

Planning & Zoning
Commission
Agenda

September 9, 2024 - 3:00 p.m.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES
- IV. NEW BUSINESS
 - A. Final Plat approval for 360 Communities Clear Lake Phase 2, acceptance of a Maintenance and Warranty Bond for water and sewer infrastructure for Phase 2 and posting of a Sidewalk Performance Bond for Phase 2.
 - B. Final Plat approval for 360 Communities Clear Lake Phase 3, acceptance of a Maintenance and Warranty Bond for water and sewer infrastructure for Phase 3 and posting of a Sidewalk Performance Bond for Phase 3.
 - C. Final Plat approval for Canal Towns at Savannah Quarters Phase 1, posting of a Performance Bond for curbs and gutters for Phase 1, and posting of a Sidewalk Performance Bond for Phase 1.
- V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
August 26, 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	Present
Marcy Benson	City Planner	Present
Rachel Brown	Zoning Administrator/Secretary	Present

APPROVAL OF MINUTES

The minutes of the August 12, 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. Posting of Performance Bond/Final Plat for Cross Creek, Phase 2

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This phase will consist of 22 single-family lots on approximately 10.31 acres. The applicant is posting a subdivision performance bond in the amount of \$2,304,925.92 for the required infrastructure and site development. Malorie Boyd with Coleman Company was present to answer any questions.

Result: *After review of the criteria, a motion was made to recommend approval of the performance bond and final major subdivision plat.*

1- Motion: Commissioner Williams

2- Second: Commissioner Simmons

Motion passed without opposition

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:02 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



CITY of POOLER
— GEORGIA —

MAINTENANCE AND WARRANTY BOND

Premium: \$1,768.00/2 yrs.

Bond Number: ES000TBD Principal Amount: \$353,566.25

Project: Clear Lake, Phase 2

Location: Clear Lake, Pooler, GA City Permit Number: _____

KNOW ALL MEN BY THESE PRESENTS:

That Clear Lake (GA) Owner I LLC, registered business address of
100 Blue Moon Crossing, Suite 114, Pooler, GA 31322; as Principal, hereinafter called "CONTRACTOR,"
and Everest Reinsurance Company, as Surety, hereinafter called the "SURETY,"
registered business address of 1340 Treat Blvd., Suite 450, Walnut Creek, CA 94597, 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 the
City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its
Mayor and City Council, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261,
Three Hundred Fifty-Three Thousand
herein called the "OBLIGEE," in the sum of Five Hundred Sixty-Six & 25/100ths US Dollars

(\$ 353,566.25) lawful money of the United States of America, for the
payment of which sum truly to be made to Obligee, Contractor, and Surety bind
themselves, their heirs, executors, administrators, successors and assigns, jointly and
severally, firmly by these presents:

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, Contractor has constructed various public improvements, detailed as:

Clear Lake, Water & Sewer Infrastructure, Phase 2 in accordance with
the General Conditions, Drawings, Specifications, Plans, etc. on file for the Project defined
above and herein. Contractor constructed the improvements in accordance with
all applicable Ordinances of the City of Pooler, in addition to any other applicable local,
state, or federal code, regulation, guideline, conditions, etc.

NOW THEREFORE for a period of 24 months, commencing on the date

of acceptance of this Bond by Obligee:

- 1) The Contractor shall promptly and faithfully protect Obligee against any defects in the Project resulting from faulty materials, workmanship, design, or any other cause (excluding acts of nature);
- 2) In the event defects are found and identified, Obligee shall promptly notify Contractor in writing, stating the defect or defects to be remedied;
- 3) The Contractor shall initiate repairs within thirty (30) days of notice from Obligee and completes repairs within a reasonable time;
- 4) Upon completion of repairing the defect(s), Contractor shall submit a written request for a final inspection of the repairs to Obligee;
- 5) Contractor shall pay all costs and expenses incurred for, or incidental to, compliance with the requirements of this Bond, the Code of Ordinances for the City of Pooler, and any other applicable local, state, or federal code, regulation, guideline, conditions, etc.;
- 6) Should Contractor fail to begin work within thirty (30) days of written notice from Obligee, Obligee shall then notify Surety in writing of the defect(s) who may, within thirty (30) days from the date of notice from Obligee
 - a. elect to take action as it deems necessary to insure performance of the Contractor's obligations herein, or
 - b. submit a written request to Obligee seeking to repair the defect(s) as if it were Contractor in accordance with the terms and obligations herein, such request may be approved by Obligee in its discretion;
- 7) If repairs of any defect(s) are not commenced after expiration of the thirty (30) day period afforded to Surety in accordance with paragraph 6 above, Obligee may elect to repair the defect(s), and Contractor and Surety, jointly and severally, shall pay all expenses and costs of any kind incurred by Obligee, together with any damages direct or consequential Obligee may sustain as a result of the defect(s) or the failure to timely repair the defect(s); and
- 8) Obligee shall have the right to contract for repair of any defect(s) not timely repaired, with any repairs being awarded in accordance with all applicable local, state, and federal laws. Contractor and Surety, jointly and severally, shall become immediately liable to Obligee for any amount owed under such contract.

This Bond shall automatically renew unless released by Obligee in accordance with the Code of Ordinances for the City of Pooler, at which time the rights and obligations created herein shall be void. Otherwise, it remains in full force and effect.

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.

Subject to any right or reservation set forth herein, Surety shall assume and perform any and all obligations of the Contractor upon the Contractor's failure or refusal to fulfill its obligations under this Bond.

IT IS FURTHER understood that should Obligee be required to institute legal proceedings in order to collect any funds under this Bond, venue shall be exclusively in the Superior Court of Chatham County, Georgia, and Contractor shall be responsible for any and all attorney's fees and court costs incurred by Obligee, together with interest from the date of default, at the rate permitted by The Official Code of Georgia, Title 7, Chapter 12, Article 1, Section 12 (O.C.G.A. § 7-4-12) or any amendments thereto.

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[SIGNATURE PAGE AND ORDINANCE FOLLOW]

IN WITNESS HEREOF, the Contractor and Surety do hereunto execute this Bond number

ES000TBD this 6th day of August, 2024.

Attest

Witness as to Contractor (1)

Witness as to Contractor (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

Contractor

Contractor Signature

Contractor Print

Contractor Title

Clear Lake (GA) Owner I LLC

Company Name

Attest

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

Surety

Surety Authorized Signature

Surety Authorized Print

Everest Reinsurance Company

Surety Company Name

1340 Treat Blvd., Suite 450, Walnut Creek, CA 94597

Surety Business Address

OR

Attest

Witness as to Agent (1)

Witness as to Agent (2)

Notary Public Signature Susan E. Morales

April 14, 2027

Notary Public Commission Expiration

Surety's Agent

Attorney in Fact Signature (Attach Power)

Cheryl L. Thomas

Attorney in Fact Print

0K07568

Agent's License Number

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

Agent's Name

CITY OF POOLER, GEORGIA | CODE OF ORDINANCES

Sec. 706. Maintenance bond.

- (a) Upon completion of construction and prior to the issuance of any certificate of occupancy for any project which a performance bond or other acceptable security has been posted in accordance with section 703.03 of this article, the developer shall provide, on a form acceptable by the city, a maintenance bond, escrow account, certified check, or irrevocable letter of credit from a bank which has a business office within the State of Georgia, in the amount of 50 percent of the total cost of all infrastructure improvements and maintenance and landscape requirements.
- (b) If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia and acceptable to the city. In no event shall the depositor of the irrevocable letter of credit or bond have any significant interest in the bank upon which such irrevocable letter of credit has been authorized or in the surety or guaranty company issuing the bond. Significant interest of the depositor means acting as an officer or director or owning more than one (percent of the stock of such bank, surety or guaranty company.)
- (c) Measured from the initial date the required security is approved by the city, if no faults or failures develop within 12 months, the city may reduce the required security amount by 50 percent. At the end of the second 12 months, the developer shall request an inspection, and if no faults or failures have developed, the city may release the bond or escrow upon approval by the aldermanic board.
- (d) The bond or escrow shall remain in force until released by the aldermanic board and shall not automatically expire at the end of 12 months. Bond and escrow forms are available from the office of the city clerk.

(Ord. of 6-5-2017(2), § II)



CITY of POOLER
— GEORGIA —

SIDEWALK PERFORMANCE BOND

Premium: \$755.00/1 yr

Bond Number: ES000TBD Principal Amount: \$100,642.50

Project: Clear Lake, Sidewalks, Phase 2

Location: Clear Lake, Pooler, GA City Permit Number: _____

KNOW ALL MEN BY THESE PRESENTS:

That Clear Lake (GA) Owner I 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 1340 Treat Blvd., Suite 450, Walnut Creek, CA 94597, 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 the City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and City Council, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261,

herein called the "OBLIGEE," in the sum of One Hundred Thousand Six Hundred Forty-Two & 50/100ths US Dollars

(\$ 100,642.50) lawful money of the United States of America, for the payment

of which sum truly to be made to Obligee, Principal, and Surety bind themselves, their 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, as detailed:

Clear Lake, Sidewalks, Phase 2

Said improvements require the installation of sidewalks, which shall be constructed within eighteen (18) months of the first date the subdivision plat for the described improvements is recorded with the Office of the Clerk for the Superior Court of Chatham County, Georgia,

and 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 these 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 Obligee.

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[SIGNATURE PAGE AND ORDINANCE FOLLOW]

IN WITNESS HEREOF, the Principal and Surety do hereunto execute this Bond number

ES000TBD this 6th day of August, 2024.

Attest

Witness as to Principal (1)

Witness as to Principal (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

Principal

Principal Signature

Principal Print

Principal Title

Clear Lake (GA) Owner I LLC
Company Name

Attest

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

Surety

Surety Authorized Signature

Surety Authorized Print

Everest Reinsurance Company
Surety Company Name

1340 Treat Blvd., Suite 450, Walnut Creek, CA 94597
Surety Business Address

OR

Attest

Witness as to Agent (1)

Witness as to Agent (2)

Notary Public Signature Susan E. Morales

April 14, 2027

Notary Public Commission Expiration

Surety's Agent

Attorney in Fact Signature (Attach Power)

Cheryl L. Thomas
Attorney in Fact Print

0K07568

Agent's License Number

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

Agent's Name

CITY OF POOLER, GEORGIA | CODE OF ORDINANCES

Sec. 74-136. Sidewalks; bond.

Sidewalks shall be required as stated in the subdivision regulations and placed when street improvements are made, or:

- (1) Sidewalks shall be placed as lot improvements are constructed.
- (2) Sidewalks shall be placed in the right-of-way as approved by the city.
- (3) Undeveloped lots shall require sidewalks in place within 18 months after the subdivision plat map is recorded.
- (4) A sidewalk performance bond on a form approved by the city, or escrow account shall be provided by the developer at the time a final plat is submitted. If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia and acceptable to the city.
- (5) The bond or escrow account shall be in the amount of 150 percent of the estimated total construction costs for all sidewalks within a development subject to the requirements of this article.
- (6) Upon completion of construction the city may reduce the required bond or escrow account amount to 50 percent of the total construction costs. If no faults or failures develop at the end of six months, the city may reduce the bond or escrow account amount to 25 percent of the total construction costs. At the end of the second six months following completion of construction, the developer shall request an inspection, and if no faults or failures have developed, the city may release the bond or escrow upon approval by the aldermanic board.
- (7) The bond or escrow shall remain in force until released by the aldermanic board and shall not automatically expire at the end of 12 months. Bond and escrow forms are available from the office of the city clerk.

(Code 1976, § 16-35; Ord. of 6-5-2017(5), § I)



EOM Operations
Your solution to a better tomorrow

July 31th, 2024

Marcella Benson
City of Pooler
100 Southwest HWY 80
Pooler, GA 31322

Subject: Warranty Bond
 360 Communities at Clearlake Phase 2

Dear Mrs. Benson,

We have reviewed to the requested Warranty Bond & Performance Bond for 360 Communities at Clearlake Phase 2, furnished by Nathan B. Long, P.E of Thomas & Hutton specifically, the schedule of values and unit costs for the bond.

The proposed **Warranty Bond** covers the applicable costs associated with the completed construction of the proposed City maintained infrastructure. This infrastructure includes the water distribution system and sanitary sewer system. Based on the calculations provided by Thomas & Hutton, the cost of the City maintained infrastructure is **\$707,132.50** which is correct. Therefore the **50% Warranty Infrastructure Bond** of **\$353,566.25** is also correct.

The proposed **Performance Bond** covers the remaining sidewalk associated with Phase 2 of 360 Communities at Clearlake. Based on the calculations provided by Thomas & Hutton, the cost of the remaining sidewalk is **\$67,095.00** which is correct. Therefore the **150% Sidewalk Performance Bond** of **\$100,642.50** would also be correct.

This review was based exclusively on the information provided by the project design professional who 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 at EOM Operations at (912) 445-0050 or by email.

Sincerely,
Craig Morgans
Craig Morgans
Project Manager
EOM

CC: Nicole Johnson; Director of Planning & Development – City of Pooler
 Marcella Benson; City Planner – City of Pooler
 John Winn; Assistant Director of Public Works – 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



50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 | 912.234.5300
WWW.THOMASANDHUTTON.COM

July 16, 2024

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

Re: 360 Communities at Clearlake
Phase 2 – Warranty Bond Estimate
Approval J-26640.0008
Pooler, Georgia

Dear Ms. Dyer,

Construction of the referenced project is nearing completion, and we are preparing for the close out and acceptance process. Public works has issued a sign-off for phases 1A, 1B, 2, and 3. I am requesting approval of the proposed project warranty bond amount so that the bond documents can be drafted.

Enclosed is a Phase 2 breakdown of cost for water and sewer infrastructure only, based on the contractor's Payment Schedule, dated June 25, 2023. The total construction cost of water and sewer infrastructure for the above-listed project to be included in the warranty bond is \$707,132.50 as indicated on the enclosed worksheet. At the 50% warranty bonding amount required by the city, the proposed two-year warranty bond amount would be \$353,566.25.

Please provide us with your approval of this warranty bond estimate. We will request the bond to be provided by the developer. If you have any questions, feel free to contact our office.

Sincerely,

THOMAS & HUTTON

Nathan B. Long, P.E.

Cc: Richard Phillips, Project Manager – Freehold Capital Management, LLC
Michael Lerque, PE – Thomas & Hutton

Enclosures

Phase 2

SQ Cost Code	Description	Barfield Estim. Qty.		Unit Price	Total Price
SITE PREP & GRADING					
12.01.015.000	Site Prep & Gen Mobilization				
12.01.015.005	Site Con - Mobilization	1	LS	5,500.00	\$ 5,500.00
12.01.015.010	Site Con - GPS, Staking	1	LS	24,940.00	\$ 24,940.00
12.01.015.015	Site Con - Materials & Compaction Testing for Roads	1	LS	13,125.00	\$ 13,125.00
12.01.015.020	Site Con - Soils Testing for Pads	125	EA	145.00	\$ 18,125.00
12.01.015.025	Site Con - Asbuilts	1	LS	4,500.00	\$ 4,500.00
12.01.050.000	Finish Grading				
12.01.050.005	Fine Grade Sub-Grade for Curb	5,720	LF	3.35	\$ 19,162.00
12.01.050.010	Dress Behind Curb	5,720	LF	1.80	\$ 10,296.00
12.01.050.015	Fine Grade Road Sub-Grade	8,617	SY	3.35	\$ 28,866.95
12.01.050.020	Fine Grade GABC & Paving Prep	8,617	SY	3.35	\$ 28,866.95
12.01.050.025	Fine Grade for temporary turn around	575	SY	1.50	\$ 862.50
12.01.050.025	Final grade stone for temp. turn around	575	SY	1.50	\$ 862.50
12.01.050.030	Fine Grade Areas Outside Pavement	64,767	SY	0.96	\$ 62,176.32
12.01.050.030	Final Grade for Grassing	64,767	SY	0.30	\$ 19,430.10
12.01.050.035	Finish Grading - General	1	LS	53,625.00	\$ 53,625.00
12.01.065.000	Erosion Control				
12.01.065.015	Construction Entrance - Install and Maintain	1	EA	1,900.00	\$ 1,900.00
12.01.065.035	Silt Fence - Sd1-NS (TP-A) Single Row	1,171	LF	3.35	\$ 3,922.85
12.01.065.040	Silt Fence - Sd1-S (TP-C) Double Row	1,533	LF	6.95	\$ 10,654.35
12.01.065.045	Tree Protection - ORANGE FENCE	500	LF	3.00	\$ 1,500.00
12.01.065.055	Inlet Protection - Before Paving	23	EA	165.00	\$ 3,795.00
12.01.065.060	Inlet Protection - After Paving	18	EA	100.00	\$ 1,800.00
12.01.065.070	Drainage Ditches for Barfield use	1,500	LF	2.69	\$ 4,035.00
12.01.065.075	Grassing - Stabilized	64,767	SY	0.68	\$ 44,041.56
12.01.065.080	Rip Rap	66	SY	120.00	\$ 7,920.00
12.01.065.085	NPDES Monitoring (per Month)	4	MO	1,870.00	\$ 7,480.00
12.01.070.000	Earthwork - Miscellaneous				
12.01.070.080	Earthwork Misc. - General	1	LS	25,000.00	\$ 25,000.00

