CITY of POOLER
GEORGIA

PLANNING & ZONING COMMISSION MEETING - AGENDA

December 9, 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. PUD Zoning Map Amendment for 500 Seabrook Parkway to add "Fueling and Electric Vehicle Charging Stations" as a permitted use

B. Zoning Map Amendment for 1511 Quacco Road from R-A to C-2 Zoning District

C. Site Plan approval for Stoneweg MultiFamily at 800 High Avenue

D. Acceptance of Maintenance Bond for I-16 West Phase 2B – Southeast Corner of Interstate 16 and Pooler Parkway

E. Acceptance of Maintenance Bond for I-16 West Mixed Use Access Road – Intersection of I-16 and Pooler Parkway (High Avenue extension)

F. Posting Performance Bond and Final Plat for Harmony Phase 8A/Andante Way

V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
November 25, 2024

CALL TO ORDER:

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

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

APPROVAL OF MINUTES

The minutes of the November 12, 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. Site Plan approval for 300 Outlet Parkway - Vaden Chevrolet, addition to existing building.

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is for Site Plan approval for 300 Outlet Parkway- Vaden Chevrolet, addition to existing building. The applicant was not present at the meeting.

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

1-Motion: Commissioner Williams
2-Second: Commissioner Simmons
Motion Passed without opposition

B. <u>Revised Final Plat for Cross Creek Phase 2 – 145 Cross Creek Dr.</u>

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is for the posting of the revised Final Plat for Cross Creek Phase 2. Don Taylor, Land Surveyor with Coleman Company was present to answer questions.

Result: *After review of the criteria, a motion was made to recommend approval of the Revised Final Plat.*

1-Motion: Commissioner Simmons
2-Second: Commissioner Williams
Motion Passed without opposition.

C. <u>Text Amendment to amend the City of Pooler Code of Ordinances Chapter 82 related to Parking of Commercial Vehicles.</u>

Chair Johnson explained to the board what is being proposed with the text amendment.

Result: *After review of the text amendment, a motion was made to approve the Text Amendment to amend the City of Pooler Code of Ordinances Chapter 82 related to Parking of Commercial Vehicles.*

1- Motion: Commissioner Brown
2- Second: Commissioner Daniel
Motion Passed without opposition.

<u>Adjournment</u>

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

1- Motion: Commissioner Brown
2- Second: Commissioner Daniel

Adjourned without opposition.

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

_____

_____

Rachael Brown, Zoning Administrator

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

PUD Amendment for 500 Seabrook Parkway to Add "Fueling and Electric Vehicle Charging Stations" As Permitted Use

Project:	#A24-0192
P&Z Meeting Date:	December 9, 2024
Public Hearing Date:	December 16, 2024
Applicant and Authorized Agent:	Douglas Faircloth, Coleman Company
Parcel (PIN):	51011 01035
Existing Zoning:	PUD (Morgan Family Tract)
Zoning Action:	PUD Amendment
Request:	Request to add fueling stations, including fueling of gasoline, diesel or hydrogen fuels and electric vehicle charging; provided that such use shall be limited to the parcel bearing PIN 51011-01035 and any parcel created therefrom, to the list of permitted uses for the Light Industrial tracts in the Morgan Family Tract PUD Master Plan Development Standards.
Application Filed:	October 17, 2024
Legal Notice Published:	December 1, 2024
Sign Posted:	November 26, 2024
Letters Mailed:	November 22, 2024
Staff Recommendation:	Approval with the following condition: Fueling stations, including fueling of gasoline, diesel or hydrogen fuels and electric vehicle charging uses shall be limited to the parcel bearing PIN 51011-01035 and any parcel created therefrom.

Planning & Zoning Commission:	[TBD]
Recommended Motion:	*"After review of the criteria, move for approval of the request."*
Background:	The subject property has site plan approval as a trailer and container storage yard. The intention is to change the proposed use to an EV truck charging site and Hydrofleet Manufacturing and fueling site. Manufacturing is listed as a permitted use in the list of uses on the Light Industrial tracts in the PUD, however the refueling and electric vehicle charging station is not. Therefore, the applicant is requesting a change to the list of permitted uses in the PUD. The applicant is seeking to add "Fueling Stations, including fueling of gasoline, diesel, or hydrogen fuels, and electric vehicle charging; provided, that such use shall be limited to the parcel bearing the PIN 51011-01035 and any parcel created therefrom" to the list of permitted uses for the Light Industrial tracts in the Morgan Family Tract PUD Master Plan Development Standards. No change to the Light Industrial tract designation is proposed. Adding fueling and electric vehicle charging stations as permitted uses will allow private servicing, including refueling and charging, for a truck fleet. The Morgan Family Tract Master Plan identifies this area as Light Industrial. The Pooler 2040 Comprehensive Plan identifies this area within the PUD/Mixed Use character area. The Future Land Use Map (FLUM) designates this site as Residential.
Relevant Ordinances:	App. A, Art. IV, Sec. 21. I-1, Light Industrial District App. A, Art. IV, Sec. 26. Planned Unit Developments (PUD)
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, while the zoning boundary is not being changed, the request is a logical extension of the permitted uses since this request is to add fueling and electric vehicle charging stations as a permitted use to an area where the pattern of uses has been Light Industrial.* 2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area? • *No, this is not spot zoning as the zoning is not changing and will remain PUD with a Light Industrial use. It does coincide with the pattern of Light Industrial 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 similar to other permitted Light Industrial uses in the area and would not traverse established single-family neighborhoods. Any potential traffic impacts will be reviewed prior to final approval of any site development 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 Morgan Family Tract Master Plan identifies the area as Light Industrial; the comprehensive plan identifies the area as PUD/Mixed Use and the future land use map identifies the property as residential. While the proposed use is not consistent with the future land use map, the area has developed over the years with industrial uses and it is unlikely it will become a residential area.*

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

    - *While there is no imminent need for the proposed use, the property is likely to be utilized as requested. The adjacent uses are Light Industrial with only one Single-Family Residential property adjoining. The subject parcel is currently zoned PUD and identified as a Light Industrial tract. The PUD zoning and Light Industrial designation for this property will not be changed.*

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

    - *No, the proposed use would be consistent with that of the general area being used for Light Industrial 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 add other Light Industrial uses to the list of permitted uses in this PUD. Staff and the applicant are both recommending a condition of approval that the proposed use be limited to the subject parcel.*

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, according to documentation provided by the applicant, the proposed use is one that is safe and the request should not adversely impact the nearby properties as it relates to environmental quality, livability, or cause incompatible development. The subject parcel is zoned PUD with a Light Industrial designation and the request for a refueling station is in line with the other light industrial uses allowed on site and in the vicinity.*

   - 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 Light Industrial use is compatible with the existing Light Industrial 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, with the condition that the fueling stations, including fueling of gasoline, diesel or hydrogen fuels and electric vehicle charging, uses shall be limited to the parcel bearing PIN 51011-01035 and any parcel created therefrom be allowed only on Parcel Number 51011 01035, known as 500 Seabrook Parkway**.
Attachments:	A. Vicinity Map B. Zoning Map C. Application and Submittal Documentation D. Additional Application Material

Attachment A

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

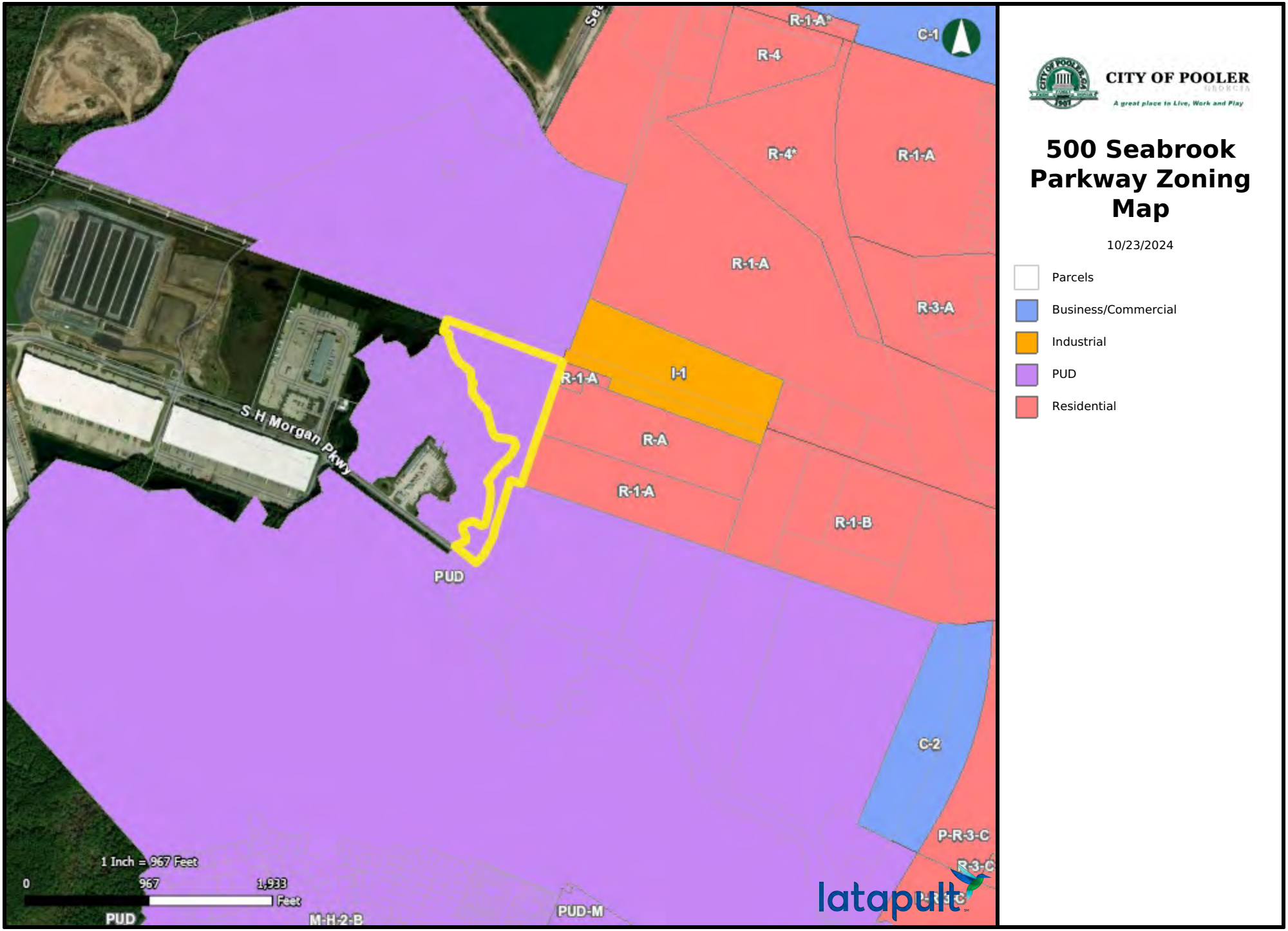
500 Seabrook Parkway Vicinity Map

10/23/2024

Parcels

This map was created using Latapult | www.latapult.com | Bigger Data Faster Maps Stronger Decisions

Attachment B



This map was created using Latapult | www.latapult.com | Bigger Data Faster Maps Stronger Decisions

Zoning Map Amendment Standards

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.

Douglas Faircloth		10/18/2024
Applicant Name	Applicant Signature	Date

Zoning Map Amendment Application

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.
- ☐ 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

Douglas Faircloth	912.200.3041
Owner/Authorized Agent Name	Phone
1480 Chatham Parkway Suite 100, Savannah, GA 31405	dfaircloth@cci-sav.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: _____
(If exact file number, date, or action is not known, please give approximate date of previous application.)

Zoning Map Amendment Application

Updated **SEPT 2023**

Action Requested

5 H Morgan Parkway, Pooler, GA 31322

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

LOT 1 MORGAN CENTER (SMB 36S 51A 15.727 AC SMB 36S 51A EASEMENT PRB 36P 94) | 51011 01035

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

I-1 | I-1 | 8.25 acres

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

SBR Savannah Port Logistics Ameris Owner Three, LLC

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

3550 LENOX ROAD N.E., SUITE 2000, Atlanta GA 30326

Property Owner Address | Email

Industrial | Refueling Station

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.

Inclusion of "Refueling Stations" to the light industrial district permitted uses section of the PUD text to allow private servicing for truck fleet.

See Addendum attached hereto for more specific Action Requested and Reasons for Requested Change

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.

Name & Address (including zip code)

Name & Address (including zip code)

Name & Address (including zip code)

Name & Address (including zip code)

Zoning Map Amendment Application

Updated **SEPT 2023**

Name & Address (including zip code)

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.

SBR Savannah Port Logistics Ameris Owner Three, LLC

Owner/Agent Name	Owner/Agent Signature	Date
Douglas Francisco for	PG.	10/21/24

Notary Public

10/21/2024
Subscribed and Sworn This Day Of

Notary Name	Notary Signature	Seal
Malorie D. Boyd	Malorie D. Boyd	MALORIE D BOYD Notary Public, Georgia Effingham County My Commission Expires October 01, 2027 Commission Expiration

MALORIE D BOYD NOTARY PUBLIC Commission Expires 10-01-2027 EFFINGHAM COUNTY, GEORGIA

ADDENDUM
to
Zoning Map Amendment Application
Morgan Family Tract PUD

I. ACTION REQUESTED

Current Language:

Paragraph IV., Subpart A: Proposed Uses

"3) Light Industrial I-1

The following uses shall be permitted within a Light Industrial district:

1) Manufacturing, processing, fabrication, repair, and servicing of any product or commodity, which does not produce noise, odors, dust, fumes, fire hazard or other nuisance beyond the property lines.

2) Warehousing, storage and distributing of any product or commodity.

3) Offices, including medical and dental.

4) Repair garages provided that all business is conducted inside an enclosed building and/or inside an aesthetically pleasing barrier, which will shield the business activity from view of passing motorists and surrounding property owners.

5) Animal hospitals, kennels and/or boarding facilities (see article III section 22 of Pooler Zoning Ordinance for specific regulations).

6) Outdoor drive in theaters (see article III, section 23, for specific regulations).

7) Building material sales yards and lumberyards, including the sale of rock, sand, gravel and the like.

8) Public utilities, including buildings, necessary structures, storage yards, billboards and other related uses, but specifically excluding waste processing, handling or storage.

9) Research or experimental stations and laboratories. (Conditional Use only).

10) Radio, cellular or television station transmission or reception towers.

11) Horticultural nurseries.

March 28, 2014
August, 2022
October, 2022
January, 2024
November, 2024

12) Office buildings for business, governmental, professional, or other general purposes.

13) Accessory buildings, structures and uses customarily incidental to permitted uses.

14) Manufactured home sale.

15) Bars or nightclubs.

16) Silviculture practices.

17) Movie production or studios."

Proposed, Amended Language:

Paragraph IV., Subpart A: Proposed Uses

Adds the following subparagraph 18 to the above-referenced list of permitted uses within a Light Industrial district:

"18) Fueling stations, including fueling of gasoline, diesel or hydrogen fuels, as well as electric vehicle charging; provided, that such use shall be limited to the parcel bearing PIN 51011-01035 and any parcel created therefrom."

II. REASON FOR REQUESTED CHANGE

The owner of the subject parcel (the "Property"), SBR Savannah Port Logistics Ameris Owner Three, LLC (the "Owner") desires to develop the Property as a facility which will serve as a refueling station for (i) trucks that operate on hydrogen fuel, and (ii) trucks that operate on electric batteries (the "Hydrogen/EV Refueling Facility"). The Hydrogen/EV Refueling Facility will manufacture on-site the hydrogen that is used to refuel hydrogen-fueled trucks, and will provide electric recharging services via a standard connection to the electric grid.

The Property is located within the Morgan Family Tract PUD (the "Morgan PUD"), and is designated a "Light Industrial" within the PUD – a copy of the most recent version of the Morgan PUD Master Plan which shows the location of the Property is attached hereto as Schedule 1.

Despite the Property having a "Light Industrial" designation, the development standards for the Property are not governed by the development standards within the Pooler zoning ordinance which apply to properties zoned Light Industrial. Rather, the development standards and permitted uses for the Property are governed by the Development Standards for the Morgan PUD (the "Morgan PUD Development Standards").

The Morgan PUD Development Standards contains an extensive list of permitted uses for

properties within the Morgan PUD. However, the list of permitted uses does not include a permitted use category that would encompass the proposed use for the Hydrogen/EV Refueling Facility. That is likely because at the time the Morgan PUD Development Standards were drafted, the concept of hydrogen fueling (and potentially electric vehicle charging as well) did not yet exist.

Accordingly, the Owner desires to add an additional permitted use to the list of permitted uses for Light Industrial properties within the Morgan PUD Development Standards. The additional permitted use will be limited to the Property, so that it will not be a permitted use elsewhere with in the Morgan PUD. The requested additional text can be seen above in red, as well as in the attached revised copy of the Morgan PUD Development Standards.

Other than the addition of this permitted use, the Owner intends for the Morgan PUD Development Standards to remain intact.

March 28, 2014
August, 2022
October, 2022
January, 2024
November, 2024

Schedule 1
to
Zoning Map Amendment Application

Morgan Family PUD Master Plan

[Attached]

Attachment C

Property Owner Authorization

Updated **SEPT 2023**

Authorization

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

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

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

Douglas Fairthcloth	dfaircloth@cci-sav.com	912.200.3041
Applicant/Agent Name	Email	Phone

1480 Chatham Parkway Suite 100, Savannah, GA 31405

Applicant/Agent Address

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

5 H Morgan Parkway, Pooler, GA 31322 - Parcel #51011 01035

Property Address

SBR Savannah Port Logistics Ameris Owner Three		10/18/24
Owner Name	Owner Signature	Date

Notary Public

10/18/24

Subscribed and Sworn This Day Of

Malone D. Boyd	Malone D. Boyd	MALORIE D BOYD Notary Public, Georgia Effingham County My Commission Expires October 01, 2027
Notary Name	Notary Signature	Commission Expiration

Seal

MALORIE D BOYD NOTARY PUBLIC EFFINGHAM COUNTY, GEORGIA My Commission Expires 10-01-2027

Campaign Contribution Disclosure Form (Zoning Action Applicant)

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

Morgan Family Tract PUD Text Amendment

Zoning Action/Agenda Item

-

Planning & Zoning Public Hearing/Meeting Date and Time

11/18/2024

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

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

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

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

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

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

Douglas Faircloth		10/18/2024
Applicant Name	Applicant Signature	Date

Attachment C

ADJACENT NEIGHBORS

NBI BLOOMINGDALE LLC

401 EDGEWATER PLACE SUITE 107

WAKEFIELD, MA 01880

PARCEL #80006 01047

MORGAN SAMUEL H ET AL

1 OGLETHORPE PROFESSIONAL BLVD SUITE 105

SAVANNAH, GA 31406

PARCEL #51011 01045

CRAWFORD JEANNE M AS TRUSTEE ETAL

PO BOX 3

LUMBER CITY, GA 31549

PARCEL #51022 01004

YOUNG RALEIGH A

PO BOX 112

POOLER, GA 31322

PARCEL #51022 01005

SEABROOKS GEORGE

PO BOX 385

POOLER, GA 31322

PARCEL #51022 01008

Attachment C

SAVANNAH ECONOMIC DEVELOPMENT AUTHORITY

PO BOX 128

SAVANNAH, GA 31402

PARCEL #51011 01060

Tract 4 – Ameris Bank Parcel

ALL THAT CERTAIN TRACT OF LAND KNOWN AS LOT 1, MORGAN CENTER, FORMER PORTION OF PARCEL "D" OF THE MORGAN TRACT "Q", 8TH G.M. DISTRICT, CITY OF BLOOMINGDALE, CHATHAM COUNTY, RECORDED IN SUBDIVISION MAP BOOK 36S, PAGES 51A-B AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD HAVING A GRIND NORTH, GEORGIA STATE PLANE, EAST ZONE NAD 83 COORDINATE OF NORTH: 768,308.16 AND EAST: 921,050.65, THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF S.H. MORGAN PARKWAY THE FOLLOWING COURSES AND DISTANCES: N53°53'58"W A DISTANCE OF 80.00' TO A POINT, N54°05'57"W A DISTANCE OF 115.88' TO A POINT; THENCE ALONG THE EASTERN PROPERTY LINE OF WETLANDS, RECORDED IN SUBDIVISION MAP BOOK 37S, PAGES 27A-L, THE FOLLOWING COURSES AND DISTANCES: N70°11'14"E A DISTANCE OF 33.26' TO A POINT, N13°45'56"W A DISTANCE OF 30.25 TO A POINT, N21°08'30"W A DISTANCE OF 65.01' TO A POINT, N12°45'29"W A DISTANCE OF 33.66' TO A POINT, N70°51'33"E A DISTANCE OF 74.38' TO A POINT, S17°38'13"E A DISTANCE OF 29.14' TO A POINT, S66°08'27"E A DISTANCE OF 47.55' TO A POINT, S43°39'30"E A DISTANCE OF 37.76' TO A POINT, N2°54'12"E A DISTANCE OF 64.40' TO A POINT, N23°42'18"E A DISTANCE OF 80.78' TO A POINT, N14°12'23"E A DISTANCE OF 60.34' TO A POINT, N10°34'20"E A DISTANCE OF 64.90' TO A POINT, N5°28'06"E A DISTANCE OF 73.36' TO A POINT, N10°16'13"E A DISTANCE OF 39.10' TO A POINT, N61°35'24"W A DISTANCE OF 27.35' TO A POINT, N44°50'37"E A DISTANCE OF 87.80' TO A POINT, N9°21'14"E A DISTANCE OF 87.44' TO A POINT, N17°32'48"E A DISTANCE OF 32.43' TO A POINT, S73°57'49"E A DISTANCE OF 41.53' TO A POINT, N49°02'36"E A DISTANCE OF 47.74' TO A POINT, N23°22'20"E A DISTANCE OF 37.06' TO A POINT, N7°39'53"E A DISTANCE OF 120.44' TO A POINT,

N72°01’06”W A DISTANCE OF 84.33’ TO A POINT, N62°04’25”W A DISTANCE OF 67.17’ TO A POINT, N37°05’42”W A DISTANCE OF 66.75’ TO A POINT, N3°09’27”E A DISTANCE OF 84.94’ TO A POINT, N72°30’18”W A DISTANCE OF 38.70’ TO A POINT, N40°15’49”W A DISTANCE OF 42.05’ TO A POINT, N33°56’29”W A DISTANCE OF 65.80’ TO A POINT, N36°53’54”W A DISTANCE OF 72.36’ TO A POINT, N0°31’17”E A DISTANCE OF 66.68’ TO A POINT, N42°34’49”W A DISTANCE OF 78.26’ TO A POINT, N30°24’50”E A DISTANCE OF 53.46’ TO A POINT, N62°32’52”W A DISTANCE OF 45.06’ TO A POINT, N37°50’52”W A DISTANCE OF 76.37’ TO A POINT, N18°14’37”W A DISTANCE OF 53.46’ TO A POINT, N28°22’26”W A DISTANCE OF 50.05’ TO A POINT, N35°55’25”W A DISTANCE OF 50.55’ TO A POINT, N19°58’46”E A DISTANCE OF 36.49’ TO A POINT, N36°37’24”W A DISTANCE OF 46.62’ TO AN IRON ROD; THENCE ALONG THE EASTERN PROPERTY LINE OF PARCEL C-3-2, RECORDED IN PLAT BOOK 50, PAGE 358, N18°56’17”E A DISTANCE OF 138.90’ TO AN IRON ROD; THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA CENTRAL RAILROAD S71°03’43”E A DISTANCE OF 947.97’ TO AN IRON PIPE; THENCE ALONG THE WESTERN PROPERTY LINES OF PARCELS NOW OR FORMERLY OWNED BY GEORGE SEABROOKS, RALEIGH A. YOUNG AND PATSY M. SPIVEY LIVING TRUST, ALTA K. POWELL & JEANNE M. CRAWFORD THE FOLLOWING COURSES AND DISTANCES: S18°18’57”W A DISTANCE OF 71.14’ TO A CONCRETE MONUMENT, S18°19’55”W A DISTANCE OF 501.78’ TO A POINT, S20°38’52”W A DISTANCE OF 494.82’ TO AN IRON ROD; THENCE ALONG THE WESTERN PROPERTY LINE OF LOT 2, MORGAN CENTER, RECORDED IN SUBDIVISION MAP BOOK 36S, PAGES 51A-B, THE FOLLOWING COURSES AND DISTANCES: N73°14’45”W A DISTANCE OF 85.34’ TO AN IRON ROD, S17°23’15”W A DITANCE OF 7.96’ TO AN IRON PIPE, S16°45’15”W A DISTANCE OF 436.67’ TO A POINT, ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 148.57’, A RADIUS OF 440.00’, A DELTA ANGLE OF 19°20’49”, A TANGENT LENGTH OF 75.00’, A CHORD BEARING OF S26°25’39”W AND CHORD DISTANCE OF 147.87’ TO AN IRON ROD,

S36°06’02”W A DITANCE OF 38.35’ TO THE POINT OF BEGINNING; AND CONTAINING 15.727 ACRES OR 685,068 SQUARE FEET.

AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY OF LOT 1, MORGAN CENTER, FORMER PORTION OF PARCEL “D” OF THE MORGAN TRACT “Q”, 8TH G.M. DISTRICT, CITY OF BLOOMINGDALE, CHATHAM COUNTY, GEORGIA, PREPARED BY COLEMAN COMPANY, INC., SEALED AND CERTIFIED BY TERRY MACK COLEMAN, GA REG. LAND SURVEYOR NO.2486, DATED SEPTEMBER 18, 207.

PARID: 51011 01035

SBR SAVANNAH PORT LOGISTICS AMERIS OWNER S H MORGAN PKWY

Tax Commissioner Summary

Status	ACTIVE
Alternate ID	3007549
Bill #	3007549
Tax District/Description	050-POOLER
Legal Description	LOT 1 MORGAN CENTER (SMB 36S 51A 15.727 AC SMB 36S 51A EASEMENT PRB 36P 94)
Appeal Status	

Parcel Status

Parcel Status	Deferral Exist	Years Support	Total Millage Rate
Active	No		31.7790

Parcel Information

Property Class	C4 - Commercial Small Tracts
Mortgage Company	
Exemptions	

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
SBR SAVANNAH PORT LOGISTICS AMERIS OWNER	THREE, LLC		C/O CORE AND VALUE ADVISORS, LLC 3550 LENOX ROAD N.E., SUITE 2000 ATLANTA GA 30326

Digest Owner (January 1)

Owner	Co-Owner	Care Of	Mailing Address

SBR SAVANNAH PORT LOGISTICS AMERIS OWNER THREE, LLC C/O CORE AND VALUE ADVISORS, LLC 3550 LENOX ROAD N.E., SUITE 2000 ATLANTA GA 30326

Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2024	1	6,762.57	-3,396.99	3,365.58
2023	1	6,794.50	-6,794.50	0.00
2022	1	6,897.28	-6,897.28	0.00
2021	1	7,779.52	-7,779.52	0.00
2020	1	7,735.03	-7,735.03	0.00
2019	1	6,847.87	-6,847.87	0.00
2018	1	11,319.60	-11,319.60	0.00
2017	1	10,539.40	-10,539.40	0.00
2016	1	10,559.16	-10,559.16	0.00
2015	1	10,611.81	-10,611.81	0.00
Total:		85,846.74	-82,481.16	3,365.58

Payment Information

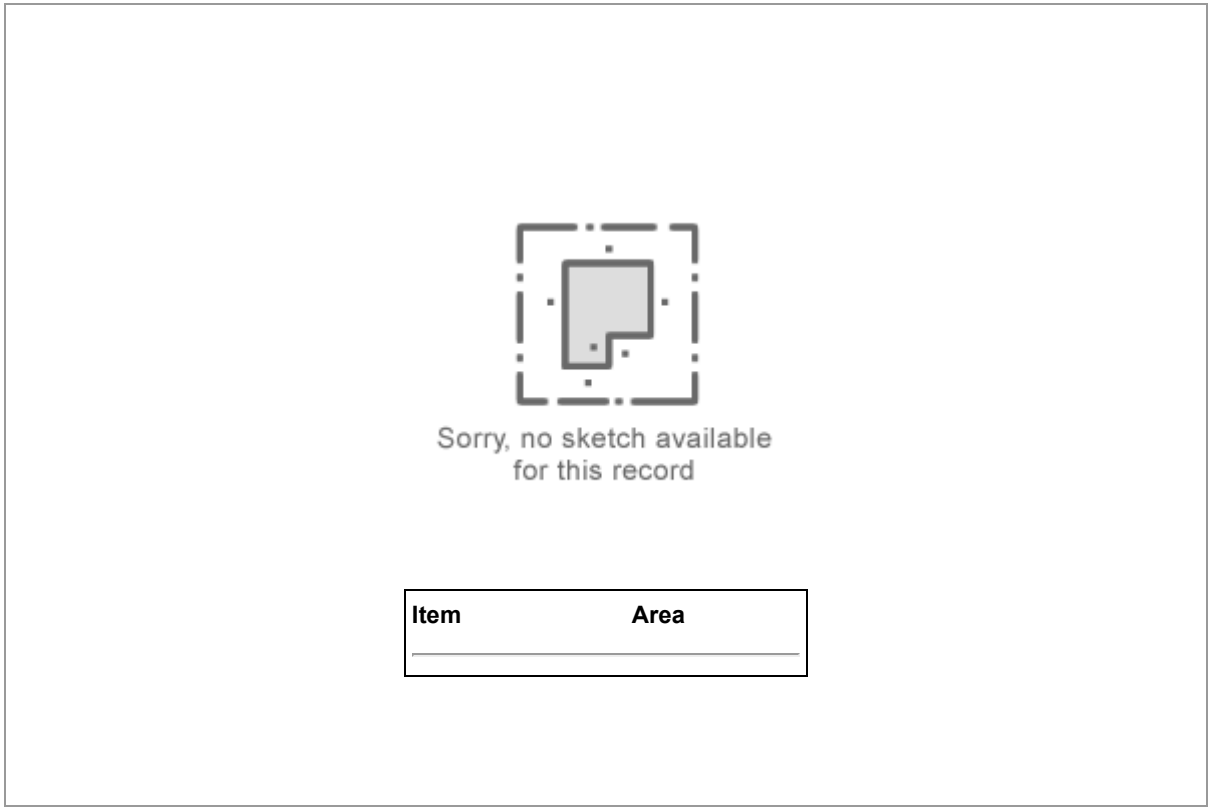
Payment Sequence	User ID Location	Effective Date Source	Business Date Pymt Type	Payment Applied	Tolerance/ Overpayment	Payment Methods	Total Payment
4164270947	BLWRIGHT-1327 CASHIER	06/04/2024 MAIL	06/04/2024 P24	$3,396.99	$0.00 $0.00	CHECK/3,396.99	$3,396.99

Payer Details

Payment Sequence	User ID Location	Effective Date Source	Total Payment	Payer Information
4164270947	BLWRIGHT-1327 CASHIER	06/04/2024 MAIL	$3,396.99	SBR SAVANNAH PORT LOGISTICS AMERIS OWNER THREE LLC 50 GLENLAKE PARKWAY SUITE 350 ATLANTA GA 30328

Billings Detail

Authority Code	Code	Authority Name	Millage	Billed	Paid	Due
COUNTY - OPER	TAX	COUNTY M&O	10.5180	$2,238.23	-$1,119.02	$1,119.21
POOLER - CITY	TAX	CITY OF POOLER	3.7800	$804.38	-$402.14	$402.24
SCHOOL - OPER	TAX	COUNTY SCHOOL M&O	17.4810	$3,719.96	-$1,875.83	$1,844.13
	Total:		31.7790	$6,762.57	-$3,396.99	$3,365.58



Attachment C

Prepared by:

Georgia Central Railway, L.P.
13901 Sutton Park Drive South, Suite 125
Jacksonville, FL 32224
Attention: Mary Cole

After recording return to:

Hartman Simons & Wood LLP
6400 Powers Ferry Road, Suite 400
Atlanta, Georgia 30339
Attention: Robert D. Simons, Esq.

Doc ID: 030920750011 Type: AGRE
Recorded: 03/21/2018 at 10:38:07 AM
Fee Amt: $30.00 Page 1 of 11
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court
BK 1303 PG 750-760

MEMORANDUM OF PRIVATE CROSSING AGREEMENT

This Memorandum of Private Crossing Agreement, dated this 15th day of March, 2018, by and between **Georgia Central Railway, L.P.**, a Georgia Limited Partnership, whose mailing address is 13901 Sutton Park Drive, South, Suite 125, Jacksonville, FL 32224, hereinafter called "Licensor", and **Morgan Industrial Land Partners, LLC**, A Delaware Limited Liability Company, whose mailing address is 2870 Peachtree Road NW, Suite 199, Atlanta, GA 303052918, hereinafter called "Licensee".

WITNESSETH:

WHEREAS, on the 30th day of November, 2017, Licensor and Licensee entered into a written Private Crossing Agreement ("Agreement") to construct and maintain an At-Grade Private Grade Crossing ("Crossing"), upon right-of-way owned by Licensor shown on **Exhibits A and A-1** attached hereto (hereinafter such right-of-way and the improvements located thereon are referred to as "Licensor's Lands") at the location shown (the "Crossing Location") for the purpose of providing alternate and convenient access to lands that Licensee is developing as an industrial park ("Industrial Park") with said Licensee's Lands (as hereinafter defined) being described on **Exhibit A-2** attached hereto ("Licensee's Land"); and

WHEREAS, the parties are desirous of placing a summary of their respective interests, as expressed in more detail in the Agreement, as a matter of public record.

NOW THEREFORE, in consideration of ONE DOLLAR ($1.00) as well as other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Grant of Licensee.** Subject to the conditions in the Agreement, the terms of which are incorporated herein, Licensor does hereby grant a license to Licensee, on nonexclusive basis, on and over the Licensor Lands for the purpose of constructing, installing, operating, maintaining, repairing, modifying, removing, and replacing the Crossing at the Crossing Location; subject, however, to the right of (i) Licensee may terminate this Agreement at any time, upon giving Licensor thirty (30) days' notice in writing; (ii) Licensor may terminate this Agreement upon written notice to Licensee in the event of the breach of this Agreement by Licensee that remains uncured for thirty (30) days after written notice of such breach is provided by Licensor to Licensee; provided however, that Licensor may immediately terminate this Agreement if Licensee's breach either prevents Licensor from operating its trains or creates an unsafe condition; (iii) Licensor may terminate this Agreement if it conflicts with operational or infrastructure changes; (iv) This Agreement will terminate when the Industrial Track Agreement #GCLP16123847 is terminated; (v) The Agreement will terminate, without the necessity of further notice, upon the abandonment of Licensor's connecting mainline track. Notwithstanding anything herein contained to the contrary, there shall be no obligation on the part of Licensor to continue operation of its connecting mainline track in the vicinity of the Crossing to prevent the termination of Licensee's rights and privileges granted hereunder on account of an abandonment of line or service by Licensor; nor shall there be any obligation upon Licensor to perfect its title in order to perpetuate the rights and privileges granted hereunder after such abandonment of line or service.

2. **Scope and Purpose of Agreement.** By the Agreement, Licensor grants to Licensee the right to construct, install, operate, maintain, repair, remove and replace in kind the Crossing at the Crossing Location upon and over the Licensor Lands, subject to all terms and conditions of the Agreement.

