CITY of POOLER
GEORGIA

PLANNING & ZONING COMMISSION MEETING - AGENDA

March 24, 2025, 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. Variance Request from setback requirements for 402 Durden Drive (Application #A25-0045)

B. Conditional Use request for 5158 Old Louisville Rd. (Application #A25-0047)

C. Variance Request from setbacks and fenced playground area for 15 Commons Way (Application #A25-0051)

D. Variance Request from required parking stall size at 850 Memorial Blvd (Application #A25-0052)

E. Zoning Map Amendment to rezone from C-1 to C-2 at 114 E US Hwy 80 (Application #A25-0055)

F. Conditional Use Request for 1427 Quacco Rd. (Application #A25-0056)

G. Site Plan Approval for Benton Townhomes E-2 (Application #A24-0197)

H. Posting Performance Bond and Final Plat for Canal Towns Phase 2 (Application #A25-0042)

I. Release of Performance Bond and Acceptance of Maintenance and Sidewalk Performance Bonds for Westbrook Area L-1 (Application #220639)

J. Release of Performance Bond and Acceptance of Maintenance Bond for Westbrook Area L-2 (Application #220638)

K. Release of Performance Bond and Acceptance of Maintenance Bond for Westbrook Area L-3 (Application #220637)

V. ADJOURNMENT

City of Pooler
Planning & Zoning Minutes
March 10, 2025

CALL TO ORDER:

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

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

APPROVAL OF MINUTES

The minutes of February 24, 2025, Planning and Zoning Commission were reviewed and accepted.

Result: *Approved*

1-Motion: Commissioner Rife
2-Second: commissioner Daniel
Motion passed without opposition

NEW BUSINESS:

A. Zoning Map Amendment for NE Quadrant of Highway 80 and Sangrena Dr. from R-1-A and C-1 to R-3-C (Application #A25-0018) **WITHDRAWN**

B. Conditional Use request for Building Construction Contractor's Office at 1113 E US Hwy 80, Suite A (Application #A25-0031)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is to establish a Building Construction Contractor's Office use within Suite A at 1113 E US Hwy 80. Ron Rose with Alpha Construction was present to answer questions.

Result: *After review of the criteria, a motion was made to recommend approval of the conditional use request.*

1-Motion: Commissioner Daniel
2-Second: Commissioner Rife
Motion Passed without opposition

C. Variance request to reduce the required parking from 45 to 35 spaces and required fenced playground area from 18,500 to 10,000 square feet for a proposed Learning Center at 500 E Marketplace Way (Application #A25-0034)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for a variance to reduce the number of required parking spaces from 45 to 35 and to reduce the required fenced playground area from 18,500 square feet to 10,000 square feet, in order to develop a childcare facility. Laukik Patel was present to answer questions. Mr. Patel withdrew the request to reduce the required fenced playground area at the meeting.

Result: *After review of the criteria, a motion was made to recommend denial of the variance request to reduce the number of required parking spaces from 45 to 35.*

1-Motion: Commissioner Brown
2-Second: Commissioner Rife
Motion Passed with Commissioner Chaison in opposition

D. Zoning Map Amendment to rezone 10.6 acres of Jabot PUD to I-1 (Application #A25-0032)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is to amend the zoning map from PUD (Jabot PUD) to I-1 (Industrial, Light District) in order to develop a small warehouse. Greg Coleman was present to answer questions. Renee Higgins expressed concerns about the rezoning request.

Result: *After review of the criteria, a motion was made to recommend approval of the zoning map amendment with conditions: that the +/-40 acres is to remain undeveloped wetland and conservation area.*

1-Motion: Commissioner Rife
2- Second:
Motion to recommend approval failed

Commissioner Brown moved to recommend Denial of the request

1-Motion: Commissioner Brown
2-Second: Commissioner Daniel
Motion Passed with Commissioner Rife in opposition

E. Zoning Map Amendment to rezone from R-A-1 to I-1 for multiple parcels at Dean Forest Rd. and Old Louisville Rd. (Application #25-0037)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is to amend the zoning map from R-A-1 (Residential Agriculture, Limited District) to I-1 (Industrial, Light District) in order to develop a gas station use, to include truck fueling and parking. Josh Yellin and the QuikTrip Engineers were present to answer questions. Sue Fields, Keith Napier and Anita Durham all expressed their concerns with the rezoning request. Billy Dorsey and Mike Early spoke in support of the request.