SITE PREP AND GRADING SUBTOTAL
INFRASTRUCTURE COST

\$402,387.00
\$0.00

SQ Cost Code	Description	Barfield Estim. Qty.		Unit Price	Total Price
SANITARY SEWER SYSTEM					
12.10.110.000	Sanitary Sewer Pipe				
12.10.110.005	Connect to Existing Sewer Manhole	1	EA	7,500.00	\$ 7,500.00
12.10.110.020	8" PVC Sewer 0'-6'	562	LF	48.00	\$ 26,976.00
12.10.110.025	8" PVC Sewer 6'-8' cut	819	LF	50.00	\$ 40,950.00
12.10.110.030	8" PVC Sewer 8'-10' cut	486	LF	53.00	\$ 25,758.00
12.10.110.035	8" PVC Sewer 10'-12' cut	388	LF	56.50	\$ 21,922.00
12.10.110.040	8" PVC Sewer 12'-14' cut	8	LF	60.00	\$ 480.00
12.10.110.135	8" DIP Sewer	36	LF	152.00	\$ 5,472.00
12.10.110.175	Sewer Service Connections	125	EA	670.00	\$ 83,750.00
12.10.110.185	4" PVC Service Lateral	4,558	LF	20.50	\$ 93,439.00
12.10.115.000	Sewer - Manholes				
12.10.115.025	Manholes 48" 0'-6' Deep	5	EA	3,420.00	\$ 17,100.00
12.10.115.030	Manholes 48" 6'-8' Deep	4	EA	3,775.00	\$ 15,100.00
12.10.115.035	Manholes 48" 8'-10' Deep	1	EA	4,015.00	\$ 4,015.00
12.10.115.040	Manholes 48" 10'-12' Deep	2	EA	4,385.00	\$ 8,770.00
12.10.130.000	Sewer - Miscellaneous				
12.10.130.025	ONSITE BACKFILL	766	CY	4.50	\$ 3,447.00
12.10.130.030	Install Well pits and Dewater	8	LF	18.50	\$ 148.00
12.10.130.035	Dewatering - Supply & Maintain	2	DY	2,850.00	\$ 5,700.00
12.10.130.045	TV Test - Laterals	4,515	LF	2.45	\$ 11,061.75
12.10.130.050	Mandrel & Air - Test - Main/MH	2,263	LF	1.95	\$ 4,412.85

**SEWER SYSTEM SUBTOTAL
INFRASTRUCTURE COST**

\$276,001.60
\$343,732.00

SQ Cost Code	Description	Barfield Estim. Qty.		Unit Price	Total Price
STORM DRAINAGE					
12.20.210.000	Drainage Pipe				
12.20.210.005	Connect to Existing ST	1	EA	1,530.00	\$ 1,530.00
12.20.210.090	6" Subgrade Drain w/ Sock and SAND	2,500	LF	21.15	\$ 52,875.00
12.20.210.100	18" RCP Storm Drain	1,389	LF	67.00	\$ 93,063.00
12.20.210.105	24" RCP Storm Drain	632	LF	84.50	\$ 53,404.00
12.20.210.115	36" RCP Storm Drain	1,664	LF	140.00	\$ 232,960.00
12.20.210.410	Storm Test, Clean, Inspect	1	LS	5,100.00	\$ 5,100.00
12.20.225.000	Storm Drain Concrete Structures				
12.20.225.005	Curb Inlet - Roll Over CB w/50lf 6" 2'X1 5' SAND SGD each way	20	EA	6,850.00	\$ 137,000.00
12.20.225.045	Yard Inlet	3	EA	2,825.00	\$ 8,475.00
12.20.225.065	Storm Manhole	10	EA	4,700.00	\$ 47,000.00
12.20.235.000	Storm Drain Miscellaneous				
12.20.235.080	Select Backfill in ROW only	1,903	CY	19.30	\$ 36,727.90

**STORM DRAINAGE SUBTOTAL
INFRASTRUCTURE COST**

\$668,134.90
\$0.00

SQ Cost Code	Description	Barfield Estim. Qty.		Unit Price	Total Price
DOMESTIC WATER					
12.30.310.000	D/W - Waterline Pipe				
12.30.310.005	D/W Connect Extg 8" Water Main at Point Provided	2	EA	4,800.00	\$ 9,600.00
12.30.310.105	D/W-8" PVC Water Main	2,841	LF	49.50	\$ 140,629.50
12.30.310.175	6" Fire Hydrant Lead	100	LF	53.00	\$ 5,300.00
12.30.310.295	D/W-1" HDPE Service Lateral	3,520	LF	10.55	\$ 37,136.00
12.30.310.300	D/W-1" Service Lateral to 8"	125	EA	700.00	\$ 87,500.00
12.30.310.335	Test & Chlorinate	1	LS	4,500.00	\$ 4,500.00
12.30.315.000	D/W - Valves & Fittings				
12.30.315.015	D/W- 8" Gate Valve & Valve Box	5	EA	2,550.00	\$ 12,750.00
12.30.315.070	D/W-MISC Fittings	1	LS	49,585.00	\$ 49,585.00
12.30.320.000	D/W - Waterline Appurtenances				
12.30.320.010	D/W-Fire Hydrants w/6" Valve & Valve Box	5	EA	6,100.00	\$ 30,500.00
12.30.345.000	Domestic Water Misc.				
12.30.345.030	ONSITE BACKFILL	460	CY	4.50	\$ 2,070.00

DOMESTIC WATER SUBTOTAL
INFRASTRUCTURE COST

\$379,570.50
\$363,400.50

SQ Cost Code	Description	Barfield Estim. Qty.		Unit Price	Total Price
STREET IMPROVEMENTS					
12.40.410.000	Pavement				
12.40.410.035	GAB Temp Turnaround (4" Crushed Concrete)	575	SY	9.95	\$ 5,721.25
12.40.410.040	Petromat Fabric Underlayment at Intersection - NOT SHOWN ON PLANS		SY	6.00	\$ -
12.40.415.000	Asphalt (AC)				
12.40.415.005	Prime Coat	8,617	SY	1.65	\$ 14,218.05
12.40.415.015	1.5" Asphalt Surface Course	8,617	SY	12.35	\$ 106,419.95
12.40.425.000	Aggregate Base (AB)				
12.40.425.025	8" Graded Aggregate Base Course	8,617	SY	25.05	\$ 215,855.85
12.40.435.000	Curb & Gutter				
12.40.435.005	18" Rollover Curb & Gutter	4,865	LF	17.70	\$ 86,110.50
12.40.435.010	18" Standard (Vertical) Curb & Gutter	855	LF	23.00	\$ 19,665.00
12.40.440.000	Sidewalk				
12.40.440.005	4' Sidewalk (non-lot areas only)	88	SY	63.00	\$ 5,544.00
12.40.440.015	Fine Grade for Sidewalk	88	SY	7.50	\$ 660.00
12.40.440.020	Handicap Ramp only	7	EA	1,980.00	\$ 13,860.00
12.40.440.020	Handicap Ramp - Includes 16' of sidewalk on each side of ramp	10	EA	2,750.00	\$ 27,500.00
12.40.440.025	Fine Grade for H/C Ramp only	17	EA	200.00	\$ 3,400.00
12.40.460.000	ST Signage - Striping - Facilities				
12.40.460.015	Thermo Stop Bars	4	EA	585.00	\$ 2,340.00
12.40.460.020	Thermo Crosswalks	9	EA	1,135.00	\$ 10,215.00
12.40.460.025	Specialty Traffic Signs	4	EA	1,615.00	\$ 6,460.00
12.40.460.060	Parking Pavement Markings	1	LS	1,650.00	\$ 1,650.00
12.40.470.000	Street Improvements Misc.				

STREET IMPROVEMENTS SUBTOTAL
INFRASTRUCTURE COST

\$519,619.60
\$0.00

ALTERNATES

12.50,510.015	4" CONDUIT	4,470	LF	14.00	62,580.00
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SITE PREP AND GRADING
 SANITARY SEWER
 STORM DRAINAGE
 DOMESTIC WATER
 STREET IMPROVEMENTS

SUBTOTAL	INFRASTRUCTURE COST
\$402,387.08	\$0.00
\$376,001.60	\$343,732.00
\$668,134.90	\$0.00
\$370,570.50	\$363,400.50
\$510,610.60	\$0.00

TOTAL WITHOUT ALTERNATES
 TOTAL UNIT PRICE WITHOUT ALTERNATES
 TOTAL WITH ALTERNATES
 TOTAL UNIT PRICE WITH ALTERNATES

\$2,345,713.68
\$10,765.71
\$2,408,293.68
\$10,266.35

TOTAL INFRASTRUCTURE COST (BOND SUBTOTAL)
 WARRANTY BOND AMOUNT (50% OF SUBTOTAL)

\$707,132.50
\$353,566.25



50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 | 912.234.5300
WWW.THOMASANDHUTTON.COM

July 16, 2024

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

Re: 360 Communities at Clearlake
Phase 2 – Sidewalk Performance
Bond Approval
J-26640.0008
Pooler, Georgia

Dear Ms. Dyer,

Construction of the referenced project is nearing completion, and we are preparing for the close out and acceptance process. I am requesting approval of the proposed sidewalk performance bond amount so that the bond documents can be drafted.

Enclosed is an exhibit of sidewalk constructed and not constructed per phase of the project based on an aerial image of the site received on September 7, 2023. Please note that the private walking path shall be installed prior to the release of the phase 2 sidewalk bond or the phase 3 sidewalk bond, whichever is later. The sidewalk not installed for phase 2 totals to 1,065 square yards. At \$63 per square yard unit cost from the contractor's bid schedule, the construction cost for the sidewalks included in the phase 2 sidewalk performance bond is \$67,095. At the 150% performance bonding amount required by the City of Pooler, the proposed bond amount would be \$100,642.50.

Please provide us with your approval of this sidewalk performance bond estimate. We will request the bond to be provided by the developer. If you have any questions, please feel free to contact our office.

Sincerely,

THOMAS & HUTTON

Nathan B. Long, P.E.

Cc: Richard Phillips, Project Manager – Freehold Capital Management, LLC
Michael Lerque, PE – Thomas & Hutton

Enclosures

LEGEND

- SIDEWALK BUILT: 533 SY
 - PHASE 1A : 326 SY
 - PHASE 1B : 176 SY
 - PHASE 2 : 13 SY
 - PHASE 3 : 18 SY
- BUILDER SIDEWALK: 2,758 SY
 - PHASE 1A : 658 SY
 - PHASE 1B : 465 SY
 - PHASE 2 : 1,065 SY
 - PHASE 3 : 570 SY
- PRIVATE WALKING PATH: 3,279 SY

PHASING LEGEND

- PHASE 1A
- PHASE 1B
- PHASE 2
- PHASE 3

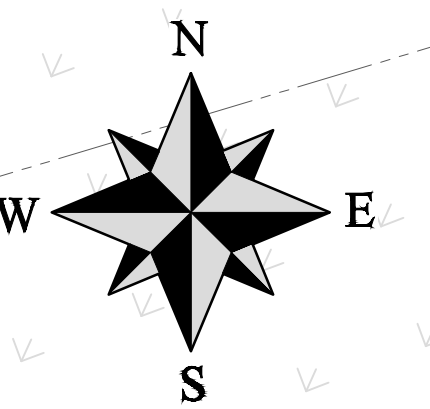
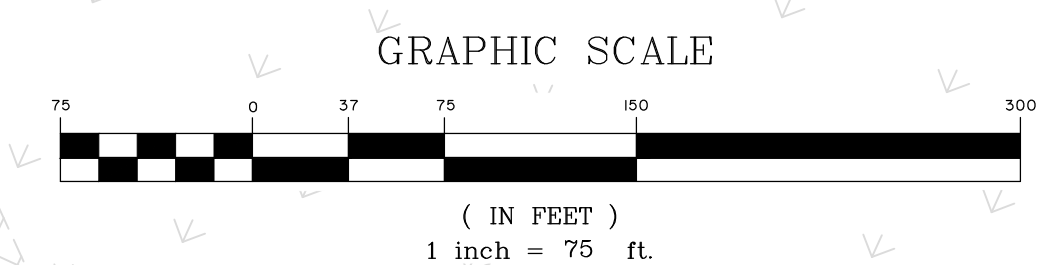
THE PRIVATE WALKING PATH SHALL BE INSTALLED PRIOR TO THE RELEASE OF THE PHASE 2 SIDEWALK BOND OR THE PHASE 3 SIDEWALK BOND,WHICHEVER IS LATER.

Phase 2 Sidewalk

Phase 2 Sidewalk

Phase 2 Sidewalk

Phase 2 Sidewalk



SIDEWALK EXHIBIT
360 COMMUNITIES
AT CLEARLAKE
POOLER, GEORGIA
PREPARED FOR:
360 ACQUISITIONS, LLC
PREPARED BY:



50 Park of Commerce Way
Savannah, GA 31405 • 912.224.5300
www.thomasandhutton.com

JOB NO.: J-26440.0008 DATE: 7/16/2024
DRAWN: CWH SCALE: 1" = 75'
REVIEWED: NBL SHEET: 1 OF 1



CITY of POOLER
— GEORGIA —

MAINTENANCE AND WARRANTY BOND

Premium: \$1,768.00/2 yrs.

Bond Number: ES000TBD Principal Amount: \$349,618.75

Project: Clear Lake, Phase 3

Location: Clear Lake, Pooler, GA City Permit Number: _____

KNOW ALL MEN BY THESE PRESENTS:

That Clear Lake (GA) Owner I LLC, registered business address of
100 Blue Moon Crossing, Suite 114, Pooler, GA 31322; as Principal, hereinafter called "CONTRACTOR,"
and Everest Reinsurance Company, as Surety, hereinafter called the "SURETY,"
registered business address of 1340 Treat Blvd., Suite 450, Walnut Creek, CA 94597, 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 the
City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its
Mayor and City Council, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261,
herein called the "OBLIGEE," in the sum of Three Hundred Forty-Nine Thousand
Six Hundred Eighteen & 75/100ths US Dollars
(\$ 349,618.75) lawful money of the United States of America, for the
payment of which sum truly to be made to Obligee, Contractor, and Surety bind
themselves, their heirs, executors, administrators, successors and assigns, jointly and
severally, firmly by these presents:

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, Contractor has constructed various public improvements, detailed as:

Clear Lake, Water & Sewer Infrastructure, Phase 3 in accordance with
the General Conditions, Drawings, Specifications, Plans, etc. on file for the Project defined
above and herein. Contractor constructed the improvements in accordance with
all applicable Ordinances of the City of Pooler, in addition to any other applicable local,
state, or federal code, regulation, guideline, conditions, etc.

NOW THEREFORE for a period of 24 months, commencing on the date

of acceptance of this Bond by Obligee:

- 1) The Contractor shall promptly and faithfully protect Obligee against any defects in the Project resulting from faulty materials, workmanship, design, or any other cause (excluding acts of nature);
- 2) In the event defects are found and identified, Obligee shall promptly notify Contractor in writing, stating the defect or defects to be remedied;
- 3) The Contractor shall initiate repairs within thirty (30) days of notice from Obligee and completes repairs within a reasonable time;
- 4) Upon completion of repairing the defect(s), Contractor shall submit a written request for a final inspection of the repairs to Obligee;
- 5) Contractor shall pay all costs and expenses incurred for, or incidental to, compliance with the requirements of this Bond, the Code of Ordinances for the City of Pooler, and any other applicable local, state, or federal code, regulation, guideline, conditions, etc.;
- 6) Should Contractor fail to begin work within thirty (30) days of written notice from Obligee, Obligee shall then notify Surety in writing of the defect(s) who may, within thirty (30) days from the date of notice from Obligee
 - a. elect to take action as it deems necessary to insure performance of the Contractor's obligations herein, or
 - b. submit a written request to Obligee seeking to repair the defect(s) as if it were Contractor in accordance with the terms and obligations herein, such request may be approved by Obligee in its discretion;
- 7) If repairs of any defect(s) are not commenced after expiration of the thirty (30) day period afforded to Surety in accordance with paragraph 6 above, Obligee may elect to repair the defect(s), and Contractor and Surety, jointly and severally, shall pay all expenses and costs of any kind incurred by Obligee, together with any damages direct or consequential Obligee may sustain as a result of the defect(s) or the failure to timely repair the defect(s); and
- 8) Obligee shall have the right to contract for repair of any defect(s) not timely repaired, with any repairs being awarded in accordance with all applicable local, state, and federal laws. Contractor and Surety, jointly and severally, shall become immediately liable to Obligee for any amount owed under such contract.

This Bond shall automatically renew unless released by Obligee in accordance with the Code of Ordinances for the City of Pooler, at which time the rights and obligations created herein shall be void. Otherwise, it remains in full force and effect.

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.

Subject to any right or reservation set forth herein, Surety shall assume and perform any and all obligations of the Contractor upon the Contractor's failure or refusal to fulfill its obligations under this Bond.

IT IS FURTHER understood that should Obligee be required to institute legal proceedings in order to collect any funds under this Bond, venue shall be exclusively in the Superior Court of Chatham County, Georgia, and Contractor shall be responsible for any and all attorney's fees and court costs incurred by Obligee, together with interest from the date of default, at the rate permitted by The Official Code of Georgia, Title 7, Chapter 12, Article 1, Section 12 (O.C.G.A. § 7-4-12) or any amendments thereto.

[SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE AND ORDINANCE FOLLOW]

IN WITNESS HEREOF, the Contractor and Surety do hereunto execute this Bond number

ES000TBD this 6th day of August, 2024.

Attest

Witness as to Contractor (1)

Witness as to Contractor (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

Contractor

Contractor Signature

Contractor Print

Contractor Title

Clear Lake (GA) Owner I LLC

Company Name

Attest

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

Surety

Surety Authorized Signature

Surety Authorized Print

Everest Reinsurance Company

Surety Company Name

1340 Treat Blvd., Suite 450, Walnut Creek, CA 94597

Surety Business Address

OR

Attest

Witness as to Agent (1)

Witness as to Agent (2)

Notary Public Signature Susan E. Morales

April 14, 2027

Notary Public Commission Expiration

Surety's Agent

Attorney in Fact Signature (Attach Power)

Cheryl L. Thomas

Attorney in Fact Print

0K07568

Agent's License Number

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

Agent's Name

CITY OF POOLER, GEORGIA | CODE OF ORDINANCES

Sec. 706. Maintenance bond.

