



**CITY of POOLER**  
— GEORGIA —

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**PLANNING & ZONING COMMISSION MEETING - AGENDA**

October 15, 2024 at 3:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. APPROVAL OF MINUTES
- IV. NEW BUSINESS
  - A. Conditional Use Request for 1115 Plantation Drive for a Home Occupation of a Cottage Kitchen.
  - B. Zoning Map Amendment for property at 2000 Benton Grove Drive from C-2 Memory Care Use to C-2 Hotel Use.
  - C. Zoning Map Amendment to revise the Clear Lake Reserve "P" Planned District Overlay setback standards.
  - D. Final Plat, Warranty and Sidewalk Performance Bonds for Clear Lake Reserve Phase 3 – Option 1.
  - E. Final Plat, Warranty and Sidewalk Performance Bonds for Clear Lake Reserve Phase 3 – Option 2.
  - F. Site Plan approval for 313 W Collins Street site improvements.
  - G. Text Amendment to amend the City of Pooler Code of Ordinances related to Soil Erosion and Sediment Control.
  - H. Text Amendment to amend the City of Pooler Code of Ordinances Appendix A related to Build-For-Rent Communities.
- V. ADJOURNMENT

**City of Pooler**  
**Planning & Zoning Minutes**  
**September 23, 2024**

**CALL TO ORDER:**

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

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

**APPROVAL OF MINUTES**

The minutes of the September 9, 2024, Planning and Zoning Commission were reviewed and accepted.

***Result:*** *Approved*

**1-Motion:** Commissioner Daniel

**2-Second:** Commissioner Rife

**Motion passed without opposition.**

**NEW BUSINESS:**

**A. Final Plat approval, acceptance of the Warranty Letter of Credit for water and sewer infrastructure, and posting of the Sidewalk Performance Letter of Credit for The Farm at Morgan Lakes, Phase 2**

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is for Final Plat approval for The Farm at Morgan Lakes Phase 2, acceptance of a Warranty Letter of Credit for water and sewer infrastructure and posting of a Sidewalk Performance Letter of Credit for Phase 2. Commissioner Rife recused himself for this item and Commissioner Kelly took his place. Alex Miduri with Thomas and Hutton was present to represent the petitioner and answer questions. Commissioners and the public had no questions.

***Result:*** *After review of the criteria, a motion was made to recommend approval of the Final Plat, acceptance of the Warranty Letter of Credit and posting of the Sidewalk Performance Letter of Credit for The Farm at*



*Morgan Lakes Phase 2.*

**1- Motion:** Commissioner Simmons

**2- Second:** Commissioner Daniel

**Motion passed without opposition**

**B. Site Plan approval for Palmetto Cay Multi-Family at 100 Bourquin Avenue**

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is for Site Plan approval for Palmetto Cay Multi-Family at 100 Bourquin Avenue. Commissioner Rife returned to the dais and Commissioner Kelly stepped down. John Northup III with Bouhan Falligant, Jim Jacobi with Parkland Communities, and David Smith with Kimley Horn were present to represent the petitioner and answer questions. Mr. Northup, Mr. Jacobi and Mr. Smith addressed questions from commissioners and the public.

**Result:** *After review of the criteria, a motion was made to recommend approval of the site plan for Palmetto Cay Multi-Family.*

**1- Motion:** Commissioner Simmons

**2- Second:** Commissioner Daniel

**Motion passed without opposition**

**Adjournment**

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:18 p.m.

**1- Motion:** Commissioner Daniel

**2- Second:** Commissioner Simmons

**Adjourned without opposition.**

The foregoing minutes are true and correct and approved by me on this \_\_\_\_ day of \_\_\_\_\_ 2024.

-----  
Rachael Brown, Zoning Administrator



**CITY of POOLER**  
— GEORGIA —

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**PLANNING & ZONING STAFF REPORT**

Conditional Use Request for a Home Occupation at 1115 Plantation Drive

|                                 |                                                                                                                                                                                                               |
|---------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:                        | #A24-0171                                                                                                                                                                                                     |
| P&Z Meeting Date:               | October 15, 2024                                                                                                                                                                                              |
| Public Hearing Date:            | October 21, 2024                                                                                                                                                                                              |
| Applicant and Authorized Agent: | Kevin D. Rogers                                                                                                                                                                                               |
| Location (Address):             | 1115 Plantation Drive                                                                                                                                                                                         |
| Parcel (PIN):                   | 50013 03007                                                                                                                                                                                                   |
| Existing Zoning:                | R-1-A                                                                                                                                                                                                         |
|                                 |                                                                                                                                                                                                               |
| Zoning Action:                  | Conditional Use                                                                                                                                                                                               |
| Request:                        | Request to establish a home occupation for a cottage food kitchen.                                                                                                                                            |
|                                 |                                                                                                                                                                                                               |
| Application Filed:              | September 20, 2024                                                                                                                                                                                            |
| Legal Notice Published:         | September 24, 2024                                                                                                                                                                                            |
| Sign Posted:                    | October 3, 2024                                                                                                                                                                                               |
| Letters Mailed:                 | October 3, 2024                                                                                                                                                                                               |
|                                 |                                                                                                                                                                                                               |
| Staff Recommendation:           | Approval                                                                                                                                                                                                      |
| Planning & Zoning Commission:   | [TBD]                                                                                                                                                                                                         |
| Recommended Motion:             | "After review of the criteria, move for approval of the request."                                                                                                                                             |
|                                 |                                                                                                                                                                                                               |
| Background:                     | The request is for a home occupation use as a cottage food kitchen to prepare cottage food items for sale at farmer's markets, festivals and online. Per the applicant consumers will not be allowed to pick- |

up products from the home. A home occupation is considered ancillary to the primary use as a residence. A home occupation must also comply with all requirements of Sec. 18 of App. A, Art. III.

Relevant Ordinances:

App. A, Art. III, Sec. 18 – Home Occupations

App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District

App. A, Art. IV, Sec. 4 – Conditional Uses

App. A, Art. V, Sec. 7 – Standards for Conditional Use Permission

Zoning Action Standards:

1. The proposed use will not be contrary to the purpose of this ordinance.
  - *The proposed use would be consistent with the surrounding uses, as it would be located inside the primary residence. The proposed home occupation would also comply with the standards of Sec. 18 as proposed.*
2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers.
  - *The proposed use would not be detrimental to adjacent properties or surrounding areas as it would take place inside the kitchen of the residential structure.*
3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use.
  - *The proposed use is consistent and compatible with existing uses nearby and those otherwise allowed in the district and would not constitute a nuisance or hazard as the use will take place inside the residence.*
4. The proposed use will not be affected adversely by the existing uses of adjacent properties.
  - *The proposed use will not be affected adversely by the existing uses of adjacent properties as the proposed use is similar and compatible with existing uses.*
5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.

- *The proposed home occupation activity will be contained within the home, therefore meets all requirements for such use.*
6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met.
- *The proposed use complies with the requirements for a home occupation. Per the applicant, no customers will be coming to his home, all sales will be online or at farmers markets and festivals.*
7. The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.
- *The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.*

Conclusion:

The request complies with the required criteria for a conditional use. As such, staff recommends **Approval** of the request.

Attachments:

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





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

## Vicinity Map 1115 Plantation Drive

10/02/2024





# Conditional Use Application

Page 1 of 2

Updated MAY 2024

## NOTICE TO APPLICANT

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

- ☐ Filing fee (checks payable to: City of Pooler)
- ☐ Preliminary site plan including (1),(2), (3) and (6) of Appendix A, Article V, Section 4 (c)
- ☐ One copy if 11" x 17" or smaller; 16 copies if larger
- ☐ Signed and dated Campaign Contribution and Conditional Standards forms
- ☐ Authorization of property owner signed, dated, and notarized

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

## OFFICE USE ONLY

Hearing Date: \_\_\_\_\_ Published in Legal Organ: \_\_\_\_\_

Letters of Notification Mailed: \_\_\_\_\_ Sign Posted: \_\_\_\_\_

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

## Contact Information

Kevin D. Rogers 912527 0031  
Applicant Name Applicant Phone

1115 Plantation Dr Pooler, GA 31322 Savh 38@yahoo.com  
Applicant Mailing Address Applicant Email

Michael Rogers 912-658-6990  
Property Owner Name Property Owner Phone

1115 Plantation Dr Pooler, GA 31322  
Property Owner Mailing Address Property Owner Email

\_\_\_\_\_  
Contact Person Name Contact Person Phone

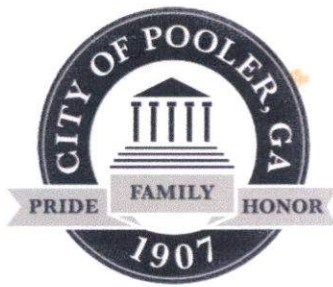
\_\_\_\_\_  
Contact Person Mailing Address Contact Person Email

## Property Information

1115 Plantation Dr Pooler, GA 31322  
Location Address Parcel Identification #

\_\_\_\_\_  
Current Zoning Current Use





# Conditional Use Application

Page 2 of 2

Updated **MAY 2024**

Description of proposed use, listing specific sections of zoning ordinance that apply:

Use as a Cottage Food Kitchen

Description of proposed activities, number of units, hours of operation:

Baking & making Cottage Food item for Sale at Farmers markets, Festivals and online

Description of activities undertaken by the developer and subsequent occupant to mitigate all adverse impacts upon the surrounding properties before, during, and after the completion of development activities:

Proposed Starting Dates of Land Disturbance, Construction, Completion, Use Opening, First Occupancy:

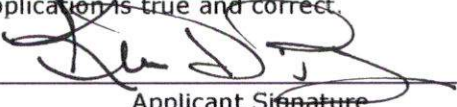
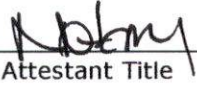
## Adjacent Property Owners

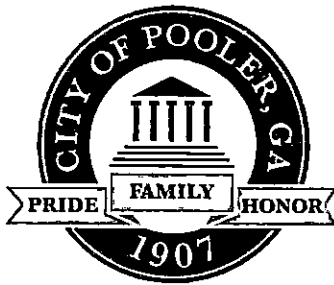
Name and address of surrounding property owner's primary residence within a radius of 200 ft. of the property as of the date of filing. Include those directly across a public right-of-way. Use an additional sheet if necessary.

|                 |                    |       |
|-----------------|--------------------|-------|
| Robert Conley   | 1119 Plantation Dr | 31322 |
| Name            | Address            | Zip   |
| Jason Harris    | 1112 Plantation Dr | 31322 |
| Name            | Address            | Zip   |
| Herman Williams | 1111 Plantation Dr | 31322 |
| Name            | Address            | Zip   |
|                 |                    |       |
| Name            | Address            | Zip   |

## Affidavit

I, the undersigned, certify that I have read, examined, and completed this application and certify that all the information pertained in this application is true and correct.

|                 |                                                                                     |         |
|-----------------|-------------------------------------------------------------------------------------|---------|
| Kevin D. Rogers |  | 9/19/24 |
| Applicant Name  | Applicant Signature                                                                 | Date    |
| Dore Witz       |  | 9/19/24 |
| Attestant Name  | Attestant Title                                                                     | Date    |



# Campaign Contribution Disclosure Form (Zoning Action Applicant)

Page 1 of 1

Updated MAY 2024

Per GA § 36-67A-3, rezoning action applicants and opponents are required to disclose campaign contributions or gifts with an aggregate value of \$250 or more made to any City Official within two years immediately preceding the filing of the application. City Officials include the Mayor, Councilmembers, and Planning & Zoning Commissioners. Rezoning action applicant disclosures shall be filed within ten days after the application for the rezoning action is first filed. If additional space is needed, please attach a second form.

## Hearing Information

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Zoning Action/Agenda Item

---

Planning & Zoning Public Hearing/Meeting Date and Time

---

City Council Public Hearing/Meeting Date and Time

## Disclosure Statement

Have you made campaign contributions to one or more Pooler City Official(s), including the Mayor, Councilmembers, and/or Planning & Zoning Commissioners, during the past two years that, when combined, total an amount greater than \$250.00?

☒ **NO**, I have not made any campaign contributions to one or more Pooler City Official(s) over the past two years that, when combined, total an amount greater than \$250.00.

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

| City Official Name | Title | Dollar Value | Description of Gift >\$250 |
|--------------------|-------|--------------|----------------------------|
|--------------------|-------|--------------|----------------------------|

| City Official Name | Title | Dollar Value | Description of Gift >\$250 |
|--------------------|-------|--------------|----------------------------|
|--------------------|-------|--------------|----------------------------|

| City Official Name | Title | Dollar Value | Description of Gift >\$250 |
|--------------------|-------|--------------|----------------------------|
|--------------------|-------|--------------|----------------------------|

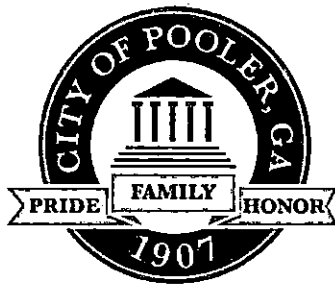
I attest that all information provided above is true to fact.

Kerlin D. Rogers  
Applicant Name

[Signature]  
Applicant Signature

Sept 19, 2024  
Date





# Conditional Use Standards

Page 1 of 1

Updated SEPT 2023

## Review Criteria

The Planning & Zoning Commission shall hear and make recommendations upon such uses in a district that are permitted as conditional uses. The application to establish such use shall be approved by the city council on a finding that:

1. The proposed use will not be contrary to the purpose of this ordinance;
2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers;
3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use;
4. The proposed use will not be affected adversely by the existing uses of adjacent properties;
5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use;
6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met; and,
7. The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.

## Additional Mitigation Requirements

The Planning & Zoning Commission may suggest and the Mayor and Council may impose or require such additional restrictions and standards (e.g., increased setbacks, buffer strips, screening, etc.):

1. As may be necessary to protect the health and safety of workers and residents in the community; and
2. To protect the value and use of property in the general neighborhood.

## Affidavit of Receipt

I understand the importance of this document and acknowledge that this affidavit serves as a formal record of my receipt of the document.

Kevin D Rogers

Applicant Name

*[Signature]*

Applicant Signature

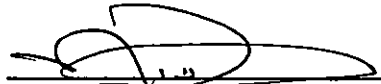
Sept 19, 2024

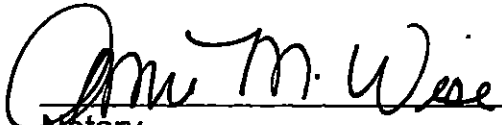
Date

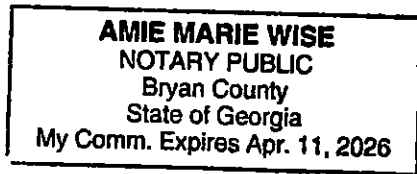
Authorization of Property

September 19, 2024

I, Michael A. Rogers, authorize Kevin Rogers owner of Jammit's Good, LLC to operate a cottage food business out of 1115 Plantation Drive, Pooler, GA 31322.

  
\_\_\_\_\_  
Michael A. Rogers - Property Owner

  
\_\_\_\_\_  
Notary



Dear neighbor:

I am trying to get a business license for my cottage business in Pooler.

This letter is to notify you of my intentions to produce products for sale at local farmers markets, festival and online shopping.

Consumers will not be allowed to pick-up from my home. I only allow personal friends and family into my personal domain.

Please sign that we have spoken of any concerns or questions that may affect our beautiful neighborhood.

Name

Address

1 Robert Conly

1119 Plantation Dr

2 Jan Li

1112 Plantation Dr

3 C. J. Williams

1111 Plantation Dr

4

Thank you for your consideration

Kevin Rogers

Jammit's Good

1115 Plantation Dr.

Pooler, Ga 31322



**CITY of POOLER**  
— GEORGIA —

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**PLANNING & ZONING STAFF REPORT**

Map Amendment for 2000 Benton Grove Drive from C-2 Memory Care Use to C-2 Hotel Use

|                                 |                                                                                                                                          |
|---------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Project:                        | #A24-0168                                                                                                                                |
| P&Z Meeting Date:               | October 15, 2024                                                                                                                         |
| Public Hearing Date:            | October 21, 2024                                                                                                                         |
| Applicant and Authorized Agent: | Joshua Yellin                                                                                                                            |
| Parcel (PIN):                   | 50017 01038                                                                                                                              |
| Existing Zoning:                | C-2 (Heavy Commercial) contingent upon the site only being a Memory Care Center Use                                                      |
|                                 |                                                                                                                                          |
| Zoning Action:                  | Map Amendment                                                                                                                            |
| Request:                        | Request to amend the conditions of the zoning map from C-2 (Heavy Commercial) Memory Care Center Use to C-2 (Heavy Commercial) Hotel Use |
|                                 |                                                                                                                                          |
| Application Filed:              | September 19, 2024                                                                                                                       |
| Legal Notice Published:         | September 29, 2024                                                                                                                       |
| Sign Posted:                    | October 3, 2024                                                                                                                          |
| Letters Mailed:                 | September 27, 2024                                                                                                                       |
|                                 |                                                                                                                                          |
| Staff Recommendation:           | Approval                                                                                                                                 |
| Planning & Zoning Commission:   | [TBD]                                                                                                                                    |
| Recommended Motion:             | "After review of the criteria, move for approval of the request."                                                                        |

Background:

The subject site is referred to as 2000 Benton Grove at the intersection of Benton Grove and Pipemakers Canal. It is comprised of 1 parcel totaling approximately 4.92 acres in size. In November 2022 this parcel was rezoned from R-1-A to C-2 (Heavy Commercial) with a condition that it only be used as a memory care center. The parcel is currently undeveloped.

The applicant is seeking to change the zoning condition from C-2 (Heavy Commercial) memory care center use to C-2 (Heavy Commercial) hotel use. The other nearby properties are zoned R-3-B (Multi-Family Residential Dwelling District), R-4 (Townhouses and Condominiums District), R-1-A (One-Family Residential Dwelling District) and C-2 (Heavy Commercial). The property is adjacent to multi-family and townhome developments, an undeveloped City-owned parcel, commercial development and pipemakers canal.

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

Relevant Ordinances:

App. A, Art. IV, Sec. 19. C-2 Heavy Commercial District

Zoning Action Standards:

1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
  - *Yes, the request is a logical extension of the C-2 zoning district as it is consistent with the nearby commercial uses and is currently zoned C-2 with a condition that it be used for a memory care center.*
2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
  - *No, while there are properties directly adjacent to the subject site zoned R-3-B, R-4, and R-1-A the site is currently zoned C-2 with a condition that it be used as a memory care center. It does generally coincide with the pattern of commercial development in the area.*
3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
  - *The proposed use is located with access on Benton Grove Road through the C-2 zoning district and other commercial and multi-family development. Any potential traffic impacts will be reviewed prior to final approval of any site or construction plans, if rezoned.*



4. Will this request place irreversible limitations on the area as it is or on future plans for it?
  - *No, the request would be consistent with adopted plans and policies for the area. The comprehensive plan and the future land use map identify the property as commercial and the proposed rezoning would maintain a commercial zoning district.*
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
  - *The property is likely to be utilized as requested. The adjacent uses are multi-family residential and commercial. The site was rezoned to commercial two years ago with the condition it only be used as a memory care center. The site has since remained undeveloped.*
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
  - *No, the proposed rezoning would be consistent with that of the general area being used for commercial and multi-family residential development.*
7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
  - *It is possible additional requests could be made to rezone other parcels in the vicinity to this zoning district. However, many of the surrounding parcels are in various development stages. There is one undeveloped parcel adjacent to the subject property which is owned by the City of Pooler and is currently zoned R-1-A.*
8. Will the action adversely impact adjacent or nearby properties in terms of:
  - Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern?
  - *No, the request may not adversely impact the nearby properties as it relates to environmental quality, livability, or cause incompatible development. The site is currently undeveloped, but it is zoned C-2 with a condition that the use be a memory care center. The impacts of a memory care center are similar to those of a hotel.*

- Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern?
  - *No, the request would not adversely impact the nearby properties as it relates to property values or make them less marketable because the proposed commercial use is compatible with the existing commercial uses in the area.*
  - Will the action create development opportunities of such increased intensity that stormwater runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems?
  - *No, the request would not adversely impact the nearby properties as it relates to stormwater runoff. Any future site development proposed will need to go through site plan review and approval to ensure items such as stormwater runoff are addressed on site so that down-stream drainage or off-site impacts do not occur.*
9. Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?
- *No, the proposed rezoning would not result in public service requirements that could create a burden on the public. Any potential infrastructure improvements related to this rezoning would be the responsibility of the property owner and would not place a burden on the City.*

Conclusion:

Staff finds the request does comply with the required criteria for a zoning map amendment. As such, staff recommends **Approval** of the request.

Attachments:

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



**CITY OF POOLER**  
GEORGIA

*A great place to Live, Work and Play*

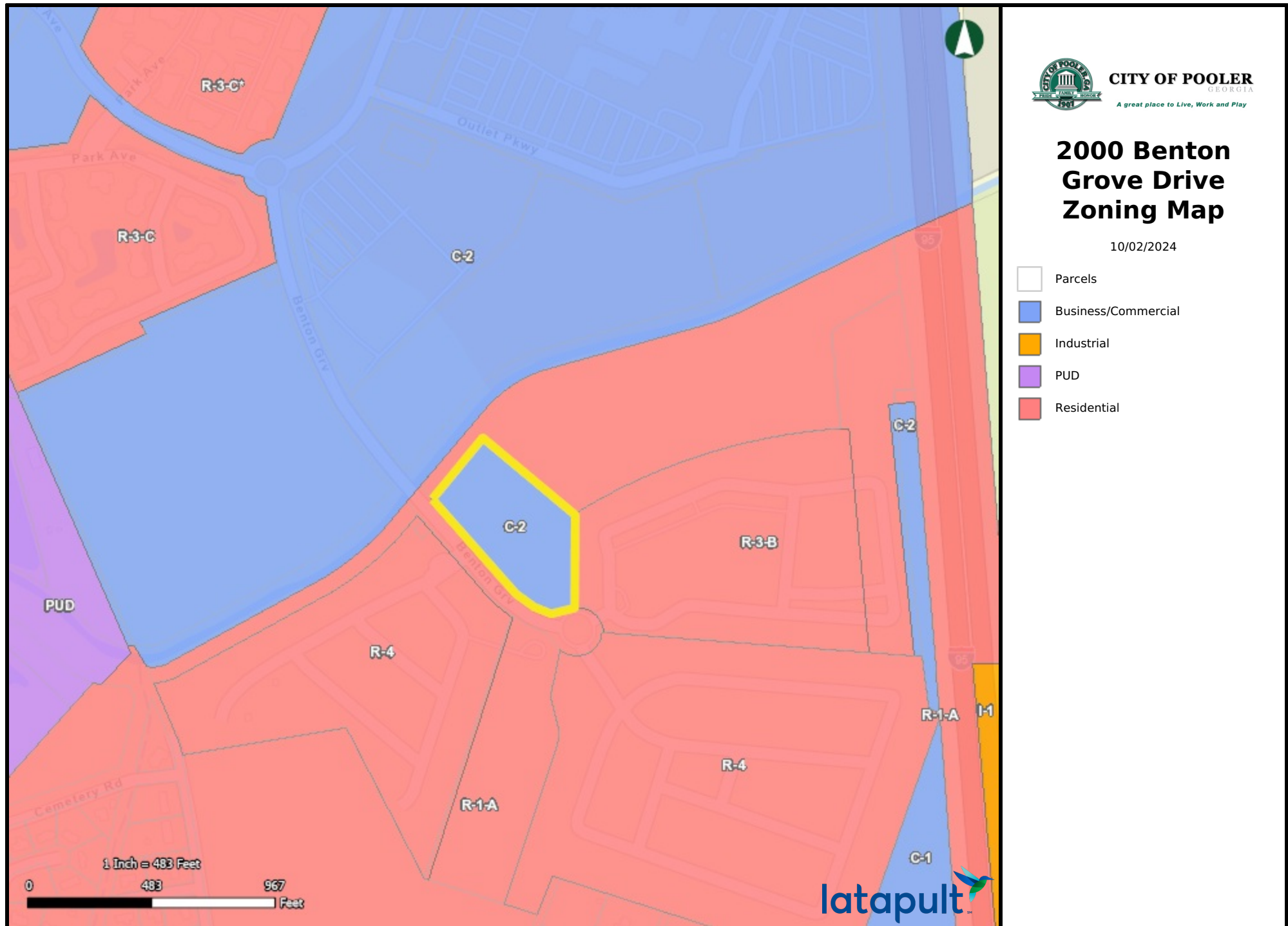
## 2000 Benton Grove Drive Vicinity Map

10/02/2024

☐ Parcels

latapult







# Zoning Map Amendment Application

Page 1 of 3

Updated **SEPT 2023**

## NOTICE TO APPLICANT

Applicant must submit the following information thirty at least thirty (30) days prior to the regularly scheduled meeting on the second and fourth Monday of each month (unless otherwise noted). Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning & Zoning Commission. Attach additional typed or printed sheets if necessary to fully answer any section.

- ☐ Filing fee payment. (See 2023 Schedule of Fees). Make checks payable to the City of Pooler.
- ☐ If using a PowerPoint presentation, email converted pdf to [planning@pooler-ga.gov](mailto:planning@pooler-ga.gov).
- ☐ A scaled plat showing dimensions, acreage, location of the tract(s), and utility easements prepared by a licensed architect/surveyor. Submit one (1) copy if 11" x 17" or smaller, sixteen (16) copies if larger.
- ☐ A legal description of property.
- ☐ A completed Campaign Contribution form
- ☐ A completed Zoning Map Amendment Standards acknowledgement of receipt
- ☐ A completed Property Owner Authorization form (if Agent is Applicant).
- ☐ A copy of current tax bill showing payment or a certification from the City of Pooler Tax Office stating taxes were paid.

## OFFICE USE ONLY

Date Received: \_\_\_\_\_ File Number: \_\_\_\_\_

Hearing Date: \_\_\_\_\_ Adjacent Owner Letters Mailed: \_\_\_\_\_

Publication of Notice (15 days prior to hearing): \_\_\_\_\_

☐ Action Approved    ☐ Action Denied    (copy of minutes disposing of this action are attached)

Action Result Mailed to Applicant: \_\_\_\_\_ Sign Posted: \_\_\_\_\_

## Applicant Information

|                                |                           |
|--------------------------------|---------------------------|
| Joshua Yellin                  | 912-236-0261              |
| Owner/Authorized Agent Name    | Phone                     |
| 200 East Saint Julian Street   | jyellin@huntermaclean.com |
| Owner/Authorized Agent Address | Email                     |

Have any previous applications been made for a text or map amendment affecting these same premises? ☒ Y ☐ N

If yes, provide file number, date, and action taken: Conditional Use Approval -January, 2018, November, 2022.

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



# Zoning Map Amendment Application

Page 2 of 3

Updated **SEPT 2023**

## Action Requested

0 Benton Grove - intersection of Benton Grove and Pipemakers Canal

Property General Location (area), Street Number, and Location with Respect to Nearby Public Roads in Common Us

Parcel A of Symons Sub., Pooler SMB 42, Page 168

50017 01038

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

PIN

R-1A/C-2

C-2

4.92 acres

Present Zoning Classification

Requested Zoning Classification

Total Area (acres or sq ft)

SANRAJSONS, LLC

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

Phone

7 Sylvester Former C. Formey Drive

Property Owner Address

Email

Vacant

hotel

Existing Land Use (specify)

Proposed Land Use (specify)

## Reasons & Certifications

List all reasons for requesting change which would support the purposes of the zoning program.

Zoning is consistent with properties in the vicinity and would provide a compatible use with adjacent development. Development will cause traffic issues in single-family neighborhoods and area has been constructed to meet traffic requirements. The use/zoning will not conflict with the density patterns and will not accelerate changes in the vicinity of the property. Rezoning is comparable with adjacent developments and will not result in a reduction in property values. Rezoning will not create an undue burden on the public.

## Adjacent Property Owners

List all information for surrounding property owners' primary residence within a 200-foot radius of the property as of the date of filing. Include those directly across a public right-of-way. Attached additional sheets if necessary.

City of Pooler, 100 SW Highway 80, Pooler, GA 31322

Name & Address (including zip code)

DD Benton, LLC, c/o Davis Development, 403 Corporate Center Drive, Suite 201, Stockbridge, GA 30281

Name & Address (including zip code)

SGLRP, LLC, 1720 Peachtree St. NW, Suite 300, Atlanta, GA 30309

Name & Address (including zip code)

Dream Finders Homes, LLC, 14701 PHILIPS HIGHWAY, SUITE 300 JACKSONVILLE FL 32256

Name & Address (including zip code)



# Zoning Map Amendment Application

Page 3 of 3

Updated **SEPT 2023**

Savannah Economic Development Authority, PO Box 128, Savannah, GA 31402-0128

Name & Address (including zip code)

MCP SFR Benton Grove, L.P. c/o Mandrake Capital Partners, 40 West 57th Street, Suite 1420, New York, NY 10019

Name & Address (including zip code)

Name & Address (including zip code)

Name & Address (including zip code)

## Affidavit

I have received and understand the list of actions required to amend the City of Pooler Zoning Map.

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

I hereby certify that the above stated facts are true to the best of my knowledge, and that I am the Owner or Authorized Agent for the Owner of subject property.

Joshua Yellin

9/17/2024

Owner/Agent Name

Owner/Agent Signature

Date

## Notary Public

Subscribed and Sworn This Day Of

Notary Name

Notary Signature

Commission Expiration

CARA A. GARLAND





## Page 1 of 1

## Authorization

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

**Joshua Yellin**                                  jyellin@huntermaclean.com                                  912-236-0261

| Applicant/Agent Name | Email | Phone |
|----------------------|-------|-------|
|----------------------|-------|-------|

200 East Saint Julian Street, Savannah, GA 31401

Applicant/Agent Address

0 Benton Grove

Property Address

Sanrajsons, LLC

Owner Name

**Owner Signature**

Date \_\_\_\_\_

**Notary Public**

September 17th, 2024  
Subscribed and Sworn This Day Of

Lari Taylor  
Notary Name

Notary Signature

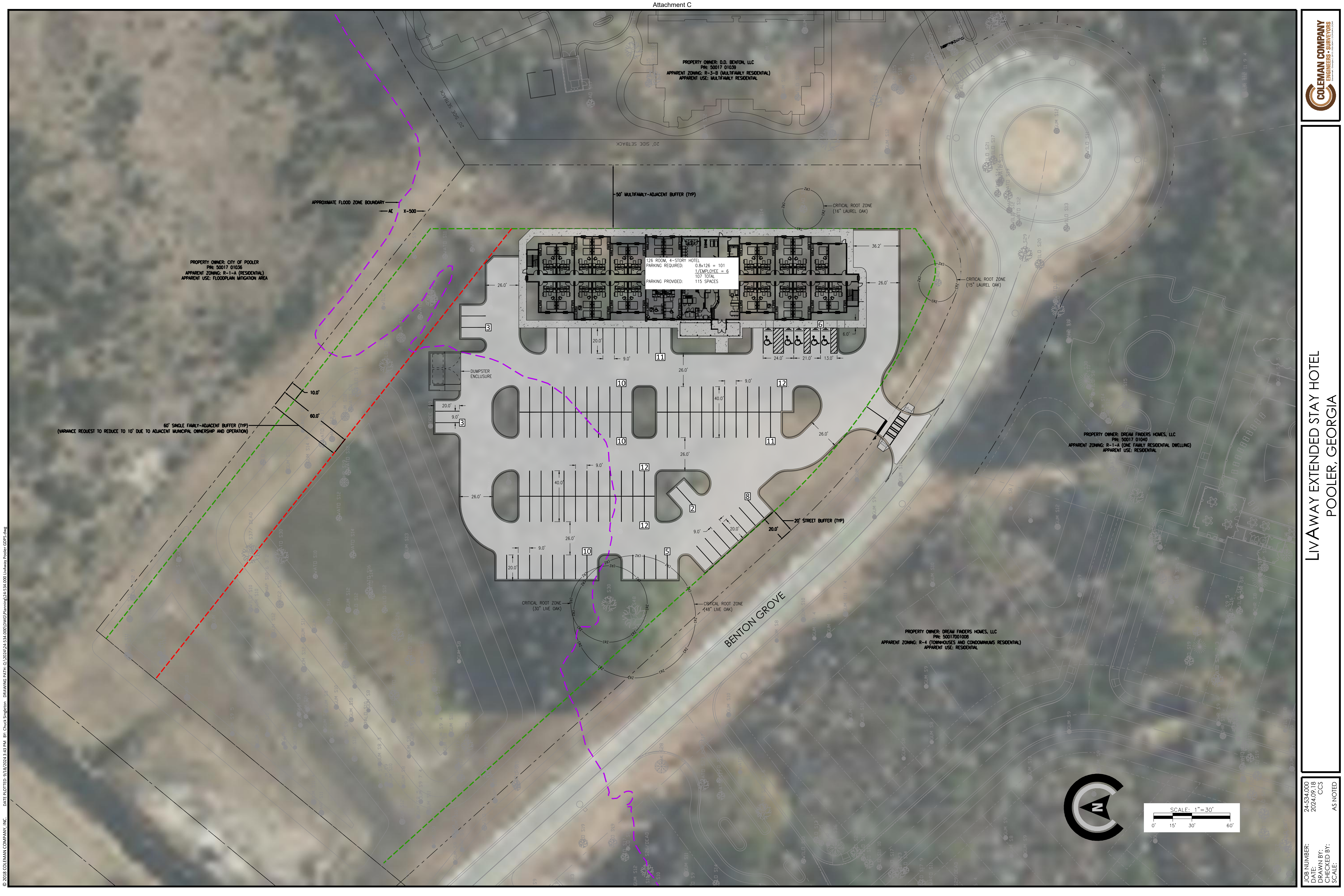
04/24/2022  
Commission Expiration

Seal

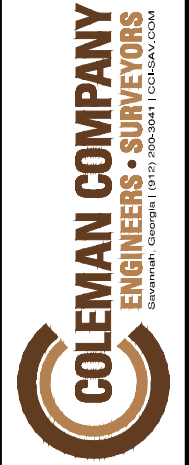








LIVAWAY EXTENDED STAY HOTEL  
POOLER, GEORGIA





**EXHIBIT "A"**

Property Legal Description

All that certain lot, tract or parcel of land situate, lying and being in the City of Pooler, 8th G.M. District, Chatham County, Georgia, containing 4.92 acres, more or less, and being known and designated as "LOT A", according to that certain map or plat of survey entitled "Major Subdivision, a Portion of a 151.78 Acre Portion of Symon's First and Second Additions, 8th G.M. District, Pooler, Georgia", prepared for Satilla Capital Partners, LLC by Robert K. Morgan, III, G.R.L.S. No. 3087, dated March 7, 2018, and recorded in Plat Book 51, Page 730, in the Office of the Clerk of the Superior Court of Chatham County, Georgia, which recorded map or plat is incorporated herein by specific reference thereto and made a part of this description. Said property being more commonly known under the present numbering system as 0 Benton Drive, Pooler, Georgia 31322; and having a Chatham County Tax P.I.N. of 5-0017-01-038.

This being a portion of the property conveyed from Rebecca C. Benton and Pooler Property, LLC to SGLRP, LLC by that certain Limited Warranty Deed dated September 28, 2017, and recorded in Deed Book 1185, Page 552, in the Office of the Clerk of the Superior Court of Chatham County, Georgia.

Together with Easement rights as set forth in that certain Benton Boulevard Access Easement Agreement between Green Valley Acquisition, LLC and Rebecca Cone Benton, recorded January 14, 2014, in Deed Book 393-V, Page 486, in the aforesaid Clerk's Office records.

Also together with Easement rights as set forth in that certain Temporary Easement Agreement for Access and Utilities by and between SGLRP, LLC and SanRajSons, LLC, recorded in Deed Book 2944, Page 64-12, in the aforesaid Clerk's Office records.

Subject, however, to all valid zoning ordinances, restrictions, covenants, easements, rights-of-way, and all matters of record or evidenced by use.



# Campaign Contribution Disclosure Form (Zoning Action Applicant)

Page 1 of 1

Updated MAY 2024

Per GA § 36-67A-3, rezoning action applicants and opponents are required to disclose campaign contributions or gifts with an aggregate value of \$250 or more made to any City Official within two years immediately preceding the filing of the application. City Officials include the Mayor, Councilmembers, and Planning & Zoning Commissioners. Rezoning action applicant disclosures shall be filed within ten days after the application for the rezoning action is first filed. If additional space is needed, please attach a second form.

## Hearing Information

Rezoning - O Benton Grove - PIN 50017-01038

Zoning Action/Agenda Item

TBD

Planning &amp; Zoning Public Hearing/Meeting Date and Time

TBD

City Council Public Hearing/Meeting Date and Time

## Disclosure Statement

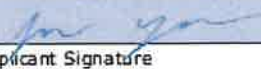
Have you made campaign contributions to one or more Pooler City Official(s), including the Mayor, Councilmembers, and/or Planning & Zoning Commissioners, during the past two years that, when combined, total an amount greater than \$250.00?

☒ **NO**, I have not made any campaign contributions to one or more Pooler City Official(s) over the past two years that, when combined, total an amount greater than \$250.00.

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

| City Official Name | Title | Dollar Value | Description of Gift >\$250 |
|--------------------|-------|--------------|----------------------------|
|                    |       |              |                            |
| City Official Name | Title | Dollar Value | Description of Gift >\$250 |
|                    |       |              |                            |
| City Official Name | Title | Dollar Value | Description of Gift >\$250 |
|                    |       |              |                            |

I attest that all information provided above is true to fact.

|                |                                                                                     |            |
|----------------|-------------------------------------------------------------------------------------|------------|
| Joshua Yellin  |  | 09/17/2024 |
| Applicant Name | Applicant Signature                                                                 | Date       |





# Online Payments - Property Taxes

## Property Tax Search Results

[Back](#)

[View Cart \(0\)](#)

Back taxes must be paid with selected bill(s), so all older bills with a balance due will be automatically added to the cart.

Filter:

Status: Any (11) ▾

Type: Any (11) ▾

Year: Any (11) ▾

2024 Real Property Taxes Due 11/15/2024

| Year | Bill #  | Deed Name       | Property Address     | Map Code    | Due Date   | Prior Payment | Amount Due  | Add to Cart              |
|------|---------|-----------------|----------------------|-------------|------------|---------------|-------------|--------------------------|
| 2024 | 3000678 | SANRAJSONS, LLC | 0 BENTON DR<br>31322 | 50017 01038 | 11/15/2024 | \$0.00        | \$12,735.75 | <input type="checkbox"/> |
| 2023 | 3000678 | SANRAJSONS, LLC | 0 BENTON DR<br>31322 | 50017 01038 | 11/15/2023 | \$16,331.52   | \$0.00      | Paid                     |
| 2022 | 3000678 | SGLRP LLC       | 0 BENTON DR<br>31322 | 50017 01038 | 04/15/2023 | \$5,963.80    | \$0.00      | Paid                     |
| 2021 | 3000678 | SGLRP LLC       | 0 BENTON DR<br>31322 | 50017 01038 | 12/15/2021 | \$6,305.86    | \$0.00      | Paid                     |
| 2020 | 3000678 | SGLRP LLC       | 0 BENTON DR<br>31322 | 50017 01038 | 11/16/2020 | \$6,708.91    | \$0.00      | Paid                     |
| 2019 | 3000678 | SGLRP LLC       | BENTON DR<br>31322   | 50017 01038 | 11/15/2019 | \$6,737.16    | \$0.00      | Paid                     |



# Zoning Map Amendment Standards

Page 1 of 1

Updated **SEPT 2023**

## Section 10. Standards for Zoning Ordinance or Map Amendment

In order to promote the public health, safety, and general welfare of the City of Pooler against the unrestricted use of property, the following standards and any other factors relevant to balancing the above stated public interest will be considered, when deemed appropriate, by the aldermanic board in making any zoning decision:

1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise and traffic hazards?
4. Will this request place irreversible limitations on the area as it is or on future plans for it?
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
8. Will the action adversely impact adjacent or nearby properties in terms of:

Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern?

Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern?

Will the action create development opportunities of such increased intensity that storm water runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems?

9. Will the action result in public service requirements such as provision of utilities or safety services which because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?

## Affidavit of Receipt

I understand the importance of this document and acknowledge that this affidavit serves as a formal record of my receipt of the document.