Result: *After review of the criteria, a motion was made to recommend approval of the zoning map amendment.*

1-Motion: Commissioner Rife
2-Second: Commissioner Williams
Motion Passed with Commissioner Brown in opposition

F. Zoning Map Amendment to incorporate SW portion of Bragg Tract (Cross Creek Phases 2 & 3) to the Jabot PUD (Application #25-0040)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is to amend the Jabot PUD by adding the SW portion of the Bragg Tract (known as Cross Creek Phase 2 & 3) to the PUD and assign single family residential use (88.97 acres). Commissioner Rife recused himself for this item and Commissioner Kelly took his place. Neil McKenzie was present to answer questions. Renee Higgins expressed concerns about the rezoning request.

Result: *After review of the criteria, a motion was made to recommend approval of the zoning map amendment with conditions: the green space shown on the site plan included in the application materials will be recorded as permanent open space, the 20-foot buffers and fence as shown on the site plan will be provided and that no more than 88 lots will be developed in accordance with the site plan included in the applicant's materials.*

1-Motion: Commissioner Brown
2-Second: Commissioner Williams
Motion Passed with Commissioner Daniel and Commissioner Chaison in opposition

G. Site Plan Approval for SPLC III at 500 Seabrook Parkway (A24-0232)

City Planner Mr. Jarles presented the request to the Commission for their review and recommendation. This request is for Site Plan approval for an EV truck charging site and Hydrofleet Manufacturing and fueling site. Commissioner Rife returned to the dais and Commissioner Kelly stepped down. Doug Faircloth was present to answer questions.

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

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

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 4:33p.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 _____ 2025.

_____

_____

Rachael Brown, Zoning Administrator

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

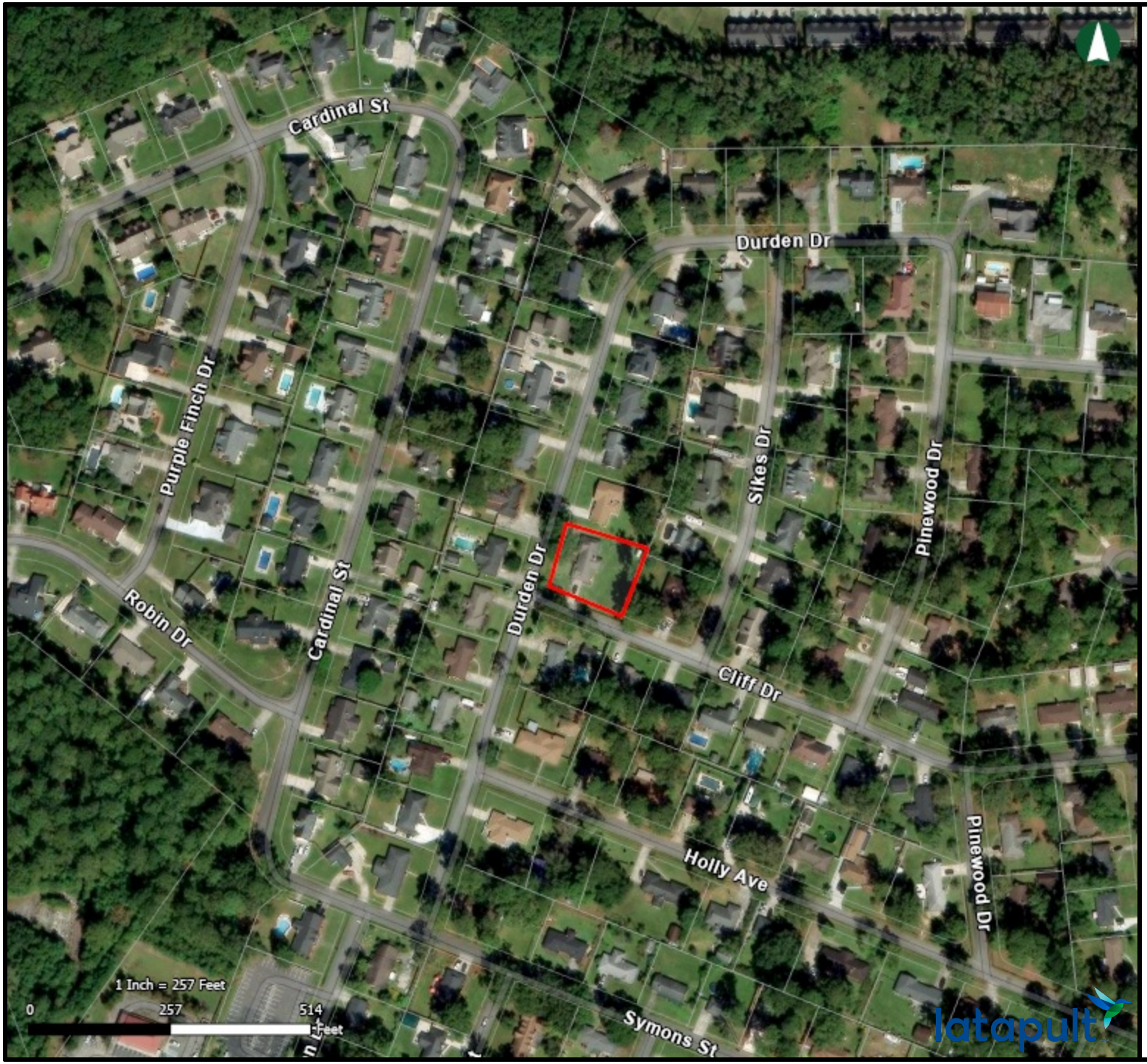
Variance for Fence at 402 Durden Dr.