- (a) Upon completion of construction and prior to the issuance of any certificate of occupancy for any project which a performance bond or other acceptable security has been posted in accordance with section 703.03 of this article, the developer shall provide, on a form acceptable by the city, a maintenance bond, escrow account, certified check, or irrevocable letter of credit from a bank which has a business office within the State of Georgia, in the amount of 50 percent of the total cost of all infrastructure improvements and maintenance and landscape requirements.
- (b) If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia and acceptable to the city. In no event shall the depositor of the irrevocable letter of credit or bond have any significant interest in the bank upon which such irrevocable letter of credit has been authorized or in the surety or guaranty company issuing the bond. Significant interest of the depositor means acting as an officer or director or owning more than one (percent of the stock of such bank, surety or guaranty company.)
- (c) Measured from the initial date the required security is approved by the city, if no faults or failures develop within 12 months, the city may reduce the required security amount by 50 percent. At the end of the second 12 months, the developer shall request an inspection, and if no faults or failures have developed, the city may release the bond or escrow upon approval by the aldermanic board.
- (d) The bond or escrow shall remain in force until released by the aldermanic board and shall not automatically expire at the end of 12 months. Bond and escrow forms are available from the office of the city clerk.

(Ord. of 6-5-2017(2), § II)



CITY of POOLER
— GEORGIA —

SIDEWALK PERFORMANCE BOND

Premium: \$404.00/1 yr.

Bond Number: ES000TBD Principal Amount: \$53,865.00

Project: Clear Lake, Sidewalks, Phase 3

Location: Clear Lake, Pooler, GA City Permit Number: _____

KNOW ALL MEN BY THESE PRESENTS:

That Clear Lake (GA) Owner I 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 1340 Treat Blvd., Suite 450, Walnut Creek, CA 94597, 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 the
City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its
Mayor and City Council, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261,
herein called the "OBLIGEE," in the sum of Fifty-Three Thousand Eight Hundred
Sixty-Five & N0/100ths US Dollars
(\$ 53,865.00) lawful money of the United States of America, for the payment
of which sum truly to be made to Obligee, Principal, and Surety bind themselves, their
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, as detailed:

Clear Lake, Sidewalks, Phase 3

Said improvements require the installation of sidewalks, which shall be constructed within
eighteen (18) months of the first date the subdivision plat for the described improvements
is recorded with the Office of the Clerk for the Superior Court of Chatham County, Georgia,
and 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 these 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 Obligee.

[SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE AND ORDINANCE FOLLOW]

IN WITNESS HEREOF, the Principal and Surety do hereunto execute this Bond number

ES000TBD this 6th day of August, 2024.

Attest

Witness as to Principal (1)

Witness as to Principal (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

Principal

Principal Signature

Principal Print

Principal Title

Clear Lake (GA) Owner I LLC

Company Name

Attest

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

Surety

Surety Authorized Signature

Surety Authorized Print

Everest Reinsurance Company

Surety Company Name

1340 Treat Blvd., Suite 450, Walnut Creek, CA 94597

Surety Business Address

OR

Attest

Witness as to Agent (1)

Witness as to Agent (2)

Notary Public Signature Susan E. Morales

April 14, 2027

Notary Public Commission Expiration

Surety's Agent

Attorney in Fact Signature (Attach Power)

Cheryl L. Thomas

Attorney in Fact Print

0K07568

Agent's License Number

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

Agent's Name

CITY OF POOLER, GEORGIA | CODE OF ORDINANCES

Sec. 74-136. Sidewalks; bond.

Sidewalks shall be required as stated in the subdivision regulations and placed when street improvements are made, or:

- (1) Sidewalks shall be placed as lot improvements are constructed.
- (2) Sidewalks shall be placed in the right-of-way as approved by the city.
- (3) Undeveloped lots shall require sidewalks in place within 18 months after the subdivision plat map is recorded.
- (4) A sidewalk performance bond on a form approved by the city, or escrow account shall be provided by the developer at the time a final plat is submitted. If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia and acceptable to the city.
- (5) The bond or escrow account shall be in the amount of 150 percent of the estimated total construction costs for all sidewalks within a development subject to the requirements of this article.
- (6) Upon completion of construction the city may reduce the required bond or escrow account amount to 50 percent of the total construction costs. If no faults or failures develop at the end of six months, the city may reduce the bond or escrow account amount to 25 percent of the total construction costs. At the end of the second six months following completion of construction, the developer shall request an inspection, and if no faults or failures have developed, the city may release the bond or escrow upon approval by the aldermanic board.
- (7) The bond or escrow shall remain in force until released by the aldermanic board and shall not automatically expire at the end of 12 months. Bond and escrow forms are available from the office of the city clerk.

(Code 1976, § 16-35; Ord. of 6-5-2017(5), § I)



EOM Operations
Your solution to a better tomorrow

August 1st, 2024

Marcella Benson
City of Pooler
100 Southwest HWY 80
Pooler, GA 31322

Subject: Warranty Bond
 360 Communities at Clearlake Phase 3

Dear Mrs. Benson,

We have reviewed to the requested Warranty Bond & Performance Bond for 360 Communities at Clearlake Phase 3, furnished by Nathan B. Long, P.E of Thomas & Hutton specifically the schedule of values and unit costs for the bond.

The proposed **Warranty Bond** covers the applicable costs associated with the completed construction of the proposed City maintained infrastructure. This infrastructure includes the water distribution system and sanitary sewer system. Based on the calculations provided by Thomas & Hutton, the cost of the City maintained infrastructure is **\$699,237.50** which is correct. Therefore the **50% Warranty Infrastructure Bond** of **\$349,618.75** is also correct.

The proposed **Performance Bond** covers the remaining sidewalk associated with Phase 3 of 360 Communities at Clearlake. Based on the calculations provided by Thomas & Hutton, the **\$33,910.00** cost of the remaining sidewalk is correct. Therefore the **150% Sidewalk Performance Bond** of **\$53,865.00** would also be correct.

This review was based exclusively on the information provided by the project design professional who 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 at EOM Operations at (912) 445-0050 or by email.

Sincerely,
Craig Morgans
Craig Morgans
Project Manager
EOM

CC: Nicole Johnson; Director of Planning & Development – City of Pooler
 John Winn; Assistant Director of Public Works – 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



50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 | 912.234.5300
WWW.THOMASANDHUTTON.COM

July 16, 2024

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

Re: 360 Communities at Clearlake
Phase 3 – Warranty Bond Estimate
Approval J-26640.0008
Pooler, Georgia

Dear Ms. Dyer,

Construction of the referenced project is nearing completion, and we are preparing for the close out and acceptance process. Public works has issued a sign-off for phases 1A, 1B, 2, and 3. I am requesting approval of the proposed project warranty bond amount so that the bond documents can be drafted.

Enclosed is a Phase 3 breakdown of cost for water and sewer infrastructure only, based on the contractor's Payment Schedule, dated June 25, 2023. The total construction cost of water and sewer infrastructure for the above-listed project to be included in the warranty bond is \$699,237.50 as indicated on the enclosed worksheet. At the 50% warranty bonding amount required by the city, the proposed two-year warranty bond amount would be \$349,618.75.

Please provide us with your approval of this warranty bond estimate. We will request the bond to be provided by the developer. If you have any questions, feel free to contact our office.

Sincerely,

THOMAS & HUTTON

Nathan B. Long, P.E.

Cc: Richard Phillips, Project Manager – Freehold Capital Management, LLC
Michael Lerque, PE – Thomas & Hutton

Enclosures

Phase 3

SQ Cost Code	Description	Barfield Estim. Qty.		Unit Price	Total Price
SITE PREP & GRADING					
12.01.015.000	Site Prep & Gen Mobilization				
12.01.015.005	Site Con - Mobilization	1	LS	5,500.00	\$ 5,500.00
12.01.015.010	Site Con - GPS, Staking	1	LS	22,200.00	\$ 22,200.00
12.01.015.015	Site Con - Materials & Compaction Testing for Roads	1	LS	11,655.00	\$ 11,655.00
12.01.015.020	Site Con - Soils Testing for Pads	111	EA	145.00	\$ 16,095.00
12.01.015.025	Site Con - Asbuilts	1	LS	4,500.00	\$ 4,500.00
12.01.050.000	Finish Grading				
12.01.050.005	Fine Grade Sub-Grade for Curb	4,387	LF	3.35	\$ 14,696.45
12.01.050.010	Dress Behind Curb	4,387	LF	1.80	\$ 7,896.60
12.01.050.015	Fine Grade Road Sub-Grade	6,132	SY	3.35	\$ 20,542.20
12.01.050.020	Fine Grade GABC & Paving Prep	6,132	SY	3.35	\$ 20,542.20
12.01.050.030	Fine Grade Lots & Common Areas for Grassing	52,105	SY	0.96	\$ 50,020.80
12.01.050.030	Final Grade for Grassing	52,105	SY	0.30	\$ 15,631.50
12.01.050.035	Finish Grading - General	1	LS	31,846.00	\$ 31,846.00
12.01.065.000	Erosion Control				
12.01.065.015	Construction Entrance - Install and Maintain	1	EA	1,900.00	\$ 1,900.00
12.01.065.035	Silt Fence - Sd1-NS (TP-A) Single Row	963	LF	3.35	\$ 3,226.05
12.01.065.040	Silt Fence - Sd1-S (TP-C) Double Row	4,584	LF	6.95	\$ 31,858.80
12.01.065.045	Tree Protection - ORANGE FABRIC	600	LF	3.00	\$ 1,800.00
12.01.065.055	Inlet Protection - Before Paving		EA	165.00	\$ -
12.01.065.060	Inlet Protection - After Paving	16	EA	100.00	\$ 1,600.00
12.01.065.070	Drainage Ditches for Barfield use	1,500	LF	2.69	\$ 4,035.00
12.01.065.075	Grassing - Stabilized	52,105	SY	0.68	\$ 35,431.40
12.01.065.080	Rip Rap	87	SY	120.00	\$ 10,440.00
12.01.065.085	NPDES Monitoring (per Month)	5	MO	1,870.00	\$ 9,350.00
12.01.070.000	Earthwork - Miscellaneous				
12.01.070.080	Earthwork Misc. - General	1	LS	25,000.00	\$ 25,000.00

SITE PREP AND GRADING SUBTOTAL
INFRASTRUCTURE COST

\$345,767.00
\$0.00

SQ Cost Code	Description	Barfield Estim. Qty.	Unit Price	Total Price
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SANITARY SEWER SYSTEM

12.10.110.000	Sanitary Sewer Pipe			
12.10.110.005	Connect to Existing Sewer Manhole	1	EA	7,500.00 \$ 7,500.00
12.10.110.020	8" PVC Sewer 0'-6'	286	LF	48.00 \$ 13,728.00
12.10.110.025	8" PVC Sewer 6'-8' cut	516	LF	50.00 \$ 25,800.00
12.10.110.030	8" PVC Sewer 8'-10' cut	753	LF	53.00 \$ 39,909.00
12.10.110.035	8" PVC Sewer 10'-12' cut	377	LF	56.50 \$ 21,300.50
12.10.110.040	8" PVC Sewer 12'-14' cut	10	LF	60.00 \$ 600.00
12.10.110.175	Sewer Service Connections	98	EA	670.00 \$ 65,660.00
12.10.110.185	4" PVC Service Lateral	3,850	LF	20.50 \$ 78,925.00
12.10.115.000	Sewer - Manholes			
12.10.115.025	Manholes 48" 0'-6' Deep	1	EA	3,420.00 \$ 3,420.00
12.10.115.030	Manholes 48" 6'-8' Deep	3	EA	3,775.00 \$ 11,325.00
12.10.115.035	Manholes 48" 8'-10' Deep	6	EA	4,015.00 \$ 24,090.00
12.10.130.000	Sewer - Miscellaneous			
12.10.130.025	ONSITE BACKFILL	647	CY	4.50 \$ 2,911.50
12.10.130.030	Install Well pts and Dewater	10	LF	18.50 \$ 185.00
12.10.130.035	Dewatering - Supply & Maintain	2	DY	2,850.00 \$ 5,700.00
12.10.130.045	TV Test - Laterals	3,285	LF	2.45 \$ 8,048.25
12.10.130.050	Mandrel & Air - Test - Main/MH	1,942	LF	1.95 \$ 3,786.90

SEWER SYSTEM SUBTOTAL INFRASTRUCTURE COST

\$312,889.15
\$284,757.50

SQ Cost Code	Description	Barfield Estim. Qty.	Unit Price	Total Price
--------------	-------------	-------------------------	------------	-------------

STORM DRAINAGE

12.20.210.000	Drainage Pipe			
12.20.210.080	6" Subgrade Drain w/ Gock and SAND	2,000	LF	21.15 \$ 42,300.00

STORM DRAINAGE SUBTOTAL INFRASTRUCTURE COST

\$42,300.00
\$0.00

SQ Cost Code	Description	Barfield Estim. Qty.	Unit Price	Total Price
--------------	-------------	-------------------------	------------	-------------

DOMESTIC WATER

12.30.310.000	D/W - Waterline Pipe			
12.30.310.005	D/W-Connect Extg 8" Water Main at Point Provided	3	EA	4,800.00 \$ 14,400.00
12.30.310.095	D/W-Connect Extg 16" Water Main at Point Provided	1	EA	22,050.00 \$ 22,050.00
12.30.310.105	D/W-8" PVC Water Main	3,940	LF	49.50 \$ 195,030.00
12.30.310.175	6" Fire Hydrant Lead	80	LF	53.00 \$ 4,240.00
12.30.310.295	D/W-1" HDPE Service Lateral	3,300	LF	10.55 \$ 34,815.00
12.30.310.300	D/W-1" Service Lateral to 8"	111	EA	700.00 \$ 77,700.00
12.30.310.335	Test & Chlorinate	1	LS	4,500.00 \$ 4,500.00
12.30.315.000	D/W - Valves & Fittings			
12.30.315.015	D/W- 8" Gate Valve & Valve Box	4	EA	2,550.00 \$ 10,200.00
12.30.315.070	D/W-MISC Fittings	1	LS	68,095.00 \$ 68,095.00
12.30.320.000	D/W - Waterline Appurtenances			
12.30.320.010	D/W-Fire Hydrants w/6" Valve & Valve Box	4	EA	6,100.00 \$ 24,400.00
12.30.345.000	Domestic Water Misc.			
12.30.345.030	ONSITE BACKFILL	660	CY	4.50 \$ 2,970.00

DOMESTIC WATER SUBTOTAL STORM DRAINAGE SUBTOTAL

\$459,200.00
\$414,480.00

SQ Cost Code	Description	Barfield Estim. Qty.		Unit Price	Total Price
STREET IMPROVEMENTS					
12.40.410.000	Pavement				
12.40.410.040	Petromat Fabric Underlayment at Intersection - NONE SHOWN ON PLANS		SY	6.00	\$
12.40.415.000	Asphalt (AC)				
12.40.415.005	Prime Coat	6,132	SY	1.65	\$ 10,117.80
12.40.415.015	1.5" Asphalt Surface Course	6,132	SY	12.35	\$ 75,730.20
12.40.425.000	Aggregate Base (AB)				
12.40.425.025	8" Graded Aggregate Base Course	6,132	SY	25.05	\$ 153,606.60
12.40.435.000	Curb & Gutter				
12.40.435.005	18" Rollover Curb & Gutter	3,437	LF	17.70	\$ 60,834.90
12.40.435.010	18" Standard (Vertical) Curb & Gutter	950	LF	23.00	\$ 21,850.00
12.40.440.000	Sidewalk				
12.40.440.005	4' Sidewalk (non-lot areas only)	78	SY	63.00	\$ 4,914.00
12.40.440.015	Fine Grade for Sidewalk	78	SY	7.50	\$ 585.00
12.40.440.020	Handicap Ramp only	2	EA	1,980.00	\$ 3,960.00
12.40.440.020	Handicap Ramp - Includes 16' of sidewalk on each side of ramp	3	EA	2,750.00	\$ 8,250.00
12.40.440.025	Fine Grade for H/C Ramp only	5	EA	200.00	\$ 1,000.00
12.40.460.000	ST Signage - Striping - Facilities				
12.40.460.015	Thermo Stop Bars	2	EA	585.00	\$ 1,170.00
12.40.460.020	Thermo Crosswalks	2	EA	1,135.00	\$ 2,270.00
12.40.460.025	Specialty Traffic Signs	2	EA	1,615.00	\$ 3,230.00
12.40.460.060	Parking Pavement Markings	1	LS	2,900.00	\$ 2,900.00
12.40.470.000	Street Improvements Misc.				