3. **Successor and Assigns.** The Agreement and the rights granted therein may not be transferred, assigned or sublet to a third party without the prior written approval of Licensor; provided, that, in the event that the Licensee sells all or a portion of the Industrial Park, the Agreement shall be transferred to all purchasers, who shall be jointly and severally obligated under the Agreement. Said approval by Licensor, subject to Licensee's satisfaction of applicable transfer of rights or assignment fees in effect at that time, shall not be unreasonably withheld.

4. **Construction of Memorandum.** In the event of any conflict between a provision in the Memorandum and a provision in the Agreement, the conflicting provision in the Agreement shall prevail.

SIGNATURES COMMENCE ON FOLLOWING PAGE

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IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals this 15th day of March, 2018.

Signed, sealed and delivered
in the presence of

Mary Cole
Unofficial Witness

Bonnie D Hatfield
Notary Public

My Commission Expires: 10/30/2019

(NOTARY SEAL)

Notary Public State of Florida
Bonnie D Hatfield
My Commission FF 901738
Expires 10/30/2019

Georgia Central Railway, L.P.,
a Georgia Limited Partnership

By: _____
Print Name: Andrew T. Chumbo
Title: President

Signed, sealed and delivered
in the presence of

Shirley A Mock
Unofficial Witness

Karen E Davis
Notary Public

My Commission Expires: 11-5-2020

(NOTARY SEAL)

KAREN E. DAVIS
NOTARY
EXPIRES
GEORGIA
Nov. 05, 2020
PUBLIC
CARROLL COUNTY

Morgan Industrial Land Partners, LLC.
a Delaware Limited Liability Company

By: _____
John K. Porter
Managing Member

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=71399501&key1=1303&key2=750&county=25&countyname=CHATHAM&userid=369847&… 3/11

EXHIBIT A

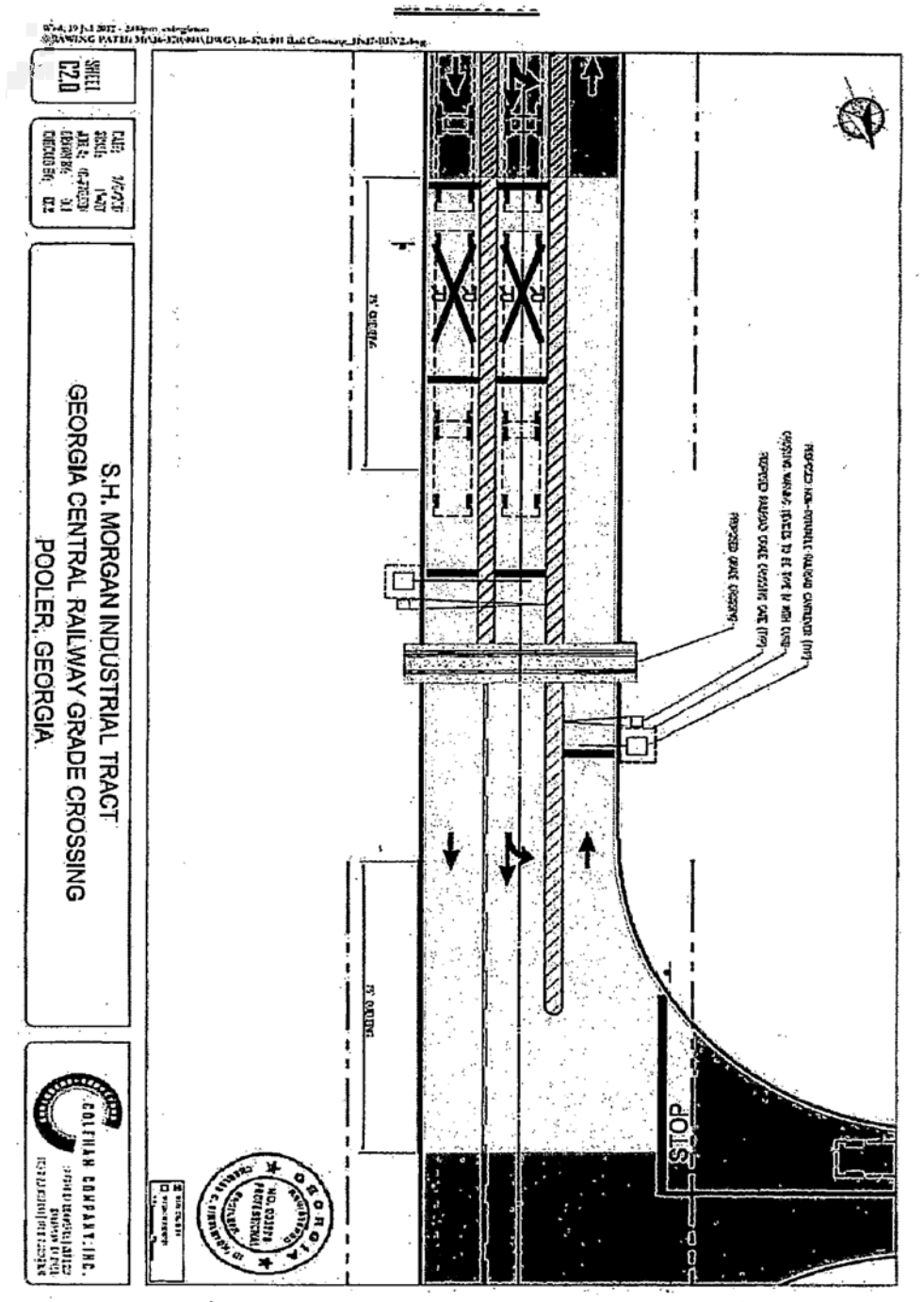

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EXHIBIT A-1

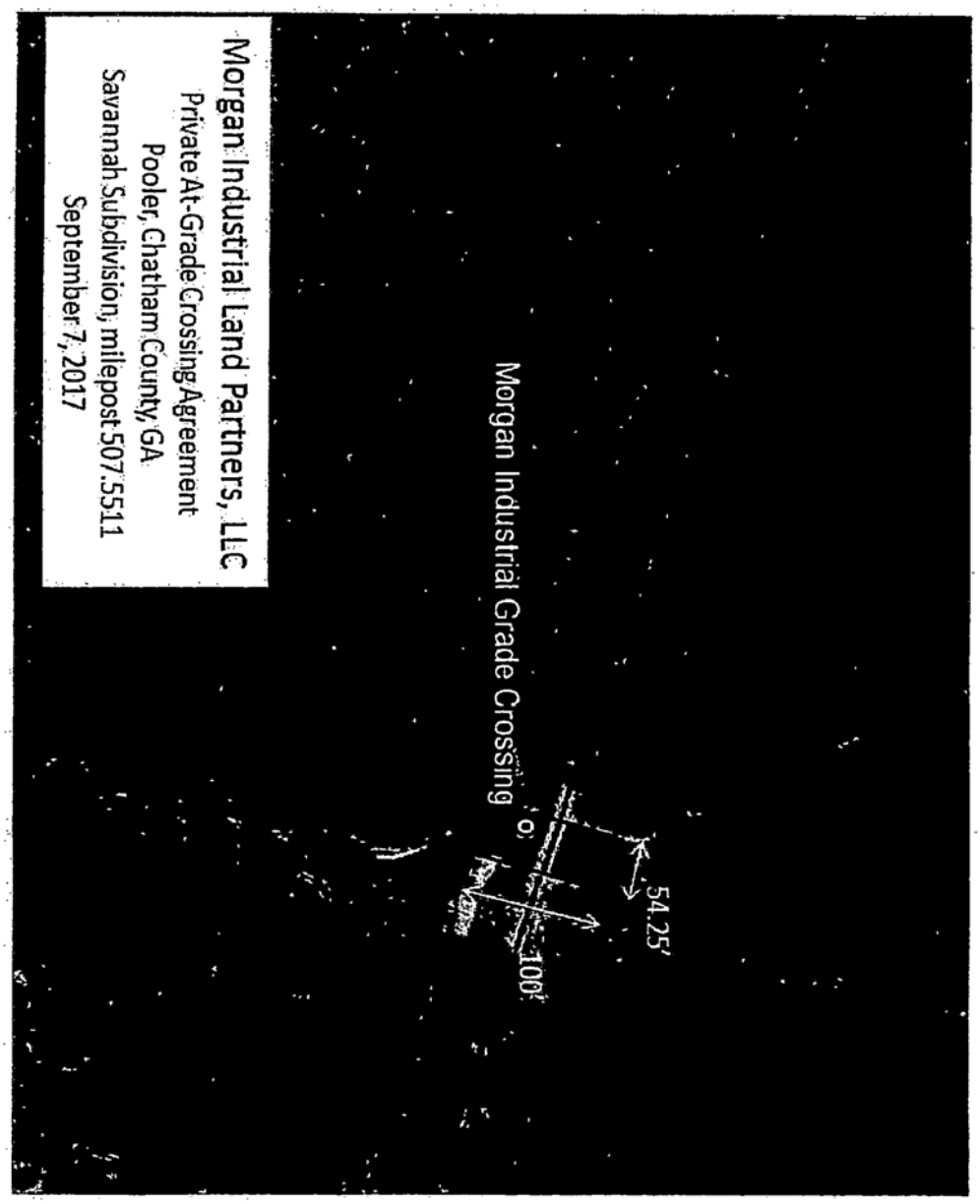
Morgan Industrial Land Partners, LLC
Private At-Grade Crossing Agreement
Pooler, Chatham County, GA
Savannah Subdivision; milepost 507.5511
September 7, 2017
Morgan Industrial Grade Crossing
54.25'
100'

EXHIBIT A-1
Continued

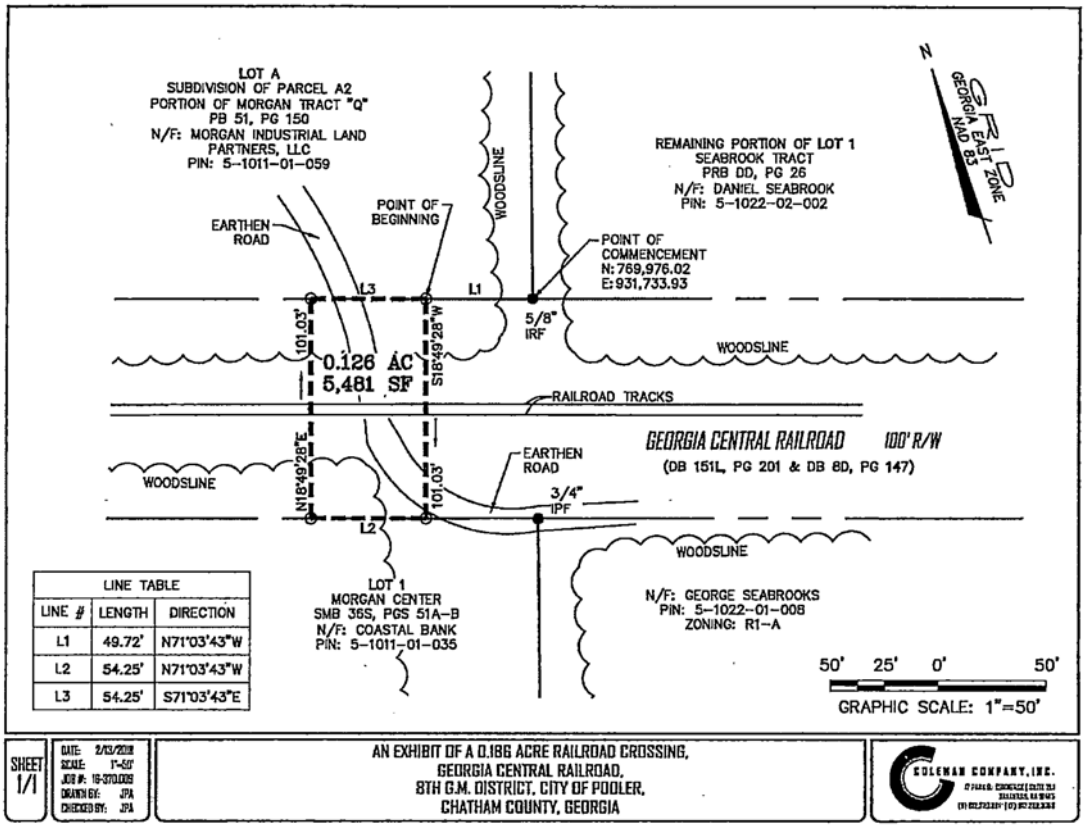

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EXHIBIT A-1
CONTINUED

ALL THAT CERTAIN TRACT OF LAND KNOWN AS 0.126 AC RAILROAD CROSSING, GEORGIA CENTRAL RAILROAD, 8TH G.M. DISTRICT, CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON ROD HAVING A GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83 COORDINATE OF NORTH: 769,976.02 AND EAST: 931,733.93, THENCE ALONG THE NORTHERN RIGHT-OF-WAY OF THE GEORGIA CENTRAL RAILROAD N71°03'43"W A DISTANCE OF 49.72' TO A POINT BEING THE POINT OF BEGINNING; THENCE CROSSING THE GEORGIA CENTRAL RAILROAD S18°49'28"W A DISTANCE OF 101.03' TO A POINT; THENCE ALONG THE NORTHERN PROPERTY LINE OF LOT 1, MORGAN CENTER (RECORDED IN SUBDIVISION MAP BOOK 36S, PAGES 51A & 51B) N71°03'43"W A DISTANCE OF 54.25' TO A POINT; THENCE CROSSING THE GEORGIA CENTRAL RAILROAD N18°49'28"E A DISTANCE OF 101.03' TO A POINT; THENCE ALONG THE SOUTHERN PROPERTY LINE OF LOT A, SUBDIVISION OF PARCEL A2, PORTION OF MORGAN TRACT "Q" (RECORDED IN PLAT BOOK 51, PAGE 150) S71°03'43"E A DISTANCE OF 54.25' TO THE POINT OF BEGINNING; AND CONTAINING 0.126 ACRE OR 5,481 SQUARE FEET.

EXHIBIT "A-2"
Licensee Benefitted Land

Tract 1 – Morgan Parcel – Lot A

ALL THAT TRACT OR PARCEL OF LAND lying and being in the 8th G.M.D., City of Pooler, Chatham County, Georgia, and being Lot A as shown at Plat Book 51, Page 150, Chatham County, Georgia Records.

AND

Tract 2 – Morgan Parcel – Lot B

ALL THAT TRACT OR PARCEL OF LAND lying and being in the 8th G.M.D., City of Pooler, Chatham County, Georgia, and being Lot A as shown at Plat Book 51, Page 150, Chatham County, Georgia Records.

AND

Tract 3 – North Drive/Wildcat Dam Road

ALL THAT TRACT OR PARCEL OF LAND lying and being in the 8th G.M.D., City of Pooler, Chatham County, Georgia, and being more particularly described as Proposed 110 foot right of way adjoining the southerly right of way line of U.S. Highway 80, and running in a generally southerly direction to the northerly boundary line of Lot A, all as shown at Plat Book 51, Page 181, Chatham County, Georgia Records.

AND

Tract 4 – Ameris Bank Parcel

ALL THAT CERTAIN TRACT OF LAND KNOWN AS LOT 1, MORGAN CENTER, FORMER PORTION OF PARCEL "D" OF THE MORGAN TRACT "Q", 8TH G.M. DISTRICT, CITY OF BLOOMINGDALE, CHATHAM COUNTY, GEORGIA, RECORDED IN SUBDIVISION MAP BOOK 36S, PAGES 51A-B AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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EXHIBIT "A-2"
Continued

DISTANCE OF 73.36' TO A POINT, N10°16'13"E A DISTANCE OF 39.10' TO A POINT, N61°35'24"W A DISTANCE OF 27.35' TO A POINT, N44°50'37"E A DISTANCE OF 87.80' TO A POINT, N9°21'14"E A DISTANCE OF 87.44' TO A POINT, N17°32'48"E A DISTANCE OF 32.43' TO A POINT, S73°57'49"E A DISTANCE OF 41.53' TO A POINT, N49°02'36"E A DISTANCE OF 47.74' TO A POINT, N23°22'20"E A DISTANCE OF 37.06' TO A POINT, N7°39'53"E A DISTANCE OF 120.44' TO A POINT, N72°01'06"W A DISTANCE OF 84.33' TO A POINT, N62°04'25"W A DISTANCE OF 67.17' TO A POINT, N37°05'42"W A DISTANCE OF 66.75' TO A POINT, N3°09'27"E A DISTANCE OF 84.94' TO A POINT, N72°30'18"W A DISTANCE OF 38.70' TO A POINT, N40°15'49"W A DISTANCE OF 42.05' TO A POINT, N33°56'29"W A DISTANCE OF 65.80' TO A POINT, N36°53'54"W A DISTANCE OF 72.36' TO A POINT, N0°31'17"E A DISTANCE OF 66.68' TO A POINT, N42°34'39"W A DISTANCE OF 78.26' TO A POINT, N30°24'50"E A DISTANCE OF 53.46' TO A POINT, N62°32'52"W A DISTANCE OF 45.06' TO A POINT, N37°50'52"W A DISTANCE OF 76.37' TO A POINT, N18°14'37"W A DISTANCE OF 53.46' TO A POINT, N28°22'26"W A DISTANCE OF 50.05' TO A POINT, N35°55'25"W A DISTANCE OF 50.55' TO A POINT, N19°58'46"E A DISTANCE OF 36.49' TO A POINT, N36°37'24"W A DISTANCE OF 46.62' TO AN IRON ROD; THENCE ALONG THE EASTERN PROPERTY LINE OF PARCEL C-3-2, RECORDED IN PLAT BOOK 50, PAGE 358, N18°56'17"E A DISTANCE OF 138.90' TO AN IRON ROD; THENCE ALONG THE SOUTHERN RIGHT-OF-WAY OF GEORGIA CENTRAL RAILROAD S71°03'43"E A DISTANCE OF 947.97' TO AN IRON PIPE; THENCE ALONG THE WESTERN PROPERTY LINES OF PARCELS NOW OR FORMERLY OWNED BY GEORGE SEABROOKS, RALEIGH A. YOUNG AND PATSY M. SPIVEY LIVING TRUST, ALTA K. POWELL & JEANNE M. CRAWFORD THE FOLLOWING COURSES AND DISTANCES: S18°18'57"W A DISTANCE OF 71.14' TO A CONCRETE MONUMENT, S18°19'55"W A DISTANCE OF 501.78' TO A POINT, S20°38'52"W A DISTANCE OF 494.82' TO AN IRON ROD; THENCE ALONG THE WESTERN PROPERTY LINE OF LOT 2, MORGAN CENTER, RECORDED IN SUBDIVISION MAP BOOK 36S, PAGES 51A-B, THE FOLLOWING COURSES AND DISTANCES: N73°14'45"W A DISTANCE OF 85.34' TO AN IRON ROD, S17°23'15"W A DISTANCE OF 7.96' TO AN IRON PIPE, S16°45'15"W A DISTANCE OF 436.67' TO A POINT, ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 148.57', A RADIUS OF 440.00', A DELTA ANGLE OF 19°20'49", A TANGENT LENGTH OF 75.00', A CHORD BEARING OF S26°25'39"W AND CHORD DISTANCE OF 147.87' TO AN IRON ROD, S36°06'02"W A DISTANCE OF 38.35' TO THE POINT OF BEGINNING; AND CONTAINING 15.727 ACRES OR 685,068 SQUARE FEET.

AS SHOWN ON ALTA/NSPS LAND TITLE SURVEY OF LOT 1, MORGAN CENTER, FORMER PORTION OF PARCEL "D" OF THE MORGAN TRACT "Q", 8TH G.M. DISTRICT, CITY OF BLOOMINGDALE, CHATHAM COUNTY, GEORGIA, PREPARED BY COLEMAN COMPANY, INC., SEALED AND CERTIFIED BY TERRY MACK COLEMAN, GA REG. LAND SURVEYOR NO. 2486, DATED SEPTEMBER 18, 2017.

AND

Tract 5 – Seabrooks Parcel

ALL THOSE TWO CERTAIN TRACTS OR PARCELS OF LAND, situate, lying and being in the 8th G.M. District, Chatham County, Georgia, one tract containing 0.541 acre and one tract containing 14.698 acres, being remaining portions of Lot 1, Seabrook Tract; for more definite description of said two tracts of land referenced is made to that certain plat of survey made by Vincent Helmly, Georgia Registered Land Surveyor No. 1882, dated April 10, 1979, for the Estate of Mitchell Seabrook, which plat is incorporated herein and made a part hereof for more definite determination of the metes, bounds, dimensions and location of the property herein described and is recorded in the Office of the Clerk, Superior Court, Chatham County, Georgia, in Plat Book DD, Folio 26. Said tract containing 14.698 acres being

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EXHIBIT "A-2"
Continued

bounded on the north by lands now or formerly of Charles H. Morris, on the east by the lands now or formerly of Clemmie Edward Young, on the south by the right of way line of the Seaboard-Coast Line Railroad and on the west by lands now or formerly belonging to Union Camp Corporation. Said tract containing 0.541 acre being bounded on the north by the right of way line of Seaboard-Coast Line Railroad, on the East by lands now or formerly of Clemmie Edward Young, on the south by lands now or formerly of Peter Seabrook Estate, and on the west by lands now or formerly belonging to Eastern Light No. 225 Lodge. Said two tracts of land being portions of the property described in that certain deed dated December 11, 1897, and recorded in the Office of the Clerk of Superior Court, Chatham County, Georgia, in Record Book 9X's, Folio 444, and formerly known as the home place of Mitchell Seabrook.

Also described as follows:

ALL THAT CERTAIN TRACT OF LAND known as 0.541 acre, being a portion of Lot 1, Seabrook Tract, 8th G.M. District, City of Pooler, Chatham County, Georgia, recorded in Plat Record Book DD, Page 26, and being more particularly described as follows:

BEGINNING at a concrete monument found along the southern right-of-way of Georgia Central Railroad having a grid north, Georgia State Plane, East Zone, NAD 83 coordinate of North: 769,345.90 and East: 933,262.61, thence along the western property line of lands now or formerly owned by Elizabeth & Clem Young-Bey S18°20'34"W a distance of 0.79' to a concrete monument; thence along the property lines of lands now or formerly owned by Raleigh Young the following courses and distances: N73°30'21"W a distance of 1033.10 feet to a concrete monument, N18°20'34"E a distance of 44.91' to a concrete monument; thence along the southern right-of-way of Georgia Central Railroad S71°03'21"E a distance of 1033.62' to the POINT OF BEGINNING, and containing 0.541 acre or 23,571 square feet.

AND

ALL THAT CERTAIN TRACT OF LAND known as 14.698 acres, being a portion of Lot 1, Seabrook Tract, 8th G.M. District, City of Pooler, Chatham County, Georgia, recorded in Plat Record Book DD, Page 26, and being more particularly described as follows:

BEGINNING at an iron rod along the northern right-of-way of Georgia Central Railroad having a grid north, Georgia State Plane, East Zone, NAD 83 coordinate of North: 769,976.02 and East: 931,733.93, thence along the eastern property line of Lot A, subdivision of Parcel A2, portion of Morgan Tract "Q" (recorded in Plat Book 51, Page 150) N18°20'34"E a distance of 439.80' to a concrete monument; thence along the southern property line of Morris Tract (recorded in Plat Record Book 5P, Page 83 and Plat Record Book Y, Page 30) S67°28'46"E a distance of 1653.54' to a point, passing a concrete monument at 1625.74'; thence along the western property line of lands now or formerly owned by Elizabeth & Clem Young-Bey S18°20'34"W a distance of 336.64' to a concrete monument found, passing a concrete monument at 113.76'; thence along the northern right-of-way of Georgia Central Railroad N71°0321"W a distance of 1649.23' to the POINT OF BEGINNING; and containing 14.696 acres or 640,225 square feet.

[See attached Map]

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?id=71399501&key1=1303&key2=750&county=25&countyname=CHATHAM&userid=369847… 10/11

EXHIBIT "A-2"
Continued

Type: PLAT
Recorded: 10/4/2021 1:24:00 PM
Fee Amt: $10.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID: 2756053648

BK 53 PG 164

NOTES:

1. THIS PLAT CREATES ONE LOT AND A PRIVATE RIGHT OF WAY.
2. TOTAL AREA: 16.082 ACRES; 700,548 SQUARE FEET.
3. THESE PROPERTIES ARE CURRENTLY ZONED PUD.
4. PROPERTY ADDRESS: SH MORGAN PARKWAY.
5. PARCEL IDENTIFICATION NUMBER: 51011 01035.
6. LOTS TO BE SERVED BY CITY OF POOLER WATER AND SANITARY SEWER SYSTEMS.
7. LOT 1 SHALL HAVE INGRESS/EGRESS ACCESS ACROSS SEABROOK PARKWAY FROM S.H. MORGAN PARKWAY. NO ACCESS GRANTED TO LOT 1 ACROSS GEORGIA CENTRAL RAILROAD.
8. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
9. AS OF THE DATE OF THIS SURVEY; BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0107H, EFFECTIVE DATE: AUGUST 16, 2018. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
10. THERE SHALL BE ACCESS GRANTED FOR OFFICIAL AND EMERGENCY VEHICLES.
11. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
12. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
13. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

OWNER: Rajesh Menon, Authorized Agent 9/21/21

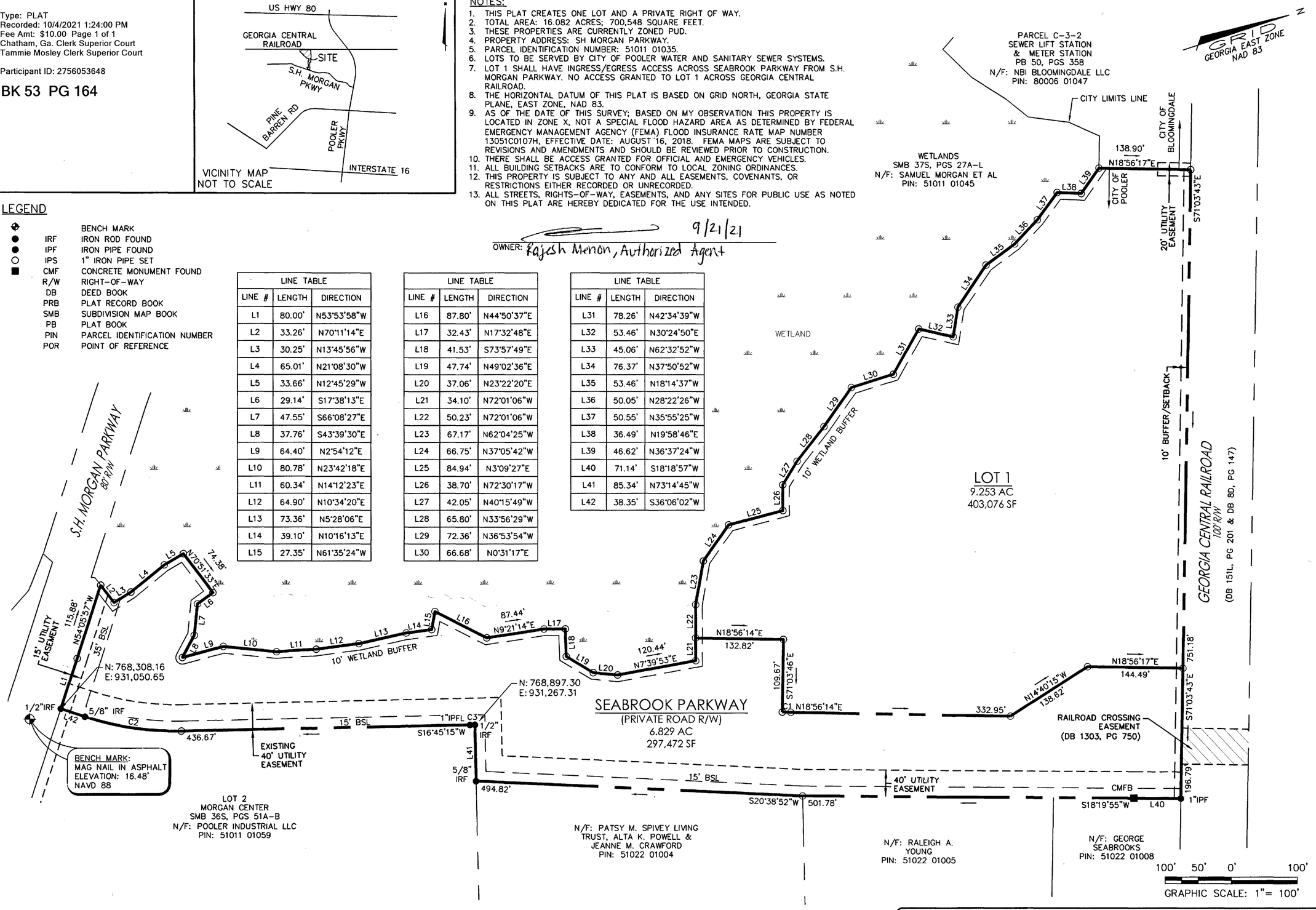
LEGEND

✥		BENCH MARK
●	IRF	IRON ROD FOUND
●	IPF	IRON PIPE FOUND
○	IPS	1" IRON PIPE SET
■	CMF	CONCRETE MONUMENT FOUND
	R/W	RIGHT-OF-WAY
	DB	DEED BOOK
	PRB	PLAT RECORD BOOK
	SMB	SUBDIVISION MAP BOOK
	PB	PLAT BOOK
	PIN	PARCEL IDENTIFICATION NUMBER
	POR	POINT OF REFERENCE

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	80.00'	N53°53'58"W
L2	33.26'	N70°11'14"E
L3	30.25'	N13°45'56"W
L4	65.01'	N21°08'30"W
L5	33.66'	N12°45'29"W
L6	29.14'	S17°38'13"E
L7	47.55'	S66°08'27"E
L8	37.76'	S43°39'30"E
L9	64.40'	N2°54'12"E
L10	80.78'	N23°42'18"E
L11	60.34'	N14°12'23"E
L12	64.90'	N10°34'20"E
L13	73.36'	N5°28'06"E
L14	39.10'	N10°16'13"E
L15	27.35'	N61°35'24"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L16	87.80'	N44°50'37"E
L17	32.43'	N17°32'48"E
L18	41.53'	S73°57'49"E
L19	47.74'	N49°02'36"E
L20	37.06'	N23°22'20"E
L21	34.10'	N72°01'06"W
L22	50.23'	N72°01'06"W
L23	67.17'	N62°04'25"W
L24	66.75'	N37°05'42"W
L25	84.94'	N3°09'27"E
L26	38.70'	N72°30'17"W
L27	42.05'	N40°15'49"W
L28	65.80'	N33°56'29"W
L29	72.36'	N36°53'54"W
L30	66.68'	N0°31'17"E

LINE TABLE		
LINE #	LENGTH	DIRECTION
L31	78.26'	N42°34'39"W
L32	53.46'	N30°24'50"E
L33	45.06'	N62°32'52"W
L34	76.37'	N37°50'52"W
L35	53.46'	N18°14'37"W
L36	50.05'	N28°22'26"W
L37	50.55'	N35°55'25"W
L38	36.49'	N19°58'46"E
L39	46.62'	N36°37'24"W
L40	71.14'	S18°18'57"W
L41	85.34'	N73°14'45"W
L42	38.35'	S36°06'02"W



REFERENCE:

1. SUBDIVISION MAP BOOK 36S, PAGES 51A-B.
2. PLAT RECORD BOOK 36P, PAGE 94.
3. PLAT RECORD BOOK 34P, PAGES 63A-B.
4. SUBDIVISION MAP 37S, PAGES 27A-L.
5. DEED BOOK 1303, PAGE 750.
6. DEED BOOK 300N, PAGE 521.

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	12.75'	460.00'	1°35'18"	6.38'	N19°43'53"E	12.75'
C2	148.57'	440.00'	19°20'49"	75.00'	S26°25'39"W	147.87'
C3	7.96'	360.00'	1°16'01"	3.98'	S17°23'15"W	7.96'

SURVEY DATE: 4/7/2020
EQUIPMENT USED: COMPASS RULE
ANGULAR ERROR PER "△" = 04"
ADJUSTED BY LEAST SQUARES:
PLAT ERROR OF CLOSURE: 1/1,054,916
FIELD ERROR OF CLOSURE: 1/107,919

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

APPROVED BY THE MAYOR OF THE CITY OF POOLER

MAYOR — DATE 9/28/21

CITY CLERK — DATE 9/28/21

SURVEYORS CERTIFICATION

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

GEORGIA REGISTERED No. 3417 LAND SURVEYOR DON EDWARD TAYLOR, JR.