Joshua Yellin

09/17/2024

Applicant Name

Applicant Signature

Date



**CITY of POOLER**  
— GEORGIA —

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**PLANNING & ZONING STAFF REPORT**

Map Amendment to revise the Clear Lake Reserve "P" Planned District Overlay Setback Standards

|                                 |                                                                                                                                                                       |
|---------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:                        | #A24-01173                                                                                                                                                            |
| P&Z Meeting Date:               | October 15, 2024                                                                                                                                                      |
| Public Hearing Date:            | October 21, 2024                                                                                                                                                      |
| Applicant and Authorized Agent: | Jesse R. Baker/Clear Lake (GA) Owner I LLC                                                                                                                            |
| Parcel (PIN):                   | 51011F 01012                                                                                                                                                          |
| Existing Zoning:                | P-R-3-C (Multi-Family Residential Dwelling District)/"P" Planned District Overlay                                                                                     |
|                                 |                                                                                                                                                                       |
| Zoning Action:                  | Map Amendment                                                                                                                                                         |
| Request:                        | Request to amend the Clear Lake Reserve "P" Planned District Overlay setback standards to allow a 10-foot rear setback when adjacent to common areas and/or wetlands. |
|                                 |                                                                                                                                                                       |
| Application Filed:              | September 20, 2024                                                                                                                                                    |
| Legal Notice Published:         | September 29, 2024                                                                                                                                                    |
| Sign Posted:                    | October 3, 2024                                                                                                                                                       |
| Letters Mailed:                 | September 25, 2024                                                                                                                                                    |
|                                 |                                                                                                                                                                       |
| Staff Recommendation:           | Approval                                                                                                                                                              |
| Planning & Zoning Commission:   | [TBD]                                                                                                                                                                 |
| Recommended Motion:             | <i>"After review of the criteria, move for approval of the request."</i>                                                                                              |



Background:

The subject site is approximately 59.8 acres within the Clear Lake Reserve. The parcel is currently being developed with townhomes.

The applicant is seeking to revise the Clear Lake Reserve "P" Planned District Overlay setback standards to allow a 10-foot rear setback when a parcel is adjacent to common areas and/or wetlands.

The current "P" Planned District Overlay for this development requires rear setbacks to be 20-feet. Sidewalks and infrastructure were installed without accounting for the required 20-foot rear setback. Once the required setbacks were shown on the plat, the applicant realized there was a conflict with certain townhome buildings adjacent to common areas/wetlands. The developer could revise the property lines of the effected townhomes and add easements for the sidewalks already constructed on the townhome parcels. But the applicant decided the better option would be to revise the "P" Planned District Overlay to allow for 10-foot rear setbacks for the impacted parcels adjacent to common areas/wetlands as it will allow the townhome structures to be situated within a buildable area of the parcels and sidewalk easements would not be necessary. Of the 372 lots in the development, this will affect 55 lots, roughly 15%.

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

Relevant Ordinances:

App. A, Art. IV, Sec. 13. R-3-C Multi-Family Residential Dwelling District

App. A, Art. IV, Sec. 28. "P" Planned District

Zoning Action Standards:

1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
  - *Yes, the request is a logical extension of a zoning boundary. The proposed revision would not change the zoning district and therefore the pattern of uses in the general area will remain the same.*
2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
  - *No, the request is not considered spot zoning. The proposed revision would not change the zoning district and therefore would be related to development in the area.*
3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established

single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?

- *No, the request is not seeking to change the zoning district. The request is to revise rear setbacks on certain parcels within the townhome development and therefore would not create additional congestion, noise or traffic hazards.*

4. Will this request place irreversible limitations on the area as it is or on future plans for it?

- *No, the request would be consistent with adopted plans and policies for the area. The comprehensive plan and the future land use map identify the property as residential and the proposed rezoning would maintain a residential zoning district.*

5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?

- *Yes, the property is likely to be utilized as requested. The adjacent uses are residential. The current "P" Planned District Overlay requires rear setbacks to be 20-feet. However, this rear setback requirement will conflict with certain townhome buildings adjacent to common areas/wetlands. The developer could revise property lines of the effected townhomes and add easements for sidewalks constructed on townhome parcels. By revising the "P" Planned District Overlay to allow for 10-foot rear setbacks for parcels adjacent to common areas/wetlands it will allow the townhome structure to be situated within a buildable area of the parcels and easements would not be necessary.*

6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?

- *No, the proposed rezoning would be consistent with that of the general area being used for residential development.*

7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?

- *It is unlikely additional requests would be made to rezone other parcels in the vicinity to this zoning district as the request is not to change the zoning district, but to revise the rear setback requirement on parcels adjacent to common areas and/or wetlands.*

8. Will the action adversely impact adjacent or nearby properties in terms of:

- Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern?
  - *No, the request may not adversely impact the nearby properties as it relates to environmental quality, livability, or cause incompatible development. The subject site is currently zoned P-R-3-C/"P" Planned District Overlay and will remain with that zoning designation.*
- Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern?
  - *No, the request would not adversely impact the nearby properties as it relates to property values or make them less marketable because the proposed residential use is compatible with the existing residential use in the area.*
- Will the action create development opportunities of such increased intensity that stormwater runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems?
  - *No, the request would not adversely impact the nearby properties as it relates to stormwater runoff. The subject site has received subdivision approval and therefore met the city ordinance requirements for subdivisions.*
- 9. Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?
  - *No, the proposed rezoning would not result in public service requirements that could create a burden on the public. Any potential infrastructure improvements related to this rezoning would be the responsibility of the property owner and would not place a burden on the City.*

|             |                                                                                                                                                      |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| Conclusion: | Staff finds the request does comply with the required criteria for a zoning map amendment. As such, staff recommends <b>Approval</b> of the request. |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------|

|              |                                                                                                                                          |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Attachments: | <ul style="list-style-type: none"><li>A. Vicinity Map</li><li>B. Zoning Map</li><li>C. Application and Submittal Documentation</li></ul> |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------|





**CITY OF POOLER**  
GEORGIA

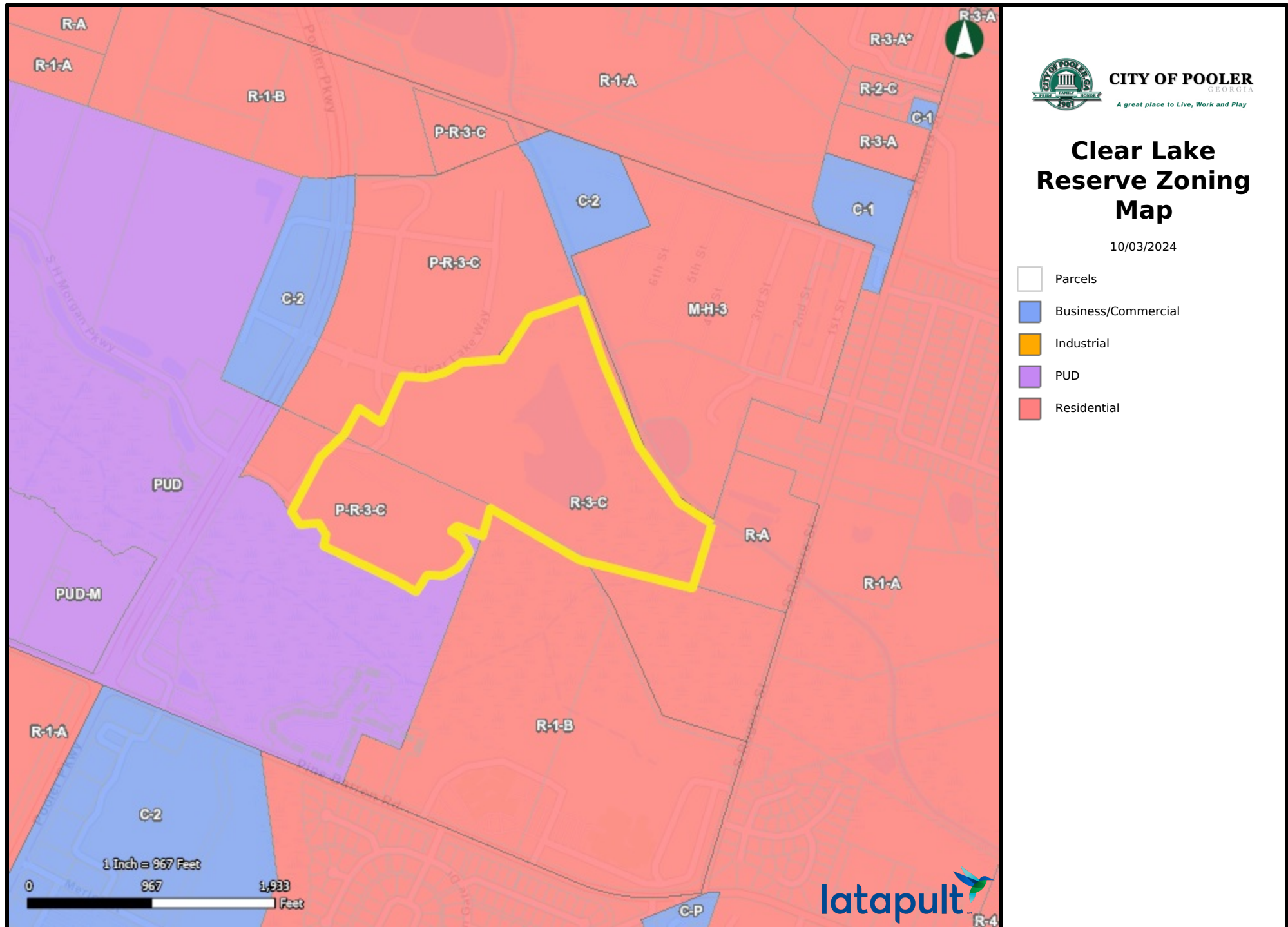
*A great place to Live, Work and Play*

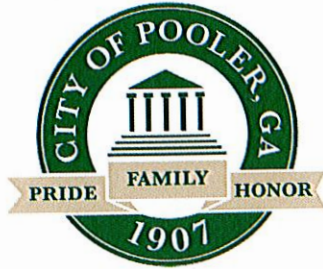
## Clear Lake Reserve Vicinity Map

10/03/2024

☐ Parcels







# Zoning Map Amendment Application

Page 1 of 3

Updated SEPT 2023

## NOTICE TO APPLICANT

Applicant must submit the following information thirty at least thirty (30) days prior to the regularly scheduled meeting on the second and fourth Monday of each month (unless otherwise noted). Failure to submit any item, or any additional information that might be requested, on or before the deadline will result in the application being held until the next scheduled meeting of the Planning & Zoning Commission. Attach additional typed or printed sheets if necessary to fully answer any section.

- ☒ Filing fee payment. (See 2023 Schedule of Fees). Make checks payable to the City of Pooler.
- ☐ If using a PowerPoint presentation, email converted pdf to [planning@pooler-ga.gov](mailto:planning@pooler-ga.gov).
- ☒ A scaled plat showing dimensions, acreage, location of the tract(s), and utility easements prepared by a licensed architect/surveyor. Submit one (1) copy if 11" x 17" or smaller, sixteen (16) copies if larger.
- ☒ A legal description of property.
- ☒ A completed Campaign Contribution form
- ☒ A completed Zoning Map Amendment Standards acknowledgement of receipt
- ☒ A completed Property Owner Authorization form (if Agent is Applicant).
- ☒ A copy of current tax bill showing payment or a certification from the City of Pooler Tax Office stating taxes were paid.

## OFFICE USE ONLY

Date Received: \_\_\_\_\_ File Number: \_\_\_\_\_

Hearing Date: \_\_\_\_\_ Adjacent Owner Letters Mailed: \_\_\_\_\_

Publication of Notice (15 days prior to hearing): \_\_\_\_\_

☐ Action Approved ☐ Action Denied (copy of minutes disposing of this action are attached)

Action Result Mailed to Applicant: \_\_\_\_\_ Sign Posted: \_\_\_\_\_

## Applicant Information

Clear Lake (GA) Owner I LLC 617-221-8400

---

Owner/Authorized Agent Name Phone

c/o Freehold Capital Management, LLC 500 Boylston St, Suite 2010, Boston, MA 02116

---

Owner/Authorized Agent Address Email

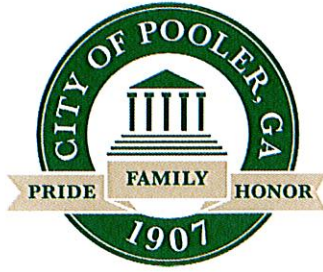
Have any previous applications been made for a text or map amendment affecting these same premises? ☒ Y ☐ N

A previous P plan submittal was submitted and eventually

If yes, provide file number, date, and action taken: approved on approximately August 2021

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





# Zoning Map Amendment Application

Page 2 of 3

Updated SEPT 2023

## Action Requested

Proposed P plan submittal section III.b.i shall list the following: 10 feet rear setback when adjacent to common areas and/or wetlands

Property General Location (area), Street Number, and Location with Respect to Nearby Public Roads in Common Us

|                                   |             |
|-----------------------------------|-------------|
| POOLER CROSS RD, POOLER, GA 31322 | 51011F01012 |
|-----------------------------------|-------------|

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

|                                                              |            |
|--------------------------------------------------------------|------------|
| REMAINDER LOT 12 CLEAR LAKE RESERVE PHASE 1A P Plan Revision | 59.8 acres |
|--------------------------------------------------------------|------------|

|                               |                                 |                             |
|-------------------------------|---------------------------------|-----------------------------|
| Present Zoning Classification | Requested Zoning Classification | Total Area (acres or sq ft) |
|-------------------------------|---------------------------------|-----------------------------|

|  |  |              |
|--|--|--------------|
|  |  | 617-221-8400 |
|--|--|--------------|

|                                                         |       |
|---------------------------------------------------------|-------|
| Property Owner Name (if same as applicant, leave blank) | Phone |
|---------------------------------------------------------|-------|

|                                                                                    |  |
|------------------------------------------------------------------------------------|--|
| c/o Freehold Capital Management, LLC 500 Boylston St, Suite 2010, Boston, MA 02116 |  |
|------------------------------------------------------------------------------------|--|

|                        |       |
|------------------------|-------|
| Property Owner Address | Email |
|------------------------|-------|

|           |           |
|-----------|-----------|
| Townhomes | Townhomes |
|-----------|-----------|

|                             |                             |
|-----------------------------|-----------------------------|
| Existing Land Use (specify) | Proposed Land Use (specify) |
|-----------------------------|-----------------------------|

## Reasons & Certifications

List all reasons for requesting change which would support the purposes of the zoning program.

-Allows for the current house product to fit within the build-able area of the developed lots.

-Does not affect adjacent property owners or internal lots, only lots backing up to a common area/wetland.

-Affects 20% or less of the lots within the development.

## Adjacent Property Owners

List all information for surrounding property owners' primary residence within a 200-foot radius of the property as of the date of filing. Include those directly across a public right-of-way. Attached additional sheets if necessary.

|                        |                                    |
|------------------------|------------------------------------|
| HENNEMAN, CORY MICHAEL | 1337 S ROGERS ST, POOLER, GA 31322 |
|------------------------|------------------------------------|

|                                     |  |
|-------------------------------------|--|
| Name & Address (including zip code) |  |
|-------------------------------------|--|

|              |                                    |
|--------------|------------------------------------|
| TUTEN, DONNY | 1105 S ROGERS ST, POOLER, GA 31322 |
|--------------|------------------------------------|

|                                     |  |
|-------------------------------------|--|
| Name & Address (including zip code) |  |
|-------------------------------------|--|

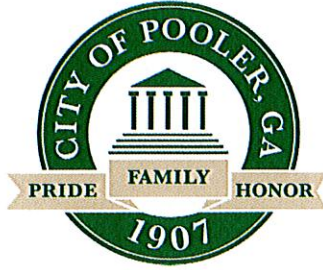
|                    |                                      |
|--------------------|--------------------------------------|
| BOARD OF EDUCATION | 820 PINE BARREN RD, POOLER, GA 31322 |
|--------------------|--------------------------------------|

|                                     |  |
|-------------------------------------|--|
| Name & Address (including zip code) |  |
|-------------------------------------|--|

|                        |                                    |
|------------------------|------------------------------------|
| HENNEMAN, CORY MICHAEL | 1359 S ROGERS ST, POOLER, GA 31322 |
|------------------------|------------------------------------|

|                                     |  |
|-------------------------------------|--|
| Name & Address (including zip code) |  |
|-------------------------------------|--|





# Zoning Map Amendment Application

Page 3 of 3

Updated **SEPT 2023**

MORGAN, SAMUEL H EDWARD H & MORGAN, G P POOLER PKWY, POOLER, GA 31322

Name &amp; Address (including zip code)

GARDEN ACRES UTILITIES INC POOLER CROSS RD, POOLER, GA 31322

Name &amp; Address (including zip code)

TUTEN, DONNY POOLER CROSS RD, POOLER, GA 31322

Name &amp; Address (including zip code)

POOLER PARKWAY OF GA, LLC POOLER CROSS RD, POOLER, GA 31322

Name &amp; Address (including zip code)

## Affidavit

I have received and understand the list of actions required to amend the City of Pooler Zoning Map.

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

I hereby certify that the above stated facts are true to the best of my knowledge, and that I am the Owner or Authorized Agent for the Owner of subject property.

Clear Lake (GA) Owner I LLC  
a Delaware limited liability company

Owner/Agent Name

Owner/Agent Signature

By: Jesse R. Baker, Its  
Authorized Signatory

9/19/24

Date

## Notary Public

September 19<sup>th</sup> 2024

Subscribed and Sworn This Day Of

Sarah J. Mann

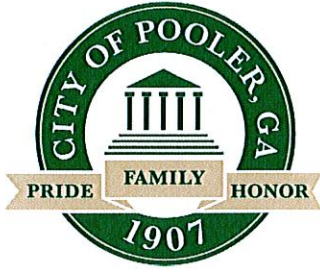
Notary Name

Notary Signature

10/21/27

Commission Expiration





# Zoning Map Amendment Standards

Page 1 of 1

Updated **SEPT 2023**

## Section 10. Standards for Zoning Ordinance or Map Amendment

In order to promote the public health, safety, and general welfare of the City of Pooler against the unrestricted use of property, the following standards and any other factors relevant to balancing the above stated public interest will be considered, when deemed appropriate, by the aldermanic board in making any zoning decision:

1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise and traffic hazards?
4. Will this request place irreversible limitations on the area as it is or on future plans for it?
5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
8. Will the action adversely impact adjacent or nearby properties in terms of:

Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern?

Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern?

Will the action create development opportunities of such increased intensity that storm water runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems?

9. Will the action result in public service requirements such as provision of utilities or safety services which because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?

## Affidavit of Receipt

I understand the importance of this document and acknowledge that this affidavit serves as a formal record of my receipt of the document.

Clear Lake (GA) Owner I LLC

By: Jesse R. Baker, as  
Authorized Signatory

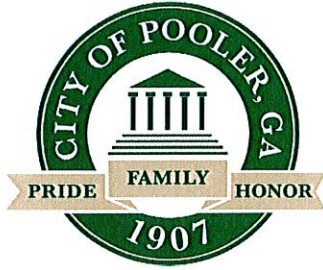
9/18/24

Applicant Name

Applicant Signature

Date





# Property Owner Authorization

Page 1 of 1

Updated SEPT 2023

## Authorization

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

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

### \*Zoning Text Amendment

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

Clear Lake (GA) Owner I LLC,  
a Delaware limited liability company

617-221-8400

Applicant/Agent Name

Email

Phone

c/o Freehold Capital Management, LLC 500 Boylston St, Suite 2010, Boston, MA 02116

Applicant/Agent Address

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

c/o Freehold Capital Management, LLC 500 Boylston St, Suite 2010, Boston, MA 02116

Property Address

Clear Lake (GA) Owner I LLC,  
a Delaware limited liability company

Owner Name

Owner Signature By: Jesse R. Baker, as  
its Authorized Signatory

9/18/24

Date

## Notary Public

September 18<sup>th</sup>, 2024

Subscribed and Sworn This Day Of

Sarah J. Mann

Notary Name

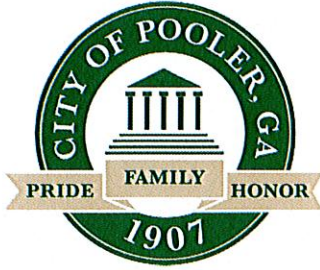
Notary Signature

10/21/27

Commission Expiration







# Campaign Contribution Disclosure Form (Zoning Action Applicant)

Page 1 of 1

Updated MAY 2024

Per GA § 36-67A-3, rezoning action applicants and opponents are required to disclose campaign contributions or gifts with an aggregate value of \$250 or more made to any City Official within two years immediately preceding the filing of the application. City Officials include the Mayor, Councilmembers, and Planning & Zoning Commissioners. Rezoning action applicant disclosures shall be filed within ten days after the application for the rezoning action is first filed. If additional space is needed, please attach a second form.

## Hearing Information

Proposed P Plan Revisions

Zoning Action/Agenda Item

To be determined

Planning &amp; Zoning Public Hearing/Meeting Date and Time

To be determined

City Council Public Hearing/Meeting Date and Time

## Disclosure Statement

Have you made campaign contributions to one or more Pooler City Official(s), including the Mayor, Councilmembers, and/or Planning & Zoning Commissioners, during the past two years that, when combined, total an amount greater than \$250.00?

- ☒ **NO**, I have not made any campaign contributions to one or more Pooler City Official(s) over the past two years that, when combined, total an amount greater than \$250.00.
- ☐ **YES**, I have made campaign contributions to one or more Pooler City Official(s) over the past two years that, when combined, total an amount greater than \$250.00  
My contribution information is listed below:

| City Official Name | Title | Dollar Value | Description of Gift >\$250 |
|--------------------|-------|--------------|----------------------------|
| City Official Name | Title | Dollar Value | Description of Gift >\$250 |
| City Official Name | Title | Dollar Value | Description of Gift >\$250 |

I attest that all information provided above is true to fact.

Clear Lake (GA) Owner I LLC

Applicant Name

By: Jesse R. Baker, Its  
Authorized Signatory

9/19/24

Date

2024 PROPERTY TAX STATEMENT

Chatham County Tax Commissioner  
tax.chathamcountyga.gov



| Bill No.                          | PT | Due Date            | TOTAL DUE   |
|-----------------------------------|----|---------------------|-------------|
| 2024-3960146                      | RE | 11/15/2024          | \$52,197.20 |
| Map: 51011F01012                  |    | Printed: 09/19/2024 |             |
| Location: 0 POOLER CROSS RD 31322 |    |                     |             |

MAKE CHECK OR MONEY ORDER PAYABLE TO:  
Chatham County Tax Commissioner

RETURN THIS PORTION WITH PAYMENT

Total Amount Enclosed

51011F01012  
CLEAR LAKE (GA) OWNER I LLC  
FREEHOLD CAPITAL MANAGEMENT  
500 BOYLSTON STREET  
SUITE 2010  
BOSTON MA 02116

CHATHAM COUNTY TAX COMMISSIONER  
PO BOX 9827  
SAVANNAH, GA 31412

022024396014670000521972090000521972092

Chatham County Tax Commissioner  
tax.chathamcountyga.gov  
Location: 222 W. Oglethorpe Ave. Suite 107  
Phone: (912) 652-7100 Fax: (912) 652-7101



Tax Payer: CLEAR LAKE (GA) OWNER I LLC  
Map Code: 51011F01012 REAL  
Description: REMAINDER LOT 12 CLEAR LAKE RESERVE  
Location: 0 POOLER CROSS RD 31322  
Bill No: 2024-3960146  
District: 050 - POOLER

| Building Value          | Land Value | Fair Market Value | Stephens / Day | Stephens/ Day CPI | Due Date      | Billing Date | Payment Good Through | Exemptions  |             |            |
|-------------------------|------------|-------------------|----------------|-------------------|---------------|--------------|----------------------|-------------|-------------|------------|
|                         | 9,120,000  | 9,120,000         | 0              | 0                 | 11/15/2024    | 09/19/2024   | 09/19/2024           |             |             |            |
| Entity                  |            | Adjusted FMV      | Net Assessment | Exemptions        | Taxable Value | Millage Rate | Gross Tax            | Credit      | HTRG Credit | Net Tax    |
| COUNTY M&O              |            | 9,120,000         | 3,648,000      |                   | 3,648,000     | 11.9610      | 43,633.73            |             |             | 38,369.67  |
| COUNTY SALES TAX CREDIT |            | 9,120,000         |                |                   |               | -1.4430      |                      | - 5,264.06  |             |            |
| COUNTY SCHOOL M&O       |            | 9,120,000         | 3,648,000      |                   | 3,648,000     | 17.4810      | 63,770.69            |             |             | 63,770.69  |
| CITY OF POOLER          |            | 9,120,000         | 3,648,000      |                   | 3,648,000     | 7.7580       | 28,301.18            |             |             | 13,789.44  |
| POOLER SALES TAX CREDIT |            | 9,120,000         |                |                   |               | -3.9780      |                      | - 14,511.74 |             |            |
| TOTALS                  |            |                   |                |                   | 31.779        |              | 135,705.60           | - 19,775.80 |             | 115,929.80 |

There are three ways to make your payment:

1. To Pay by Mail - Send the top portion of this statement with the payment to the lockbox above.

2. To Pay in Person - Bring the top portion of this statement with you to any of our convenient locations.

3. To Pay Online - Go to tax.chathamcountyga.gov using your checking account, MasterCard, Visa, American Express or Discover. Available 24 hours a day. Applicable Convenience Fees apply.

Our website provides the same real time information that is used in our office. You may also print copies of your tax bill or verify that your payment has been posted.

The "Payment Good Through" date is for the tax year indicated above only. If an amount appears in the "Back Taxes" column, a different due date is applicable.

All taxes, including Appeal bills become delinquent if not paid in full by the Due Date. Delinquent taxes are charged interest and penalty as applicable in accordance with O.C.G.A. 48-2-40 and 48-2-44.

|                     |              |
|---------------------|--------------|
|                     |              |
| Current Due         | \$115,929.80 |
| Penalty             | \$0.00       |
| Interest            | \$0.00       |
| Other Fees          | \$0.00       |
| Previous Payments   | -\$63,732.60 |
| Back Taxes          | \$0.00       |
| TOTAL DUE           | \$52,197.20  |
| Printed: 09/19/2024 |              |

**CLEAR LAKE RESERVE TOWNHOMES  
360 Acquisitions, LLC  
CITY OF POOLER, GEORGIA**

**Revision to Previously Approved P - Plan  
Zoning Map Amendment  
Project Narrative  
J – 26640.0008**

**September 20, 2024**

This request is to revise a previously approved P-Plan related to the 360 Communities at Clearlake property in Pooler. The current zoning is R-3C with certain R4 standards permitted to apply. The approved P-Plan proposed a townhome community of no more than 395 homes, despite the subject property being allowed to consist of 928 apartments, and it therefore promoted less intense use and less density.

The P-plan approved in 2021 for this development lists 20-foot rear setbacks, but these setbacks conflict with certain townhome buildings backing up to adjacent common areas/wetlands. Please note that sidewalks around the existing pond have been constructed and irons have been placed per the plats. One solution that would not require a zoning map amendment would be to revise the property lines of the townhomes in question and to add easements for constructed sidewalks intersecting the townhomes.

A preferred solution that would prevent burdening certain lots with an easement for sidewalk and access, without changing the site plan, would be a proposed revision to the P-plan approved in 2021. The revision consists of adding proposed section *III.b.i* that shall list the following: **10 feet rear setback when adjacent to common areas and/or wetlands**. Please see enclosed a marked-up version of the revised P plan. This will allow for the current house product to fit within the build-able area of the developed lots without a need for easements. This revision also does not affect adjacent property owners or internal lots. It only affects lots backing up to a common area/wetland, and only 20% or less of lots within the development are affected.

Section III of the P-plan approved in 2021 says that, pursuant to “P” Planned District Section 28(D)(1), the requested variances meet certain requirements, which are listed within that section. The same requirements are included on the next page of this narrative related to the proposed revision to the approved P-plan.

Please note that accompanying the enclosed zoning map amendment package are two options of the final plat of 360 Communities at Clearlake Phase 3. One option shows a 10-foot rear setbacks for lots backing up to adjacent common areas/wetlands. The other option shows 20-foot rear setbacks but with revised property lines and easements for sidewalks. The plat option showing easements for sidewalks would be used in case the zoning map amendment and its associated plat depicting 10-foot rear setbacks are declined. However, if the zoning map amendment and its associated plat are approved, the plat option showing sidewalk easements shall be voided.



## Attachment C

Following the proposed rear setback revision mentioned above requires a variance from the R-4 zoning. Pursuant to Section 28(D)(1), City Council may grant variances upon finding that the variances:

1) Would be in keeping with the overall character of the area;

*The character established in the approved P plan and on the approved construction plans will not be affected by the proposed revision, since site plan changes, including sidewalks and homes, are not anticipated.*

2) Would not be contrary to the purpose and intent of this chapter;

*The proposed revision is not contrary to the purpose and intent of this chapter. Moreover, the proposed revision will prevent the burden of sidewalk easements, which would align with the purposed listed in Section I.3 of Appendix A zoning: "The zoning regulations and districts as herein set forth have been made for the purpose of promoting the ... convenience and prosperity of the citizens of the City of Pooler, Georgia."*

3) Would not be detrimental to existing or proposed surrounding uses;

*The proposed revision is for townhomes backing up to adjacent common areas/wetlands. This would not affect surrounding areas/uses since the site plan is not changing.*

4) Would serve public purposes to a degree equal or greater than the standards replaced;

*The proposed revision does not affect the public or the lower density encouraged in the approved P plan.*

5) Would meet the Pooler variance standards outlined in Article V, which requires satisfaction of at least two of the following findings:

(i) That there are unique physical circumstances or conditions beyond that of surround properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographic or other physical conditions, peculiar to the particular property.

*We are seeking to keep the existing pond.*

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

*We are seeking to keep the existing pond as well as the distance and depth of the installed sidewalk. We are only seeking areas adjacent to the pond/wetland, which is common community space.*

*The approved P plan, as currently written without the proposed revision, would lead to rear property line revisions and create a sidewalk easement burden for townhome lots with sidewalk intersecting their property limits.*

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

*The trail/sidewalk will provide community recreation. It is preferred to not have an easement across the lots adjacent to the pond/wetland/common space. Adjusting the rear setback will achieve that goal.*

**CLEAR LAKE RESERVE TOWNHOMES  
360 Acquisitions, LLC  
Tract 2 and Lot 20**

**CITY OF POOLER, GEORGIA**

**P - Plan Submittal  
Project Narrative  
J – 26640.0007**

**August 11, 2021**

**I. Overview**

This request is to provide a zoning overlay on a pre-existing multifamily R-3C zoned property in Pooler. The current zoning provides the ability to construct 928 apartments on the subject property (46.4 upland acres x 20 units per acre). The proposed P Plan is to build a private-gated townhome community of no more than 395 homes (current site plan shows 373 homes). The P Plan Submittal process will establish density, land use, setback, buffer, road, and parking standards for the development of the community. Final plans will be submitted through the City and be subject to Planning and Zoning Board and City Council approval.

**II. Location**

The site is located east of Pooler Parkway and north of Pine Barren Road, off Clear Lake Way and Marketplace Way, on portions of existing parcels, bearing the tax map numbers of 5-1011-01-008 and 5-1011-01-065. The adjacent roadways and utilities have been constructed. The property comprises a portion of the Ryals Tract and the Morgan Family Tract and is bordered by the Hardin canal to the east and a large wetland drainage conveyance to the south. A portion of the property is bisected by a 100' Georgia Power Company easement that runs west-to-east, along the northern portion of the Morgan Tract. The land totals approximately 69 acres (47 upland acres including the existing pond).

**III. Development Standards**

The R-3C zoning designation allows for Townhomes as an approved use, however the setbacks listed within the R-3C designation apply to multifamily dwellings. We propose incorporating certain R-4 district development standards that apply to the project:

- A. Density shall be limited to ten dwelling units per net acre
- B. Buildings shall have a maximum of five dwellings per building
- C. Minimum unit width will be 20 feet
- D. Maximum impervious surface shall be 60 percent
- E. Minimum setbacks:
  - a. 25 feet for front yard (measured from back of curb)
  - b. 20 feet rear setback (measured from property line)
    - i. 10 feet rear setback when adjacent to common areas and/or wetlands.

## Attachment C

- c. 10 feet side yard (home to lot line) or 20 feet between buildings (measured from building to building)
- d. 15 feet corner side yard (measured from back of curb)
- F. Maximum height of building shall be 45 feet.
- G. The development must have a minimum of 20 upland acres but no more than 50 upland acres

Following the R-4 zoning designation requirements listed above requires variances from the R-3C zoning requirements as the P Plan Overlay district lists requirements as the underlying zoning designation. Pursuant to Section 28(D)(1), City Council may grant variances upon a finding that the variances:

- 1) Would be in keeping with the overall character of the area;

*Developing up to 395 townhomes instead of the currently entitled 928 apartments would generate less traffic and a lighter demand on public services. The character of the area would be enhanced by creating this smaller residential enclave. As the current zoning provides setbacks typical for a multifamily development, we are requesting to follow the typical development standards for townhomes found in the R-4 zoning designation.*

- 2) Would not be contrary to the purpose and intent of this chapter;

*Developing this less intense use is not contrary to the purpose and intent of the P overlay district.*

- 3) Would not be detrimental to existing or proposed surrounding uses;

*The property immediately adjacent to this site is not currently developed. The proposed commercial uses near the subject property will be complimented by the less intense residential use.*

- 4) Would serve public purposes to a degree equal or greater than the standards replaced;

*The lower density townhomes (as compared to apartments) will serve the public purpose to a greater degree due to fewer residents using roads and other public services.*

- 5) Would meet the Pooler variance standards outlined in Article V, which requires satisfaction of at least two of the following findings:

- (i) That there are unique physical circumstances or conditions beyond that of surround properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographic or other physical conditions, peculiar to the particular property.

*We make no claim to meet this requirement.*

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

*By proposing the use of townhomes within a multifamily district, we will be lowering the allowed density from 928 apartments to no more than 395 townhomes. To develop this lower density plan, the applicant should follow*



## Attachment C

*applicable townhome development standards in R-4. The R-3 multifamily ordinance, as currently written, would limit the property from being developed as a lower density townhome community.*

- (iii) That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good.

*Multifamily dwellings: Townhomes are a permitted, by right use, within the underlying zoning designation of R-3C. This will not cause a detriment to the public good.*

### IV. Site Plan

The conceptual site development plan will be approved by the mayor and council of the City of Pooler in the P Submittal process. The conceptual site development plan includes off street parking, amenity location, buffers, setbacks, and sidewalks. The approved plan shall constitute the approved use for the site. The exact location of townhomes, roads, ponds, open spaces, building, parking, recreational amenities and other elements may vary at the time of Specific Development plan application. The conceptual plan allows for up to 395 townhomes on the property. The final layout will vary based on engineering design.

### V. Density

Subject property is proposing up to 395 townhomes. Our current site plan shows 373 townhomes.

### VI. Amenity & Open Space

Private amenity will be developed in area designated on the conceptual plan as 'Amenity Site'. Amenity components will include the following:

- Community clubhouse with access for each resident. Clubhouse will be used for community events and gatherings.
- Fitness Center for resident use and eliminate need for private gym membership.
- Swimming Pool with generous deck space for lounging and resident gatherings.
- Outside the clubhouse will feature a recreational lawn that will have a grilling/picnic area designed for community gatherings.
- As walking trails are the nation's top amenity, the community will feature 2/3 mile walking and jogging path around lake that will have an access point from the fitness center and throughout the community.
- The amenity area and open space total 9.1 acres.

### VII. Townhome Description and Entrance

#### *Townhomes Description*

- Homes will be a mix of 2-bedroom, 3-bedroom and 4-bedroom homes

## Attachment C

- All homes will have a private garage with the majority of the garages being 2-car
- Architectural guidelines will be established incorporating elegant architectural features and elevations with distinctive accents
- Each residence will feature high quality materials and designed using full horizontal lap siding-Hardie board
- Roof will consist of high-performance asphalt architectural shingles
- Other features include: Low-E insulated double-pane vinyl windows, rain gutter systems, professionally designed landscape packages and exterior color palettes
- Exterior maintenance services will be provided that will include complete lawn service, pressure washing, exterior paint and “all” long-term home maintenance.

### ***Entrance***

Property entrance will be gated and will contain architectural and landscape/hardscape features to improve the aesthetics of the entrance and provide an identity for the development. These improvements may include, but are not limited to, features such as:

- Masonry walls, pillars and architectural structures (open-air, non-habitable) not to exceed 20' in height from adjacent grade
- Decorative metal fencing
- Specialty lighting and lamp posts
- Development name and icons
- Fountains, park benches, and similar hardscape features
- Brick pavers or stamped and painted pavement
- Landscaping and trees

### **VIII. Buffers**

The Morgan Tract portion of the project is located next to a future commercial designation within the PUD master plan. The townhome project will have an additional 20' setback adjacent to this future commercial use.

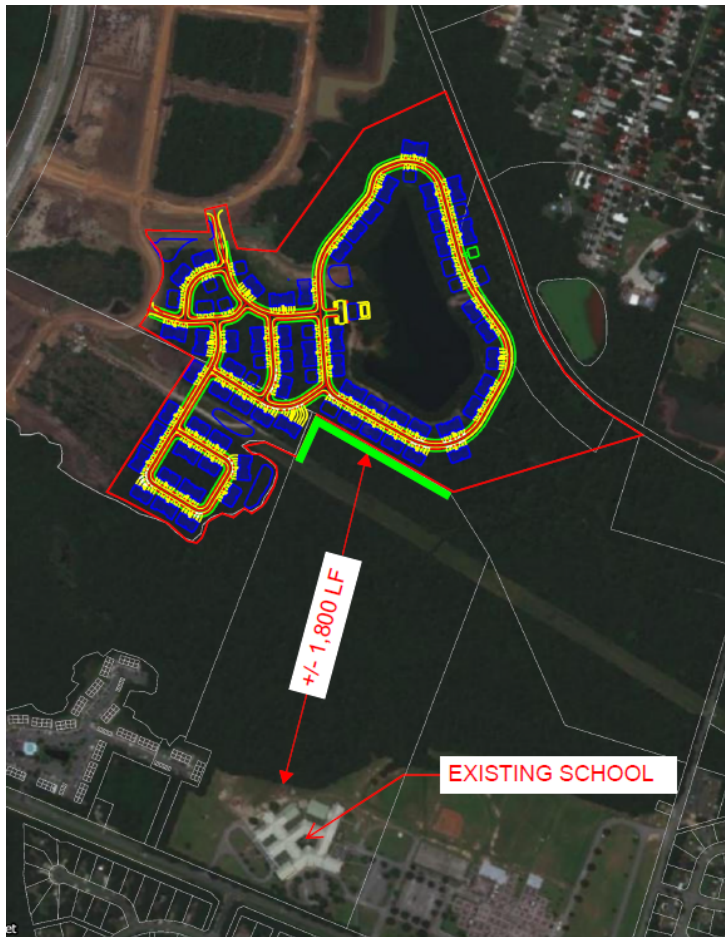
A small portion of the site (south of the lake) is located next to an R-1-A zoning. This district typically allows for a single-family dwelling; however, it also allows for school sites, which is the current use for the property and home to the West Chatham Elementary and Middle Schools (See Exhibit A).

A multifamily district abutting a single family district requires a 50 buffer pursuant to Section 27(D). The schools are located approximately 1,800 feet from the project boundary, across a large wetland system. For this reason, we will provide a 20-foot setback adjacent to this property boundary (in total there will be over 1,800 feet of vegetated buffer between the two land uses).

The applicant is requesting a variance to reduce the 50' buffer requirement to a 20' buffer where a small portion of the subject property borders a school parcel. There is an 1,800 foot preserved wetland buffer on the school property where the school is unable to be viewed from the subject property (see exhibit A).

### **Exhibit A**

## Attachment C



*\*Green line is school property boundary to subject property. This represents only 8% of our property boundary.*

Pursuant to Section 28(D)(1), City Council may grant variances to the buffer requirements upon a finding that the variances:

- 1) Would be in keeping with the overall character of the area;  
*The buffer will be in keeping with overall character of the area as a natural buffer of 1,800 feet exists and more than fulfills intended buffer requirement.*
- 2) Would not be contrary to the purpose and intent of this chapter;  
*There is a protected wetland between the subject property and the schools. The purpose of the buffer is to provide a minimum of 50' between uses and the subject property will have an 1,800 foot protected buffer.*
- 3) Would not be detrimental to existing or proposed surrounding uses;  
*Due to the extent of the natural wetland buffer of 1,800 feet, there is no detrimental impact on either property.*
- 4) Would serve public purposes to a degree equal or greater than the standards replaced;



## Attachment C

*Yes as the 1,800 foot buffer exceeds the 50 foot buffer required.*

- 5) Would meet the Pooler variance standards outlined in Article V, which requires satisfaction of at least two of the following findings:
- (i) That there are unique physical circumstances or conditions beyond that of surround properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographic or other physical conditions, peculiar to the particular property.

*There is an existing large wetland system, flowing west to east, located just south of the proposed project. The wetland system drains a large portion of Pooler and routes drainage to the Hardin canal. This wetland system provides over 1,800 feet of natural vegetative buffer between the proposed project and existing school. This distance is well over the 50' buffer requirement. The intent of the 50' buffer is to protect against adjoining uses and with the 1,800' existing wetland buffer, it more than meet this intent.*

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

*Due to the existing lake located central to the project, maintaining the 50' buffer on this portion of the property would create development constraints and connectivity issues on the property.*

- (iii) That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good.

*Multifamily dwellings: Townhomes are a permitted, by right use, within the zoning designation of R-3C. As there is already an 1,800 foot wetland buffer, this will not cause a detriment to the public good.*

### **IX. Parking, Sidewalk & Road Standards**

Roads within subject property will be private.