STREET IMPROVEMENTS SUBTOTAL
STORM DRAINAGE SUBTOTAL

\$350,410.50
\$0.00

ALTERNATES

12.50.510.015	4" CONDUIT	3,510	LF	14.00	49,140.00
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SITE PREP AND GRADING
SANITARY SEWER
STORM DRAINAGE
DOMESTIC WATER
STREET IMPROVEMENTS

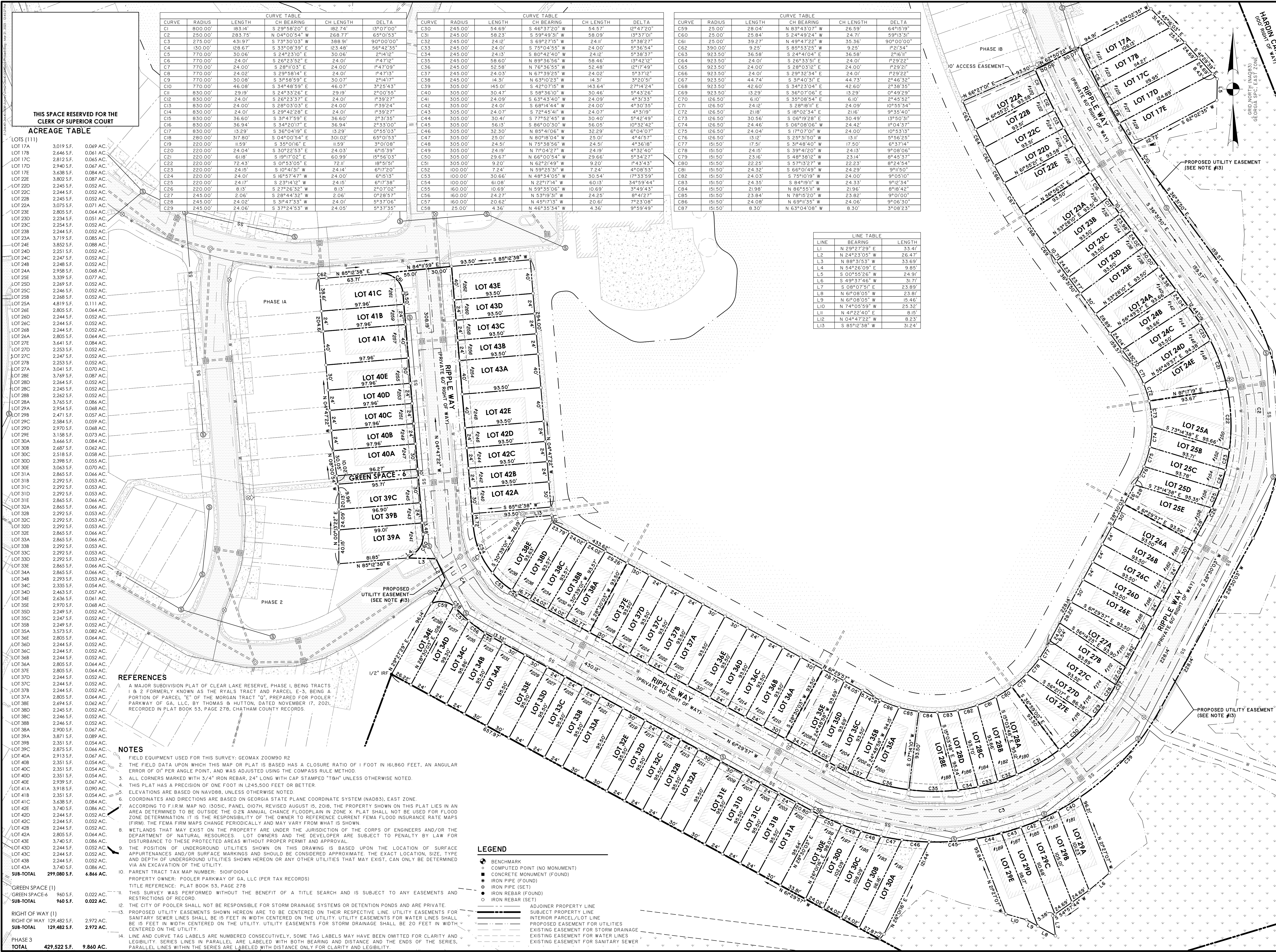
SUBTOTAL	INFRASTRUCTURE COST
\$345,767.00	\$0.00
\$312,009.15	\$284,757.50
\$42,300.00	\$0.00
\$459,200.00	\$414,480.00
\$350,410.50	\$0.00

TOTAL WITHOUT ALTERNATES
TOTAL UNIT PRICE WITHOUT ALTERNATES
TOTAL WITH ALTERNATES
TOTAL UNIT PRICE WITH ALTERNATES

\$1,310,374.05
\$13,600.70
\$1,559,714.65
\$14,051.40

TOTAL INFRASTRUCTURE COST (BOND SUBTOTAL)
WARRANTY BOND AMOUNT (50% OF SUBTOTAL)

\$699,237.50
\$349,618.75



THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

ACREAGE TABLE

LOTS (111)		
LOT 17A	3,019 S.F.	0.069 AC.
LOT 17B	2,446 S.F.	0.061 AC.
LOT 17C	2,912 S.F.	0.067 AC.
LOT 17D	2,940 S.F.	0.067 AC.
LOT 17E	3,438 S.F.	0.079 AC.
LOT 22E	3,802 S.F.	0.087 AC.
LOT 22D	2,245 S.F.	0.052 AC.
LOT 22C	2,244 S.F.	0.052 AC.
LOT 22B	2,245 S.F.	0.052 AC.
LOT 22A	3,075 S.F.	0.071 AC.
LOT 23E	2,805 S.F.	0.064 AC.
LOT 23D	2,234 S.F.	0.051 AC.
LOT 23C	2,254 S.F.	0.052 AC.
LOT 23B	2,244 S.F.	0.052 AC.
LOT 23A	3,719 S.F.	0.085 AC.
LOT 24E	3,852 S.F.	0.088 AC.
LOT 24D	2,251 S.F.	0.052 AC.
LOT 24C	2,247 S.F.	0.052 AC.
LOT 24B	2,248 S.F.	0.052 AC.
LOT 24A	2,958 S.F.	0.068 AC.
LOT 25E	3,339 S.F.	0.077 AC.
LOT 25D	2,269 S.F.	0.052 AC.
LOT 25C	2,246 S.F.	0.052 AC.
LOT 25B	2,268 S.F.	0.052 AC.
LOT 25A	4,819 S.F.	0.111 AC.
LOT 26E	2,805 S.F.	0.064 AC.
LOT 26D	2,244 S.F.	0.052 AC.
LOT 26C	2,244 S.F.	0.052 AC.
LOT 26B	2,244 S.F.	0.052 AC.
LOT 26A	2,805 S.F.	0.064 AC.
LOT 27E	3,441 S.F.	0.079 AC.
LOT 27D	2,253 S.F.	0.052 AC.
LOT 27C	2,247 S.F.	0.052 AC.
LOT 27B	2,253 S.F.	0.052 AC.
LOT 27A	3,041 S.F.	0.070 AC.
LOT 28E	3,769 S.F.	0.087 AC.
LOT 28D	2,264 S.F.	0.052 AC.
LOT 28C	2,245 S.F.	0.052 AC.
LOT 28B	2,262 S.F.	0.052 AC.
LOT 28A	3,765 S.F.	0.086 AC.
LOT 29A	2,954 S.F.	0.068 AC.
LOT 29B	2,471 S.F.	0.057 AC.
LOT 29C	2,954 S.F.	0.068 AC.
LOT 29D	2,970 S.F.	0.069 AC.
LOT 29E	3,158 S.F.	0.073 AC.
LOT 30A	3,666 S.F.	0.084 AC.
LOT 30B	2,687 S.F.	0.062 AC.
LOT 30C	2,518 S.F.	0.058 AC.
LOT 30D	2,398 S.F.	0.055 AC.
LOT 30E	3,063 S.F.	0.070 AC.
LOT 31A	2,865 S.F.	0.066 AC.
LOT 31B	2,292 S.F.	0.053 AC.
LOT 31C	2,292 S.F.	0.053 AC.
LOT 31D	2,292 S.F.	0.053 AC.
LOT 31E	2,865 S.F.	0.066 AC.
LOT 32A	2,865 S.F.	0.066 AC.
LOT 32B	2,292 S.F.	0.053 AC.
LOT 32C	2,292 S.F.	0.053 AC.
LOT 32D	2,292 S.F.	0.053 AC.
LOT 32E	2,865 S.F.	0.066 AC.
LOT 33A	2,865 S.F.	0.066 AC.
LOT 33B	2,292 S.F.	0.053 AC.
LOT 33C	2,292 S.F.	0.053 AC.
LOT 33D	2,292 S.F.	0.053 AC.
LOT 33E	2,865 S.F.	0.066 AC.
LOT 34B	2,293 S.F.	0.053 AC.
LOT 34C	2,335 S.F.	0.054 AC.
LOT 34D	2,463 S.F.	0.057 AC.
LOT 34E	2,636 S.F.	0.061 AC.
LOT 35D	2,970 S.F.	0.068 AC.
LOT 35D	2,249 S.F.	0.052 AC.
LOT 35C	2,247 S.F.	0.052 AC.
LOT 35B	2,249 S.F.	0.052 AC.
LOT 35A	3,573 S.F.	0.082 AC.
LOT 36E	2,805 S.F.	0.064 AC.
LOT 36D	2,244 S.F.	0.052 AC.
LOT 36C	2,244 S.F.	0.052 AC.
LOT 36B	2,244 S.F.	0.052 AC.
LOT 36A	2,805 S.F.	0.064 AC.
LOT 37E	2,805 S.F.	0.064 AC.
LOT 37D	2,244 S.F.	0.052 AC.
LOT 37C	2,244 S.F.	0.052 AC.
LOT 37B	2,244 S.F.	0.052 AC.
LOT 37A	2,805 S.F.	0.064 AC.
LOT 38E	2,694 S.F.	0.062 AC.
LOT 38D	2,245 S.F.	0.052 AC.
LOT 38C	2,246 S.F.	0.052 AC.
LOT 38B	2,246 S.F.	0.052 AC.
LOT 38A	2,900 S.F.	0.067 AC.
LOT 39A	3,871 S.F.	0.089 AC.
LOT 39B	2,351 S.F.	0.054 AC.
LOT 39C	2,875 S.F.	0.066 AC.
LOT 40A	2,913 S.F.	0.067 AC.
LOT 40B	2,351 S.F.	0.054 AC.
LOT 40C	2,351 S.F.	0.054 AC.
LOT 40D	2,351 S.F.	0.054 AC.
LOT 41A	2,939 S.F.	0.067 AC.
LOT 41B	3,918 S.F.	0.090 AC.
LOT 41C	2,351 S.F.	0.054 AC.
LOT 41D	2,351 S.F.	0.054 AC.
LOT 42E	3,740 S.F.	0.086 AC.
LOT 42D	2,244 S.F.	0.052 AC.
LOT 42C	2,244 S.F.	0.052 AC.
LOT 42B	2,244 S.F.	0.052 AC.
LOT 42A	2,805 S.F.	0.064 AC.
LOT 43E	3,740 S.F.	0.086 AC.
LOT 43D	2,244 S.F.	0.052 AC.
LOT 43C	2,244 S.F.	0.052 AC.
LOT 43B	2,244 S.F.	0.052 AC.
LOT 43A	3,740 S.F.	0.086 AC.
SUB-TOTAL	299,080 S.F.	6.866 AC.

REFERENCES

A MAJOR SUBDIVISION PLAT OF CLEAR LAKE RESERVE, PHASE I, BEING TRACTS 1 & 2 FORMERLY KNOWN AS THE RYALS TRACT AND PARCEL E-3, BEING A PORTION OF PARCEL "E" OF THE MORGAN TRACT "D", PREPARED FOR POOLER PARKWAY OF GA, LLC, BY THOMAS & HUTTON, DATED NOVEMBER 17, 2021, RECORDED IN PLAT BOOK 53, PAGE 278, CHATHAM COUNTY RECORDS.

- NOTES
- FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
 - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 161,860 FEET, AN ANGULAR ERROR OF 0" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
 - ALL CORNERS MARKED WITH 3/4" IRON REBAR, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
 - THIS PLAT HAS A PRECISION OF ONE FOOT IN 124,500 FEET OR BETTER.
 - ELEVATIONS ARE BASED ON NAVD83, UNLESS OTHERWISE NOTED.
 - COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
 - ACCORDING TO F.I.R.M. MAP NO. 1303IC, PANEL 1017H, REVISED AUGUST 15, 2018, THE PROPERTY SHOWN ON THIS PLAT LIES IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN IN ZONE X. PLAT SHALL NOT BE USED FOR FLOOD ZONE DETERMINATION. IT IS THE RESPONSIBILITY OF THE OWNER TO REFERENCE CURRENT FEMA FLOOD INSURANCE RATE MAPS (FIRM). THE FEMA FIRM MAPS CHANGE PERIODICALLY AND MAY VARY FROM WHAT IS SHOWN.
 - WETLANDS THAT MAY EXIST ON THE PROPERTY ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
 - THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION, SIZE, TYPE AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON OR ANY OTHER UTILITIES THAT MAY EXIST, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.
 - PARENT TRACT TAX MAP NUMBER: SIOIF01004
 - PROPERTY OWNER: POOLER PARKWAY OF GA, LLC (PER TAX RECORDS)
 - THE SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
 - THE CITY OF POOLER SHALL NOT BE RESPONSIBLE FOR STORM DRAINAGE SYSTEMS OR DETENTION PONDS AND ARE PRIVATE.
 - PROPOSED UTILITY EASEMENTS SHOWN HEREON ARE TO BE CENTERED ON THEIR RESPECTIVE LINE. UTILITY EASEMENTS FOR SANITARY SEWER LINES SHALL BE 5 FEET IN WIDTH CENTERED ON THE UTILITY. UTILITY EASEMENTS FOR WATER LINES SHALL BE 5 FEET IN WIDTH CENTERED ON THE UTILITY. UTILITY EASEMENTS FOR STORM DRAINAGE SHALL BE 20 FEET IN WIDTH CENTERED ON THE UTILITY.
 - LINE AND CURVE TAG LABELS ARE NUMBERED CONSECUTIVELY. SOME TAG LABELS MAY HAVE BEEN OMITTED FOR CLARITY AND LEGIBILITY. SERIES LINES IN PARALLEL ARE LABELED WITH BOTH BEARING AND DISTANCE AND THE ENDS OF THE SERIES. PARALLEL LINES WITHIN THE SERIES ARE LABELED WITH DISTANCE ONLY FOR CLARITY AND LEGIBILITY.

LEGEND

●	BENCHMARK
■	COMPUTED POINT (NO MONUMENT)
■	CONCRETE MONUMENT (FOUND)
●	IRON PIPE (FOUND)
●	IRON PIPE (SET)
●	IRON REBAR (FOUND)
○	IRON REBAR (SET)
---	ADJOINER PROPERTY LINE
---	SUBJECT PROPERTY LINE
---	INTERIOR PARCEL/LOT LINE
---	PROPOSED EASEMENT FOR UTILITIES
---	EXISTING EASEMENT FOR STORM DRAINAGE
---	EXISTING EASEMENT FOR WATER LINE
---	EXISTING EASEMENT FOR SANITARY SEWER

VICINITY MAP not to scale

CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY DEDICATE ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE, AS NOTED ON THIS PLAT FOR THE USES INTENDED.

AS OWNER/AGENT (SIGNATURE) DATE

FREEHOLD CAPITAL MANAGEMENT, LLC

(PRINT NAME)

CITY OF POOLER APPROVAL

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

APPROVED BY THE MAYOR, CITY OF POOLER

REBECCA BENTON MAYOR DATE

APPROVED BY THE CLERK OF COUNCIL, CITY OF POOLER

KILEY FUSCO CLERK OF COUNCIL DATE

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT 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 PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT 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.

GEORGIA REGISTERED LAND SURVEYOR No. 3338 LAND SURVEYOR W. J. JONES

FOR REVIEW

MAJOR SUBDIVISION

PHASE 3

FREEHOLD COMMUNITY

BEING A PORTION OF LOT 12 OF CLEAR LAKE RESERVE

8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA

prepared for

FREEHOLD CAPITAL MANAGEMENT, LLC

No. Revision By Date

THOMAS & HUTTON

50 Park of Commerce Way Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

50 0 50 100

1 INCH = 50 FEET

plot drawn reviewed field crew

10/28/2022 MDJ MDJ 11/17/2021 BJ

job 26640.0008 SHEET 1 OF 1



50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405 | 912.234.5300
WWW.THOMASANDHUTTON.COM

July 16, 2024

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

Re: 360 Communities at Clearlake
Phase 3 – Sidewalk Performance
Bond Approval
J-26640.0008
Pooler, Georgia

Dear Ms. Dyer,

Construction of the referenced project is nearing completion, and we are preparing for the close out and acceptance process. I am requesting approval of the proposed sidewalk performance bond amount so that the bond documents can be drafted.

Enclosed is an exhibit of sidewalk constructed and not constructed per phase of the project based on an aerial image of the site received on September 7, 2023. Please note that the private walking path shall be installed prior to the release of the phase 2 sidewalk bond or the phase 3 sidewalk bond, whichever is later. The sidewalk not installed for phase 3 totals to 570 square yards. At \$63 per square yard unit cost from the contractor's bid schedule, the construction cost for the sidewalks included in the phase 3 sidewalk performance bond is \$35,910. At the 150% performance bonding amount required by the City of Pooler, the proposed bond amount would be \$53,865.

Please provide us with your approval of this sidewalk performance bond estimate. We will request the bond to be provided by the developer. If you have any questions, please feel free to contact our office.

Sincerely,

THOMAS & HUTTON

A handwritten signature in blue ink, appearing to read 'Nathan B. Long', written over a horizontal line.

Nathan B. Long, P.E.

