

Planning & Zoning
Commission
Agenda

August 26, 2024 - 3:00 p.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES
- IV. NEW BUSINESS
 - A. Posting of performance bond/final plat for Cross Creek, Phase 2
- V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
August 12, 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
Shirlinia Daniel	Commissioner	Present
Brad Rife	Commissioner	Present
Jeremy Kelly	Alternate	Present
Wade Simmons	Commissioner	Present
Mark Williams	Commissioner	Present
Ashley Brown	Commissioner	Present
Pete Chaison	Commissioner	Absent
Marcy Benson	City Planner	Present
Rachel Brown	Building & Zoning Clerk	Present

APPROVAL OF MINUTES

The minutes of the July 22, 2024, Planning and Zoning Commission were reviewed and accepted.

Result: *Approved*

1-Motion: Commissioner Rife

2-Second: Commissioner Daniel

Motion passed without opposition.

NEW BUSINESS:

A. Minor Subdivision Plat Approval for Lot 14 – Mosaic Town Center

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is to divide one parcel into three (3) parcels for lease. The site is approximately 3.9 acres and is located at Lot 14 Mosaic Town Center at the corner of Mosaic Circle and Blue Moon Circle. Commissioner Williams noted this is just a plat approval and there will need to be a site plan review conducted. Chair Johnson confirmed this application is just to subdivide the property into three (3) parcels. The petitioner was not present to make comments.

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

1- Motion: Commissioner Simmons

2- Second: Commissioner Williams

Motion passed without opposition

B. Site Plan Approval for Savannah Quarters Tennis & Pickleball Courts – 8 Palladian Way

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is to add two (2) clay tennis courts and four (4) asphalt pickleball courts to the existing tennis center at Savannah Quarters Country Club. The subject property is approximately 13.026 acres and located at 8 Palladian Way. The applicant/authorized agent, Mr. Patrick Graham with CHA Solutions, was present to discuss the project and answer questions.

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

1- Motion: Commissioner Williams

2- Second: Commissioner Kelly

Motion passed without opposition

C. Text Amendment Related to Public Hearing Procedure Requirements

Chair Johnson presented the text amendment noting it was a recommendation from the City attorney. The amendment clarifies language related to public hearing procedure requirements to allow for a specific amount of time for each side of a zoning action to present comments.

Result: *After discussion, a motion was made to recommend approval of the text amendment.*

1- Motion: Commissioner Daniel

2- Second: Commissioner Rife

Motion passed without opposition

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:10 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.

Marcy Benson, City Planner

Bond No.: 0262734

Principal Amount: \$2,304,925.92

SUBDIVISION PERFORMANCE BOND

Project: Cross Creek Phase 2 Subdivision

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

Project Location: Cross Creek Phase 2 Subdivision, Pooler GA

KNOW ALL MEN BY THESE PRESENTS:

That Preferred Site Construction, LLC, registered business address of 9521 Highway 301 South, Statesboro, GA 30458, as Principal, hereinafter called "PRINCIPAL," and Berkley Insurance Company, as Surety, hereinafter called the "SURETY," registered business address of 475 Steamboat Road, Greenwich, CT 06830, a Surety insurer, chartered and existing under the laws of the State of DE, 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 Two Million Three Hundred Four Thousand Nine Hundred Twenty Five & 92/100 and 00/100 Dollars (\$ 2,304,925.92), 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: Cross Creek Phase 2 Subdivision. 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.

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 Oblige.

IN WITNESS WHEREOF, Contractor and Surety do hereby duly execute this Bond No.: 0262734, this 14th day of August, 2024

(SEAL)
ATTEST:

Melan Hana
WITNESS AS TO CONTRACTOR

WITNESS AS TO CONTRACTOR

CONTRACTOR

Preferred Site Construction, LLC
CONTRACTOR – Signature

Matthew R. Hilton
(Print Name)

By: [Signature]
Title member

(SEAL)
ATTEST:

WITNESS AS TO SURETY

WITNESS AS TO SURETY

COMPANY NAME

Berkley Insurance Company
SURETY (Print Company Name)

475 Steamboat Road, Greenwich, CT 06830
Business Address

By: [Signature]
Authorized Signature

Christy Lackey, attorney in Fact
(Print Name)

OR

SURETY'S AGENT

(SEAL)
ATTEST:

Caralyn I Smith
WITNESS AS TO AGENT

Thor Mayrado
WITNESS AS TO AGENT

By: _____
As Attorney in Fact (Attached Power)

(Print Name)

Agent's License Number

Agent's Name



POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

NOTICE: The warning found elsewhere in this Power of Attorney affects the validity thereof. Please review carefully.