- Right-of-way widths for streets shall be 60 feet (minimum). Road construction standards shall be in accordance with City of Pooler Subdivision Regulations
- Lane width – 12 feet, 24-foot-wide road
- Sidewalk – 4 feet (minimum). Sidewalk will be adjacent to buildings or common areas (excluding wetlands-no sidewalk required).
- Additional off-street parking will be provided (minimum 8' x 18')

### **X. Utilities and Services**

## Attachment C

- Power service shall be provided by Georgia Power Company and telecommunications service shall be provided by Comcast.
- Fire protection and trash service will be provided by the City of Pooler.
- Water and sewer service will be owned and maintained by the City of Pooler upon completion of the project.



THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

ACREAGE TABLE

|                           |              |           |                 |
|---------------------------|--------------|-----------|-----------------|
| LOT 17A                   | 3.019 S.F.   | 0.069 AC. | PIN 51011F13001 |
| LOT 17B                   | 2.446 S.F.   | 0.061 AC. | PIN 51011F13002 |
| LOT 17C                   | 2.812 S.F.   | 0.065 AC. | PIN 51011F13003 |
| LOT 17D                   | 2.940 S.F.   | 0.067 AC. | PIN 51011F13004 |
| LOT 17E                   | 3.638 S.F.   | 0.084 AC. | PIN 51011F13005 |
| LOT 22A                   | 3.075 S.F.   | 0.071 AC. | PIN 51011F14001 |
| LOT 22B                   | 2.245 S.F.   | 0.052 AC. | PIN 51011F14002 |
| LOT 22C                   | 2.253 S.F.   | 0.052 AC. | PIN 51011F14003 |
| LOT 22D                   | 2.245 S.F.   | 0.052 AC. | PIN 51011F14004 |
| LOT 22E                   | 3.802 S.F.   | 0.087 AC. | PIN 51011F14005 |
| LOT 23A                   | 3.719 S.F.   | 0.085 AC. | PIN 51011F14006 |
| LOT 23B                   | 2.244 S.F.   | 0.052 AC. | PIN 51011F14007 |
| LOT 23C                   | 2.245 S.F.   | 0.052 AC. | PIN 51011F14008 |
| LOT 23D                   | 2.244 S.F.   | 0.052 AC. | PIN 51011F14009 |
| LOT 23E                   | 2.805 S.F.   | 0.064 AC. | PIN 51011F14010 |
| LOT 24A                   | 2.958 S.F.   | 0.068 AC. | PIN 51011F14011 |
| LOT 24B                   | 2.248 S.F.   | 0.052 AC. | PIN 51011F14012 |
| LOT 24C                   | 2.247 S.F.   | 0.052 AC. | PIN 51011F14013 |
| LOT 24D                   | 2.251 S.F.   | 0.052 AC. | PIN 51011F14014 |
| LOT 24E                   | 3.852 S.F.   | 0.088 AC. | PIN 51011F14015 |
| LOT 25A                   | 4.819 S.F.   | 0.111 AC. | PIN 51011F14016 |
| LOT 25B                   | 2.268 S.F.   | 0.052 AC. | PIN 51011F14017 |
| LOT 25C                   | 2.246 S.F.   | 0.052 AC. | PIN 51011F14018 |
| LOT 25D                   | 2.269 S.F.   | 0.052 AC. | PIN 51011F14019 |
| LOT 25E                   | 3.339 S.F.   | 0.077 AC. | PIN 51011F14020 |
| LOT 26A                   | 2.805 S.F.   | 0.064 AC. | PIN 51011F14021 |
| LOT 26B                   | 2.244 S.F.   | 0.052 AC. | PIN 51011F14022 |
| LOT 26C                   | 2.244 S.F.   | 0.052 AC. | PIN 51011F14023 |
| LOT 26D                   | 2.244 S.F.   | 0.052 AC. | PIN 51011F14024 |
| LOT 26E                   | 2.805 S.F.   | 0.064 AC. | PIN 51011F14025 |
| LOT 27A                   | 3.041 S.F.   | 0.07 AC.  | PIN 51011F14026 |
| LOT 27B                   | 2.253 S.F.   | 0.052 AC. | PIN 51011F14027 |
| LOT 27C                   | 2.247 S.F.   | 0.052 AC. | PIN 51011F14028 |
| LOT 27D                   | 2.253 S.F.   | 0.052 AC. | PIN 51011F14029 |
| LOT 27E                   | 3.641 S.F.   | 0.084 AC. | PIN 51011F14030 |
| LOT 28A                   | 3.765 S.F.   | 0.086 AC. | PIN 51011F14031 |
| LOT 28B                   | 2.262 S.F.   | 0.052 AC. | PIN 51011F14032 |
| LOT 28C                   | 2.245 S.F.   | 0.052 AC. | PIN 51011F14033 |
| LOT 28D                   | 2.244 S.F.   | 0.052 AC. | PIN 51011F14034 |
| LOT 28E                   | 3.769 S.F.   | 0.087 AC. | PIN 51011F14035 |
| LOT 29A                   | 2.954 S.F.   | 0.068 AC. | PIN 51011F13006 |
| LOT 29B                   | 2.471 S.F.   | 0.057 AC. | PIN 51011F13007 |
| LOT 29C                   | 2.584 S.F.   | 0.059 AC. | PIN 51011F13008 |
| LOT 29D                   | 2.970 S.F.   | 0.068 AC. | PIN 51011F13009 |
| LOT 29E                   | 3.158 S.F.   | 0.073 AC. | PIN 51011F13010 |
| LOT 30A                   | 3.666 S.F.   | 0.084 AC. | PIN 51011F13011 |
| LOT 30B                   | 2.687 S.F.   | 0.061 AC. | PIN 51011F13012 |
| LOT 30C                   | 2.518 S.F.   | 0.058 AC. | PIN 51011F13013 |
| LOT 30D                   | 2.398 S.F.   | 0.055 AC. | PIN 51011F13014 |
| LOT 30E                   | 3.063 S.F.   | 0.07 AC.  | PIN 51011F13015 |
| LOT 31A                   | 2.865 S.F.   | 0.066 AC. | PIN 51011F13016 |
| LOT 31B                   | 2.292 S.F.   | 0.053 AC. | PIN 51011F13017 |
| LOT 31C                   | 2.292 S.F.   | 0.053 AC. | PIN 51011F13018 |
| LOT 31D                   | 2.292 S.F.   | 0.053 AC. | PIN 51011F13019 |
| LOT 31E                   | 2.865 S.F.   | 0.066 AC. | PIN 51011F13020 |
| LOT 32A                   | 2.865 S.F.   | 0.066 AC. | PIN 51011F13021 |
| LOT 32B                   | 2.292 S.F.   | 0.053 AC. | PIN 51011F13022 |
| LOT 32C                   | 2.292 S.F.   | 0.053 AC. | PIN 51011F13023 |
| LOT 32D                   | 2.292 S.F.   | 0.053 AC. | PIN 51011F13024 |
| LOT 32E                   | 2.865 S.F.   | 0.066 AC. | PIN 51011F13025 |
| LOT 33A                   | 2.865 S.F.   | 0.066 AC. | PIN 51011F13026 |
| LOT 33B                   | 2.292 S.F.   | 0.053 AC. | PIN 51011F13027 |
| LOT 33C                   | 2.292 S.F.   | 0.053 AC. | PIN 51011F13028 |
| LOT 33D                   | 2.292 S.F.   | 0.053 AC. | PIN 51011F13029 |
| LOT 33E                   | 2.865 S.F.   | 0.066 AC. | PIN 51011F13030 |
| LOT 34A                   | 2.865 S.F.   | 0.066 AC. | PIN 51011F13031 |
| LOT 34B                   | 2.293 S.F.   | 0.053 AC. | PIN 51011F13032 |
| LOT 34C                   | 2.335 S.F.   | 0.054 AC. | PIN 51011F13033 |
| LOT 34D                   | 2.463 S.F.   | 0.057 AC. | PIN 51011F13034 |
| LOT 34E                   | 2.636 S.F.   | 0.061 AC. | PIN 51011F13035 |
| LOT 35A                   | 3.573 S.F.   | 0.082 AC. | PIN 51011F14036 |
| LOT 35B                   | 2.249 S.F.   | 0.052 AC. | PIN 51011F14037 |
| LOT 35C                   | 2.247 S.F.   | 0.052 AC. | PIN 51011F14038 |
| LOT 35D                   | 2.249 S.F.   | 0.052 AC. | PIN 51011F14039 |
| LOT 35E                   | 2.970 S.F.   | 0.068 AC. | PIN 51011F14040 |
| LOT 36A                   | 2.805 S.F.   | 0.064 AC. | PIN 51011F14041 |
| LOT 36B                   | 2.244 S.F.   | 0.052 AC. | PIN 51011F14042 |
| LOT 36C                   | 2.244 S.F.   | 0.052 AC. | PIN 51011F14043 |
| LOT 36D                   | 2.244 S.F.   | 0.052 AC. | PIN 51011F14044 |
| LOT 36E                   | 2.805 S.F.   | 0.064 AC. | PIN 51011F14045 |
| LOT 37A                   | 2.805 S.F.   | 0.064 AC. | PIN 51011F14046 |
| LOT 37B                   | 2.244 S.F.   | 0.052 AC. | PIN 51011F14047 |
| LOT 37C                   | 2.244 S.F.   | 0.052 AC. | PIN 51011F14048 |
| LOT 37D                   | 2.244 S.F.   | 0.052 AC. | PIN 51011F14049 |
| LOT 37E                   | 2.805 S.F.   | 0.064 AC. | PIN 51011F14050 |
| LOT 38A                   | 2.245 S.F.   | 0.052 AC. | PIN 51011F14051 |
| LOT 38B                   | 2.246 S.F.   | 0.052 AC. | PIN 51011F14052 |
| LOT 38C                   | 2.246 S.F.   | 0.052 AC. | PIN 51011F14053 |
| LOT 38D                   | 2.245 S.F.   | 0.052 AC. | PIN 51011F14054 |
| LOT 38E                   | 2.844 S.F.   | 0.062 AC. | PIN 51011F14055 |
| LOT 39A                   | 3.871 S.F.   | 0.089 AC. | PIN 51011F13036 |
| LOT 39B                   | 2.351 S.F.   | 0.054 AC. | PIN 51011F13037 |
| LOT 39C                   | 2.875 S.F.   | 0.066 AC. | PIN 51011F13038 |
| LOT 40A                   | 2.913 S.F.   | 0.067 AC. | PIN 51011F13040 |
| LOT 40B                   | 2.351 S.F.   | 0.054 AC. | PIN 51011F13041 |
| LOT 40C                   | 2.351 S.F.   | 0.054 AC. | PIN 51011F13042 |
| LOT 40D                   | 2.351 S.F.   | 0.054 AC. | PIN 51011F13043 |
| LOT 40E                   | 2.939 S.F.   | 0.067 AC. | PIN 51011F13044 |
| LOT 41A                   | 3.918 S.F.   | 0.09 AC.  | PIN 51011F13045 |
| LOT 41B                   | 2.351 S.F.   | 0.054 AC. | PIN 51011F13046 |
| LOT 41C                   | 3.638 S.F.   | 0.084 AC. | PIN 51011F13047 |
| LOT 42A                   | 2.805 S.F.   | 0.064 AC. | PIN 51011F14056 |
| LOT 42B                   | 2.244 S.F.   | 0.052 AC. | PIN 51011F14057 |
| LOT 42C                   | 2.244 S.F.   | 0.052 AC. | PIN 51011F14058 |
| LOT 42D                   | 2.244 S.F.   | 0.052 AC. | PIN 51011F14059 |
| LOT 42E                   | 3.740 S.F.   | 0.086 AC. | PIN 51011F14060 |
| LOT 43A                   | 3.740 S.F.   | 0.086 AC. | PIN 51011F14061 |
| LOT 43B                   | 2.244 S.F.   | 0.052 AC. | PIN 51011F14062 |
| LOT 43C                   | 2.244 S.F.   | 0.052 AC. | PIN 51011F14063 |
| LOT 43D                   | 2.244 S.F.   | 0.052 AC. | PIN 51011F14064 |
| LOT 43E                   | 3.740 S.F.   | 0.086 AC. | PIN 51011F14065 |
| SUB-TOTAL                 | 299,080 S.F. | 6.846 AC. |                 |
| GREEN SPACE (1)           |              | 0.022 AC. |                 |
| GREEN SPACE - 940 S.F.    |              | 0.022 AC. |                 |
| SUB-TOTAL                 | 940 S.F.     | 0.022 AC. |                 |
| RIGHT OF WAY (1)          |              |           |                 |
| RIGHT OF WAY 129,482 S.F. |              | 2.972 AC. |                 |
| SUB-TOTAL                 | 129,482 S.F. | 2.972 AC. |                 |
| PHASE 3                   |              |           |                 |
| TOTAL                     | 429,522 S.F. | 9.840 AC. |                 |

| CURVE TABLE |         |         |               |           |
|-------------|---------|---------|---------------|-----------|
| CURVE       | RADIUS  | LENGTH  | CH BEARING    | CH LENGTH |
| C1          | 800.00' | 183.14' | S 29°58'20" E | 182.74'   |
| C2          | 250.00' | 283.75' | N 04°00'54" W | 268.77'   |
| C3          | 275.00' | 43.97'  | S 73°30'03" W | 369.91'   |
| C4          | 130.00' | 128.67' | S 33°08'39" E | 123.48'   |
| C5          | 770.00' | 30.06'  | S 24°23'10" E | 30.06'    |
| C6          | 770.00' | 24.01'  | S 26°23'52" E | 24.01'    |
| C7          | 770.00' | 24.00'  | S 28°10'31" E | 24.00'    |
| C8          | 770.00' | 24.02'  | S 29°58'14" E | 24.01'    |
| C9          | 770.00' | 30.08'  | S 3°55'53" E  | 30.07'    |
| C10         | 770.00' | 46.08'  | S 34°48'59" E | 46.07'    |
| C11         | 830.00' | 29.19'  | S 24°33'26" E | 29.19'    |
| C12         | 830.00' | 24.01'  | S 26°23'37" E | 24.01'    |
| C13         | 830.00' | 24.00'  | S 28°03'03" E | 24.00'    |
| C14         | 830.00' | 24.01'  | S 29°42'28" E | 24.01'    |
| C15         | 830.00' | 36.60'  | S 3°47'55" E  | 36.60'    |
| C16         | 830.00' | 36.94'  | S 34°20'17" E | 36.94'    |
| C17         | 830.00' | 13.29'  | S 36°04'19" E | 13.29'    |
| C18         | 280.00' | 317.80' | S 04°00'54" E | 301.02'   |
| C19         | 220.00' | 11.59'  | S 35°01'06" E | 11.59'    |
| C20         | 220.00' | 24.04'  | S 30°22'53" E | 24.03'    |
| C21         | 220.00' | 61.18'  | S 19°17'02" E | 60.99'    |
| C22         | 220.00' | 72.43'  | S 0°55'06" E  | 72.11'    |
| C23         | 220.00' | 24.15'  | S 10°41'31" W | 24.14'    |
| C24         | 220.00' | 24.01'  | S 16°57'41" W | 24.00'    |
| C25         | 220.00' | 24.17'  | S 23°24'12" W | 24.15'    |
| C26         | 220.00' | 8.13'   | S 27°26'32" W | 8.13'     |
| C27         | 245.00' | 2.06'   | S 28°44'32" W | 2.06'     |
| C28         | 245.00' | 24.02'  | S 3°47'33" W  | 24.01'    |
| C29         | 245.00' | 24.06'  | S 37°24'53" W | 24.05'    |

| CURVE TABLE |         |         |               |           |
|-------------|---------|---------|---------------|-----------|
| CURVE       | RADIUS  | LENGTH  | CH BEARING    | CH LENGTH |
| C30         | 245.00' | 54.69'  | S 46°37'20" W | 54.57'    |
| C31         | 245.00' | 58.23'  | S 59°49'31" W | 58.09'    |
| C32         | 245.00' | 14.31'  | S 73°10'23" W | 14.31'    |
| C33         | 245.00' | 24.01'  | S 75°04'55" W | 24.00'    |
| C34         | 245.00' | 24.13'  | S 80°42'40" W | 24.12'    |
| C35         | 245.00' | 58.60'  | N 89°36'56" W | 58.46'    |
| C36         | 245.00' | 52.58'  | N 76°36'55" W | 52.48'    |
| C37         | 245.00' | 24.03'  | N 67°39'25" W | 24.02'    |
| C38         | 245.00' | 14.31'  | N 63°10'23" W | 14.31'    |
| C39         | 305.00' | 145.01' | S 42°07'15" W | 143.64'   |
| C40         | 305.00' | 30.47'  | S 58°36'10" W | 30.46'    |
| C41         | 305.00' | 24.09'  | S 63°43'40" W | 24.09'    |
| C42         | 305.00' | 24.01'  | S 68°03'03" W | 24.00'    |
| C43         | 305.00' | 24.07'  | S 72°45'41" W | 24.07'    |
| C44         | 305.00' | 30.41'  | S 77°52'45" W | 30.40'    |
| C45         | 305.00' | 56.13'  | S 86°00'30" W | 56.05'    |
| C46         | 305.00' | 32.30'  | N 85°41'06" W | 32.29'    |
| C47         | 305.00' | 25.01'  | N 89°18'04" W | 25.01'    |
| C48         | 305.00' | 24.51'  | N 75°38'56" W | 24.51'    |
| C49         | 305.00' | 24.19'  | N 70°04'27" W | 24.19'    |
| C50         | 305.00' | 29.67'  | N 6°00'54" W  | 29.66'    |
| C51         | 305.00' | 9.20'   | N 62°21'49" W | 9.20'     |
| C52         | 100.00' | 7.24'   | N 53°25'31" W | 7.24'     |
| C53         | 100.00' | 30.66'  | N 48°34'05" W | 30.54'    |
| C54         | 100.00' | 61.08'  | N 22°17'14" W | 60.13'    |
| C55         | 160.00' | 10.69'  | N 59°35'06" W | 10.69'    |
| C56         | 160.00' | 24.27'  | N 53°39'31" W | 24.25'    |
| C57         | 160.00' | 20.62'  | N 45°17'33" W | 20.61'    |
| C58         | 25.00'  | 4.36'   | N 46°35'34" W | 4.36'     |

| CURVE TABLE |         |        |               |           |
|-------------|---------|--------|---------------|-----------|
| CURVE       | RADIUS  | LENGTH | CH BEARING    | CH LENGTH |
| C59         | 25.00'  | 28.04' | N 83°43'07" W | 28.59'    |
| C60         | 25.00'  | 25.84' | S 24°49'24" W | 24.71'    |
| C61         | 25.00'  | 39.27' | N 49°47'32" W | 34.35'    |
| C62         | 390.00' | 9.25'  | S 35°53'25" W | 9.25'     |
| C63         | 923.50' | 36.58' | S 24°41'04" E | 36.58'    |
| C64         | 923.50' | 24.01' | S 26°33'51" E | 24.01'    |
| C65         | 923.50' | 24.00' | S 28°03'12" E | 24.00'    |
| C66         | 923.50' | 24.01' | S 29°53'34" E | 24.01'    |
| C67         | 923.50' | 44.74' | S 3°40'31" E  | 44.73'    |
| C68         | 923.50' | 42.60' | S 34°23'04" E | 42.60'    |
| C69         | 923.50' | 13.29' | S 36°07'06" E | 13.29'    |
| C70         | 126.50' | 6.10'  | S 35°08'54" E | 6.10'     |
| C71         | 126.50' | 24.12' | S 28°18'18" E | 24.09'    |
| C72         | 126.50' | 21.18' | S 18°02'34" E | 21.18'    |
| C73         | 126.50' | 30.56' | S 06°19'28" E | 30.49'    |
| C74         | 126.50' | 24.46' | S 06°08'06" W | 24.42'    |
| C75         | 126.50' | 24.04' | S 17°07'06" W | 24.00'    |
| C76         | 126.50' | 13.12' | S 25°31'50" W | 13.11'    |
| C77         | 151.50' | 17.51' | S 3°48'40" W  | 17.50'    |
| C78         | 151.50' | 24.15' | S 39°42'00" W | 24.13'    |
| C79         | 151.50' | 23.16' | S 48°38'12" W | 23.14'    |
| C80         | 151.50' | 22.25' | S 57°13'27" W | 22.23'    |
| C81         | 151.50' | 24.32' | S 66°10'49" W | 24.29'    |
| C82         | 151.50' | 24.03' | S 75°10'18" W | 24.00'    |
| C83         | 151.50' | 24.35' | S 84°19'11" W | 24.33'    |
| C84         | 151.50' | 21.98' | N 86°55'11" W | 21.96'    |
| C85         | 151.50' | 23.84' | N 78°15'20" W | 23.82'    |
| C86         | 151.50' | 24.08' | N 69°11'35" W | 24.06'    |
| C87         | 151.50' | 8.30'  | N 63°04'08" W | 8.30'     |

| LINE TABLE |               |        |
|------------|---------------|--------|
| LINE       | BEARING       | LENGTH |
| L1         | N 29°27'29" E | 33.41' |
| L2         | N 24°23'05" 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  | 23.81' |
| L9         | N 6°08'05" W  | 15.46' |
| L10        | N 74°05'59" W | 25.32' |
| L11        | N 4°22'40" E  | 8.15'  |
| L12        | N 04°47'22" W | 8.23'  |
| L13        | S 85°12'38" W | 31.24' |



NOTES

1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
2. 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 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
3. ALL CORNERS MARKED WITH 3/4" IRON REBAR, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 1,245,500 FEET OR BETTER.
5. ELEVATIONS ARE BASED ON NAVD83, UNLESS OTHERWISE NOTED.
6. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
7. ACCORDING TO F.I.R.M. MAP NO. 130501, PANEL 0107H, 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.
8. 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.
9. 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.
10. PARENT TRACT TAX MAP NUMBER: 5101FO104  
PROPERTY OWNER: POOLER PARKWAY OF GA, LLC (PER TAX RECORDS)  
TITLE REFERENCE: PLAT BOOK 53, PAGE 278
11. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
12. THE CITY OF POOLER SHALL NOT BE RESPONSIBLE FOR STORM DRAINAGE SYSTEMS OR DETENTION PONDS AND ARE PRIVATE.
13. PROPOSED UTILITY EASEMENTS SHOWN HEREON ARE TO BE CENTERED ON THEIR RESPECTIVE LINE. UTILITY EASEMENTS FOR SANITARY SEWER LINES AND WATER SHALL BE 15 FEET IN WIDTH CENTERED ON THE UTILITY AND BE OWNED AND MAINTAINED BY THE CITY OF POOLER (SEE SHEET 3). EASEMENTS FOR STORM DRAINAGE SHALL BE 20 FEET IN WIDTH CENTERED ON THE UTILITY AND BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION (SEE SHEET 2).
14. 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.
15. SIDEWALKS AND THEIR RESPECTIVE ACCESS EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

THIS SPACE RESERVED FOR THE  
CLERK OF SUPERIOR COURT

DRAINAGE  
EASEMENT 8  
2,421 S.F.  
0.056 AC.

DRAINAGE  
EASEMENT 7  
6,870 S.F.  
0.158 AC.

DRAINAGE  
EASEMENT 6  
4,165 S.F.  
0.096 AC.

DRAINAGE  
EASEMENT 5  
4,150 sq. ft.  
0.095 acres

DRAINAGE  
EASEMENT 4  
4,139 S.F.  
0.095 AC.

DRAINAGE  
EASEMENT 3  
4,121 S.F.  
0.095 AC.

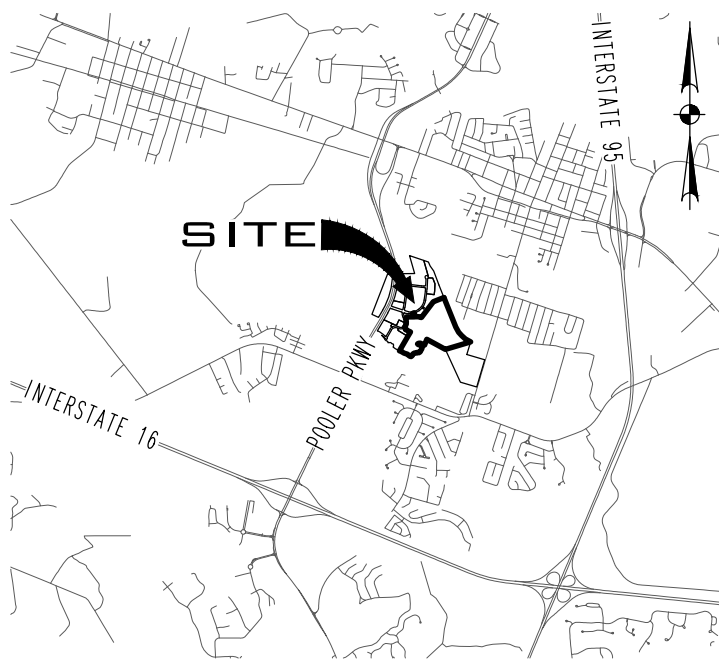
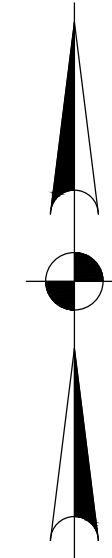
DRAINAGE  
EASEMENT 2  
4,128 S.F.  
0.095 AC.

DRAINAGE  
EASEMENT 1  
4,812 S.F.  
0.110 AC.

| LINE TABLE |               |        |
|------------|---------------|--------|
| LINE       | BEARING       | LENGTH |
| L1         | S 04°47'22" E | 38.50  |
| L2         | S 85°12'56" W | 45.72  |
| L3         | N 04°47'02" W | 20.00  |
| L4         | N 85°12'56" E | 25.77  |
| L5         | N 04°47'22" W | 75.15  |
| L6         | N 84°11'59" E | 20.00  |
| L7         | N 03°59'19" W | 74.55  |
| L8         | S 85°12'59" W | 25.06  |
| L9         | N 04°47'01" W | 20.00  |
| L10        | N 85°12'59" E | 45.33  |
| L11        | S 03°59'19" E | 83.11  |
| L12        | N 55°26'23" E | 74.63  |
| L13        | N 82°20'03" E | 114.53 |
| L14        | S 07°38'57" E | 20.00  |
| L15        | S 82°20'03" W | 109.75 |
| L16        | S 55°26'23" W | 87.44  |
| L17        | S 56°14'59" W | 29.27  |
| L18        | N 24°23'05" W | 20.27  |
| L19        | N 56°14'59" E | 20.10  |
| L20        | S 28°30'06" W | 173.81 |
| L21        | S 28°29'21" W | 34.44  |
| L22        | N 61°30'59" W | 20.00  |
| L23        | N 28°29'21" E | 34.44  |
| L24        | N 28°30'06" E | 173.81 |
| L25        | S 61°29'54" E | 20.00  |
| L26        | S 28°29'21" W | 34.44  |
| L27        | N 61°30'39" W | 20.00  |
| L28        | N 28°29'21" E | 34.44  |
| L29        | N 28°30'06" E | 173.05 |
| L30        | S 61°29'54" E | 20.00  |
| L31        | S 28°30'06" W | 173.05 |
| L32        | N 36°59'17" W | 172.53 |
| L33        | N 33°00'43" E | 20.00  |
| L34        | S 36°59'17" E | 172.53 |
| L35        | S 36°58'22" E | 34.43  |
| L36        | S 53°10'58" W | 20.00  |
| L37        | N 36°58'22" W | 34.43  |
| L38        | N 61°29'57" W | 34.44  |
| L39        | N 61°30'00" W | 171.59 |
| L40        | N 28°30'00" E | 20.00  |
| L41        | S 61°30'00" E | 171.59 |
| L42        | S 61°29'57" E | 34.44  |
| L43        | S 28°30'03" W | 20.00  |
| L44        | S 81°15'56" W | 171.76 |
| L45        | N 08°44'04" W | 20.00  |
| L46        | N 81°15'56" E | 171.80 |
| L47        | N 81°30'29" E | 34.84  |

LEGEND

- ⊕ BENCHMARK
- COMPUTED POINT (NO MONUMENT)
- CONCRETE MONUMENT (FOUND)
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- IRON REBAR (FOUND)
- IRON REBAR (SET)
- ADJOINER PROPERTY LINE
- - - - - WATER/SEWER UTILITY EASEMENT



VICINITY MAP not to scale

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**CITY OF POOLER APPROVAL**  
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APPROVED BY THE MAYOR AND COUNCILMEN, CITY OF POOLER

KAREN L. WILLIAMS MAYOR DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

APPROVED BY THE CLERK OF COUNCIL, CITY OF POOLER

KILEY FUSCO CLERK OF COUNCIL DATE

APPROVED BY PLANNING & ZONING, CITY OF POOLER

NICOLE JOHNSON PLANNING AND ZONING COMMISSION CHAIRMAN DATE

**SURVEYOR'S CERTIFICATION**  
AS REQUIRED BY SUBSECTION (b) 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.



MAJOR SUBDIVISION  
**PHASE 3  
CLEAR LAKE**  
**BEING A PORTION OF LOT 12  
OF CLEAR LAKE RESERVE  
(DRAINAGE EASEMENTS)**

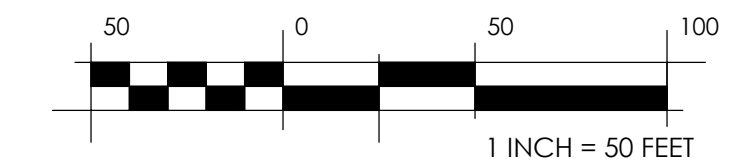
8<sup>TH</sup> G.M. DISTRICT, CITY OF POOLER,  
CHATHAM COUNTY, GEORGIA

prepared for  
CLEAR LAKE (GA) OWNER I LLC

No. Revision By Date



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plot drawn reviewed field crew  
10/08/2024 MDJ MDJ 10/08/2024 JS

job 26440.0008 SHEET 2 OF 3

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.

CLEAR LAKE (GA) OWNER I LLC  
JESSE R. BAKER, AUTHORIZED SIGNATORY DATE

REFERENCES

A MAJOR SUBDIVISION PLAT OF CLEAR LAKE RESERVE, PHASE 1, BEING TRACTS 1 & 2 FORMERLY KNOWN AS THE RYALS TRACT AND PARCEL E-3, BEING A PORTION OF PARCEL "E" OF THE MORGAN TRACT "O", 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

1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
2. 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 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
3. ALL CORNERS MARKED WITH 3/4" IRON REBAR, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 1245,500 FEET OR BETTER.
5. ELEVATIONS ARE BASED ON NAVD83, UNLESS OTHERWISE NOTED.
6. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
7. ACCORDING TO F.I.R.M. MAP NO. 13051C, PANEL 0107H, 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.
8. 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.
9. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APURTENANCES 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.
10. PARENT TRACT TAX MAP NUMBER: 5101F01004  
PROPERTY OWNER: POOLER PARKWAY OF GA, LLC (PER TAX RECORDS)  
TITLE REFERENCE: PLAT BOOK 53, PAGE 278
11. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
12. THE CITY OF POOLER SHALL NOT BE RESPONSIBLE FOR STORM DRAINAGE SYSTEMS OR DETENTION PONDS AND ARE PRIVATE.
13. PROPOSED UTILITY EASEMENTS SHOWN HEREON ARE TO BE CENTERED ON THEIR RESPECTIVE LINE. UTILITY EASEMENTS FOR SANITARY SEWER LINES AND WATER SHALL BE 15 FEET IN WIDTH CENTERED ON THE UTILITY AND BE OWNED AND MAINTAINED BY THE CITY OF POOLER (SEE SHEET 3). EASEMENTS FOR STORM DRAINAGE SHALL BE 20 FEET IN WIDTH CENTERED ON THE UTILITY AND BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION (SEE SHEET 2).
14. 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.
15. SIDEWALKS AND THEIR RESPECTIVE ACCESS EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

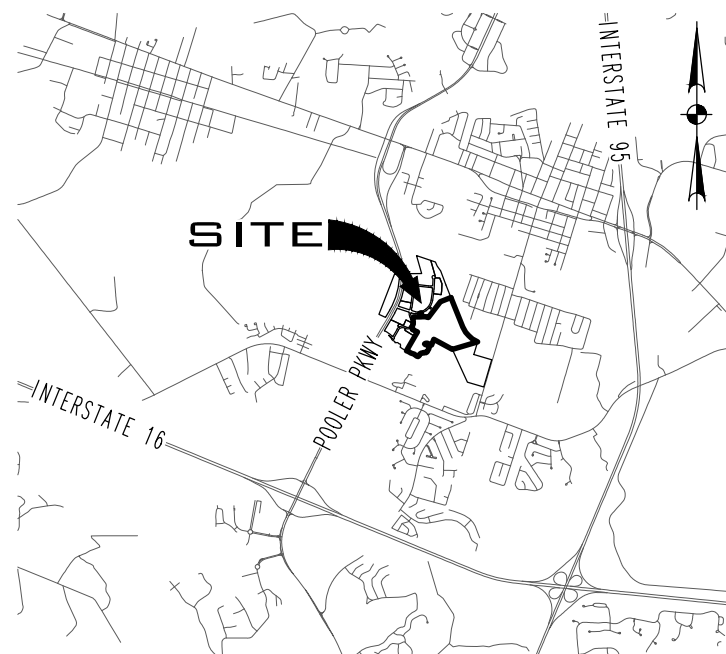
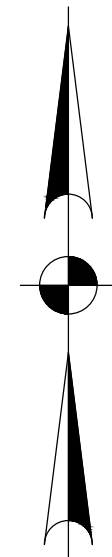
| CURVE TABLE |        |        |               |           |
|-------------|--------|--------|---------------|-----------|
| CURVE       | RADIUS | LENGTH | CH BEARING    | CH LENGTH |
| C1          | 228.73 | 236.19 | N 04°00'58" W | 243.01    |
| C2          | 776.73 | 67.54  | N 34°19'33" W | 67.52     |
| C3          | 821.64 | 119.34 | N 27°40'26" W | 119.23    |
| C4          | 806.64 | 119.12 | S 27°58'24" E | 118.01    |
| C5          | 761.73 | 66.28  | S 34°19'39" E | 66.26     |
| C6          | 243.78 | 273.10 | S 04°00'49" E | 259.04    |

| LINE TABLE |               |        |
|------------|---------------|--------|
| LINE       | BEARING       | LENGTH |
| L48        | S 08°29'31" E | 20.00  |
| L49        | S 8°30'29" W  | 34.60  |
| L50        | N 57°00'29" E | 163.04 |
| L51        | N 56°56'07" E | 26.33  |
| L52        | N 76°10'07" E | 54.80  |
| L53        | S 13°48'53" E | 20.00  |
| L54        | S 76°10'07" E | 41.47  |
| L55        | S 56°56'07" W | 22.75  |
| L56        | S 57°00'29" W | 163.06 |
| L57        | N 32°59'31" W | 20.00  |
| L58        | S 27°17'29" W | 16.65  |
| L59        | S 6°20'50" W  | 145.92 |
| L60        | S 74°30'13" W | 114.37 |
| L61        | N 78°13'22" W | 164.34 |
| L62        | N 60°56'22" W | 135.51 |
| L63        | N 60°45'28" W | 351.06 |
| L64        | N 28°46'26" W | 341.03 |
| L65        | N 04°52'00" W | 281.07 |
| L66        | N 85°08'00" E | 15.00  |
| L67        | S 04°52'00" E | 277.89 |
| L68        | S 28°46'26" E | 42.30  |
| L69        | N 56°15'27" E | 19.90  |
| L70        | N 33°45'35" E | 10.12  |
| L71        | N 69°10'40" W | 27.48  |
| L72        | N 04°37'58" W | 319.39 |
| L73        | N 84°19'59" E | 15.00  |
| L74        | S 04°37'58" E | 318.29 |
| L75        | S 15°20'40" E | 23.66  |
| L76        | S 33°45'35" E | 43.91  |
| L77        | S 49°50'21" E | 12.42  |
| L78        | S 62°19'18" E | 123.43 |
| L79        | S 6°29'57" E  | 263.01 |
| L80        | S 6°51'44" E  | 101.41 |
| L81        | S 77°15'36" E | 59.87  |
| L82        | N 89°40'58" E | 52.69  |
| L83        | N 77°04'48" E | 55.77  |
| L84        | N 6°54'22" E  | 58.20  |
| L85        | N 54°20'47" E | 29.52  |
| L86        | N 48°57'30" E | 45.87  |
| L87        | N 34°00'57" E | 33.95  |
| L88        | N 28°34'46" E | 240.71 |
| L89        | N 36°27'37" W | 159.72 |
| L90        | N 62°50'22" E | 15.03  |
| L91        | S 36°27'37" E | 159.81 |
| L92        | S 28°34'46" W | 235.00 |
| L93        | S 49°59'39" E | 23.54  |
| L94        | N 27°17'29" E | 313.44 |
| L95        | N 03°27'11" W | 142.78 |
| L96        | N 34°23'41" W | 206.81 |
| L97        | N 69°52'35" W | 217.61 |
| L98        | N 62°47'20" E | 15.02  |
| L99        | S 29°52'35" E | 216.32 |
| L100       | S 34°23'41" E | 210.37 |
| L101       | S 03°27'11" E | 151.05 |
| L102       | S 27°17'29" W | 320.95 |
| L103       | S 49°59'39" E | 18.31  |
| L104       | S 70°30'15" E | 143.22 |
| L105       | S 52°28'12" E | 195.90 |
| L106       | S 40°04'39" E | 16.80  |
| L107       | S 73°19'30" W | 16.47  |
| L108       | N 4°04'39" W  | 6.51   |
| L109       | N 52°28'12" W | 192.03 |
| L110       | N 70°30'15" W | 143.25 |
| L111       | N 49°59'39" W | 17.64  |
| L112       | S 9°20'50" W  | 139.65 |
| L113       | S 74°30'13" W | 107.66 |
| L114       | N 78°13'22" W | 158.43 |
| L115       | N 60°56'22" W | 131.21 |
| L116       | N 60°45'28" W | 346.74 |
| L117       | N 28°46'26" W | 292.27 |
| L118       | N 56°15'27" E | 21.21  |
| L119       | S 33°45'35" E | 23.34  |
| L120       | S 49°50'21" E | 16.18  |
| L121       | S 62°19'18" E | 124.96 |
| L122       | S 6°29'57" E  | 262.95 |
| L123       | S 6°51'44" E  | 103.21 |
| L124       | S 77°15'36" E | 63.61  |
| L125       | N 89°40'58" E | 56.05  |
| L126       | N 77°04'48" E | 58.47  |
| L127       | N 6°54'22" E  | 61.19  |
| L128       | N 54°20'47" E | 31.21  |
| L129       | N 48°57'30" E | 48.54  |
| L130       | N 34°00'57" E | 33.94  |
| L131       | S 49°59'39" E | 26.73  |
| L132       | S 27°17'29" W | 16.65  |

UTILITY EASEMENT  
(WATER & SEWER)  
4,165 S.F.  
0.09% AC.

LEGEND

- BENCHMARK
- COMPUTED POINT (NO MONUMENT)
- CONCRETE MONUMENT (FOUND)
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- IRON REBAR (FOUND)
- IRON REBAR (SET)
- ADJOINER PROPERTY LINE
- - - - WATER/SEWER UTILITY EASEMENT



VICINITY MAP not to scale

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COUNCIL MEMBER DATE

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APPROVED BY THE CLERK OF COUNCIL, CITY OF POOLER

KILEY FUSCO CLERK OF COUNCIL DATE

APPROVED BY PLANNING & ZONING, CITY OF POOLER

NICOLE JOHNSON PLANNING AND ZONING COMMISSION CHAIRMAN DATE

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MAJOR SUBDIVISION  
**PHASE 3  
CLEAR LAKE**  
**BEING A PORTION OF LOT 12  
OF CLEAR LAKE RESERVE**  
(WATER & SEWER UTILITY EASEMENTS)

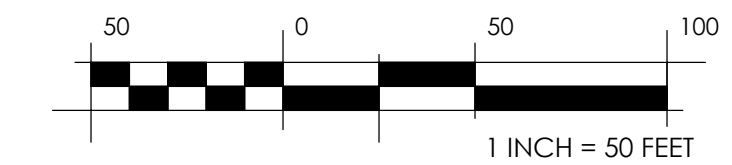
8<sup>TH</sup> G.M. DISTRICT, CITY OF POOLER,  
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prepared for  
CLEAR LAKE (GA) OWNER I LLC

No. Revision By Date



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Savannah, GA 31405 • 912.234.5300  
www.thomasandhutton.com



plot drawn reviewed field crew  
10/08/2024 MDJ MDJ 10/08/2024 JS

job 26440.0008 SHEET 3 OF 3

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.