Cc: Richard Phillips, Project Manager – Freehold Capital Management, LLC
Michael Lerque, PE – Thomas & Hutton

Enclosures

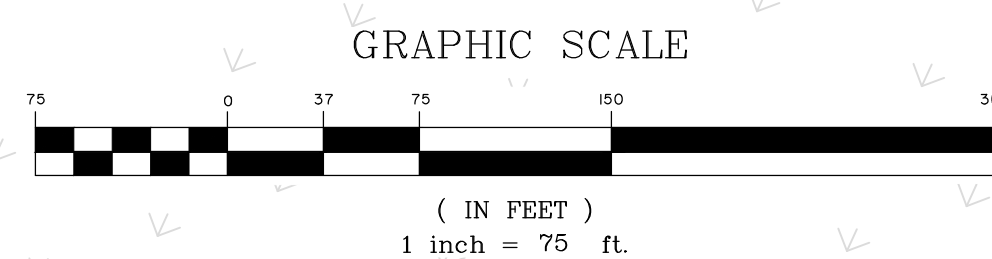
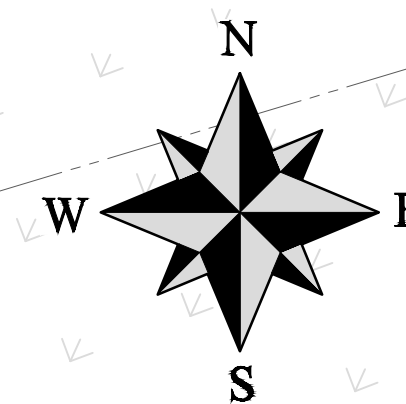
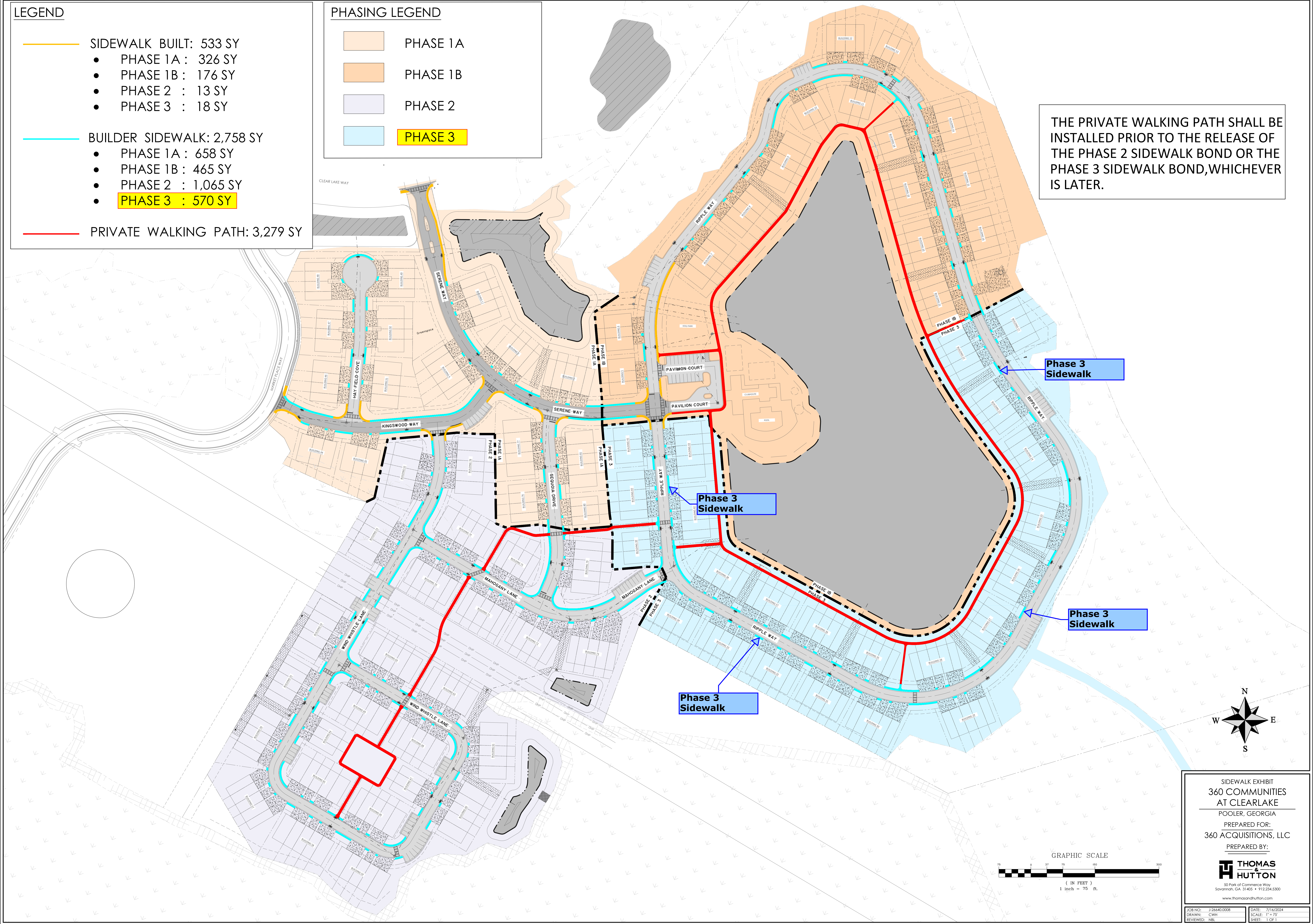
LEGEND

- SIDEWALK BUILT: 533 SY
 - PHASE 1A : 326 SY
 - PHASE 1B : 176 SY
 - PHASE 2 : 13 SY
 - PHASE 3 : 18 SY
- BUILDER SIDEWALK: 2,758 SY
 - PHASE 1A : 658 SY
 - PHASE 1B : 465 SY
 - PHASE 2 : 1,065 SY
 - PHASE 3 : 570 SY
- PRIVATE WALKING PATH: 3,279 SY

PHASING LEGEND

- PHASE 1A
- PHASE 1B
- PHASE 2
- PHASE 3

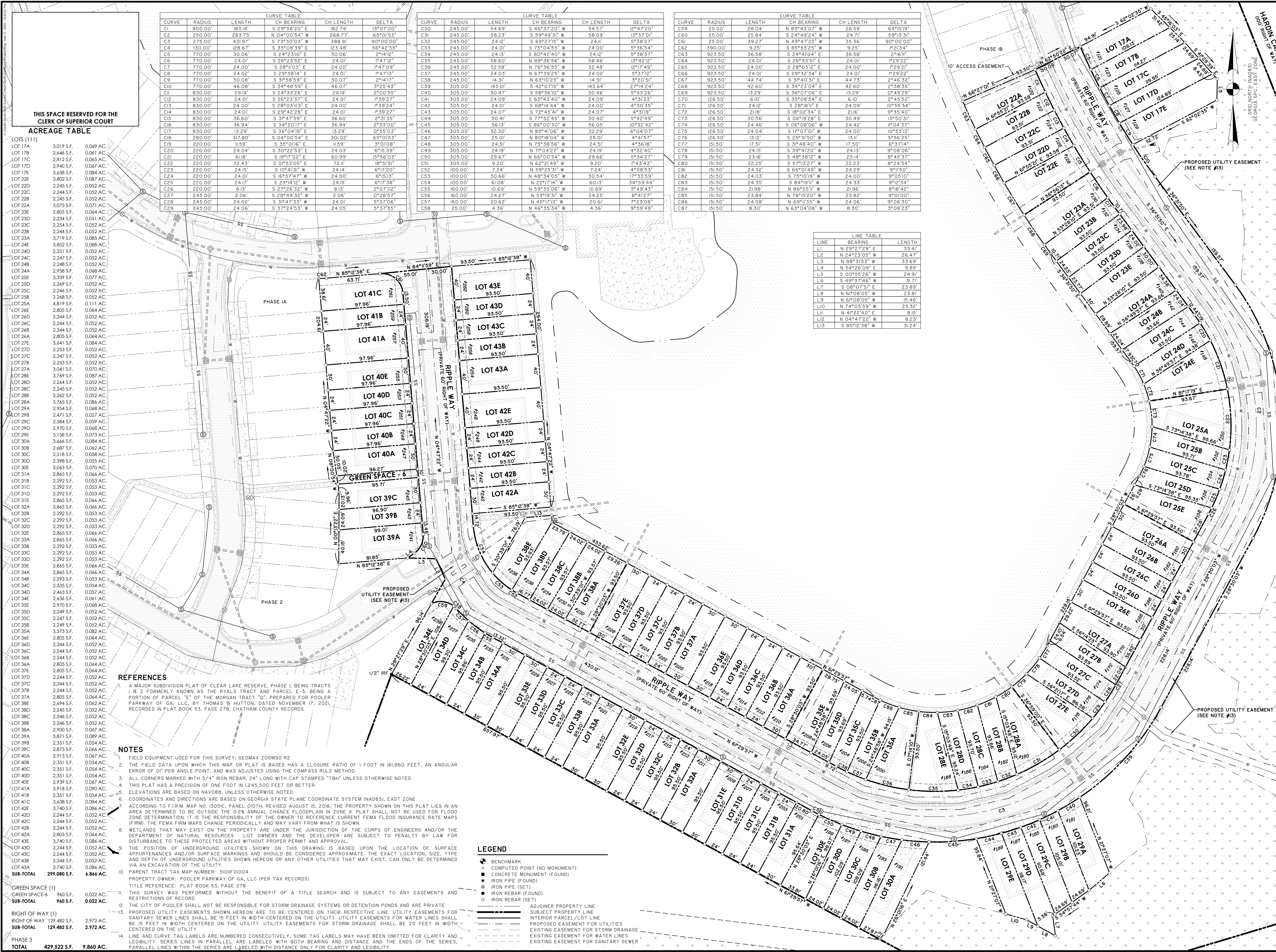
THE PRIVATE WALKING PATH SHALL BE INSTALLED PRIOR TO THE RELEASE OF THE PHASE 2 SIDEWALK BOND OR THE PHASE 3 SIDEWALK BOND,WHICHEVER IS LATER.



SIDEWALK EXHIBIT
360 COMMUNITIES
AT CLEARLAKE
POOLER, GEORGIA
PREPARED FOR:
360 ACQUISITIONS, LLC
PREPARED BY:



JOB NO: J-26440.0008 DATE: 7/16/2024
DRAWN: CWH SCALE: 1" = 75'
REVIEWED: NBL SHEET: 1 OF 1



THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

ACREAGE TABLE

LOIS (111)		
LOT 17A	3.019 S.F.	0.069 AC.
LOT 17B	2.446 S.F.	0.061 AC.
LOT 17C	2.912 S.F.	0.067 AC.
LOT 17D	2.940 S.F.	0.067 AC.
LOT 17E	3.438 S.F.	0.084 AC.
LOT 22E	3.802 S.F.	0.087 AC.
LOT 22D	2.245 S.F.	0.052 AC.
LOT 22C	2.244 S.F.	0.052 AC.
LOT 22B	2.245 S.F.	0.052 AC.
LOT 22A	3.075 S.F.	0.071 AC.
LOT 23E	2.805 S.F.	0.064 AC.
LOT 23D	2.234 S.F.	0.051 AC.
LOT 23C	2.254 S.F.	0.052 AC.
LOT 23B	2.244 S.F.	0.052 AC.
LOT 23A	3.719 S.F.	0.085 AC.
LOT 24E	3.852 S.F.	0.088 AC.
LOT 24D	2.251 S.F.	0.052 AC.
LOT 24C	2.247 S.F.	0.052 AC.
LOT 24B	2.248 S.F.	0.052 AC.
LOT 24A	2.958 S.F.	0.068 AC.
LOT 25E	3.339 S.F.	0.077 AC.
LOT 25D	2.269 S.F.	0.052 AC.
LOT 25C	2.246 S.F.	0.052 AC.
LOT 25B	2.268 S.F.	0.052 AC.
LOT 25A	4.819 S.F.	0.111 AC.
LOT 26E	2.805 S.F.	0.064 AC.
LOT 26D	2.244 S.F.	0.052 AC.
LOT 26C	2.244 S.F.	0.052 AC.
LOT 26B	2.244 S.F.	0.052 AC.
LOT 26A	2.805 S.F.	0.064 AC.
LOT 27E	3.441 S.F.	0.084 AC.
LOT 27D	2.253 S.F.	0.052 AC.
LOT 27C	2.247 S.F.	0.052 AC.
LOT 27B	2.253 S.F.	0.052 AC.
LOT 27A	3.041 S.F.	0.070 AC.
LOT 28E	3.769 S.F.	0.087 AC.
LOT 28D	2.264 S.F.	0.052 AC.
LOT 28C	2.245 S.F.	0.052 AC.
LOT 28B	2.262 S.F.	0.052 AC.
LOT 28A	3.765 S.F.	0.086 AC.
LOT 29A	2.954 S.F.	0.068 AC.
LOT 29B	2.471 S.F.	0.057 AC.
LOT 29C	2.954 S.F.	0.068 AC.
LOT 29D	2.970 S.F.	0.069 AC.
LOT 29E	3.158 S.F.	0.073 AC.
LOT 30A	3.666 S.F.	0.084 AC.
LOT 30B	2.687 S.F.	0.062 AC.
LOT 30C	2.518 S.F.	0.058 AC.
LOT 30D	2.398 S.F.	0.055 AC.
LOT 30E	3.063 S.F.	0.070 AC.
LOT 31A	2.865 S.F.	0.066 AC.
LOT 31B	2.292 S.F.	0.053 AC.
LOT 31C	2.292 S.F.	0.053 AC.
LOT 31D	2.292 S.F.	0.053 AC.
LOT 31E	2.865 S.F.	0.066 AC.
LOT 32A	2.865 S.F.	0.066 AC.
LOT 32B	2.292 S.F.	0.053 AC.
LOT 32C	2.292 S.F.	0.053 AC.
LOT 32D	2.292 S.F.	0.053 AC.
LOT 32E	2.865 S.F.	0.066 AC.
LOT 33A	2.865 S.F.	0.066 AC.
LOT 33B	2.292 S.F.	0.053 AC.
LOT 33C	2.292 S.F.	0.053 AC.
LOT 33D	2.292 S.F.	0.053 AC.
LOT 33E	2.865 S.F.	0.066 AC.
LOT 34B	2.293 S.F.	0.053 AC.
LOT 34C	2.335 S.F.	0.054 AC.
LOT 34D	2.463 S.F.	0.057 AC.
LOT 34E	2.636 S.F.	0.061 AC.
LOT 35D	2.970 S.F.	0.068 AC.
LOT 35D	2.249 S.F.	0.052 AC.
LOT 35C	2.247 S.F.	0.052 AC.
LOT 35B	2.249 S.F.	0.052 AC.
LOT 35A	3.573 S.F.	0.082 AC.
LOT 36E	2.805 S.F.	0.064 AC.
LOT 36D	2.244 S.F.	0.052 AC.
LOT 36C	2.244 S.F.	0.052 AC.
LOT 36B	2.244 S.F.	0.052 AC.
LOT 36A	2.805 S.F.	0.064 AC.
LOT 37E	2.805 S.F.	0.064 AC.
LOT 37D	2.244 S.F.	0.052 AC.
LOT 37C	2.244 S.F.	0.052 AC.
LOT 37B	2.244 S.F.	0.052 AC.
LOT 37A	2.805 S.F.	0.064 AC.
LOT 38E	2.694 S.F.	0.062 AC.
LOT 38D	2.245 S.F.	0.052 AC.
LOT 38C	2.246 S.F.	0.052 AC.
LOT 38B	2.246 S.F.	0.052 AC.
LOT 38A	2.900 S.F.	0.067 AC.
LOT 39A	3.871 S.F.	0.089 AC.
LOT 39B	2.351 S.F.	0.054 AC.
LOT 39C	2.875 S.F.	0.066 AC.
LOT 40A	2.913 S.F.	0.067 AC.
LOT 40B	2.351 S.F.	0.054 AC.
LOT 40C	2.351 S.F.	0.054 AC.
LOT 40D	2.939 S.F.	0.067 AC.
LOT 41A	3.918 S.F.	0.090 AC.
LOT 41B	2.351 S.F.	0.054 AC.
LOT 41C	3.638 S.F.	0.084 AC.
LOT 42E	3.740 S.F.	0.086 AC.
LOT 42D	2.244 S.F.	0.052 AC.
LOT 42C	2.244 S.F.	0.052 AC.
LOT 42B	2.244 S.F.	0.052 AC.
LOT 42A	2.805 S.F.	0.064 AC.
LOT 43E	3.740 S.F.	0.086 AC.
LOT 43D	2.244 S.F.	0.052 AC.
LOT 43C	2.244 S.F.	0.052 AC.
LOT 43B	2.244 S.F.	0.052 AC.
LOT 43A	3.740 S.F.	0.086 AC.
SUB-TOTAL	299,080 S.F.	6.866 AC.

GREEN SPACE (1)	940 S.F.	0.022 AC.
GREEN SPACE-6	940 S.F.	0.022 AC.
SUB-TOTAL	940 S.F.	0.022 AC.
RIGHT OF WAY (1)	129,482 S.F.	2.972 AC.
RIGHT OF WAY (2)	129,482 S.F.	2.972 AC.
SUB-TOTAL	129,482 S.F.	2.972 AC.
PHASE 3	429,522 S.F.	9.840 AC.
TOTAL	429,522 S.F.	9.840 AC.

REFERENCES

A MAJOR SUBDIVISION PLAT OF CLEAR LAKE RESERVE, PHASE I, BEING TRACTS 1 & 2 FORMERLY KNOWN AS THE RYALS TRACT AND PARCEL E-3, BEING A PORTION OF PARCEL "E" OF THE MORGAN TRACT "D", PREPARED FOR POOLER PARKWAY OF GA, LLC, BY THOMAS & HUTTON, DATED NOVEMBER 17, 2021, RECORDED IN PLAT BOOK 53, PAGE 278, CHATHAM COUNTY RECORDS.