KNOW ALL MEN BY THESE PRESENTS, that BERKLEY INSURANCE COMPANY (the "Company"), a corporation duly organized and existing under the laws of the State of Delaware, having its principal office in Greenwich, CT, has made, constituted and appointed, and does by these presents make, constitute and appoint: **Fred R. Mitchell or Christy Lackey of PointeNorth Insurance Group, LLC of Atlanta, GA** its true and lawful Attorney-in-Fact, to sign its name as surety only as delineated below and to execute, seal, acknowledge and deliver any and all bonds and undertakings, with the exception of Financial Guaranty Insurance, providing that no single obligation shall exceed **Fifty Million and 00/100 U.S. Dollars (U.S.\$50,000,000.00)**, to the same extent as if such bonds had been duly executed and acknowledged by the regularly elected officers of the Company at its principal office in their own proper persons.

This Power of Attorney shall be construed and enforced in accordance with, and governed by, the laws of the State of Delaware, without giving effect to the principles of conflicts of laws thereof. This Power of Attorney is granted pursuant to the following resolutions which were duly and validly adopted at a meeting of the Board of Directors of the Company held on January 25, 2010:

RESOLVED, that, with respect to the Surety business written by Berkley Surety, the Chairman of the Board, Chief Executive Officer, President or any Vice President of the Company, in conjunction with the Secretary or any Assistant Secretary are hereby authorized to execute powers of attorney authorizing and qualifying the attorney-in-fact named therein to execute bonds, undertakings, recognizances, or other suretyship obligations on behalf of the Company, and to affix the corporate seal of the Company to powers of attorney executed pursuant hereto; and said officers may remove any such attorney-in-fact and revoke any power of attorney previously granted; and further

RESOLVED, that such power of attorney limits the acts of those named therein to the bonds, undertakings, recognizances, or other suretyship obligations specifically named therein, and they have no authority to bind the Company except in the manner and to the extent therein stated; and further

RESOLVED, that such power of attorney revokes all previous powers issued on behalf of the attorney-in-fact named; and further

RESOLVED, that the signature of any authorized officer and the seal of the Company may be affixed by facsimile to any power of attorney or certification thereof authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligation of the Company; and such signature and seal when so used shall have the same force and effect as though manually affixed. The Company may continue to use for the purposes herein stated the facsimile signature of any person or persons who shall have been such officer or officers of the Company, notwithstanding the fact that they may have ceased to be such at the time when such instruments shall be issued.

IN WITNESS WHEREOF, the Company has caused these presents to be signed and attested by its appropriate officers and its corporate seal hereunto affixed this 21st day of July, 2020.

Attest:

(Seal)

By

Ira S. Lederman
Executive Vice President & Secretary

Berkley Insurance Company

By

Jeffrey M. Hafter
Senior Vice President

WARNING: THIS POWER INVALID IF NOT PRINTED ON BLUE "BERKLEY" SECURITY PAPER.

STATE OF CONNECTICUT)

) ss:

COUNTY OF FAIRFIELD)

Sworn to before me, a Notary Public in the State of Connecticut, this 21st day of July, 2020, by Ira S. Lederman and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and Secretary, and the Senior Vice President, respectively, of Berkley Insurance Company.

MARIA C. RUNDRAKEN
NOTARY PUBLIC
CONNECTICUT
MY COMMISSION EXPIRES
APRIL 30, 2024

Maria C. Rundraken
Notary Public, State of Connecticut

CERTIFICATE

I, the undersigned, Assistant Secretary of BERKLEY INSURANCE COMPANY, DO HEREBY CERTIFY that the foregoing is a true, correct and complete copy of the original Power of Attorney; that said Power of Attorney has not been revoked or rescinded and that the authority of the Attorney-in-Fact set forth therein, who executed the bond or undertaking to which this Power of Attorney is attached, is in full force and effect as of this date.