CLEAR LAKE (GA) OWNER I LLC  
JESSE R. BAKER, AUTHORIZED SIGNATORY DATE





**CITY of POOLER**  
— GEORGIA —

---

**PLANNING & ZONING STAFF REPORT**

Final Plat, Warranty and Sidewalk Performance Bonds for Clear Lake Reserve Phase 3  
(Option 1)

|                                 |                                                                                                                                                                                                        |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:                        | #A24-0148                                                                                                                                                                                              |
| P&Z Meeting Date:               | October 15, 2024                                                                                                                                                                                       |
| City Council Meeting Date:      | October 21, 2024                                                                                                                                                                                       |
| Applicant and Authorized Agent: | Clear Lake (GA) Owner 1, LLC                                                                                                                                                                           |
| Location (Address):             | Clear Lake Reserve Phase 3/0 Pooler Cross Road                                                                                                                                                         |
| Parcel (PIN):                   | 51011F 01012                                                                                                                                                                                           |
| Acreage:                        | Approximately 59                                                                                                                                                                                       |
| Zoning:                         | R-3-C (Multi-Family Residential Dwelling District)/"P" Planned District                                                                                                                                |
| Proposed Use:                   | Phase 3 of Clear Lake Reserve                                                                                                                                                                          |
|                                 |                                                                                                                                                                                                        |
| Staff Recommendation:           | Approval                                                                                                                                                                                               |
| Planning & Zoning Commission:   | TBD                                                                                                                                                                                                    |
| Recommended Motion:             | "After review of the application, move for approval of the request."                                                                                                                                   |
|                                 |                                                                                                                                                                                                        |
| Background:                     | Option 1 of the Clear Lake Reserve Phase 3 final plat is presented for consideration if the zoning map amendment to the Clear Lake Reserve "P" Planned District Overlay setback standards is approved. |
|                                 |                                                                                                                                                                                                        |
| Attachments:                    | A. Final Plat Option 1<br>B. Bond Submittal Documentation                                                                                                                                              |

---



THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

ACREAGE TABLE

|           |            |           |                 |
|-----------|------------|-----------|-----------------|
| LOT 17A   | 3.0195 F.  | 0.069 AC. | PIN 51011F13001 |
| LOT 17B   | 2.4465 F.  | 0.061 AC. | PIN 51011F13002 |
| LOT 17C   | 2.8125 F.  | 0.065 AC. | PIN 51011F13003 |
| LOT 17D   | 2.9405 F.  | 0.067 AC. | PIN 51011F13004 |
| LOT 17E   | 3.638 F.   | 0.084 AC. | PIN 51011F13005 |
| LOT 22A   | 3.0755 F.  | 0.071 AC. | PIN 51011F14001 |
| LOT 22B   | 2.2455 F.  | 0.052 AC. | PIN 51011F14002 |
| LOT 22C   | 2.2535 F.  | 0.052 AC. | PIN 51011F14003 |
| LOT 22D   | 2.2455 F.  | 0.052 AC. | PIN 51011F14004 |
| LOT 22E   | 3.8025 F.  | 0.087 AC. | PIN 51011F14005 |
| LOT 23A   | 3.7195 F.  | 0.085 AC. | PIN 51011F14006 |
| LOT 23B   | 2.2445 F.  | 0.052 AC. | PIN 51011F14007 |
| LOT 23C   | 2.2455 F.  | 0.052 AC. | PIN 51011F14008 |
| LOT 23D   | 2.2445 F.  | 0.052 AC. | PIN 51011F14009 |
| LOT 23E   | 2.8055 F.  | 0.064 AC. | PIN 51011F14010 |
| LOT 24A   | 2.9585 F.  | 0.068 AC. | PIN 51011F14011 |
| LOT 24B   | 2.2485 F.  | 0.052 AC. | PIN 51011F14012 |
| LOT 24C   | 2.2475 F.  | 0.052 AC. | PIN 51011F14013 |
| LOT 24D   | 2.2515 F.  | 0.052 AC. | PIN 51011F14014 |
| LOT 24E   | 3.8525 F.  | 0.088 AC. | PIN 51011F14015 |
| LOT 25A   | 4.8195 F.  | 0.111 AC. | PIN 51011F14016 |
| LOT 25B   | 2.2685 F.  | 0.052 AC. | PIN 51011F14017 |
| LOT 25C   | 2.2465 F.  | 0.052 AC. | PIN 51011F14018 |
| LOT 25D   | 2.2695 F.  | 0.052 AC. | PIN 51011F14019 |
| LOT 25E   | 3.3395 F.  | 0.077 AC. | PIN 51011F14020 |
| LOT 26A   | 2.8055 F.  | 0.064 AC. | PIN 51011F14021 |
| LOT 26B   | 2.2445 F.  | 0.052 AC. | PIN 51011F14022 |
| LOT 26C   | 2.2445 F.  | 0.052 AC. | PIN 51011F14023 |
| LOT 26D   | 2.2445 F.  | 0.052 AC. | PIN 51011F14024 |
| LOT 26E   | 2.8055 F.  | 0.064 AC. | PIN 51011F14025 |
| LOT 27A   | 3.0415 F.  | 0.07 AC.  | PIN 51011F14026 |
| LOT 27B   | 2.2535 F.  | 0.052 AC. | PIN 51011F14027 |
| LOT 27C   | 2.2475 F.  | 0.052 AC. | PIN 51011F14028 |
| LOT 27D   | 2.2535 F.  | 0.052 AC. | PIN 51011F14029 |
| LOT 27E   | 3.6415 F.  | 0.084 AC. | PIN 51011F14030 |
| LOT 28A   | 3.7655 F.  | 0.086 AC. | PIN 51011F14031 |
| LOT 28B   | 2.2625 F.  | 0.052 AC. | PIN 51011F14032 |
| LOT 28C   | 2.2455 F.  | 0.052 AC. | PIN 51011F14033 |
| LOT 28D   | 2.2445 F.  | 0.052 AC. | PIN 51011F14034 |
| LOT 28E   | 3.7695 F.  | 0.087 AC. | PIN 51011F14035 |
| LOT 29A   | 2.9545 F.  | 0.068 AC. | PIN 51011F13006 |
| LOT 29B   | 2.4715 F.  | 0.057 AC. | PIN 51011F13007 |
| LOT 29C   | 2.5845 F.  | 0.059 AC. | PIN 51011F13008 |
| LOT 29D   | 2.9705 F.  | 0.068 AC. | PIN 51011F13009 |
| LOT 29E   | 3.1585 F.  | 0.073 AC. | PIN 51011F13010 |
| LOT 30A   | 3.6665 F.  | 0.084 AC. | PIN 51011F13011 |
| LOT 30B   | 2.6875 F.  | 0.054 AC. | PIN 51011F13012 |
| LOT 30C   | 2.5185 F.  | 0.058 AC. | PIN 51011F13013 |
| LOT 30D   | 2.3985 F.  | 0.055 AC. | PIN 51011F13014 |
| LOT 30E   | 3.0635 F.  | 0.07 AC.  | PIN 51011F13015 |
| LOT 31A   | 2.8655 F.  | 0.066 AC. | PIN 51011F13016 |
| LOT 31B   | 2.2925 F.  | 0.053 AC. | PIN 51011F13017 |
| LOT 31C   | 2.2925 F.  | 0.053 AC. | PIN 51011F13018 |
| LOT 31D   | 2.2925 F.  | 0.053 AC. | PIN 51011F13019 |
| LOT 31E   | 2.8655 F.  | 0.066 AC. | PIN 51011F13020 |
| LOT 32A   | 2.8655 F.  | 0.066 AC. | PIN 51011F13021 |
| LOT 32B   | 2.2925 F.  | 0.053 AC. | PIN 51011F13022 |
| LOT 32C   | 2.2925 F.  | 0.053 AC. | PIN 51011F13023 |
| LOT 32D   | 2.2925 F.  | 0.053 AC. | PIN 51011F13024 |
| LOT 32E   | 2.8655 F.  | 0.066 AC. | PIN 51011F13025 |
| LOT 33A   | 2.8655 F.  | 0.066 AC. | PIN 51011F13026 |
| LOT 33B   | 2.2925 F.  | 0.053 AC. | PIN 51011F13027 |
| LOT 33C   | 2.2925 F.  | 0.053 AC. | PIN 51011F13028 |
| LOT 33D   | 2.2925 F.  | 0.053 AC. | PIN 51011F13029 |
| LOT 33E   | 2.8655 F.  | 0.066 AC. | PIN 51011F13030 |
| LOT 34A   | 2.8655 F.  | 0.066 AC. | PIN 51011F13031 |
| LOT 34B   | 2.2935 F.  | 0.053 AC. | PIN 51011F13032 |
| LOT 34C   | 2.3355 F.  | 0.054 AC. | PIN 51011F13033 |
| LOT 34D   | 2.4635 F.  | 0.057 AC. | PIN 51011F13034 |
| LOT 34E   | 2.6365 F.  | 0.061 AC. | PIN 51011F13035 |
| LOT 35A   | 3.5735 F.  | 0.082 AC. | PIN 51011F14036 |
| LOT 35B   | 2.2495 F.  | 0.052 AC. | PIN 51011F14037 |
| LOT 35C   | 2.2475 F.  | 0.052 AC. | PIN 51011F14038 |
| LOT 35D   | 2.2495 F.  | 0.052 AC. | PIN 51011F14039 |
| LOT 35E   | 2.9705 F.  | 0.068 AC. | PIN 51011F14040 |
| LOT 36A   | 2.8535 F.  | 0.064 AC. | PIN 51011F14041 |
| LOT 36B   | 2.2445 F.  | 0.052 AC. | PIN 51011F14042 |
| LOT 36C   | 2.2445 F.  | 0.052 AC. | PIN 51011F14043 |
| LOT 36D   | 2.2445 F.  | 0.052 AC. | PIN 51011F14044 |
| LOT 36E   | 2.8055 F.  | 0.064 AC. | PIN 51011F14045 |
| LOT 37A   | 2.8055 F.  | 0.064 AC. | PIN 51011F14046 |
| LOT 37B   | 2.2445 F.  | 0.052 AC. | PIN 51011F14047 |
| LOT 37C   | 2.2445 F.  | 0.052 AC. | PIN 51011F14048 |
| LOT 37D   | 2.2445 F.  | 0.052 AC. | PIN 51011F14049 |
| LOT 37E   | 2.8055 F.  | 0.064 AC. | PIN 51011F14050 |
| LOT 38A   | 2.9025 F.  | 0.064 AC. | PIN 51011F14051 |
| LOT 38B   | 2.2465 F.  | 0.052 AC. | PIN 51011F14052 |
| LOT 38C   | 2.2465 F.  | 0.052 AC. | PIN 51011F14053 |
| LOT 38D   | 2.2455 F.  | 0.052 AC. | PIN 51011F14054 |
| LOT 38E   | 2.8945 F.  | 0.062 AC. | PIN 51011F14055 |
| LOT 39A   | 3.8715 F.  | 0.089 AC. | PIN 51011F13036 |
| LOT 39B   | 2.3515 F.  | 0.054 AC. | PIN 51011F13037 |
| LOT 39C   | 2.8755 F.  | 0.066 AC. | PIN 51011F13038 |
| LOT 40A   | 2.9135 F.  | 0.067 AC. | PIN 51011F13040 |
| LOT 40B   | 2.3515 F.  | 0.054 AC. | PIN 51011F13041 |
| LOT 40C   | 2.3515 F.  | 0.054 AC. | PIN 51011F13042 |
| LOT 40D   | 2.3515 F.  | 0.054 AC. | PIN 51011F13043 |
| LOT 40E   | 2.9395 F.  | 0.067 AC. | PIN 51011F13044 |
| LOT 41A   | 3.9185 F.  | 0.09 AC.  | PIN 51011F13045 |
| LOT 41B   | 2.3515 F.  | 0.054 AC. | PIN 51011F13046 |
| LOT 41C   | 3.6385 F.  | 0.084 AC. | PIN 51011F13047 |
| LOT 42A   | 2.8055 F.  | 0.064 AC. | PIN 51011F14056 |
| LOT 42B   | 2.2445 F.  | 0.052 AC. | PIN 51011F14057 |
| LOT 42C   | 2.2445 F.  | 0.052 AC. | PIN 51011F14058 |
| LOT 42D   | 2.2445 F.  | 0.052 AC. | PIN 51011F14059 |
| LOT 42E   | 3.7405 F.  | 0.086 AC. | PIN 51011F14060 |
| LOT 43A   | 3.7405 F.  | 0.086 AC. | PIN 51011F14061 |
| LOT 43B   | 2.2445 F.  | 0.052 AC. | PIN 51011F14062 |
| LOT 43C   | 2.2445 F.  | 0.052 AC. | PIN 51011F14063 |
| LOT 43D   | 2.2445 F.  | 0.052 AC. | PIN 51011F14064 |
| LOT 43E   | 3.7405 F.  | 0.086 AC. | PIN 51011F14065 |
| SUB-TOTAL | 299,080 F. | 6.846 AC. |                 |

|                           |          |           |
|---------------------------|----------|-----------|
| GREEN SPACE (1)           |          | 0.022 AC. |
| GREEN SPACE - 6' 940.5 F. |          | 0.022 AC. |
| SUB-TOTAL                 | 940.5 F. | 0.022 AC. |

|                            |               |           |
|----------------------------|---------------|-----------|
| RIGHT OF WAY (1)           |               |           |
| RIGHT OF WAY 129' 482.5 F. | 2,972 AC.     |           |
| SUB-TOTAL                  | 129' 482.5 F. | 2,972 AC. |

|         |              |           |
|---------|--------------|-----------|
| PHASE 3 |              |           |
| TOTAL   | 429,522.5 F. | 9.860 AC. |

| CURVE | RADIUS  | LENGTH  | CH BEARING    | CH LENGTH | DELTA     |
|-------|---------|---------|---------------|-----------|-----------|
| C1    | 800.00' | 183.14' | S 29°58'20" E | 182.74'   | 13°07'00" |
| C2    | 250.00' | 283.75' | N 04°00'54" W | 268.77'   | 65°01'53" |
| C3    | 275.00' | 43.97'  | S 73°30'03" W | 369.91'   | 30°00'00" |
| C4    | 130.00' | 128.67' | S 33°08'39" E | 123.48'   | 56°42'35" |
| C5    | 770.00' | 30.06'  | S 24°23'10" E | 30.06'    | 2°14'12"  |
| C6    | 770.00' | 24.01'  | S 26°23'52" E | 24.01'    | 1°47'12"  |
| C7    | 770.00' | 24.00'  | S 28°10'31" E | 24.00'    | 1°47'09"  |
| C8    | 770.00' | 24.02'  | S 29°58'14" E | 24.01'    | 1°47'13"  |
| C9    | 770.00' | 30.08'  | S 3°55'53" E  | 30.07'    | 3°14'13"  |
| C10   | 770.00' | 46.08'  | S 34°48'59" E | 46.07'    | 3°25'43"  |
| C11   | 830.00' | 29.19'  | S 24°33'26" E | 29.19'    | 2°00'55"  |
| C12   | 830.00' | 24.01'  | S 26°23'37" E | 24.01'    | 1°39'27"  |
| C13   | 830.00' | 24.00'  | S 28°03'03" E | 24.00'    | 1°39'24"  |
| C14   | 830.00' | 24.01'  | S 29°42'28" E | 24.01'    | 1°39'27"  |
| C15   | 830.00' | 36.60'  | S 3°47'55" E  | 36.60'    | 2°31'35"  |
| C16   | 830.00' | 36.94'  | S 34°20'17" E | 36.94'    | 2°33'00"  |
| C17   | 830.00' | 13.29'  | S 36°04'19" E | 13.29'    | 0°55'03"  |
| C18   | 280.00' | 317.80' | S 04°00'54" E | 301.02'   | 65°01'53" |
| C19   | 220.00' | 11.59'  | S 35°01'06" E | 11.59'    | 3°01'08"  |
| C20   | 220.00' | 24.04'  | S 30°22'53" E | 24.03'    | 6°15'39"  |
| C21   | 220.00' | 61.18'  | S 19°17'02" E | 60.99'    | 15°56'03" |
| C22   | 220.00' | 72.43'  | S 0°55'06" E  | 72.11'    | 18°51'51" |
| C23   | 220.00' | 24.15'  | S 10°41'31" W | 24.14'    | 6°17'20"  |
| C24   | 220.00' | 24.01'  | S 16°57'41" W | 24.00'    | 6°18'13"  |
| C25   | 220.00' | 24.17'  | S 23°14'12" W | 24.15'    | 6°17'38"  |
| C26   | 220.00' | 8.13'   | S 27°26'32" W | 8.13'     | 2°07'02"  |
| C27   | 245.00' | 2.06'   | S 28°44'32" W | 2.06'     | 0°28'57"  |
| C28   | 245.00' | 24.02'  | S 3°47'33" W  | 24.01'    | 5°37'06"  |
| C29   | 245.00' | 24.06'  | S 37°24'53" W | 24.05'    | 5°37'35"  |

| CURVE | RADIUS  | LENGTH  | CH BEARING    | CH LENGTH | DELTA     |
|-------|---------|---------|---------------|-----------|-----------|
| C30   | 245.00' | 54.69'  | S 46°37'20" W | 54.57'    | 12°47'20" |
| C31   | 245.00' | 58.23'  | S 59°49'31" W | 58.09'    | 13°37'01" |
| C32   | 245.00' | 39.27'  | S 43°47'32" W | 39.13'    | 9°36'27"  |
| C33   | 245.00' | 24.01'  | S 75°04'55" W | 24.00'    | 5°36'54"  |
| C34   | 245.00' | 24.13'  | S 80°42'40" W | 24.12'    | 5°36'37"  |
| C35   | 245.00' | 58.60'  | N 89°36'56" W | 58.46'    | 13°42'12" |
| C36   | 245.00' | 52.58'  | N 76°36'55" W | 52.48'    | 12°17'49" |
| C37   | 245.00' | 24.03'  | N 67°39'25" W | 24.02'    | 5°37'02"  |
| C38   | 245.00' | 14.31'  | N 63°10'23" W | 14.31'    | 3°20'51"  |
| C39   | 305.00' | 145.01' | S 42°07'15" W | 143.64'   | 27°14'24" |
| C40   | 305.00' | 30.47'  | S 58°36'10" W | 30.46'    | 5°43'26"  |
| C41   | 305.00' | 24.09'  | S 63°43'40" W | 24.09'    | 4°31'33"  |
| C42   | 305.00' | 24.01'  | S 68°03'03" W | 24.00'    | 4°30'55"  |
| C43   | 305.00' | 24.07'  | S 72°45'41" W | 24.07'    | 4°31'09"  |
| C44   | 305.00' | 30.41'  | S 77°52'45" W | 30.40'    | 5°42'49"  |
| C45   | 305.00' | 56.13'  | S 86°00'30" W | 56.05'    | 10°32'42" |
| C46   | 305.00' | 32.30'  | N 85°41'06" W | 32.29'    | 6°04'07"  |
| C47   | 305.00' | 25.01'  | N 80°18'04" W | 25.01'    | 4°41'57"  |
| C48   | 305.00' | 24.51'  | N 75°38'56" W | 24.51'    | 4°36'18"  |
| C49   | 305.00' | 24.19'  | N 70°04'27" W | 24.19'    | 4°32'40"  |
| C50   | 305.00' | 29.67'  | N 66°00'54" W | 29.66'    | 5°34'27"  |
| C51   | 305.00' | 9.20'   | N 62°14'59" W | 9.20'     | 1°43'43"  |
| C52   | 100.00' | 7.24'   | N 53°25'31" W | 7.24'     | 4°08'53"  |
| C53   | 100.00' | 30.66'  | N 48°44'05" W | 30.54'    | 17°33'59" |
| C54   | 100.00' | 61.08'  | N 22°17'14" W | 60.13'    | 34°59'44" |
| C55   | 160.00' | 10.69'  | N 59°35'06" W | 10.69'    | 3°49'43"  |
| C56   | 160.00' | 24.27'  | N 53°19'31" W | 24.25'    | 8°41'27"  |
| C57   | 160.00' | 20.62'  | N 45°17'33" W | 20.61'    | 7°23'08"  |
| C58   | 25.00'  | 4.36'   | N 46°35'34" W | 4.36'     | 9°59'49"  |

| CURVE | RADIUS  | LENGTH | CH BEARING    | CH LENGTH | DELTA     |
|-------|---------|--------|---------------|-----------|-----------|
| C59   | 25.00'  | 28.04' | N 83°43'07" W | 26.59'    | 64°15'19" |
| C60   | 25.00'  | 25.84' | S 24°49'24" W | 24.71'    | 59°33'31" |
| C61   | 25.00'  | 39.27' | N 49°47'32" W | 39.13'    | 9°36'27"  |
| C62   | 390.00' | 9.25'  | S 35°53'25" W | 9.25'     | 1°21'34"  |
| C63   | 923.50' | 36.58' | S 24°41'04" E | 36.58'    | 2°16'11"  |
| C64   | 923.50' | 24.01' | S 26°33'51" E | 24.01'    | 1°29'22"  |
| C65   | 923.50' | 24.00' | S 28°03'12" E | 24.00'    | 1°29'21"  |
| C66   | 923.50' | 24.01' | S 29°58'34" E | 24.01'    | 1°29'22"  |
| C67   | 923.50' | 44.74' | S 3°40'31" E  | 44.73'    | 2°46'32"  |
| C68   | 923.50' | 42.60' | S 34°23'04" E | 42.60'    | 2°38'35"  |
| C69   | 923.50' | 13.29' | S 36°07'06" E | 13.29'    | 0°49'29"  |
| C70   | 126.50' | 6.10'  | S 35°08'54" E | 6.10'     | 2°45'52"  |
| C71   | 126.50' | 24.12' | S 28°18'11" E | 24.09'    | 10°55'54" |
| C72   | 126.50' | 21.18' | S 18°02'34" E | 21.18'    | 9°33'40"  |
| C73   | 126.50' | 30.56' | S 06°19'28" E | 30.49'    | 13°50'31" |
| C74   | 126.50' | 24.46' | S 06°08'06" W | 24.42'    | 10°43'37" |
| C75   | 126.50' | 24.04' | S 17°07'06" W | 24.00'    | 10°53'13" |
| C76   | 126.50' | 13.12' | S 25°31'50" W | 13.11'    | 5°56'25"  |
| C77   | 151.50' | 17.51' | S 31°48'40" W | 17.50'    | 6°37'14"  |
| C78   | 151.50' | 24.15' | S 39°42'00" W | 24.13'    | 9°08'06"  |
| C79   | 151.50' | 23.16' | S 48°38'12" W | 23.14'    | 8°45'37"  |



NOTES

1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
2. 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 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
3. ALL CORNERS MARKED WITH 3/4" IRON REBAR, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 1,245,500 FEET OR BETTER.
5. ELEVATIONS ARE BASED ON NAVD83, UNLESS OTHERWISE NOTED.
6. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
7. ACCORDING TO F.I.R.M. MAP NO. 130501, PANEL 0107H, 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.
8. 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.
9. 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.
10. PARENT TRACT TAX MAP NUMBER: 51010F004  
PROPERTY OWNER: POOLER PARKWAY OF GA, LLC (PER TAX RECORDS)  
TITLE REFERENCE: PLAT BOOK 53, PAGE 278
11. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
12. THE CITY OF POOLER SHALL NOT BE RESPONSIBLE FOR STORM DRAINAGE SYSTEMS OR DETENTION PONDS AND ARE PRIVATE.
13. PROPOSED UTILITY EASEMENTS SHOWN HEREON ARE TO BE CENTERED ON THEIR RESPECTIVE LINE. UTILITY EASEMENTS FOR SANITARY SEWER LINES AND WATER SHALL BE 15 FEET IN WIDTH CENTERED ON THE UTILITY AND BE OWNED AND MAINTAINED BY THE CITY OF POOLER (SEE SHEET 3). EASEMENTS FOR STORM DRAINAGE SHALL BE 20 FEET IN WIDTH CENTERED ON THE UTILITY AND BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION (SEE SHEET 2).
14. 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.
15. SIDEWALKS AND THEIR RESPECTIVE ACCESS EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

THIS SPACE RESERVED FOR THE  
CLERK OF SUPERIOR COURT

DRAINAGE  
EASEMENT 8  
2,421 S.F.  
0.056 AC.

DRAINAGE  
EASEMENT 7  
6,870 S.F.  
0.158 AC.

DRAINAGE  
EASEMENT 6  
4,165 S.F.  
0.096 AC.

| LINE TABLE |               |        |
|------------|---------------|--------|
| LINE       | BEARING       | LENGTH |
| L1         | S 04°47'22" E | 38.50  |
| L2         | S 85°12'56" W | 45.72  |
| L3         | N 04°47'02" W | 20.00  |
| L4         | N 65°12'56" E | 25.77  |
| L5         | N 04°47'22" W | 75.15  |
| L6         | N 84°11'59" E | 20.00  |
| L7         | N 03°59'19" W | 74.55  |
| L8         | S 85°12'59" W | 25.06  |
| L9         | N 04°47'01" W | 20.00  |
| L10        | N 85°12'59" E | 45.33  |
| L11        | S 03°59'19" E | 83.11  |
| L12        | N 55°26'23" E | 74.63  |
| L13        | N 82°20'03" E | 114.53 |
| L14        | S 07°38'57" E | 20.00  |
| L15        | S 82°20'03" W | 109.75 |
| L16        | S 55°26'23" W | 87.44  |
| L17        | S 56°14'59" W | 29.27  |
| L18        | N 24°23'05" W | 20.27  |
| L19        | N 56°14'59" E | 20.10  |
| L20        | S 28°30'06" W | 173.81 |
| L21        | S 28°29'21" W | 34.44  |
| L22        | N 61°30'59" W | 20.00  |
| L23        | N 28°29'21" E | 34.44  |
| L24        | N 28°30'06" E | 173.81 |
| L25        | S 61°29'54" E | 20.00  |
| L26        | S 28°29'21" W | 34.44  |
| L27        | N 61°30'39" W | 20.00  |
| L28        | N 28°29'21" E | 34.44  |
| L29        | N 28°30'06" E | 173.05 |
| L30        | S 61°29'54" E | 20.00  |
| L31        | S 28°30'06" W | 173.05 |
| L32        | N 36°59'17" W | 172.53 |
| L33        | N 33°00'43" E | 20.00  |
| L34        | S 36°59'17" E | 172.53 |
| L35        | S 36°58'22" E | 34.43  |
| L36        | S 53°10'58" W | 20.00  |
| L37        | N 36°58'22" W | 34.43  |
| L38        | N 61°29'57" W | 34.44  |
| L39        | N 61°30'00" W | 171.59 |
| L40        | N 28°30'00" E | 20.00  |
| L41        | S 61°30'00" E | 171.59 |
| L42        | S 61°29'57" E | 34.44  |
| L43        | S 28°30'03" W | 20.00  |
| L44        | S 81°15'56" W | 171.76 |
| L45        | N 08°44'04" W | 20.00  |
| L46        | N 81°15'56" E | 171.80 |
| L47        | N 81°30'29" E | 34.84  |

DRAINAGE  
EASEMENT 1  
4,812 S.F.  
0.110 AC.

DRAINAGE  
EASEMENT 2  
4,128 S.F.  
0.095 AC.

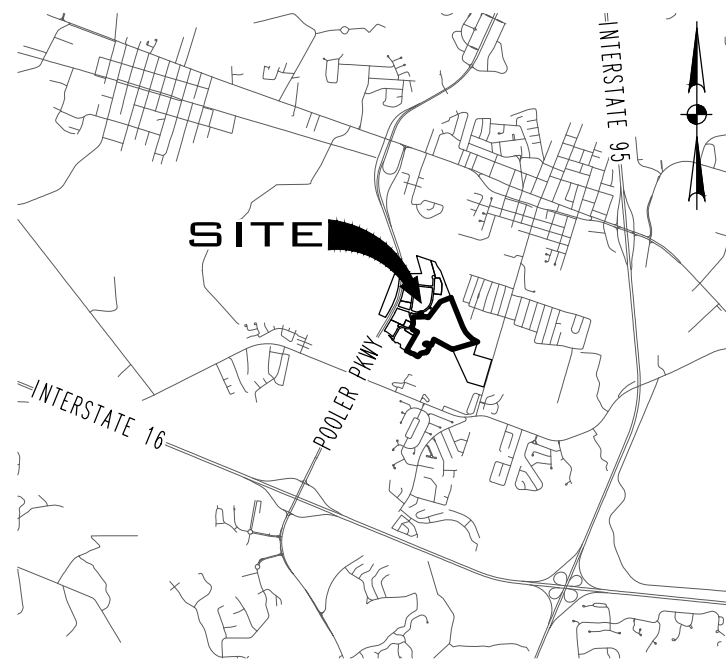
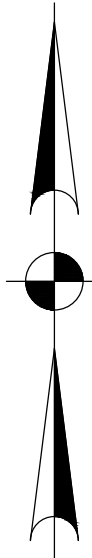
DRAINAGE  
EASEMENT 3  
4,121 S.F.  
0.095 AC.

DRAINAGE  
EASEMENT 5  
4,150 sq. ft.  
0.095 acres

DRAINAGE  
EASEMENT 4  
4,139 S.F.  
0.095 AC.

LEGEND

- BENCHMARK
- COMPUTED POINT (NO MONUMENT)
- CONCRETE MONUMENT (FOUND)
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- IRON REBAR (FOUND)
- IRON REBAR (SET)
- ADJ. JOINER PROPERTY LINE
- WATER/SEWER UTILITY EASEMENT



VICINITY MAP not to scale

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**CITY OF POOLER APPROVAL**  
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

APPROVED BY THE MAYOR AND COUNCILMEN, CITY OF POOLER

KAREN L. WILLIAMS MAYOR DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

APPROVED BY THE CLERK OF COUNCIL, CITY OF POOLER

KILEY FUSCO CLERK OF COUNCIL DATE

APPROVED BY PLANNING & ZONING, CITY OF POOLER

NICOLE JOHNSON PLANNING AND ZONING COMMISSION CHAIRMAN DATE

**SURVEYOR'S CERTIFICATION**  
AS REQUIRED BY SUBSECTION (b) 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.



**MAJOR SUBDIVISION  
PHASE 3  
CLEAR LAKE  
BEING A PORTION OF LOT 12  
OF CLEAR LAKE RESERVE  
(DRAINAGE EASEMENTS)**

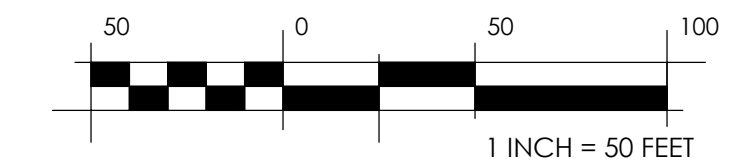
8<sup>TH</sup> G.M. DISTRICT, CITY OF POOLER,  
CHATHAM COUNTY, GEORGIA

prepared for  
CLEAR LAKE (GA) OWNER I LLC

No. Revision By Date



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Savannah, GA 31405 • 912.234.5300  
www.thomasandhutton.com



plot drawn reviewed field crew  
10/08/2024 MDJ MDJ 10/08/2024 JS

job 26440.0008 SHEET 2 OF 3

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.

CLEAR LAKE (GA) OWNER I LLC  
JESSE R. BAKER, AUTHORIZED SIGNATORY DATE

REFERENCES

A MAJOR SUBDIVISION PLAT OF CLEAR LAKE RESERVE, PHASE 1, BEING TRACTS 1 & 2 FORMERLY KNOWN AS THE RYALS TRACT AND PARCEL E-3, BEING A PORTION OF PARCEL "E" OF THE MORGAN TRACT "O", 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

1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
2. 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 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
3. ALL CORNERS MARKED WITH 3/4" IRON REBAR, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 1245,500 FEET OR BETTER.
5. ELEVATIONS ARE BASED ON NAVD83, UNLESS OTHERWISE NOTED.
6. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
7. ACCORDING TO F.I.R.M. MAP NO. 13051C, PANEL 0107H, 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.
8. 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.
9. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APERTURENANCES 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.
10. PARENT TRACT TAX MAP NUMBER: 5101F01004  
PROPERTY OWNER: POOLER PARKWAY OF GA, LLC (PER TAX RECORDS)  
TITLE REFERENCE: PLAT BOOK 53, PAGE 278
11. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
12. THE CITY OF POOLER SHALL NOT BE RESPONSIBLE FOR STORM DRAINAGE SYSTEMS OR DETENTION PONDS AND ARE PRIVATE.
13. PROPOSED UTILITY EASEMENTS SHOWN HEREON ARE TO BE CENTERED ON THEIR RESPECTIVE LINE. UTILITY EASEMENTS FOR SANITARY SEWER LINES AND WATER SHALL BE 15 FEET IN WIDTH CENTERED ON THE UTILITY AND BE OWNED AND MAINTAINED BY THE CITY OF POOLER (SEE SHEET 3). EASEMENTS FOR STORM DRAINAGE SHALL BE 20 FEET IN WIDTH CENTERED ON THE UTILITY AND BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION (SEE SHEET 2).
14. 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.
15. SIDEWALKS AND THEIR RESPECTIVE ACCESS EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

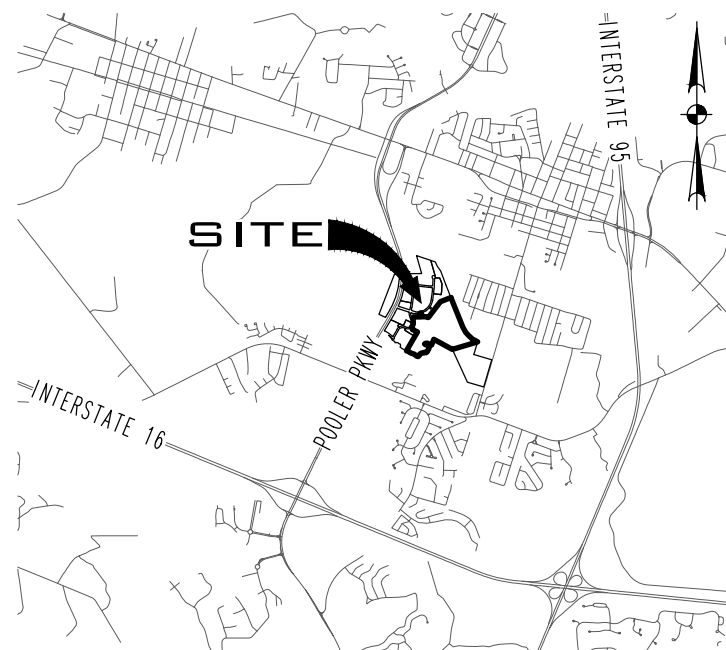
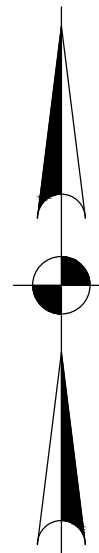
| CURVE TABLE |        |        |               |           |
|-------------|--------|--------|---------------|-----------|
| CURVE       | RADIUS | LENGTH | CH BEARING    | CH LENGTH |
| C1          | 228.73 | 236.19 | N 04°00'58" W | 243.01    |
| C2          | 776.73 | 67.54  | N 34°19'33" W | 67.52     |
| C3          | 821.64 | 119.34 | N 27°40'26" W | 119.23    |
| C4          | 806.64 | 119.12 | S 27°58'24" E | 118.01    |
| C5          | 761.73 | 66.28  | S 34°19'39" E | 66.26     |
| C6          | 243.78 | 273.10 | S 04°00'49" E | 259.04    |

| LINE TABLE |               |        |
|------------|---------------|--------|
| LINE       | BEARING       | LENGTH |
| L48        | S 08°29'31" E | 20.00  |
| L49        | S 8°30'29" W  | 34.60  |
| L50        | N 57°00'29" E | 163.04 |
| L51        | N 56°56'07" E | 26.33  |
| L52        | N 76°10'07" E | 54.80  |
| L53        | S 13°48'53" E | 20.00  |
| L54        | S 76°10'07" E | 61.41  |
| L55        | S 56°56'07" W | 22.75  |
| L56        | S 57°00'29" W | 163.06 |
| L57        | N 32°59'31" W | 20.00  |
| L58        | S 27°17'29" W | 16.65  |
| L59        | S 6°20'50" W  | 145.92 |
| L60        | S 74°30'13" W | 114.37 |
| L61        | N 78°13'22" W | 164.34 |
| L62        | N 60°56'22" W | 135.51 |
| L63        | N 60°45'28" W | 351.06 |
| L64        | N 28°46'26" W | 341.03 |
| L65        | N 04°52'00" W | 281.07 |
| L66        | N 85°08'00" E | 15.00  |
| L67        | S 04°52'00" E | 277.89 |
| L68        | S 28°46'26" E | 42.30  |
| L69        | N 56°15'27" E | 19.90  |
| L70        | N 33°45'35" E | 10.12  |
| L71        | N 69°10'40" W | 27.48  |
| L72        | N 04°37'58" W | 319.39 |
| L73        | N 84°19'59" E | 15.00  |
| L74        | S 04°37'58" E | 318.29 |
| L75        | S 15°20'40" E | 23.66  |
| L76        | S 33°45'35" E | 43.91  |
| L77        | S 49°50'21" E | 12.42  |
| L78        | S 62°19'18" E | 123.43 |
| L79        | S 6°29'57" E  | 263.01 |
| L80        | S 6°51'44" E  | 101.41 |
| L81        | S 77°15'36" E | 59.87  |
| L82        | N 89°40'58" E | 52.69  |
| L83        | N 77°04'48" E | 55.77  |
| L84        | N 6°54'22" E  | 58.20  |
| L85        | N 54°20'47" E | 29.52  |
| L86        | N 48°57'30" E | 45.87  |
| L87        | N 34°00'57" E | 33.99  |
| L88        | N 28°34'46" E | 240.71 |
| L89        | N 36°27'37" W | 159.72 |
| L90        | N 62°50'22" E | 15.03  |
| L91        | S 36°27'37" E | 159.81 |
| L92        | S 28°34'46" W | 235.00 |
| L93        | S 49°59'39" E | 23.54  |
| L94        | N 27°17'29" E | 313.44 |
| L95        | N 03°27'11" W | 142.78 |
| L96        | N 34°23'41" W | 206.81 |
| L97        | N 69°52'35" W | 217.61 |
| L98        | N 62°47'20" E | 15.02  |
| L99        | S 29°52'35" E | 216.32 |
| L100       | S 34°23'41" E | 210.37 |
| L101       | S 03°27'11" E | 151.05 |
| L102       | S 27°17'29" W | 320.95 |
| L103       | S 49°59'39" E | 18.31  |
| L104       | S 70°30'15" E | 143.22 |
| L105       | S 52°28'12" E | 195.90 |
| L106       | S 40°04'39" E | 16.80  |
| L107       | S 73°19'30" W | 16.47  |
| L108       | N 4°04'39" W  | 6.51   |
| L109       | N 52°28'12" W | 192.03 |
| L110       | N 70°30'15" W | 143.25 |
| L111       | N 49°59'39" W | 17.64  |
| L112       | S 9°20'50" W  | 139.65 |
| L113       | S 74°30'13" W | 107.66 |
| L114       | N 78°13'22" W | 158.43 |
| L115       | N 60°56'22" W | 131.21 |
| L116       | N 60°45'28" W | 346.74 |
| L117       | N 28°46'26" W | 292.27 |
| L118       | N 56°15'27" E | 21.21  |
| L119       | S 33°45'35" E | 23.34  |
| L120       | S 49°50'21" E | 16.18  |
| L121       | S 62°19'18" E | 124.96 |
| L122       | S 6°29'57" E  | 262.95 |
| L123       | S 6°51'44" E  | 103.21 |
| L124       | S 77°15'36" E | 63.61  |
| L125       | N 89°40'58" E | 56.05  |
| L126       | N 77°04'48" E | 58.47  |
| L127       | N 6°54'22" E  | 61.19  |
| L128       | N 54°20'47" E | 31.21  |
| L129       | N 48°57'30" E | 48.54  |
| L130       | N 34°00'57" E | 33.94  |
| L131       | S 49°59'39" E | 26.73  |
| L132       | S 27°17'29" W | 16.65  |

UTILITY EASEMENT  
(WATER & SEWER)  
4,165 S.F.  
0.09% AC.

LEGEND

- BENCHMARK
- COMPUTED POINT (NO MONUMENT)
- CONCRETE MONUMENT (FOUND)
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- IRON REBAR (FOUND)
- IRON REBAR (SET)
- ADJOINER PROPERTY LINE
- - - - - WATER/SEWER UTILITY EASEMENT



VICINITY MAP not to scale

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CITY OF POOLER APPROVAL  
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

APPROVED BY THE MAYOR AND COUNCILMEN, CITY OF POOLER

KAREN L. WILLIAMS MAYOR DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

APPROVED BY THE CLERK OF COUNCIL, CITY OF POOLER

KILEY FUSCO CLERK OF COUNCIL DATE

APPROVED BY PLANNING & ZONING, CITY OF POOLER

NICOLE JOHNSON PLANNING AND ZONING COMMISSION CHAIRMAN DATE

**SURVEYOR'S CERTIFICATION**  
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MAJOR SUBDIVISION  
**PHASE 3  
CLEAR LAKE**  
**BEING A PORTION OF LOT 12  
OF CLEAR LAKE RESERVE**  
(WATER & SEWER UTILITY EASEMENTS)

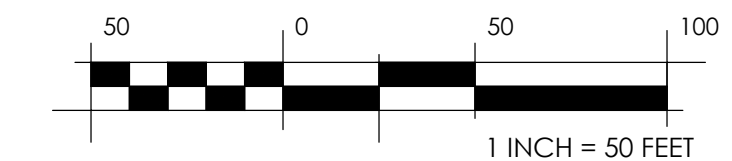
8<sup>TH</sup> G.M. DISTRICT, CITY OF POOLER,  
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plot drawn reviewed field crew  
10/08/2024 MDJ MDJ 10/08/2024 JS

job 26440.0008 SHEET 3 OF 3

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.