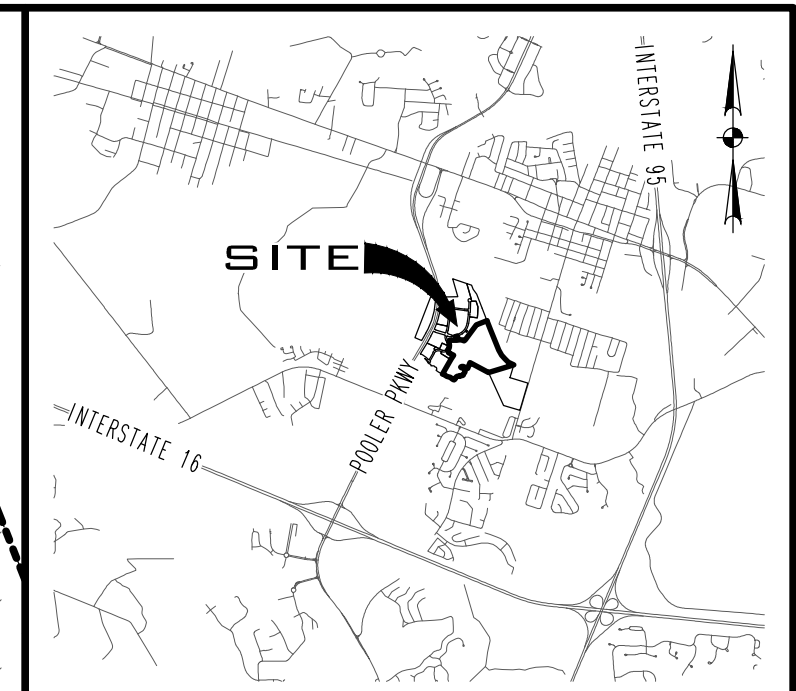
- NOTES
- FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
 - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 161,860 FEET, AN ANGULAR ERROR OF 0" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
 - ALL CORNERS MARKED WITH 3/4" IRON REBAR, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
 - THIS PLAT HAS A PRECISION OF ONE FOOT IN 124,500 FEET OR BETTER.
 - ELEVATIONS ARE BASED ON NAVD83, UNLESS OTHERWISE NOTED.
 - COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
 - ACCORDING TO F.I.R.M. MAP NO. 1303IC, PANEL 1017H, REVISED AUGUST 15, 2018, THE PROPERTY SHOWN ON THIS PLAT LIES IN AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN IN ZONE X. PLAT SHALL NOT BE USED FOR FLOOD ZONE DETERMINATION. IT IS THE RESPONSIBILITY OF THE OWNER TO REFERENCE CURRENT FEMA FLOOD INSURANCE RATE MAPS (FIRM). THE FEMA FIRM MAPS CHANGE PERIODICALLY AND MAY VARY FROM WHAT IS SHOWN.
 - WETLANDS THAT MAY EXIST ON THE PROPERTY ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
 - THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE. THE EXACT LOCATION, SIZE, TYPE AND DEPTH OF UNDERGROUND UTILITIES SHOWN HEREON OR ANY OTHER UTILITIES THAT MAY EXIST, CAN ONLY BE DETERMINED VIA AN EXCAVATION OF THE UTILITY.
 - PARENT TRACT TAX MAP NUMBER: SIOID0104
 - PROPERTY OWNER: POOLER PARKWAY OF GA, LLC (PER TAX RECORDS)
 - TITLE REFERENCE: PLAT BOOK 53, PAGE 278
 - THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
 - THE CITY OF POOLER SHALL NOT BE RESPONSIBLE FOR STORM DRAINAGE SYSTEMS OR DETENTION PONDS AND ARE PRIVATE.
 - PROPOSED UTILITY EASEMENTS SHOWN HEREON ARE TO BE CENTERED ON THEIR RESPECTIVE LINE. UTILITY EASEMENTS FOR SANITARY SEWER LINES SHALL BE 5 FEET IN WIDTH CENTERED ON THE UTILITY. UTILITY EASEMENTS FOR WATER LINES SHALL BE 5 FEET IN WIDTH CENTERED ON THE UTILITY. UTILITY EASEMENTS FOR STORM DRAINAGE SHALL BE 20 FEET IN WIDTH CENTERED ON THE UTILITY.
 - LINE AND CURVE TAG LABELS ARE NUMBERED CONSECUTIVELY. SOME TAG LABELS MAY HAVE BEEN OMITTED FOR CLARITY AND LEGIBILITY. SERIES LINES IN PARALLEL ARE LABELED WITH BOTH BEARING AND DISTANCE AND THE ENDS OF THE SERIES. PARALLEL LINES WITHIN THE SERIES ARE LABELED WITH DISTANCE ONLY FOR CLARITY AND LEGIBILITY.

LEGEND

●	BENCHMARK
■	COMPUTED POINT (NO MONUMENT)
■	CONCRETE MONUMENT (FOUND)
●	IRON PIPE (FOUND)
●	IRON PIPE (SET)
●	IRON REBAR (FOUND)
○	IRON REBAR (SET)
---	ADJOINER PROPERTY LINE
---	SUBJECT PROPERTY LINE
---	INTERIOR PARCEL/LOT LINE
---	PROPOSED EASEMENT FOR UTILITIES
---	EXISTING EASEMENT FOR STORM DRAINAGE
---	EXISTING EASEMENT FOR WATER LINE
---	EXISTING EASEMENT FOR SANITARY SEWER

LINE TABLE

LINE	BEARING	LENGTH
L1	N 29°27'29" E	33.41'
L2	N 24°23'08" W	26.47'
L3	N 88°31'53" W	33.69'
L4	N 54°26'09" E	9.85'
L5	S 00°55'26" W	24.91'
L6	S 49°37'46" W	31.71'
L7	S 08°07'01" E	23.89'
L8	N 6°08'05" W	15.46'
L9	N 74°05'59" W	25.32'
L10	N 4°22'40" E	8.15'
L12	N 04°47'22" W	8.23'
L13	S 85°12'58" W	31.24'



VICINITY MAP not to scale

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CERTIFICATE OF OWNERSHIP AND DEDICATION

IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY DEDICATE ALL STREETS, RIGHTS-OF-WAY, EASEMENTS AND ANY SITES FOR PUBLIC USE, AS NOTED ON THIS PLAT FOR THE USES INTENDED.

AS OWNER/AGENT (SIGNATURE) DATE

FREEMOLD CAPITAL MANAGEMENT, LLC

(PRINT NAME)

CITY OF POOLER APPROVAL

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

APPROVED BY THE MAYOR, CITY OF POOLER

REBECCA BENTON MAYOR DATE

APPROVED BY THE CLERK OF COUNCIL, CITY OF POOLER

KILEY FUSCO CLERK OF COUNCIL DATE

SURVEYOR'S CERTIFICATION

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT 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 PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT 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.

GEORGIA REGISTERED LAND SURVEYOR No. 3338 LAND SURVEYOR WYTHE D. JONES

FOR REVIEW

THOMAS & HUTTON

MAJOR SUBDIVISION

PHASE 3

FREEHOLD COMMUNITY

BEING A PORTION OF LOT 12 OF CLEAR LAKE RESERVE

8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA

prepared for

FREEHOLD CAPITAL MANAGEMENT, LLC

THOMAS & HUTTON

50 Park of Commerce Way Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

10/28/2022 MDJ 11/17/2021 BJ

job 26640.0008 SHEET 1 OF 1



CITY of POOLER

— GEORGIA —

PERFORMANCE BOND

Bond Number: 41425676 Principal Amount: \$130,678.13

Project: Canal Towns at Savannah Quarters - Phase I

Location: 8th G.M. District, Pooler, Chatham County, Georgia City Permit Number: 025-03-741

KNOW ALL MEN BY THESE PRESENTS:

That Simcoe at Canal Towns, LLC, registered business address of
P.O. Box 3097, Richmond Hill, GA 31324; as Principal, hereinafter called "PRINCIPAL,"
and Platte River Insurance Company, as Surety, hereinafter called the "SURETY,"
registered business address of P.O. Box 5900, Madison, WI 53705, a Surety insurer,
chartered and existing under the laws of the State of Nebraska,

and authorized to do business in the State of Georgia, are held and firmly bound unto the
City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its
Mayor and City Council, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261,

herein called the "OBLIGEE," in the sum of One Hundred Thirty Thousand Six Hundred Seventy Eight and 13/100 US Dollars

(\$ 130,678.13) lawful money of the United States of America, for the
payment of which sum truly to be made to Obligee, Principal, and Surety bind themselves,
their 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, as detailed:

Curbs & Gutters

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 these 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 Obligee.

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[SIGNATURE PAGE AND ORDINANCE FOLLOW]

IN WITNESS HEREOF, the Principal and Surety do hereunto execute this Bond number

41425676 this 21st day of August, 2024.

Attest

Shelley L. Bycock
Witness as to Principal (1)

4/14/27
Witness as to Principal (2)

Laurie Kiefer Fields
Notary Public Signature

2.14.2027
Notary Public Commission Expiration

Seal:



Attest

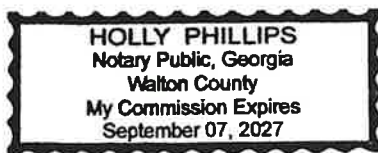
Robert M. Hrehor
Witness as to Surety (1) Robert M. Hrehor

Rena C. Moss
Witness as to Surety (2) Rena C. Moss

Holly Phillips
Notary Public Signature

Notary Public Commission Expiration

Seal:



OR

Attest

Witness as to Agent (1)

Witness as to Agent (2)

Notary Public Signature

Notary Public Commission Expiration

Principal

William Clayton Price
Principal Signature

William Clayton Price

Principal Print

Manager

Principal Title

Simcoe at Canal Towns, LLC

Company Name

Surety

Kathy S. Smith
Surety Authorized Signature

Kathy S. Smith

Surety Authorized Print

Platte River Insurance Company

Surety Company Name

P.O. Box 5900, Madison, WI 53705

Surety Business Address

Surety's Agent

Attorney in Fact Signature (Attach Power)

Attorney in Fact Print

Agent's License Number

Agent's Name

CITY OF POOLER, GEORGIA | CODE OF ORDINANCES

Sec. 703. Final plat; performance bond.

(703.03) Certificate from engineer. At the time the final plat is submitted, it shall be accompanied by a certificate from the developer's engineer certifying that the subdivider has complied with the following conditions:

- (a) All infrastructure improvements and landscape requirements have been installed in accord with the requirements of this ordinance and in accord with the design approved by the aldermanic board on the preliminary plan; and/or
- (b) A performance bond, escrow account, certified check, or irrevocable letter of credit from a bank which has a business office within the State of Georgia, in the amount of 150 percent of the required infrastructure improvements and maintenance and landscape requirements, which is acceptable to the city and such bond, escrow account, or certified check, or irrevocable letter of credit has been posted and is available to the city, and in sufficient amount to ensure the completion of all required improvements.

If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia and acceptable to the city. In no event shall the depositor of the irrevocable letter of credit or bond have any significant interest in the bank upon which such irrevocable letter of credit has been authorized or in the surety or guaranty company issuing the bond. Significant interest of the depositor means acting as an officer or director or owning more than one (percent of the stock of such bank, surety or guaranty company.)

(Ord. of 7-2-2001, § I; Ord. of 4-2-2012(2) , § I; Ord. of 6-5-2017(2), § I)

PLATTE RIVER INSURANCE COMPANY
POWER OF ATTORNEY

41425676

Bond Number

KNOW ALL MEN BY THESE PRESENTS, That the **PLATTE RIVER INSURANCE COMPANY**, a corporation of the State of Nebraska, having its principal offices in the City of Middleton, Wisconsin, does make, constitute and appoint

Kathy S. Smith
Name of Individual

its true and lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed, any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of

\$ See Bond Form for 41425676 on behalf of Simcoe at Canal Towns, LLC
Bond Amount Bond Number Principal

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of **PLATTE RIVER INSURANCE COMPANY** at a meeting duly called and held on the 8th day of January, 2002.

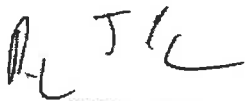
"RESOLVED, that the President, Executive Vice President, Vice President, Secretary or Treasurer, acting individually or otherwise, be and they hereby are granted the power and authorization to appoint by a Power of Attorney for the purposes only of executing and attesting bonds and undertakings, and other writings obligatory in the nature thereof, one or more resident vice-presidents, assistant secretaries and attorney(s)-in-fact, each appointee to have the powers and duties usual to such offices to the business of this company; the signature of such officers and seal of the Company may be affixed to any such power 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 valid and binding upon the Company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking or other writing obligatory in the nature thereof to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any of said officers, at any time."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

IN WITNESS WHEREOF, the **PLATTE RIVER INSURANCE COMPANY** has caused these presents to be signed by its officer undersigned and its corporate seal to be hereto affixed duly attested, this 1st day of September, 2022.

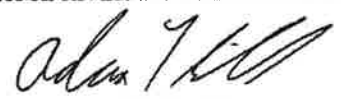
Attest:


Ryan J. Byrnes
Senior Vice President,
Chief Financial Officer and Treasurer


Todd Burrick
Chief Underwriting Officer

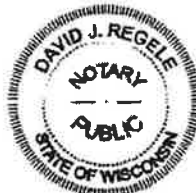


PLATTE RIVER INSURANCE COMPANY

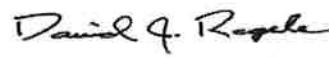

Adam L. Sills
Chief Executive Officer and President

STATE OF WISCONSIN } S.S.:
COUNTY OF DANE

On the 1st day of September, 2022 before me personally came Adam L. Sills, to me known, who being by me duly sworn, did depose and say: that he resides in the County of New York, State of New York; that he is Chief Executive Officer and President of **PLATTE RIVER INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.



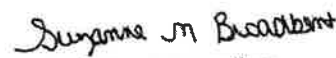
STATE OF WISCONSIN } S.S.:
COUNTY OF DANE


David J. Regele
Notary Public, Dane Co., WI
My Commission Is Permanent

I, the undersigned, duly elected to the office stated below, now the incumbent in **PLATTE RIVER INSURANCE COMPANY**, a Nebraska Corporation, authorized to make this certificate, **DO HEREBY CERTIFY** that the foregoing attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at the City of Middleton, State of Wisconsin this 21st day of August, 2024




Suzanne M. Broadbent
Secretary



CITY of POOLER
— GEORGIA —

SIDEWALK PERFORMANCE BOND

Bond Number: 41425674 Principal Amount: \$92,051.25

Project: Canal Towns at Savannah Quarters - Phase I

Location: 8th G.M. District, Pooler, Chatham County, Georgia City Permit Number: 025-03-741

KNOW ALL MEN BY THESE PRESENTS:

That Simcoe at Canal Towns, LLC, registered business address of P.O. Box 3097, Richmond Hill, GA 31324; as Principal, hereinafter called "PRINCIPAL," and Platte River Insurance Company, as Surety, hereinafter called the "SURETY," registered business address of P.O. Box 5900, Madison, WI 53705, a Surety insurer, chartered and existing under the laws of the State of Nebraska, and authorized to do business in the State of Georgia, are held and firmly bound unto the City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and City Council, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "OBLIGEE," in the sum of Ninety-Two Thousand Fifty-One and 25/100 US Dollars (\$ \$92,051.25) lawful money of the United States of America, for the payment of which sum truly to be made to Obligee, Principal, and Surety bind themselves, their 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, as detailed:

Sidewalks, Curbs, Entrance Gate

Said improvements require the installation of sidewalks, which shall be constructed within eighteen (18) months of the first date the subdivision plat for the described improvements is recorded with the Office of the Clerk for the Superior Court of Chatham County, Georgia, and 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 these 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 Obligee.

[SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE AND ORDINANCE FOLLOW]

IN WITNESS HEREOF, the Principal and Surety do hereunto execute this Bond number

41425674 this 23rd day of July, 2024.

Attest

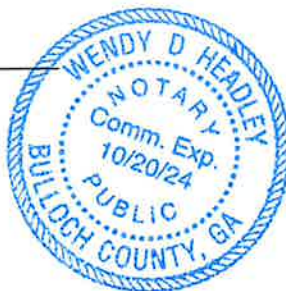
Shelley Keycock
Witness as to Principal (1)

Garnie K. Field
Witness as to Principal (2)

[Signature]
Notary Public Signature

Notary Public Commission Expiration

Seal:



Attest

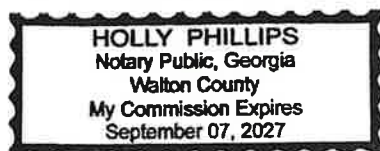
Robert M. Hrehor
Witness as to Surety (1) Robert M. Hrehor

Rena C. Moss
Witness as to Surety (2) Rena C. Moss

[Signature]
Notary Public Signature

Notary Public Commission Expiration

Seal:



OR

Attest

Witness as to Agent (1)

Witness as to Agent (2)

Notary Public Signature

Notary Public Commission Expiration

Principal

[Signature]
Principal Signature

William Clayton Price
Principal Print

Manager
Principal Title

Simcoe at Canal Towns, LLC
Company Name

Surety

[Signature]
Surety Authorized Signature

Kathy S. Smith, Attorney-in-Fact
Surety Authorized Print

Platte River Insurance Company
Surety Company Name

P.O. Box 5900, Madison, WI 53705
Surety Business Address

Surety's Agent

Attorney in Fact Signature (Attach Power)

Attorney in Fact Print

Agent's License Number

Agent's Name

CITY OF POOLER, GEORGIA | CODE OF ORDINANCES

Sec. 74-136. Sidewalks; bond.

Sidewalks shall be required as stated in the subdivision regulations and placed when street improvements are made, or:

- (1) Sidewalks shall be placed as lot improvements are constructed.
- (2) Sidewalks shall be placed in the right-of-way as approved by the city.
- (3) Undeveloped lots shall require sidewalks in place within 18 months after the subdivision plat map is recorded.
- (4) A sidewalk performance bond on a form approved by the city, or escrow account shall be provided by the developer at the time a final plat is submitted. If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia and acceptable to the city.
- (5) The bond or escrow account shall be in the amount of 150 percent of the estimated total construction costs for all sidewalks within a development subject to the requirements of this article.
- (6) Upon completion of construction the city may reduce the required bond or escrow account amount to 50 percent of the total construction costs. If no faults or failures develop at the end of six months, the city may reduce the bond or escrow account amount to 25 percent of the total construction costs. At the end of the second six months following completion of construction, the developer shall request an inspection, and if no faults or failures have developed, the city may release the bond or escrow upon approval by the aldermanic board.
- (7) The bond or escrow shall remain in force until released by the aldermanic board and shall not automatically expire at the end of 12 months. Bond and escrow forms are available from the office of the city clerk.

(Code 1976, § 16-35; Ord. of 6-5-2017(5), § 1)

**PLATTE RIVER INSURANCE COMPANY
POWER OF ATTORNEY**

41425674

Bond Number

KNOW ALL MEN BY THESE PRESENTS, That the **PLATTE RIVER INSURANCE COMPANY**, a corporation of the State of Nebraska, having its principal offices in the City of Middleton, Wisconsin, does make, constitute and appoint

Kathy S. Smith

Name of Individual

its true and lawful Attorney(s)-in-fact, to make, execute, seal and deliver for and on its behalf, as surety, and as its act and deed, any and all bonds, undertakings and contracts of suretyship, provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed in amount the sum of

\$ See Bond Form for 41425674 on behalf of Simcoe at Canal Towns, LLC

Bond Amount

Bond Number

Principal

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of **PLATTE RIVER INSURANCE COMPANY** at a meeting duly called and held on the 8th day of January, 2002.