09/09/21

DON EDWARD TAYLOR, JR.
GA REG. LAND SURVEYOR NO. 3417
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION; LSF 1167

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100
Savannah, Georgia | (912) 200-3041

A MINOR SUBDIVISION OF LOT 1, MORGAN CENTER, 8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA

PREPARED FOR: SAVANNAH GREEN III OWNER, LLC

JOB NUMBER:	17-674.001
DATE:	08/30/2021
DRAWN BY:	JNB
CHECKED BY:	JBT
SCALE:	1" = 100'

MINOR SUBDIVISION

SHEET: 1/1

COLEMAN COMPANY, INC. DATE PLOTTED: 9/9/2021 2:20 PM BY: Nathan Bridwell DRAWING PATH: \\192.168.0.242\2017\17-674.001\DWG\17-674.001 South Road Minor Subdivisionp 2021.05.20.dwg

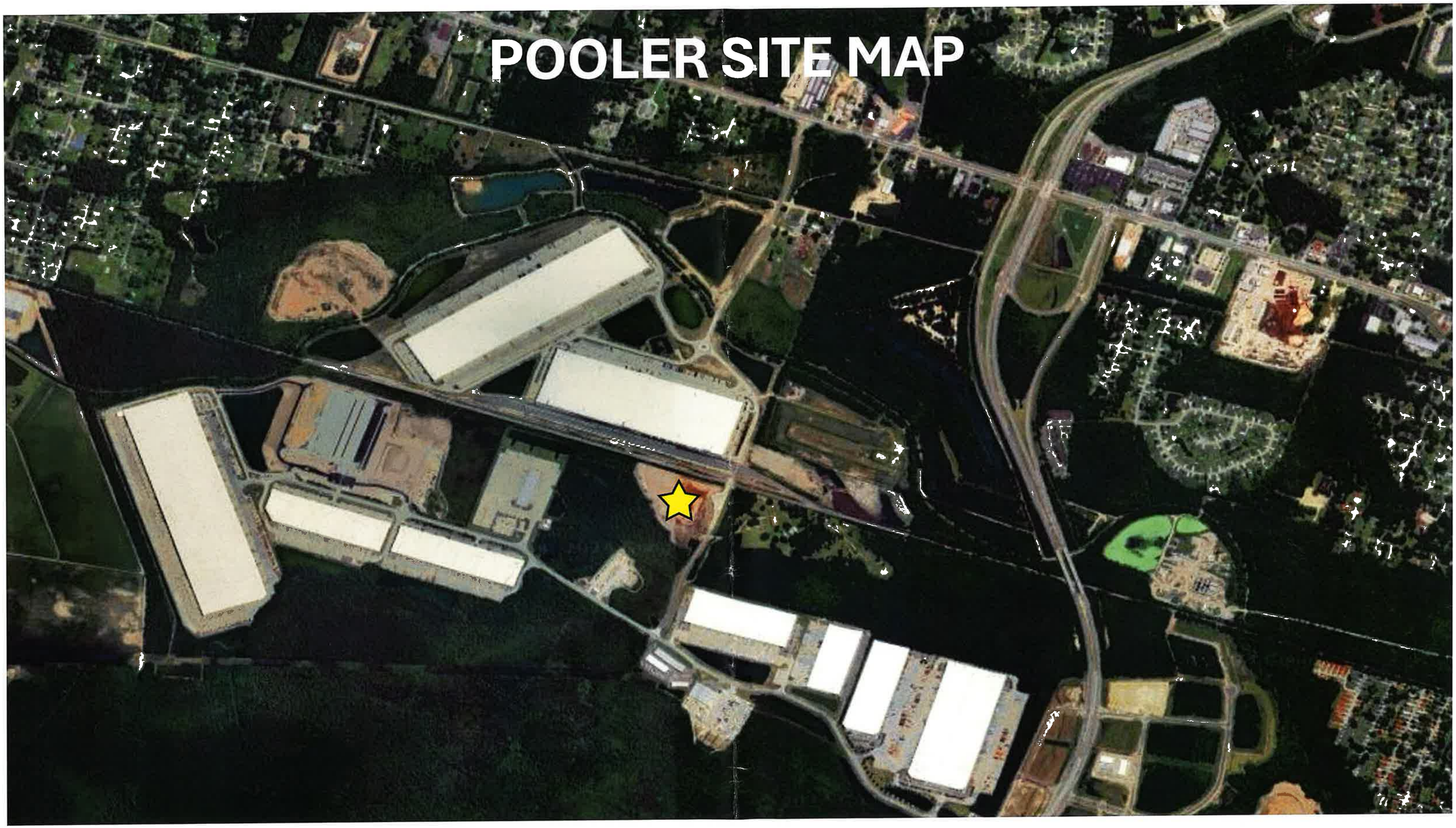
Agenda

- <u>Project highlights: Why should you want this in Pooler, GA?</u>

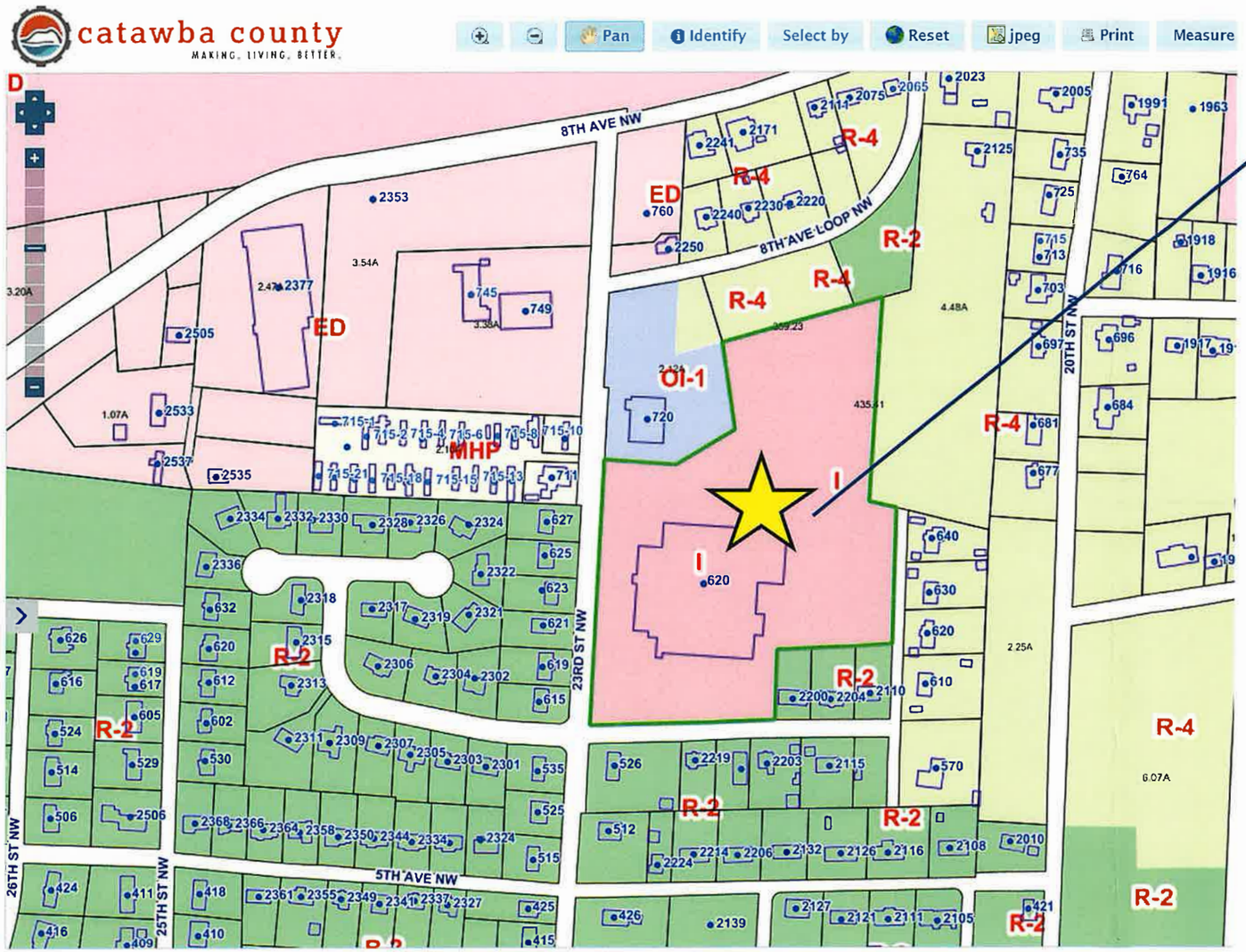
- Top project for the state
    - Major infrastructure investment in Pooler, Chatham County, and Georgia.
    - Provides large revenue for Georgia Power and Atlanta Gas Light
    - Promotes clean energy solution by replacing current diesel trucks in the area

- Morgan PUD Documents and Uses
    - SPLC III is within Morgan PUD
    - SPLC III is zoned Light Industrial within Morgan PUD
    - USAGE: See Highlight: PG 8 & 9
        - 1) Manufacturing, processing, fabrication, repair, and servicing of any product or commodity, which does not produce noise, odors, dust, fumes, fire hazards, or other nuisance beyond the property line.
        - 2) Warehousing, storage, and distributing of any product or commodity
- Pooler Site Map
- Other zoning-industrial

POOLER SITE MAP



HICKORY NC Zoning



I=Industrial

Hickory Code and permitted uses:

	R-1	R-2	R-3	R-4	NC	CC-1	CC-2	OI	C-1	C-2	C-3	IND	Standards (Notes)
Major Event Entertainment									S	S	S	S	
Marina										S	S		6.2.12 *(TA 11-01)*
Mini-storage Facilities							P			P	P	P	6.2.15
Professional Office and Personal Services					P	P	P	P	P	P	P	P	
Retail Sales and Service (unless otherwise listed)					P	P	P		P	P	P	P[1]	
Seasonal Sales					P	P	P		P	P	P		6.2.21 *(TA 14-02)*
Temporary Sales					AC	AC	AC		AC	AC	AC		6.2.21 *(TA 14-02)*
Vehicle Repair					P	P	P		P	P	P	P	6.2.22
Industrial Categories													
Industrial Service										P [2]	P [2]	P	(TA 24-01)
Junkyards and Recycling Facilities												S	6.2.10
Manufacturing and Production										P [2]	P [2]	P	(TA 24-01)
Railroad Yards												P	
Warehouse and Freight Movement										P [3]	P [3]	P	
Waste-related												S	
Wholesale Sales										P [3]	P [3]	P	
Institutional Categories													
Basic Utilities	P	P	P	P	P	P	P	P	P	P	P	P	
Cemetery	P	P	P	P	P	P	P	P	P	P	P	P	6.2.4
Colleges					S	S	P	P	P	P	P	P	
Community Recreation Centers	S	S	S	S	P	P	P	P	P	P	P	P	6.2.5
Cultural Facilities	S	S	S	S	P	P	P	P	P	P	P	P	6.2.6 (TA 22-01)
Daycare (5 or fewer clients)	AC	AC	AC	AC	P	P	P	P	P	P	P		6.2.7 *(TA 11-01)*
Daycare (6 or more clients)	S	S	S	S	P	P	P	P	P	P	P		6.2.7
Day Center								S	S	S			6.2.25 *(TA 19-03)*
Food Pantries								S	S	S			6.2.26 *(TA 19-03)*
Medical Centers					P	P	P	P	P	P	P		
Parks and Playgrounds	P	P	P	P	P	P	P	P	P	P	P		
Public Facilities	P	P	P	P	P	P	P	P	P	P	P	P	6.2.19 (TA 24-01)

SPLC 3-Production Facility

Development Guidelines
For
P.U.D Master Plan

Morgan Family Tract
Pooler, Georgia

Prepared By:
J.M. Woods, Inc.
Landscape Architects/Land Planner
Savannah, Georgia

Hussey, Gay, Bell & DeYoung Engineers
Engineers
Savannah, Georgia

Environmental Services, Inc.
Environmental Consultants
Savannah, Georgia

Amended October 2008

MORGAN FAMILY TRACT

I. Project Developer and Consultants

II. Project Introduction

III. Existing Conditions

A.) Boundary Map

IV. Development Design and Standards

A.) Proposed Uses P.U.D.

B.) Street and Right of Way Standards

C.) Setback and Buffer Standards

D.) Open Space Wetlands

E.) Development Schedule

V. Land Use Data & Parcel Map

I. PROJECT DEVELOPER AND CONSULTANTS

DEVELOPER

The Morgan Family Tract has been owned by the Morgan Family members since 1946. The family is currently represented by:

Philip Morgan III
Henry Morgan
Billy Kehoe III
Sam Morgan

LANDSCAPE ARCHITECT / PLANNER

Mr. James M. Woods
J. M. WOODS, INC.
(912) 303-0282

ENGINEER

Mr. Gus H. Bell III
HUSSEY, GAY, BELL & DeYOUNG, INC.
(912) 354-4626

ENVIRONMENTAL CONSULTANT

Mr. Mike Demill
ENVIRONMENTAL SERVICES, INC.
(912) 236-4711

II. PROJECT INTRODUCTION

The Morgan Family Tract has been owned by family members since 1946. The purpose of this application is to create a PUD plan in accordance with Article IV, section one, item 16 of appendix A, zoning, City of Pooler Code of Ordinances, and Article X of Appendix A, zoning, City of Bloomingdale Code of Ordinances.

The property consists of approximately 1,317.25 acres, and is currently zoned "Undefined". The property has been used for Silviculture and will continue to be used for Silviculture practices.

The existing condition of the site is explained under Section III of the application. Section IV describes all proposed land uses and development standards for the proposed Morgan Family PUD.

The entire written narrative and all project exhibits constitute the full application for the establishment of the Morgan Family Tract Preliminary PUD. The applicants respectfully request that the Pooler and Bloomingdale Planning Staffs, Planning Boards, City Councils, and Mayors approve this application.

III. EXISTING CONDITIONS

The subject property is owned by the Morgan Family members. The family appointees have full legal authority to submit the application.

The property consists of approximately 1,317.25 acres, and is currently zoned undefined in Pooler, and RA and RAI in Bloomingdale. The application is for the creation of PUD zoning in Pooler and Bloomingdale.

The property lies within the political jurisdiction of Pooler and Bloomingdale. The boundary of the two Cities is the Wildcat Dam Road. The property access points will consist of four (4) access points off of Pooler Parkway, and 4 access points off of Pine Barren Road, and one (1) access point from US Highway 80.

A.) BOUNDARY MAP / FLOOD PLAIN MAP

1) Vicinity Map
2) Boundary and dimensions
3) Existing Rights of Way and Easements
4) Existing City Limits
5) Adjacent Property Owners
6) Existing Drainage Ways

IV. DEVELOPMENT DESIGN AND STANDARDS

The project will be designed to adhere to Bloomingdale City Ordinances, and Pooler City Ordinances. The project will be developed in accordance with uses and proposed density of the Morgan Family Tract PUD as prepared by J. M. WOODS, Inc., and dated 24 JUL '02. Final PUD zoning is required prior to development within the property. Any amendments to The

1

Morgan Family Tract will be in accordance with the City of Pooler and City of Bloomingdale PUD zoning ordinance.

A.) PROPOSED USES

1) Single Family SF / Multi-Family Residential MF

All tracts designated as Single Family / Multi-Family have the following uses and densities: The total gross acreage of The Morgan Tract is 1,317.25 acres. The net developable acres are 852.24 acres, with a maximum total of 3,408 total dwelling units allowed in the PUD.

The net density for each tract designated as single family or multi-family shall have the following maximum density:

1) For one story housing — six (6) DU/AC
2) For two story housing — twelve (12) DU/AC
3) For three story housing — eighteen (18) DU/AC

The following uses shall be permitted within a Single Family residential district:

1) Detached Single Family
2) Open Space, Parks, Lagoon, and Buffer
3) Utility / Infrastructure Facilities
4) Golf Course, Club House, Amenities and Golf Course Maintenance Facilities
5) Model Home / Sales Center
6) Construction Office (Temporary)

The following uses shall be permitted within a Multi-Family (MF) district:

1) Multi-Family attached residential
2) Leasing and Maintenance Office
3) Recreation Facilities for Parcel Residents and Guests; including but not limited to pools, tennis courts, parks, playgrounds, ball fields, trails, indoor recreation.
4) Resident facilities including but not limited to laundry facilities, and car wash.

5) Maintenance and storage facilities for upkeep of common property and amenities.
6) Storage of vehicles, boats if separate from resident parking.
7) Temporary construction office / storage Trailer
8) Apartments
9) Condominiums
10) Attached Duplex
11) Assisted Living
12) Timeshare
13) Independent Living
14) Continuous Care Facilities
15) Golf Cottages

2) Heavy Commercial C-2

The purpose of this district as defined by The City of Pooler Code of Ordinance article IV, section 19.

"This district is defined as an area designated for the development of heavy commercial properties or land uses of more than two (2) acres. This district is composed of lands and structures primarily for the retailing of goods and the furnishings of services in areas with heavy traffic concentration. Regulations for this district are designated to be more strict due to the concentration of people and vehicles."

The following uses shall be permitted within a C-2 District:

1) Motels:
   (a) Hotels and Motels having fifty (50) or more units may have restaurants, nightclubs, dining rooms or bars which are located in the main building; and

(b) Hotels and motels having one hundred (100) or more guests rooms may have retail stores, personal service shops, offices and similar uses for the convenience of their guests.

2) Shopping centers with total floor space exceeding ten thousand (10,000) square feet.

3. Any sales facility exceeding ten thousand (10,000) square feet of floor area.

4) Open Air Market or Flea Market (when developed as a planned development, which allows for adequate parking for covered spaces rented out on a daily basis.)

5) New or used auto sales and service.

6) Service stations

7) Mini- warehouses

8) Restaurant with or without alcohol sales

9) Liquor, beer and wine package shops

10 Miniature golf courses

11) Skating rinks

12) Car care facilities

13) Silviculture

14) Signage (Billboards)

15) Large scale recreational amusement park

16) Professional offices

17) Small practice medical

18) Churches and schools

19) Public fire department or utility sub-station

20) Professional Offices

21) Banks

22) Laundry and Dry-Cleaning establishments

23) Grocery Stores

24) Barbershops and Beauty Shops

25) Dry Goods Store

26) Church and Fraternal Organizations
27) Gift Shops
28) Theaters
29) Arcades and Game Rooms
30) Heating and Air conditioning Sales and Service
31) Television Sales and Service
32) Child Care Facilities
33) Household Furniture
34) Hardware Stores
35) Retail Stores
36) Neighborhood Shopping Center (10,000) Square Feet or Less
36) Drug Stores
37) Eating Establishments with no Live Entertainment
38) Radio, cellular, or television transmission or reception towers

3) Light Industrial Il

The purpose of this district as defined by City of Pooler Code of Ordinance, article IV, section 21:

"This district is established to provide land for light industrial uses, which are not significantly objectionable with regard to noise, odor, fumes, etc., to surrounding properties. This district's regulations are designed to provide a compatible environment for uses generally classified as light industrial in nature; to protect and reserve undeveloped areas within the city that are suitable for such light industries, and to discourage encroachment by residential, commercial, or other uses that may adversely affect the industrial character of the district. Lands within this district should be located in relation to the major thoroughfare network of the city, as well as rail and airport if possible, and designed so that uses within the district do not disrupt normal traffic flow patterns within the city. Planned industrial parks are encouraged within this district".

The following uses shall be permitted within a Light Industrial district:

1) Manufacturing, processing, fabrication, repair, and servicing of any product or commodity, which does not produce noise, odors, dust, fumes, fire hazard or other nuisance beyond the property lines.
2) Warehousing, storage and distributing of any product or commodity.
3) Offices, including medical and dental.
4) Repair garages provided that all business is conducted inside an enclosed building and/or inside an aesthetically pleasing barrier, which will shield the business activity from view of passing motorists and surrounding property owners.
5) Animal hospitals, kennels and/or boarding facilities (see article III section 22 of Pooler Zoning Ordinance for specific regulations).
6) Outdoor drive in theaters (see article III, section 23, for specific regulations).
7) Building material sales yards and lumberyards, including the sale of rock, sand, gravel and the like.
8) Public utilities, including buildings, necessary structures, storage yards, billboards and other related uses, but specifically excluding waste processing, handling or storage.
9) Research or experimental stations and laboratories. (Conditional Use only).
10) Radio, cellular or television station transmission or reception towers
11) Horticultural nurseries.
12) Office buildings for business, governmental, professional, or other general purposes.
13) Accessory buildings, structures and uses customarily incidental to permitted uses.
14) Manufactured home sales.
15) Bars or nightclubs.
16) Silviculture practices
17) Movie production or studios.
18) Fueling stations, including fueling of gasoline, diesel or hydrogen fuels, as well as electric vehicle charging; provided, that such use shall be limited to parcel bearing PIN 51011-01035 and any parcel created therefrom.

B) STREET AND RIGHTS OF WAY STANDARD.

USE	MINIMUM RIGHT OF WAY WIDTH	MINIMUM ROADWAY WIDTH
C-2	60'	24'
I-1	80'	30'
SF	60'	24'
MF	60'	24'

C) SETBACK AND BUFFER STANDARD

Pooler City Code of Ordinance will be adhered to with the exception of the following:

1) Property zoned C-2 that is adjacent to "Undefined Property", or any use that is less dense in nature, shall provide a 50' vegetative buffer.
2) Property zoned C-2 that is adjacent to Pooler Parkway or Pine Barren Rd. shall provide a 25' vegetative buffer from the right of way.
3) Property zoned C-2 shall have an allowable building height to 72' (maximum).
4) Property zoned Il that is adjacent to property zoned R-I-A, R-I-B or Undefined shall provide a 100' buffer with the preserved tree stands and supplemental under story plantings.
5) Property zoned Il that is adjacent to railroad right of way, utility right of way, drainage right of way shall provide a 10' non-disturbed buffer.
6) All properties adjacent to fresh water wetlands shall provide a 10' non-disturbed buffer.
7) All buffers designated shall continue to be used for silviculture until the entire Morgan Family Tract is sold or conveyed to another party or parties.
8) All single-family lots shall provide
   30' (min) Front Yard Setback
   20' (min) Rear Yard Setback
   10' (min) Side Yard Setback

7,000 SF Minimum Lot Size

R-3 Zoning
Same 40' front.
20' Rears
20' Side
(45') Height)
(2) PS per unit

9) Multi-family properties shall provide the following:

40' (min) Front Yard Setback

25' (min) Rear Yard Setback

20' (min) Side Yard Setback

45' (min) Setback From Pine Barren Right of Way

50' (max) Building Height

10) C-2 properties shall provide the following:

10,000 SF (min) lot areas

25' (min) front yard setback

60' (min) lot width

10' (min) side yard setback

15' (min) rear yard setback

65% (max) building coverage

11) Light Industrial properties shall provide the following:

10,000 SF (min) lot areas

60' (min) lot width

25' (min) front yard setback

10' (min) side yard setback

15' (min) rear yard setback

60% (max) building coverage

D) WETLANDS AND OPEN SPACE

The property contains 465.01 acres of fresh water wetlands that will be designated as open space. The developer reserves the right to enhance the wetland according to State and Federal regulation for the sale of said property under current wetland banking procedure established by The United States Army Corps of Engineers. The wetlands provide 38% of the entire property's open space.

E) DEVELOPMENT SCHEDULE

The development and sale of The Morgan Family Tract is projected to proceed according to an 8-12 year process.

F) OFF-STREET PARKING STANDARDS

Pooler City Code of Ordinance will be adhered to with the exception of the following:

1) Off-street parking for multifamily parcels shall be a minimum of 1.8 spaces per development unit.
2) Off-street parking for Multifamily Parcels includes an allowance of up to 5% of the required number of spaces for "preferred parking", i.e. compact spaces.

V.) LAND USE DATA

Attachment C

Payment Receipt

Date :2024-10-18 11:10:15 AM

Details	Value
Payment Method	Credit/Debit Card
Merchant Code	af2b059d-89ff-4ea1-b353-ec6145b9aa65*06560G
Amount Paid	$500.00
Payment Notes	Captured
Payor Name	CP Pay (William Cunningham)
Payor Email	wcunningham@cci-sav.com
Payor Phone	8505200266
Payor Address	1480 Chatham Parkway Suite 100
Payment Status	Captured
Payment Date	2024-10-18 11:41:15

Invoices

Invoice Date	Invoice Number	Billed To	Payment For	Invoice Amount
October 17, 2024	24-1257	William Cunningham	Project Fees	$500

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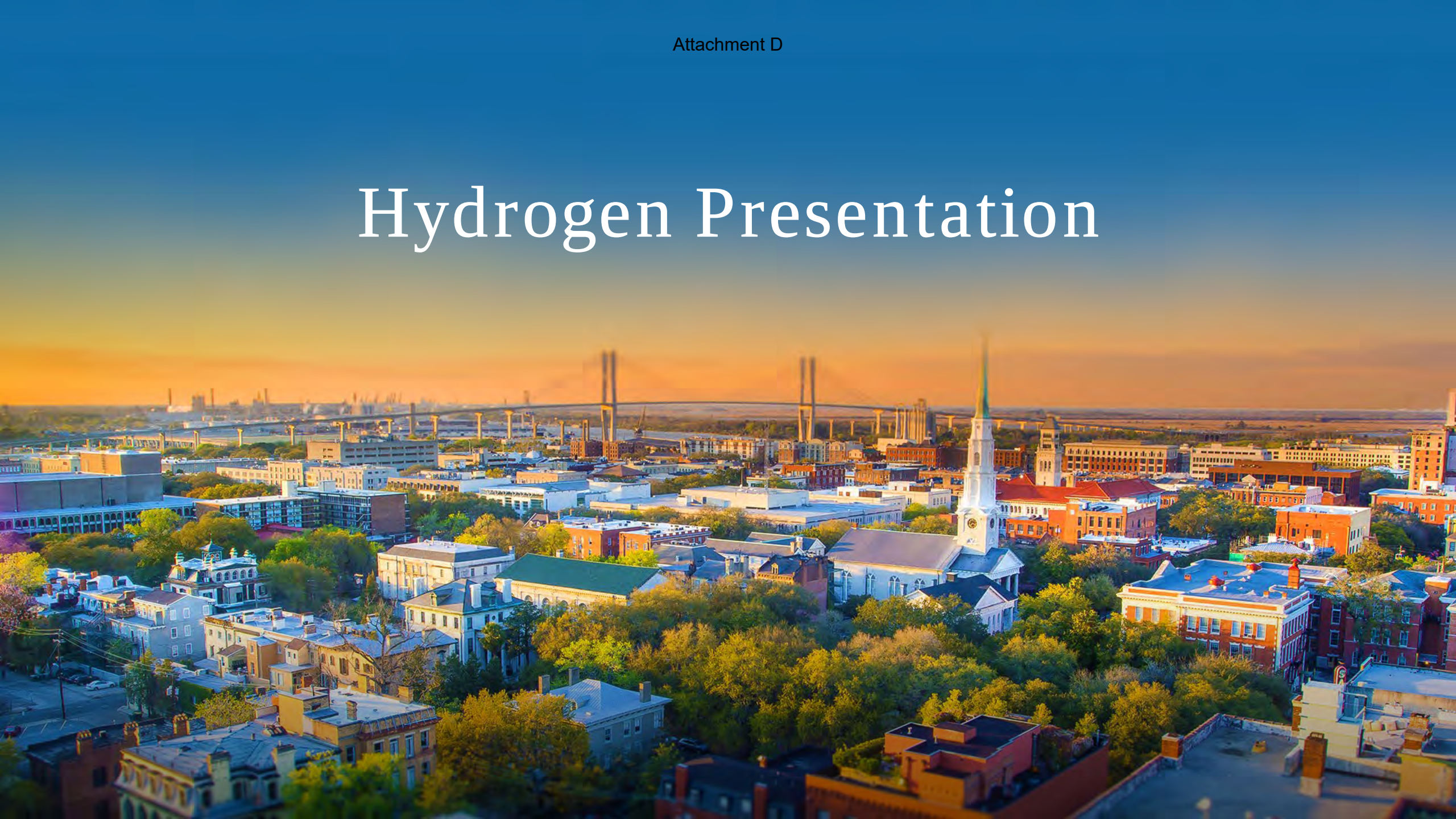
Attachment D

Hydrogen Presentation



Hydrogen Production

Attachment D

HOW DO **HYDROGEN ENGINES** WORK?

#1 HYDROGEN IS AN INCREASINGLY POPULAR ENERGY CARRIER

Hydrogen can be readily produced from water using renewable electricity

It burns without any greenhouse gas emissions (GHG)

Hydrogen is colorless, odorless, and doesn't spill – making it a key part of Cummins' Destination Zero strategy

Hydrogen engines are appealing to OEMs, fleet operators, and users because:

They are like traditional internal combustion engines (meaning no new technology to learn)

They can power vehicles as a zero-carbon fuel (great for the environment)

#2 VEHICLES CAN BE POWERED BY HYDROGEN TWO WAYS

FUEL CELL: converts hydrogen into electricity which powers the vehicle's electric motors

HYDROGEN ENGINE: internal combustion engines (ICE) burn hydrogen as the fuel; this is a much more familiar technology

#3 DIESEL VS NATURAL GAS (NG) VS HYDROGEN ENGINES

Hydrogen ICE operate on the same cycle as natural gas engines, sharing similar components

Diesel engines and hydrogen engines also share similar components

High commonality among components means scaled advantages – reduced costs and delivers needed reliability

#4 HYDROGEN ENGINES IN MEDIUM AND HEAVY-DUTY TRUCKS AND BUSES

Hydrogen engines go beyond medium and heavy-duty trucking. Users are evaluating them in marine, construction, agriculture and beyond

SCAN THIS QR CODE FOR MORE INFORMATION ON HOW HYDROGEN ENGINES WORK

If this information is relevant to your needs, don't forget to check out our hydrogen engines at **www.cummins.com/engines/hydrogen-engines**

Hydrogen Safety

Hydrogen Safety Basics

Attachment D

- With proper handling, hydrogen can be as safe as, or safer than, other fuels we use today.
- Safety features designed to handle the unique properties of hydrogen, including high-pressure tanks undergo rigorous testing to withstand leaks, etc.
- Training in safe hydrogen handling practices is a key element for ensuring the safe use of hydrogen, as is regular testing of hydrogen systems—tank leak tests, garage leak simulations and hydrogen tank drop tests.
- Hydrogen is light weight (57 times lighter than gasoline vapor and 14 times lighter than air), allowing it to dissipate rapidly in case of a leak.
- Hydrogen itself is non-toxic and does not pose a poisoning risk like some other fuels.

Source: Department of Energy

Hydrogen Safety Basics

Attachment D

- Both vehicle manufacturers and hydrogen fueling stations are subject to strict safety regulations regarding storage and handling of hydrogen.
- Trucks and vehicles are equipped with sensors to detect hydrogen leaks, allowing for timely intervention.
- Because hydrogen burns with a nearly invisible flame, special flame detectors are required.
- Modern technology has significantly improved the safety measures of handling hydrogen.

Source: Department of Energy

Where is the hydrogen industry today?

Hydrogen Today

Attachment D

- As of 2023, there are 58 open retail hydrogen refueling stations in the United States. Additionally, there are at least 50 refueling stations in various stages of planning or construction. Most of the existing and planned stations are in California, with one in Hawaii and 5 planned for the northeastern states.
  - California (57 stations) and Hawaii (1 station) have publicly available hydrogen refueling stations.

- Some refueling stations are solitary, but many consist of one station integrated into an existing gas station.

Hydrogen Today

Attachment D

- Today, the primary demand for hydrogen is as industrial feedstock, but transportation applications constitute emerging market opportunities.
- By 2050, the U.S. could see a two-to-four-fold increase in hydrogen demand.

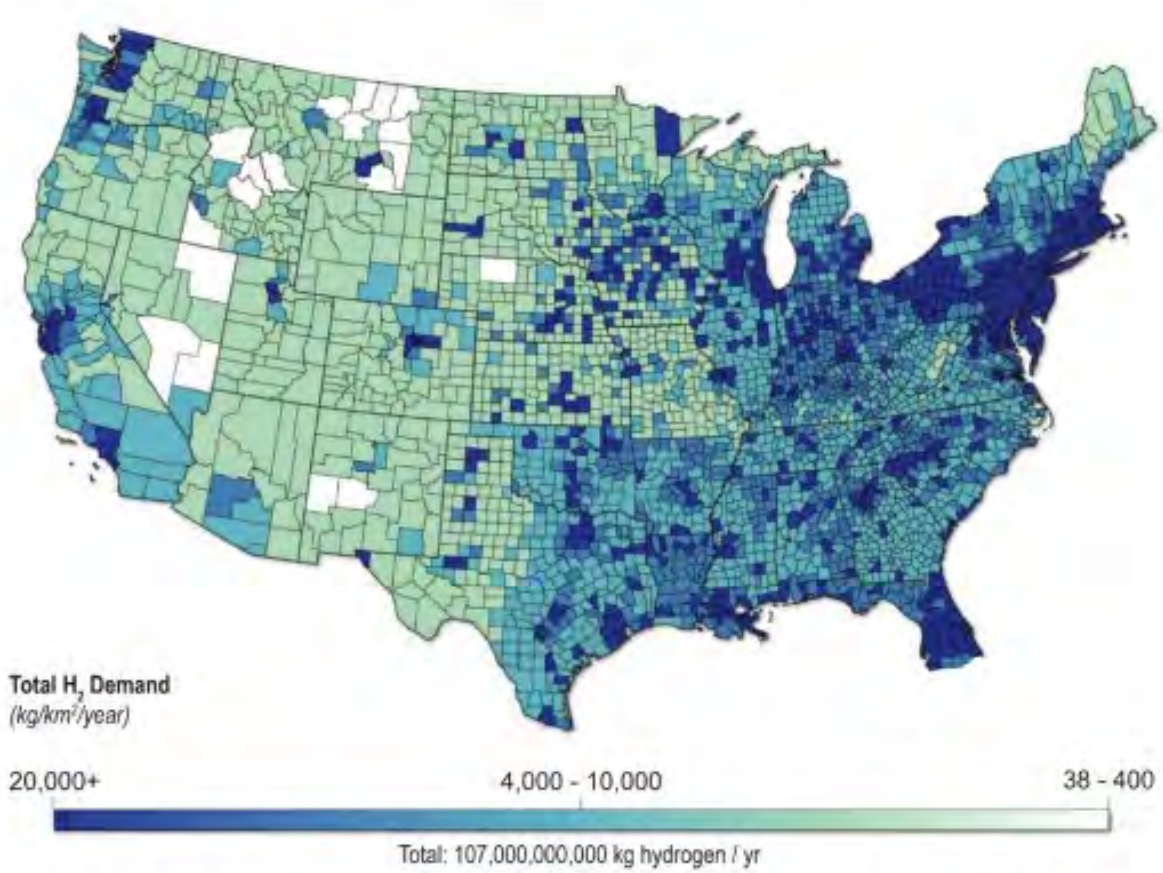


Figure 14. Serviceable consumption potential for hydrogen in the industrial and transportation sectors, natural gas, and storage[41]

Hydrogen Today

- Today, many states across the country have hydrogen production facilities. Georgia houses three facilities in Augusta and four more spread throughout Conyers, Gainesville, Macon, and Valdosta.

- There are also eight liquefaction plants nationwide, with a cumulative capacity of more than 200 metric tons/day, with three additional plants announced in the last two years. The existing and planned plants are concentrated in the west/Midwest and along the Gulf Coast.

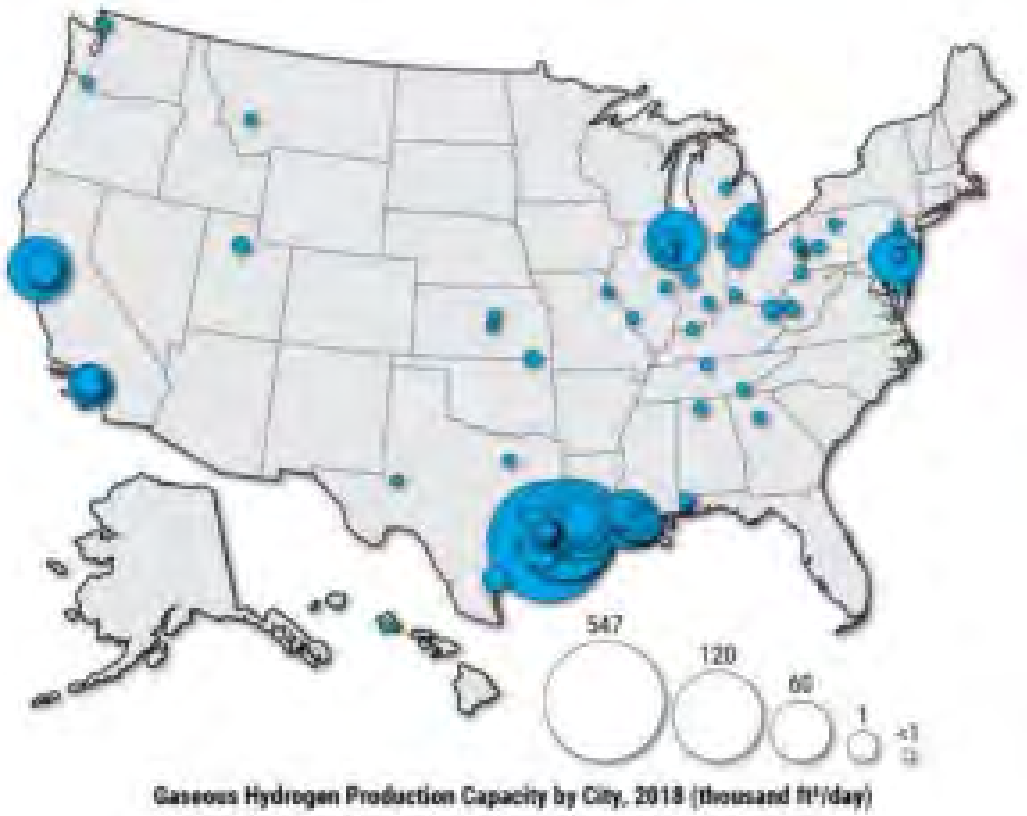
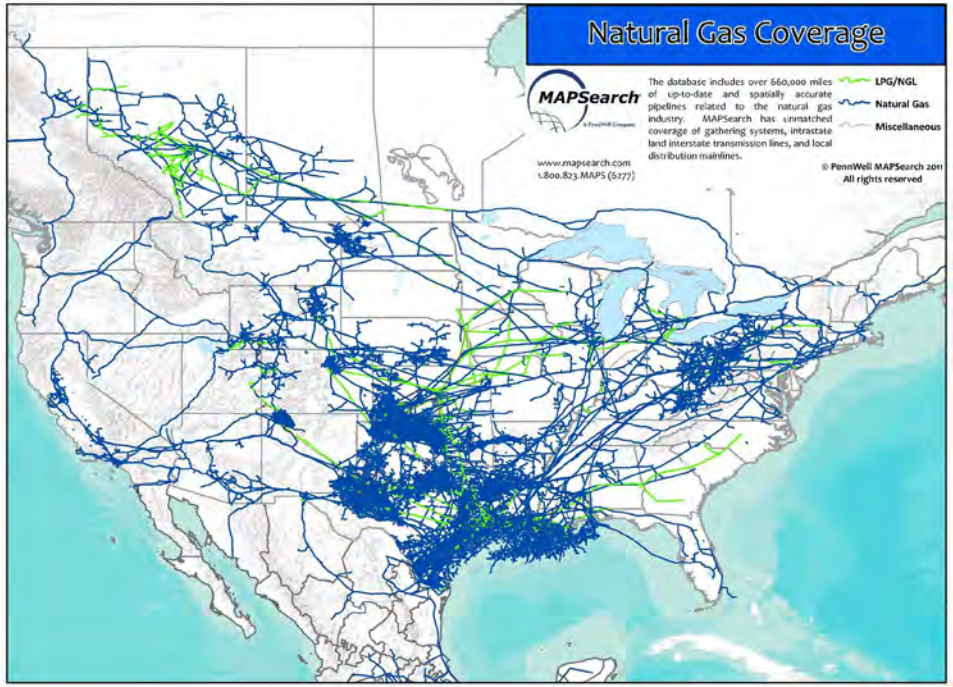


Figure 4. Gaseous hydrogen production units in the United States.[30]

Hydrogen Today

Attachment D

- The United States also has more than 1,600 miles of hydrogen pipelines, salt caverns located in the Gulf Coast and Midwest that can store thousands of tons of hydrogen, and underground carbon capture storage, including sedimentary basins in SE Georgia.