CLEAR LAKE (GA) OWNER I LLC  
JESSE R. BAKER, AUTHORIZED SIGNATORY DATE





**CITY of POOLER**  
— GEORGIA —

**MAINTENANCE AND WARRANTY BOND**

Premium: \$1,768.00/2 yrs.

Bond Number: ES00018385 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

## Attachment B

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.



## Attachment B

**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]

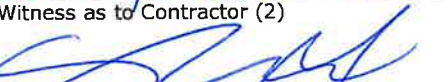
Attachment B

**IN WITNESS HEREOF**, the Contractor and Surety do hereunto execute this Bond number  
ES00018385 this 27th day of August, 2024.

**Attest**

  
Witness as to Contractor (1)

  
Witness as to Contractor (2)

  
Notary Public Signature

10/21/27  
Notary Public Commission Expiration

Seal:



**Attest**

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

**Contractor**

  
Contractor Signature

Jesse B. Baker  
Contractor Print

Authorized Signatory  
Contractor Title

Clear Lake (GA) Owner I LLC  
Company Name

**Surety**

Surety Authorized Signature

Surety Authorized Print

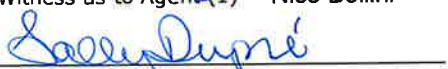
Everest Reinsurance Company  
Surety Company Name

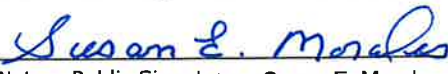
1340 Treat Blvd., Suite 450, Walnut Creek, CA 94597  
Surety Business Address

OR

**Attest**

  
Witness as to Agent (1) Nico Bollini

  
Witness as to Agent (2) Sally Dupre

  
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

OK07568  
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 )*

# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of Orange }

On August 27, 2024 before me, Susan E. Morales, Notary Public,  
(Here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Susan E. Morales  
Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Bond #ES00018385

(Title or description of attached document)

Everest Reinsurance Company

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date 8/27/24

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer

\_\_\_\_\_  
(Title)

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

## INSTRUCTIONS FOR COMPLETING THIS FORM

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

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



## Attachment B



### POWER OF ATTORNEY EVEREST REINSURANCE COMPANY and EVEREST NATIONAL INSURANCE COMPANY

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

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

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

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

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

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

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

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

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



Everest Reinsurance Company and Everest National Insurance Company

By: Anthony Romano, Senior Vice President

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

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

Linda Robins, Notary Public

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company, this 27<sup>th</sup> day of AUGUST 2024.



By: Sylvia Semerdjian, Assistant Secretary



**CITY of POOLER**  
— GEORGIA —

---

**SIDEWALK PERFORMANCE BOND**

Premium: \$404.00/1 yr.

Bond Number: ES00018384 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.

---



## Attachment B

**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]

Attachment B

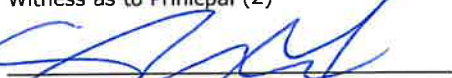
**IN WITNESS HEREOF**, the Principal and Surety do hereunto execute this Bond number

ES00018384 this 27th day of August, 2024.

**Attest**

  
Witness as to Principal (1)

  
Witness as to Principal (2)

  
Notary Public Signature

10/21/27  
Notary Public Commission Expires

Seal:

**Attest**

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:



**Principal**

  
Principal Signature

Jesse R. Baker  
Principal Print

Authorized Signatory  
Principal Title

Clear Lake (GA) Owner I LLC  
Company Name

**Surety**

Surety Authorized Signature

Surety Authorized Print

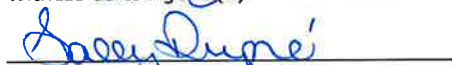
Everest Reinsurance Company  
Surety Company Name

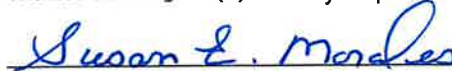
1340 Treat Blvd., Suite 450, Walnut Creek, CA 94597  
Surety Business Address

OR

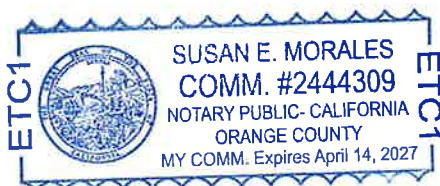
**Attest**

  
Witness as to Agent (1) Nico Bollini

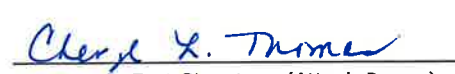
  
Witness as to Agent (2) Sally Dupre

  
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

OK07568  
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 )*

# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of Orange }

On August 27, 2024 before me, Susan E. Morales, Notary Public,  
(Here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Susan E. Morales  
Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Bond #ES00018384

(Title or description of attached document)

Everest Reinsurance Company

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date 8/27/24

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer

\_\_\_\_\_  
(Title)

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

## INSTRUCTIONS FOR COMPLETING THIS FORM

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  - ❖ Indicate title or type of attached document, number of pages and date.
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- Securely attach this document to the signed document with a staple.





## Attachment B

### POWER OF ATTORNEY EVEREST REINSURANCE COMPANY and EVEREST NATIONAL INSURANCE COMPANY

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

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

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

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

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

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

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

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



Everest Reinsurance Company and Everest National Insurance Company

By: Anthony Romano, Senior Vice President

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

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

Linda Robins, Notary Public

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company, this 27<sup>th</sup> day of AUGUST 2024.



By: Sylvia Semerdjian, Assistant Secretary



EOM Operations

*Your solution to a better tomorrow*

Attachment B

August 1<sup>st</sup>, 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](http://www.eomworx.com)



Ph: 912.445.0050  
F: 912.756.5882



Attachment B



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

## Attachment B

## Phase 3

| SQ Cost Code                          | Description                                                        | Barfield Estim.<br>Qty. |               | Unit Price              | Total Price             |
|---------------------------------------|--------------------------------------------------------------------|-------------------------|---------------|-------------------------|-------------------------|
| <b>SITE PREP &amp; GRADING</b>        |                                                                    |                         |               |                         |                         |
| <del>12.01.015.000</del>              | <del>Site Prep &amp; Gen Mobilization</del>                        |                         |               |                         |                         |
| <del>12.01.015.005</del>              | <del>Site Con - Mobilization</del>                                 | <del>1</del>            | <del>LS</del> | <del>5,500.00</del>     | <del>\$ 5,500.00</del>  |
| <del>12.01.015.010</del>              | <del>Site Con - GPS, Staking</del>                                 | <del>1</del>            | <del>LS</del> | <del>22,200.00</del>    | <del>\$ 22,200.00</del> |
| <del>12.01.015.015</del>              | <del>Site Con - Materials &amp; Compaction Testing for Roads</del> | <del>1</del>            | <del>LS</del> | <del>11,655.00</del>    | <del>\$ 11,655.00</del> |
| <del>12.01.015.020</del>              | <del>Site Con - Soils Testing for Pads</del>                       | <del>111</del>          | <del>EA</del> | <del>145.00</del>       | <del>\$ 16,095.00</del> |
| <del>12.01.015.025</del>              | <del>Site Con - Asbuilts</del>                                     | <del>1</del>            | <del>LS</del> | <del>4,500.00</del>     | <del>\$ 4,500.00</del>  |
| <del>12.01.050.000</del>              | <del>Finish Grading</del>                                          |                         |               |                         |                         |
| <del>12.01.050.005</del>              | <del>Fine Grade Sub-Grade for Curb</del>                           | <del>4,387</del>        | <del>LF</del> | <del>3.35</del>         | <del>\$ 14,696.45</del> |
| <del>12.01.050.010</del>              | <del>Dress Behind Curb</del>                                       | <del>4,387</del>        | <del>LF</del> | <del>1.80</del>         | <del>\$ 7,896.60</del>  |
| <del>12.01.050.015</del>              | <del>Fine Grade Road Sub-Grade</del>                               | <del>6,132</del>        | <del>SY</del> | <del>3.35</del>         | <del>\$ 20,542.20</del> |
| <del>12.01.050.020</del>              | <del>Fine Grade GABC &amp; Paving Prep</del>                       | <del>6,132</del>        | <del>SY</del> | <del>3.35</del>         | <del>\$ 20,542.20</del> |
| <del>12.01.050.030</del>              | <del>Fine Grade Lots &amp; Common Areas for Grassing</del>         | <del>52,105</del>       | <del>SY</del> | <del>0.96</del>         | <del>\$ 50,020.80</del> |
| <del>12.01.050.030</del>              | <del>Final Grade for Grassing</del>                                | <del>52,105</del>       | <del>SY</del> | <del>0.30</del>         | <del>\$ 15,631.50</del> |
| <del>12.01.050.035</del>              | <del>Finish Grading - General</del>                                | <del>1</del>            | <del>LS</del> | <del>31,846.00</del>    | <del>\$ 31,846.00</del> |
| <del>12.01.065.000</del>              | <del>Erosion Control</del>                                         |                         |               |                         |                         |
| <del>12.01.065.015</del>              | <del>Construction Entrance - Install and Maintain</del>            | <del>1</del>            | <del>EA</del> | <del>1,900.00</del>     | <del>\$ 1,900.00</del>  |
| <del>12.01.065.035</del>              | <del>Silt Fence - Sd1-NS (TP-A) Single Row</del>                   | <del>963</del>          | <del>LF</del> | <del>3.35</del>         | <del>\$ 3,226.05</del>  |
| <del>12.01.065.040</del>              | <del>Silt Fence - Sd1-S (TP-C) Double Row</del>                    | <del>4,584</del>        | <del>LF</del> | <del>6.95</del>         | <del>\$ 31,858.80</del> |
| <del>12.01.065.045</del>              | <del>Tree Protection - ORANGE FABRIC</del>                         | <del>600</del>          | <del>LF</del> | <del>3.00</del>         | <del>\$ 1,800.00</del>  |
| <del>12.01.065.055</del>              | <del>Inlet Protection - Before Paving</del>                        |                         | <del>EA</del> | <del>165.00</del>       | <del>\$ -</del>         |
| <del>12.01.065.060</del>              | <del>Inlet Protection - After Paving</del>                         | <del>16</del>           | <del>EA</del> | <del>100.00</del>       | <del>\$ 1,600.00</del>  |
| <del>12.01.065.070</del>              | <del>Drainage Ditches for Barfield use</del>                       | <del>1,500</del>        | <del>LF</del> | <del>2.69</del>         | <del>\$ 4,035.00</del>  |
| <del>12.01.065.075</del>              | <del>Grassing - Stabilized</del>                                   | <del>52,105</del>       | <del>SY</del> | <del>0.68</del>         | <del>\$ 35,431.40</del> |
| <del>12.01.065.080</del>              | <del>Rip Rap</del>                                                 | <del>87</del>           | <del>SY</del> | <del>120.00</del>       | <del>\$ 10,440.00</del> |
| <del>12.01.065.085</del>              | <del>NPDES Monitoring (per Month)</del>                            | <del>5</del>            | <del>MO</del> | <del>1,870.00</del>     | <del>\$ 9,350.00</del>  |
| <del>12.01.070.000</del>              | <del>Earthwork - Miscellaneous</del>                               |                         |               |                         |                         |
| <del>12.01.070.080</del>              | <del>Earthwork Misc. - General</del>                               | <del>1</del>            | <del>LS</del> | <del>25,000.00</del>    | <del>\$ 25,000.00</del> |
| <b>SITE PREP AND GRADING SUBTOTAL</b> |                                                                    |                         |               | <del>\$345,767.00</del> |                         |
| <b>INFRASTRUCTURE COST</b>            |                                                                    |                         |               | <b>\$0.00</b>           |                         |



# Attachment B

| SQ Cost Code | Description | Barfield Estim.<br>Qty. | Unit Price | Total Price |
|--------------|-------------|-------------------------|------------|-------------|
|--------------|-------------|-------------------------|------------|-------------|

## SANITARY SEWER SYSTEM

|                          |                                               |                  |               |                                 |
|--------------------------|-----------------------------------------------|------------------|---------------|---------------------------------|
| <b>12.10.110.000</b>     | <b>Sanitary Sewer Pipe</b>                    |                  |               |                                 |
| <del>12.10.110.005</del> | <del>Connect to Existing Sewer Manhole</del>  | <del>1</del>     | <del>EA</del> | <del>7,500.00 \$ 7,500.00</del> |
| 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              |
| <b>12.10.115.000</b>     | <b>Sewer - Manholes</b>                       |                  |               |                                 |
| 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           |
| <b>12.10.130.000</b>     | <b>Sewer - Miscellaneous</b>                  |                  |               |                                 |
| <del>12.10.130.025</del> | <del>ONSITE BACKFILL</del>                    | <del>647</del>   | <del>CY</del> | <del>4.50 \$ 2,911.50</del>     |
| 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                |
| <del>12.10.130.050</del> | <del>Mandrel &amp; Air - Test - Main/MH</del> | <del>1,942</del> | <del>LF</del> | <del>1.95 \$ 3,786.90</del>     |

## SEWER SYSTEM SUBTOTAL INFRASTRUCTURE COST

|                         |
|-------------------------|
| <del>\$312,000.15</del> |
| \$284,757.50            |

| SQ Cost Code | Description | Barfield Estim.<br>Qty. | Unit Price | Total Price |
|--------------|-------------|-------------------------|------------|-------------|
|--------------|-------------|-------------------------|------------|-------------|

## STORM DRAINAGE

|                          |                                               |                  |               |                               |
|--------------------------|-----------------------------------------------|------------------|---------------|-------------------------------|
| <b>12.20.210.000</b>     | <b>Drainage Pipe</b>                          |                  |               |                               |
| <del>12.20.210.000</del> | <del>6" Subgrade Drain w/ Gock and SAND</del> | <del>2,000</del> | <del>LF</del> | <del>21.15 \$ 42,300.00</del> |

## STORM DRAINAGE SUBTOTAL INFRASTRUCTURE COST

|                        |
|------------------------|
| <del>\$42,300.00</del> |
| \$0.00                 |

| SQ Cost Code | Description | Barfield Estim.<br>Qty. | Unit Price | Total Price |
|--------------|-------------|-------------------------|------------|-------------|
|--------------|-------------|-------------------------|------------|-------------|

## DOMESTIC WATER

|                          |                                                              |                |               |                                   |
|--------------------------|--------------------------------------------------------------|----------------|---------------|-----------------------------------|
| <b>12.30.310.000</b>     | <b>D/W - Waterline Pipe</b>                                  |                |               |                                   |
| <del>12.30.310.005</del> | <del>D/W-Connect Extg 8" Water Main at Point Provided</del>  | <del>3</del>   | <del>EA</del> | <del>4,800.00 \$ 14,400.00</del>  |
| <del>12.30.310.095</del> | <del>D/W-Connect Extg 16" Water Main at Point Provided</del> | <del>1</del>   | <del>EA</del> | <del>22,050.00 \$ 22,050.00</del> |
| 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               |
| <del>12.30.310.335</del> | <del>Test &amp; Chlorinate</del>                             | <del>1</del>   | <del>LS</del> | <del>4,500.00 \$ 4,500.00</del>   |
| <b>12.30.315.000</b>     | <b>D/W - Valves &amp; Fittings</b>                           |                |               |                                   |
| 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            |
| <b>12.30.320.000</b>     | <b>D/W - Waterline Appurtenances</b>                         |                |               |                                   |
| 12.30.320.010            | D/W-Fire Hydrants w/6" Valve & Valve Box                     | 4              | EA            | 6,100.00 \$ 24,400.00             |
| <b>12.30.345.000</b>     | <b>Domestic Water Misc.</b>                                  |                |               |                                   |
| <del>12.30.345.030</del> | <del>ONSITE BACKFILL</del>                                   | <del>660</del> | <del>CY</del> | <del>4.50 \$ 2,970.00</del>       |

## DOMESTIC WATER SUBTOTAL STORM DRAINAGE SUBTOTAL

|                         |
|-------------------------|
| <del>\$459,200.00</del> |
| \$414,480.00            |

# Attachment B

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

STREET IMPROVEMENTS SUBTOTAL  
STORM DRAINAGE SUBTOTAL

|                         |
|-------------------------|
| <del>\$350,418.50</del> |
| \$0.00                  |

## ALTERNATES

|                          |                       |                  |               |                  |                      |
|--------------------------|-----------------------|------------------|---------------|------------------|----------------------|
| <del>12.50.510.015</del> | <del>4" CONDUIT</del> | <del>3,510</del> | <del>LF</del> | <del>14.00</del> | <del>49,140.00</del> |
|--------------------------|-----------------------|------------------|---------------|------------------|----------------------|

SITE PREP AND GRADING  
SANITARY SEWER  
STORM DRAINAGE  
DOMESTIC WATER  
STREET IMPROVEMENTS

| SUBTOTAL                | INFRASTRUCTURE COST |
|-------------------------|---------------------|
| <del>\$345,767.00</del> | \$0.00              |
| <del>\$312,009.15</del> | \$284,757.50        |
| <del>\$42,300.00</del>  | \$0.00              |
| <del>\$459,200.00</del> | \$414,480.00        |
| <del>\$350,418.50</del> | \$0.00              |

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

|                           |
|---------------------------|
| <del>\$1,310,374.05</del> |
| <del>\$13,688.70</del>    |
| <del>\$1,559,714.65</del> |
| <del>\$14,051.40</del>    |

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

|              |
|--------------|
| \$699,237.50 |
| \$349,618.75 |



Attachment B



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**

Nathan B. Long, P.E.

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

Enclosures



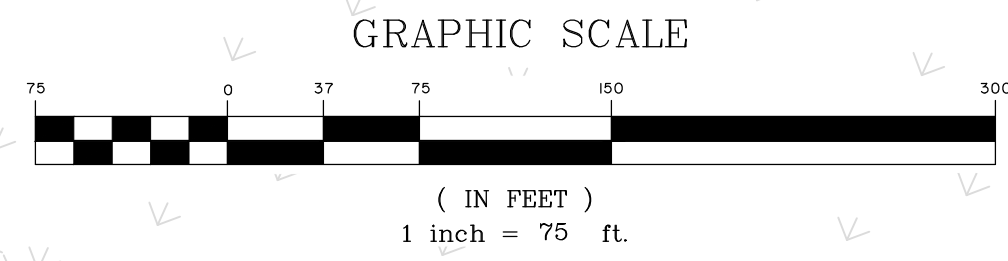
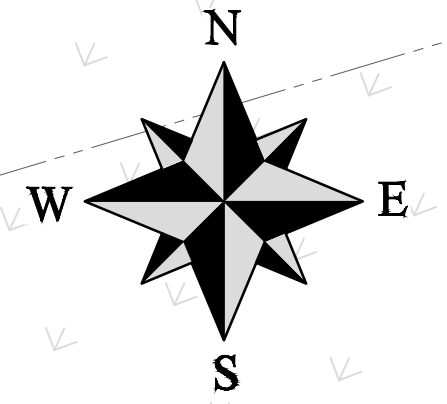
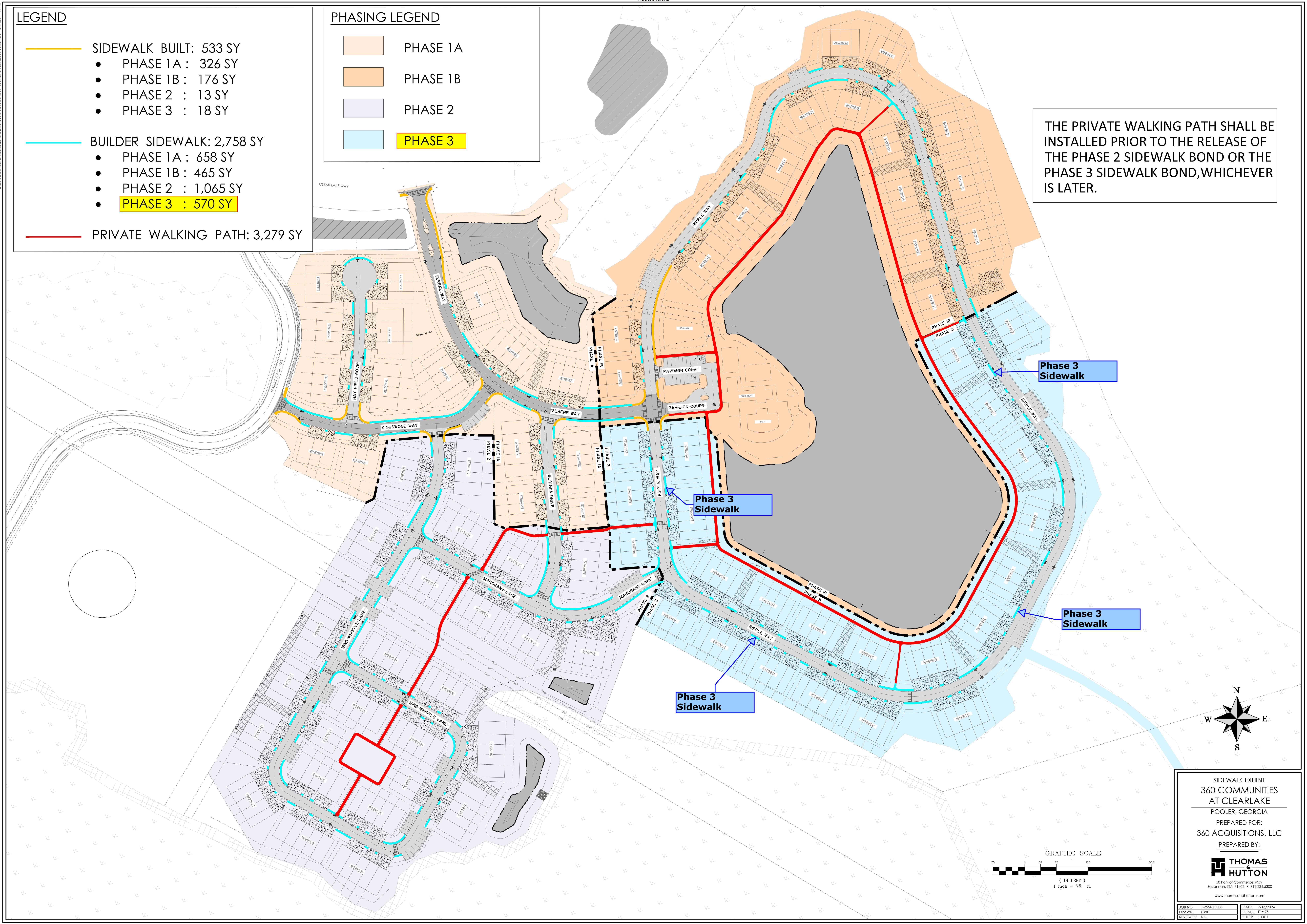
LEGEND

- 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   |



B. Bond Submittal Documentation



## NOTES

1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
2. 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.
3. ALL CORNERS MARKED WITH 3/4" IRON REBAR, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 1,245,500 FEET OR BETTER.
5. ELEVATIONS ARE BASED ON NAVD83, UNLESS OTHERWISE NOTED.
6. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
7. ACCORDING TO F.I.R.M. MAP NO. 1503C, PANEL 0107H, 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 THE FIELD DATA.
8. 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.
9. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPEARANCES 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.
10. PARENT TRACT TAX MAP NUMBER: 5010F01004
11. PROPERTY OWNER: POOLER PARKWAY OF GA, LLC (PER TAX RECORDS)
12. TITLE REFERENCE: PLAT BOOK 53, PAGE 279
13. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
14. THE CITY OF POOLER SHALL NOT BE RESPONSIBLE FOR STORM DRAINAGE SYSTEMS OR DETENTION PONDS AND ARE PRIVATE.
15. PROPOSED UTILITY EASEMENTS SHOWN HEREON ARE TO BE CENTERED ON THEIR RESPECTIVE LINE. UTILITY EASEMENTS FOR SANITARY SEWER LINES AND WATER SHALL BE 5 FEET IN WIDTH CENTERED ON THE UTILITY AND BE OWNED AND MAINTAINED BY THE CITY OF POOLER (SEE SHEET 3). EASEMENTS FOR STORM DRAINAGE SHALL BE 20 FEET IN WIDTH CENTERED ON THE UTILITY AND BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION (SEE SHEET 2).
16. 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.
17. SIDEWALKS AND THEIR RESPECTIVE ACCESS EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

## ACREAGE TABLE

|           |            |           |                 |
|-----------|------------|-----------|-----------------|
| OTS (111) |            |           |                 |
| LOT 17A   | 3,019 S.F. | 0.069 AC. | PIN 51011F13001 |
| LOT 17B   | 2,646 S.F. | 0.061 AC. | PIN 51011F13002 |
| LOT 17C   | 2,812 S.F. | 0.065 AC. | PIN 51011F13003 |
| LOT 17D   | 2,940 S.F. | 0.067 AC. | PIN 51011F13004 |
| LOT 17E   | 3,820 S.F. | 0.088 AC. | PIN 51011F13005 |
| LOT 22A   | 3,145 S.F. | 0.072 AC. | PIN 51011F14001 |
| LOT 22B   | 2,258 S.F. | 0.052 AC. | PIN 51011F14002 |
| LOT 22C   | 2,250 S.F. | 0.052 AC. | PIN 51011F14003 |
| LOT 22D   | 2,238 S.F. | 0.052 AC. | PIN 51011F14004 |
| LOT 22E   | 3,865 S.F. | 0.089 AC. | PIN 51011F14005 |
| LOT 23A   | 3,742 S.F. | 0.086 AC. | PIN 51011F14006 |
| LOT 23B   | 2,244 S.F. | 0.052 AC. | PIN 51011F14007 |
| LOT 23C   | 2,244 S.F. | 0.052 AC. | PIN 51011F14008 |
| LOT 23D   | 2,244 S.F. | 0.052 AC. | PIN 51011F14009 |
| LOT 23E   | 2,806 S.F. | 0.064 AC. | PIN 51011F14010 |
| LOT 24A   | 2,983 S.F. | 0.068 AC. | PIN 51011F14011 |
| LOT 24B   | 2,305 S.F. | 0.053 AC. | PIN 51011F14012 |
| LOT 24C   | 2,338 S.F. | 0.054 AC. | PIN 51011F14013 |
| LOT 24D   | 2,340 S.F. | 0.054 AC. | PIN 51011F14014 |
| LOT 24E   | 3,844 S.F. | 0.089 AC. | PIN 51011F14015 |
| LOT 25A   | 4,895 S.F. | 0.112 AC. | PIN 51011F14016 |
| LOT 25B   | 2,508 S.F. | 0.058 AC. | PIN 51011F14017 |
| LOT 25C   | 2,537 S.F. | 0.058 AC. | PIN 51011F14018 |
| LOT 25D   | 2,504 S.F. | 0.057 AC. | PIN 51011F14019 |
| LOT 25E   | 3,459 S.F. | 0.079 AC. | PIN 51011F14020 |
| LOT 26A   | 2,818 S.F. | 0.065 AC. | PIN 51011F14021 |
| LOT 26B   | 2,244 S.F. | 0.052 AC. | PIN 51011F14022 |
| LOT 26C   | 2,244 S.F. | 0.052 AC. | PIN 51011F14023 |
| LOT 26D   | 2,244 S.F. | 0.052 AC. | PIN 51011F14024 |
| LOT 26E   | 2,804 S.F. | 0.064 AC. | PIN 51011F14025 |
| LOT 27A   | 3,051 S.F. | 0.07 AC.  | PIN 51011F14026 |
| LOT 27B   | 2,316 S.F. | 0.053 AC. | PIN 51011F14027 |
| LOT 27C   | 2,336 S.F. | 0.054 AC. | PIN 51011F14028 |
| LOT 27D   | 2,346 S.F. | 0.054 AC. | PIN 51011F14029 |
| LOT 27E   | 3,654 S.F. | 0.084 AC. | PIN 51011F14030 |
| LOT 28A   | 3,780 S.F. | 0.087 AC. | PIN 51011F14031 |
| LOT 28B   | 2,385 S.F. | 0.055 AC. | PIN 51011F14032 |
| LOT 28C   | 2,412 S.F. | 0.055 AC. | PIN 51011F14033 |
| LOT 28D   | 2,380 S.F. | 0.055 AC. | PIN 51011F14034 |
| LOT 28E   | 3,782 S.F. | 0.087 AC. | PIN 51011F14035 |
| LOT 29A   | 2,954 S.F. | 0.068 AC. | PIN 51011F13006 |
| LOT 29B   | 2,471 S.F. | 0.057 AC. | PIN 51011F13007 |
| LOT 29C   | 2,384 S.F. | 0.059 AC. | PIN 51011F13008 |
| LOT 29D   | 2,970 S.F. | 0.068 AC. | PIN 51011F13009 |
| LOT 29E   | 3,158 S.F. | 0.073 AC. | PIN 51011F13010 |
| LOT 30A   | 3,666 S.F. | 0.084 AC. | PIN 51011F13011 |
| LOT 30B   | 2,687 S.F. | 0.062 AC. | PIN 51011F13012 |
| LOT 30C   | 2,518 S.F. | 0.058 AC. | PIN 51011F13013 |
| LOT 30D   | 3,398 S.F. | 0.078 AC. | PIN 51011F13014 |
| LOT 30E   | 3,063 S.F. | 0.07 AC.  | PIN 51011F13015 |
| LOT 31A   | 2,865 S.F. | 0.066 AC. | PIN 51011F13016 |
| LOT 31B   | 2,292 S.F. | 0.053 AC. | PIN 51011F13017 |
| LOT 31C   | 2,292 S.F. | 0.053 AC. | PIN 51011F13018 |
| LOT 31D   | 2,292 S.F. | 0.053 AC. | PIN 51011F13019 |
| LOT 31E   | 2,865 S.F. | 0.066 AC. | PIN 51011F13020 |
| LOT 31F   | 2,865 S.F. | 0.066 AC. | PIN 51011F13021 |
| LOT 31G   | 2,292 S.F. | 0.053 AC. | PIN 51011F13022 |
| LOT 31H   | 2,292 S.F. | 0.053 AC. | PIN 51011F13023 |
| LOT 31I   | 2,292 S.F. | 0.053 AC. | PIN 51011F13024 |
| LOT 31J   | 2,865 S.F. | 0.066 AC. | PIN 51011F13025 |
| LOT 31K   | 2,865 S.F. | 0.066 AC. | PIN 51011F13026 |
| LOT 31L   | 2,292 S.F. | 0.053 AC. | PIN 51011F13027 |
| LOT 31M   | 2,292 S.F. | 0.053 AC. | PIN 51011F13028 |
| LOT 31N   | 2,292 S.F. | 0.053 AC. | PIN 51011F13029 |
| LOT 31O   | 2,865 S.F. | 0.066 AC. | PIN 51011F13030 |
| LOT 31P   | 2,865 S.F. | 0.066 AC. | PIN 51011F13031 |
| LOT 31Q   | 2,292 S.F. | 0.053 AC. | PIN 51011F13032 |
| LOT 31R   | 2,292 S.F. | 0.053 AC. | PIN 51011F13033 |
| LOT 31S   | 2,292 S.F. | 0.053 AC. | PIN 51011F13034 |
| LOT 31T   | 2,865 S.F. | 0.066 AC. | PIN 51011F13035 |
| LOT 31U   | 2,865 S.F. | 0.066 AC. | PIN 51011F13036 |
| LOT 31V   | 2,292 S.F. | 0.053 AC. | PIN 51011F13037 |
| LOT 31W   | 2,292 S.F. | 0.053 AC. | PIN 51011F13038 |
| LOT 31X   | 2,292 S.F. | 0.053 AC. | PIN 51011F13039 |
| LOT 31Y   | 2,865 S.F. | 0.066 AC. | PIN 51011F13040 |
| LOT 31Z   | 2,865 S.F. | 0.066 AC. | PIN 51011F13041 |
| LOT 32A   | 2,292 S.F. | 0.053 AC. | PIN 51011F13042 |
| LOT 32B   | 2,292 S.F. | 0.053 AC. | PIN 51011F13043 |
| LOT 32C   | 2,292 S.F. | 0.053 AC. | PIN 51011F13044 |
| LOT 32D   | 2,292 S.F. | 0.053 AC. | PIN 51011F13045 |
| LOT 32E   | 2,292 S.F. | 0.053 AC. | PIN 51011F13046 |
| LOT 32F   | 2,292 S.F. | 0.053 AC. | PIN 51011F13047 |
| LOT 32G   | 2,292 S.F. | 0.053 AC. | PIN 51011F13048 |
| LOT 32H   | 2,292 S.F. | 0.053 AC. | PIN 51011F13049 |
| LOT 32I   | 2,292 S.F. | 0.053 AC. | PIN 51011F13050 |
| LOT 32J   | 2,292 S.F. | 0.053 AC. | PIN 51011F13051 |
| LOT 32K   | 2,292 S.F. | 0.053 AC. | PIN 51011F13052 |
| LOT 32L   | 2,292 S.F. | 0.053 AC. | PIN 51011F13053 |
| LOT 32M   | 2,292 S.F. | 0.053 AC. | PIN 51011F13054 |
| LOT 32N   | 2,292 S.F. | 0.053 AC. | PIN 51011F13055 |
| LOT 32O   | 2,292 S.F. | 0.053 AC. | PIN 51011F13056 |
| LOT 32P   | 2,292 S.F. | 0.053 AC. | PIN 51011F13057 |
| LOT 32Q   | 2,292 S.F. | 0.053 AC. | PIN 51011F13058 |
| LOT 32R   | 2,292 S.F. | 0.053 AC. | PIN 51011F13059 |
| LOT 32S   | 2,292 S.F. | 0.053 AC. | PIN 51011F13060 |
| LOT 32T   | 2,292 S.F. | 0.053 AC. | PIN 51011F13061 |
| LOT 32U   | 2,292 S.F. | 0.053 AC. | PIN 51011F13062 |
| LOT 32V   | 2,292 S.F. | 0.053 AC. | PIN 51011F13063 |
| LOT 32W   | 2,292 S.F. | 0.053 AC. | PIN 51011F13064 |
| LOT 32X   | 2,292 S.F. | 0.053 AC. | PIN 51011F13065 |
| LOT 32Y   | 2,292 S.F. | 0.053 AC. | PIN 51011F13066 |
| LOT 32Z   | 2,292 S.F. | 0.053 AC. | PIN 51011F13067 |
| LOT 32AA  | 2,292 S.F. | 0.053 AC. | PIN 51011F13068 |
| LOT 32AB  | 2,292 S.F. | 0.053 AC. | PIN 51011F13069 |
| LOT 32AC  | 2,292 S.F. | 0.053 AC. | PIN 51011F13070 |
| LOT 32AD  | 2,292 S.F. | 0.053 AC. | PIN 51011F13071 |
| LOT 32AE  | 2,292 S.F. | 0.053 AC. | PIN 51011F13072 |
| LOT 32AF  | 2,292 S.F. | 0.053 AC. | PIN 51011F13073 |
| LOT 32AG  | 2,292 S.F. | 0.053 AC. | PIN 51011F13074 |
| LOT 32AH  | 2,292 S.F. | 0.053 AC. | PIN 51011F13075 |
| LOT 32AI  | 2,292 S.F. | 0.053 AC. | PIN 51011F13076 |
| LOT 32AJ  | 2,292 S.F. | 0.053 AC. | PIN 51011F13077 |
| LOT 32AK  | 2,292 S.F. | 0.053 AC. | PIN 51011F13078 |
| LOT 32AL  | 2,292 S.F. | 0.053 AC. | PIN 51011F13079 |
| LOT 32AM  | 2,292 S.F. | 0.053 AC. | PIN 51011F13080 |
| LOT 32AN  | 2,292 S.F. | 0.053 AC. | PIN 51011F13081 |
| LOT 32AO  | 2,292 S.F. | 0.053 AC. | PIN 51011F13082 |
| LOT 32AP  | 2,292 S.F. | 0.053 AC. | PIN 51011F13083 |
| LOT 32AQ  | 2,292 S.F. | 0.053 AC. | PIN 51011F13084 |
| LOT 32AR  | 2,292 S.F. | 0.053 AC. | PIN 51011F13085 |
| LOT 32AS  | 2,292 S.F. | 0.053 AC. | PIN 51011F13086 |
| LOT 32AT  | 2,292 S.F. | 0.053 AC. | PIN 51011F13087 |
| LOT 32AU  | 2,292 S.F. | 0.053 AC. | PIN 51011F13088 |
| LOT 32AV  | 2,292 S.F. | 0.053 AC. | PIN 51011F13089 |
| LOT 32AW  | 2,292 S.F. | 0.053 AC. | PIN 51011F13090 |
| LOT 32AX  | 2,292 S.F. | 0.053 AC. | PIN 51011F13091 |
| LOT 32AY  | 2,292 S.F. | 0.053 AC. | PIN 51011F13092 |
| LOT 32AZ  | 2,292 S.F. | 0.053 AC. | PIN 51011F13093 |
| LOT 32BA  | 2,292 S.F. | 0.053 AC. | PIN 51011F13094 |
| LOT 32BB  | 2,292 S.F. | 0.053 AC. | PIN 51011F13095 |
| LOT 32BC  | 2,292 S.F. | 0.053 AC. | PIN 51011F13096 |
| LOT 32BD  | 2,292 S.F. | 0.053 AC. | PIN 51011F13097 |
| LOT 32BE  | 2,292 S.F. | 0.053 AC. | PIN 51011F13098 |
| LOT 32BF  | 2,292 S.F. | 0.053 AC. | PIN 51011F13099 |
| LOT 32BG  | 2,292 S.F. | 0.053 AC. | PIN 51011F13100 |
| LOT 32BH  | 2,292 S.F. | 0.053 AC. | PIN 51011F13101 |
| LOT 32BI  | 2,292 S.F. | 0.053 AC. | PIN 51011F13102 |
| LOT 32BJ  | 2,292 S.F. | 0.053 AC. | PIN 51011F13103 |
| LOT 32BK  | 2,292 S.F. | 0.053 AC. | PIN 51011F13104 |
| LOT 32BL  | 2,292 S.F. | 0.053 AC. | PIN 51011F13105 |
| LOT 32BM  | 2,292 S.F. | 0.053 AC. | PIN 51011F13106 |
| LOT 32BN  | 2,292 S.F. | 0.053 AC. | PIN 51011F13107 |
| LOT 32BO  | 2,292 S.F. | 0.053 AC. | PIN 51011F13108 |
| LOT 32BP  | 2,292 S.F. | 0.053 AC. | PIN 51011F13109 |
| LOT 32BQ  | 2,292 S.F. | 0.053 AC. | PIN 51011F13110 |
| LOT 32BR  | 2,292 S.F. | 0.053 AC. | PIN 51011F13111 |
| LOT 32BS  | 2,292 S.F. | 0.053 AC. | PIN 51011F13112 |
| LOT 32BT  | 2,292 S.F. | 0.053 AC. | PIN 51011F13113 |
| LOT 32BU  | 2,292 S.F. | 0.053 AC. | PIN 51011F13114 |
| LOT 32BV  | 2,292 S.F. | 0.053 AC. | PIN 51011F13115 |
| LOT 32BW  | 2,292 S.F. | 0.053 AC. | PIN 51011F13116 |
| LOT 32BX  | 2,292 S.F. | 0.053 AC. | PIN 51011F13117 |
| LOT 32BY  | 2,292 S.F. | 0.053 AC. | PIN 51011F13118 |
| LOT 32BZ  | 2,292 S.F. | 0.053 AC. | PIN 51011F13119 |
| LOT 32CA  | 2,292 S.F. | 0.053 AC. | PIN 51011F13120 |
| LOT 32CB  | 2,292 S.F. | 0.053 AC. | PIN 51011F13121 |
| LOT 32CC  | 2,292 S.F. | 0.053 AC. | PIN 51011F13122 |
| LOT 32CD  | 2,292 S.F. | 0.053 AC. | PIN 51011F13123 |
| LOT 32CE  | 2,292 S.F. | 0.053 AC. | PIN 51011F13124 |
| LOT 32CF  | 2,292 S.F. | 0.053 AC. | PIN 51011F13125 |
| LOT 32CG  | 2,292 S.F. | 0.053 AC. | PIN 51011F13126 |
| LOT 32CH  | 2,292 S.F. | 0.053 AC. | PIN 51011F13127 |
| LOT 32CI  | 2,292 S.F. | 0.053 AC. | PIN 51011F13128 |
| LOT 32CJ  | 2,292 S.F. | 0.053 AC. | PIN 51011F13129 |
| LOT 32CK  | 2,292 S.F. | 0.053 AC. | PIN 51011F13130 |
| LOT 32CL  | 2,292 S.F. | 0.053 AC. | PIN 51011F13131 |
| LOT 32CM  | 2,292 S.F. | 0.053 AC. | PIN 51011F13132 |
| LOT 32CN  | 2,292 S.F. | 0.053 AC. | PIN 51011F13133 |
| LOT 32CO  | 2,292 S.F. | 0.053 AC. | PIN 51011F13134 |
| LOT 32CP  | 2,292 S.F. | 0.053 AC. | PIN 51011F13135 |
| LOT 32CQ  | 2,292 S.F. | 0.053 AC. | PIN 51011F13136 |
| LOT 32CR  | 2,292 S.F. | 0.053 AC. | PIN 51011F13137 |
| LOT 32CS  | 2,292 S.F. | 0.053 AC. | PIN 51011F13138 |
| LOT 32CT  | 2,292 S.F. | 0.053 AC. | PIN 51011F13139 |
| LOT 32CU  | 2,292 S.F. | 0.053 AC. | PIN 51011F13140 |
| LOT 32CV  | 2,292 S.F. | 0.053 AC. | PIN 51011F13141 |
| LOT 32CW  | 2,292 S.F. | 0.053 AC. | PIN 51011F13142 |
| LOT 32CX  | 2,292 S.F. | 0.053 AC. | PIN 51011F13143 |
| LOT 32CY  | 2,292 S.F. | 0.053 AC. | PIN 51011F13144 |
| LOT 32CZ  | 2,292 S.F. | 0.053 AC. | PIN 51011F13145 |
| LOT 32DA  | 2,292 S.F. | 0.053 AC. | PIN 51011F13146 |
| LOT 32DB  | 2,292 S.F. | 0.053 AC. | PIN 51011F13147 |
| LOT 32DC  | 2,292 S.F. | 0.053 AC. | PIN 51011F13148 |
| LOT 32DD  | 2,292 S.F. | 0.053 AC. | PIN 51011F13149 |
| LOT 32DE  | 2,292 S.F. | 0.053 AC. | PIN 51011F13150 |
| LOT 32DF  | 2,292 S.F. | 0.053 AC. | PIN 51011F13151 |
| LOT 32DG  | 2,292 S.F. | 0.053 AC. | PIN 51011F13152 |
| LOT 32DH  | 2,292 S.F. | 0.053 AC. | PIN 51011F13153 |
| LOT 32DI  | 2,292 S.F. | 0.053 AC. | PIN 51011F13154 |
| LOT 32DJ  | 2,292 S.F. | 0.053 AC. | PIN 51011F13155 |
| LOT 32DK  | 2,292 S.F. | 0.053 AC. | PIN 51011F13156 |
| LOT 32DL  | 2,292 S.F. | 0.053 AC. | PIN 51011F13157 |
| LOT 32DM  | 2,292 S.F. | 0.053 AC. | PIN 51011F13158 |
| LOT 32DN  | 2,292 S.F. | 0.053 AC. | PIN 51011F13159 |
| LOT 32DO  | 2,292 S.F. | 0.053 AC. | PIN 51011F13160 |
| LOT 32DP  | 2,292 S.F. | 0.053 AC. | PIN 51011F13161 |
| LOT 32DQ  | 2,292 S.F. | 0.053 AC. | PIN 51011F13162 |
| LOT 32DR  | 2,292 S.F. | 0.053 AC. | PIN 51011F13163 |
| LOT 32DS  | 2,292 S.F. | 0.053 AC. | PIN 51011F13164 |
| LOT 32DT  | 2,292 S.F. | 0.053 AC. | PIN 51011F13165 |
| LOT 32DU  | 2,292 S.F. | 0.053 AC. | PIN 51011F13166 |
| LOT 32DV  | 2,292 S.F. | 0.053 AC. | PIN 51011F13167 |
| LOT 32DW  | 2,292 S.F. | 0.053 AC. | PIN 51011F13168 |
| LOT 32DX  | 2,292 S.F. | 0.053 AC. | PIN 51011F13169 |
| LOT 32DY  | 2,292 S.F. | 0.053 AC. | PIN 51011F13170 |
| LOT 32DZ  | 2,292 S.F. | 0.053 AC. | PIN 51011F13171 |
| LOT 32EA  | 2,292 S.F. | 0.053 AC. | PIN 51011F13172 |
| LOT 32EB  | 2,292 S.F. | 0.053 AC. | PIN 51011F13173 |
| LOT 32EC  | 2,292 S.F. | 0.053 AC. | PIN 51011F13174 |
| LOT 32ED  | 2,292 S.F. | 0.053 AC. | PIN 51011F13175 |
| LOT 32EE  | 2,292 S.F. | 0.053 AC. | PIN 51011F13176 |
| LOT 32EF  | 2,292 S.F. | 0.053 AC. | PIN 51011F13177 |
| LOT 32EG  | 2,292 S.F. | 0.053 AC. | PIN 51011F13178 |
| LOT 32EH  | 2,292 S.F. | 0.053 AC. | PIN 51011F13179 |
| LOT 32EI  | 2,292 S.F. | 0.053 AC. | PIN 51011F13180 |
| LOT 32EJ  | 2,292 S.F. | 0.053 AC. | PIN 51011F13181 |
| LOT 32EK  | 2,292 S.F. | 0.053 AC. | PIN 51011F13182 |
| LOT 32EL  | 2,292 S.F. | 0.053 AC. | PIN 51011F13183 |
| LOT 32EM  | 2,292 S.F. | 0.053 AC. | PIN 51011F13184 |
| LOT 32EN  | 2,292 S.F. | 0.053 AC. | PIN 51011F13185 |
| LOT 32EO  | 2,292 S.F. | 0.053 AC. | PIN 51011F13186 |
| LOT 32EP  | 2,292 S.F. | 0.053 AC. | PIN 51011F13187 |
| LOT 32EQ  | 2,292 S.F. | 0.053 AC. | PIN 51011F13188 |
| LOT 32ER  | 2,292 S.F. | 0.053 AC. | PIN 51011F13189 |
| LOT 32ES  | 2,292 S.F. | 0.05      |                 |