"RESOLVED, that the President, Executive Vice President, Vice President, Secretary or Treasurer, acting individually or otherwise, be and they hereby are granted the power and authorization to appoint by a Power of Attorney for the purposes only of executing and attesting bonds and undertakings, and other writings obligatory in the nature thereof, one or more resident vice-presidents, assistant secretaries and attorney(s)-in-fact, each appointee to have the powers and duties usual to such offices to the business of this company; the signature of such officers and seal of the Company may be affixed to any such power 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 valid and binding upon the Company, and any such power so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking or other writing obligatory in the nature thereof to which it is attached. Any such appointment may be revoked, for cause, or without cause, by any of said officers, at any time."

In connection with obligations in favor of the Florida Department of Transportation only, it is agreed that the power and authority hereby given to the Attorney-in-Fact includes any and all consents for the release of retained percentages and/or final estimates on engineering and construction contracts required by the State of Florida Department of Transportation. It is fully understood that consenting to the State of Florida Department of Transportation making payment of the final estimate to the Contractor and/or its assignee, shall not relieve this surety company of any of its obligations under its bond.

In connection with obligations in favor of the Kentucky Department of Highways only, it is agreed that the power and authority hereby given to the Attorney-in-Fact cannot be modified or revoked unless prior written personal notice of such intent has been given to the Commissioner - Department of Highways of the Commonwealth of Kentucky at least thirty (30) days prior to the modification or revocation.

IN WITNESS WHEREOF, the **PLATTE RIVER INSURANCE COMPANY** has caused these presents to be signed by its officer undersigned and its corporate seal to be hereto affixed duly attested, this 1st day of September, 2022.

Attest:

RJ Byrnes

Ryan J. Byrnes
Senior Vice President,
Chief Financial Officer and Treasurer

Todd Burrick

Todd Burrick
Chief Underwriting Officer



PLATTE RIVER INSURANCE COMPANY

Adam L. Sills

Adam L. Sills
Chief Executive Officer and President

STATE OF WISCONSIN
COUNTY OF DANE

} S.S.:

On the 1st day of September, 2022 before me personally came Adam L. Sills, to me known, who being by me duly sworn, did depose and say: that he resides in the County of New York, State of New York; that he is Chief Executive Officer and President of **PLATTE RIVER INSURANCE COMPANY**, the corporation described in and which executed the above instrument; that he knows the seal of the said corporation; that the seal affixed to said instrument is such corporate seal; that it was so affixed by order of the Board of Directors of said corporation and that he signed his name thereto by like order.



David J. Regele

David J. Regele
Notary Public, Dane Co., WI
My Commission Is Permanent

STATE OF WISCONSIN
COUNTY OF DANE

} S.S.:

I, the undersigned, duly elected to the office stated below, now the incumbent in **PLATTE RIVER INSURANCE COMPANY**, a Nebraska Corporation, authorized to make this certificate, **DO HEREBY CERTIFY** that the foregoing attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolution of the Board of Directors, set forth in the Power of Attorney is now in force.

Signed and sealed at the City of Middleton, State of Wisconsin this 23rd day of July, 2024.



Suzanne M. Broadbent

Suzanne M. Broadbent
Secretary



EOM Operations
Your solution to a better tomorrow

August 27th, 2024

Marcella Benson
City of Pooler
100 Southwest HWY 80
Pooler, GA 31322

Subject: Performance Bond
Canal Towns at Savannah Quarters Phase 1

Dear Mrs. Benson,

We have reviewed to the requested Performance Bond for Canal Towns at Savannah Quarters Phase 1, furnished by EMC Engineering Services, Inc. specifically, the schedule of values and unit costs for the bond.

The proposed **Performance Bond** covers the remaining curb and gutter associated with Phase 1 of Canal Towns at Savannah. Based on the calculations provided by EMC Engineering Services, Inc. the cost of the remaining curb and gutter is **\$87,118.75** which is correct. Therefore the **150% Performance Bond** of **\$130,678.13** would also be correct.

This review was based exclusively on the information provided by the project design professional who 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 at EOM Operations at (912) 445-0050 or by email.

Sincerely,
Craig Morgans
Craig Morgans
Project Manager
EOM

CC: Nicole Johnson; Director of Planning & Development – City of Pooler
Marcella Benson; City Planner – City of Pooler
John Winn; Assistant Director of Public Works – 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



PERFORMANCE BOND ESTIMATE
CANAL TOWNS AT SAVANNAH QUARTERS - PHASE I
EMC PROJECT NO.: 19-0064
POOLER, CHATHAM COUNTY, GEORGIA
prepared for:
SIMCOE INVESTMENT GROUP LLC

8/20/2024

EROSION CONTROL					
NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1	18" Roll Over Curb and Gutter	6,575.00	LF	\$ 13.25	\$ 87,118.75
					\$ -
					\$ -
				Total	\$ 87,118.75
				PERFORMANCE BOND (150%)	\$ 130,678.13

C:\2019\19-0064 SALV QUARTERS TOWNHOMES JOHN MOIRY\DWG\19-0064-L_S01.DWG 8/22/2024 7:15 PM

THIS BOX IS RESERVED FOR THE SUPERIOR
COURT CLERK'S FILING INFORMATION

DEVELOPER / RESPONSIBLE PARTY

SIMCOE AT CANAL TOWNS, LLC
CLAY PRICE, MANAGER
P.O. BOX 1247
RICHMOND HILL, GA 31324
1-912-727-2920

CERTIFICATE OF OWNERSHIP

OWNER'S CERTIFICATE
STATE OF GEORGIA, COUNTY OF CHATHAM
THE OWNER OF THE LAND SHOWN ON THIS PLAT, WHOSE NAME IS
SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT,
CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND
THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW
DUE ON THIS LAND HAVE BEEN PAID.

Clay Price 08/22/2024
CLAY PRICE, MANAGER DATE

OWNER _____ DATE _____

CERTIFICATE OF APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION

CHAIRMAN _____ DATE _____

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF POOLER

COUNCIL MEMBER _____ DATE _____

MAYOR _____ DATE _____

COUNCIL MEMBER _____ DATE _____

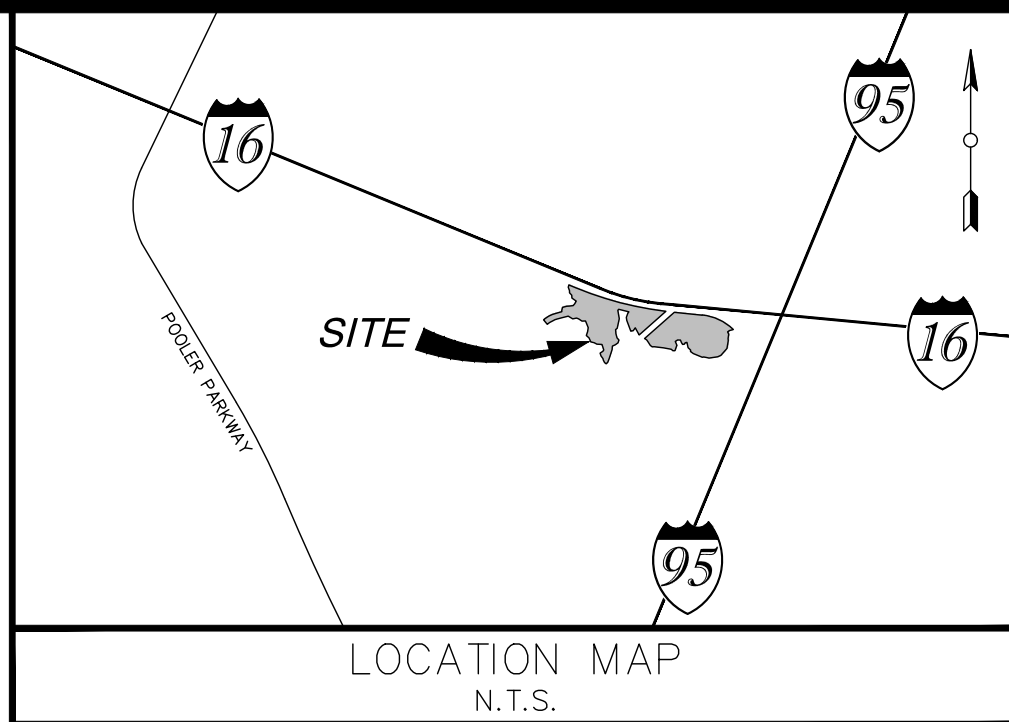
COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

GRID NORTH - GEORGIA SPC
NAD83 - EAST ZONE



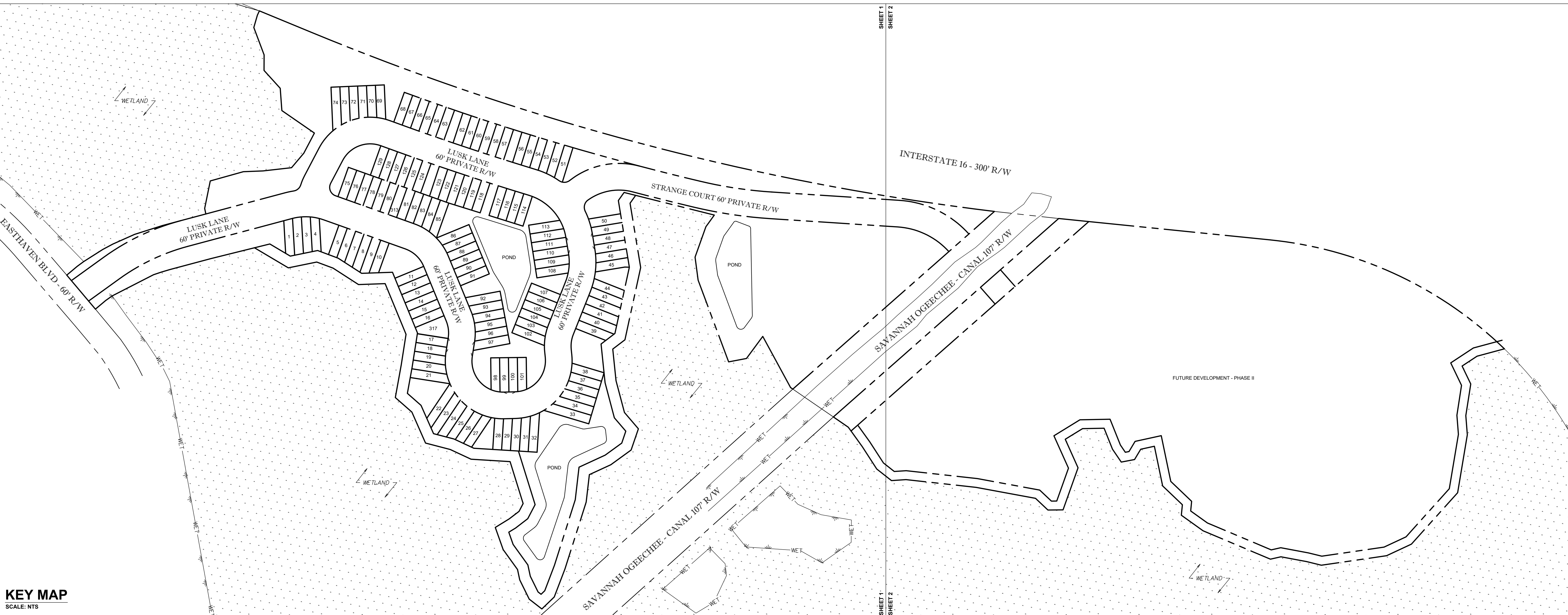
NO.	REVISION DESCRIPTION	DATE



EMC ENGINEERING SERVICES, INC.
Civil, Marine, Environmental
2000 Peachtree Dunwoody Rd., Suite A
Dunwoody, GA 30328
Ph: (770) 222-6533
Fax: (770) 222-6536
www.emc-eng.com

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

A MAJOR SUBDIVISION PLAT OF
CANAL TOWNS AT SAVANNAH QUARTERS - PHASE I
8TH G. M. DISTRICT
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
SIMCOE AT CANAL TOWNS, LLC



KEY MAP
SCALE: NTS

LAND AREA	
129 LOTS	4,391.7 ACRES
COMMON AREAS	11,363.9 ACRES
RIGHT-OF-WAY	4,765.4 ACRES
FUTURE DEVELOPMENT - PH. 2	16,346.3 ACRES
TOTAL LAND AREA	36,867.3 ACRES

SURVEY NOTES

- Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83).
 - Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
 - Basis of Bearings, Horizontal Control, Vertical Control and some spot elevations were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was an eGPS 20TL Geodetic GNSS GPS Receiver (RTK Accuracy (Horizontal: 8mm + 1ppm RMS) (Vertical: 15mm + 1ppm RMS)) with a Carlson RT3 data collector receiving RTK corrections via a Verizon Jetpack MiFi 6620L from the eGPS Solutions Real Time Network. The technique used was RTK corrected measurements from a Trimble VRS Real Time Network operated by eGPS Solutions, Inc.
 - All deed book references shown hereon are recorded in the Clerk of Superior Court's Office of Chatham County, Georgia.
 - This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by EMC Engineering Services, Inc. and are not guaranteed as to accuracy or completeness.
 - Structures visible on the date of survey are shown hereon.
 - Locations are accurate only where dimensioned.
 - This property is located in Zone X, not a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 13051C0109G; Effective Date: August 16, 2018. The flood hazard lines as shown on this plat have been taken digitally from <http://hazards-fema.maps.arcgis.com>, and have not been verified in the field by EMC Engineering Services, Inc.
 - No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of EMC Engineering Services, Inc.
 - The term "Certification" as used in Rule 180-6-.09 (2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2 (6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant at the time of the survey and is not a guarantee or warranty, either expressed or implied.
 - This survey is valid only if print has the original signature of the surveyor.
 - This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.
 - All wetlands are under the jurisdiction of the U.S. Army Corps of Engineers and/or the State of Georgia Department of Natural Resources. Lot owners are subject to penalty by law for disturbance to these protected areas without proper permit application and approval.
 - The boundary, as shown, was taken from a survey by EMC.
 - There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
 - There were no wetland delineation markers observed in the process of conducting the fieldwork.
- SURVEY DATA**
Total Area: 36,895.0 Acres (1,607,146 Square Feet)
Plat Closure: 1 in 2,455,279
Field Precision: 1/4" = 100'
- This entire survey was completed using GPS to set control, the Geomax Zoom90 Robotic Total Station to locate property corners and improvements. The field data for this boundary survey has a Relative Positional Accuracy of 0.08 feet or less, horizontally at the 95% confidence level.
- Adjusted by: No adjustment
Equipment used: Geomax Zoom90 Robotic Total Station
eGPS 20TL Geodetic GNSS GPS Receiver on the eGPS Network
- Field Work Completed on: August 2024
- REFERENCES**
DB 231B, PG 649 PB 20P, PG 41A

PROJECT DATA

OWNER/DEVELOPER: SIMCOE AT CANAL TOWNS, LLC
P.O. BOX 1247
RICHMOND HILL, GA 31324
CLAY PRICE
P.O. BOX 1247
RICHMOND HILL, GA 31324
24HR CONTACT: (912) 727-2920
TAX MAP & PARCEL NUMBER: S1008 01060 & S1008 01061
PARCEL AREA: 36.893 ACRES
ZONING CLASSIFICATION: R100 - SINGLE FAMILY ATTACHED
PROPOSED LAND USE: RESIDENTIAL
NUMBER OF LOTS: 129
MINIMUM WIDTH: 20 FT
FRONT SETBACK: 45 FT FROM PRIVATE ROW CENTERLINE
REAR SETBACK: 10 FT
SIDE SETBACK: 20 FT OF BUILDING SEPARATION
WATER AND SEWER SERVICE TO BE PRIVATE.

LEGEND

ADJACENT PROPERTY LINE	---	1" IRON PIPE FOUND	○ 1" IRP
PROPERTY BOUNDARY	---	IRON REBAR FOUND	○ IRF
METES AND BOUNDS	N 47°45'54" E - .497.06'	5/8" IRON REBAR SET W/ CAP	● RES
TAG LABEL	L# or C#	1" OPEN TOP PIPE FOUND	○ 1" OT/FP
FINISHED FLOOR ELEVATION	FFE	RIGHT-OF-WAY MONUMENT FOUND	□ RW/MP
BUILDING SETBACK LINE	BSL	PLAT BOOK	PB
POINT OF COMMENCING	P.O.C.	DEED BOOK	DB
POINT OF BEGINNING	P.O.B.	PAGE	PG
PROPERTY ID NUMBER	PIN	NOT TO SCALE	N.T.S.
NOW OR FORMERLY	N/F	TEMPORARY BENCHMARK SET	● T.B.M.
RIGHT-OF-WAY	R/W	MEANDER POINT	○

SURVEYORS CERTIFICATION



As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat 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 plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat 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.