Given under my hand and seal of the Company, this _____ day of _____

Vincent P. Forte





EOM Operations
Your solution to a better tomorrow

May 8th, 2024

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

Subject: Performance Bond Request
Cross Creek Phase 2 Subdivision

Dear Mrs. Dyer,

We have reviewed the requested Cross Creek Subdivision - Phase 2 – Performance Bond, furnished by Neil McKenzie, PE, with Coleman Company; specifically the schedule of values and unit costs for the bond. The proposed performance bond covers all the applicable costs associated with installing the required infrastructure and site development elements required to complete the project.

Based on the information and calculations provided by Coleman Company, the cost of the remaining construction work covered by the bond is \$1,536,617.28, which is correct. Therefore, the calculated value of the 150% Performance Bond of \$2,304,925.92 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
Trevor Shoemaker
Project Manager
EOM

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



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



May 6, 2024

Ms. Nicloe Dixon
Director, Planning and Development
100 U.S. Highway 80 SW
Pooler, GA 31322

RE: Revised Construction Bond Calculation
Cross Creek Phase 2 Subdivision
City of Pooler, GA
CCI Project #: 19-651.000

Dear Ms. Dixon:

Attached, please find the revised Construction Bond calculation for the above referenced project. The sidewalk quantity has been revised in accordance with EOM Operations' comment letter dated May 3, 2024, requesting that the area of sidewalk be increased to include the sidewalk to be constructed by the home builder. The revised respective infrastructure components and their unit costs are listed on the attached spreadsheet. Based on this information, the calculated Construction Bond amount is:

Cost of Infrastructure	\$ 1,536,617.28
100% Construction Bond	\$ 2,304,925.92

Please review the attached calculations and, if you concur, indicate your approval by signing below and returning the signed document to me. Prior to submitting a subdivision plat to the City Council for approval, the developer will secure a Construction Bond for the approved amount.

If you have any questions or comments, please call me on 200-3041.

Thank you,

Very Truly Yours,

Neil McKenzie, P.E.
Residential Group Leader
Coleman Company, Inc.

I hereby approve the Construction Bond calculated amount
of \$2,304,925.92 for the Cross Creek PH 2 subdivision.

Nicole Dixon

Date

CC: Dillon Powell
Malorie Boyd



CONSTRUCTION BOND CALCULATION
CROSS CREEK PH 2 PROJECT NO. 19-651.000

EARTHWORK & SITEWORK

Item No.	Description	Quantity	Units	Unit Price	Cost
I-1	Clearing & Grubbing	12.00	AC	\$ 4,685.00	\$ 56,220.00
I-2	Strip Topsoil, cut/shift & rough grade	1	LS	\$ 62,250.00	\$ 62,250.00
	Import Fill	1	LS	\$ 70,000.00	\$ 70,000.00
I-3	Remove & Replace Unsuitable Material in Roadway	3,600	CY	\$ 26.70	\$ 96,120.00
I-4	Fine Grade for Curb, Subgrades, Paving, Etc.	1	LS	\$ 14,820.00	\$ 14,820.00
I-5	Final Grading & Dressing for Grass	1	LS	\$ 11,000.00	\$ 11,000.00
I-6	Staking - EOP, Rough Grading, Lots, Curbing, Etc.	1	LS	\$ 27,500.00	\$ 27,500.00
I-7	Testing, Supervision & Mobilization	1	LS	\$ 15,500.00	\$ 15,500.00
REMAINING EARTHWORK & SITEWORK SUBTOTAL:					\$ 353,410.00

PAVEMENT & ROADWORK

Item No.	Description	Quantity	Units	Unit Price	Cost
II-1	18" Roll Curb & Gutter	2,470	LF	\$ 17.30	\$ 42,731.00
II-2	4" GABC - Temporary Turnaround	1,775	SY	\$ 17.40	\$ 30,885.00
II-3	8" Graded Aggregate Base	3,970	SY	\$ 34.00	\$ 134,980.00
II-4	1.5" Asphalt	2,530	SY	\$ 17.00	\$ 43,010.00
II-4	2" Binder & 1.5" Asphalt Topping	1,440	SY	\$ 30.00	\$ 43,200.00
II-5	Common Area Sidewalk	1,088	SY	\$ 59.00	\$ 64,165.78
II-6	Handicap Ramps	4	EA	\$ 1,550.00	\$ 6,200.00
REMAINING PAVEMENT & ROADWORK SUBTOTAL:					\$ 365,171.78