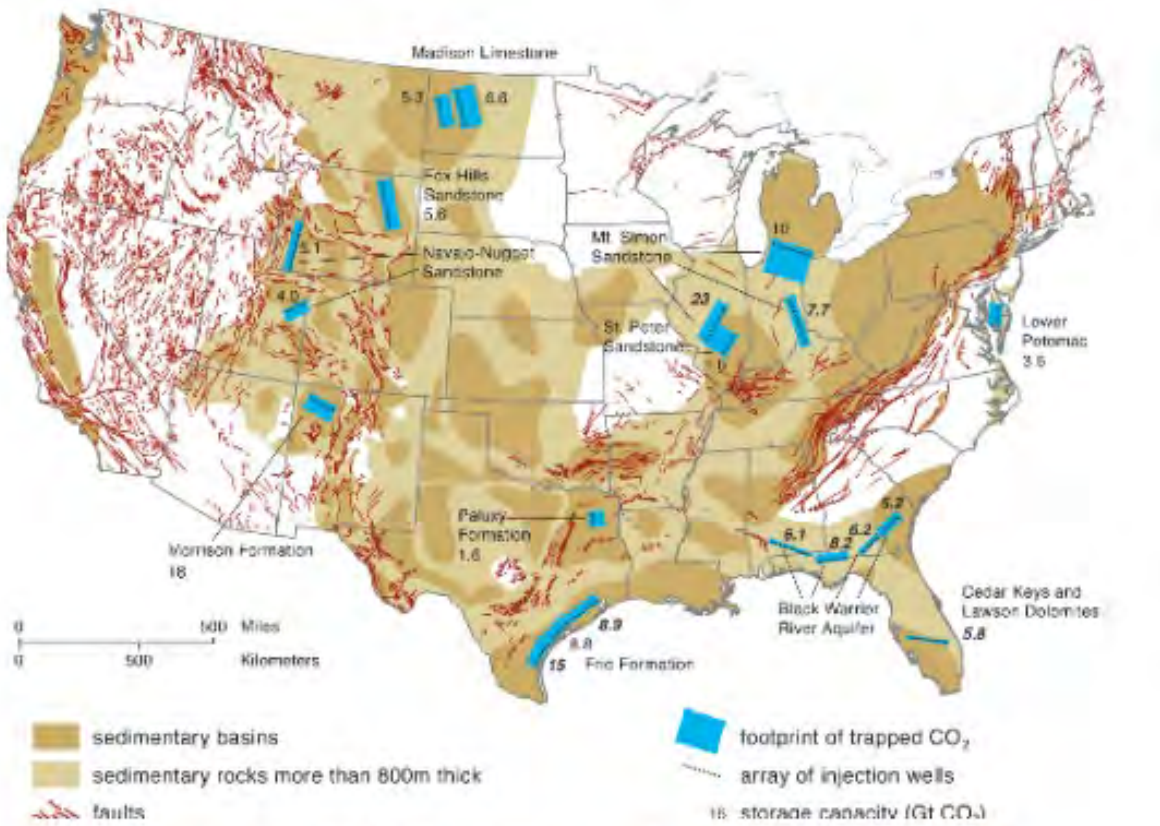


Figure 13. CCS Facilities in the United States[39]

Benefits of Hydrogen

Benefits of Hydrogen

Attachment D

- Reduction in Greenhouse Gas Emissions
  - Zero Emissions: Hydrogen fuel cells produce only water vapor as byproduct.
  - Lower Carbon Footprint: Helps reduce overall carbon footprint of the transportation industry.

- Improved Air Quality
  - Cleaner Urban Areas: Produce no harmful exhaust gases, leading to cleaner air in cities and regions that are impacted by diesel truck emissions.
  - Reduced Smog and Health Risks.

- Energy Efficiency
  - Higher Efficiency: More energy-efficient than traditional internal combustion engines meaning they can travel longer distances per unit of fuel.
  - Cost-Effective Operation: Lower operating and maintenance costs.
  - Potential for Renewable Energy Integration.

Benefits of Hydrogen

Attachment D

- Sustainability
  - Renewable Resource: Hydrogen is abundant and can reduce dependency on fossil fuels and support a cleaner energy grid.
  - Energy Storage: Hydrogen can act to store excess renewable energy when its not needed.

- Lower Noise Pollution
  - Quieter Operation: More pleasant and less disruptive to to the environment.

- Reduction in Fossil Fuel Dependence
  - Drivers of Energy Sources.

Benefits of Hydrogen

Attachment D

- Technology Innovation and Economic Growth
  - Job creation.
  - Boosting Clean Tech and the Green Economy: Can boost various sectors including manufacturing, technology and renewable energy industries, leading to long-term economic growth.
  - Charging Infrastructure Expansion.

- Energy Independence
  - Reducing dependence on imported oil.
  - Diversified energy source.

The City of Pooler: A leader in alternative fuel initiatives

Hydrogen in Pooler

Attachment D

- This project can create both environmental and economical positive impacts.
- Pooler is an ideal location due to the location, access to I-95/I-16.
- Proposed site is zoned light industrial. Site originally a planned trailer yard.
- Will be a first of its kind to offer hydrogen fueling and electric charging.
- Significant capital investment and higher wage jobs.
- Project would be a ramped-up approach.

ZEEM SOLUTIONS	Department: Operations	SOP #	1
		Revision #	2
	Title: Disconnecting Charger from Utility Power	Implemented Date	March 20th, 2023
Page #	1 of 4	Last Updated	Sept 19th, 2024
SOP Owner	Alex Hernandez	Approval	Rick Eckert

1.0 Purpose

1.1 Detail instruction on how to shut power off from Switch Gear to EVSE (charger)

2.0 Scope

2.1 This process applies to all EVSE connected to utility EV Charging circuit.

3.0 Responsibilities

3.1 All Depot Leads, Supervisors, Managers are to always follow this process.

4.0 Procedure

4.1 Identify the charger that needs to be shutdown and disconnected from utility power. The EVSE will have an asset identification Number on the front of the EVSE

4.2 Identify the HV electrical panel that supplies utility power to the EVSE.

4.3 Open the electrical panel and locate the EVSE breaker that is labeled the same as the asset identification number.

4.3.1 If it is safe and not an emergency, verify the EVSE is not being used or plugged into a vehicle. If plugged in or charging, stop the charging session and unplug the charger from the vehicle. In the case of an emergency or not safe skip this step and proceed to shutdown the charger from the panel.

4.4 After identifying the correct breaker, use only one palm to switch the breaker from the “ON” position to the “OFF” position.

Note**_The breaker throw is heavy and should be immediately followed with a loud and obvious "clack"noise. The lock out cover should be able to cover the breaker and not allow movement. If the lock out cover does not sit flush the breaker is not in the off position._ **

4.4.1 Do not leave the breaker in the off position unattended without following the LOTO (Lock-Out-Tag-Out) procedure.

FOR EMERGENCY

4.5 If this is an emergency and power needs to be shut off to all EVSEs, locate the Breaker Main. This breaker will cut off power supply to each individual EVSE breaker on the panel at the same time.

Depending on the Breaker Main design, you may encounter a small red button that electronically switches the Breaker Main into the Off position, similar to the image above left. Or a large Breaker Main similar to the image above right that will need to be full hand contact to switch into the "OFF" position.

4.6 In the case that thermal issues arise after switching off the Breaker Main, everyone evacuates to the area to the predetermined SAFE ZONE, and alert first responders.

5.0 Notes

ZEEM SOLUTIONS	Department: Operations	SOP #	2
		Revision #	1
	Title: Emergency Stop Button (plus Tesla Adapters)	Implemented Date	Aug 6th, 2024
Page #	1 of 4	Last Updated	Sept 19th, 2024
SOP Owner	Alex Hernandez	Approval	Rick Eckert

1.0 Purpose

1.1 Detail instruction on how stop a charging session in case of an emergency by using the Emergency Stop Button for normal CC1 operation or while using a Tesla Adapter (CCS1 to NACS)

2.0 Scope

2.1 This process applies to all EVSE with Emergency Stop Buttons

3.0 Responsibilities

3.1 All Depot Leads, Supervisors, Managers are to always follow this process.

4.0 Procedure

4.1 When plugging in CCS1 or while using an adapter that converts CCS1 to NACS precautions need to be taken while charging a vehicle.

4.2 On the occurrence that a CCS1 handle (gun) or adapter begins to fail while charging (popping noise, smoke, flame), the first thing you should do is “Push” the Red Emergency Stop Button.

The emergency stop button will end any charging session. This action will stop any current of electricity and will turn off the charger.

4.3 Alert anyone near the charger/vehicle to step away. Notify your lead, supervisor, and or the manager immediately.

4.5 If at this point there should be no hazard, if safe, disconnect the charging handle from the adapter/car and turn in defective component to shift supervisor and complete incident report.

4.6 Notify all team members not to use that affected adapter, charger etc. Take pictures of the area, vehicle, charging cable and adapter, perform lock out/tag out, and send a detailed statement to management.

4.7 If the charger is deemed “Good for Service” by a trained professional, release the Red Emergency Stop Button by turning “Clockwise”. The button should pop out and charger should reset a few minutes later. Report any issue with restart of fault codes.

5.0 Notes

News Release
FOR IMMEDIATE RELEASE

Hyundai Motor Group Deploys XCIENT Hydrogen Fuel Cell Trucks for HMGMA Clean Logistics

ELLABELL, Ga., Dec. 4, 2024 – Today, Hyundai Motor Group Metaplant America (HMGMA), in cooperation with Glovis America, announced it has deployed Hyundai XCIENT heavy-duty hydrogen fuel-cell electric trucks for clean logistics operations. Initially, a total of 21 XCIENT trucks will be in operation.

“At HMGMA, we are committed to creating sustainable transportation solutions,” said Oscar Kwon, HMGMA CEO. “Our Hyundai XCIENT hydrogen fuel-cell trucks that support the Metaplant release zero emissions and offer a cleaner alternative to the traditional freight logistics methods used at other manufacturing facilities.”

This industry-leading initiative represents a significant step forward in HMGMA’s leadership efforts to both reduce its carbon footprint and actively promote sustainable practices in daily logistics operations. The use of zero-emissions hydrogen fuel cell technology will demonstrate Hyundai Motor Group’s ongoing commitment to responsible environmental stewardship.

Hyundai XCIENT fuel cell trucks are photographed at the Port of Brunswick, Georgia in Sept. 2024.

These Hyundai XCIENT hydrogen fuel-cell Class 8 heavy-duty trucks will transport vehicle parts from HMGMA suppliers across the region to the Megasite on a daily basis. During the initial rollout, XCIENT trucks will transport parts between suppliers and the on-site Consolidation Center and later these logistics will expand to a broader network of suppliers. The 21 XCIENT vehicles will represent more than one-third of the Glovis America truck fleet at HMGMA.

Earlier this year at CES, Hyundai Motor Group announced HTWO, its new hydrogen value chain business brand. HTWO encompasses the Group's businesses and affiliates, enabling each stage of the entire hydrogen value chain, from production and storage to transportation and utilization. HTWO represents 'Hydrogen' and 'Humanity,' the two main pillars of Hyundai's hydrogen business.

"HMGMA's deployment of XCIENT for logistics and operations is one of the main initiatives of HTWO," said Jim Park, SVP, commercial vehicle and hydrogen business development, Hyundai Motor North America. "This is delivering on our strategy and vision to showcase a closed-loop hydrogen logistics ecosystem and improve the environmental sustainability of manufacturing operations."

HTWO Logistics, a joint venture between Hyundai Motor Company and Glovis America, will also install a mobile hydrogen refueling station at the Megasite for efficient refueling. A hydrogen production and refueling station is being developed for the Megasite and will be announced at a later date.

Hyundai XCIENT fuel cell trucks are photographed at the Port of Brunswick, Georgia in Sept. 2024.

Hyundai XCIENT fuel cell trucks are photographed at the Port of Brunswick, Georgia in Sept. 2024.

About HMGMA
Hyundai Motor Group Metaplant America (HMGMA) is Hyundai Motor Group's first dedicated Electric Vehicle mass-production plant. It is located in Bryan County, GA. The new plant will boast a highly connected, automated, and flexible manufacturing system, which organically connects all elements of the EV ecosystem to realize customer value. The Georgia facility will become an intelligent manufacturing plant. All processes of production—order collection, procurement, logistics and production—will be optimized utilizing AI and data. The innovative manufacturing system will also help create a human-centered work environment with robots assisting human workers.

About Hyundai Motor Group
Hyundai Motor Group is a global enterprise that has created a value chain based on mobility, steel, and construction, as well as logistics, finance, IT, and service. With about 250,000 employees worldwide, the Group's mobility brands include Hyundai, Kia, and Genesis. Armed with creative thinking, cooperative communication, and the will to take on any challenges, we strive to create a better future for all. More information about Hyundai Motor Group, please see: **www.hyundaimotorgroup.com**

CONTACT:

Bianca Johnson
Hyundai Motor Group Metaplant America (HMGMA)
Bianca.Johnson@hmgma.com
(912) 677-6027

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Map Amendment for 1511 Quacco Road from R-A to C-2

Project:	#A24-0182
P&Z Meeting Date:	December 9, 2024
Public Hearing Date:	December 16, 2024
Applicant and Authorized Agent:	Vimal Patel/Jason Bryant, Pittman Engineering Co.
Parcel (PIN):	51009 02046 (1511 Quacco Road)
Existing Zoning:	R-A Residential Agricultural District
Zoning Action:	Map Amendment
Request:	Request rezone 1511 Quacco Road from the R-A (Residential Agricultural District) to the C-2 (Heavy Commercial District).
Application Filed:	November 8, 2024
Legal Notice Published:	December 1, 2024
Sign Posted:	November 26, 2024
Letters Mailed:	November 26, 2024
Staff Recommendation:	Denial
Planning & Zoning Commission:	[TBD]
Recommended Motion:	*"After review of the criteria, move for denial of the request."*

Background:	The subject parcel is approximately 1.5 acres and is located at 1511 Quacco Road. The applicant is seeking to change the zoning for the subject parcel from the R-1 (Residential Agricultural) zoning district to the C-2 (Heavy Commercial) zoning district. The property is currently developed with a single-family residence. The applicant seeks to re-develop the property with a commercial building with suggested uses of a nail salon, restaurant, cigar store and general office space. The three parcels to the south of the subject parcel are currently zoned C-2. Two of these parcels are developed with an existing gas station and Dollar General Store, the third parcel is vacant. The adjacent property to the north is residential with a take-out food business, the property to the west is residential and the property to the east across Quacco Road is undeveloped. The properties to the north, west and east are currently zoned R-A. The Pooler 2040 Comprehensive Plan identifies this area within the Residential Homestead character area. The Future Land Use Map (FLUM) designates this site as Residential.
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? • *No, while the subject property is directly adjacent to other C-2 zoned properties, the request is not a logical extension of the C-2 zoning district, as the majority of the surrounding parcels are zoned R-A and are being used for residential purposes. Extending the C-2 zoning district would not improve the pattern of uses in a residential area.* 2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area? • *While the request isn't considered spot zoning as the property is directly adjacent to C-2 zoned property, it would be generally unrelated to the existing zoning and pattern of development in the area which is mostly residential development.* 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 heavy commercial zoning would allow uses that could create traffic leading to congestion, noise and traffic hazards to a residential area.*

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

    - *The request would not 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 change the parcel to a heavy commercial zoning district.*

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

    - *There is no imminent need for the rezoning request, but according to the applicant the property is likely to be utilized as requested.*

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

    - *Yes, the proposed rezoning would be inconsistent with that of the general area being used for residential development. The applicant has suggested possible uses as a nail salon, restaurant, cigar store, and general office space. Changing the zoning to C-2 (Heavy Commercial) with these uses or all uses permitted in the C-2 zoning district, could negatively impact traffic, the residential area and could cause a ripple effect with additional rezoning requests.*

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

    - *Yes, it is likely additional requests would be made to rezone other parcels in the vicinity should this property be rezoned to a heavy commercial zoning district. Most of surrounding parcels are in the R-A zoning district, however the adjacent property to the south of the subject parcel is zoned C-2, which may precipitate similar requests.*

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

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

- *The request may adversely impact the nearby properties as it relates to environmental quality, livability, or cause incompatible development. The subject parcel is adjacent to properties zoned R-A. The impact would be incompatible to the surrounding properties.*

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

- *Possibly, the request could adversely impact the nearby properties as it relates to property values or make them less marketable because the proposed commercial use is incompatible with the existing residential uses in the area.*

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

- *No, the request should 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 that while the request meets several of the criteria, changing the zoning to C-2 (Heavy Commercial) with the uses suggested by the applicant or all uses permitted in the C-2 zoning district, could negatively impact traffic, the residential area, and could cause a ripple effect with additional rezoning requests. As such, staff recommends **Denial** of the request.

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

Attachment A

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

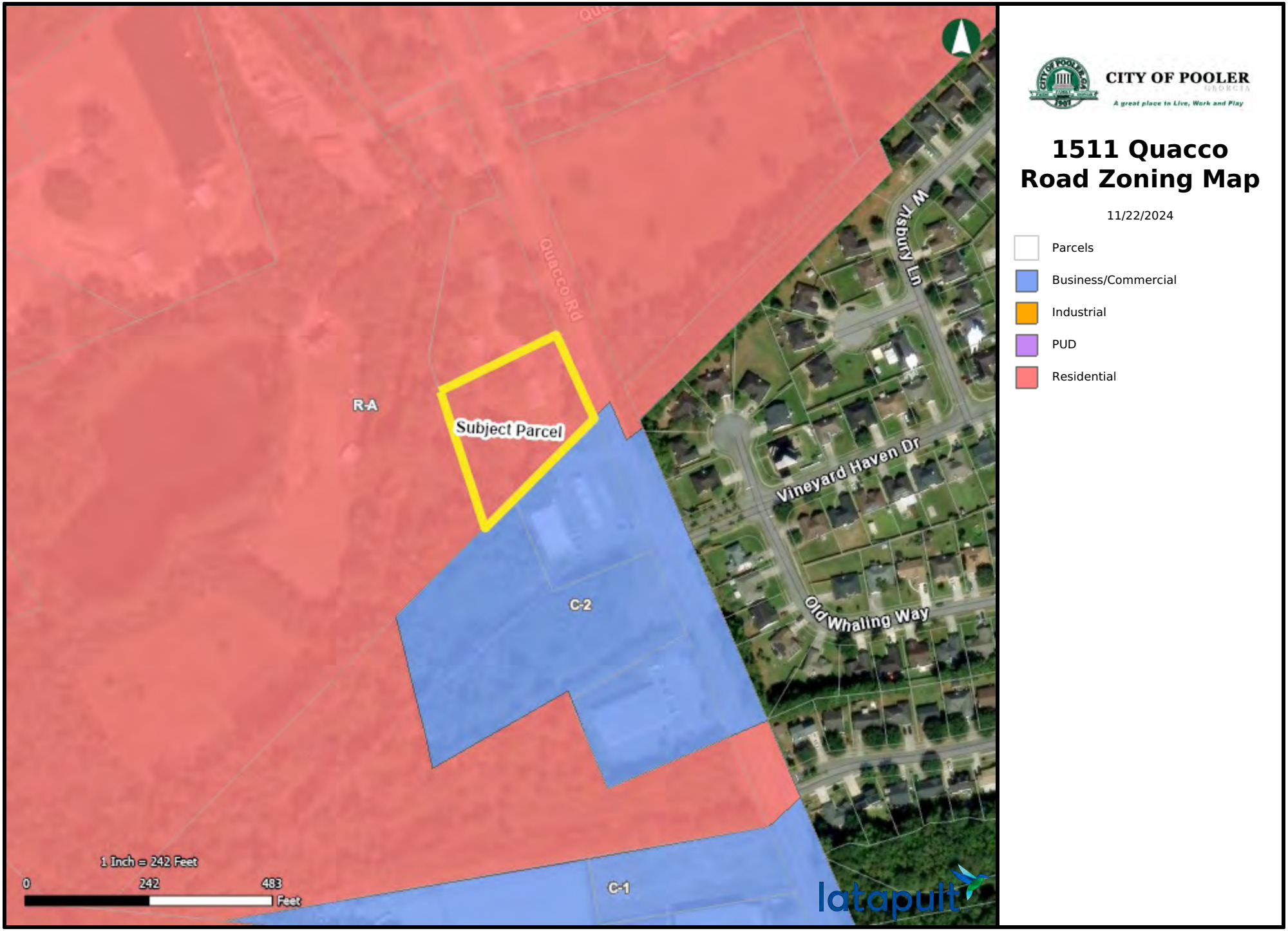
1511 Quacco Road Vicinity Map

11/22/2024

Parcels

This map was created using Latapult | www.latapult.com | Bigger Data Faster Maps Stronger Decisions

Attachment B



This map was created using Latapult | www.latapult.com | Bigger Data Faster Maps Stronger Decisions

Zoning Map Amendment Application

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.
- ☐ 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

VIMAL PATEL / JASON BRYANT	912-210-3259
Owner/Authorized Agent Name	Phone
1511 QUACCO RD POOLER GA	jason@pittmanengineeringco.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: _____
(If exact file number, date, or action is not known, please give approximate date of previous application.)

Zoning Map Amendment Application

Updated **SEPT 2023**

Action Requested

1511 QUACCO RD POOLER GA 31322

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

Legal description of the property (name of subdivision, block, and lot number): LOT 2 DIANNE E MONROE SUB

PIN: 51009 02046

Present Zoning Classification	Requested Zoning Classification	Total Area (acres or sq ft)
R3 - Residential Lots	COMMERCIAL USE	1.50 / 65340 SQ FT

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

Phone

Property Owner Address

Email

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.

Shopping Center ,Resturant

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.

PUMP & GO 1507 QUACCO RD POOLER GA 31322

Name & Address (including zip code)

QUAN & QUAN QUING 1513 QUACCO RD POOLER GA 31322

Name & Address (including zip code)

DOLLAR GENERAL 1465 QUACCO RD POOLER GA 31322

Name & Address (including zip code)

Name & Address (including zip code)

Zoning Map Amendment Application

Updated **SEPT 2023**

Name & Address (including zip code)

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.

Vimal Patel — Owner/Agent Name

Vimal Patel — Owner/Agent Signature

07/31/2024 — Date

Notary Public

July 31, 2024 — Subscribed and Sworn This Day Of

Terri Lynn Moore — Notary Name

Terri Lynn Moore — Notary Signature

Commission Expiration

Seal

TERRI LYNN MOORE NOTARY PUBLIC STATE OF GEORGIA MY COMM. EXP. 10/3/2027 CHATHAM COUNTY, GEORGIA

Zoning Map Amendment Standards

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.

VIMAL PATEL	VPatel	11/18/2024
Applicant Name	Applicant Signature	Date

Property Owner Authorization

Updated **SEPT 2023**

Authorization

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

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

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

JASON BRYANT	jason@pittmanengineeringco.com	912-210-3259
Applicant/Agent Name	Email	Phone

2591 U.S. Hwy 17 SUITE 303 Richmond Hill, GA 31324
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.

1511 QUACCO RD POOLER GA 31322
Property Address

VIMAL PATEL	V Patel	07-24-2024
Owner Name	Owner Signature	Date

Notary Public

July 31, 2024
Subscribed and Sworn This Day Of

Terri Lynn Moore	Terri Lynn Moore	Commission Expiration
Notary Name	Notary Signature	Seal

TERRI LYNN MOORE NOTARY PUBLIC STATE OF GEORGIA COMM. EXP. 10/3/2027 CHATHAM COUNTY, GEORGIA

PARID: 51009 02046
PATEL VIMAL 1511 QUACCO RD

Tax Commissioner Summary

Status	ACTIVE
Alternate ID	2978380
Bill #	2978380
Tax District/Description	050-POOLER
Legal Description	LOT 2 DIANNE E MONROE SUB
Appeal Status	

Parcel Status

Parcel Status	Deferral Exist	Years Support	Total Millage Rate
Active	No		15.9633

Parcel Information

Property Class	R3 - Residential Lots
Mortgage Company	
Exemptions	

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
PATEL VIMAL	PATEL HARSH DHAMENDRAKUMAR*		335 CHESTNUT OAK DRIVE RICHMOND HILL GA 31324

Digest Owner (January 1)

Owner	Co-Owner	Care Of	Mailing Address
PATEL VIMAL	PATEL HARSH DHAMENDRAKUMAR*		335 CHESTNUT OAK DRIVE RICHMOND HILL GA 31324

Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2024	1	542.75	-542.75	0.00
2023	1	1,085.58	-1,085.58	0.00
2022	1	1,039.77	-1,039.77	0.00
2021	1	996.60	-996.60	0.00
Total:		3,664.70	-3,664.70	0.00

Campaign Contribution Disclosure Form (Zoning Action Applicant)

Updated **MAY 2024**

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

Hearing Information

Zoning Action/Agenda Item

Planning & Zoning Public Hearing/Meeting Date and Time

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

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

X **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.

Applicant Name	Applicant Signature	Date
Vimal Patel	VPatel	07/31/2024

1511 QUACCO ROAD REZONING EXHIBIT

CITY OF POOLER, GEORGIA

NOVEMBER 15, 2024

PREPARED FOR:
ANITA & VIMAL PATEL

PREPARED BY:

PITTMAN ENGINEERING

2591 HWY 17 SUITE 303
RICHMOND HILL, GA 31324
912-445-0578
www.pittmanengineeringco.com

REQUIREMENTS PER CITY OF POOLER CODE OF ORDINANCES C-2 ZONING	
SETBACKS (MIN. FT.)	
FRONT	60
SIDE	10
REAR	10
MAXIMUM HEIGHT AND LOT COVERAGE	
HEIGHT (FT.)	60
COVERAGE (%)	60%

PARKING CALCULATIONS			
BUILDING USE	BUILDING AREA	REQUIRED PARKING	PARKING REQUIRED
GENERAL COMMERCIAL	6,800 S.F.	1 SPACE PER 200 S.F.	34 SPACES
		TOTAL PARKING PROVIDED =	34 SPACES

20' 10' 0' 20'
GRAPHIC SCALE: 1"= 20'-0"

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Plan for Stoneweg MultiFamily 800 High Avenue

Project:	#A24-0024
P&Z Meeting Date:	December 9, 2024
City Council Meeting Date:	December 16, 2024
Applicant and Authorized Agent:	SWD Mosaic GA Owner, LLC
Location (Address):	800 High Avenue
Parcel (PIN):	51009 01048
Acreage:	Approximately 12 acres
Zoning:	PUD (Savannah Quarters Phase 7)
Proposed Use:	333 unit multifamily development within the Savannah Quarters PUD, Phase 7.
Staff Recommendation:	Approval with the following condition: The City Traffic Engineers for the Quacco Road widening project, Moffat & Nichol, review the applicant's Traffic Study to ensure it works with the traffic count numbers the City Traffic Engineers took into account for the widening project and this project will not go to City Council until a response is received.
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request with the following condition:* *The City Traffic Engineers for the Quacco Road widening project, Moffat & Nichol, review the applicant's Traffic Study to ensure it works with the traffic count numbers the City Traffic Engineers took into account for the widening project and this project will not go to City Council until a response is received."*

Zoning Action Standards:

1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans.

    - The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the Future Land Use Map (FLUM) designation and Character Area.

2. Whether the site plan provides for adequate pedestrian and traffic access.

    - 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 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 for current or projected needs.

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-deterring 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 with the following condition:**

The City Traffic Engineers for the Quacco Road widening project, Moffat & Nichol, review the applicant's Traffic Study to ensure it works with the traffic count numbers the City Traffic Engineers took into account for the widening project and this project will not go to City Council until a response is received.

Attachments:

A. Vicinity Map

B. Application and Submittal Documentation

C. Approval Letter

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

Vicinity Map 800 High Avenue

12/04/2024

This map was created using Latapult | www.latapult.com | Bigger Data Faster Maps Stronger Decisions

Site Plan Application

Updated **OCT 2023**

NOTICE TO APPLICANT

With the exception of residential one- and two-family structures, all land development activities, regardless of zoning district, must go through the site plan approval process. The fee for this process is $3,000.00. All forms, fees, and additional documentation must be submitted to the Zoning Administrator **at least thirty (30) days** prior to the Planning & Zoning Meeting. Only complete applications will be accepted.

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 provided to the City Engineer, the Public Works Department, and the Fire-Rescue Services Department for review. Once the applicant has addressed **all** engineering comments, the plan will be placed on the Planning & Zoning Meeting agenda for recommendations. If no revisions are needed, it will move to the next regularly scheduled City Council Meeting agenda. **Please note that site plan approval does not constitute approval of any other zoning action or permit.**

Restaurants serving alcoholic beverages by the drink should refer to the Pooler Code of Ordinances, Chapter 6, Article I, Sections 6-11 for requirements. General questions concerning this application may be directed to the Zoning Administrator.

Packet Contents (City Forms)

This packet contains all forms required to be completed prior to submission.

1. Site Plan Application
2. Site Plan Submission Checklist
3. Property Owner Authorization
4. Site Plan Approval Standards Affidavit
5. Campaign Contribution Report
6. Site Plan Review Checklist

Additional Items for Submission

In addition to the above forms, the following must also be included with your application submission:

1. Three (3) sets of completed hardcopy plans (to include landscaping and lighting) plus one electronic copy
2. Application fee payment of $3,000.00
3. Project narrative
4. Proof taxes have been paid in full
5. Existing deed restrictions or covenants applicable to this property (if applicable)

Site Plan Application

Updated **OCT 2023**

Contact Information

SWD Mosaic GA Owner, LLC	(386) 397-3651
Applicant Name	Applicant Phone
360 Central Avenue, Suite 1130, St. Petersburg, FL 33701	mark.rios@stoneweg.com
Applicant Mailing Address	Applicant Email
SWD Mosaic GA Owner, LLC	SEE ABOVE
Property Owner Name	Property Owner Phone
SEE ABOVE	SEE ABOVE
Property Owner Mailing Address	Property Owner Email
Mark Rios	SEE ABOVE
Contact Person Name	Contact Person Phone
SEE ABOVE	SEE ABOVE
Contact Person Mailing Address	Contact Person Email

Property Information

800 HIGH AVENUE, POOLER, GA 31322

Location Address

PUD	PARCEL ID NEEDED
Current Zoning	Parcel Identification #

CONSTRUCTION OF A 9-BUILDING MULTI-FAMILY DEVELOPMENT, ASSOCIATED PARKING FACILITIES, STORMWATER DETENTION PONDS, AND UTILITIES.

Brief Description of Proposed Land Development Activity and Use of Land Thereafter

Contractor Information

Contractor Name	Contractor License #	Contractor Phone
Contractor Mailing Address		Contractor Email

Zoning Actions

List any zoning actions applied for within the past three (3) years. If possible, 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.

Application Number	Date	Action Requested	Action Taken

Site Plan Application

Updated **OCT 2023**

Application Number	Date	Action Requested	Action Taken
Application Number	Date	Action Requested	Action Taken
Application Number	Date	Action Requested	Action Taken

Approvals

Environmental Product Declaration (EPD) approval required?	☐ No	☒ Yes
Natural Resources Conservation Service (NRCS) approval required?	☒ No	☐ Yes, _____ (date)
Developments of Regional Impact (DRI) review triggered?	☒ No	☐ Yes
Existing deed restrictions or covenants applicable to this property?	☒ No	☐ Yes, attached
The Georgia Department of Transportation (GDOT) requires a permit for any property being subdivided or developed requiring an entrance onto a State or Federal Highway. Applicants must submit a plat to GDOT for review/comment. The Pooler Planning & Zoning Commission will not review an application until GDOT has commented.	☒ No	☐ Yes, attached

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.

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.

I hereby certify that all taxes applicable to this property have been paid and that there are no delinquent taxes outstanding.

I hereby certify that I am the owner or authorized agent of the property being proposed for subdivision/development.

Sam Palmer, as Authorized Signatory of SWD Mosaic GA Owner, LLC, and not in his individual capacity

Applicant Name	Applicant Signature	Date

Zoning Administrator/Agent Name	Zoning Administrator Signature	Date

Site Plan Submission Checklist

Updated **JUNE 2023**

NOTICE TO APPLICANT

The site plan approval process is intended to provide the general public, Planning & Zoning Commission, Mayor, and Councilmembers 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 the application. **Site plan approval does not constitute approval of any zoning action or permit. If the documents listed below are not submitted, your project will neither be reviewed, nor processed.**

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

- [X] 3 sets of paper plans and 1 set of electronic plans
- [X] $3,000.00 application fee payment
- [ ] 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.
- [X] 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
- [X] Dimension setback lines from property lines and street rights-of-way.
- [ ] Lighting Plan
- [X] Adjacent thoroughfares and all curb-cuts within five hundred (500) feet including:
  - [X] Proposed new cut (s) onto public rights-of-way with turning radii & width
  - [X] Dimensions of all rights-of-way
- [X] Drainage plan to conform to city engineering department's standards
- [X] Location of all utilities
- [X] Tabulated data including at least:
  - [X] Gross density of dwelling units
  - [X] Parking ratio per dwelling unit
  - [X] Percentage and amount of land coverage by use; and,
  - [X] Percentage and amount of floor area by use and by type.
- [X] Topographical map showing existing and proposed contours at one foot (l ') intervals and natural features.
- [ ] Developments of Regional Impact (check only if your project requires this)

Conditional Use Standards

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 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;
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.

Sam Palmer, as Authorized Signatory of SWD Mosaic GA Owner, LLC, and not in his individual capacity

Applicant Name | Applicant Signature | Date

Site Plan Approval Standards

Updated **SEPT 2023**

The site plan approval process is intended to provide the general public, planning commission, and city council with information pertinent to how a new development will affect the surrounding area and the ci ty as a whole. Site plan approval does not constitute approval of any other zoning action or permit.