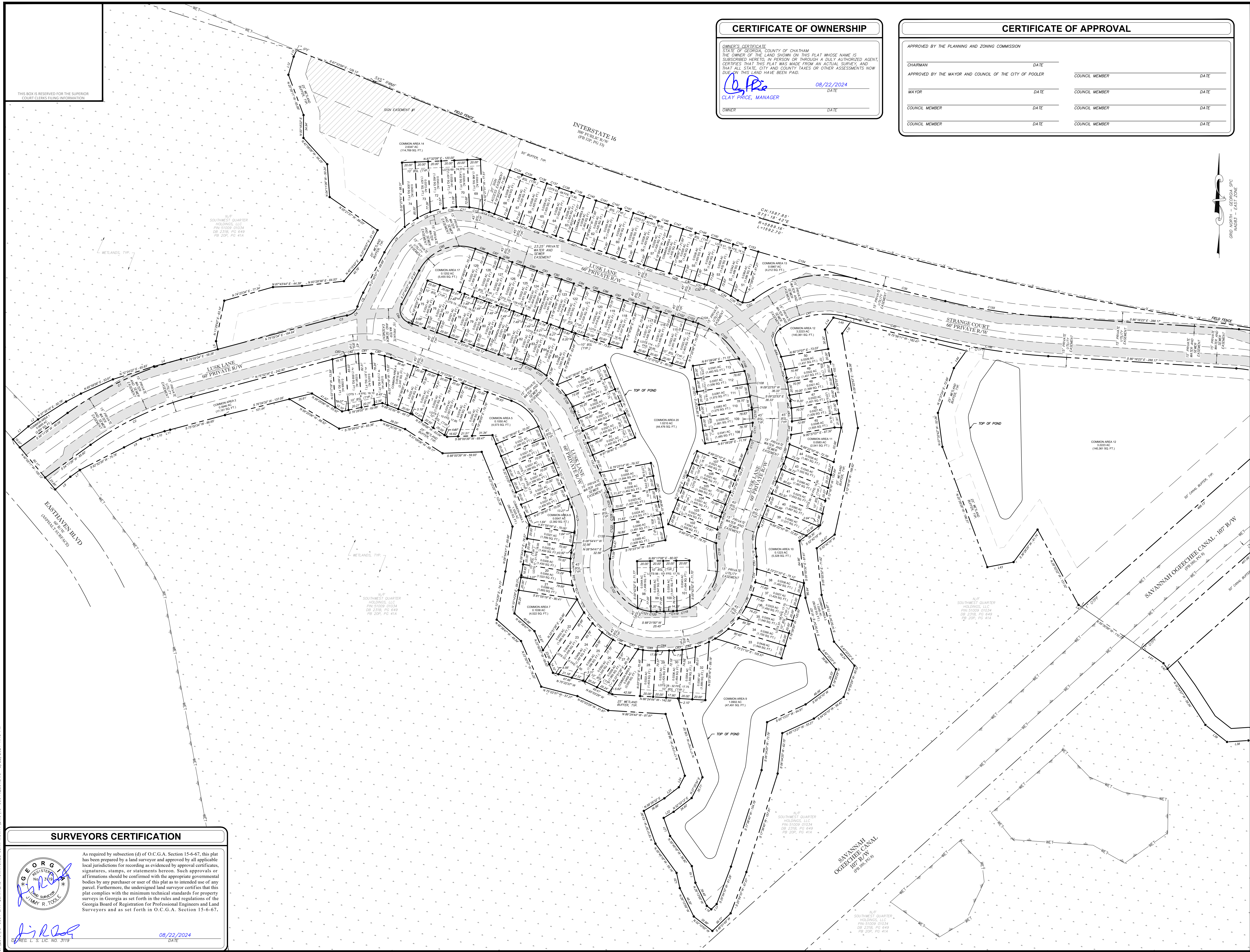
08/22/2024
DATE

PROJECT NO.: 19-0064
DRAWN BY: SMB
DESIGNED BY: EMC
SURVEYED BY: JEH
CHECKED BY: JRT
SCALE: NTS
DATE: 08/22/2024

SHEET
1

OF 3

C:\2019\19-0064 SAV QUARTERS TOWNHOMES JOHN MORRY\DWG\19-0064_L_S01.DWG 8/22/2024 7:15 PM



CERTIFICATE OF OWNERSHIP

OWNER'S CERTIFICATE
STATE OF GEORGIA, COUNTY OF CHATHAM
THE OWNER OF THE LAND SHOWN ON THIS PLAT, WHOSE NAME IS
SUBSCRIBED HEREIN, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT,
CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND
THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW
DUE ON THIS LAND HAVE BEEN PAID.

Clay Price 08/22/2024
CLAY PRICE, MANAGER DATE

OWNER DATE

CERTIFICATE OF APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION

CHAIRMAN	DATE	COUNCIL MEMBER	DATE
APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF POOLER			
MAYOR	DATE	COUNCIL MEMBER	DATE
COUNCIL MEMBER	DATE	COUNCIL MEMBER	DATE
COUNCIL MEMBER	DATE	COUNCIL MEMBER	DATE

SURVEYORS CERTIFICATION

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat 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 plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat 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.

Jim R. Toole 08/22/2024
JIMMY R. TOOLE DATE

REG. L. S. LIC. NO. 3119

DATE

NO. REVISION DESCRIPTION

EMC ENGINEERING SERVICES, INC.
Land Surveying
Firm No. 000051
BIRMINGHAM, AL
1500 1ST AVENUE, SOUTH
SUITE 100
BIRMINGHAM, AL 35203
PH: (205) 252-6333
FAX: (205) 252-6334
WWW.EMC-ENG.COM

EMC ENGINEERING SERVICES, INC.
CIVIL
MARINE
ENVIRONMENTAL
ALBANY - ATLANTA - AUGUSTA - BRUNSWICK - COLUMBUS
GREENVILLE - SAVANNAH - STATESBORO - THOMASVILLE

A MAJOR SUBDIVISION PLAT OF
CANAL TOWNS AT SAVANNAH QUARTERS - PHASE I
8TH G. M. DISTRICT
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
SIMCOE AT CANAL TOWNS, LLC

PROJECT NO.: 19-0064
DRAWN BY: SMB
DESIGNED BY: EMC
SURVEYED BY: JEH
SURVEY DATE: AUGUST 2024
CHECKED BY: JRT
SCALE: 1" = 50'
DATE: 08/22/2024

SHEET
2
OF 3

C:\2019\19-0064 SAV QUARTERS TOWNHOMES JOHN MORRIS\DWG\19-0064-L_S01.DWG 8/22/2024 7:15 PM

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LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N49° 54' 49"E	30.76
L2	N53° 51' 32"E	18.17
L3	N61° 43' 42"E	25.74
L4	N75° 02' 34"E	42.67
L5	N11° 57' 10"W	12.68
L6	S49° 54' 49"W	30.22
L7	S54° 41' 37"W	18.00
L8	S62° 52' 35"W	28.77
L9	S71° 25' 08"W	18.48
L10	S73° 23' 07"W	19.66
L11	S74° 54' 03"W	8.69
L12	N16° 04' 16"E	28.83
L13	N24° 39' 31"E	10.76
L14	N35° 32' 11"E	22.24
L15	S35° 32' 11"W	21.74
L16	N05° 55' 32"W	12.33
L17	N46° 01' 45"E	11.55
L18	S52° 10' 55"E	8.57
L19	N12° 04' 36"W	25.97
L20	N12° 04' 36"W	23.82
L21	N19° 31' 30"W	29.25
L22	N58° 26' 32"E	17.91
L23	N52° 33' 13"E	27.78
L24	N27° 35' 34"E	19.85
L25	S56° 40' 21"W	66.23

LINE TABLE		
LINE#	DIRECTION	LENGTH
L26	S05° 11' 20"W	25.29
L27	N05° 11' 20"E	25.11
L28	S77° 15' 18"W	24.27
L29	N05° 43' 04"E	21.42
L30	N05° 43' 04"E	23.67
L31	S77° 37' 02"W	31.43
L32	S30° 59' 33"W	27.05
L33	S79° 12' 35"W	30.47
L34	S89° 23' 12"W	6.49
L35	N83° 40' 28"W	19.18
L36	N83° 40' 28"W	17.78
L37	S05° 11' 20"W	25.00
L38	S86° 11' 30"W	32.78
L39	N51° 48' 27"W	42.13
L40	N35° 41' 42"W	54.36
L41	N55° 29' 10"W	40.70
L42	N55° 29' 49"W	6.18
L43	S79° 11' 20"W	40.87
L44	N35° 45' 37"E	32.35
L45	N75° 56' 11"W	26.86

CURVE TABLE			
CURVE #	BEARING	CHORD	RADIUS
C1	S64° 37' 00"W	191.83	530.00
C2	S64° 37' 00"W	170.11	470.00
C3	N78° 09' 42"E	19.59	180.00
C4	N49° 26' 04"E	21.11	20.00
C5	N22° 36' 08"E	22.87	130.00
C6	N36° 43' 35"E	49.81	130.00
C7	N55° 00' 19"E	23.72	130.00
C8	N65° 01' 00"E	21.65	130.00
C9	N74° 19' 31"E	20.54	130.00
C10	N83° 16' 52"E	20.06	130.00
C11	S87° 52' 08"E	20.06	130.00
C12	S78° 54' 16"E	20.57	130.00
C13	S72° 06' 02"E	10.28	130.00
C14	S69° 52' 39"E	8.82	6010.12
C15	S70° 00' 53"E	20.00	6010.12
C16	S70° 12' 20"E	20.00	6010.12
C17	S70° 23' 46"E	20.00	6010.12
C18	S70° 35' 12"E	20.00	6010.12
C19	S70° 46' 39"E	20.00	6010.12
C20	S70° 58' 05"E	20.00	6010.12
C21	S71° 09' 56"E	21.42	6010.12
C22	S71° 21' 47"E	20.00	6010.12
C23	S71° 33' 13"E	20.00	6010.12
C24	S71° 44' 40"E	20.00	6010.12
C25	S71° 56' 06"E	20.00	6010.12
C26	S72° 07' 32"E	20.00	6010.12
C27	S72° 18' 36"E	20.00	8672.24
C28	S72° 31' 06"E	21.09	6840.75
C29	S72° 42' 29"E	20.00	6010.12
C30	S72° 53' 55"E	20.00	6010.11
C31	S73° 04' 16"E	16.18	6010.12
C32	S72° 32' 25"E	3.82	180.00

CURVE TABLE			
CURVE #	BEARING	CHORD	RADIUS
C33	S68° 44' 21"E	20.05	180.00
C34	S62° 18' 23"E	20.34	180.00
C35	S57° 02' 43"E	12.70	180.00
C36	S66° 18' 55"E	7.83	20.00
C37	N77° 09' 19"E	17.05	20.00
C38	N78° 19' 37"E	160.12	180.00
C39	S75° 56' 35"E	140.75	5939.15
C40	S75° 56' 35"E	142.18	5999.15
C41	S79° 36' 28"W	102.11	120.48
C42	S14° 14' 56"W	25.87	20.00
C43	S22° 58' 15"E	19.27	180.00
C44	S16° 41' 31"E	20.16	180.00
C45	S11° 25' 53"E	12.88	180.00
C46	S07° 39' 43"E	10.80	180.00
C47	S02° 44' 10"E	20.14	180.00
C48	S03° 44' 25"W	20.54	180.00
C49	S09° 24' 00"W	15.01	180.00
C50	S14° 59' 44"W	20.13	180.00
C51	S19° 54' 58"W	10.77	180.00
C52	S07° 51' 09"W	33.34	70.00
C53	S01° 44' 14"E	18.99	130.00
C54	S06° 55' 36"W	20.29	130.00
C55	S15° 48' 55"W	20.00	130.00
C56	S24° 40' 59"W	20.20	130.00
C57	S33° 45' 18"W	20.93	130.00
C58	S43° 18' 34"W	22.38	130.00
C59	S53° 47' 04"W	25.09	130.00
C60	S61° 43' 08"W	10.87	130.00
C61	S68° 58' 12"W	22.00	130.00
C62	S78° 23' 44"W	20.72	130.00
C63	S85° 39' 56"W	12.24	130.00
C64	S88° 55' 23"W	2.54	130.00

CURVE TABLE			
CURVE #	BEARING	CHORD	RADIUS
C65	N86° 06' 21"W	20.00	130.00
C66	N80° 03' 23"W	7.43	130.00
C67	N73° 47' 20"W	20.99	130.00
C68	N64° 41' 50"W	20.23	130.00
C69	N55° 49' 26"W	20.00	130.00
C70	N46° 56' 34"W	20.26	130.00
C71	N37° 49' 33"W	21.07	130.00
C72	N28° 10' 57"W	22.64	130.00
C73	N18° 13' 39"W	22.47	130.00
C74	N08° 39' 28"W	20.98	130.00
C75	N00° 56' 49"E	20.22	130.00
C76	N06° 54' 34"E	9.08	130.00
C77	N06° 44' 20"W	37.77	70.00
C78	S46° 23' 37"E	56.95	70.00
C79	S72° 51' 25"E	10.29	120.00
C80	S80° 13' 22"E	20.53	120.00
C81	S89° 55' 08"E	20.03	120.00
C82	N80° 29' 02"E	20.12	120.00
C83	N75° 21' 33"E	1.32	120.00
C84	S21° 21' 29"E	30.21	20.00
C85	S68° 51' 50"W	92.18	70.00
C86	N69° 55' 57"W	20.00	5658.65
C87	N70° 07' 02"W	20.00	5345.15
C88	N70° 18' 21"W	20.00	5462.70
C89	N70° 29' 41"W	20.00	5591.25
C90	N70° 41' 01"W	20.00	5664.08
C91	N70° 52' 20"W	20.00	5807.54
C92	N71° 03' 34"W	19.66	5894.01
C93	N71° 14' 48"W	20.00	5982.13
C94	N71° 26' 07"W	20.00	6055.44
C95	N71° 37' 27"W	20.00	6126.16
C96	N71° 48' 47"W	20.00	6154.74

CURVE TABLE			
CURVE #	BEARING	CHORD	RADIUS
C97	N72° 00' 06"W	20.00	6190.99
C98	N72° 11' 26"W	20.00	6204.33
C99	N72° 22' 41"W	19.77	6210.18
C100	N72° 33' 57"W	20.00	6194.96
C101	N72° 45' 17"W	20.00	6167.76
C102	N72° 56' 36"W	20.00	6127.09
C103	N73° 05' 35"W	11.71	6113.64
C104	S71° 10' 04"E	8.29	120.00
C105	S49° 08' 58"E	82.23	120.00
C106	S24° 09' 24"E	20.73	120.00
C107	S14° 23' 55"E	20.09	120.00
C108	S14° 23' 55"E	20.09	120.00
C109	S08° 36' 48"E	3.22	120.00
C110	S03° 02' 24"E	20.10	120.00
C111	S06° 43' 46"W	20.77	120.00
C112	S16° 39' 43"W	20.79	120.00
C113	S20° 06' 51"W	6.88	130.00
C114	S14° 08' 54"W	20.17	130.00
C115	S05° 05' 46"W	20.86	130.00
C116	S02° 42' 57"E	14.56	130.00
C117	S30° 23' 32"W	82.92	70.00
C118	S75° 10' 50"W	20.62	70.00
C119	S86° 00' 27"W	5.76	70.00
C120	N88° 01' 37"W	8.81	70.00
C121	N75° 55' 17"W	20.69	70.00
C122	N29° 15' 24"W	86.52	70.00
C123	N03° 35' 33"E	20.63	130.00
C124	N05° 23' 19"W	20.08	130.00
C125	N14° 14' 22"W	20.04	130.00
C126	N20° 31' 28"W	8.46	130.00
C127	N24° 10' 51"W	8.13	130.00
C128	N30° 25' 41"W	20.20	130.00

CURVE TABLE			
CURVE #	BEARING	CHORD	RADIUS
C129	N39° 30' 01"W	20.93	130.00
C130	N48° 51' 37"W	21.50	130.00
C131	N58° 07' 09"W	20.47	130.00
C132	N66° 30' 59"W	17.60	130.00
C133	N08° 31' 39"E	1.74	130.00
C134	S70° 00' 33"E	20.00	5942.92
C135	S70° 12' 07"E	20.00	5942.72
C136	S70° 23' 42"E	20.00	5942.44
C137	S70° 35' 17"E	20.00	5942.08
C138	S70° 46' 51"E	20.00	5941.65
C139	S70° 58' 49"E	20.00	5941.22
C140	S71° 09' 33"E	19.75	4877.53
C141	S71° 21' 26"E	20.00	5939.16
C142	S71° 33' 01"E	20.00	5939.16
C143	S71° 44' 36"E	20.00	5939.16
C144	S71° 56' 10"E	20.00	5939.16
C145	S72° 07' 45"E	20.00	5939.16
C146	S72° 19' 19"E	20.00	5937.12
C147	S72° 30' 51"E	19.82	5934.43
C148	S72° 42' 22"E	20.00	5933.36
C149	S72° 53' 57"E	20.00	5932.13
C150	S73° 05' 31"E	20.00	5930.82
C151	S73° 17' 06"E	20.00	5929.44
C152	S73° 28' 41"E	20.00	5927.99
C153	S73° 40' 15"E	20.00	5926.47
C154	S74° 30' 57"E	155.14	5939.05
C155	S81° 26' 51"E	163.20	970.00
C156	S81° 26' 51"E	173.29	1030.00
C157	N64° 07' 24"W	173.43	230.00
C158	N64° 13' 38"W	127.62	170.00
C159	S46° 50' 31"E	29.40	885.53

CERTIFICATE OF APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF POOLER

COUNCIL MEMBER DATE

MAYOR DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

CERTIFICATE OF OWNERSHIP

OWNER'S CERTIFICATE
STATE OF GEORGIA, COUNTY OF CHATHAM
THE OWNER OF THE LAND SHOWN ON THIS PLAT, WHOSE NAME IS
SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT,
CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND
THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW
DUE ON THIS LAND HAVE BEEN PAID.

CLAY PRICE, MANAGER 08/22/2024

OWNER DATE

GRID NORTH - GEORGIA SPC
NAD83 - EAST ZONE



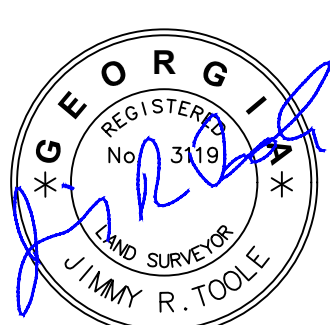
EMC ENGINEERING SERVICES, INC.
Chatham County, Georgia
300 Public Rd W
PO Box 200
PO 200, PG 41A
CIVIL
MARINE
ENVIRONMENTAL
ALBANY - ATLANTA - AUGUSTA - BRUNSWICK - COLUMBUS
GREENVILLE - SAVANNAH - STATESBORO - THOMASVILLE

A MAJOR SUBDIVISION PLAT OF
CANAL TOWNS AT SAVANNAH QUARTERS - PHASE I
8TH G. M. DISTRICT
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
SIMCOE AT CANAL TOWNS, LLC

PROJECT NO.: 19-0064
DRAWN BY: SMB
DESIGNED BY: EMC
SURVEYED BY: JEH
SURVEY DATE: AUGUST 2024
CHECKED BY: JRT
SCALE: 1" = 50'
DATE: 08/22/2024

SHEET
3
OF 3

SURVEYORS CERTIFICATION



As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat 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 plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat 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.

08/22/2024
DATE