Project:	#A25-0045
P&Z Meeting Date:	March 24, 2025
Public Hearing Date:	April 7, 2025
Applicant and Authorized Agent:	William Bannon
Location (Address):	402 Durden Drive
Parcel (PIN):	50001 01010
Existing Zoning:	R-1-A
Zoning Action:	Variance
Request:	Request is for a variance to allow for a newly constructed fence to encroach 29 feet and 6 inches within the 30-foot front yard setback (6 inches from property line)
Application Filed:	February 26, 2025
Legal Notice Published:	March 23, 2025
Sign Posted:	March 19, 2025
Letters Mailed:	March 14, 2025
Staff Recommendation:	Denial
Planning & Zoning Commission:	[TBD]
Recommended Motion:	*"After review of the criteria, move for denial of the request."*

Background:	The City's Code Enforcement staff were made aware of a fence having been constructed without a permit at 402 Durden Drive. Code Enforcement staff provided the property owner with a violation notice on February 14, 2025. The applicant was informed by staff that the fence was constructed within the front yard setback. The property owner submitted the variance application in hopes of having it approved rather than having to remove the fence. 402 Durden Drive is a corner lot in an R-1-A zoning district with frontages on Durden Dr. and Cliff St. The front yard setback requirement for R-1-A is 30 feet; since this is a corner lot, this 30-foot setback also applies to the Cliff St. frontage. Art. IV – Fences states that *residential fences will be restricted to the rear and side yards and shall not exceed the front yard setback line. The side street setback line is included in this restriction.* The fence was constructed 6 inches from the property line; therefore, it is 29 feet and 6 inches within the setback. The applicant informed staff that he hired a contractor to construct the fence and assumed he obtained a permit. The applicant also informed staff that there are several properties within a close vicinity which include similar conditions of fences within the front (side street) setback lines, including directly across Cliff St. (306 Durden Dr.) and on neighboring streets (418 Symon St.). The applicant submitted pictures of other fences in the vicinity in the application materials, see Attachment B. it appears most of these fences are old and were probably constructed around the time the properties were developed in the 1970s.
Relevant Ordinances:	App. A, Art. V, Sec. 9 – Variances Ch. 22, Art. IV – Fences
Zoning Action Standards:	1. That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property. • *No, there are no unique physical circumstances or conditions that apply to this specific property. The lot is of average size and shape.* 2. That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the zoning ordinance, without undue hardship to the property. • *There are no extraordinary conditions that apply to this property that cause undue hardship. The fence can be*

	constructed in a way that meets all provisions of the ordinance. 3. That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good. • *The variance will not result in a use not authorized in the zoning district or cause detriment to the public good.*
Conclusion:	Staff finds that the request does not meet the required criteria for a variance. As such, staff recommends **Denial** of the request.
Attachments:	A. Vicinity Map B. Application and Submittal Documentation

Attachment A



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

Vicinity Map - 402 Durden Dr. -Variance

03/12/2025

Parcels

latapult

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

Zoning Variance Application

Updated **MAY 2024**

NOTICE TO APPLICANT

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

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

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

OFFICE USE ONLY

Hearing Date: _____ Published in Legal Organ: _____

Letters of Notification Mailed: _____ Sign Posted: _____

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

Contact Information

William Bannon	912-650-3457
Applicant Name	Applicant Phone
402 Dunden Dr Pooler GA 31322	BannonCaboose@Yahoo.com
Applicant Mailing Address	Applicant Email
Same	Same
Property Owner Name	Property Owner Phone
Same	Same
Property Owner Mailing Address	Property Owner Email
Same	Same
Contact Person Name	Contact Person Phone
Same	Same
Contact Person Mailing Address	Contact Person Email

Property Information

402 Dunden Dr Pooler GA 31322	50001 01010
Location Address	Parcel Identification #

Zoning Variance Application

Updated **MAY 2024**

R-1-A — Current Zoning

RESIDENTIAL — Current Use

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

Adjacent Property Owners

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

Name	Address	Zip
Darent + Kristan Blare	401 Sikes	31322
Toy Byrd	306 Durden Dr	31322
John Poole	404 Durden Dr.	31322
	401 Durden Dr	31322

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.