In order to promote the public health, safety, and general welfare of the City of Pooler against the unrestricted development upon property, the following standards and any other factors relevant to balancing the above stated public interest will be considered, when deemed appropriate, by City Council in approving any site plan:

1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans;
2. provides for adequate pedestrian and traffic access;
3. provides adequate space for off-street parking and loading/unloading zones where applicable;
4. provides for appropriate location, arrangement, size, and design of buildings, lighting, signs, giving due consideration to the applicable zoning district(s);
5. is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties;
6. the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure;
7. the proposed development site is adequately served by other public services to account for current or projected needs;
8. provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features;
9. provides adequate landscaping, including the type and arrangement of trees, shrubs, and other landscaping, which may (or may not) provide a visual or noise-deterring buffer between adjacent properties; and
10. 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.

Campaign Contribution Disclosure Form (Rezoning Action Applicant)

Updated **MAY 2023**

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 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.

Sam Palmer, as Authorized Signatory of SWD Mosaic GA Owner, LLC, and not in his individual capacity

Applicant Name | Applicant Signature | Date

Site Plan Review Checklist

Updated **OCT 2023**

NOTICE TO APPLICANT

Please address each item below using an "ok" or "n/a" and indicate on which plan sheets each item can be located. This checklist is intended to serve as a guide for a complete site plan application but does not comprise all City standards. All City of Pooler Code of Ordinances' requirements must be met.

Project Information

Stoneweg Multi-Family Development — Project Name

02-20-2024 — Date

Basic Engineering Information

1. OK Development name; If not obvious, add a description of the development
2. OK Location of site / location map: Sufficiently detailed to pinpoint the site's location
3. OK Date of plans with space for revision dates
4. OK Name and contact information of the engineer and engineering firm responsible for the plans
5. OK Name and contact information of owner, authorized agent of the owner, and/or developer
6. OK 24-hour contact with phone number
7. OK Signed and dated P.E. stamp or other licensed professional as allowed by law
8. OK Sheet index
9. OK Property size, disturbed area, impervious area, property zoning, maximum building height, proposed square footage, proposed height
10. OK Show property boundaries with metes and bounds descriptions
11. OK North arrow, graphic scale
12. OK Show existing site features of the property, existing contours at 1-foot intervals (Appendix A, Article V, Section 4 C), existing buildings, parking, driveways, undeveloped areas, etc
13. OK Identify the ownership and use of all adjacent surrounding properties
14. OK Show adjacent roads and curb cuts within 500 feet (Appendix A, Article V, Section 4 C)
15. OK Name of adjacent roads. Route number if state or federal route (Appendix A, Article V, Section 4 C)
16. OK Show and label the right-of-way of adjacent roads. (Appendix A, Article V, Section 4 C)

Site Plan Review Checklist

Updated **OCT 2023**

17. OK Existing improvements inside adjacent road rights-of-way such as turn lanes, drainage systems, sidewalks/pathways, utilities, and any other items that may have an impact on this development

18. OK Show existing drainage features on or around this site that may impact the development: creeks, ponds, ditches, swales, buffers, pipe systems, drainage easements, existing detention ponds, lakes, wetlands, floodplain limits, etc

19. OK Indicate whether or not FLOODPLAIN exists on the site. Provide a FEMA map reference and date of FEMA map

20. OK Indicate whether or not STATE WATERS exist on the site and if wrested vegetation is present. If State waters, with wrested vegetation, are present on site, delineate required buffers, extending from the wrested vegetation. (Georgia EPD jurisdiction)

21. OK Indicate whether or not WETLANDS exist on the site. All wetlands shall be delineated on the site plans and identified as jurisdictional or non-jurisdictional. If applicable, show required buffer (Corps of Engineers' jurisdiction)

22. OK Location of existing utilities (Appendix A, Article V, Section 4 C 5)

23. OK Easements existing upon the property

24. N/A Provide cut/fill computations for all proposed grading in the floodplain. If the cut/fill calculations result in a net fill, provide FEMA no- rise certification, accompanied by the calculations utilized to perform analysis (NFIP 60.3(d)(3)).

Proposed Development

1. OK New Developments & redevelopments - reminder: Please assure the bonds are provided in accordance with 42-183.8 (stormwater), 42-204.1 (landscaping), and 74.136 (sidewalks)

2. OK The site plan shall provide all pertinent data for proposed building construction or expansion, proposed parking, open areas, landscaping. (Appendix A, Article V, Section 4 C)

3. OK Show building setback lines and buffers from property lines and street right-of-way lines. (Appendix A, Article V, Section 4 C)

4. N/A For commercial and industrial developments, provide details of the proposed driveway(s) onto the public rights-of-way. This may need to be at an enlarged scale to show all necessary information

5. OK Show sidewalk that is to be constructed or extended; in accordance with Appendix B, Article VI, Section 601.02. Include the City's sidewalk detail

6. OK Show location of freestanding signage if proposed. Make sure intersection sight distance is not impacted

7. N/A Show interior traffic pattern

8. OK Erosion control plans in accordance with State and local ordinances. Checkoff list is required if disturbed area is > 1 acre

Site Plan Review Checklist

Updated **OCT 2023**

9. N/A GDOT permit is required if any work is proposed in a State or US right-of-way. A copy of the approved Georgia DOT encroachment permit shall be required prior to obtaining a land disturbance permit

10. OK At least two benchmarks shall be established within a subdivision. Such benchmarks shall be at opposite corners of the property being subdivided. Benchmarks shall be included on site development plans with coordinates and elevation (Appendix B, Article VI, Section 607)

11. OK Show all required easements (around utilities, around drainage structures, 25' access easements, etc)

12. N/A Provide a utility plan that shows any proposed gas, electric, telephone and/or cable lines

13. N/A Greenbelt required as a buffer between incompatible zonings. (Appendix A, Article III, Section 27)

14. OK Provide a fire access road meeting the requirements of the Fire Code. (Exceptions exist, but generally a paved road extending to within 150' of all portions of the facility with a minimum width of 20 feet and with a vertical clearance of 13'6"). See IFC 503

15. OK Provide a Fire Protection Plan sheet that identifies all existing and proposed fire hydrant locations with hose lay distance in linear footage around each building from hydrant

16. N/A Show location of Mailbox Kiosk and provide details demonstrating it is ADA compliant

17. OK Provide building elevations and proposed architectural materials or proposed architectural materials if no elevations exist

18. N/A Provide Phasing Plan when project is proposed to be constructed in phases (multi building sites)

19. OK Provide site lighting plan for all proposed lighting

20. N/A Traffic Impact Study or technical memo for traffic

New Streets

1. N/A If new streets are to be private, clearly indicate this

2. N/A An identifying name of each new street with the proposed right-of-way

3. N/A Street alignment to be in conformance with the approved Preliminary Plat

4. N/A Plan and profile of proposed streets; include profile grades, vertical curve lengths, K factors, etc

5. YES The maximum change in grade that does not require a vertical curve shall be as follows: 20 mph – 1.2%, 25 mph – 1.1%, 30 mph – 1.0%, 35 mph – 0.9%, 40 mph – 0.8%, 45 mph – 0.7%, 50 mph – 0.6%, 55 mph – 0.5%, 60 mph – 0.4%, 65 mph – 0.3%. If the cumulative effect of vertical grade breaks violates stopping sight distance criteria, these values shall be reduced

6. YES Minimum street profile grade is 0.3% (Chapter 74, Article V, Section 74-133f)

Site Plan Review Checklist

Updated **OCT 2023**

7. OK Roadway pavement shall at a minimum meet the requirements outlined in the City of Pooler Standards and Specifications unless a geotechnical engineer requires a thicker pavement section more suitable for the proposed use of the road. (Chapter 74, Article V, Section 74-133b and c)

8. OK Provide the City's standard details that relate to street construction (street typical section, pavement specifications, curb detail, sidewalk detail, etc.)

9. OK A Neighborhood Grading and Drainage Plan is required for all subdivisions. (Appendix B, Article VI, Section 601.02)

10. N/A Demonstrate that intersection sight distance is achieved

11. OK Show the location of all proposed R/W monuments – "Stone or concrete monuments four inches in diameter or square, 30 inches long, with a flat top, which shall be set at each street corner, and at all points where the street lines intersect the exterior boundaries of the subdivision, and at the P.C. and P.T. of each street. The top of the monuments shall contain a metal pin or be scored with an indented cross to identify the location." (Appendix B, Article VI, Sec. 605)

12. OK The city will not accept for maintenance any unpaved street or road. (Chapter 74, Article V, Section 74-134)

13. OK Show the location of all proposed road signs

14. OK Show the location of all proposed pavement markings

15. OK All pavement markings and other traffic control items shall be in accordance with the latest edition of the MUTCD on both public streets and private streets that are "open to public travel". (MUTCD Introduction, page I-1, paragraph 03)

16. N/A Commercial developments: Show traffic control items (directional arrows, stop bars, stop signs, etc)

17. OK Label the curb radius at intersections

18. OK Gutter spread shall not extend beyond the center of the travel lane for 10-year design storm event

19. OK Ensure that the season high groundwater table elevation is a minimum of 24 inches below the bottom of the base course for proposed streets

Required Notes

Include the following notes as applicable to the project:

1. OK "In case of conflict between these plans and the City of Pooler's ordinances, standards, specifications or details, the City of Pooler requirements shall be required."

2. OK Add the following note when new public streets are being constructed: "Laboratory compaction, stability and density tests are required for the pavement with compression for the concrete curb and gutter." (Chapter 74, Article V, Section 74-133g)

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3. OK Add the following note when new public streets are to be constructed: "Construction will be performed under the supervision of a registered engineer." (Chapter 74, Article V, Section 74-133j)

4. OK "All road signage and pavement markings shall be in accordance with MUTCD specifications." (MUTCD Introduction, page I-1, paragraph 03)

5. OK Thermoplastic pavement markings are required within right of way (Standard Specifications 02500.2.06)

6. N/A When new public streets are being constructed, include the following: Add a note or sufficient information on the plans to indicate that Petromat, Supex or other suitable material is required within 50 feet of intersections. (Appendix B, Article VI, Section 601.02)

7. N/A Select fill SHALL be use in all roads to be dedicated to the City

8. OK Road fill shall be compacted to 100% standard proctor or 95% modified proctor (ASTM D698 or ASTM D1557)

9. OK Traffic signs installed inside the public R/W must have High Intensity or Diamond Grade Sheeting

10. OK Street name signs shall be provided by the developer. (Chapter 74, Article V, Section 74-135)

11. OK The owner must certify that all land disturbing and development activities will be completed in accordance with the approved stormwater management design plan (Chapter 42, Article V, Section 42- 183.4(6))

12. OK The designer must certify that the design meets the requirements of the City of Pooler and the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual, and any relevant local addenda (Chapter 42, Article V, Section 42-183.4(5))

Drainage

References: City of Pooler Code of Ordinances, Chapter 74, Article V, Section 74-132; Chapter 42, Article V, Section 42-156; Appendix B, Article VI, Section 602

1. OK Internal subdivision drainage to be designed for a minimum of a 10-year 24-hour storm event with immediate runoff. (Chapter 74, Article V, Section 74-132i)

2. OK Storm drain pipe beneath city maintained streets shall be a minimum of 18 inches in diameter and shall be RCP. (Chapter 74, Article V, Section 74-132a)

3. OK Storm side-drain under driveways and walkways shall be 15 inch minimum. Plastic culverts are acceptable but shall have concrete headwalls to protect the pipe ends. (Chapter 74, Article V, Section 74-132b)

4. OK Metal pipe is not permitted in the city's rights-of-way or easements. (Chapter 74, Article V, Section 74-132c)

5. OK Provide a plan and profile of the proposed storm drainage system; Show the hydraulic grade line for the applicable design-year storm, for the full extent of the stormwater conveyance system. The high

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water elevation must be below street elevation for the design-year storm event. Show all underground utility crossings, with the required vertical separation. (Chapter 42, Article V, Section 42-183.4)

6. N/A Lot drainage shall be from the rear to the front of lots; 0.5% grade minimum. Exceptions will be considered. (Chapter 74, Article V, Section 74-132d)

7. N/A Side lot drainage shall be piped; ditches on side lot lines are not permitted. Exceptions will be considered. (Chapter 74, Article V, Section 74-132e)

8. OK All drainage ditches/canal shall have a maintenance easement. The structure itself shall be in an easement with an additional 25-foot access easement on one side for mechanical cleaning access purposes. Side slopes shall be grassed and shall be 2:1 or flatter. Side slopes shall be constructed in such a manner that they do not erode and can be maintained with riding grass cutting equipment. The soil type encountered will be considered in selecting the proper slope. Slope approval shall be at the discretion of the city, with a laboratory report on the angle of repose. (Ch 74, Art V, Section 74-132f & h)

9. N/A A swale is a drainage feature that receives stormwater from sheet flow and/or overland flow. Storm drainage pipe or gutter flow shall not discharge into a swale. (Chapter 74, Article V, Section 74-132g)

10. N/A Swales less than one foot deep shall be paved a minimum of two feet wide. Swales greater than one foot deep but less than three feet deep shall have a 4(H):1(V) side slope with a permanent stand of grass established on both slopes. (Chapter 74, Article V, Section 74-132g)

11. OK A drainage swale or ditch greater than three feet deep shall be piped unless it is a primary or secondary outfall. (Chapter 74, Article V, Section 74-132g)

12. N/A The 100-yr floodplain shall be delineated on the site development plans, with Base Flood Elevation (BFE), when required. (Chapter 74, Article V, Section 74-132j)

13. N/A Minimum lot elevation: finished floor elevations shall be at least one foot above the level of the Base Flood Elevation, associated with the 100-year floodplain. The entire lot shall be properly drained. (Appendix B, Article VI, Section 602 e)

14. OK The peak post development discharge shall not exceed the predevelopment discharge. (Chapter 74, Article V, Section 74-132k; also Sec 601.02)

15. OK Detention ponds: must be located outside wetlands. (Chapter 42, Article V, Sec 42-156)

16. OK The City will not accept detention areas for maintenance or ownership. (Chapter 74, Article V, Section 74-132k)

Mobile Home Parks

1. N/A Verify correct zoning

2. N/A Minimum lot size 40' x 100' and a minimum of 4000 sf. (Appendix A, Article III, Section 10 A(2))

3. N/A Setback - front: At least 20' from front lot line or 35' from center of road. (Appendix A, Article III, Section 10 B 1)

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4. N/A Setback -sides: At least 5' with a 20' minimum between manufactured homes; (Appendix A, Article III, Section 10 B 2)

5. N/A Setback - rear: At least 5' with a 20' minimum between manufactured homes. (Appendix A, Article III, Section 10 B 3)

6. N/A At least two (2) paved parking spaces per lot (Appendix A, Article III, Section 10 C)

7. N/A Streets shall be 2-way and a minimum of 20 feet wide. No on-street parking. (Appendix A, Article III, Section 10 I)

8. N/A Water supply - City of Pooler when available. The development of an independent water supply can be used only upon approval of the county health officer. (Appendix A, Article III, Section 10 D)

9. N/A Sewerage disposal - City of Pooler when available. Alternative methods can only be used upon approval in writing by the county health officer. (Appendix A, Article III, Section 10 E)

10. N/A Utilities - underground only. (Appendix A, Article III, Section 10 G)

11. N/A Street Lights - Street lighting shall be provided, not to exceed 200 feet separation, including park entrance. (Appendix A, Article III, Section 10 H)

12. N/A Recreation area - < 25 units: a minimum of 5,000 square feet shall be reserved for recreation. > 25 units, a minimum of 10% of the total area. (This 10% shall not include bodies of water.) Such recreation areas shall be made safe from traffic by an enclosure or other device. (Appendix A, Article III, Section 10J)

13. N/A Maximum distance to a fire hydrant shall be 250 feet. (Appendix A, Article III, Section 10 L)

Utilities

References: City of Pooler Code of Ordinances, Chapter 74, Article V, Section 74-138 and Appendix B, Article VI, Section 606

General:

1. OK Look at the overall layout of the water lines. The plan needs to show the location of where it connects to an existing system with all the usual information

2. OK All utilities are to be installed underground

3. OK Utilities shall not be placed longitudinally under street pavement. (Chapter 74, Article V, Section 74- 138 c)

4. OK Minimize unnecessary water/sewer crossings to the extent possible. Minimum parallel separation: 10' horizontal and 18" vertical separation between water & sewer (Sanitary & Storm)

5. OK Water mains must be DIP when crossing under storm or sewer mains. Include detail W-16

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6. OK Provide the City-approved street typical section detail that shows the placement location of utility lines. (Chapter 74, Article V, Section 74-139 c)

7. OK Developments must be served by public water and public sewers when available. (Appendix B, Article VI, Section 606.01)

8. N/A Plans for wells or septic systems shall require approval by the Chatham County Health Department. (Appendix B, Article VI, Section 606.02)

9. OK All water and sewer lines running under streets/sidewalks shall be sleeved. (Appendix B, Article VI, Section 606.03)

10. N/A All publicly owned utilities shall be installed in the road rights-of-way or approved access easements. (Appendix B, Article VI, Section 604 and 606.04)

11. N/A Sanitary sewer, water mains, service laterals or other publicly owned utilities shall not be installed behind or between lots without the express approval of the City of Pooler. If allowed the utility will need to be in a proper easement. (Appendix B, Article VI, Section 606, Utilities 2)

12. OK A #12 gauge solid copper tracing wire shall be installed on all water mains, water laterals, fire hydrants, post hydrants, and/or blow offs and along all sanitary sewer lines, laterals, and force mains. (Appendix B, Article VI, Section 606)

13. OK If water main, gravity sewer main, or force main are proposed, provide profiles on site plan. Include all underground utility crossings with required vertical separation

14. OK Submit all applicable outside agency and other jurisdiction approvals such as LDA, Chatham County, City of Savannah and Georgia EPD forms (forms extending water and sewer main lines)

15. OK All private and dry utilities shall be shown on plans in easements. Clearly mark all city-owned utilities with "city utility easements" and private utilities with "private utilities easements". Provide associated easement agreement.

Water:

1. OK Fire hydrant spacing:
   - 300 feet maximum in multi-family, commercial & industrial zonings
   - 500 feet maximum for single family; (Appendix B, Article VI, Section 606.03)
   - 250 feet spacing in mobile home parks (Appendix A, Article III, Section 10 L)

2. OK All fire hydrants shall be painted yellow. (Appendix B, Article VI, Section 606)

3. OK Provide Detail W-03 - Standard Fire Hydrant Assembly (Appendix B, Article VI, Section 606)

4. OK Provide an engineering report for the proposed water distribution system. Calculations shall, at a minimum, include needed fire flow, expected domestic demand, and fire hydrant flow test results demonstrating that the required fire protection will be achieved on site. If extending water main, a complete water distribution system model and analysis shall be provided

5. OK Residential water laterals: 1" diameter minimum. (Appendix B, Article VI, Section 606)

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6. N/A Residential water laterals shall be installed no more than 5' feet from the property corner. (Appendix B, Article VI, Section 606 Water 16)

7. N/A The water mains at the cul-de-sac shall be installed around the cul-de-sac thereby eliminating the laterals from being installed under the cul-de-sac. (Appendix B, Article VI, Section 606 Water 14)

8. OK Water mains in subdivisions shall be 8" diameter minimum. In cul-de-sacs without fire hydrants, the minimum size can be reduced to 4". (Appendix B, Article VI, Section 606)

9. OK When feasible all water mains shall be looped into the nearest main of the same size or larger size as the line of origin. (Appendix B, Article VI, Section 606)

10. OK Cut-off valves will be located at all tees where lines are two inches or larger. (Appendix B, Article VI, Section 606.03)

11. OK All gate valves 4" or larger that are installed on a transmission line shall be installed in a manhole. All gate valves at the entrance of a subdivision that tie into a transmission line shall be installed in a manhole. All other gate valves can be installed in a cast iron valve box with a concrete collar and concrete value marker posts. (Appendix B, Article VI, Section 606 Water 6)

12. OK All valves shall have a concrete monument with "W/Valve" inscribed on two sides of the monument, installed no more than 6" away from the valve. (Appendix B, Article VI, Section 606 Water 9)

13. OK All meter connection points must have an approved, reduced pressure backflow device. This includes fire lines, irrigation lines, and domestic supply lines. (Appendix B, Article VI, Section 606)

14. OK The private water main starts at the property line. Therefore, meters and back flow preventers shall be placed at the property line

15. OK Minimum cover 3 feet. (Standard Specifications Section 02700 3.01 D)

16. OK Service laterals under roads are to be sleeved and at least 30" beneath the road surface. (Standard Specifications Section 02700 3.01 F 2)

17. OK Pipe material: (City of Pooler Standard Specifications, Section 02700 and 02730). For line size < 4" polyethylene pipe, 200 psi, SIDR-7CTS For line size 4" - 12" PVC C900 DR 18. For line size > 12" DIP is required. ANSI / AWWA C151 A21.51 and thickness according to ANSI / AWWA C150 A21.50 for pressure class 250. Flange Pipe or Victaulic grooved pipe shall be Pressure Class 350. (Standard Specifications 02700 Section 2.01 A 2)

Sanitary Sewer:

1. OK Sanitary manholes shall not exceed 350-foot spacing. (Appendix B, Article VI, Section 606, Sewer 1)

2. OK 8 inches diameter minimum. (Appendix B, Article VI, Section 606, Sewer 3)

3. OK If proposing a gravity sanitary sewer main, an engineering report shall be provided, with calculations for expected demand and sewer pipe sizing

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4. OK Minimum size sanitary lateral is 4". (Appendix B, Article VI, Section 606, Sewer 4)

5. OK Laterals shall connect directly to the manhole when possible, entering at an angle of at least 90 degrees to the direction of flow. (Appendix B, Article VI, Section 606, Sewer 2)

6. N/A Residential sewer laterals shall be installed within 15 feet of the property corner. (Appendix B, Article VI, Section 606, Sewer 9)

7. OK Please assure that the sanitary sewer cleanouts are flood proofed and designed prevent infiltration of flood waters into the system (Appendix B, Article VI, Section 606.01 and Chapter 50, Section 50-91)

8. OK Use watertight manhole rings and covers within or below Base Flood Elevation + 1' (Standard Specifications.02720.2.02.G.2)

9. OK Sewer laterals: Cleanouts should be provided every 100' and at the bends. Cleanouts located within the pavement should be traffic rated

10. OK Try to move manholes out of sidewalk

11. OK Pipe Material:

    - SDR 26 PVC sewer pipe meeting the requirements of ASTM D3034 for pipes 15" and smaller and ASTM F679 for 18" and larger

    - DIP manufactured in accordance with ANSI A21.51 with thickness according to ANSI A21.50

12. OK Min cover 3'

13. OK Drop manholes are required when the 'invert in' is 2.0 feet or more above the 'invert out'. The MH must be a 6' diameter precast MH and conform to ASTM C478. The drop pipe shall be the same size as the influent pipe. All hardware on ductile iron piping associated with drop manholes must be stainless steel. (Standard Specifications Section 02720 2.02)

14. N/A Drop manholes - inside and outside drop manhole details S-7, S-8

15. OK Sanitary sewer line - minimum slope:

8"	0.40%	21"	0.10%
10"	0.28%	24"	0.08%
12"	0.22%	27"	0.07%
14"	0.17%	30"	0.06%
15"	0.15%	33"	0.05%
16"	0.14%	36"	0.05%
18"	0.12%	42"	0.04%

Grease Traps:

1. N/A Grease trap is required for restaurants / eating establishments (any establishment with kitchen facilities). A sampling manhole shall be installed downstream of the grease trap and upstream of sanitary sewer main tie-in. Sampling MH shall be a minimum of 18 inches in diameter. Grease traps shall be sized at 20 gallons per seat, or a minimum capacity of 1,000 gallons and must be singular or in series

and directly accessible from the exterior of the building. (Chapter 86, Article V, Division 4, Section 86-226 and 228)

Sanitary Sewer Lift Stations:

1. N/A City must approve lift station locations. Lift stations should not be located behind residential homes or commercial property. (Appendix B, Article VI, Section 606, Utilities 3)

2. N/A The lift station shall have a 25-ft (minimum) access easement from a paved public road. (Appendix B, Article VI, Section 606, Utilities 4 and 5)

3. N/A The easement shall provide an all-weather access road at least 15 feet wide, constructed of 8-inches of graded aggregate base with geo-textile fabric (or grid) if necessary to assure stability. (Appendix B, Article VI, Section 606, Utilities 5)

4. N/A The immediate entrance at the paved public roadway to the access easement shall be constructed of a 15' x 15' x 4" thick concrete pad. The concrete shall be 4,000 psi @ 28 days fiber reinforced concrete mixture. (Appendix B, Article VI, Section 606, Utilities 6)

5. N/A The lift station access shall have a vehicle turn-a-round drive provided, unless it is deemed not necessary by the water and sewer superintendent. (Appendix B, Article VI, Section 606, Utilities 7)

6. N/A All lift stations, with three HP or larger motors, shall have a true three phase power supply. No single phase, rotophase, capacitor banks, shall be permissible. (Appendix B, Article VI, Section 606, Utilities 8)

7. N/A All lift stations shall be constructed with submersible pumps only. (Appendix B, Article VI, Section 606, Utilities 9)

8. N/A The city and its engineers shall approve the pump size and manufacturer. (Appendix B, Article VI, Section 606 Utilities 9)

9. N/A All lift stations sites shall be fenced in. The minimum gate opening is 12-foot with a 180 degree gate swing. The fence material can be either wood or cyclone. All fences shall be of privacy manner. (Appendix B, Article VI, Section 606, Utilities 10)

10. N/A The mounting panel for the controls, etc., shall be constructed out of three-inch galvanized post and galvanized support brackets. (Appendix B, Article VI, Section 606, Utilities 11)

11. N/A All proposed Lift Stations shall be accompanied by an engineering report. The following information shall be included in the report:

    - Title page – Title page should include the project name, date, developer/owner's name, the engineering firm preparing the plans and PE stamp

    - Sewer system information – type, location and size of development

    - Existing sewer system – location and type of gravity system the force main will discharge into

    - Future plans for sewer system – the number of lots this phase will encompass initially, if future

phases will be constructed, and the extent to which the proposed system will serve future phases

- Pump Station and Force Main Design Calculations – the Average Daily Flow (ADF), Peak Daily Flow (PDF), Total Dynamic Head, Force Main (velocity produced in force main and maximum operating pressure) and Wet Well Buoyancy Calculation

- Cycle Times – volume in wet well needed to turn primary pump on, cycle time for ADF, cycle time for PDF and total cycle time

Force Mains:

Reference: Appendix B, Article VI, Section 606 Utilities 12, Standard Specifications Section 02710

1. N/A Show force main location and all associated appurtenances. All force mains shall be installed in the access easement or public road right-of-way

2. N/A Identify the size and material type of the force main pipe

3. N/A Manholes that are the termination point for force mains are be lined with Raven Lining Systems spray-in liner

4. N/A Force main markers are to be place every 500 feet and at change of direction. Attach the #12 solid copper tracing wire to each marker. (City of Pooler Standards & Specifications Section 02710.3.05)

Stormwater Management

References:
- City of Pooler Code of Ordinances, Part 2, Chapter 42, Article V-
- Georgia Stormwater Management Manual
- Coastal Supplement to the Georgia Stormwater Management Manual. (Chapter42, Article V, Section 42-180.7)

General:

Water quantity may be handled through a master system, water quality/run-off reduction needs to be addressed as part of the individual development site.

Applicability and Exemptions (Chapter 42, Article V, Section 42-180.3)

1. A What developments do the City of Pooler Stormwater Management provisions apply to? (Chapter 42, Article V, Section 42-180.3 (1))

   a. New development that involves the creation of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or

   b. Redevelopment that involves the creation, addition or replacement of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or

   c. New development or redevelopment, regardless of size, that is part of a larger common plan

of development, even though multiple, separate and distinct land disturbing activities may take place at different times and on different schedules; or

d. New development or redevelopment, regardless of size, that involves the creation or modification of a stormwater hotspot, as defined by the director

2. N/A The following activities are exempt: (Chapter 42, Article V, Section 42-180.3 (2))

a. New development or redevelopment that involves the creation, addition or replacement of < 5,000 sf of impervious cover and that involves < 1 acre of other land disturbing activities

b. New development or redevelopment activities on individual residential lots that are not part of a larger common plan of development and do not meet any of the applicability criteria listed above

c. Additions or modifications to existing single-family homes and duplex residential units that do not meet any of the applicability criteria listed above

d. Development projects that are undertaken exclusively for agricultural or silvicultural purposes within areas zoned for agricultural or silvicultural

e. Maintenance and repairs of any green infrastructure or stormwater management practices deemed necessary by the director

f. Any part of a land development project that was approved by the director prior to the adoption of this article

g. Redevelopment activities that involve the replacement of impervious cover when the original impervious cover was wholly or partially lost due to natural disaster or other acts of God occurring after April 12, 2012

3. N/A Redevelopment projects must handle stormwater run-off in at least one of the following methods. The method(s) selected must be acceptable to the City of Pooler (Section 42-184.8):

a. existing site impervious cover by at least 20 percent

b. Manage the stormwater runoff from at least 20 percent of the site's existing impervious cover in addition to any new impervious cover. Stormwater shall be managed with criteria selected, designed, constructed and maintained in accordance with the information presented in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual and any relevant local addenda

c. Provide off-site stormwater management practices

Design Plan (Chapter 42, Article V, Section 42-183.4)

4. OK Provide a hydrologic analysis of the EXISTING conditions that includes: (Section 42-183.4 (1))

a. Existing conditions map

b. Describe the existing conditions of each on-site drainage area of the development site (e.g.

size, soil types, land cover characteristics)

c. Describe the existing conditions of off-site drainage areas that contribute runoff to the development site (e.g. size, soil types, land cover characteristics)

d. Information about the stormwater runoff rates and volumes generated, under existing conditions, in each on-site drainage area of the development site

e. Information about the stormwater runoff rates and volumes generated, under existing conditions, in each off-site drainage area that contributes runoff to the development site

f. Documentation showing how the existing conditions hydrologic analysis was completed

5. OK Provide a hydrologic analysis of the **proposed** conditions that includes: (Section 42-183.4 (2))

a. Proposed conditions map (Sec 42-183.2(4))

b. Describe the proposed conditions of each on-site drainage area of the development site (e.g. size, soil types, land cover characteristics)

c. Describe the proposed conditions of off-site drainage areas that contribute runoff to the development site (e.g. size, soil types, land cover characteristics)

d. Information about the stormwater runoff rates and volumes generated, under proposed conditions, in each on-site drainage area of the development site

e. Information about the stormwater runoff rates and volumes generated, under proposed conditions, in each off-site drainage area that contributes runoff to the development site

f. Documentation (e.g. model diagram) and calculations showing how the proposed conditions hydrologic analysis was completed

6. OK Provide a POST-CONSTRUCTION STORMWATER MANAGEMENT SYSTEM PLAN that illustrates: (Section 42-183.4 (3))

a. Proposed topography

b. Proposed drainage divides and patterns

c. Existing and proposed roads, buildings, parking areas and other impervious surfaces

d. Existing and proposed primary and secondary conservation areas

e. Plan view of existing and proposed low impact development and stormwater management practices

f. Cross-section and profile views of existing and proposed low impact development and stormwater management practices, including information about water surface elevations, storage volumes and inlet and outlet structures (e.g. orifice sizes)

g. Plan view of existing and proposed storm drain infrastructure (e.g. inlets, manholes, storm drains)

h. Cross-section and profile views of existing and proposed storm drain infrastructure (e.g. inlets, manholes, storm drains), including information about invert and water surface elevations

i. Existing and proposed channel modifications (e.g. bridge or culvert installations)

7. OK Provide a post-construction stormwater management system narrative that includes information about: (Section 42-183.4 (4))

a. How post-construction stormwater runoff will be managed on the development site, including a list of the low impact development and stormwater management practices that will be used

b. It shall also include documentation and calculations that demonstrate how the selected low impact development and stormwater management practices satisfy the post-construction stormwater management criteria that apply to the development site, including information about the existing and proposed conditions of each of the drainage areas found on the development site (e.g. size, soil types, land cover characteristics)

8. OK Certification by plan preparer that the stormwater management design plan meets the requirements of the City's stormwater management ordinance and the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual, and any relevant local addenda. (Section 42-183.4 (5))

9. OK Certification by owner that all land disturbing and development activities will be completed in accordance with the approved stormwater management design plan. (Section 42-183.4 (6))

Inspection and Maintenance Plan: (Chapter 42, Article V, Section 42-183.5 and Section 42-186.2)

10. OK An Inspection and Maintenance Agreement and Plan must be submitted. This document is a binding agreement signed by the applicant or owner that is binding on all subsequent owners unless the stormwater management system is dedicated to and accepted by the City. The plan must include the following:

a. Identification by name or official title the person(s) responsible for carrying out the inspection and maintenance

b. A statement confirming that responsibility for the operation and maintenance of the stormwater management system shall remain with the property owner and shall pass to any successive owner

c. A provision stating that, if portions of the development site are sold, legally binding arrangements shall be made to pass the responsibility for the operation and maintenance of the stormwater management system to the appropriate successors in title. These arrangements shall designate, for each portion of the stormwater management system, the person(s) to be permanently responsible for its inspection and maintenance

d. A maintenance schedule stating when, what, and how often routine inspection and maintenance will occur to ensure proper function of the system. (Section 42-186.2)

Off-Site Stormwater Management Practices: (Chapter 42, Article V, Section 42-183.9)

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11. OK Off-site or regional stormwater management practice must meet the following criteria:

    a. Located on property legally dedicated to that purpose

    b. Be designed and sized to meet the post-construction stormwater management criteria presented below

    c. Provide stormwater quality and quantity control that is equal to or greater than that which would be provided by on-site green infrastructure and stormwater management practices

    d. Stormwater management practices shall be installed, where necessary, to protect properties and drainage channels that are located between the development site and the location of the off-site or regional stormwater management practice

12. OK Submit a stormwater management design plan that demonstrates the off-site or regional stormwater management practice will not result in the following impacts:

    a. Increased threat of flood damage or endangerment to public health or safety

    b. Deterioration of existing culverts, bridges, dams and other structures

    c. Accelerated streambank or streambed erosion or siltation

    d. Degradation of in-stream biological functions or habitat

    e. Water quality impairment in violation of state water quality standards and/or violation of any other state or federal regulations

Post-Construction Stormwater Management (Section 42-184)

1. OK Natural resources inventory (Section 42-184.1) - Prior to the start of any land disturbing activities, including any clearing and grading activities, site reconnaissance and surveying techniques should be used to complete an assessment of the natural resources, both terrestrial and aquatic, found on a development site. The natural resources inventory shall be completed in accordance with the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual. The preservation and/or restoration of these natural resources may be assigned quantifiable stormwater management "credits" that can be used when calculating the stormwater runoff volumes (sections 42-184.3 through 42-184.7). The green infrastructure practices that qualify for these "credits," and information about how they can be used is provided in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual

2. OK Green Infrastructure Practices (Section 42-184.2) - Green infrastructure practices shall be used to the maximum extent practical

3. OK Stormwater runoff reduction (Section 42-184.3) - The stormwater runoff volume generated by the runoff reduction storm event shall be reduced on-site. A system is presumed to comply with this criteria if:

    a. It includes green infrastructure practices that provide for the interception, evapotranspiration,

infiltration or capture and reuse of stormwater runoff, that have been selected, designed, constructed and maintained in accordance with the coastal stormwater supplement to the Georgia Stormwater Management Manual and any relevant local addenda

b. It is designed to provide the amount of stormwater runoff reduction specified in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual

4. OK Water quality protection (Section 42-184.4) - Post-construction stormwater runoff shall be adequately treated before it is discharged from a development site. Applicants can satisfy this criteria by satisfying the stormwater runoff reduction criteria (section 42-184.3). However, if any of the stormwater runoff volume generated by the runoff reduction storm event cannot be reduced on the development site, it shall be intercepted and treated in one or more stormwater management practices that provide at least an 80% reduction in TSS loads and reduce nitrogen and bacteria loads to the maximum extent practical. When seeking to satisfy this criteria through the use of one or more stormwater management practices, applicants shall:

a. Intercept and treat stormwater runoff in stormwater management practices that have been selected, designed, constructed and maintained in accordance with the information presented in the coastal stormwater supplement to the Georgia Stormwater Management Manual and any relevant local addenda

b. Provide adequate documentation to the City of Pooler to show that total suspended solids, nitrogen and bacteria removal were considered during the selection of the stormwater management practices that will be used to intercept and treat stormwater runoff on the development site

5. OK Aquatic resource protection (Section 42-184.5) - In order to protect local aquatic resources from the negative impacts of the land development process, applicants shall provide aquatic resource protection in accordance with the coastal stormwater supplement to the Georgia Stormwater Management Manual

6. OK Overbank flood protection (Section 42-184.6) - Stormwater management systems shall control the peak discharge generated by the overbank flood protection storm event. A stormwater management system is presumed to comply if it is designed to provide overbank flood protection in accordance with the information provided in the coastal stormwater supplement to the Georgia Stormwater Management Manual

7. OK Extreme flood protection (Section 42-184.7) - Stormwater management systems shall control the peak discharge generated by the extreme flood protection storm event. A system is presumed to comply with this criteria if it is designed to provide extreme flood protection in accordance with the information provided in the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual

Note only: Certification, final inspection and as-built plans - The applicant is responsible for certifying that the project has been completed in accordance with the approved stormwater management design plan. The applicant is also responsible for submitting as-built plans for all green infrastructure and stormwater management practices shown on the approved plan. The as-built plans must show the final design specifications for all green infrastructure and stormwater management practices and must be certified by a licensed design professional such as a landscape architect, professional surveyor or professional engineer. A final inspection shall be conducted by the City staff to confirm the accuracy of the as built plans. (Sec 42-185.3)

Site Plan Review Checklist

Updated **OCT 2023**

Tree Protection Ordinance

Reference: City of Pooler Code of Ordinances, Chapter 42, Article VI

Minimum Tree Coverage (Section 42-197)

1. OK Residential tree requirement—A residential lot shall have a minimum of 3 preferred trees, of which one shall be located in the front of the residence and selected from large or medium tree species list. (Chapter 42, Article VI, Section 42-197)

2. OK Multi-family, commercial and industrial requirement—The minimum allowable post development tree coverage for all development sites shall be 15 existing trees (excluding pine trees and Sweet Gums), six-inch diameter at breast height (dbh) or larger per acre of developable land (excluding buffers and wetlands). Each tree with a diameter of 24 inches dbh or larger (18 inches dbh for Live Oaks) must be designated on the landscape plan and may count as three trees towards meeting the minimum allowable coverage. Each tree with a diameter of 40 inches dbh or larger must also be designated on the landscape plan and may count as five trees towards meeting the minimum allowable coverage. (Chapter 42, Article VI, Section 42-197)

Significant Trees (Section 42-198)

3. OK Significant tree - A tree with dbh of ≥ 24" (except sweet gums and pines). Live oaks with dbh of ≥ 18"
4. OK Significant tree - If a significant tree is to be removed, the planting of new trees of the same species, or preferred species if the same species is not available, totaling the same number of inches in diameter will be required. Replacement trees shall have a minimum dbh of six inches

Replacement (Section 42-199)

5. OK Where pre-development tree coverage is less than the prescribed minimum, replacement trees shall be at least 2" dbh and 8' tall. (Chapter 42, Article VI, Section 42-199)

6. OK If a developer will be contributing to the city's tree planting program in order to meet the provisions of this ordinance, provide a statement on the plans to this effect along with supporting documentation as to why the payment is necessary and cannot be achieved through design alternatives. (Chapter 42, Article VI, Section 42- 199(3))

Parking Lot Coverage (Section 42-200)

7. OK Parking lot islands - a 500 sf (min) landscaped island area with at least 1 preferred tree is required for every 12 parking spaces. (Chapter 42, Article VI, Section 42-200)

Protection Zones (Section 42-201)

8. N/A The area within the tree protection zone must be open and unpaved, except where approved pervious pavers may be utilized or tree aeration systems and tree wells are installed. (Chapter 42, Article VI, Section 42-201)

Site Plan Review Checklist

Updated **OCT 2023**

9. N/A The protection zone is defined as a circle with a radius of 1' per 1" dbh extending outwardly from the tree to be protected or the extent of the drip line, whichever is more restrictive. (Chapter 42, Article VI, Section 42-201)

10. OK Tree protective barriers must be at least 4' in height, be prominent visually and erected completely around the protection zone. The use of chain link fencing is required as a minimum. No change in grade within the protection zone shall be allowed around existing trees except for a max two inches of mulch. Those trees to be preserved as shown on the approved landscaping plan shall be marked on-site with a bright blue ribbon encircling the trunks prior to clearing and grading. The construction plan must clearly state the purpose of the blue ribbon to prevent any confusion at the site. (Chapter 42, Article VI, Section 42-201)

Landscape Plan (Section 42-204)

11. OK Each phase of a development must include a landscape plan. (Chapter 42, Article VI, Section 42-204). The Landscaping Plan must show utility easements and areas to be covered with asphalt or concrete

12. OK Required note - "Trees shall not be planted within 10 feet of any underground utility or storm drain."

13. OK A tree survey showing existing tree coverage, completed by a state registered land surveyor. If a portion of the tract is not to be disturbed, then a tree survey is not required on that portion. Provide an arborist report of significant tree conditions. (Chapter 42, Article VI, Section 42-204)

- Any tree except a pine or sweet gum tree 6" dbh or greater shall be included.
- Any tree except a pine or sweet gum with a dbh between 6" and 17" shall have their common name provided.
- Any tree except a pine or sweet gum with a dbh of 18" or greater shall have their specific name provided.
- Any pine or sweet gum with a dbh of 24" or greater shall be included with their specific name provided.

14. OK A clearing plan showing the location of significant trees to be removed; (Chapter 42, Article VI, Section 42-204.2)

15. OK A tree replacement plan; (Chapter 42, Article VI, Section 42-204.3)

16. OK The method of tree protection to be used; (Chapter 42, Article VI, Section 42-204.3)

17. OK If a residential subdivision, a typical lot layout is required showing the minimum tree requirement of three trees per lot; (Chapter 42, Article VI, Section 42-204.5)

18. OK Location, size and types of trees, shrubs and groundcover to be planted on the site. (Chapter 42, Article VI, Section 42-204.6)

19. OK All trees and landscaped areas shall be provided with a means for delivery of water in a quantity that is sufficient to establish and maintain the viability of the plants; A water supply is not required for areas of established trees and other vegetation that are retained for green space, provided that site grading or development activities will not result in damage to said areas. (Chapter 42, Article VI, Section 42-204.7)

Site Plan Review Checklist

Updated **OCT 2023**

20. OK In ground irrigation systems installed with water supply to all newly planted trees and plant material shall result in a 20 percent reduction of the landscape establishment bond. (Chapter 42, Article VI, Section 42-204.8)

Preferred Tree List: (Section 42-198)

LARGE SPECIES	MEDIUM SPECIES	SMALL SPECIES
American Beech	American Holly	Eastern Redbud
American Elm hybrids	Maple, Red	Holly, attenuate hybrids
American Sycamore	Maple, Florida	Holly, Yaupon
Ash, Green	Maple, Trident	Magnolia, Sweetbay
Ash, White	Cedar, Eastern Red	Fringe tree
Cypress, Bald		
Cypress, Pond		
Gingko (male)		
Hickory species		
Magnolia, Southern		
Oak, Live		
Oak, Nuttall		
Oak, Overcup		
Oak, Shumard		
Oak, White		
Oak, Willow		
Oak, Southern Red		
Poplar, Yellow		

1. OK No more than 30% of trees may be from the small species list or from one species

2. OK Upon recommendation of the City Arborist, a species different from one listed may be approved

SITE DEVELOPMENT PLANS
FOR
STONEWEG MULTI-FAMILY DEVELOPMENT

POOLER, GEORGIA

Prepared for

SWD MOSAIC GA OWNER, LLC

PROJECT DATA

SAVANNAH QUARTERS PUD - PHASE 7

OWNER/DEVELOPER:	SWD MOSAIC GA OWNER, LLC 360 CENTRAL AVENUE, SUITE 1130 ST. PETERSBURG, FL 33701
24HR CONTACT:	ALEC METZGER (912) 644-3223
TAX MAP & PARCEL NUMBER:	OUTPARCEL 17
SITE ADDRESS:	800 HIGH AVE, POOLER, GA 31322
PARCEL AREA:	12.00 ACRES
ZONING CLASSIFICATION:	PUD
PROPOSED LAND USE:	RESIDENTIAL/APARTMENTS
NUMBER OF BUILDINGS:	9
DISTURBED AREA:	12.20 ACRES
FLOOD ZONE:	ZONE X

VICINITY MAP
NOT TO SCALE

N: 756965.1501
E: 933468.7292

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER
2	GENERAL NOTES & LEGEND
3	EXISTING CONDITIONS & DEMOLTION PLAN
4	STAKING, SIGNAGE & MARKING PLAN
5	UTILITY PLAN
6	SANITARY SEWER PROFILES
7	WATERMAIN PROFILES
8	PAVING & DRAINAGE PLAN
9-10	STORM PROFILES
11	NEIGHBORHOOD GRADING PLAN
12-16	LANDSCAPE PLAN
17	INITIAL EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN
18	INTERMEDIATE EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN
19	FINAL EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN
20-21	EROSION, SEDIMENTATION & POLLUTION CONTROL NOTES
22-28	CONSTRUCTION DETAILS
E101-102	SITE LIGHTING PLANS

UTILITY LOCATION DISCLAIMER

THE UTILITIES ARE SHOWN AS PER THE LOCATION OF POLES, MANHOLES, VALVES, PEDESTALS, ETC., EXISTING DRAWINGS AND INFORMATION PROVIDED BY UTILITY PERSONNEL. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

GEORGIA811
www.Georgia811.com
Know what's **below.**
Call before you dig.

PROJECT LOCATION:
800 HIGH AVENUE
POOLER, GEORGIA
EMC PROJECT# 23-0073
SEPTEMBER 2024

REVISION	DESCRIPTION	DATE
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

emc
CIVIL
MARINE
ENVIRONMENTAL

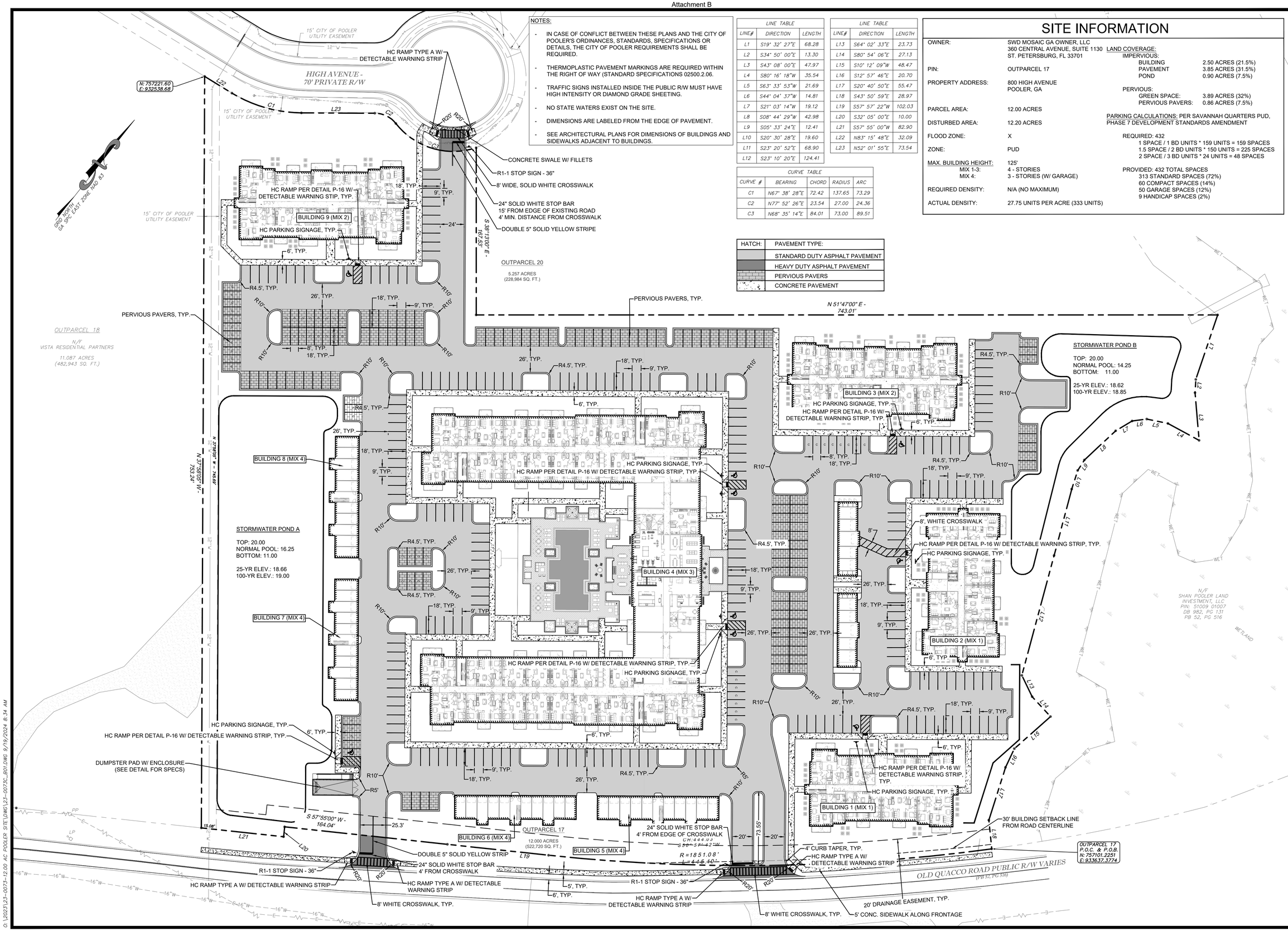
EMC ENGINEERING SERVICES, INC.

ENVIRONMENTAL- MARINE - CIVIL - SURVEY

GEORGIA
REGISTERED
No. PE30429
PROFESSIONAL
09-18-2024
ENGINEER
ALEC B. METZGER

EMC ENGINEERING SERVICES, INC.
27 CHATHAM CENTER SOUTH, SUITE A
SAVANNAH, GEORGIA 31405
PHONE: (912) 232-6533
FAX: (912) 233-4580
savannah@emc-eng.com
www.emc-eng.com
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS • GREENVILLE
SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

O:\2023\23-0073-12.00 AC POOLER SITE\DWG\23-0073C_C01.DWG 9/19/2024 8:34 AM



NOTES:

- IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL BE REQUIRED.
- THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN THE RIGHT OF WAY (STANDARD SPECIFICATIONS 02500.2.06.
- TRAFFIC SIGNS INSTALLED INSIDE THE PUBLIC R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.
- NO STATE WATERS EXIST ON THE SITE.
- DIMENSIONS ARE LABELED FROM THE EDGE OF PAVEMENT.
- SEE ARCHITECTURAL PLANS FOR DIMENSIONS OF BUILDINGS AND SIDEWALKS ADJACENT TO BUILDINGS.

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	S19° 32' 27"E	68.28
L2	S34° 50' 00"E	13.30
L3	S43° 08' 00"E	47.97
L4	S80° 16' 18"W	35.54
L5	S63° 33' 53"W	21.69
L6	S44° 04' 37"W	14.81
L7	S21° 03' 14"W	19.12
L8	S08° 44' 29"W	42.98
L9	S05° 33' 24"E	12.41
L10	S20° 30' 28"E	19.60
L11	S23° 20' 52"E	68.90
L12	S23° 10' 20"E	124.41

LINE TABLE		
LINE#	DIRECTION	LENGTH
L13	S64° 02' 33"E	23.73
L14	S80° 54' 06"E	27.13
L15	S10° 12' 09"W	48.47
L16	S12° 57' 46"E	20.70
L17	S20° 40' 50"E	55.47
L18	S43° 50' 59"E	28.97
L19	S57° 57' 22"W	102.03
L20	S32° 05' 00"E	10.00
L21	S57° 55' 00"W	82.90
L22	N83° 15' 48"E	32.09
L23	N52° 01' 55"E	73.54

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C1	N67° 38' 28"E	72.42	137.65	73.29
C2	N77° 52' 26"E	23.54	27.00	24.36
C3	N68° 35' 14"E	84.01	73.00	89.51

HATCH:	PAVEMENT TYPE:
	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	PERVIOUS PAVERS
	CONCRETE PAVEMENT

SITE INFORMATION

OWNER: SWD MOSAIC GA OWNER, LLC
360 CENTRAL AVENUE, SUITE 1130
ST. PETERSBURG, FL 33701

PIN: OUTPARCEL 17

PROPERTY ADDRESS: 800 HIGH AVENUE
POOLER, GA

PARCEL AREA: 12.00 ACRES

DISTURBED AREA: 12.20 ACRES

FLOOD ZONE: X

ZONE: PUD

MAX. BUILDING HEIGHT: 125'
MIX 1-3: 4 - STORIES
MIX 4: 3 - STORIES (W/ GARAGE)

REQUIRED DENSITY: N/A (NO MAXIMUM)

ACTUAL DENSITY: 27.75 UNITS PER ACRE (333 UNITS)

LAND COVERAGE:
IMPERVIOUS:
BUILDING 2.50 ACRES (21.5%)
PAVEMENT 3.85 ACRES (31.5%)
POND 0.90 ACRES (7.5%)
PERVIOUS:
GREEN SPACE: 3.89 ACRES (32%)
PERVIOUS PAVERS: 0.86 ACRES (7.5%)

PARKING CALCULATIONS: PER SAVANNAH QUARTERS PUD, PHASE 7 DEVELOPMENT STANDARDS AMENDMENT

REQUIRED: 432
1 SPACE / 1 BD UNITS * 159 UNITS = 159 SPACES
1.5 SPACE / 2 BD UNITS * 150 UNITS = 225 SPACES
2 SPACE / 3 BD UNITS * 24 UNITS = 48 SPACES

PROVIDED: 432 TOTAL SPACES
313 STANDARD SPACES (72%)
60 COMPACT SPACES (14%)
50 GARAGE SPACES (12%)
9 HANDICAP SPACES (2%)

NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED No. PE30429 PROFESSIONAL 09-18-2024 ENGINEER ALEC B. METZGER

40' 20' 0' 40'
GRAPHIC SCALE: 1" = 40'

EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
Ph: (912) 232-6533
Fax: (912) 233-4580
savannah@emc-eng.com
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GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

STAKING, SIGNAGE & MARKING PLAN

STONEWEG MULTI-FAMILY DEVELOPMENT

800 HIGH AVENUE
POOLER, GEORGIA
Prepared for:
SWD MOSAIC GA OWNER, LLC

PROJECT NO.:	23-0073
DRAWN BY:	MAG
DESIGNED BY:	DMM
SURVEYED BY:	JEH
SURVEY DATE:	JUNE 2023
CHECKED BY:	ABM
SCALE:	1" = 40'
DATE:	09-18-2024

SHEET 4 OF 28

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EOM Operations
Your solution to a better tomorrow
OPERATIONS

December 4th, 2024

Alec B. Metzger, P.E.
EMC Engineering Services
27 Chatham Center South, Suite A
Savannah, GA 31405

Dear Mr. Metzger,

I am pleased to provide you with a recommendation for Conditional Approval of the Site Development Plans for Stoneweg Apartments, which can be seen below.

Site Plan Review

Submittal Documents:		
	Site Development Plans	*Nov. 2024*
	Traffic Impact Analysis	*Nov. 2024*
	GSWCC Approval Ratification	*Jul. 2024*
	City Arborist Concurrence	*Jul. 2024*
	Hold Harmless Agreement	*Jul. 2024*
	Stormwater Management Report	*May 2024*
	Stormwater Maintenance Agreement	*May 2024*
	Water System Engineering Report	*May 2024*
	Lighting Plan	*May 2024*
	Fire Exhibit	*May 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 of the submitted site plans does not relieve the Owner, Designer and Contractor, or their representatives, from their individual or collective responsibility to comply with local, state and federal laws, engineering standards, and development codes. 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 ensuring that the project is constructed in accordance with the approved construction plans. The design engineer is solely responsible for ensuring that their designs comply to all federal, state, and city codes and regulations. All required permits and approvals, pursuant to land disturbing activity and development permits shall be available to the City of Pooler and be found acceptable to Staff. All applicable plans, permits, inspection & testing results, or related materials shall be available to the City of Pooler, or assigned representation, during and after the construction is complete.

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OPERATIONS

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. In coordination with City of Pooler Administrator, we hereby recommend Conditional Approval of the site development plans, subject to the following:

1. There shall be concurrence from the City of Pooler regarding the development's impact on traffic operations and the City's planned improvements along the Pooler Pkwy Corridor. If it is deemed necessary, the City of Pooler shall reserve the right to mandate additional mitigation measures to address traffic impacts or to require an agreement that supports the ongoing transportation improvement initiatives.

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

Sincerely,

Trevor Shoemaker

Trevor Shoemaker
Project Manager
EOM

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

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Acceptance of Maintenance Bond for I-16 West Phase 2B

Project:	#200112
P&Z Meeting Date:	December 9, 2024
City Council Meeting Date:	December 16, 2024
Applicant and Authorized Agent:	HD Companies, LLC
Location (Address):	Southeast Corner of Intersection of I-16 and Pooler Parkway
Parcel (PIN):	51009 01007 and 51009 01047
Acreage:	Approximately 38.8 acres
Zoning:	PUD (Savannah Quarters PUD)
Proposed Use:	I-16 West Phase 2B infrastructure
Staff Recommendation:	Approval
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the application, move for approval of the request."*
Attachments:	A. Bond B. Bond Submittal Documentation

CITY of POOLER
GEORGIA

MAINTENANCE AND WARRANTY BOND

Bond Number: 20BCSJD4862 Principal Amount: $452,441.98

Project: I-16 West Phase 2B

Location: Pooler City Permit Number: 200112

KNOW ALL MEN BY THESE PRESENTS:

That McLendon Enterprises, Inc., registered business address of 2365 Aimwell Road, Vidalia, GA 30474; as Principal, hereinafter called "CONTRACTOR," and Hartford Fire Insurance Company, as Surety, hereinafter called the "SURETY," registered business address of One Hartford Plaza, Hartford, CT 06155, a Surety insurer, chartered and existing under the laws of the State of Connecticut, 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 Four Hundred Fifty-Two Thousand Four Hundred Forty-One & 98/100s US Dollars ($ 452,441.98) 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: I-16 West Phase 2B in accordance with the General Conditions, Drawings, Specifications, Plans, etc. on file for the Project defined above and herein. Contractor constructed the improvements in accordance with all applicable Ordinances of the City of Pooler, in addition to any other applicable local, state, or federal code, regulation, guideline, conditions, etc.

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

of acceptance of this Bond by Obligee:

1) The Contractor shall promptly and faithfully protect Obligee against any defects in the Project resulting from faulty materials, workmanship, design, or any other cause (excluding acts of nature);

2) In the event defects are found and identified, Obligee shall promptly notify Contractor in writing, stating the defect or defects to be remedied;

3) The Contractor shall initiate repairs within thirty (30) days of notice from Obligee and completes repairs within a reasonable time;

4) Upon completion of repairing the defect(s), Contractor shall submit a written request for a final inspection of the repairs to Obligee;

5) Contractor shall pay all costs and expenses incurred for, or incidental to, compliance with the requirements of this Bond, the Code of Ordinances for the City of Pooler, and any other applicable local, state, or federal code, regulation, guideline, conditions, etc.;

6) Should Contractor fail to begin work within thirty (30) days of written notice from Obligee, Obligee shall then notify Surety in writing of the defect(s) who may, within thirty (30) days from the date of notice from Obligee

    a. elect to take action as it deems necessary to insure performance of the Contractor's obligations herein, or

    b. submit a written request to Obligee seeking to repair the defect(s) as if it were Contractor in accordance with the terms and obligations herein, such request may be approved by Obligee in its discretion;

7) If repairs of any defect(s) are not commenced after expiration of the thirty (30) day period afforded to Surety in accordance with paragraph 6 above, Obligee may elect to repair the defect(s), and Contractor and Surety, jointly and severalty, shall pay all expenses and costs of any kind incurred by Obligee, together with any damages direct or consequential Obligee may sustain as a result of the defect(s) or the failure to timely repair the defect(s); and

8) Obligee shall have the right to contract for repair of any defect(s) not timely repaired, with any repairs being awarded in accordance with all applicable local, state, and federal laws. Contractor and Surety, jointly and severally, shall become immediately liable to Obligee for any amount owed under such contract.

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

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

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

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

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[SIGNATURE PAGE AND ORDINANCE FOLLOW]

Bond Expiration Date: December **16th**, 2026

_____

(Obligee Acknowledgement)

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

20BCSJD4862 this 16th day of December, 2024.

Attest

Witness as to Contractor (1)

Witness as to Contractor (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

Contractor

Contractor Signature

Contractor Print

Contractor Title

McLendon Enterprises, Inc.
Company Name

Attest

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

Surety

Surety Authorized Signature

Surety Authorized Print

Surety Company Name

Surety Business Address

OR

Attest

Witness as to Agent (1) Bradley Lastinger

Witness as to Agent (2) Katy Brownlow

Notary Public Signature

David Eades Exp. December 3, 2027
Notary Public Commission Expiration

DAVID EADES NOTARY PUBLIC OCONEE COUNTY, GEORGIA

Surety's Agent
Hartford Fire Insurance Company

Attorney in Fact Signature (Attach Power)

Avery Kenimer, Attorney-In-Fact
Attorney in Fact Print

3192823
Agent's License Number

Avery Kenimer
Agent's Name

Acrisure, LLC
900 Ashwood Parkway, Suite 330,
Atlanta, GA 30338

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)

Attachment A

POWER OF ATTORNEY

Direct Inquiries/Claims to:
THE HARTFORD
BOND, T-11
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: 888-266-3488 *or fax:* 860-757-5835

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: PENTARISK ASSOCIATES OF GEORGIA
Agency Code: 20-267347

- [X] **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [X] **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [X] **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Hartford Underwriters Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Twin City Fire Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of Illinois**, a corporation duly organized under the laws of the State of Illinois
- [ ] **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of the Southeast,** a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, ***up to the amount of*** Unlimited :

David C. Eades, Emmett H. Hall, W. Parker Hix, Avery Kenimer, Carrie J. Key of ATLANTA, Georgia

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

Shelby Wiggins

Shelby Wiggins, Assistant Secretary

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA
COUNTY OF SEMINOLE } **ss.** Lake Mary

On this 20th day of May, 2021, before me personally came Joelle LaPierre, to me known, who being by me duly sworn, did depose and say; that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.

Jessica Ciccone
Jessica Ciccone
My Commission HH 122280
Expires June 20, 2025

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of December 16 2024

Signed and sealed in Lake Mary, Florida.

Keith D. Dozois, Assistant Vice President

EOM Operations
Your solution to a better tomorrow

July 31th, 2024

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

Subject: Warranty Bond
I-16 West Phase 2B

Dear Mrs. Benson,

We have reviewed to the requested Warranty Bond for I-16 West Phase 2B, furnished by 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 **$904,883.95** which is correct. Therefore the 50% Warranty Infrastructure Bond of **$452,441.98** 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

Attachment B

I-16 West 2B2 Utility Maintenance Bond Determination

Pooler, Ga

I-16 WEST TRACT

WATER DISTRIBUTION SYSTEM		Quantity	UoM	Unit Price	Amount
1	8" GATE VALVE IN MH, 8" WATER LINE, APPURTENANCES	1	LS	117526.51	$117,526.51
2	12" WATER LINE	2982	LF	89.61	$267,217.02
3	12" GATE VALVE IN MH	9	EA	9703.62	$87,332.58
4	12" FITTINGS WITH RESTRAINTS	1	LS	60,615.41	$60,615.41
5	FIRE HYDRANT (INCLUDES 6" SHUT OFF VALVE AND BOX)	4	EA	6,816.61	$27,266.44
6	WATER CONNECTIONS	2	EA	1558.06	$3,116.12
	WATER DISTRIBUTION SYSTEM TOTAL				**$ 563,074.08**
SANITARY SEWER SYSTEM		Quantity	UoM	Unit Price	Amount
1	8" PVC SEWER	1,623	LF	61.78	$100,268.94
2	10" PVC SEWER	683	LF	90.31	$61,681.73
3	6" PVC SEWER LATERAL	316	LF	52.30	$16,526.80
4	4' Ø STD MH	17	EA	4,734.96	$80,494.32
5	SS SERVICE CONNECTIONS LONG	5	EA	325.59	$1,627.95
6	SS LATERAL CONNECTIONS	11	EA	199.51	$2,194.61
	GRAVITY SEWER SYSTEM TOTAL				**$ 262,794.35**
	Change Orders:				
CO	ADD 12" SANITARY SEWER	682	LF	110.36	$75,265.52
CO	ADD CONNECT TO 12" SEWER	1	EA	3750.00	$3,750.00
				Total	**$79,015.52**
				TOTAL - WATER & SEWER IMPROVEMENTS	**$ 904,883.95**
				WATER & SEWER UTILITY MAINTENANCE BOND 50%	**$ 452,441.98**

Note: Since the Engineer has no control over the cost of labor, materials, equipment, over the contractor's methods of determining prices, or over competitive bidding or market conditions, the Opinions of Probable Construction Costs provided for herein are made on the basis on the ecexuted contract schedule of values.

Attachment B

CITY of POOLER
GEORGIA

Public Works
Certificate of Completion

October 29, 2024

I-16 West 2B,

The developers of I-16 West 2b completed all punch list items for this project. Upon council approval, the City of Pooler Public Works Department approves the above-stated development to begin its warranty bonding period.