STORM DRAINAGE SYSTEM

Item No.	Description	Quantity	Units	Unit Price	Cost
III-1	18" RCP (0'-6'0)	184	LF	\$ 59.00	\$ 10,856.00
III-2	18" RCP (8'-10')	200	LF	\$ 63.50	\$ 12,700.00
III-3	24" RCP (0'-6')	43	LF	\$ 79.00	\$ 3,397.00
III-4	24" RCP (10'-12')	163	LF	\$ 83.00	\$ 13,529.00
III-5	30" RCP (0'-6')	146	LF	\$ 108.00	\$ 15,768.00
III-6	30" RCP (8'-10')	43	LF	\$ 113.00	\$ 4,859.00
III-7	30" RCP (10'-12')	137	LF	\$ 115.00	\$ 15,755.00
III-8	36" RCP (10'-12')	66	LF	\$ 147.00	\$ 9,702.00
III-9	Type "C" Curb Inlet	7	EA	\$ 5,394.29	\$ 37,760.00
III-10	Grate Inlet	3	EA	\$ 3,025.00	\$ 9,075.00
III-11	Outfall Control Structure	1	EA	\$ 11,280.00	\$ 11,280.00
III-12	6" Sock Pipe in Rock (50' each side of curb inlet)	700	LF	\$ 32.00	\$ 22,400.00
III-13	24" FES	1	EA	\$ 1,115.00	\$ 1,115.00
III-14	30" FES	1	EA	\$ 1,660.00	\$ 1,660.00
III-15	36" FES	1	EA	\$ 2,025.00	\$ 2,025.00
III-16	Temporary Inlet Protection	11	EA	\$ 405.00	\$ 4,455.00
III-17	Stone Bedding	225	TN	\$ 77.50	\$ 17,437.50
III-18	Select Fill	185	CY	\$ 23.00	\$ 4,255.00
III-19	Lamp Testing	1	LS	\$ 2,100.00	\$ 2,100.00
REMAINING STORM DRAINAGE SYSTEM SUBTOTAL:					\$ 200,128.50

SANITARY SEWER SYSTEM

Item No.	Description	Quantity	Units	Unit Price	Cost
IV-1	Connect to Exst Manhole with Core (18'-20')	1	LS	\$ 11,500.00	\$ 11,500.00
VI-2	8" SDR-26 PVC Sewer (0'-6')	446	LF	\$ 37.00	\$ 16,502.00
VI-3	8" DIP Sewer (0'-6')	156	LF	\$ 118.00	\$ 18,408.00
VI-4	8" SDR-26 PVC Sewer (6'-8')	801	LF	\$ 39.00	\$ 31,239.00
VI-5	8" DIP Sewer (6'-8')	20	LF	\$ 140.00	\$ 2,800.00
VI-6	8" SDR-26 PVC Sewer (8'-10')	307	LF	\$ 41.50	\$ 12,740.50
VI-7	8" SDR-26 PVC Sewer (10'-12')	1008	LF	\$ 51.75	\$ 52,164.00
VI-8	8" SDR-26 PVC Sewer (12'-14')	78	LF	\$ 54.00	\$ 4,212.00
VI-9	8" SDR-26 PVC Sewer (14'-16')	130	LF	\$ 130.00	\$ 16,900.00
VI-10	4" SDR-26 PVC Lateral	700	LF	\$ 15.50	\$ 10,850.00
VI-11	4" DIP P401 Lined	180	LF	\$ 85.00	\$ 15,300.00
VI-12	8x4 Service Connection	14	EA	\$ 405.00	\$ 5,670.00
VI-13	8x4 DIP Service Connection	3	EA	\$ 2,250.00	\$ 6,750.00
VI-14	Manhole Service Connection	5	EA	\$ 220.00	\$ 1,100.00
VI-15	4' Diameter Manhole (0'-6')	3	EA	\$ 3,579.00	\$ 10,737.00
VI-16	4' Diameter Manhole (6'-8')	2	EA	\$ 4,175.00	\$ 8,350.00
VI-17	4' Diameter Manhole (8'-10')	1	EA	\$ 4,318.00	\$ 4,318.00
VI-18	4' Diameter Manhole (10'-12')	5	EA	\$ 5,113.00	\$ 25,565.00
VI-19	4' Diameter Manhole (12'-14')	4	EA	\$ 5,795.00	\$ 23,180.00
VI-20	Vent for Manholes	2	EA	\$ 2,300.00	\$ 4,600.00
VI-21	Stone Bedding	1,000	TN	\$ 77.50	\$ 77,500.00
VI-22	Select Fill	950	CY	\$ 23.00	\$ 21,850.00
VI-23	Testing	1	LS	\$ 18,000.00	\$ 18,000.00
REMAINING SANITARY SEWER SYSTEM SUBTOTAL:					\$ 400,235.50