NOTES

1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
2. 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.
3. ALL CORNERS MARKED WITH 3/4" IRON REBAR, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 1,245,500 FEET OR BETTER.
5. ELEVATIONS ARE BASED ON NAVD83, UNLESS OTHERWISE NOTED.
6. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
7. ACCORDING TO F.I.R.M. MAP NO. 1305IC, PANEL 0107H, 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.
8. 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.
9. 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.
10. PARENT TRACT TAX MAP NUMBER: 5101FO004  
PROPERTY OWNER: POOLER PARKWAY OF GA, LLC (PER TAX RECORDS)  
TITLE REFERENCE: PLAT BOOK 53, PAGE 278
11. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
12. THE CITY OF POOLER SHALL NOT BE RESPONSIBLE FOR STORM DRAINAGE SYSTEMS OR DETENTION PONDS AND ARE PRIVATE.
13. PROPOSED UTILITY EASEMENTS SHOWN HEREON ARE TO BE CENTERED ON THEIR RESPECTIVE LINE. UTILITY EASEMENTS FOR SANITARY SEWER LINES AND WATER SHALL BE 15 FEET IN WIDTH CENTERED ON THE UTILITY AND BE OWNED AND MAINTAINED BY THE CITY OF POOLER (SEE SHEET 3). EASEMENTS FOR STORM DRAINAGE SHALL BE 20 FEET IN WIDTH CENTERED ON THE UTILITY AND BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION (SEE SHEET 2).
14. 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.
15. SIDEWALKS AND THEIR RESPECTIVE ACCESS EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

THIS SPACE RESERVED FOR THE  
CLERK OF SUPERIOR COURT

DRAINAGE  
EASEMENT 8  
2,421 S.F.  
0.056 AC.

DRAINAGE  
EASEMENT 7  
6,870 S.F.  
0.158 AC.

DRAINAGE  
EASEMENT 6  
4,165 S.F.  
0.096 AC.

DRAINAGE  
EASEMENT 5  
4,150 sq. ft.  
0.095 acres

DRAINAGE  
EASEMENT 4  
4,139 S.F.  
0.095 AC.

DRAINAGE  
EASEMENT 3  
4,121 S.F.  
0.095 AC.

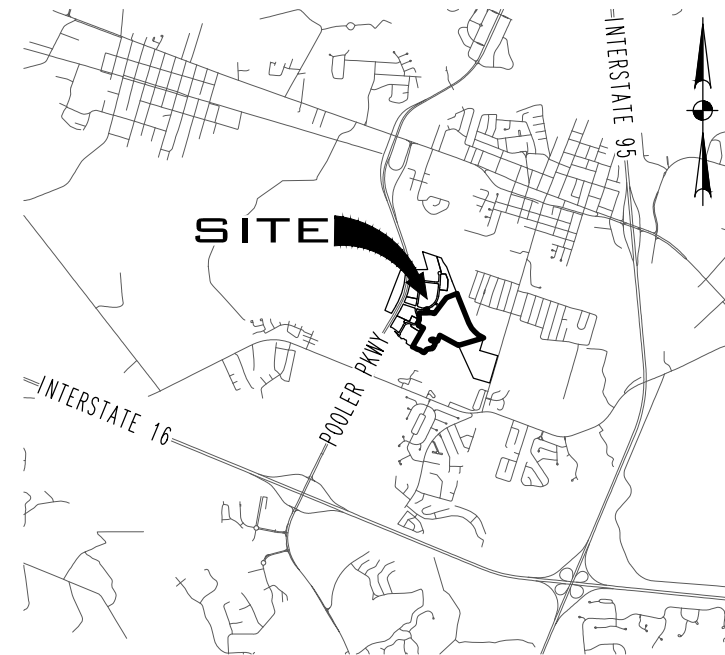
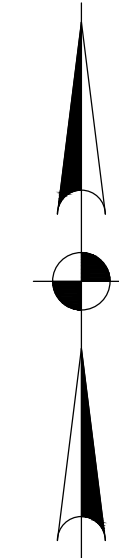
DRAINAGE  
EASEMENT 2  
4,128 S.F.  
0.095 AC.

DRAINAGE  
EASEMENT 1  
4,812 S.F.  
0.110 AC.

| LINE TABLE |               |        |
|------------|---------------|--------|
| LINE       | BEARING       | LENGTH |
| L1         | S 04°47'22" E | 38.50  |
| L2         | S 85°12'58" W | 45.72  |
| L3         | N 04°47'02" W | 20.00  |
| L4         | N 85°12'58" E | 25.77  |
| L5         | N 04°47'22" W | 75.15  |
| L6         | N 84°11'59" E | 20.00  |
| L7         | N 03°59'19" W | 74.55  |
| L8         | S 85°12'58" W | 25.06  |
| L9         | N 04°47'01" W | 20.00  |
| L10        | N 85°12'59" E | 45.33  |
| L11        | S 03°59'19" E | 83.11  |
| L12        | N 55°26'23" E | 74.63  |
| L13        | N 82°20'03" E | 114.53 |
| L14        | S 07°38'57" E | 20.00  |
| L15        | S 82°20'03" W | 109.75 |
| L16        | S 55°26'23" W | 87.44  |
| L17        | S 56°14'59" W | 29.27  |
| L18        | N 24°23'05" W | 20.27  |
| L19        | N 56°14'59" E | 20.10  |
| L20        | S 28°30'06" W | 173.81 |
| L21        | S 28°29'21" W | 34.44  |
| L22        | N 61°30'59" W | 20.00  |
| L23        | N 28°29'21" E | 34.44  |
| L24        | N 28°30'06" E | 173.81 |
| L25        | S 61°29'54" E | 20.00  |
| L26        | S 28°29'21" W | 34.44  |
| L27        | N 61°30'39" W | 20.00  |
| L28        | N 28°29'21" E | 34.44  |
| L29        | N 28°30'06" E | 173.05 |
| L30        | S 61°29'54" E | 20.00  |
| L31        | S 28°30'06" W | 173.05 |
| L32        | N 36°59'17" W | 172.53 |
| L33        | N 33°00'43" E | 20.00  |
| L34        | S 36°59'17" E | 172.53 |
| L35        | S 36°58'22" E | 34.43  |
| L36        | S 53°10'58" W | 20.00  |
| L37        | N 36°58'22" W | 34.43  |
| L38        | N 61°29'57" W | 34.44  |
| L39        | N 61°30'00" W | 171.59 |
| L40        | N 28°30'00" E | 20.00  |
| L41        | S 61°30'00" E | 171.59 |
| L42        | S 61°29'57" E | 34.44  |
| L43        | S 28°30'03" W | 20.00  |
| L44        | S 81°15'56" W | 171.76 |
| L45        | N 08°44'04" W | 20.00  |
| L46        | N 81°15'56" E | 171.80 |
| L47        | N 81°30'29" E | 34.84  |

LEGEND

- ⊕ BENCHMARK
- COMPUTED POINT (NO MONUMENT)
- CONCRETE MONUMENT (FOUND)
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- IRON REBAR (FOUND)
- IRON REBAR (SET)
- ADJ. JOINER PROPERTY LINE
- - - - - WATER/SEWER UTILITY EASEMENT



VICINITY MAP not to scale

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**CITY OF POOLER APPROVAL**  
THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

APPROVED BY THE MAYOR AND COUNCILMEN, CITY OF POOLER

KAREN L. WILLIAMS MAYOR DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

COUNCIL MEMBER DATE

APPROVED BY THE CLERK OF COUNCIL, CITY OF POOLER

KILEY FUSCO CLERK OF COUNCIL DATE

APPROVED BY PLANNING & ZONING, CITY OF POOLER

NICOLE JOHNSON PLANNING AND ZONING COMMISSION CHAIRMAN DATE

**SURVEYOR'S CERTIFICATION**  
AS REQUIRED BY SUBSECTION (b) 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.



MAJOR SUBDIVISION  
**PHASE 3  
CLEAR LAKE**  
**BEING A PORTION OF LOT 12  
OF CLEAR LAKE RESERVE  
(DRAINAGE EASEMENTS)**

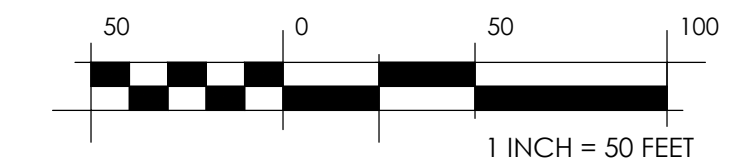
8<sup>TH</sup> G.M. DISTRICT, CITY OF POOLER,  
CHATHAM COUNTY, GEORGIA

prepared for  
CLEAR LAKE (GA) OWNER I LLC

No. Revision By Date



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Savannah, GA 31405 • 912.234.5300  
www.thomasandhutton.com



plot drawn reviewed field crew  
10/08/2024 MDJ MDJ 10/08/2024 JS

job 26440.0008 SHEET 2 OF 3

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.

CLEAR LAKE (GA) OWNER I LLC  
JESSE R. BAKER, AUTHORIZED SIGNATORY DATE

REFERENCES

A MAJOR SUBDIVISION PLAT OF CLEAR LAKE RESERVE, PHASE 1, BEING TRACTS 1 & 2 FORMERLY KNOWN AS THE RYALS TRACT AND PARCEL E-3, BEING A PORTION OF PARCEL "E" OF THE MORGAN TRACT "O", 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

1. FIELD EQUIPMENT USED FOR THIS SURVEY: GEOMAX ZOOM90 R2
2. 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 01" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
3. ALL CORNERS MARKED WITH 3/4" IRON REBAR, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
4. THIS PLAT HAS A PRECISION OF ONE FOOT IN 1245,500 FEET OR BETTER.
5. ELEVATIONS ARE BASED ON NAVD83, UNLESS OTHERWISE NOTED.
6. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
7. ACCORDING TO F.I.R.M. MAP NO. 13051C, PANEL 0107H, 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.
8. 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.
9. 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.
10. PARENT TRACT TAX MAP NUMBER: 5101F01004  
PROPERTY OWNER: POOLER PARKWAY OF GA, LLC (PER TAX RECORDS)  
TITLE REFERENCE: PLAT BOOK 53, PAGE 278
11. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.
12. THE CITY OF POOLER SHALL NOT BE RESPONSIBLE FOR STORM DRAINAGE SYSTEMS OR DETENTION PONDS AND ARE PRIVATE.
13. PROPOSED UTILITY EASEMENTS SHOWN HEREON ARE TO BE CENTERED ON THEIR RESPECTIVE LINE. UTILITY EASEMENTS FOR SANITARY SEWER LINES AND WATER SHALL BE 15 FEET IN WIDTH CENTERED ON THE UTILITY AND BE OWNED AND MAINTAINED BY THE CITY OF POOLER (SEE SHEET 3). EASEMENTS FOR STORM DRAINAGE SHALL BE 20 FEET IN WIDTH CENTERED ON THE UTILITY AND BE OWNED AND MAINTAINED BY THE HOME OWNER'S ASSOCIATION (SEE SHEET 2).
14. 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.
15. SIDEWALKS AND THEIR RESPECTIVE ACCESS EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

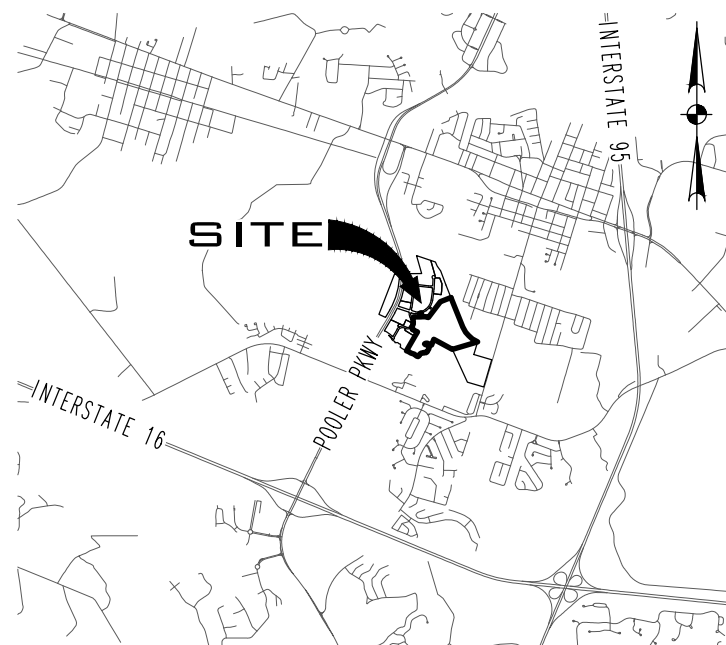
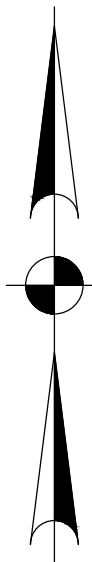
| CURVE TABLE |        |        |               |           |
|-------------|--------|--------|---------------|-----------|
| CURVE       | RADIUS | LENGTH | CH BEARING    | CH LENGTH |
| C1          | 228.73 | 236.19 | N 04°00'58" W | 243.01    |
| C2          | 776.73 | 67.54  | N 34°19'33" W | 67.52     |
| C3          | 821.64 | 119.34 | N 27°40'26" W | 119.23    |
| C4          | 806.64 | 119.12 | S 27°58'24" E | 118.01    |
| C5          | 761.73 | 66.28  | S 34°19'39" E | 66.26     |
| C6          | 243.78 | 273.10 | S 04°00'49" E | 259.04    |

| LINE TABLE |               |        |
|------------|---------------|--------|
| LINE       | BEARING       | LENGTH |
| L48        | S 08°29'31" E | 20.00  |
| L49        | S 8°30'29" W  | 34.60  |
| L50        | N 57°00'29" E | 163.04 |
| L51        | N 56°56'07" E | 26.33  |
| L52        | N 76°10'07" E | 54.80  |
| L53        | S 13°48'53" E | 20.00  |
| L54        | S 76°10'07" E | 61.41  |
| L55        | S 56°56'07" W | 22.75  |
| L56        | S 57°00'29" W | 163.06 |
| L57        | N 32°59'31" W | 20.00  |
| L58        | S 27°17'29" W | 16.46  |
| L59        | S 6°20'50" W  | 145.92 |
| L60        | S 74°30'13" W | 114.37 |
| L61        | N 78°13'22" W | 164.34 |
| L62        | N 60°56'22" W | 135.51 |
| L63        | N 60°45'28" W | 351.06 |
| L64        | N 28°46'26" W | 341.03 |
| L65        | N 04°52'00" W | 281.07 |
| L66        | N 85°08'00" E | 15.00  |
| L67        | S 04°52'00" E | 277.89 |
| L68        | S 28°46'26" E | 42.30  |
| L69        | N 56°15'27" E | 19.90  |
| L70        | N 33°45'35" E | 10.12  |
| L71        | N 69°10'40" W | 12.48  |
| L72        | N 04°37'58" W | 319.39 |
| L73        | N 84°19'59" E | 15.00  |
| L74        | S 04°37'58" E | 319.29 |
| L75        | S 15°20'40" E | 23.66  |
| L76        | S 33°45'35" E | 43.91  |
| L77        | S 49°50'21" E | 12.42  |
| L78        | S 62°19'18" E | 123.43 |
| L79        | S 6°29'57" E  | 263.01 |
| L80        | S 6°51'44" E  | 101.41 |
| L81        | S 77°15'36" E | 59.87  |
| L82        | N 89°40'58" E | 52.69  |
| L83        | N 77°04'48" E | 55.77  |
| L84        | N 6°54'22" E  | 58.20  |
| L85        | N 54°20'47" E | 29.52  |
| L86        | N 48°57'30" E | 45.87  |
| L87        | N 34°00'57" E | 33.99  |
| L88        | N 28°34'46" E | 240.71 |
| L89        | N 36°27'37" W | 159.72 |
| L90        | N 62°50'22" E | 15.03  |
| L91        | S 36°27'37" E | 159.81 |
| L92        | S 28°34'46" W | 235.00 |
| L93        | S 49°59'39" E | 23.54  |
| L94        | N 27°17'29" E | 313.44 |
| L95        | N 03°27'11" W | 142.78 |
| L96        | N 34°23'41" W | 206.81 |
| L97        | N 69°52'35" W | 217.61 |
| L98        | N 62°47'20" E | 15.02  |
| L99        | S 29°52'35" E | 216.32 |
| L100       | S 34°23'41" E | 210.37 |
| L101       | S 03°27'11" E | 151.05 |
| L102       | S 27°17'29" W | 320.95 |
| L103       | S 49°59'39" E | 18.31  |
| L104       | S 70°30'15" E | 143.22 |
| L105       | S 52°28'12" E | 195.90 |
| L106       | S 40°04'39" E | 16.80  |
| L107       | S 73°19'30" W | 16.47  |
| L108       | N 4°04'39" W  | 6.51   |
| L109       | N 52°28'12" W | 192.03 |
| L110       | N 70°30'15" W | 143.25 |
| L111       | N 49°59'39" W | 17.64  |
| L112       | S 9°20'50" W  | 139.65 |
| L113       | S 74°30'13" W | 107.66 |
| L114       | N 78°13'22" W | 158.43 |
| L115       | N 60°56'22" W | 131.21 |
| L116       | N 60°45'28" W | 346.74 |
| L117       | N 28°46'26" W | 29.27  |
| L118       | N 56°15'27" E | 21.21  |
| L119       | S 33°45'35" E | 23.34  |
| L120       | S 49°50'21" E | 16.18  |
| L121       | S 62°19'18" E | 124.96 |
| L122       | S 6°29'57" E  | 262.95 |
| L123       | S 6°51'44" E  | 103.21 |
| L124       | S 77°15'36" E | 63.61  |
| L125       | N 89°40'58" E | 56.05  |
| L126       | N 77°04'48" E | 58.47  |
| L127       | N 6°54'22" E  | 61.19  |
| L128       | N 54°20'47" E | 31.21  |
| L129       | N 48°57'30" E | 49.54  |
| L130       | N 34°00'57" E | 33.94  |
| L131       | S 49°59'39" E | 26.73  |
| L132       | S 27°17'29" W | 16.65  |

UTILITY EASEMENT  
(WATER & SEWER)  
4,165 S.F.  
0.09% AC.

LEGEND

- BENCHMARK
- COMPUTED POINT (NO MONUMENT)
- CONCRETE MONUMENT (FOUND)
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- IRON PIPE (FOUND)
- IRON REBAR (SET)
- ADJOINER PROPERTY LINE
- - - - - WATER/SEWER UTILITY EASEMENT



VICINITY MAP not to scale

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APPROVED BY THE MAYOR AND COUNCILMEN, CITY OF POOLER

KAREN L. WILLIAMS MAYOR DATE

COUNCIL MEMBER DATE

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APPROVED BY THE CLERK OF COUNCIL, CITY OF POOLER

KILEY FUSCO CLERK OF COUNCIL DATE

APPROVED BY PLANNING & ZONING, CITY OF POOLER

NICOLE JOHNSON PLANNING AND ZONING COMMISSION CHAIRMAN DATE

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MAJOR SUBDIVISION  
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CLEAR LAKE**  
**BEING A PORTION OF LOT 12  
OF CLEAR LAKE RESERVE**  
(WATER & SEWER UTILITY EASEMENTS)

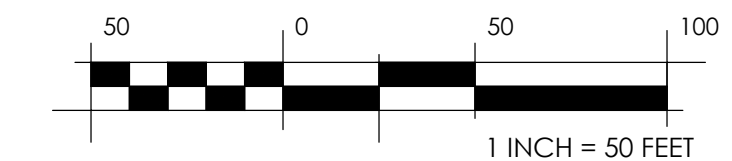
8TH G.M. DISTRICT, CITY OF POOLER,  
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prepared for  
CLEAR LAKE (GA) OWNER I LLC

No. Revision By Date



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plot drawn reviewed field crew  
10/08/2024 MDJ MDJ 10/08/2024 JS

job 26440.0008 SHEET 3 OF 3

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.

CLEAR LAKE (GA) OWNER I LLC  
JESSE R. BAKER, AUTHORIZED SIGNATORY DATE





**CITY of POOLER**  
— GEORGIA —

**MAINTENANCE AND WARRANTY BOND**

Premium: \$1,768.00/2 yrs.

Bond Number: ES00018385 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

## Attachment B

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.



## Attachment B

**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]

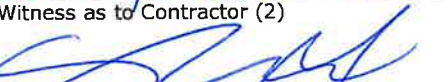
Attachment B

**IN WITNESS HEREOF**, the Contractor and Surety do hereunto execute this Bond number  
ES00018385 this 27th day of August, 2024.

**Attest**

  
Witness as to Contractor (1)

  
Witness as to Contractor (2)

  
Notary Public Signature

10/21/27  
Notary Public Commission Expiration

Seal:



**Attest**

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

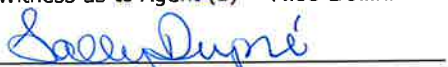
Notary Public Commission Expiration

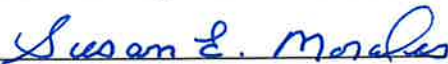
Seal:

OR

**Attest**

  
Witness as to Agent (1) Nico Bollini

  
Witness as to Agent (2) Sally Dupre

  
Notary Public Signature Susan E. Morales

April 14, 2027  
Notary Public Commission Expiration



**Contractor**

  
Contractor Signature

Jesse B. Baker  
Contractor Print

Authorized Signatory  
Contractor Title

Clear Lake (GA) Owner I LLC  
Company Name

**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

**Surety's Agent**

  
Attorney in Fact Signature (Attach Power)

Cheryl L. Thomas  
Attorney in Fact Print

OK07568  
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 )*

# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of Orange }

On August 27, 2024 before me, Susan E. Morales, Notary Public,  
(Here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Susan E. Morales  
Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Bond #ES00018385

(Title or description of attached document)

Everest Reinsurance Company

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date 8/27/24

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer

\_\_\_\_\_  
(Title)

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

## INSTRUCTIONS FOR COMPLETING THIS FORM

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

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



## Attachment B



### POWER OF ATTORNEY EVEREST REINSURANCE COMPANY and EVEREST NATIONAL INSURANCE COMPANY

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

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

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

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

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

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

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

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

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



Everest Reinsurance Company and Everest National Insurance Company

By: Anthony Romano, Senior Vice President

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

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

Linda Robins, Notary Public

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company, this 27<sup>th</sup> day of AUGUST 2024.



By: Sylvia Semerdjian, Assistant Secretary



**CITY of POOLER**  
— GEORGIA —

---

**SIDEWALK PERFORMANCE BOND**

Premium: \$404.00/1 yr.

Bond Number: ES00018384 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 & NO/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.

---



## Attachment B

**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]

Attachment B

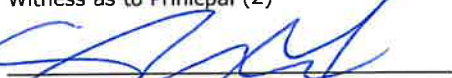
**IN WITNESS HEREOF**, the Principal and Surety do hereunto execute this Bond number

ES00018384 this 27th day of August, 2024.

**Attest**

  
Witness as to Principal (1)

  
Witness as to Principal (2)

  
Notary Public Signature

10/21/27  
Notary Public Commission Expires

Seal:

**Attest**

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:



**Principal**

  
Principal Signature

Jesse R. Baker  
Principal Print

Authorized Signatory  
Principal Title

Clear Lake (GA) Owner I LLC  
Company Name

**Surety**

Surety Authorized Signature

Surety Authorized Print

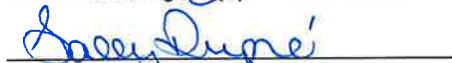
Everest Reinsurance Company  
Surety Company Name

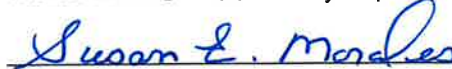
1340 Treat Blvd., Suite 450, Walnut Creek, CA 94597  
Surety Business Address

OR

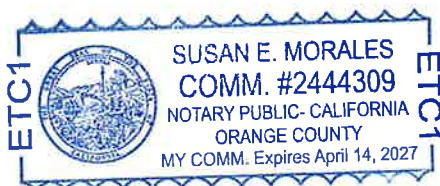
**Attest**

  
Witness as to Agent (1) Nico Bollini

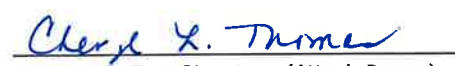
  
Witness as to Agent (2) Sally Dupre

  
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

OK07568  
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 )*

# ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of Orange }

On August 27, 2024 before me, Susan E. Morales, Notary Public,  
(Here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Susan E. Morales  
Notary Public Signature

(Notary Public Seal)



## ADDITIONAL OPTIONAL INFORMATION

### DESCRIPTION OF THE ATTACHED DOCUMENT

Bond #ES00018384

(Title or description of attached document)

Everest Reinsurance Company

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date 8/27/24

### CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)  
☐ Corporate Officer

\_\_\_\_\_  
(Title)

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

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  - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
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  - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.





## Attachment B

### POWER OF ATTORNEY EVEREST REINSURANCE COMPANY and EVEREST NATIONAL INSURANCE COMPANY

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

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

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

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

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

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

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

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

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



Everest Reinsurance Company and Everest National Insurance Company

By: Anthony Romano, Senior Vice President

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

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

Linda Robins, Notary Public

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company, this 27<sup>th</sup> day of AUGUST 2024.



By: Sylvia Semerdjian, Assistant Secretary



EOM Operations

*Your solution to a better tomorrow*

Attachment B

August 1<sup>st</sup>, 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](http://www.eomworx.com)



Ph: 912.445.0050  
F: 912.756.5882



Attachment B



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

## Attachment B

## Phase 3

| SQ Cost Code                   | Description                                         | Barfield Estim.<br>Qty. |    | Unit Price | Total Price  |
|--------------------------------|-----------------------------------------------------|-------------------------|----|------------|--------------|
| <b>SITE PREP &amp; GRADING</b> |                                                     |                         |    |            |              |
| <b>12.01.015.000</b>           | <b>Site Prep &amp; Gen Mobilization</b>             |                         |    |            |              |
| 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  |
| <b>12.01.050.000</b>           | <b>Finish Grading</b>                               |                         |    |            |              |
| 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 |
| <b>12.01.065.000</b>           | <b>Erosion Control</b>                              |                         |    |            |              |
| 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  |
| <b>12.01.070.000</b>           | <b>Earthwork - Miscellaneous</b>                    |                         |    |            |              |
| 12.01.070.080                  | Earthwork Misc. - General                           | 1                       | LS | 25,000.00  | \$ 25,000.00 |

SITE PREP AND GRADING SUBTOTAL  
INFRASTRUCTURE COST

|                         |
|-------------------------|
| <del>\$345,767.00</del> |
| \$0.00                  |



# Attachment B

| SQ Cost Code | Description | Barfield Estim.<br>Qty. | Unit Price | Total Price |
|--------------|-------------|-------------------------|------------|-------------|
|--------------|-------------|-------------------------|------------|-------------|

## SANITARY SEWER SYSTEM

|                          |                                               |                  |               |                                 |
|--------------------------|-----------------------------------------------|------------------|---------------|---------------------------------|
| <b>12.10.110.000</b>     | <b>Sanitary Sewer Pipe</b>                    |                  |               |                                 |
| <del>12.10.110.005</del> | <del>Connect to Existing Sewer Manhole</del>  | <del>1</del>     | <del>EA</del> | <del>7,500.00 \$ 7,500.00</del> |
| 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              |
| <b>12.10.115.000</b>     | <b>Sewer - Manholes</b>                       |                  |               |                                 |
| 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           |
| <b>12.10.130.000</b>     | <b>Sewer - Miscellaneous</b>                  |                  |               |                                 |
| <del>12.10.130.025</del> | <del>ONSITE BACKFILL</del>                    | <del>647</del>   | <del>CY</del> | <del>4.50 \$ 2,911.50</del>     |
| 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                |
| <del>12.10.130.050</del> | <del>Mandrel &amp; Air - Test - Main/MH</del> | <del>1,942</del> | <del>LF</del> | <del>1.95 \$ 3,786.90</del>     |

## SEWER SYSTEM SUBTOTAL INFRASTRUCTURE COST

|                         |
|-------------------------|
| <del>\$312,000.15</del> |
| \$284,757.50            |

| SQ Cost Code | Description | Barfield Estim.<br>Qty. | Unit Price | Total Price |
|--------------|-------------|-------------------------|------------|-------------|
|--------------|-------------|-------------------------|------------|-------------|

## STORM DRAINAGE

|                          |                                               |                  |               |                               |
|--------------------------|-----------------------------------------------|------------------|---------------|-------------------------------|
| <b>12.20.210.000</b>     | <b>Drainage Pipe</b>                          |                  |               |                               |
| <del>12.20.210.000</del> | <del>6" Subgrade Drain w/ Gock and SAND</del> | <del>2,000</del> | <del>LF</del> | <del>21.15 \$ 42,300.00</del> |

## STORM DRAINAGE SUBTOTAL INFRASTRUCTURE COST

|                        |
|------------------------|
| <del>\$42,300.00</del> |
| \$0.00                 |

| SQ Cost Code | Description | Barfield Estim.<br>Qty. | Unit Price | Total Price |
|--------------|-------------|-------------------------|------------|-------------|
|--------------|-------------|-------------------------|------------|-------------|

## DOMESTIC WATER

|                          |                                                              |                |               |                                   |
|--------------------------|--------------------------------------------------------------|----------------|---------------|-----------------------------------|
| <b>12.30.310.000</b>     | <b>D/W - Waterline Pipe</b>                                  |                |               |                                   |
| <del>12.30.310.005</del> | <del>D/W-Connect Extg 8" Water Main at Point Provided</del>  | <del>3</del>   | <del>EA</del> | <del>4,800.00 \$ 14,400.00</del>  |
| <del>12.30.310.095</del> | <del>D/W-Connect Extg 16" Water Main at Point Provided</del> | <del>1</del>   | <del>EA</del> | <del>22,050.00 \$ 22,050.00</del> |
| 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               |
| <del>12.30.310.335</del> | <del>Test &amp; Chlorinate</del>                             | <del>1</del>   | <del>LS</del> | <del>4,500.00 \$ 4,500.00</del>   |
| <b>12.30.315.000</b>     | <b>D/W - Valves &amp; Fittings</b>                           |                |               |                                   |
| 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            |
| <b>12.30.320.000</b>     | <b>D/W - Waterline Appurtenances</b>                         |                |               |                                   |
| 12.30.320.010            | D/W-Fire Hydrants w/6" Valve & Valve Box                     | 4              | EA            | 6,100.00 \$ 24,400.00             |
| <b>12.30.345.000</b>     | <b>Domestic Water Misc.</b>                                  |                |               |                                   |
| <del>12.30.345.030</del> | <del>ONSITE BACKFILL</del>                                   | <del>660</del> | <del>CY</del> | <del>4.50 \$ 2,970.00</del>       |

## DOMESTIC WATER SUBTOTAL STORM DRAINAGE SUBTOTAL

|                         |
|-------------------------|
| <del>\$459,200.00</del> |
| \$414,480.00            |

# Attachment B

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

STREET IMPROVEMENTS SUBTOTAL  
STORM DRAINAGE SUBTOTAL

|                         |
|-------------------------|
| <del>\$350,418.50</del> |
| \$0.00                  |

## ALTERNATES

|                          |                       |                  |               |                  |                      |
|--------------------------|-----------------------|------------------|---------------|------------------|----------------------|
| <del>12.50.510.015</del> | <del>4" CONDUIT</del> | <del>3,510</del> | <del>LF</del> | <del>14.00</del> | <del>49,140.00</del> |
|--------------------------|-----------------------|------------------|---------------|------------------|----------------------|

SITE PREP AND GRADING  
SANITARY SEWER  
STORM DRAINAGE  
DOMESTIC WATER  
STREET IMPROVEMENTS

| SUBTOTAL                | INFRASTRUCTURE COST |
|-------------------------|---------------------|
| <del>\$345,767.00</del> | \$0.00              |
| <del>\$312,009.15</del> | \$284,757.50        |
| <del>\$42,300.00</del>  | \$0.00              |
| <del>\$459,200.00</del> | \$414,480.00        |
| <del>\$350,418.50</del> | \$0.00              |

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

|                           |
|---------------------------|
| <del>\$1,310,374.05</del> |
| <del>\$13,608.70</del>    |
| <del>\$1,559,714.65</del> |
| <del>\$14,051.40</del>    |

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

|              |
|--------------|
| \$699,237.50 |
| \$349,618.75 |



Attachment B



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**

Nathan B. Long, P.E.

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

Enclosures



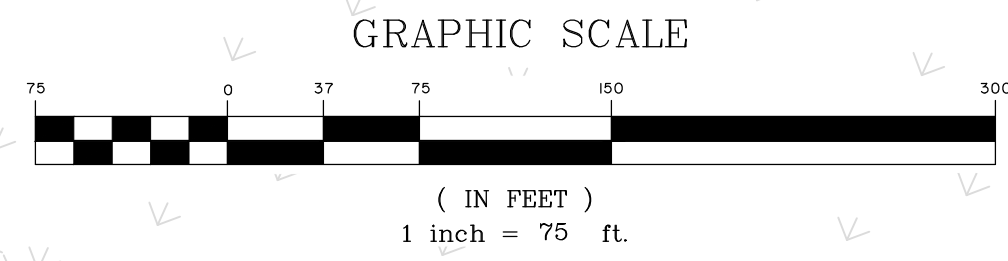
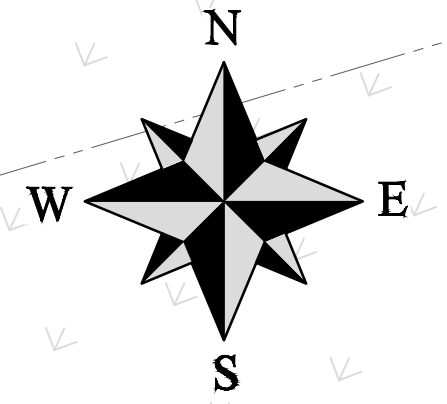
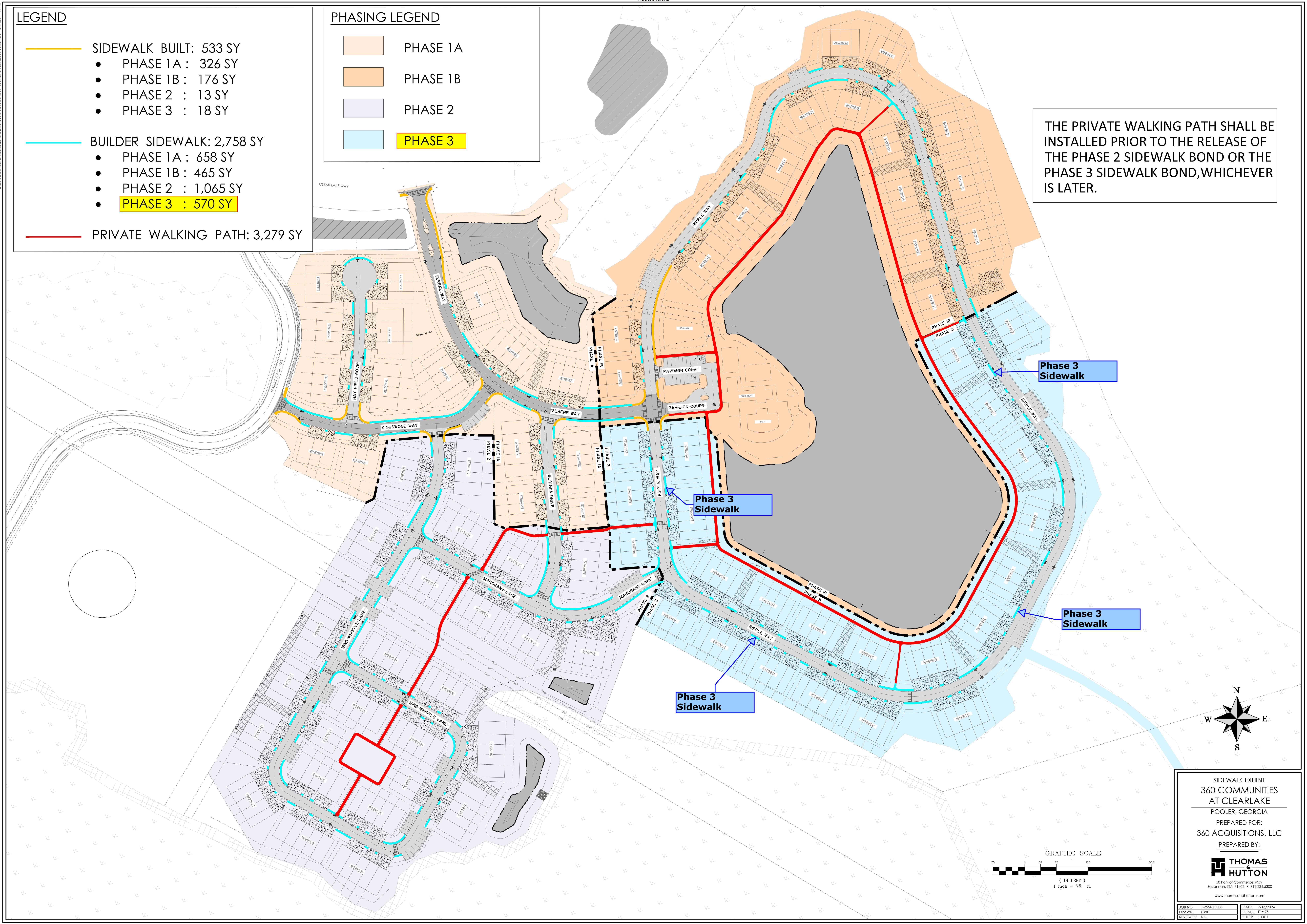
LEGEND

- 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:



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 —

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**PLANNING & ZONING STAFF REPORT**

Site Plan for 313 W Collins Street

|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project:                        | #A24-0010                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| P&Z Meeting Date:               | October 15, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| City Council Meeting Date:      | October 21, 2024                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Applicant and Authorized Agent: | Trisha M. Cook                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Location (Address):             | 313 W Collins Street                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Parcel (PIN):                   | 50003 02003                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Acreage:                        | Approximately .51                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Zoning:                         | C-1 (Light Commercial District)/Main Street Overlay                                                                                                                                                                                                                                                                                                                                                                                                    |
| Proposed Use:                   | Office                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Staff Recommendation:           | Approval                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Planning & Zoning Commission:   | TBD                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Recommended Motion:             | "After review of the criteria, move for approval of the request."                                                                                                                                                                                                                                                                                                                                                                                      |
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Zoning Action Standards:        | <ol style="list-style-type: none"><li>Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans.<ul style="list-style-type: none"><li>The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the FLUM designation and Character Area.</li></ul></li><li>Whether the site plan provides for adequate pedestrian and traffic access.</li></ol> |

- The site plan complies with the provisions for access and circulation; Sec. 11 of App. A, Art. V related to traffic impacts; and Sec. 2 of App A, Art. III for traffic access.
3. Whether the site plan provides for adequate space for off-street parking and loading/unloading zones where applicable.
    - The site plan complies with the provisions of Sec. 5 of App. A, Art. III for parking and loading standards.
  4. Whether the site plan provides for the appropriate location, arrangement, size, and design of buildings, lighting, and signs, giving due consideration to the applicable zoning district(s).
    - The site plan complies with the provisions related to the Main Street Overlay and other development standards for site improvements, including setbacks, building separation, lighting and height.
  5. Whether the site plan is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties.
    - The site plan complies with the provisions related to the location of uses/development areas, development standards for site improvements, and buffer standards.
  6. Whether the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure.
    - The site plan complies with Sec. 606 of App. B, Art. VI; Chapter 74, Art. V; and Chapter 42, Art. V related to servicing of utilities and infrastructure.
  7. Whether the proposed development site is adequately served by other public services to account for current or projected needs.
    - The site is adequately served by public services and provides future right-of-way for on street City-constructed and owned parking.
  8. Whether the site plan provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features.
    - The site plan complies with the provisions related to buffer and screening standards.
  9. Whether the site plan provides adequate landscaping, including type and arrangement of trees, shrubs, and other



landscaping, which may provide a visual or noise-detering buffer between adjacent properties.