Signed and Approved By:

John Winn- Sewer Superintendent
☑ Public ☐ Private

Mark Williams- Water Superintendent
☑ Public ☐ Private

Chris Costa- Drainage Superintendent
☐ Public ☑ Private

Shawn McNelly- Street Superintendent
☐ Public ☑ Private

Tarra Duff
Public Works Coordinator

RECORD DRAWINGS
OF
I-16 WEST TRACT PHASE 2B
POOLER, GEORGIA

PREPARED FOR:
HD COMPANIES
463 POOLER PARKWAY
SUITE 223
POOLER, GEORGIA 31322

TM# 5-1009-01-007, 5-1009-01-047

SEPTEMBER 22, 2020
REVISED: JULY 8, 2024

J-26591.0004

PREPARED BY:

THOMAS & HUTTON

RECORD DRAWINGS

THESE RECORD DRAWINGS HAVE BEEN PREPARED BASED ON INFORMATION PROVIDED BY MCLENDON ENTERPRISES, INC. CONCERNING THE ACTUAL CONSTRUCTION OF THE WORK DEPICTED IN THE ORIGINAL DRAWINGS. THE ENGINEER HAS NOT VERIFIED THE ACCURACY OF THIS INFORMATION AND SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED HEREIN AS A RESULT. BASED UPON PERIODIC REVIEW OF THE WORK BY ME AND OTHER PERSONS UNDER MY DIRECT SUPERVISION, AND REVIEW OF THE RECORD DRAWINGS AND PERFORMANCE TESTS, IT IS MY OPINION THAT THIS PROJECT WAS CONSTRUCTED GENERALLY IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

NATHAN B. LONG — DATE
P.E. No. 031274

GEORGIA REGISTERED No. 031274 PROFESSIONAL ENGINEER NATHAN B. LONG

VICINITY MAP
SCALE: 1" = 2000'

J-26591.0004
07/08/2024
I-16 WEST TRACT RECORD DRAWING
PHASE 2B

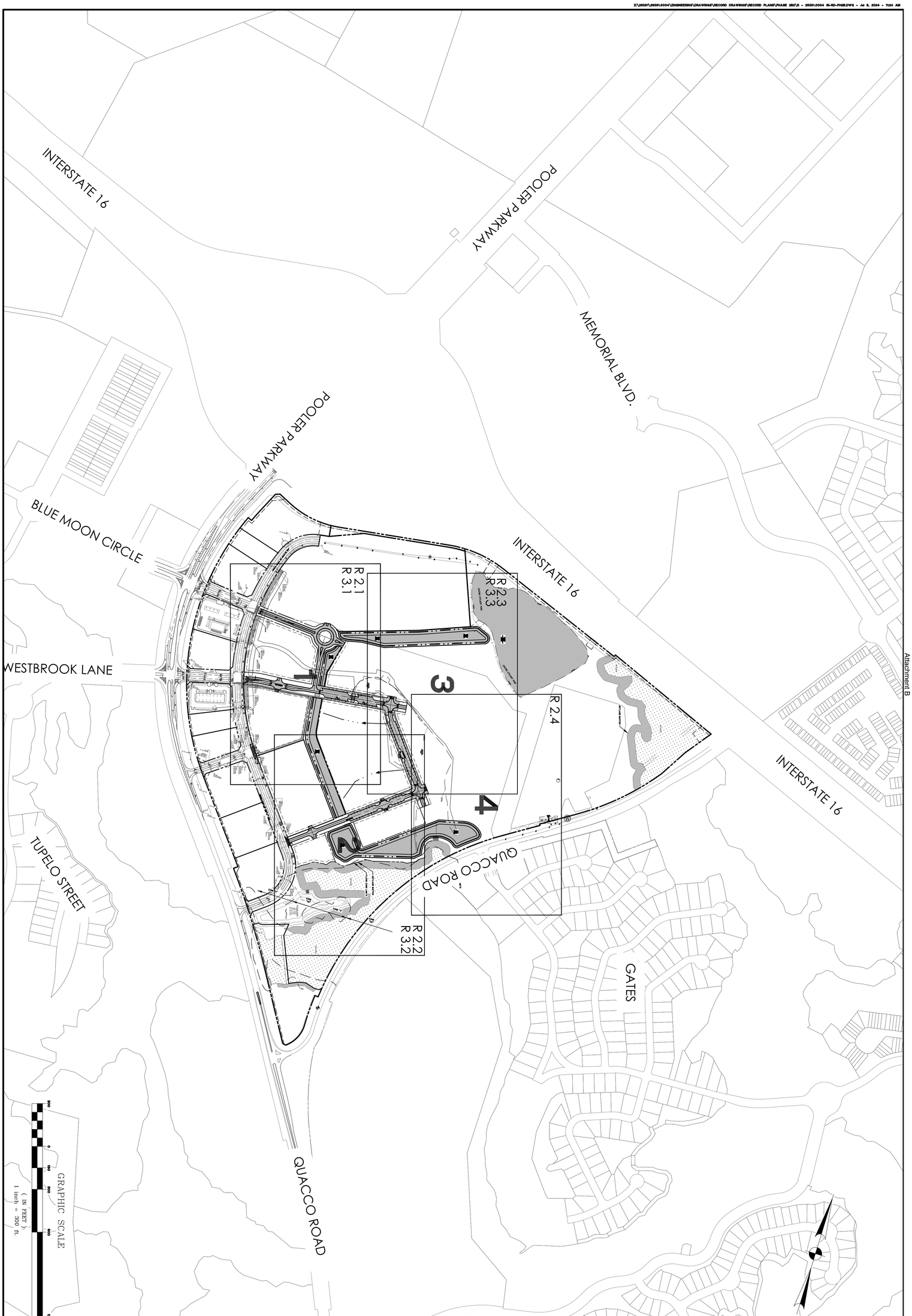
Sheet List Table	
Sheet Number	Sheet Title
RO	RECORD COVER SHEET - PH2B
R1.1	RECORD SHEET INDEX - PH2B
R2.1	RECORD WATER AND SEWER PLANS - PH2B
R2.2	RECORD WATER AND SEWER PLANS - PH2B
R2.3	RECORD WATER AND SEWER PLANS - PH2B
R2.4	RECORD WATER AND SEWER PLANS - PH2B
R3.1	RECORD DRAINAGE PLANS - PH2B
R3.2	RECORD DRAINAGE PLANS - PH2B
R3.3	RECORD DRAINAGE PLANS - PH2B
R3.4	RECORD DRAINAGE PLANS - PH2B
R3.5	RECORD DRAINAGE PLANS - PH2B

811 Know what's below. Call before you dig.

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405
p.912.234.5300
www.thomasandhutton.com

J:\26591.0004\DRAWINGS\RECORDS\DRAWINGS\RECORD PLANS\PHASE 2B\2B - RECORD SHEET INDEX.dwg, 7/8/2024 11:19 AM

Z:\26591\26591.0004\ENGINEERING\DRAWINGS\RECORD DRAWINGS\RECORD PLANS\PHASE 2B\I-16 - 26591.0004 RI-RD-PH2B.DWG - Jul 8, 2024 - 11:24 AM



Attachment B

R1.1	HD COMPANIES RICHMOND HILL, BRYAN COUNTY I - 16 WEST TRACT RECORD SHEET INDEX - PH2B	THOMAS & HUTTON 5555 Oglethorpe Commerce Way, Suite 175 Savannah, GA 31405 • 912.234.5300 www.thomasandhutton.com	RECORD DRAWINGS

JOB NO: 26591.0004
DATE: 07/08/2024
DRAWN: CGC
DESIGNED: HAG
REVIEWED: HAG
APPROVED: MBL
SCALE: 1" = 300'

NO.	REVISIONS	BY	DATE

MATCH LINE - SEE SHEET NO. R2.3

Structure Table	
Structure Name	Structure Details
2A	N: 756580.78 E: 931052.81
2B	N: 756670.77 E: 931180.94
2C	N: 756758.86 E: 931299.60
3	N: 757068.53 E: 931266.46
4	N: 757110.61 E: 931611.47
8	N: 757170.60 E: 931254.67

CANAL 4
TOB: 17.00
NWL: 13.5
BOT: 7.5
10-YR: 15.89
100-YR: 16.63

CANAL 3
TOB: 17.00
NWL: 13.5
BOT: 7.5
10-YR: 15.89
100-YR: 16.64

CANAL 2
TOB: 17.00
NWL: 13.5
BOT: 7.5
10-YR: 15.89
100-YR: 16.63

HIGH AVENUE

BLUE MOON CROSSING

MOSAIC CIR

TEMPORARY RELOCATABLE POND

EXISTING POND EDGE

L=30.718, R=30.000

L=157.570, R=95.000

(1) 60 LF 4" SCH 40 CONDUITS

(1) 48 LF 6" SCH 40 CONDUITS

(1) 39 LF 4" SCH 40 CONDUITS

(2) 29 LF 4" SCH 40 CONDUITS

(2) 45 LF 4" SCH 40 CONDUITS

(1) 27 LF 4" SCH 40 CONDUITS

(1) 45 LF 4" SCH 40 CONDUITS

(1) 24 LF 4" SCH 40 CONDUITS

(1) 43 LF 4" SCH 40 CONDUITS

(1) 24 LF 4" SCH 40 CONDUITS

(1) 45 LF 4" SCH 40 CONDUITS

(1) 34 LF 4" SCH 40 CONDUITS

(2) 35 LF 4" SCH 40 CONDUITS

(1) 12 LF 4" SCH 40 CONDUITS

(1) 43 LF 4" SCH 40 CONDUITS

(1) 24 LF 4" SCH 40 CONDUITS

(1) 47 LF 4" SCH 40 CONDUITS

(1) 37 LF 4" SCH 40 CONDUITS

(1) 41 LF 4" SCH 40 CONDUITS

(1) 65 LF 4" SCH 40 CONDUITS

(1) 37 LF 6" SCH 40 CONDUITS

(2) 36 LF 4" SCH 40 CONDUITS

(2) 45 LF 4" SCH 40 CONDUITS

(2) 45 LF 4" SCH 40 CONDUITS

(2) 45 LF 4" SCH 40 CONDUITS

242 LF 10" PVC - SDR 26 @ 0.33%

348 LF 10" PVC - SDR 26 @ 0.33%

85 LF 6" PVC - SDR 26 @ 1.00%

12 LF 6" PVC - SDR 26 @ 1.00% MIN.

311 LF 12" PVC - SDR 26 @ 0.24%

148 LF 12" PVC - SDR 26 @ 0.24%

66 LF 12" PVC - SDR 26 @ 0.24%

157 LF 12" PVC - SDR 26 @ 0.24%

103 LF 8" PVC - SDR 26 @ 0.41%

17 LF 6" PVC - SDR 26 @ 0.18%

8 LF 6" PVC - SDR 26 @ 1.00% MIN.

8 LF 6" PVC - SDR 26 @ 1.00% MIN.

18 LF 8" DIP CENTERED ON CROSSING

18 LF 8" DIP CENTERED ON CROSSING

20 LF 12" DIP ACROSS STORM CROSSING

18 LF 8" DIP CENTERED ON STORM

8" PVC - C900 - DR 18

12" X 8" TEE W/8" GATE VALVE

8" CAP

12" X 6" TEE

6" GV

FH

12" GV

12" 45° BEND

12" 45° BEND (VERTICAL)

12" CAP

12" 45° BEND (VERTICAL)

REMOVE EXISTING CAP AND CONNECT TO EXISTING WATER MAIN

CONNECTION TO EXISTING WATER MAIN

6" CO
FR: 17.89
INV. OUT: 7.15 (S)

6" CO
FR: 18.24

6" CO
FR: 17.83
INV. OUT: 6.43 (N)

6" CO
FR: 17.36
INV. OUT: 4.58 (NW)

6" CO
FR: 17.34
INV. OUT: 4.68 (SE)

MH #9
FR: 18.37
INV.: 11.97 (W)
INV. OUT: 7.05 (S)
LAT: 32°04'43"
LONG: -81°16'43"

MH #3
FR: 19.06
INV. IN: 5.40 (E)
INV. IN: 6.63 (N)
INV. OUT: 5.32 (S)
LAT: 32°04'42"
LONG: -81°16'42"

MH #4
FR: 17.73
INV. IN: 6.63 (E)
INV. OUT: 6.54 (W)
LAT: 32°04'43"
LONG: -81°16'38"

MH #2C
FR: 18.73
INV. IN: 4.57 (N)
INV. OUT: 4.48 (SW)
LAT: 32°04'39"
LONG: -81°16'42"

MH #2B
FR: 17.76
INV. IN: 4.13 (NE)
INV. OUT: 4.04 (SW)
LAT: 32°04'38"
LONG: -81°16'44"

MH #2A
FR: 18.62
INV. IN: 3.66 (NE)
INV. OUT: 3.58 (NW)
LAT: 32°04'37"
LONG: -81°16'45"

BENCHMARK
TOP OF MAG NAIL
TOP: 19.37
(NAVD88)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

MATCH LINE - SEE SHEET NO. R2.2

RECORD DRAWINGS

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300
www.thomasandhutton.com

HD COMPANIES
RICHMOND HILL, BRYAN COUNTY

I - 16 WEST TRACT

RECORD WATER AND SEWER PLANS - PH2B

JOB NO:	J-26591.0004
DATE:	07/08/2024
DRAWN:	CGC
DESIGNED:	HAC
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 50'

R2.1

Attachment B

MATCH LINE - SEE SHEET NO. R2.4

MATCH LINE - SEE SHEET NO. C2.3

MATCH LINE - SEE SHEET NO. R2.1

2B	N: 756670.77 E: 931180.94
9	N: 756058.62 E: 931486.10
10	N: 756236.62 E: 931713.93
12	N: 756801.95 E: 932112.64
14	N: 756453.46 E: 931989.80

RECORD DRAWINGS

NO.	REVISIONS	BY	DATE

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HD COMPANIES
RICHMOND HILL, BRYAN COUNTY

I - 16 WEST TRACT

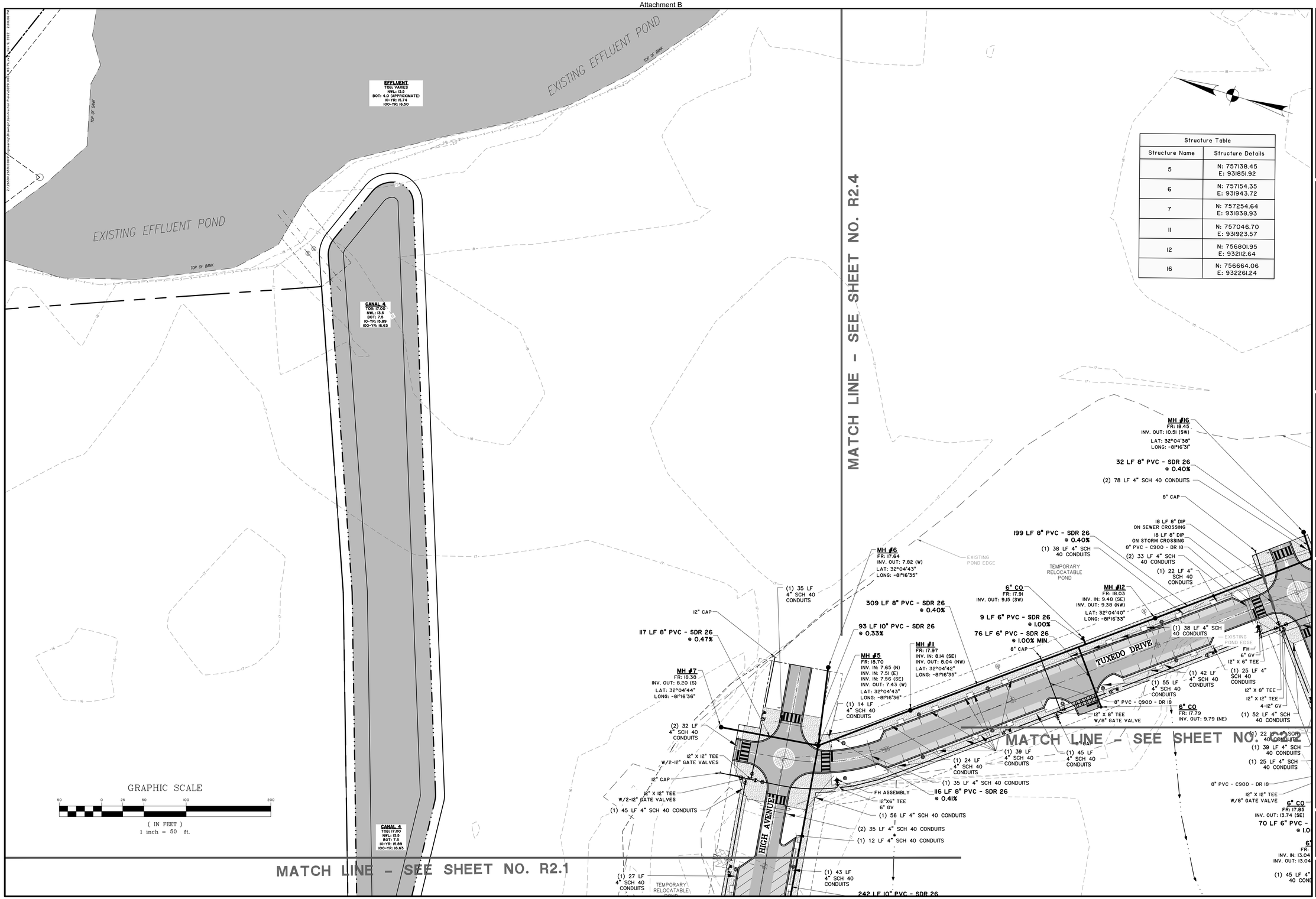
RECORD WATER AND SEWER PLANS - PH2B

JOB NO:	J-26591.0004
DATE:	07/08/2024
DRAWN:	CGC
DESIGNED:	HAC
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 50'

R2.2

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Attachment B



Structure Table	
Structure Name	Structure Details
5	N: 757138.45 E: 931851.92
6	N: 757154.35 E: 931943.72
7	N: 757254.64 E: 931838.93
11	N: 757046.70 E: 931923.57
12	N: 756801.95 E: 932112.64
16	N: 756664.06 E: 932261.24

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

RECORD DRAWINGS

NO.	REVISIONS	BY	DATE

THOMAS & HUTTON

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HD COMPANIES

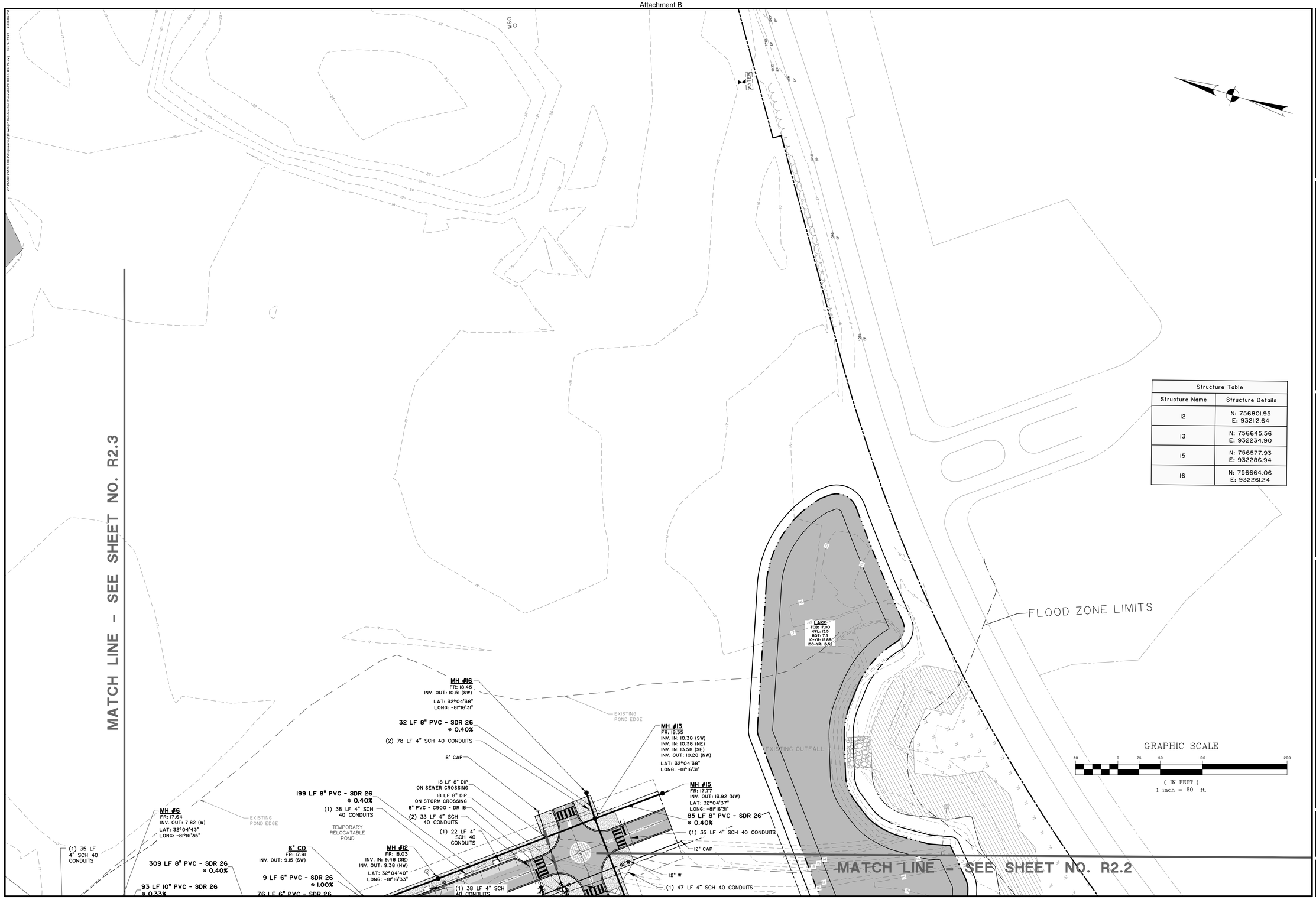
RICHMOND HILL, BRYAN COUNTY

I - 16 WEST TRACT

RECORD WATER AND SEWER PLANS - PH2B

JOB NO:	J-26591.0004
DATE:	07/08/2024
DRAWN:	CGC
DESIGNED:	HAC
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 50'

R2.3



Structure Table	
Structure Name	Structure Details
I2	N: 756801.95 E: 932112.64
I3	N: 756645.56 E: 932234.90
I5	N: 756577.93 E: 932286.94
I6	N: 756664.06 E: 932261.24

RECORD DRAWINGS

NO.	REVISIONS	BY	DATE

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www.thomasandhutton.com

HD COMPANIES
RICHMOND HILL, BRYAN COUNTY

I - 16 WEST TRACT

RECORD WATER AND SEWER PLANS - PH2B

JOB NO:	J-26591.0004
DATE:	07/08/2024
DRAWN:	CGC
DESIGNED:	HAC
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	1" = 50'

R2.4

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Acceptance of Maintenance Bond for I-16 Mixed Use Access Road

Project:	#230283
P&Z Meeting Date:	December 9, 2024
City Council Meeting Date:	December 16, 2024
Applicant and Authorized Agent:	HD Companies, LLC
Location (Address):	Intersection of I-16 and Pooler Parkway (High Avenue extension)
Parcel (PIN):	51009 01007
Acreage:	Approximately 2.90 acres
Zoning:	PUD (Savannah Quarters PUD)
Proposed Use:	Extend High Avenue to provide access to parcels at rear of property.
Staff Recommendation:	Approval
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the application, move for approval of the request."*
Attachments:	A. Bond B. Bond Submittal Documentation

Attachment A

CITY of POOLER
GEORGIA

MAINTENANCE AND WARRANTY BOND

Bond Number: 20BCSJD4841 Principal Amount: $230,744.00

Project: I-16 West Mixed Use Access Road

Location: Pooler City Permit Number: 230283

KNOW ALL MEN BY THESE PRESENTS:

That McLendon Enterprises, Inc., registered business address of 2365 Aimwell Road, Vidalia, GA 30474; as Principal, hereinafter called "CONTRACTOR," and Hartford Fire Insurance Company, as Surety, hereinafter called the "SURETY," registered business address of One Hartford Plaza, Hartford, CT 06155, a Surety insurer, chartered and existing under the laws of the State of Connecticut, 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 Two Hundred Thirty Thousand Seven Hundred Forty-Four US Dollars ($ 230,744.00) 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: Water & Sewer for I-16 West Mixed Use Access Road in accordance with the General Conditions, Drawings, Specifications, Plans, etc. on file for the Project defined above and herein. Contractor constructed the improvements in accordance with all applicable Ordinances of the City of Pooler, in addition to any other applicable local, state, or federal code, regulation, guideline, conditions, etc.

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

of acceptance of this Bond by Obligee:

1) The Contractor shall promptly and faithfully protect Obligee against any defects in the Project resulting from faulty materials, workmanship, design, or any other cause (excluding acts of nature);

2) In the event defects are found and identified, Obligee shall promptly notify Contractor in writing, stating the defect or defects to be remedied;

3) The Contractor shall initiate repairs within thirty (30) days of notice from Obligee and completes repairs within a reasonable time;

4) Upon completion of repairing the defect(s), Contractor shall submit a written request for a final inspection of the repairs to Obligee;

5) Contractor shall pay all costs and expenses incurred for, or incidental to, compliance with the requirements of this Bond, the Code of Ordinances for the City of Pooler, and any other applicable local, state, or federal code, regulation, guideline, conditions, etc.;

6) Should Contractor fail to begin work within thirty (30) days of written notice from Obligee, Obligee shall then notify Surety in writing of the defect(s) who may, within thirty (30) days from the date of notice from Obligee

   a. elect to take action as it deems necessary to insure performance of the Contractor's obligations herein, or

   b. submit a written request to Obligee seeking to repair the defect(s) as if it were Contractor in accordance with the terms and obligations herein, such request may be approved by Obligee in its discretion;

7) If repairs of any defect(s) are not commenced after expiration of the thirty (30) day period afforded to Surety in accordance with paragraph 6 above, Obligee may elect to repair the defect(s), and Contractor and Surety, jointly and severalty, shall pay all expenses and costs of any kind incurred by Obligee, together with any damages direct or consequential Obligee may sustain as a result of the defect(s) or the failure to timely repair the defect(s); and

8) Obligee shall have the right to contract for repair of any defect(s) not timely repaired, with any repairs being awarded in accordance with all applicable local, state, and federal laws. Contractor and Surety, jointly and severally, shall become immediately liable to Obligee for any amount owed under such contract.

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

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

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

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

[SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE AND ORDINANCE FOLLOW]

Bond Expiration Date: December 16th, 2026

_____

(Obligee Acknowledgement)

IN WITNESS HEREOF, the Contractor and Surety do hereunto execute this Bond number 20BCSJD4841 this 16th day of December, 2024.

Attest

Witness as to Contractor (1)

Witness as to Contractor (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

Contractor

Contractor Signature

Contractor Print

Contractor Title

McLendon Enterprises, Inc.
Company Name

Attest

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

Surety

Surety Authorized Signature

Surety Authorized Print

Surety Company Name

Surety Business Address

OR

Attest

Witness as to Agent (1) Bradley Lastinger

Witness as to Agent (2) Katy Brownlow

Notary Public Signature

David Eades Exp. December 3, 2027
Notary Public Commission Expiration

DAVID EADES NOTARY PUBLIC OCONEE COUNTY, GEORGIA

Surety's Agent
Hartford Fire Insurance Company

Attorney in Fact Signature (Attach Power)

Avery Kenimer, Attorney-In-Fact
Attorney in Fact Print

3192823
Agent's License Number

Avery Kenimer
Agent's Name

Acrisure, LLC
900 Ashwood Parkway, Suite 330
Atlanta, GA 30338

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)

Attachment A

POWER OF ATTORNEY

Direct Inquiries/Claims to:
THE HARTFORD
BOND, T-11
One Hartford Plaza
Hartford, Connecticut 06155
Bond.Claims@thehartford.com
call: **888-266-3488** *or fax:* **860-757-5835**

KNOW ALL PERSONS BY THESE PRESENTS THAT:

Agency Name: PENTARISK ASSOCIATES OF GEORGIA
Agency Code: 20-267347

- [X] **Hartford Fire Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [X] **Hartford Casualty Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [X] **Hartford Accident and Indemnity Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Hartford Underwriters Insurance Company**, a corporation duly organized under the laws of the State of Connecticut
- [ ] **Twin City Fire Insurance Company**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of Illinois**, a corporation duly organized under the laws of the State of Illinois
- [ ] **Hartford Insurance Company of the Midwest**, a corporation duly organized under the laws of the State of Indiana
- [ ] **Hartford Insurance Company of the Southeast,** a corporation duly organized under the laws of the State of Florida

having their home office in Hartford, Connecticut, (hereinafter collectively referred to as the "Companies") do hereby make, constitute and appoint, ***up to the amount of*** Unlimited :

David C. Eades, Emmett H. Hall, W. Parker Hix, Avery Kenimer, Carrie J. Key of ATLANTA, Georgia

their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign its name as surety(ies) only as delineated above by ☒, and to execute, seal and acknowledge any and all bonds, undertakings, contracts and other written instruments in the nature thereof, on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

In Witness Whereof, and as authorized by a Resolution of the Board of Directors of the Companies on May 23, 2016 the Companies have caused these presents to be signed by its Assistant Vice President and its corporate seals to be hereto affixed, duly attested by its Assistant Secretary. Further, pursuant to Resolution of the Board of Directors of the Companies, the Companies hereby unambiguously affirm that they are and will be bound by any mechanically applied signatures applied to this Power of Attorney.

Shelby Wiggins

Shelby Wiggins, Assistant Secretary

Joelle L. LaPierre, Assistant Vice President

STATE OF FLORIDA
COUNTY OF SEMINOLE } **ss.** Lake Mary

On this 20th day of May, 2021, before me personally came Joelle LaPierre, to me known, who being by me duly sworn, did depose and say: that (s)he resides in Seminole County, State of Florida; that (s)he is the Assistant Vice President of the Companies, the corporations described in and which executed the above instrument; that (s)he knows the seals of the said corporations; that the seals affixed to the said instrument are such corporate seals; that they were so affixed by authority of the Boards of Directors of said corporations and that (s)he signed his/her name thereto by like authority.

Jessica Ciccone
My Commission HH 122280
Expires June 20, 2025

I, the undersigned, Assistant Vice President of the Companies, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is still in full force effective as of December 16 2024

Signed and sealed in Lake Mary, Florida.

Keith D. Dozois, Assistant Vice President

Attachment B

EOM Operations
Your solution to a better tomorrow
OPERATIONS

July 19th, 2024

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

Subject: Warranty Bond & Sidewalk Performance Bond
I-16 Mixed Use Access Road

Dear Mrs. Dyer,

We have reviewed to the requested I-16 Mixed Use Access Road Warranty Bond & Sidewalk Performance Bond, furnished by EMC Engineering Services: 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 EMC Engineering Services, the cost of the City maintained infrastructure is $461,488.00 which is correct. Therefore the 50% Warranty Infrastructure Bond of **$230,744.00** would also be correct.

The proposed **Performance Bond** covers the remaining sidewalk. Based on the calculations provided by EMC Engineering Services, the cost of the remaining sidewalk is $86,122.00. Therefor the 150% Sidewalk Performance Bond of **$129,168.00** 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,

Trevor Shoemaker
Trevor Shoemaker
Project Manager
EOM

CC: Nicole Johnson; Director of Planning & Development – City of Pooler
Marcella Benson; City Planner – City of Pooler
John Winn; Assistant Director of Public Works – City of Pooler
Liberto Chacon, PE; Sr. VP of Operations - EOM

Attachment B

EMC Engineering Services, Inc.
27 Chatham Center South, Suite A
Savannah, GA 31412

WATER & SEWER BOND ESTIMATE
I-16 WEST MIXED USE ACCESS ROAD
EMC PROJECT NO.: 21-0163
POOLER, CHATHAM COUNTY, GEORGIA
prepared for:
HD COMPANIES

6/27/2024

WATER DISTRIBUTION

NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1	12" Water Line	1,760.00	LF	$ 92.50	$ 162,800.00
2	12" Fittings	1.00	EA	$ 37,064.00	$ 37,064.00
3	12" Gate Valve	8.00	EA	$ 11,688.00	$ 93,504.00
4	Fire Hydrant Assembly	4.00	EA	$ 10,560.00	$ 42,240.00
5	18" Steel Casing	38.00	LF	$ 183.00	$ 6,954.00
6	12" Steel Casing	18.00	LF	$ 128.00	$ 2,304.00
7	6" Water Line	110.00	LF	$ 63.00	$ 6,930.00
				Sub Total	$ 351,796.00

SANITARY SEWER

NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1	10" PVC Sanitary Sewer Line	942.00	LF	$ 73.00	$ 68,766.00
2	6" PVC Sanitary Sewer Line	155.00	LF	$ 53.00	$ 8,215.00
3	Sanitary Sewer Manhole	7.00	EA	$ 4,673.00	$ 32,711.00
				Sub Total	$ 109,692.00

CONSTRUCTION TOTAL	$ 461,488.00
BOND (50%)	$ 230,744.00

CITY of POOLER
GEORGIA

Public Works
Certificate of Completion

November 4, 2024

I-16 Mixed-Use Access Road,

The developers of the I-16 Mixed-Use Access Road have completed all punch list items for this project. Upon council approval, the City of Pooler Public Works Department authorizes the start of the warranty bonding period for the development.

Signed and Approved By:

John Winn- Sewer Superintendent
☑ Public ☐ Private

Mark Williams- Water Superintendent
☑ Public ☐ Private

Chris Costa- Drainage Superintendent
☑ Public ☐ Private

Shawn McNelly- Street Superintendent
☑ Public ☐ Private

Tarra Duff
Public Works Coordinator

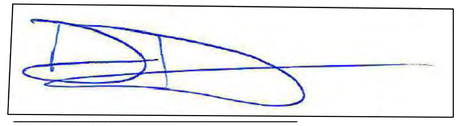
RECORD DRAWINGS
FOR
I-16 MIXED USE ACCESS ROAD
POOLER, CHATHAM COUNTY, GEORGIA

Prepared for

HD COMPANIES

"I, Ben Lockhart, a Registered Professional Engineer in the State of Georgia, hereby certify that the design (including the stormwater management system) meets the requirements of the City of Pooler and the latest edition of the Coastal Stormwater Supplement to the Georgia Stormwater Management Manual, and any relevant local addenda, for the project known as I-16 Mixed Use Access Road, lying in Pooler, Chatham County, Georgia. I certify that these plans have been prepared under my supervision, and state that in my opinion, the construction of said project shall not produce storm drainage conditions that will cause damage or adversely affect the surrounding properties."

ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN.



OWNER'S SIGNATURE

SITE COORDINATES:
LAT: N 32.07718
LONG: W 81.27287

VICINITY MAP
NOT TO SCALE

SHEET INDEX

Sheet Number	Sheet Title
1	COVER
~~2~~	~~KEY MAP~~
~~3~~	~~GENERAL NOTES & LEGEND~~
~~4~~	~~GENERAL NOTES~~
2	PLAN AND PROFILE
3	UTILITY PLAN
4-5	UTILITY PROFILES
6-7	CROSS SECTIONS
~~10~~	~~INITIAL EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN~~
~~11~~	~~INTERMEDIATE EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN~~
~~12~~	~~FINAL EROSION, SEDIMENTATION, & POLLUTION CONTROL PLAN~~
~~13-14~~	~~EROSION, SEDIMENTATION, & POLLUTION CONTROL NOTES~~
~~15-18~~	~~CONSTRUCTION DETAILS~~

THE RECORD DRAWINGS ARE CORRECT BASED ON AS-BUILT INFORMATION PROVIDED BY THE CONTRACTOR, LIMITED CONSTRUCTION OBSERVATION AND A FINAL INSPECTION BY EMC ENGINEERING SERVICES, INC.

UTILITY LOCATION DISCLAIMER

THE UTILITIES ARE SHOWN AS PER THE LOCATION OF POLES, MANHOLES, VALVES, PEDESTALS, ETC., EXISTING DRAWINGS AND INFORMATION PROVIDED BY UTILITY PERSONNEL. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

GEORGIA811
www.Georgia811.com
Know what's **below.**
Call before you dig.

PROJECT LOCATION:
I-16 WEST
POOLER, CHATHAM COUNTY, GEORGIA
EMC PROJECT# 21-0163
MAY 2024

REVISION	DESCRIPTION	DATE
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

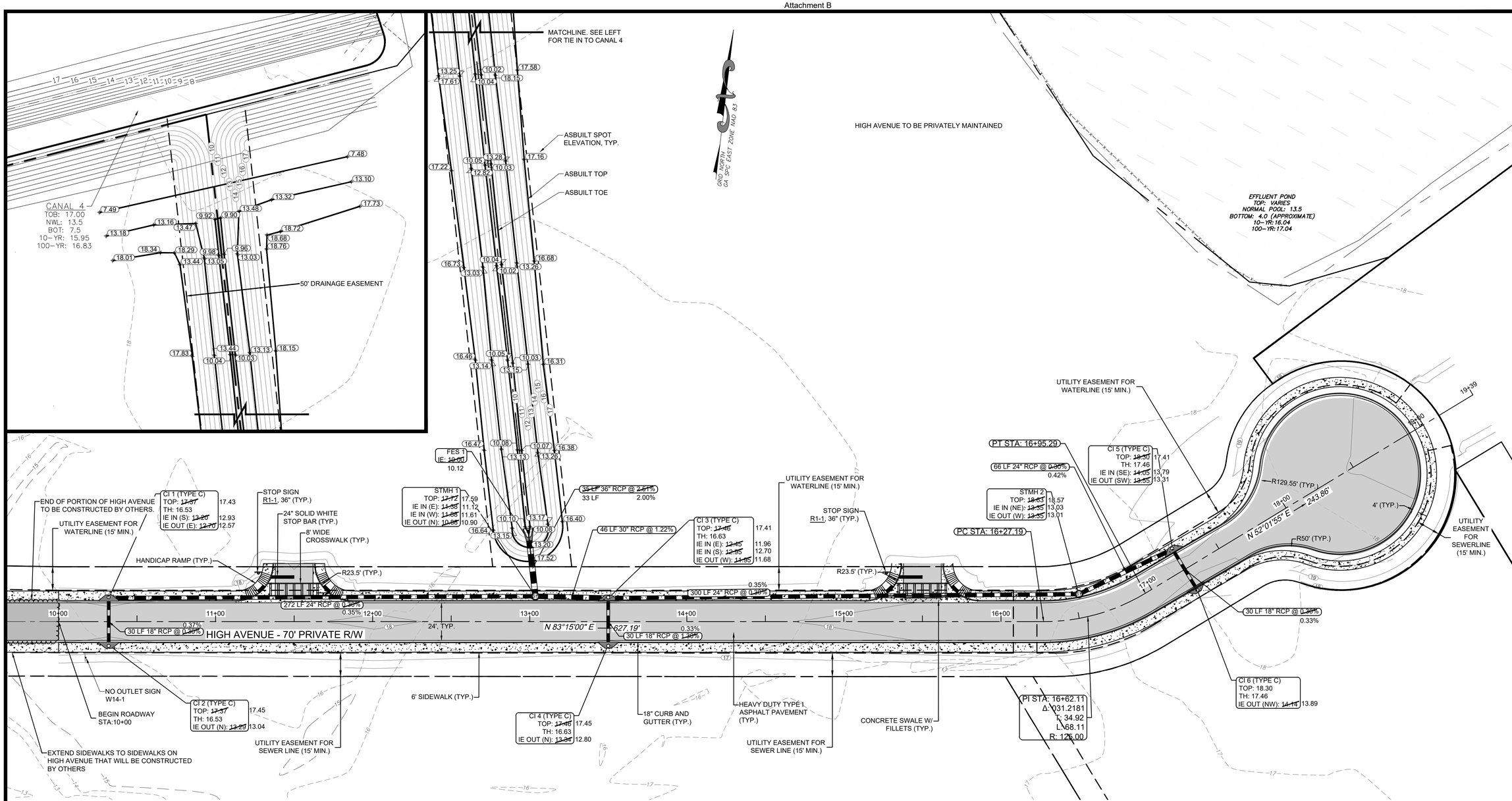
emc
CIVIL
MARINE
ENVIRONMENTAL

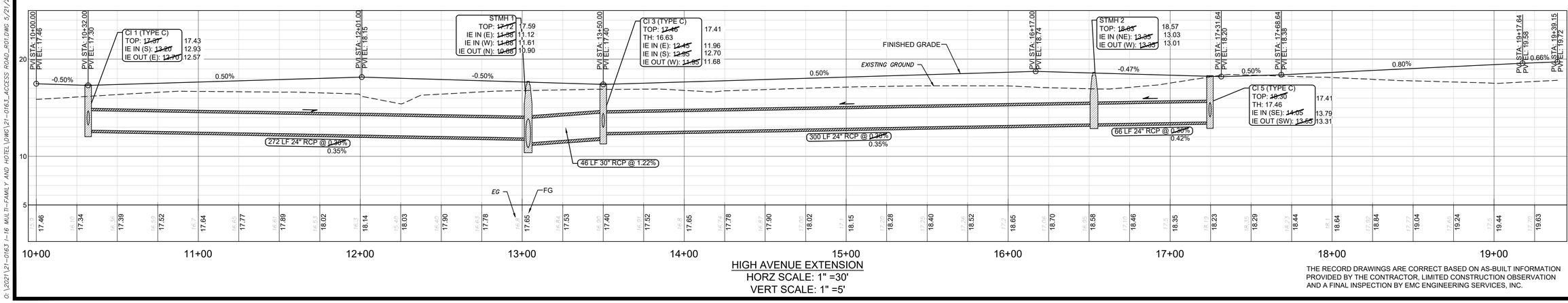
EMC ENGINEERING SERVICES, INC.
ENVIRONMENTAL- MARINE - CIVIL - SURVEY

GEORGIA REGISTERED PROFESSIONAL ENGINEER BENJAMIN W. LOCKHART

EMC ENGINEERING SERVICES, INC.
27 CHATHAM CENTER SOUTH, SUITE A
SAVANNAH, GEORGIA 31405
PHONE: (912) 232-6533
FAX: (912) 233-4580
savannah@emc-eng.com
www.emc-eng.com
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS • SAVANNAH
STATESBORO • THOMASTON • GREENVILLE, SC

O:\2021\21-0163_I-16 MULTI-FAMILY AND HOTEL\DWG\21-0163_ACCESS ROAD_R01.DWG 5/21/2024 8:43 AM





HIGH AVENUE EXTENSION
HORZ SCALE: 1" =30'
VERT SCALE: 1" =5'

THE RECORD DRAWINGS ARE CORRECT BASED ON AS-BUILT INFORMATION PROVIDED BY THE CONTRACTOR, LIMITED CONSTRUCTION OBSERVATION AND A FINAL INSPECTION BY EMC ENGINEERING SERVICES, INC.

NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED No. PE25496 BENJAMIN W. LOCKHART ENGINEER

30' 15' 0' 30'
GRAPHIC SCALE: 1" = 30'

EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
Ph: (912) 232-6533
Fax: (912) 233-4580
savannah@emc-eng.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

PLAN AND PROFILE

I-16 ACCESS ROAD RECORD DRAWINGS

I-16 WEST
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
HD COMPANIES

PROJECT NO.:	21-0163
DRAWN BY:	KPL
DESIGNED BY:	BWL
SURVEYED BY:	MJG
SURVEY DATE:	NOV 2018
CHECKED BY:	BWL
SCALE:	1 = 30'
DATE:	MAY 2024

SHEET 2 OF 7

GRID NORTH
GA SPC EAST ZONE NAD 83

EXISTING 12" WATERLINE TO BE CONSTRUCTED BY OTHERS

CONNECT TO EXISTING WATERLINE WITH 12" MJ DI SLEEVE

11.25° MJ DI ELL

UTILITY EASEMENT FOR WATERLINE (15' MIN.)

FIRE HYDRANT
N: 757240.94
E: 932124.16

FIRE HYDRANT ASSEMBLY

WATER VALVE
N: 757236.48
E: 932137.31

12" VALVE IN MANHOLE

293 LF
~~294 LF~~ OF 12" PVC WATERLINE

6" SERVICE (TYP.)

WATER VALVE
N: 757242.00
E: 932144.60

12" x 6" MJ DI TEE AND VALVE IN MANHOLE

18 LF OF 6" DI WATERLINE WITH 12" STEEL CASING CENTERED ON STORM CROSSING

WATER VALVE
N: 757242.79
E: 932172.40

45° MJ DI ELL (TYP.)

ALL WATERLINE JOINTS SHALL BE RESTRAINED.

20 LF OF 12" DI WATERLINE WITH 18" STEEL CASING CENTERED ON STORM CROSSING

WATER VALVE
N: 757259.46
E: 932276.48

12" x 6" MJ DI TEE AND VALVE (TYP.)

6" SEWER LATERAL (TYP.)

15 LF OF 12" DI WATERLINE WITH 18" STEEL CASING CENTERED ON STORM CROSSING

FIRE HYDRANT ASSEMBLY

FIRE HYDRANT
N: 757273.89
E: 932408.09

634 LF
~~633 LF~~ OF 12" PVC WATERLINE

WATER VALVE
N: 757283.35
E: 932517.66

12" VALVE IN MANHOLE

WATER VALVE
N: 757287.81
E: 932542.92

12" x 12" MJ DI TEE AND VALVE IN MANHOLE

45° MJ DI ELL (TYP.)

22.5° MJ DI ELL

FIRE HYDRANT ASSEMBLY

UTILITY EASEMENT FOR WATERLINE (15' MIN.)

FIRE HYDRANT
N: 757305.68
E: 932593.28

FIRE HYDRANT ASSEMBLY

FIRE HYDRANT
N: 757440.55
E: 932753.59

45° MJ DI ELL

12" STUB OUT AND VALVE

WATER VALVE
N: 757432.99
E: 932768.82

ASBUILT WATER PIPE, TYP.

22.5° MJ DI ELL

45° MJ DI ELL

SSMH 7
TOP: ~~19.60~~ 19.05
IE OUT(S): ~~11.64~~ 11.48

57 LF
~~56 LF~~ 10" PVC @ 0.33%

SS MANHOLE
N032.079101
W081.273535

44 LF
~~46 LF~~ 10" PVC @ 0.33%

57 LF
~~56 LF~~ 10" PVC @ 0.33%

SS MANHOLE
N032.079037
W081.273833

UTILITY EASEMENT FOR SEWERLINE (15' MIN.)

SS MANHOLE
N: 757391.32
E: 932802.78

AS BUILT SS PIPE, TYP.

SS MANHOLE
N: 757308.66
E: 932756.08

SSMH 5
TOP: ~~18.77~~ 18.70
IE IN (NE): ~~11.20~~ 11.06
IE OUT(W): ~~11.10~~ 10.98

SSMH 6
TOP: ~~19.00~~ 18.95
IE IN (N): ~~11.43~~ 11.29
IE OUT(SW): ~~11.55~~ 11.21

132 LF 10" PVC @ 0.33%
132 LF

SSMH 4
TOP: ~~18.85~~ 18.80
IE IN (E): ~~10.91~~ 10.79
IE OUT(SW): ~~10.81~~ 10.71

SS MANHOLE
N: 757237.29
E: 932589.75

SSMH 3
TOP: ~~18.15~~ 18.20
IE IN (NE): ~~10.37~~ 10.27
IE OUT(W): ~~10.27~~ 10.19

210 LF 10" PVC @ 0.33%
212 LF

SSMH 2
TOP: ~~17.75~~
IE IN (E): ~~9.58~~ 9.49
IE OUT(W): ~~9.48~~ 9.41

SS MANHOLE
N: 757211.55
E: 932379.46

UTILITY EASEMENT FOR SEWER LINE (15' MIN.)

220 LF 10" PVC @ 0.33%

79 LF
~~85 LF~~ OF 6" PVC WATERLINE

SS MANHOLE
N: 757185.59
E: 932160.90

220 LF 10" PVC @ 0.33%

SSMH 1
TOP: ~~18.37~~ 17.96
IE IN (E): ~~8.75~~ 8.68
IE OUT(W): ~~8.65~~ 8.60

UTILITY EASEMENT FOR SEWER LINE (15' MIN.)

CONNECT TO EXISTING MH #6 BY CORE DRILLING. MH #6 TO BE CONSTRUCTED BY OTHERS
I.E. ~~7.02~~ 7.87

HIGH AVENUE - 70' PRIVATE R/W

10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00 19+39

45° MJ DI ELL (TYP.)

MATCH LINE - SEE BELOW LEFT

MATCH LINE - SEE ABOVE RIGHT

15' UTILITY EASEMENT

816LF
~~803 LF~~ OF 12" PVC WATERLINE

OLD QUACCO ROAD
PUBLIC R/W VARIES
(ASPHALT PAVED)
~~18~~ 24 FT

WATER VALVE
N: 756626.50
E: 933012.79

CONNECT TO EXISTING 14" WATERLINE WITH 14" X 12" TAPPING SLEEVE AND VALVE IN MANHOLE

THE RECORD DRAWINGS ARE CORRECT BASED ON AS-BUILT INFORMATION PROVIDED BY THE CONTRACTOR, LIMITED CONSTRUCTION OBSERVATION AND A FINAL INSPECTION BY EMC ENGINEERING SERVICES, INC.

NO.	REVISION DESCRIPTION	DATE

GEORGIA REGISTERED No. PE25496 PROFESSIONAL ENGINEER BENJAMIN W. LOCKHART

30' 15' 0' 30'
GRAPHIC SCALE: 1" = 30'

EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
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SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

UTILITY PLAN

I-16 ACCESS ROAD RECORD DRAWINGS

I-16 WEST
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
HD COMPANIES

PROJECT NO.:	21-0163
DRAWN BY:	KPL
DESIGNED BY:	BWL
SURVEYED BY:	MJG
SURVEY DATE:	NOV 2018
CHECKED BY:	BWL
SCALE:	1 = 30'
DATE:	MAY 2024

SHEET 3 OF 7

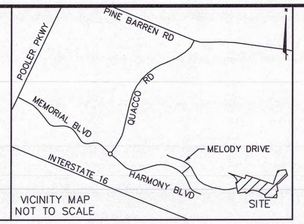
O:\2021\21-0163 I-16 MULTI-FAMILY AND HOTEL\DWG\21-0163_ACCESS ROAD_R01.DWG 5/21/2024 8:29 AM

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Final Plat and Acceptance of Performance Bond for Harmony Phase 8A

Project:	#A24-0157
P&Z Meeting Date:	December 9, 2024
City Council Meeting Date:	December 16, 2024
Applicant and Authorized Agent:	Jack Wardlaw
Location (Address):	Harmony Phase 8A/Andante Way
Parcel (PIN):	51010-01046
Acreage:	Approximately 14.923
Zoning:	PUD (Jabot PUD)
Proposed Use:	Phase 8A of Harmony Subdivision
Staff Recommendation:	Approval
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the application, move for approval of the request."*
Attachments:	A. Final Plat B. Bond Submittal Documentation



VICINITY MAP
NOT TO SCALE

NOTES:
1. THIS SUBDIVISION CONTAINS 44 LOTS.
2. TOTAL AREA: 14.923 ACRES; 649,894 SQUARE FEET.
3. PARENT PARCEL IDENTIFICATION NUMBERS: 51010 01007, 51010 01046 & 51010F09003
4. THIS PROPERTY IS CURRENTLY ZONED PUD.
5. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
6. AS OF THE DATE OF THIS SURVEY; BASED ON MY OBSERVATION A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0128G, EFFECTIVE DATE: 8/16/2018, BASE FLOOD ELEVATION: 12', NAVD 88. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
7. THE 10' HOA ACCESS & DRAINAGE EASEMENT IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND SHALL NOT BECOME THE CITY OF POOLERS RESPONSIBILITY.
8. LOTS ARE TO BE SERVED BY CITY OF POOLER WATER AND SANITARY SEWER SYSTEMS.
9. BUILDING SETBACKS AS LISTED UNLESS OTHERWISE NOTED:
   FRONT – 25' FROM PROPERTY LINE
   SIDE (CORNER LOT) – 15' FROM PROPERTY LINE
   SIDE – 5' FROM PROPERTY LINE
   REAR – 20' FROM PROPERTY LINE
10. THERE SHALL BE ACCESS GRANTED FOR OFFICIAL AND EMERGENCY VEHICLES.
11. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREA WITHOUT PROPER PERMIT APPLICATION & APPROVAL.
12. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

OWNER _____ DATE _____

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	30.55'	20.00'	N0°36'40"E	27.67'
C2	32.28'	20.00'	N89°23'20"W	28.89'
C3	9.20'	135.00'	N41°11'57"W	9.20'
C4	197.03'	135.00'	N2°33'51"E	180.00'
C5	12.67'	195.00'	S42°30'47"W	12.67'
C6	53.35'	195.00'	S32°48'52"W	53.18'
C7	53.35'	195.00'	S17°08'22"W	53.18'
C8	53.35'	195.00'	S1°27'52"W	53.18'
C9	53.35'	195.00'	S14°12'38"E	53.18'
C10	64.08'	195.00'	S31°27'42"E	63.79'
C11	7.75'	195.00'	S42°00'50"E	7.75'
C12	31.42'	20.00'	S1°50'52"W	28.28'
C13	29.07'	440.00'	S48°44'26"W	29.07'
C14	31.68'	20.00'	N83°59'28"W	28.47'
C15	41.97'	530.00'	N40°53'02"W	41.96'
C16	34.39'	470.00'	S41°03'22"E	34.38'
C17	32.16'	20.00'	S7°05'59"W	28.80'
C18	82.43'	1341.72'	S51°23'56"W	82.42'
C19	67.42'	1341.72'	S48°11'57"W	67.42'
C20	58.95'	1341.72'	S45°30'03"W	58.95'
C21	58.91'	1341.72'	S42°59'04"W	58.90'
C22	5.00'	1341.72'	S41°37'12"W	5.00'
C23	10.13'	1281.72'	N41°43'47"E	10.13'
C24	60.14'	1281.72'	N43°18'01"E	60.13'
C25	60.01'	1281.72'	N45°59'09"E	60.01'
C26	67.55'	1281.72'	N48°50'13"E	67.54'
C27	62.91'	1281.72'	N51°45'10"E	62.90'
C28	51.22'	500.00'	N49°46'57"E	51.20'
C29	206.23	135.00	N0°36'40"E	186.75
C30	31.42'	20.00'	S88°09'08"E	28.28'
C31	267.71'	1341.72'	S47°26'34"W	267.27
C32	250.61'	1281.72'	N47°33'27"E	250.21
C33	25.58'	500.00'	N51°15'07"E	25.58
C34	25.64'	500.00'	N48°19'01"E	25.64
C35	28.55'	20.00'	S73°56'01"E	26.19
C36	31.77'	180.00'	N38°05'46"W	31.73
C37	297.89'	195.00'	S0°36'40"W	269.76

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C38	18.15'	24.00'	N15°05'59"E	17.72'
C39	33.40'	44.00'	S15°10'58"W	32.60'

LOT TABLE					
LOT #	ACRE	SF	ADDRESS	FFE(MIN)	PARCEL ID NUMBER
801	0.287	12,491	96 CLASSIC DRIVE	15.89'	
802	0.194	8,454	100 CLASSIC DRIVE	15.89'	
803	0.168	7,312	104 CLASSIC DRIVE	15.89'	
804	0.168	7,309	108 CLASSIC DRIVE	15.89'	
805	0.168	7,306	112 CLASSIC DRIVE	15.89'	
806	0.168	7,303	116 CLASSIC DRIVE	15.89'	
807	0.168	7,306	120 CLASSIC DRIVE	15.89'	
808	0.172	7,492	124 CLASSIC DRIVE	15.89'	
809	0.173	7,558	128 CLASSIC DRIVE	15.89'	
810	0.184	7,997	132 CLASSIC DRIVE	15.89'	
811	0.190	8,262	136 CLASSIC DRIVE	15.89'	
812	0.171	7,450	140 CLASSIC DRIVE	15.89'	
813	0.169	7,376	144 CLASSIC DRIVE	15.89'	
814	0.169	7,370	143 CLASSIC DRIVE	15.89'	
815	0.169	7,376	139 CLASSIC DRIVE	15.89'	
816	0.186	8,084	135 CLASSIC DRIVE	15.89'	
817	0.197	8,576	93 RHYTHM ROAD	15.89'	
818	0.167	7,257	97 RHYTHM ROAD	15.89'	
819	0.161	7,001	101 RHYTHM ROAD	15.89'	
820	0.183	7,956	105 RHYTHM ROAD	15.89'	

LOT TABLE					
LOT #	ACRE	SF	ADDRESS	FFE(MIN)	PARCEL ID NUMBER
821	0.192	8,363	109 RHYTHM ROAD	15.89'	
822	0.193	8,394	113 RHYTHM ROAD	15.89'	
823	0.195	8,486	117 RHYTHM ROAD	15.89'	
824	0.161	7,002	116 RHYTHM ROAD	15.89'	
825	0.161	7,001	112 RHYTHM ROAD	15.89'	
826	0.183	7,956	108 RHYTHM ROAD	15.89'	
827	0.183	7,956	104 RHYTHM ROAD	15.89'	
828	0.179	7,802	100 RHYTHM ROAD	15.89'	
829	0.179	7,794	113 CLASSIC DRIVE	15.89'	
830	0.165	7,200	111 CLASSIC DRIVE	15.89'	
831	0.165	7,200	109 CLASSIC DRIVE	15.89'	
832	0.186	8,100	107 CLASSIC DRIVE	15.89'	
833	0.186	8,100	105 CLASSIC DRIVE	15.89'	
834	0.191	8,315	101 CLASSIC DRIVE	15.89'	
835	0.230	10,008	89 ANDANTE WAY	15.89'	
836	0.188	8,203	93 ANDANTE WAY	15.89'	
837	0.188	8,203	97 ANDANTE WAY	15.89'	
838	0.188	8,203	101 ANDANTE WAY	15.89'	
839	0.188	8,203	105 ANDANTE WAY	15.89'	
840	0.171	7,456	109 ANDANTE WAY	15.89'	

LOT TABLE					
LOT #	ACRE	SF	ADDRESS	FFE(MIN)	PARCEL ID NUMBER
841	0.166	7,210	108 ANDANTE WAY	15.89'	
842	0.165	7,195	104 ANDANTE WAY	15.89'	
843	0.282	12,288	100 ANDANTE WAY	15.89'	
844	0.214	9,335	97 CLASSIC DRIVE	15.89'	
TOTAL LOT	8.111	353,210			
OPEN SPACE A	1.975	86,013	120 RHYTHM ROAD		
OPEN SPACE B	2.090	91,028	121 RHYTHM ROAD		
R/W	2.747	119,643			
TOTAL AREA	14.923	649,894			

SURVEY DATE: 7/24/2023
EQUIPMENT USED: CARLSON BRX7 ON EGPS RTK NETWORK
ANGULAR ERROR PER "△" = 03"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/94,327
FIELD ERROR OF CLOSURE: 1/67,949

REFERENCE:
1. PLAT BOOK 54, PAGES 90
2. PLAT BOOK 53, PAGE 493.
3. PLAT BOOK 53, PAGE 597.
4. PLAT BOOK 53, PAGE 746.
5. PLAT BOOK 52, PAGES 416–417
6. PLAT BOOK 50, PAGE 527.
7. PLAT BOOK 51, PAGE 118.
8. PLAT BOOK 50, PAGE 425.
9. PLAT BOOK 50, PAGE 214.
10. SUBDIVISION MAP BOOK 36S, PAGES 89A–M.
11. PLAT RECORD BOOK 30P, PAGES 22A–D.
12. PLAT RECORD BOOK 9P, PAGE 13.

LEGEND

⊕		BENCH MARK
●	IRF	IRON ROD FOUND
●	IPF	IRON PIPE FOUND
○	IPS	1" IRON PIPE SET
□	CMS	CONCRETE MONUMENT SET
■	CMF	CONCRETE MONUMENT FOUND
■	RWCMF	RIGHT-OF-WAY CMF

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

APPROVED BY THE POOLER PLANNING AND ZONING COMMISSION.

CHAIRMAN _____ DATE _____.

APPROVED BY THE MAYOR AND ALDERMAN FOR THE CITY OF POOLER.

MAYOR _____ DATE _____.
CITY CLERK _____ DATE _____.
COUNCIL MEMBER _____ DATE _____.
COUNCIL MEMBER _____ DATE _____.
COUNCIL MEMBER _____ DATE _____.
COUNCIL MEMBER _____ DATE _____.
COUNCIL MEMBER _____ DATE _____.
COUNCIL MEMBER _____ DATE _____.

SURVEYORS CERTIFICATION

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

GEORGIA REGISTERED No. 3417 LAND SURVEYOR DON EDWARD TAYLOR, JR.

11/22/24

DON EDWARD TAYLOR, JR.
GA REG. LAND SURVEYOR NO. 3417
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION; LSF 1167

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100
Savannah, Georgia | (912) 200-3041

HARMONY, PHASE 8A
BEING A PORTION OF THE LANDS OF 929 PROPERTIES, LLC
OF THE LANDS OF 929 PROPERTIES, LLC
8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA
PREPARED FOR: HARMONY PARTNERS, LLC.

JOB NUMBER:	22-870
DATE:	3/15/2024
DRAWN BY:	RRG
CHECKED BY:	
SCALE:	1" = 50'

MAJOR SUBDIVISION

SHEET: 1/1

50' 25' 0' 50'
GRAPHIC SCALE: 1"=50'

COLEMAN COMPANY, INC. DATE PLOTTED: 11/21/2024 3:00 PM BY: Rob Gantt DRAWING PATH: Q:\2022\22-870.000\DWG\Survey\22-870_2024.2.5_HARMONY PHASE 8A PLAT_2024.3.15.dwg

Attachment B

CITY of POOLER
GEORGIA

PERFORMANCE BOND

Bond Number: 0262747 Principal Amount: $ 3,448,621.50

Project: Harmony Subdivision Phase 8A, CCI Project #: 22-870.000,

Location: City of Pooler, GA City Permit Number: _____

KNOW ALL MEN BY THESE PRESENTS:

That Preferred Site Construction, LLC, registered business address of 9521 Highway 301 South, Statesboro, GA 30458; as Principal, hereinafter called "PRINCIPAL," and Berkley Insurance Company, as Surety, hereinafter called the "SURETY," registered business address of 475 Steamboat Road, Greenwich, CT 06830, a Surety insurer, chartered and existing under the laws of the State of DE, and authorized to do business in the State of Georgia, are held and firmly bound unto 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 Million Four Hundred Forty Eight Thousand Six Hundred Twenty One & 50/100** US Dollars ($ 3,448,621.50) lawful money of the United States of America, for the payment of which sum truly to be made to Obligee, Principal, and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents:

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, Principal has agreed to construct in Pooler, Georgia, the following, as detailed:

Harmony Subdivision Phase 8A, EARTHWORK & SITEWORK, PAVEMENT & CONCRETE.

Said improvements shall be constructed in accordance with all applicable federal, state, and local rules, regulations, laws, etc. including without limitation the Code of Ordinances for the City of Pooler, Georgia.

NOW THEREFORE until these obligations hereunder cease as outlined herein

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

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

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

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

[SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE AND ORDINANCE FOLLOW]

IN WITNESS HEREOF, the Principal and Surety do hereunto execute this Bond number 0262747 this 16th day of December, 2024.

Attest

Witness as to Principal (1)

Witness as to Principal (2)

Notary Public Signature

02/01/26
Notary Public Commission Expiration

Seal: NOTARY PUBLIC GWINNETT COUNTY GA JANIE HARALSON

Attest

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Carolyn F Smith
NOTARY PUBLIC
GWINNETT COUNTY, GEORGIA
My Commission Expires 04/24/2028

Notary Public Commission Expiration

CAROLYN F SMITH NOTARY PUBLIC GWINNETT COUNTY GEORGIA

OR

Attest

Witness as to Agent (1)

Witness as to Agent (2)

Notary Public Signature

Notary Public Commission Expiration

Prinicpal

Prinicpal Signature

Matthew R. Hilton
Prinicpal Print

Member
Prinicpal Title

Preferred Site Construction, LLC
ompany Name

S rety

Surety Authorized Signature

Christy Lackey
Surety Authorized Print

Berkley Insurance Company
Surety Company Name

475 Steamboat Road, Greenwich, CT 06830
Surety Business Address

BERKLEY INSURANCE COMPANY CORPORATE SEAL 1975 DELAWARE

S rety's Agent

Attorney in Fact Signature (Attach Power)

Attorney in Fact Print

Agent's License Number

Agent's Name

Sec. 703. Final plat; performance bond.

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

(a) All infrastructure improvements and landscape requirements have been installed in accord with the requirements of this ordinance and in accord with the design approved by the aldermanic board on the preliminary plan; and/or

(b) A performance bond, escrow account, certified check, or irrevocable letter of credit from a bank which has a business office within the State of Georgia, in the amount of 150 percent of the required infrastructure improvements and maintenance and landscape requirements, which is acceptable to the city and such bond, escrow account, or certified check, or irrevocable letter of credit has been posted and is available to the city, and in sufficient amount to ensure the completion of all required improvements.

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

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

No. BI-10341a

Attachment B

POWER OF ATTORNEY
BERKLEY INSURANCE COMPANY
WILMINGTON, DELAWARE

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

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

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

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

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

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

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

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

Attest:

(Seal) By _____
Ira S. Lederman
Executive Vice President & Secretary

Berkley Insurance Company

By _____
Jeffrey M. Hafter
Senior Vice President

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

STATE OF CONNECTICUT)
) ss:
COUNTY OF FAIRFIELD)

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

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

_____
Notary Public, State of Connecticut

CERTIFICATE

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

Given under my hand and seal of the Company, this 16th day of December, 2024.

BERKLEY INSURANCE COMPANY CORPORATE SEAL (SEAL) 1975 DELAWARE

_____
Vincent P. Forte

EOM Operations
Your solution to a better tomorrow
OPERATIONS

October 17th, 2024

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

Subject: Performance Bond Request
Harmony Subdivision - Phase 8A

Dear Mrs. Benson,

We have reviewed the requested Harmony Subdivision - Phase 8A – Performance Bond, furnished by Neil McKenzie, PE, with Coleman Company; specifically the schedule of values and unit costs for the bond. The proposed performance bond covers all the applicable costs associated with installing the required infrastructure and site development elements required to complete the project.

Based on the information and calculations provided by Coleman Company, the following discrepancies were identified:

1. Item No. IV-8 through IV-11 identify a total of 17 Sanitary Sewer Manholes to be installed while the Utility Drawing indicates a total of 19.
2. Item No. V-4 identify a total of 5 Fire Hydrant Assemblies to be installed while the Utility Drawings show a total of 5.

The provided quantities for these items should be revised based on the above, and the Remaining Infrastructure Cost and subsequent 150% Construction Bond adjusted accordingly.

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

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

COLEMAN COMPANY
ENGINEERS • SURVEYORS

October 18, 2024

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

RE: Construction Bond Calculation
Harmony Subdivision Phase 8A
City of Pooler, GA
CCI Project #: 22-870.000

Dear Ms. Johnson:

Attached, please find the Construction Bond calculation for the above referenced project. The various infrastructure components that comprise the overall project were used to determine the Construction Bond cost. The respective infrastructure components and their unit costs are listed on the attached spreadsheet. Based on this information, the calculated Construction Bond amount is:

Cost of Infrastructure	$ 2,299,081.00
150% Construction Bond	$ 3,448,621.50

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

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

Thank you,

Very Truly Yours,

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

CC: Meghan Flowers
Malorie Boyd

I hereby approve the Construction Bond calculated amount of $3,429,696.00 for the Harmony PH 8A subdivision.

Nicole Johnson Date

1480 Chatham Parkway, Suite 100, Savannah, GA 31405 912-200-3041 912-200-5916 cci@cci-sav.com

COLEMAN COMPANY
ENGINEERS • SURVEYORS

CONSTRUCTION BOND CALCULATION
HARMONY PH 8A PROJECT N0. 22-870.000

EARTHWORK & SITEWORK

Item No.	Description	Quantity	Units	Unit Price	Cost
I-1	Clearing & Grubbing	16.50	AC	$ 5,500.00	$ 90,750.00
I-2	Strip Topsoil, cut/shift & rough grade	1	LS	$ 207,500.00	$ 207,500.00
I-3	Remove & Replace Unsuitable Material in Roadway	4,850	CY	$ 31.00	$ 150,350.00
I-4	Fine Grade for Curb, Subgrades, Paving, Etc.	1	LS	$ 22,800.00	$ 22,800.00
I-5	Final Grading & Dressing for Grass	1	LS	$ 22,000.00	$ 22,000.00
I-6	Testing	1	LS	$ 5,000.00	$ 5,000.00
				EARTHWORK & SITEWORK SUBTOTAL:	**$ 498,400.00**

PAVEMENT & CONCRETE

Item No.	Description	Quantity	Units	Unit Price	Cost
II-1	18" Roll Curb & Gutter	3,800	LF	$ 18.75	$ 71,250.00
II-2	4" GABC - Temporary Turnaround	1,140	SY	$ 20.65	$ 23,541.00
II-3	8" Graded Aggregate Base	5,265	SY	$ 36.60	$ 192,699.00
II-4	1.5" Asphalt	5,265	SY	$ 17.00	$ 89,505.00
II-5	Sidewalk	1,631	SY	$ 64.00	$ 104,384.00
II-6	Concrete Swale with Fillets	30	SY	$ 94.00	$ 2,820.00
II-7	Pavement Markings & Signage	1	LS	$ 13,000.00	$ 13,000.00
II-8	Handicap Ramps	6	EA	$ 1,500.00	$ 9,000.00
				PAVEMENT & CONCRETE SUBTOTAL:	**$ 506,199.00**

COLEMAN COMPANY
ENGINEERS • SURVEYORS

STORM DRAINAGE SYSTEM

Item No.	Description	Quantity	Units	Unit Price	Cost
III-1	18" RCP	848	LF	$ 76.00	$ 64,448.00
III-2	24" RCP	123	LF	$ 98.00	$ 12,054.00
III-3	30" RCP	200	LF	$ 131.00	$ 26,200.00
III-4	36" RCP	384	LF	$ 168.00	$ 64,512.00
III-5	24" FES	2	EA	$ 1,971.00	$ 3,942.00
III-6	30" FES	1	EA	$ 2,765.00	$ 2,765.00
III-7	36" FES	2	EA	$ 3,059.00	$ 6,118.00
III-8	Type "C" Curb Inlet with 100' of 6" Sock	12	EA	$ 8,882.00	$ 106,584.00
III-9	Storm Manhole	1	EA	$ 3,706.00	$ 3,706.00
III-10	Grate Inlet	4	EA	$ 5,000.00	$ 20,000.00
III-11	Outfall Control Structure	1	EA	$ 8,059.00	$ 8,059.00
III-12	Stone Bedding	285	TN	$ 88.00	$ 25,080.00
III-13	Select Fill	180	CY	$ 24.00	$ 4,320.00
III-14	Testing	1	LS	$ 7,500.00	$ 7,500.00
				STORM DRAINAGE SYSTEM SUBTOTAL:	**$ 355,288.00**

SANITARY SEWER SYSTEM

Item No.	Description	Quantity	Units	Unit Price	Cost
IV-1	Connect to Existing Manhole (20'-22')	1	LS	$ 8,824.00	$ 8,824.00
IV-2	8" SDR-26 PVC Sewer (6'-8')	241	LF	$ 57.00	$ 13,737.00
IV-3	8" SDR-26 PVC Sewer (8'-10')	805	LF	$ 63.00	$ 50,715.00
IV-4	8" SDR-26 PVC Sewer (10'-12')	608	LF	$ 68.00	$ 41,344.00
IV-5	8" SDR-26 PVC Sewer (18'-20')	636	LF	$ 123.00	$ 78,228.00
IV-6	8" SDR-26 PVC Sewer (20'-22')	109	LF	$ 141.00	$ 15,369.00
IV-7	4" SDR-26 PVC Lateral	1,900	LF	$ 20.50	$ 38,950.00
IV-8	4' Diameter Manhole (6'-8')	5	EA	$ 5,588.00	$ 27,940.00
IV-9	4' Diameter Manhole (8'-10')	3	EA	$ 6,059.00	$ 18,177.00
IV-10	4' Diameter Manhole (10'-12')	3	EA	$ 6,559.00	$ 19,677.00
IV-11	4' Diameter Manhole (18'-20')	6	EA	$ 10,294.00	$ 61,764.00
IV-12	4' Diameter Manhole w/Double Drop (18'-20')	1	EA	$ 11,470.00	$ 11,470.00
IV-13	Fittings	1	LS	$ 15,500.00	$ 15,500.00
IV-14	Well Point	800	LF	$ 41.00	$ 32,800.00
IV-15	Stone Bedding	1,100	TN	$ 88.00	$ 96,800.00
IV-16	Select Fill	1,420	CY	$ 24.00	$ 34,080.00
IV-17	Testing	1	LS	$ 25,100.00	$ 25,100.00
				SANITARY SEWER SYSTEM SUBTOTAL:	**$ 590,475.00**

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WATER DISTRIBUTION SYSTEM

Item No.	Description	Quantity	Units	Unit Price	Cost
V-1	Connect to Existing w/Temporary Backflow	1	EA	$1,765.00	$ 1,765.00
V-2	8" DIP	80	LF	$92.00	$ 7,360.00
V-3	8" C-900 PVC	1,742	LF	$53.00	$ 92,326.00
V-4	Fire Hydrant Assembly	5	EA	$7,029.00	$ 35,145.00
V-5	8" MJ Sleeve	2	EA	$559.00	$ 1,118.00
V-6	8" MJ Gate Valve in Box	9	EA	$3,235.00	$ 29,115.00
V-7	1" Corporation Stop	44	EA	$194.00	$ 8,536.00
V-8	1" Curb Stop	44	EA	$229.00	$ 10,076.00
V-9	1" PE Tubing	2,020	LF	$16.50	$ 33,330.00
V-10	Valve Markers	9	EA	$88.00	$ 792.00
V-11	6" DIP for Fire Hydrant	40	LF	$75.00	$ 3,000.00
V-12	2" Blow Off Assembly	4	EA	$794.00	$ 3,176.00
V-13	Fittings	1	LS	$46,500.00	$ 46,500.00
V-14	Select Fill	140	CY	$24.00	$ 3,360.00
V-15	Testing & Chlorination	1	LS	$13,665.00	$ 13,665.00
				WATER DISTRIBUTION SYSTEM SUBTOTAL:	**$ 289,264.00**

SOIL EROSION & SEDIMENT CONTROL

Item No.	Description	Quantity	Units	Unit Price	Cost
VI-1	Construction Exit	1	EA	$ 3,800.00	$ 3,800.00
VI-2	Silt Fence - Type A	2,700	LF	$ 2.40	$ 6,480.00
VI-3	Silt Fence - Type C	3,100	LF	$ 3.50	$ 10,850.00
VI-4	Inlet Protection	16	EA	$ 225.00	$ 3,600.00
VI-5	Retrofit	1	LS	$ 2,800.00	$ 2,800.00
VI-6	Rip Rap Protection	65	SY	$ 85.00	$ 5,525.00
VI-7	Grassing	12.00	AC	$ 2,200.00	$ 26,400.00
				SOIL EROSION & SEDIMENT CONTROL SUBTOTAL:	**$ 59,455.00**

EARTHWORK & SITEWORK SUBTOTAL:	**$498,400.00**
PAVEMENT & CONCRETE SUBTOTAL:	**$506,199.00**
STORM DRAINAGE SYSTEM SUBTOTAL:	**$355,288.00**
SANITARY SEWER SYSTEM SUBTOTAL:	**$590,475.00**
WATER DISTRIBUTION SYSTEM SUBTOTAL:	**$289,264.00**
SOIL EROSION & SEDIMENT CONTROL SUBTOTAL:	**$59,455.00**
REMAINING INFRASTRUCTURE COST:	**$2,299,081.00**
CONSTRUCTION BOND (150% OF INFRASTRUCTURE COST):	**$3,448,621.50**