WATER DISTRIBUTION SYSTEM

Item No.	Description	Quantity	Units	Unit Price	Cost
V-1	Connect to Existing 12" Stub	1	EA	\$5,100.00	\$ 5,100.00
V-2	8" DIP Straight Sewer Crossing	20	LF	\$138.00	\$ 2,760.00
V-3	8" C-900 PVC	1,061	LF	\$46.50	\$ 49,336.50
V-4	Fire Hydrant Assembly	3	EA	\$6,350.00	\$ 19,050.00
V-5	8" Valve in Manhole with Marker Post	6	EA	\$5,140.00	\$ 30,840.00
V-6	8x1 Service Connection	22	EA	\$535.00	\$ 11,770.00
V-7	1" PE Tubing	800	LF	\$13.50	\$ 10,800.00
V-8	8" Bell Restraints	12	EA	\$305.00	\$ 3,660.00
V-9	8" MJ Bend	1	EA	\$615.00	\$ 615.00
V-10	8" Blow Off Assembly	3	EA	\$1,440.00	\$ 4,320.00
V-11	Raise Exst Gate Valve Top	3	EA	\$870.00	\$ 2,610.00
V-12	Select Fill	320	CY	\$23.00	\$ 7,360.00
V-13	Testing & Chlorination	1	LS	\$5,200.00	\$ 5,200.00
REMAINING WATER DISTRIBUTION SYSTEM SUBTOTAL:					\$ 153,421.50

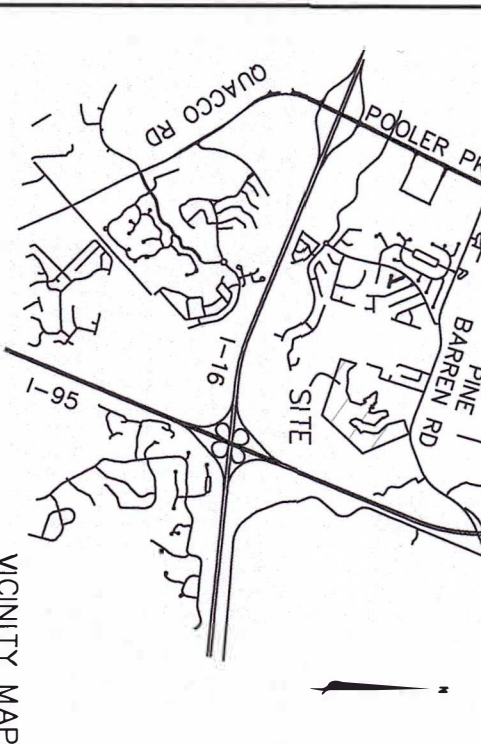
SOIL EROSION & SEDIMENT CONTROL

Item No.	Description	Quantity	Units	Unit Price	Cost
VI-1	Construction Exit	1	EA	\$ 3,800.00	\$ 3,800.00
VI-2	Silt Fence - Type A	4,000	LF	\$ 2.00	\$ 8,000.00
VI-3	Silt Fence - Type C	9,500	LF	\$ 3.00	\$ 28,500.00
VI-4	Inlet Protection	10	EA	\$ 200.00	\$ 2,000.00
VI-5	Rip Rap Protection	30	SY	\$ 85.00	\$ 2,550.00
VI-6	Level Spreader	1	EA	\$ 2,800.00	\$ 2,800.00
VI-7	Retrofit	1	EA	\$ 2,850.00	\$ 2,850.00
VI-8	Grassing	11.00	AC	\$ 1,250.00	\$ 13,750.00
REMAINING SOIL EROSION & SEDIMENT CONTROL SUBTOTAL:					\$ 64,250.00