- The site plan complies with the provisions of Chapter 42, Art. VI for tree and landscaping requirements, in general, and related buffers.

10. Whether the site plan provides for improvements in accordance with all applicable federal, state, and local laws, including without limitation the Code of Ordinances for the City of Pooler.

- The site plan complies with the provisions of the City of Pooler Code of Ordinances, specifications, or standards, and all other applicable laws.

Conclusion:

The site plan addresses the site plan approval criteria. As such, staff recommends **Approval** of the request.

Attachments:

- A. Vicinity Map
- B. Application and Submittal Documentation
- C. Approval Letter



**CITY OF POOLER**  
GEORGIA

*A great place to Live, Work and Play*

## 313 W Collins Street Vicinity Map

10/04/2024

☐ Parcels





# City of Pooler

## Site Plan Submittal:

All land development activities other than residential one and two family structures, regardless of zoning district must go through the site plan approval process.

- The fee for this process is **\$3,000.00**
- Three (3) sets of completed plans including landscaping and lighting plan, with an electronic copy
- Property owner authorization form signed and notarized *(\* if this is not included, the application will not be processed and no reviews will begin)*
- Proof taxes have been paid in full *(\* must be included, or the application will not be processed and no reviews will begin)*
- EPD Approval Required - **YES or NO**
- NRCS Approval Required        If so, date submitted
- Does this project trigger a DRI?        YES or        NO
- All forms, fees and completed applications **MUST** be submitted to the Zoning Administrator at least 30 days prior to the Planning & Zoning Meeting.
- *If the information that is highlighted is not included, the review will not go forward.*

**The following packet contains the necessary forms to be completed for approval process:**

1. City of Pooler Site Plan Application
2. Site Plan Checklist
3. Authorization of Property Owner form
4. Site Plan Approval Standards
5. Plan Review Checklist
6. Site Plan approval does not constitute approval of any other zoning action or permit.
7. For restaurants that will be serving alcoholic beverages, by the drink, please refer to Chapter 6, Article I, Section 6-11 of The Code of Ordinances of the City of Pooler for requirements.

## 8. Process:

Upon submittal of the site plans, the City Planner will review for noticeable discrepancies and determine if there is a need to apply for other zoning actions. Site plans are also forwarded to the

Attachment B

City Engineer, the Public Works Department and the Fire Chief for review. Once the applicant addresses all of the comments, the plan will be placed on the P & Z agenda for recommendations, if no revisions are needed, it will move to the next regularly scheduled Mayor & Council agenda.

*If you have questions concerning this information, please contact Kimberly Dyer, Zoning Administrator @ (912)748-7261 or via email at [kdyer@pooler-ga.gov](mailto:kdyer@pooler-ga.gov)*



# City of Pooler

## Site Plan Checklist

*The site plan approval process is intended to provide the general public, Planning & Zoning Commission, Mayor and Council members with information pertinent to how a new development will affect the surrounding area and the City as a whole. There is no evaluation process or set of regulations other than what is required to be shown on the map and listed upon application.*

**\* Site Plan approval does not constitute approval of any zoning action or permit \***

- ☐ 3 sets of plans and email electronically as well with an application fee of \$3,000.00
- ☐ Tree Survey prepared by a registered land surveyor with accurate locations of all trees on site and up to 20' off site on all sides. List the trunk diameter at 4.5' above grade and identify the species.
- ☐ The location, size and other pertinent data of all land uses on the site including types, location and height of building, parking, open area and landscaping
- ☐ Dimension setback lines from property lines and street right-of-ways.
- ☐ Lighting Plan
- ☐ Adjacent thoroughfares and all curb-cuts within five hundred (500) feet including:
  - Proposed new cut (s) onto public right-of-ways with turning radii & width
  - Dimensions of all right-of-ways
- ☐ Drainage plan to conform to city engineering department's standards.
- ☐ Location of all utilities
- ☐ Tabulated data including at least
  - ☐ Gross density of dwelling units
  - ☐ Parking ratio per dwelling unit
  - ☐ Percentage and amount of land coverage by use; and,
  - ☐ Percentage and amount of floor area by use and by type.
- ☐ Topographical map showing existing and proposed contours at one foot (1') intervals and natural features.
- ☐ Developments of Regional Impact (check only if your project requires this)

**If these documents are not submitted, your project will not be processed or reviewed.**

**\* NOTE \***     ***The Planning & Zoning Commission may require elevations or other engineering or architectural drawings covering the proposed development.***

***The Mayor & Council will not act upon a zoning decision that requires a site plan until the site plan has met the approval of the City Engineer or his designee.***





Project # \_\_\_\_\_

## Site Plan Application

(page 1 of 3)

Applicant Trisha M CookMailing address 920 Morgans Corner, Ste ECity Pooler State Ga Zip 31312Telephone 912-844-8662 Fax ( ) \_\_\_\_\_Property Owner(s) Trisha M CookMailing address 435 Strathy Hall DrCity Richmond Hill State GA Zip 31324Telephone 912-844-8662 Fax ( ) \_\_\_\_\_Contact Person(s) Trisha M CookMailing address 435 Strathy Hall DrCity Richmond Hill State GA Zip 31324Telephone 912-844-8662 Fax ( ) \_\_\_\_\_ E-mail trisha@thetrishacookteam.comLocation address 313 W Collins Street, Pooler GA 31322Current Zoning R-1-A Parcel Identification Number 50003 02003

Please provide a brief description of the proposed land development activity and use of land thereafter to take a place on the subject property: \_\_\_\_\_

**Design and pave a parking lot**

# SITE PLAN APPLICATION (page 2 of 3)

| <b>Participating Contractors</b>       | <p>Please list the name and address of all participating contractor below:<br/>(Including surveyor, engineer, architect, installer, developer, etc.)</p> <p>Name _____ License # _____</p> <p>Mailing address _____</p> <p>City _____ State _____ Zip _____</p> <p>Telephone (____) _____ E-mail _____</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                  |                     |                  |                     |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|---------------------|------------------|---------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| <b>Previous Zoning Actions</b>         | <p>Please list any previous zoning actions within the past three years. If possible, please include application number, date of application and action taken on all prior applications filed for the zoning action of the whole or part of the land proposed under this application.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Application#</th> <th style="width: 25%;">Date</th> <th style="width: 25%;">Action Requested</th> <th style="width: 25%;">Action Taken</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>                                                                                                                                                                                                                                                                                                   | Application#     | Date                | Action Requested | Action Taken        |  |  |  |  |  |  |  |  |  |  |  |  |
| Application#                           | Date                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Action Requested | Action Taken        |                  |                     |  |  |  |  |  |  |  |  |  |  |  |  |
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| <b>Campaign Contributions</b>          | <p>Have you made campaign contributions to one or more Pooler City Official(s), including any member(s) of the Planning Commission, during the past two years that when combined, total an amount greater than \$250.00?</p> <p><input checked="" type="checkbox"/> No. I have not made campaign contributions to any Pooler City Official(s).</p> <p><input type="checkbox"/> Yes. I have made campaign contributions to one or more Pooler City Official(s).</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">City Official</th> <th style="width: 25%;">Title</th> <th style="width: 25%;">Dollar Value</th> <th style="width: 25%;">Description of gift</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table> <p>If more space is needed for either contractors or campaign contributions, attach another copy of this form.</p> | City Official    | Title               | Dollar Value     | Description of gift |  |  |  |  |  |  |  |  |  |  |  |  |
| City Official                          | Title                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Dollar Value     | Description of gift |                  |                     |  |  |  |  |  |  |  |  |  |  |  |  |
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| <b>Signature &amp; Date (required)</b> | <p>I attest that all the information provided is true to fact: <span style="float: right;"> <div style="border: 1px solid black; padding: 2px; font-size: small;">             dotloop verified<br/>             02/05/24 12:44 PM EST<br/>             AMFM-7E2K-T9QV-N0FX           </div> </span></p> <p style="text-align: right;">_____<br/>(Applicants Signature)</p> <p>Please check if NRCS Approval is needed _____ or EPD Approval _____ and date submitted. _____</p> <p>⬇ Please Note: If this information is left blank, the application will not be processed.</p> <p>Date: 02/05/2024 _____ Attest: _____</p> <p style="text-align: right;">_____<br/>(Zoning Administrator or Agent thereof)</p>                                                                                                                                                                                                                                                                                                                              |                  |                     |                  |                     |  |  |  |  |  |  |  |  |  |  |  |  |



# SITE PLAN APPLICATION (page 3 of 3)

|                                               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|-----------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Georgia Dept. of Transportation (GDOT)</b> | <p>All applications in which property being subdivided/developed that require an entrance onto a State or Federal Highway, a permit is required by the Georgia Department of Transportation. Applicants are required to submit a plat to GDOT for review. The application will not be considered by the Pooler Planning &amp; Zoning Commission until GDOT has commented. If applicable, the comments must accompany the application.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Covenants/Deed Restrictions</b>            | <p><u>Please check one:</u></p> <p>_____ A copy of all existing deed restrictions or subdivision covenants applicable to this property are attached.</p> <p><input checked="" type="checkbox"/> There are no added restrictions or subdivision covenants on this property.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Certifications</b>                         | <p><b>1.</b> I hereby certify that this proposed subdivision/site plan does not violate any covenants or deed restrictions currently in effect for the property being subdivided/developed.</p> <p><b>2.</b> I hereby certify that all taxes applicable to this property have been paid and that there are no delinquent taxes outstanding. (Attach a copy of receipt)</p> <p><b>3.</b> I hereby certify that I am the owner of the property being proposed for subdivision/development.</p> <p><b>4.</b> I hereby certify that all the information pertained in this application is true and correct.</p> <p><b>Signature of Owner</b></p> <div style="display: flex; justify-content: space-between; align-items: flex-end;"> <div style="border: 1px solid black; padding: 2px; display: flex; align-items: center;"> <span style="font-family: cursive;">Trisha M Cook</span> <div style="font-size: 0.8em; margin-left: 5px;">             dotloop verified<br/>             02/05/24 12:44 PM EST<br/>             1PUP-NWKF-FORG-6XCL           </div> </div> <div style="border-bottom: 1px solid black; padding-bottom: 2px;"> <b>Date</b> 02/05/2024         </div> </div> |
| <b>Signature &amp; Date (required)</b>        | <div style="display: flex; justify-content: space-between;"> <div style="width: 60%;"> <p><b>Signature:</b></p> <div style="border: 1px solid black; padding: 2px; display: flex; align-items: center;"> <span style="font-family: cursive;">Trisha M Cook</span> <div style="font-size: 0.8em; margin-left: 5px;">             dotloop verified<br/>             02/05/24 12:44 PM EST<br/>             TBKE-PUCK-AS65-HYBS           </div> </div> </div> <div style="width: 35%;"> <p><b>Date:</b></p> <div style="border-bottom: 1px solid black; padding-bottom: 2px;">02/05/2024</div> </div> </div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

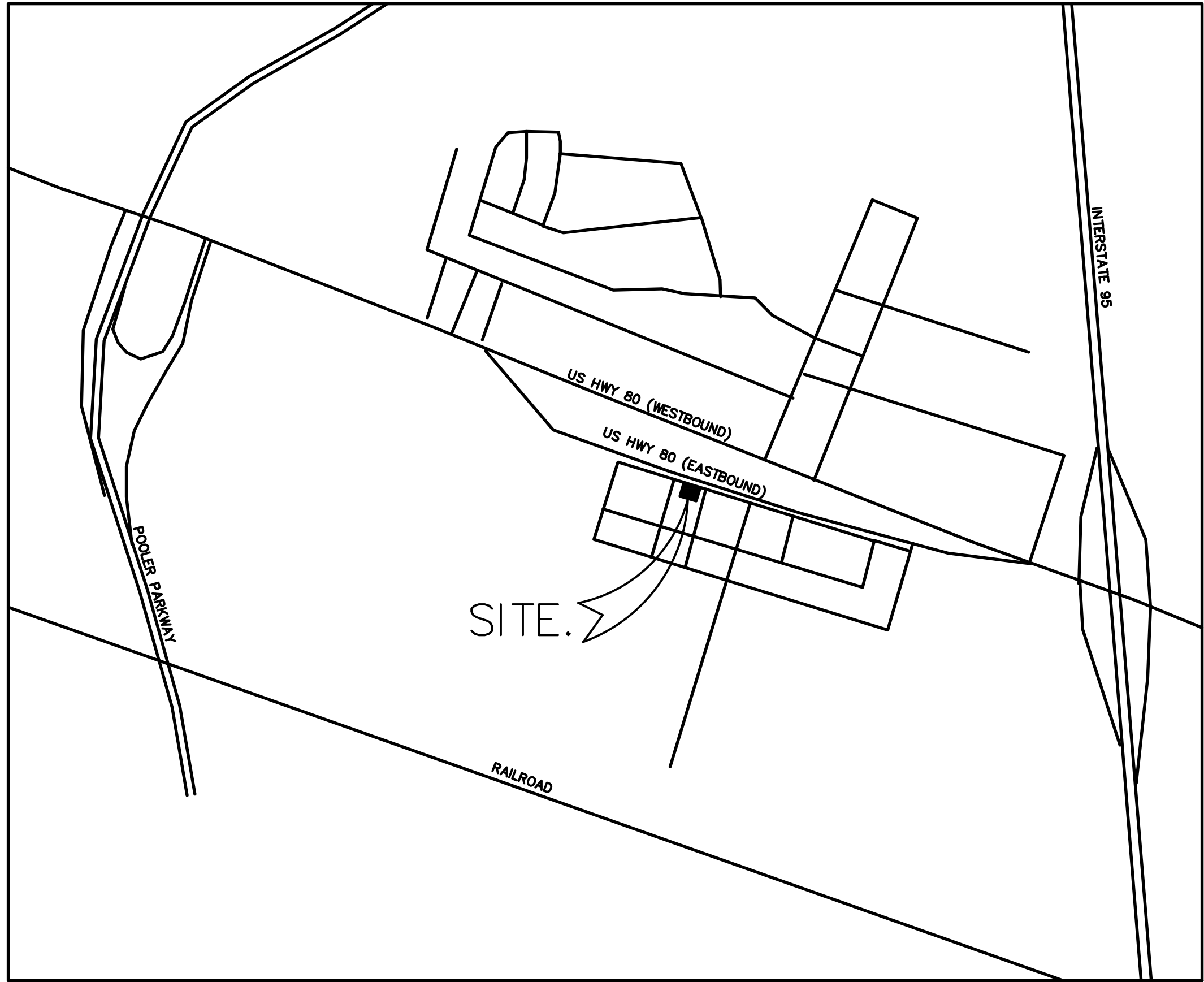
# COLLINS STREET

# SPECIFIC DEVELOPMENT PLANS

# 313 W COLLINS STREET, POOLER

**OWNER**  
**ALLEN HAYES**  
**313 W COLLINS STREET**  
**POOLER, GA 31322**  
**(912)-713-4472**

**24-HOUR CONTACT**  
**ALLEN HAYES**  
**(912)-713-4472**  
**CLOSINGS@THETRISHACOOKTEAM.COM**



VICINITY MAP N.T.S.

LOCATION: N30° 46' 47.13", W81° 37' 11.14"  
(30.780604, -81.619483)  
DISTURBED ACREAGE: 0.37 AC.  
TOTAL SITE ACREAGE: 0.51 AC.

| DRAWING LEGEND           |             |               |
|--------------------------|-------------|---------------|
| DESCRIPTION              | PROPOSED    | EXISTING      |
| RIGHT OF WAY             | --- R/W     | --- R/W       |
| EDGE OF PAVEMENT         | ---         | ---           |
| DITCH CENTERLINE         | - - - - -   | - - - - -     |
| SANITARY SEWER           | 8"S         | ---           |
| WATER LINE               | 10"W        | --- 10"W ---  |
| FORCE MAIN               | FM          | --- FM ---    |
| UNDERGROUND GAS LINE     | 8"G         | --- 8"G ---   |
| CONTOURS                 | 81          | --- 81 ---    |
| STORM DRAINAGE PIPE      | ---         | ==            |
| ELEVATION                | FG: 78.15   | X 81.90       |
| SILT FENCE NON-SENSITIVE | Sd1-NS      |               |
| SILT FENCE SENSITIVE     | Sd1-S       |               |
| INLET PROTECTION         | Sd2-P       |               |
| CHECK DAM- HAY BALE      | Cd-Hb       |               |
| CHECK DAM - RIP RAP      | Cd-Rp       |               |
| CONSTRUCTION EXIT        | Co          |               |
| STORM OUTLET PROTECTION  | St          |               |
| SILT FENCE               | Sd1         |               |
| MULCHING                 | Ds1         |               |
| TEMPORARY GRASSING       | Ds2         |               |
| PERMANENT GRASSING       | Ds3         |               |
| FIRE HYDRANT             |             |               |
| SEWER MANHOLE            |             |               |
| WATER VALVE              |             |               |
| DRAINAGE FLOW            |             |               |
| WATER METER              |             |               |
| BENCHMARK                |             |               |
| WELL                     |             |               |
| GUY POLE                 |             |               |
| IRON PIN                 | SET O I.P.S | FOUND O I.P.F |
| TELEPHONE PEDESTAL       |             |               |
| POWER POLE               |             |               |

THIS DRAWING IS THE PROPERTY OF T. R. LONG ENGINEERING, P.C. AND MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY MANNER WITHOUT THE EXPRESS WRITTEN PERMISSION OF T. R. LONG ENGINEERING, P.C.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS CONTAINED WITHIN THIS SET OF DOCUMENTS AND SHALL REPORT ANY DISCREPANCIES TO T. R. LONG ENGINEERING, P.C. FOR IMMEDIATE RESOLUTION.

CSWC# 0000020134

HINESVILLE:  
114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664

POOLER:  
1000 Towne Center Blvd  
Suite 304  
Pooler, Georgia 31322  
(912) 335-1046

www.trlongeng.com

COLLINS STREET SPECIFIC  
DEVELOPMENT PLANS  
313 W COLLINS STREET, POOLER

SHEET NAME:  
COVER

REVISIONS:

|     |                 |
|-----|-----------------|
| 1.  | CITY 07-23-2024 |
| 2.  | CITY 09-23-2024 |
| 3.  |                 |
| 4.  |                 |
| 5.  |                 |
| 6.  |                 |
| 7.  |                 |
| 8.  |                 |
| 9.  |                 |
| 10. |                 |

INITIAL DATE: 06-13-2024  
DRAWN BY: JJS  
CHECKED BY: TRL  
PROJECT #: 2023-105

SHEET NUMBER:  
**C1.0**

TAX PARCEL NUMBER: CITY, COUNTY, STATE



PAVING NOTES

1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY, CITY, COUNTY, AND STATE. IT IS THE CONTRACTOR'S RESPONSIBILITY THAT ALL THE CONSTRUCTION BE IN ACCORDANCE WITH THE CITY OF POOLER AND GDOT STANDARD DETAILS AND SPECIFICATIONS.
2. CONTRACTOR SHALL COMPLY WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY AGC OF AMERICAN INC., AND THE SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION ISSUED BY THE U.S. DEPARTMENT OF LABOR.
3. CONTRACTOR SHALL PROVIDE ALL NECESSARY BARRICADES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC AND SHALL BE PROVIDED AND MAINTAINED THROUGHOUT ALL CONSTRUCTION ADJACENT TO AND WITHIN ALL ROADWAYS. CONTRACTOR SHALL SUBMIT TRAFFIC CONTROL PLAN TO CITY FOR APPROVAL.
4. THE CONTRACTOR SHALL TAKE NECESSARY MEASURES TO SEPARATE WORK AREAS FROM PEDESTRIAN TRAFFIC AND TO INSURE SAFE PEDESTRIAN PASSAGE AT ALL TIMES.
5. ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. A MINIMUM CLEARANCE OF TWO FEET SHALL BE MAINTAINED BETWEEN THE FACE OF CURB AND ANY PART OF A TRAFFIC SIGN OR LIGHT POLE. CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES WITH OTHER CONTRACTORS ON SIGNS OR LIGHT POLES.
6. CONTRACTOR SHALL SAW-CUT TO PROVIDE SMOOTH TRANSITIONS AT TIE-INS TO EXISTING EDGES OF PAVEMENT AND AT COLD JOINTS OF RECENTLY PAVED ASPHALT.
7. JOINTS OR SCORE MARKS ARE TO BE SHARP AND CLEAN WITHOUT SHOWING EDGES OF JOINTING TOOL.
8. CONTRACTOR SHALL SAW-CUT TIE-INS AT EXISTING CURBS AS NECESSARY TO ENSURE SMOOTH TRANSITIONS, CONTRACTOR SHALL SAW-CUT AND TRANSITION TO MEET EXISTING PAVEMENT AS NECESSARY AND AS DIRECTED BY INSPECTOR TO INSURE POSITIVE DRAINAGE. (TYPICAL AT ALL INTERSECTIONS)
9. PAVING CONTRACTOR SHALL INSTALL PAPER BREAKAWAY EDGES AT COLD JOINTS OR SAW-CUT AS REQUIRED TO INSURE A STRAIGHT, FULL-DEPTH JOINT FACE IMMEDIATELY PRIOR TO INSTALLING ABUTTING HOT ASPHALT.
10. ALL DIMENSIONS ARE TO BACK OF CURB OR EDGE PF PAVEMENT UNLESS INDICATED OTHERWISE.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR COST OF PAVEMENT REPLACEMENT WHERE UTILITY LINES ARE EXTENDED ACROSS EXISTING ASPHALT.
12. ASPHALT SURFACE COURSE SHALL BE LAID WITH THE DIRECTION OF TRAFFIC IN ALL DRIVE LANES WITHIN PARKING FIELDS.
13. BASE AND ASPHALT THICKNESS ARE MINIMUM REQUIRED. REFER TO SPECIFICATIONS FOR TYPE OF PAVING AND BASE TO BE USED.
14. ALL CONCRETE SHALL BE CLASS A 4000 P.S.I. UNLESS NOTED OTHERWISE. DO NOT POUR ANY CONCRETE BEFORE FORMS ARE INSPECTED AND APPROVED BY THE INSPECTOR.
15. ALL RAMPS CONSTRUCTED ARE NOT TO EXCEED A SLOPE OF 1:12. ALL SIDEWALKS SHALL NOT HAVE A CROSS-SLOPE GREATER THAN 1:50
16. CONCRETE DUMPSTER PADS TO BE FLUSH WITH PAVEMENT UNLESS INDICATED OTHERWISE.
17. SEE DETAIL SHEETS FOR ADDITIONAL DETAILS ON STRIPING, SIGNS, ETC.

INSPECTION NOTES

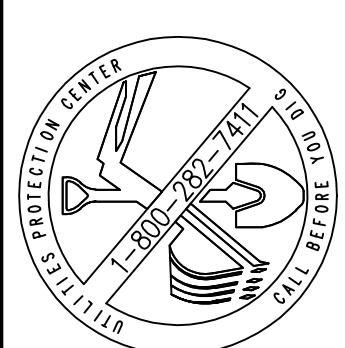
1. EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT: (A) ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT AND (B) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
2. THE PRIMARY PERMITTEE WILL MEASURE RAINFALL ONCE EVERY 24 HOURS EXCEPT ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY, AND NON-WORKING FEDERAL HOLIDAY UNTIL A NOTICE OF TERMINATION IS SUBMITTED. MEASUREMENT OF RAINFALL MAY BE SUSPENDED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.
3. CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 5:00 PM ON ANY FRIDAY HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST): A) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE; B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION; AND C) STRUCTURAL CONTROL MEASURES. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.D.4.A.(4). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
4. CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION IS RECEIVED BY EPD) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATERS(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATER(S)
5. BASED ON THE RESULT OF EACH INSPECTION, THE SITE DESCRIPTION, AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.
6. A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4.A.(5). OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION PROJECT THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2 OF 2013 NPDES STAND ALONE PERMIT.

SITE GRADING NOTES

1. DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAY-OUT FOOTINGS. REFER TO STRUCTURAL DRAWINGS FOR FOUNDATION INFORMATION.
2. GRADING CONTRACTOR SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES TO REMAIN AS REQUIRED TO MATCH FINISHED GRADES.
3. GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER AND TIMELY COMPLETION OF THIS PROJECT.
4. THE GRADING CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT AND CONSTRUCTION DEBRIS FROM FLOWING ONTO ADJACENT PROPERTIES. CONTRACTOR SHALL COMPLY WITH ALL LOCAL EROSION, CONSERVATION, AND SILTATION ORDINANCES. CONTRACTORS SHALL REMOVE ALL TEMPORARY EROSION CONTROL STRUCTURES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES AND NOT BEFORE THE ESTABLISHMENT OF A STAND OF GRASS SUFFICIENT TO PREVENT EROSION.
5. FOR ANY WORK ON THE STATE OR COUNTY RIGHT-OF-WAY, THE GRADING CONTRACTOR SHALL:
  - A. NOT STORE MATERIAL, EXCESS DIRT, OR EQUIPMENT IN THE RIGHT-OF-WAY. THE PAVEMENT SHALL BE KEPT FREE FROM ANY MUD OR EXCAVATION WASTE FROM TRUCKS OR OTHER EQUIPMENT. ON COMPLETION OF THE WORK, ALL EXCESS MATERIAL SHALL BE REMOVED FROM THE RIGHT-OF-WAY.
  - B. PROVIDE ALL NECESSARY AND ADEQUATE SAFETY PRECAUTIONS SUCH AS SIGNS, FLAGS, LIGHT BARRICADES, AND FLAG-MEN AS REQUIRED BY THE LOCAL AUTHORITIES AND IN ACCORDANCE WITH SOLELY RESPONSIBLE FOR AND HOLD HARMLESS THE CITY, STATE, ARCHITECT, ENGINEER, AND OWNER FROM ANY CLAIMS FOR DAMAGE DONE TO EXISTING PRIVATE PROPERTY, PUBLIC UTILITIES, OR TO THE TRAVELING PUBLIC.
  - C. COMPLETE WORK TO THE SATISFACTION OF THE CITY PUBLIC WORKS DEPARTMENT AND OBTAIN A LETTER FROM THE DEPARTMENT STATING THAT THE WORK IS ACCEPTABLE.
7. GRADING CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING, OR BY OTHER METHODS AS DIRECTED BY ENGINEER AND/OR OWNER'S REPRESENTATIVE, AT NO ADDITIONAL COST TO OWNER.
8. SITE GRADING CONTRACTOR SHALL TERMINATE ALL STORM DRAIN PIPES FIVE FEET MAXIMUM FROM BUILDING UNLESS OTHERWISE NOTED.
9. STORM SEWER LEAD-INS TO BUILDING SHALL NOT BE INSTALLED UNTIL BUILDING PLANS ARE COMPLETED AND LOCATIONS ESTABLISHED ON THE ARCHITECTURAL PLANS. LEAD-INS MAY CHANGE 15' HORIZONTALLY AND 3' VERTICALLY PRIOR TO INSTALLATION AT NO ADDITIONAL COST TO THE OWNER. CONTRACTOR SHALL REQUEST AND RECEIVE WRITTEN APPROVAL FROM PRIME CONTRACTOR PRIOR TO INSTALLATION OF LEAD-INS. CONTRACTOR SHALL COORDINATE LOCATIONS, SIZE, AND INVERT ELEVATIONS OF STORM SEWERS WITH APPROVED BUILDING PLUMBING PLANS.
10. ALL EXCAVATING IS UNCLASSIFIED AND SHALL INCLUDE ALL MATERIALS ENCOUNTERED.
11. BEFORE ANY MACHINE WORK IS DONE, CONTRACTOR SHALL STAKE OUT AND MARK THE ITEMS ESTABLISHED BY THE SITE PLAN. CONTROL POINTS SHALL BE PRESERVED AT ALL TIMES DURING THE COURSE OF THE PROJECT. LACK OF PROPER WORKING POINTS AND GRADE STAKES MAY REQUIRE SATISFACTION OWNER MUST APPROVED STAKED ITEMS PRIOR TO CONSTRUCTION.
12. TEMPORARY EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO BEGINNING OF GRADING. CONTRACTOR SHALL MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES AND SHALL REMOVE SILT CONTRACTOR AT LEAST ONCE A WEEK.
13. CONTRACTOR TO COORDINATE ALL WORK WITH OTHER UTILITY INSTALLATIONS NOT COVERED IN THESE PLANS, (ELECTRIC, TELEPHONE, GAS, CABLE, ETC.) AND ALLOW FOR THEIR OPERATIONS AND CONSTRUCTION TO BE PERFORMED.
14. CUT AND FILL SLOPES ARE NOT TO EXCEED 3:1 UNLESS OTHERWISE NOTED.
15. IN NO CASE SHALL ANY PAVED AREAS BE LESS THAN A SLOPE OF 1.0%. ALL ACCESSIBLE SIDEWALKS AND AISLE SLOPES NOT TO EXCEED 2% CROSS-SLOPE.
16. CONTRACTOR SHALL REPAIR OR REPLACE IN-KIND ANY DAMAGE THAT OCCURS AS RESULT OF HIS WORK.
17. ALL LINEAR FOOTAGE FOR ALL UTILITY PIPES ARE APPROXIMATE, ACTUAL INSTALLED QUANTITIES MAY VARY.
18. GRADING CONTRACTOR SHALL RESTORE TO GRADE AND COMPACTION ALL AREAS DISTURBED BY BUILDING CONSTRUCTION PRIOR TO BASE AND PAVING OPERATIONS COMMENCING.
19. GRADING CONTRACTOR SHALL MAINTAIN ALL WEATHER CONSTRUCTION ACCESS ROADS AS REQUIRED BY GENERAL CONTRACTOR.

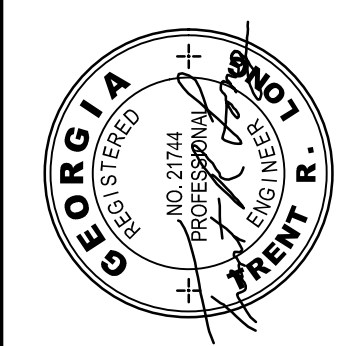
SITE UTILITY NOTES

1. THE SITE UTILITY PLAN IS FOR SANITARY SEWER AND WATER LINE CONSTRUCTION ONLY. DO NOT USE FOR GRADING OR STORM SEWER CONSTRUCTION.
2. ALL PIPE LENGTHS ARE HORIZONTAL DISTANCES AND ARE APPROXIMATE.
3. ALL DOMESTIC WATER AND SANITARY SEWER STUBS TO BE TERMINATED 5 FEET OUTSIDE OF THE BUILDING UNLESS OTHERWISE NOTED. THE END OF THESE SERVICE LINES SHALL BE TIGHTLY PLUGGED OR CAPPED AND MARKED UNTIL SUCH TIME AS CONNECTION IS MADE INSIDE BUILDING BY PLUMBING CONTRACTOR.
4. SITE UTILITY CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY FOR THE COMPLETE INSTALLATION OF THE UTILITIES. ALL PIPE AND FITTINGS SHALL BE INSPECTED BY THE WATER DEPARTMENT INSPECTOR PRIOR TO BEING COVERED. THE INSPECTOR MUST ALSO BE PRESENT DURING PRESSURE TESTING AND DISINFECTION OF LATERALS AND HIS SIGNATURE OF APPROVAL IS REQUIRED.
5. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL STANDARDS IMPOSED BY LOCAL UTILITY AND CITY OF POOLER.
6. THE SITE UTILITY CONTRACTOR SHALL MAKE ARRANGEMENTS WITH THE LOCAL UTILITY AUTHORITIES FOR CONNECTION TO THE EXISTING MAINS AND PAY ALL APPLICABLE FEES.
7. ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 36" ABOVE TOP OF PIPE.
8. CONTRACTOR SHALL ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH STORM SEWER OR OTHER UTILITIES AT NO EXTRA COST.
9. BASED ON THE CURRENT EDITION OF THE INTERNATIONAL PLUMBING CODE, CLEANOUTS ARE REQUIRED AT A MAXIMUM SPACING OF 100 FEET ON UTILITY LEAD-INS TO BUILDING. CONTRACTOR TO PROVIDE A CLEANOUT WITHIN 5 FEET OF BUILDING AND AT ALL BENDS.
10. THE SITE UTILITY CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS ON THE SITE.
11. ALL MATERIALS SHALL BE U.L. LISTED AND APPROVED BY THE LOCAL UTILITY COMPANY UNLESS DIRECTED OTHERWISE BY THE ENGINEER.
12. THE EXISTING UTILITY FACILITIES AND LOCATIONS SHOWN ON THE DRAWINGS ARE TAKEN FROM READILY AVAILABLE INFORMATION. THE ACTUAL LOCATIONS OF THE UTILITY FACILITIES MAY VARY SOMEWHAT FROM THE LOCATIONS SHOWN OR INDICATED ON THE DRAWINGS. THE SITE UTILITY CONTRACTOR SHALL CONTACT ALL AGENCIES WITH UTILITY FACILITIES IN THE VICINITY OF THE WORK AND SHALL LOCATE ALL UNDERGROUND FACILITIES BEFORE BEGINNING WORK. THE CONTRACTOR SHALL PROJECT ALL UTILITY FACILITIES AND REPAIR ANY DAMAGES RESULTING FROM THEIR WORK, IN CONFORMANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS AND RELOCATE IF REQUIRED.
13. ALL SANITARY SEWER PIPE SHALL BE SDR-26 MEETING ASTM D3034 WITH GASKET TYPE JOINTS MEETING ASTM F477.
14. UTILITY LEAD-INS TO BUILDING SHALL NOT BE INSTALLED UNTIL BUILDING PLANS ARE COMPLETED AND LOCATIONS ESTABLISHED ON THE ARCHITECTURAL PLUMBING PLANS. LEAD-INS MY CHANGE 15' HORIZONTALLY AND 3' VERTICALLY PRIOR TO INSTALLATIONS AT NO ADDITIONAL COST TO THE OWNER. UTILITY CONTRACTOR SHALL REQUEST AND RECEIVE WRITTEN APPROVAL FROM PRIME CONTRACTOR PRIOR TO INSTALLATION OF LEAD-INS. LOCATION, SIZE AND INVERT ELEVATIONS OF SANITARY SEWER SHALL BE COORDINATED WITH THE APPROVED PLUMBING PLANS FOR THE BUILDING.
15. BUILDING PLUMBING CONTRACTOR SHALL PAY ALL COST FOR WATER METERS, METER BOXES, VALVES, ETC. TO PROVIDE A COMPLETE JOB PER LOCAL AUTHORITY REQUIREMENTS.
16. THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOWS, AND BENDS OF SUFFICIENT SIZE TO COMPLY WITH MINIMUM STANDARDS OF N.F.P.A. - EXISTING SOIL CONDITIONS.
17. SHOULD LATENT SOIL CONDITIONS NECESSITATE, CONTRACTOR SHALL INSTALL SPECIAL SUPPORTS FOR PIPING AND/OR APPURTENANCES INCLUDING THE REMOVAL OF UNSUITABLE MATERIAL AND BACKFILLING WITH GRAVEL OR OTHER MATERIAL. CONTRACTOR SHALL PERFORM ANY SUCH WORK AS DIRECTED BY THE CIVIL ENGINEER AND/OR SOILS ENGINEER AT NO COST TO OWNER.
18. CONTRACTOR TO COORDINATE ALL WORK WITH OTHER UTILITY INSTALLATIONS NOT COVERED IN THESE PLANS (ELECTRIC, TELEPHONE, GAS, CABLE, ETC.) AND ALLOW FOR THEIR OPERATIONS AND CONSTRUCTION TO BE PREPARED.
19. THE SITE UTILITY CONTRACTOR SHALL COORDINATE AND PAY FOR ALL SANITARY SEWER CONNECTIONS. SANITARY SEWER CONNECTION FINAL TIE-IN TO THE EXISTING MANHOLE(S) SHALL NOT BE MADE UNTIL COMPLETION OF THE PROPOSED SYSTEM AND ALL MANHOLES HAVE BEEN BROUGHT ABOVE GROUND TO INSURE SEDIMENT DOES NOT ENTER SYSTEM. LINES SHALL BE PROPERLY CLEANED, IF NEEDED.
20. SITE UTILITY CONTRACTOR TO COORDINATE WITH IRRIGATION CONTRACTOR TO PROVIDE POWER IN CONDUIT TO IRRIGATION CONTROLLER PER MANUFACTURERS RECOMMENDATIONS. VERIFY EXACT LOCATION OF CONTROLLER WITH OWNER PRIOR TO INSTALLATION.



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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS CONTAINED WITHIN THIS SET OF DOCUMENTS AND SHALL REPORT ANY DISCREPANCIES TO T. R. LONG ENGINEERING, P.C. FOR IMMEDIATE RESOLUTION.



NO. 21744  
T. R. LONG  
ENGINEERING, P.C.

