,887.00			77,887.00				\$ -
L3	1	8" Graded Aggregate Base Course	5,485.00	SY	42.00	\$ 230,370.00			230,370.00				\$ -
L3	1	18" Rollover Curb & Gutter	3,680.00	LF	19.50	\$ 71,760.00			71,760.00				\$ -
L3	2	Concrete Thurne	1.00	EA	1,900.00	\$ 1,900.00			1,900.00				\$ -
L3	1	4" Sidewalk (non-lehaves only - as shown on plans)	624.23	SY	59.00	\$ 36,934.00	36,205.29		36,205.29				\$ -
L3	2	Fine Grade for Sidewalk	624.23	SY	8.25	\$ 5,149.00	5,149.00		5,149.00				\$ -
L3	3	ADA TRUNCATED PAVERS AT HC RAMP	32.00	SF	200.00	\$ 6,400.00			6,400.00				\$ -
L3	4	Fine Grade for HC Ramp	4.00	EA	65.85	\$ 263.40			263.40				\$ -
L3	5	Thermo Stop Bars	1.00	EA	600.00	\$ 600.00			600.00				\$ -
L3	1	Thermo Crosswalks	2.00	EA	1,150.00	\$ 2,300.00			2,300.00				\$ -
L3	2	Westbrook Traffic Signs	3.00	EA	1,600.00	\$ 4,800.00			4,800.00				\$ -
L3		Bid Alternates											
L3	1	Elec. Backbone Conduit	2,400	LF	19.00	\$ 45,600.00	1,000	19,000.00		1,400.00	26,600.00	2,400.00	\$ 45,600.00
10.0%						\$ 8,126,395.18	TOTALS	\$ 3,879,467.18	2,232,241.78	TOTALS	\$ 314,681.28	TOTALS	\$ 3,891,148.40
						\$ 617,439.02	RETENTION	\$ 357,646.72			31,468.13	RETENTION	\$ 389,114.84
						\$ 5,811,851.14	TOTAL INV.	\$ 3,218,820.44		TOTAL INV.	\$ 283,213.12	TOTAL INVOICED TO DATE	\$ 3,602,033.48

TOTAL COST OF
IMPROVEMENTS =
\$6,411,201.89

TOTAL COST OF
IMPROVEMENTS
COMPLETED TO DATE =
\$3,904,748.40

PROJECT L-1	\$1,458,231.95	COST OF IMPROVEMENTS	PROJECT L-1	\$ 923,361.77	COMPLETED TO DATE
PROJECT L-2	\$3,018,449.31	COST OF IMPROVEMENTS	PROJECT L-2	\$1,875,846.75	COMPLETED TO DATE
PROJECT L-3	\$1,934,520.63	COST OF IMPROVEMENTS	PROJECT L-3	\$1,105,539.88	COMPLETED TO DATE

PROJECT PERFORMANCE BOND AMOUNT = TOTAL COST OF IMPROVEMENTS - COMPLETED TO DATE X 150%

PROJECT L-1 PERFORMANCE BOND AMOUNT = \$ 802,305.27
PROJECT L-2 PERFORMANCE BOND AMOUNT = \$1,713,903.84
PROJECT L-3 PERFORMANCE BOND AMOUNT = \$1,243,471.12