CHANGE ORDERS

Item No.	Description	Quantity	Units	Unit Price	Cost
VII-1					\$ -
REMAINING CHANGE ORDERS SUBTOTAL:					\$ -

REMAINING EARTHWORK & SITEWORK SUBTOTAL:	\$353,410.00
REMAINING PAVEMENT & ROADWORK SUBTOTAL:	\$365,171.78
REMAINING STORM DRAINAGE SYSTEM SUBTOTAL:	\$200,128.50
REMAINING SANITARY SEWER SYSTEM SUBTOTAL:	\$400,235.50
REMAINING WATER DISTRIBUTION SYSTEM SUBTOTAL:	\$153,421.50
REMAINING SOIL EROSION & SEDIMENT CONTROL SUBTOTAL:	\$64,250.00
REMAINING CHANGE ORDERS SUBTOTAL:	\$0.00
REMAINING INFRASTRUCTURE COST:	\$1,536,617.28
CONSTRUCTION BOND (150% OF INFRASTRUCTURE COST):	\$2,304,925.92



- NOTES:
1. THIS SUBDIVISION CONTAINS 22 LOTS, SQUARE FEET.
 2. THE TOTAL AREA OF THE SUBDIVISION IS 1,010,000 S.F.
 3. PARENT PARCEL IDENTIFICATION NUMBERS: 5-010-0100014
 4. THIS PROPERTY IS CURRENTLY ZONED R-1.
 5. THIS PLAN IS BASED ON GRID NORTH, GEORGIA STATE PLANS, EAST ZONE, AND 83.
 6. AS OF THE DATE OF THIS REPORT, BASED ON OBSERVATION, A PORTION OF THIS PROJECT IS CURRENTLY UNDER CONSTRUCTION.
 7. TO KENOSHA ACCIDENT/INVESTIGATION, FIVE (5) FLOOD INSURANCE RATE MAP NUMBER 12051C EFFECTIVE DATE: 8/8/2018, STATE FLOOD ELEVATION: 12', NAVD 83. FEMA MAPS ARE TO BE USED TO DETERMINE FLOOD RISK AND CONSTRUCTION.
 8. THE PROJECT IS NOT DESIGNED TO BE RESPONSIBLE FOR THE PROTECTION OF THE COMMUNITY FROM ASSOCIATION AND SHALL NOT BECOME THE CITY OF POOLERS RESPONSIBILITY.
 9. LOTS ARE TO BE SERVED BY CITY OF POOLERS WATER AND SANITARY SEWER SYSTEMS.
 10. BUILDING FRONT - 30' FROM PROPERTY LINE.
 11. BUILDING FRONT - 30' FROM PROPERTY LINE.
 12. SIDE (CORNER LOT) - 30' FROM PROPERTY LINE.
 13. REAR - 30' FROM PROPERTY LINE.
 14. REAR - 30' FROM PROPERTY LINE.
 15. ALL WEILTANS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS.
 16. THE CITY OF POOLERS SHALL BE RESPONSIBLE FOR THE DESIGN OF THE LOTS FOR OWNERS AND THE DESIGNER SHALL BE SUBJECT TO PENALTY BY LAW FOR VIOLATIONS AND THE DESIGNER SHALL BE SUBJECT TO PENALTY BY LAW FOR VIOLATIONS.
 17. THESE PROTECTED AREA WITHOUT PROPER PERMIT.
 18. ON THIS PLAN ARE HEREBY DEDICATED FOR THE USE INTENDED.
 19. ON THIS PLAN ARE HEREBY DEDICATED FOR THE USE INTENDED.