HINESVILLE:  
114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664

POOLER:  
1000 Towne Center Blvd  
Suite 304  
Pooler, Georgia 31322  
(912) 535-1046



www.trlongeng.com

**COLLINS STREET SPECIFIC  
DEVELOPMENT PLANS**

**313 W COLLINS STREET, POOLER**

SHEET NAME:  
GENERAL NOTES

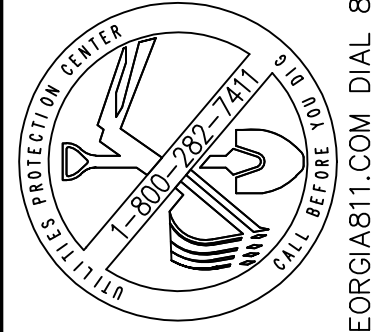
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| 2. CITY 09-23-2024 |
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INITIAL DATE: 06-13-2024  
DRAWN BY: JPS  
CHECKED BY: TKL  
PROJECT #: 2023-105

SHEET NUMBER:  
**C1.1**

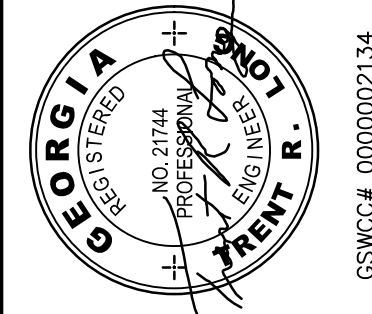
TAX PARCEL NUMBER: CITY, COUNTY, STATE





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114 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664

POOLER:  
1000 Towne Center Blvd  
Suite 304  
Pooler, Georgia 31322  
(912) 335-1046



COLLINS STREET SPECIFIC  
DEVELOPMENT PLANS  
313 W COLLINS STREET, POOLER

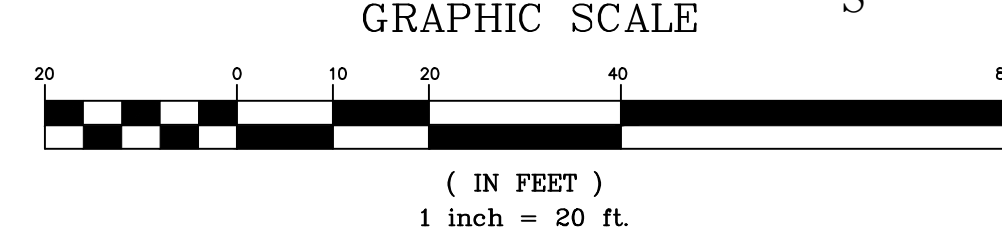
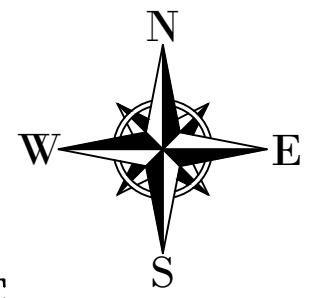
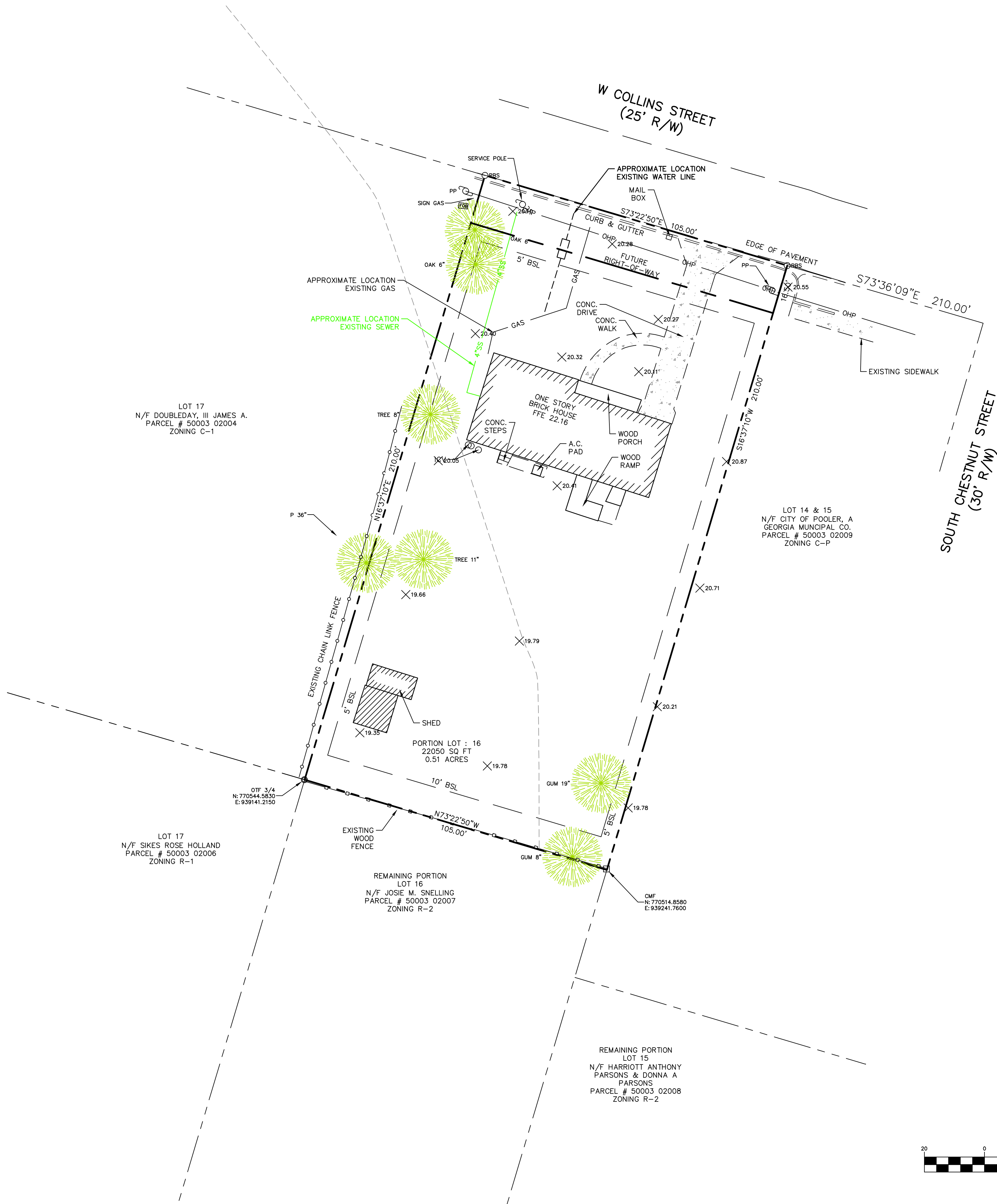
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INITIAL DATE: 06-13-2024  
DRAWN BY: JJS  
CHECKED BY: TRL  
PROJECT #: 2023-105

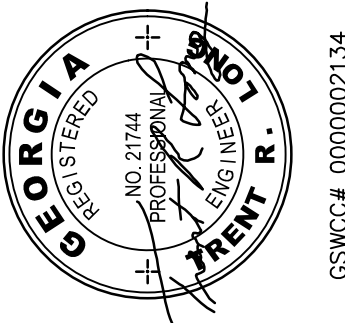
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**HINESVILLE:**  
14 North Commerce Street  
Hinesville, Georgia 31313  
(912) 368-5664

**POOLER:**  
1000 Towne Center Blvd  
Suite 304  
Pooler, Georgia 31322  
(912) 335-1046

**TR LONG**  
ENGINEERING, P.C.

[www.trlongeng.com](http://www.trlongeng.com)

COLLINS STREET SPECIFIC  
DEVELOPMENT PLANS  
313 W COLLINS STREET, POOLER

HEET NAME:  
STAKING PLAN

REVISIONS:

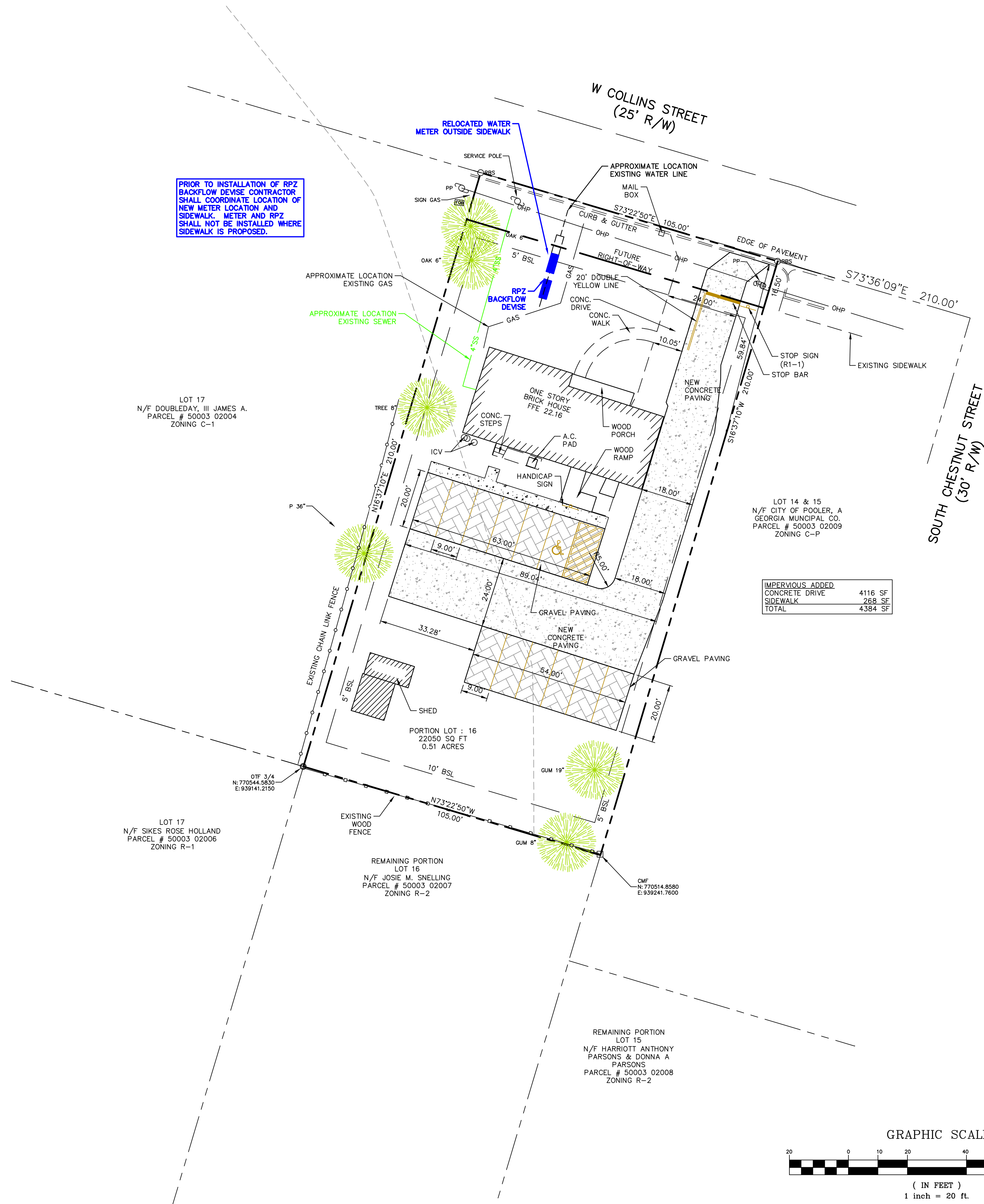
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INITIAL DATE: 06-13-2024  
DRAWN BY: JJS  
CHECKED BY: TRL  
PROJECT #: 2023-105

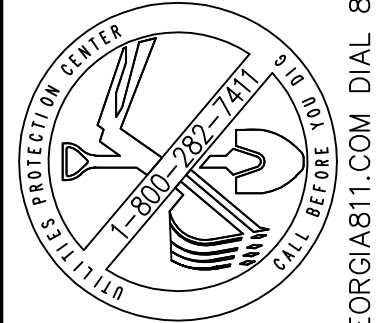
SHEET NUMBER:

### C3.0

TOTAL PARKING REQUIRED 6 SPACES  
PARKING PROVIDED: 12 SPACES  
HANDICAP PARKING REQUIRED:  
TOTAL PARKING IN LOT (0-25) = 1 HANDICAP SPACE  
HANDICAP PARKING PROVIDED: 1 SPACES

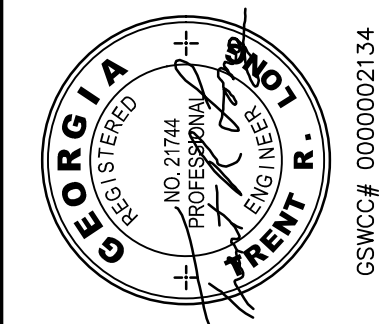






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THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS CONTAINED WITHIN THIS SET OF DOCUMENTS AND SHALL REPORT ANY DISCREPANCIES TO T. R. LONG ENGINEERING, P.C. FOR IMMEDIATE RESOLUTION.



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COLLINS STREET SPECIFIC  
DEVELOPMENT PLANS  
313 W COLLINS STREET, POOLER

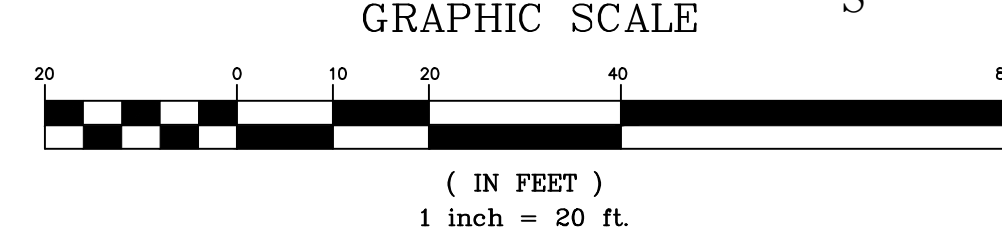
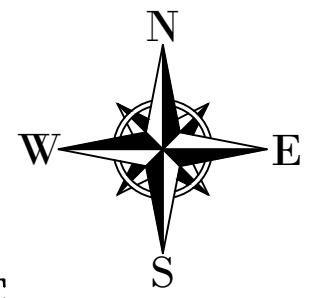
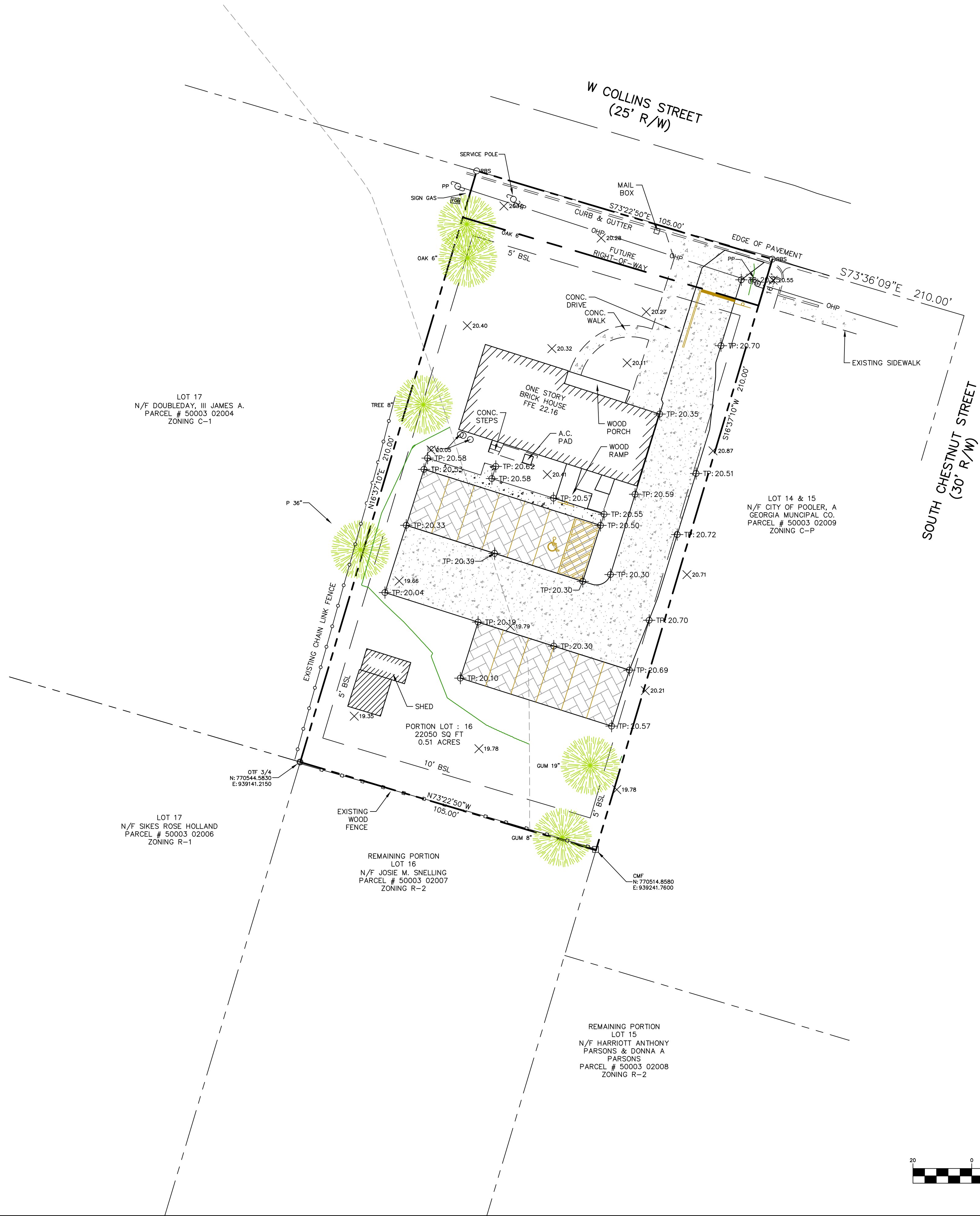
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GRADING PLAN

| REVISIONS: |                 |
|------------|-----------------|
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| 2.         | CITY 09-23-2024 |
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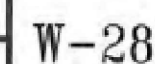
INITIAL DATE: 06-13-2024  
DRAWN BY: JJS  
CHECKED BY: TRL  
PROJECT #: 2023-105

SHEET NUMBER:

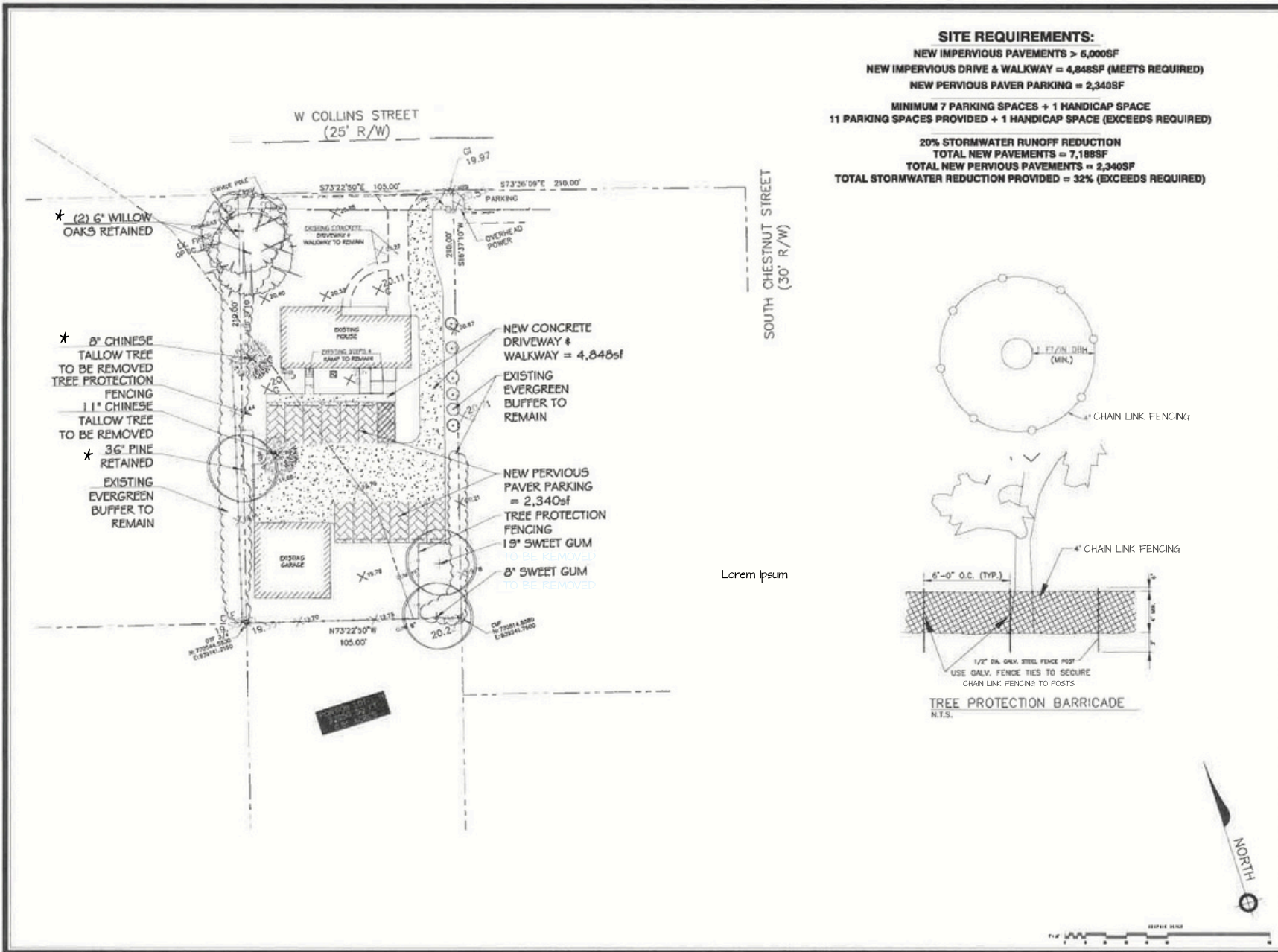
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| INSTRUMENT | STATION | DATE               | TIME |
| 5204       | 5204    | 2/21/23            |      |
|            |         | FOR NO.            |      |
|            |         | SCALE: 1" = 20'-0" |      |

313 COLLINS STREET

PRODUCT\_CATEGORIES

LANDSCAPE PLAN

9-EXT

2

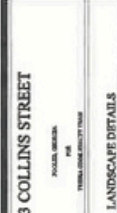
OF 3

**Atlantic Star LLC.**  
Landscape Architecture/Living Roofs  
18 Winchester Dr., Somers, GA 30433 P: 813.398.6662 F: 813.331.3447

- 



|                |       |        |
|----------------|-------|--------|
| Doc#           | Issue | Out-Dr |
| 2011           | 2011  | 2011   |
| Out-Dr 2/31/21 |       |        |
| 2011           |       |        |
| 2011           |       |        |
| 2011           |       |        |



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SHEET  
3  
OF 3





EOM Operations

*Your solution to a better tomorrow*

Attachment C

October 4<sup>th</sup>, 2024

Trent R. Long, P.E.  
TR Long Engineering  
1000 Towne Center Blvd, Suite 304  
Pooler, GA 31322

Dear Mr. Long,

I am pleased to provide you with a recommendation for Approval of the site development plans submitted for 313 Collins St Site Improvements (Project Application #24-0010), which is provided below.

|                             |                            |            |
|-----------------------------|----------------------------|------------|
| <u>Submittal Documents:</u> | Site Development Plan..... | Sept. 2024 |
|                             | Landscape Plan .....       | Sept. 2024 |

We have reviewed the submittal for the referenced project. The plans were reviewed for general conformance with the requirements of the City of Pooler. This review does not relieve the Owner, Designer and Contractor, or their representatives, from their individual or collective responsibility to comply with the Local, State and Federal Laws or the Engineering Standards and Development Codes applicable to the City of Pooler. This review is not to be construed as a check of every item in the plans or construction. Failure of this office to note any conflict with said requirements does not relieve the developer from compliance.

The Owner and the Design Consultant are fully responsible for all testing and inspections of their project during construction, and they also are fully responsible that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible that their designs are in compliance to all Federal, State and City codes and regulations. All required permits and associated documentation, pursuant to land disturbing activity and development permits, shall be found acceptable to the City of Pooler. All the required inspection and testing results, or related materials, must be available to the City of Pooler, or assigned representation, during and after the construction is complete.

To the best of our knowledge, it is our opinion that the plans are in general conformance with the City of Pooler's applicable design standards, codes and ordinances. We hereby recommend Approval of the site development plans.

Please contact me if you have any questions. I can be reached via email or phone at [tshoemaker@eomworx.com](mailto:tshoemaker@eomworx.com) or (912) 445-0050 ext. 4400.

Sincerely,

*Trevor Shoemaker*

**Trevor Shoemaker**

Project Manager  
EOM



480 Edsel Drive, Ste 100  
Richmond Hill, GA 31324



[www.eomworx.com](http://www.eomworx.com)



Ph: 912.445.0050  
F: 912.756.5882



EOM Operations

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Attachment C

CC: Nicole Johnson; Director of Planning and Development – City of Pooler  
Marcella Benson; City Planner – City of Pooler  
Liberto Chacon, PE; Sr. Vice President of Operations – EOM



480 Edsel Drive, Ste 100  
Richmond Hill, GA 31324



[www.eomworx.com](http://www.eomworx.com)



Ph: 912.445.0050  
F: 912.756.5882





**CITY of POOLER**  
— GEORGIA —

---

STATE OF GEORGIA       }  
                                     }  
COUNTY OF CHATHAM   }

**ORDINANCE O2024-07.C**

Erosion and Sedimentation Control Requirements

**AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES CHAPTER 42- ENVIRONMENT, ARTICLE II- SOIL EROSION AND SEDIMENTATION CONTROL, SECTION 42-32 – EXEMPTIONS AND SECTION 42-33 – MINIMUM REQUIREMENTS FOR EROSION, SEDIMENTATION AND POLLUTION CONTROL USING BEST MANAGEMENT PRACTICES TO REQUIRE EROSION AND SEDIMENTATION CONTROL FOR SINGLE-FAMILY RESIDENTIAL CONSTRUCTION; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES**

**NOW THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Pooler that the Code of Ordinances of the City of Pooler, Georgia are hereby amended as follows:

**I**

That CHAPTER 42 – ENVIRONMENT, ARTICLE II. SOIL EROSION AND SEDIMENTATION CONTROL, SECTION 42-32 – EXEMPTIONS AND SECTION 42-33 – MINIMUM REQUIREMENTS FOR EROSION, SEDIMENTATION AND POLLUTION CONTROL USING BEST MANAGEMENT PRACTICES, be amended by deleting the strikethrough text and adding the underline text as follows:

**ARTICLE II – Soil Erosion and Sedimentation Control**

**Section 42-32. Exemptions.**

This article shall apply to any land-disturbing activity undertaken by any person on any land except for the following:

- (1) Surface mining, as the same is identified in O.C.G.A 12-4-72, "The Georgia Surface Mining Act of 1968";
- (2) Granite quarrying and land clearing for such quarrying;
- (3) Such minor land-disturbing activities as home gardens and individual home landscaping, repairs, maintenance work, fences, and other related activities which result in minor soil erosion;
- (4) The construction of single-family residences, when such construction disturbs less than one acre and is not a part of a larger common plan of development or sale with a planned disturbance of equal to or greater than one acre and not otherwise exempted under this paragraph; provided, however, that silt fence shall be

installed around the property boundaries during construction and that construction of any such residence shall conform to the minimum requirements as set forth in O.C.G.A. 12-7-6 and this paragraph. For single-family residence construction covered by the provisions of this paragraph, there shall be a buffer zone between the residence and any state waters classified as trout streams pursuant to Article 2 of Chapter 5 of the Georgia Water Quality Control Act. In any such buffer zone, no land-disturbing activity shall be constructed between the residence and the point where vegetation has been wrested by normal stream flow or wave action from the banks of the trout waters. For primary trout waters, the buffer zone shall be at least 50 horizontal feet, and no variance to a smaller buffer shall be granted. For secondary trout waters, the buffer zone shall be at least 50 horizontal feet, but ~~the director~~ city council may grant variances to no less than 25 feet. Regardless of whether a trout stream is primary or secondary, for first order trout waters, which are streams into which no other streams flow except for springs, the buffer shall be at least 25 horizontal feet, and no variance to a smaller buffer shall be granted. The minimum requirements of subsection (b) of O.C.G.A 12-7-6 and the buffer zones provided by this paragraph shall be enforced by the local issuing authority;

(5) – (11) no change

#### **Section 42-32. Minimum Requirements for Erosion, Sedimentation and Pollution Control, Using Best Management Practices.**

(a) No change

(b) *Minimum requirements/BMPs.*

(1) Best management practices as set forth in subsections (b) and (c) of this section shall be required for all land-disturbing activities. Proper design, installation, and maintenance of best management practices shall constitute a complete defense to any action by the director or to any other allegation of noncompliance with paragraph (2) of this subsection or any substantially similar terms contained in a permit for the discharge of storm water issued pursuant to O.C.G.A. § 12-5-30(f), the "Georgia Water Quality Control Act". As used in this subsection the terms "proper design" and "properly designed" mean designed in accordance with the hydraulic design specifications contained in the "Manual for Erosion and Sediment Control in Georgia" specified in O.C.G.A. § 12-7-6(b).

~~(2)~~ A discharge of storm water runoff from disturbed areas where best management practices have not been properly designed, installed, and maintained shall constitute a separate violation of any land-disturbing permit issued by a local Issuing Authority or of any state general permit issued by the division pursuant to O.C.G.A. § 12-5-30(f), the "Georgia Water Quality Control Act", for each day on which such discharge results in the turbidity of receiving waters being increased by more than 25 nephelometric turbidity units for waters supporting warm water fisheries or by more than ten nephelometric turbidity units for waters classified as trout waters. The turbidity of the receiving waters shall be measured in accordance with guidelines to be issued by the director. ~~This paragraph shall not apply to any land disturbance associated with the construction of single family homes which are not part of a larger common plan of development or sale unless the~~



~~planned disturbance for such construction is equal to or greater than five acres.~~

(3) – (5) no change

- (c) The rules and regulations, ordinances, or resolutions adopted pursuant to O.C.G.A. § 12-7-1 et. seq. for the purpose of governing land-disturbing activities shall require, as a minimum, protections at least as stringent as the state general permit; and best management practices, including sound conservation and engineering practices to prevent and minimize erosion and resultant sedimentation, which are consistent with, and no less stringent than, those practices contained in the Manual for Erosion and Sediment Control in Georgia published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, as well as the following:

(1) – (14) no change

(15) Except as provided in paragraph (16) and (17) of this subsection, there is established a 25-foot buffer along the banks of all state waters, as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, except where ~~the director~~ city council determines to allow a variance that is at least as protective of natural resources and the environment, where otherwise allowed by the director pursuant to O.C.G.A. § 12-2-8, where a drainage structure or a roadway drainage structure must be constructed, provided that adequate erosion control measures are incorporated in the project plans and specifications, and are implemented; or where bulkheads and sea walls are installed to prevent shoreline erosion on Lake Oconee and Lake Sinclair; or along any ephemeral stream. As used in this provision, the term 'ephemeral stream' means a stream: that under normal circumstances has water flowing only during and for a short duration after precipitation events; that has the channel located above the ground-water table year round; for which ground water is not a source of water; and for which runoff from precipitation is the primary source of water flow. Unless exempted as along an ephemeral stream, the buffers of at least 25 feet established pursuant to part 6 of Article 5, Chapter 5 of Title 12, the "Georgia Water Quality Control Act", shall remain in force unless a variance is granted by ~~the director~~ city council as provided in this paragraph. The following requirements shall apply to any such buffer:

(a) and (b) no change

(16) There is established a 50 foot buffer as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, along the banks of any state waters classified as "trout streams" pursuant to Article 2 of Chapter 5 of Title 12, the "Georgia Water Quality Control Act", except where a roadway drainage structure must be constructed ; provided, however, that small springs and streams classified as trout streams which discharge an average annual flow of 25 gallons per minute or less shall have a 25-foot buffer or they may be piped, at the discretion of the landowner, pursuant to the terms of a rule providing for a general variance promulgated by ~~the board~~ city council, so long as any such pipe stops short of the downstream landowner's property and the landowner complies with the buffer requirement for any adjacent trout streams. ~~The director~~ City council may grant a variance from such buffer to allow land-disturbing

activity, provided that adequate erosion control measures are incorporated in the project plans and specifications and are implemented. The following requirements shall apply to such buffer:

(a) and (b) no change

(17) There is established a 25-foot buffer along coastal marshlands, as measured horizontally from the coastal marshland-upland interface, as determined in accordance with Chapter 5 of Title 12 of this title, the "Coastal Marshlands Protection Act of 1970." And the rules and regulations promulgated thereunder, except where ~~the director~~ city council determines to allow a variance that is at least as protective of natural resources and the environment, where otherwise allowed by the director pursuant to O.C.G.A. § 12-2-8, where an alteration within the buffer area has been authorized pursuant to O.C.G.A. § 12-5-286, for maintenance of any currently serviceable structure, landscaping, or hardscaping, including bridges, roads, parking lots, golf courses, golf cart paths, retaining walls, bulkheads, and patios; provided, however, that if such maintenance requires any land-disturbing activity, adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented, where a drainage structure or roadway drainage structure is constructed or maintained; provided, however, that if such maintenance requires any land-disturbing activity, adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented, on the landward side of any currently serviceable shoreline stabilization structure, or for the maintenance of any manmade storm-water detention basin, golf course pond, or impoundment that is located entirely within the property of a single individual, partnership, or corporation; provided, however, that adequate erosion control measures are incorporated into the project plans and specifications and such measures are fully implemented. For the purposes of this paragraph maintenance shall be defined as actions necessary or appropriate for retaining or restoring a currently serviceable improvement to the specified operable condition to achieve its maximum useful life. Maintenance includes emergency reconstruction of recently damaged parts of a currently serviceable structure so long as it occurs within a reasonable period of time after damage occurs. Maintenance does not include any modification that changes the character, scope or size of the original design and serviceable shall be defined as usable in its current state or with minor maintenance but not so degraded as to essentially require reconstruction.

(a) – (d) no change

(d) and (e) no change

## **II**

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

## **III**

If any section, clause, sentence, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the said holding shall in no way affect the validity of the remaining portions of this ordinance.

## **IV**



This ordinance shall be effective immediately upon its adoption by the Mayor and City Council of Pooler, Georgia.

FIRST READING: \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

SECOND READING: \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

ADOPTED: \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

CITY OF POOLER, GEORGIA

\_\_\_\_\_  
Karen L. Williams, Mayor

ATTEST:

\_\_\_\_\_  
Kiley Fusco, Clerk of Council



**CITY of POOLER**  
— GEORGIA —

STATE OF GEORGIA        }  
                                      }  
COUNTY OF CHATHAM    }

**ORDINANCE O2024-09.C**

Build-For-Rent Housing Regulations

**AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES APPENDIX A – ZONING, ARTICLE II – DEFINITIONS, ARTICLE III – GENERAL PROVISIONS AND TABLE 4.1 – ALLOWED USES BY ZONING DISTRICT AND APPENDIX B – SUBDIVISIONS, ARTICLE VII – ADMINISTRATION, SECTION 702- PRELIMINARY PLAN AND SECTION 703- FINAL PLAT, PERFORMANCE BOND, TO PROVIDE PROVISIONS RELATED TO SINGLE FAMILY BUILD-FOR-RENT COMMUNITIES; TO REPEAL ALL ORDINANCES IN CONFLICT HERewith; TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES**

**NOW THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Pooler that the Code of Ordinances of the City of Pooler, Georgia are hereby amended as follows:

**I**

That APPENDIX A – ZONING, Article II. DEFINITIONS be amended by adding the following language:

*For-Rent.* Constructed for the express purpose and intent of offering to the general public for lease and not intended For Sale.

*Build-For-Rent Community.* A residential single-family subdivision with more than ten (10) percent of the dwellings therein occupied, or intended to be occupied, by tenants rather than owners.

*For-Sale.* Constructed for the express purpose and intent of offering to the general public for fee simple purchase.

**II**

That APPENDIX A – ZONING, Article III. GENERAL PROVISIONS, Section 9 be amended by adding the following:

**Section 9. - Single-family residential standards.**

All single-family residences, whether site built or manufactured housing, must meet the following standards:

No changes A thru C

*(D) Build-For-Rent Communities.*

*(i) Build-For-Rent Communities may be permitted in all residential and planned unit development districts upon application for and receipt of a conditional use permit.*



(ii) Short term rentals shall not be permitted in any residence in a Build-For-Rent Community therein occupied or intended to be occupied by a long-term tenant.

(iii) Build-For-Rent Communities must be managed by a single management company with an on-site and staffed office with standard business hours of 9:00 a.m.—5:00 p.m., Monday through Friday. The on-site office shall be a stand-alone building that shall be similar in design and appearance to other buildings within the development.

### III

That APPENDIX A, ARTICLE IV. ZONING DISTRICTS, Table 4.1 *Allowed Uses by Zoning District* be amended to include "Build-For-Rent Community" as a conditional use in the R-1, R-2, R-3, R-4, R-A, RA-1, RA-2 and PUD districts:

|   |                                         |
|---|-----------------------------------------|
| P | Permitted by Right                      |
| C | Permitted with Conditional Use Approval |
|   | Prohibited                              |

Table 4.1 Allowed Uses by Zoning District

Uses with NAICS Codes are found within the NAICS Manual : <https://www.census.gov/eos/www/naics/>

Uses in R-1A, R-1B, R-1C are listed in this table under R-1

Uses in R-2A, R-2B, R-2C are listed in this table under R-2

Uses in R-3A, R-3B, R-3C are listed in this table under R-3

\*Uses in a PUD are determined case-by-case by the Board

| NAICS Code | Use                                          | R-1 | R-2 | R-3 | R-4 | MH-1 | MH-2 | MH-3 | C-1 | C-2 | C-P | I-1 | I-2 | R-A | RA-1 | RA-2 | PUD* |
|------------|----------------------------------------------|-----|-----|-----|-----|------|------|------|-----|-----|-----|-----|-----|-----|------|------|------|
|            | Principal Uses                               |     |     |     |     |      |      |      |     |     |     |     |     |     |      |      |      |
|            | Principal Residential Uses                   |     |     |     |     |      |      |      |     |     |     |     |     |     |      |      |      |
|            | Single Family Detached: Site-Built           | P   | P   | P   |     | P    | P    |      |     |     |     |     |     | P   | P    | P    |      |
|            | Single Family Detached: Modular              | P   | P   | P   |     | P    | P    |      |     |     |     |     |     |     |      |      |      |
|            | Single Family Detached: Manufactured Home    |     |     |     |     | P    | P    | P    |     |     |     |     |     | P   |      |      |      |
|            | Two Family Dwelling: Duplex                  |     | P   | P   |     |      |      |      |     |     |     |     |     | P   | P    | P    |      |
|            | Two Family Dwelling: Modular                 |     | P   | P   |     |      |      |      |     |     |     |     |     |     |      |      |      |
|            | Multi Family Dwelling: Townhomes             |     |     | P   | P   |      |      |      |     |     |     |     |     |     |      |      |      |
|            | Multi Family Dwelling: Apartment/Condominium |     |     | P   | P   |      |      |      | C   |     |     |     |     |     |      |      |      |
|            | Manufactured Home Park                       |     |     |     |     |      |      | P    |     |     |     |     |     |     |      |      |      |
|            | Residential Mixed-Use Building               |     |     |     |     |      |      |      | P   | P   |     |     |     |     |      |      |      |
|            | Multi-use Development                        |     |     |     |     |      |      |      | C   | C   | C   | C   | C   |     |      |      |      |
|            | Build-For-Rent Community                     | C   | C   | C   | C   |      |      |      |     |     |     |     |     | C   | C    | C    | C    |
|            | Retreat                                      | C   | C   | C   | C   | C    | C    | C    | C   | C   | C   | C   | C   | C   | C    | C    |      |

### IV

That APPENDIX B – SUBDIVISIONS, Article VII. ADMINISTRATION, Sections 702 and 703 be amended by adding the following:

#### **Sec. 702. - Preliminary plan.**

An original and four prints of a preliminary plan, showing the proposed design of the subdivision, shall first be submitted to the planning commission for approval. The applicant shall indicate whether the units in the proposed subdivision will be constructed "For-Sale" or "For-Rent", or a combination thereof.

Until the preliminary plan of a proposed subdivision has been approved by the planning commission and the aldermanic board a developer shall not grade, scrape, or otherwise open or extend a street in the proposed subdivision, nor shall he in any manner cause construction to actually begin on a subdivision.

No changes to 702.01 thru 702.06

**Sec. 703. – Final Plat; performance bond.**

Before a plat of a subdivision is recorded with the clerk of the superior court of Chatham County and the lots thereon offered for sale, an original, and five prints of the final design of the subdivision shall be submitted to the planning commission for review. The applicant shall indicate whether the units in the proposed subdivision will be constructed "For-Sale" or "For-Rent", or a combination thereof.

Until a final plat of a subdivision has been submitted to and reviewed by the planning commission and approved and signed by the mayor and clerk of the city, the clerk of the superior court of Chatham County shall not record the plat of such subdivision, nor shall the owner or agent of such subdivision be authorized to transfer or sell any of the land within such subdivision by reference to a plat. For large subdivisions, the final plat may be submitted for approval progressively in contiguous sections satisfactory to the planning commission.

No changes to 703.01 thru 703.06

**V**

All ordinances or parts of ordinances in conflict with the ordinance are hereby repealed.

**VI**

If any section, clause, or phrase of this ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, the said holding shall in no way affect the validity of the remaining portions of this ordinance.

**VII**

This ordinance shall be effective immediately upon its adoption by the Mayor and City Council of Pooler, Georgia.

FIRST READING: \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

SECOND READING: \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

ADOPTED: \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

CITY OF POOLER, GEORGIA

\_\_\_\_\_  
Karen L. Williams, Mayor

ATTEST:

\_\_\_\_\_  
Kiley Fusco, Clerk of Council