LOT TABLE				
LOT #	ACRE	SF	ADDRESS	FFE(MN)
200	0.211	9,208	146 CROSS CREEK DR.	14.15
201	0.211	9,209	150 CROSS CREEK DR.	14.15
202	0.280	12,190	154 CROSS CREEK DR.	14.15
203	0.195	8,500	40 CHIME CREEK CT	14.15
204	0.236	10,285	44 CHIME CREEK CT	14.15
205	0.214	9,342	48 CHIME CREEK CT	14.15
206	0.221	9,634	52 CHIME CREEK CT	14.15
207	0.229	9,986	56 CHIME CREEK CT	14.15
208	0.226	9,835	58 CHIME CREEK CT	14.15
209	0.195	8,475	45 CHIME CREEK CT	14.15
210	0.198	8,620	41 CHIME CREEK CT	14.15
211	0.198	8,621	37 CHIME CREEK CT	14.15
212	0.249	10,855	33 CHIME CREEK CT	14.15
213	0.224	9,768	31 CHIME CREEK CT	14.15
214	0.197	8,569	27 CHIME CREEK CT	14.15
215	0.196	8,525	23 CHIME CREEK CT	14.15
216	0.229	9,961	19 CHIME CREEK CT	14.15
217	0.218	9,515	18 CHIME CREEK CT	14.15
218	0.205	8,952	22 CHIME CREEK CT	14.15
219	0.233	10,169	26 CHIME CREEK CT	14.15
220	0.238	10,363	151 CROSS CREEK DR.	14.15
221	0.198	8,611	147 CROSS CREEK DR.	14.15
TOTAL LOT	4.801	209,183		
OPEN SPACE A	0.220	9,571	145 CROSS CREEK DR.	
OPEN SPACE B	1.696	73,889	144 CROSS CREEK DR.	
OPEN SPACE C	1.719	74,876	1 ANTHEM MILL DR.	
R/W	1.874	81,650		
TOTAL AREA	10.310	449,139		



LINE #			LENGTH	DIRECTION
L1	21.81	N42°17.31'W		
L2	96.93	S87°44.44'E		
L3	100.04	S87°44.44'E		
L4	93.59	S86°05.09'E		
L5	81.75	S62°03.05'E		
L6	76.08	S58°38.33'E		
L7	46.06	N45°15.15'W		
L8	60.00	N63°42.29'E		
L9	23.29	N52°12.27'E		
L10	73.59	S42°32.18'E		
L11	73.59	S42°32.18'E		
L12	24.13	N26°12.27'W		
L13	38.23	N27°10.18'E		
L14	11.13	S12°22.49'E		
L15	3.32	S72°49.18'W		
L16	55.66	S71°16.18'W		
L17	75.45	S47°04.49'W		
L18	75.45	S47°04.49'W		
L19	59.96	N43°17.31'E		
L20	96.45	N43°17.31'E		
L21	17.27	N6°46.38'E		

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	13.01	30.00	S70.1° E87°E	4.42
C2	14.01	225.00	S92.0° 05' 36"W	13.20
C3	225.34	55.00	N55.3° E45°E	97.68
C4	36.02	25.00	N67.2° E2° 42'W	3.09
C5	18.06	165.00	S66.1° E2° 17'W	18.06
C6	47.11	30.00	S19.4° E4° 1'W	42.42
C7	86.17	270.00	S54.2° S3° 58'E	85.80
C8	55.67	330.00	S30.0° 05' 11"E	55.61
C9	47.53	30.00	N07° 35' 55"W	42.71
C10	46.71	30.00	N19.2° E1° 42'W	42.13
C11	31.41	20.00	N71.1° E7° 35"W	28.28
C12	23.80	225.00	S66.0° 03' 37"W	23.79
C13	60.19	225.00	S78.4° E4° 17'W	60.02
C14	48.18	225.00	N87.4° E2° 05'W	46.10
C15	37.33	55.00	N61.2° E4° 00'W	35.62
C16	83.14	225.00	N19.1° E9° 58'W	3.84
C17	82.13	55.00	N0° 49' 23"E	74.71
C18	48.28	55.00	N66.4° 05' 20'E	46.75
C19	57.59	55.00	S56.0° 05' 41'E	55.00
C20	86.06	330.00	S40.3° 39' 14"E	63.95
C21	55.67	330.00	S30.0° 05' 11"E	55.61
C22	86.17	270.00	S54.2° S3° 58'E	85.80
C23	47.31	270.00	S44.5° E7° 49'E	13.41
C24	27.36	55.00	N79.3° E1°E	27.08

SURVEYORS CERTIFICATION