Applicant Name	Applicant Signature	Date
William Barnes		

Attestant Name	Attestant Title	Date

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

VARIANCE A25-0045
Zoning Action/Agenda Item

3/24/25
Planning & Zoning Public Hearing/Meeting Date and Time

4/7/25
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.

William B | [signature] | 3/10/25
Applicant Name | Applicant Signature | Date

Zoning Variance Standards

Updated **SEPT 2023**

Variance Criteria

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

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

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

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

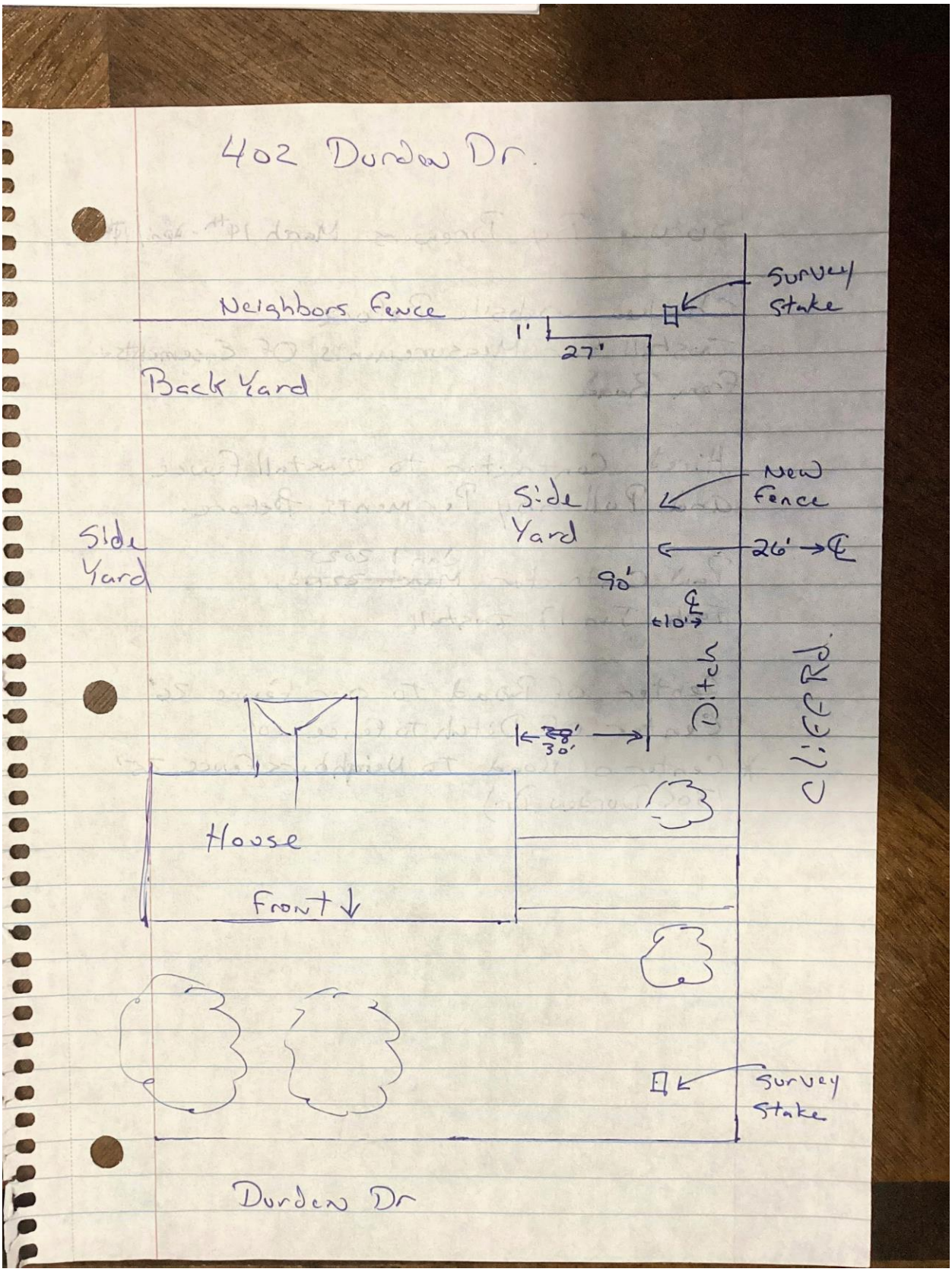
Affidavit of Receipt

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

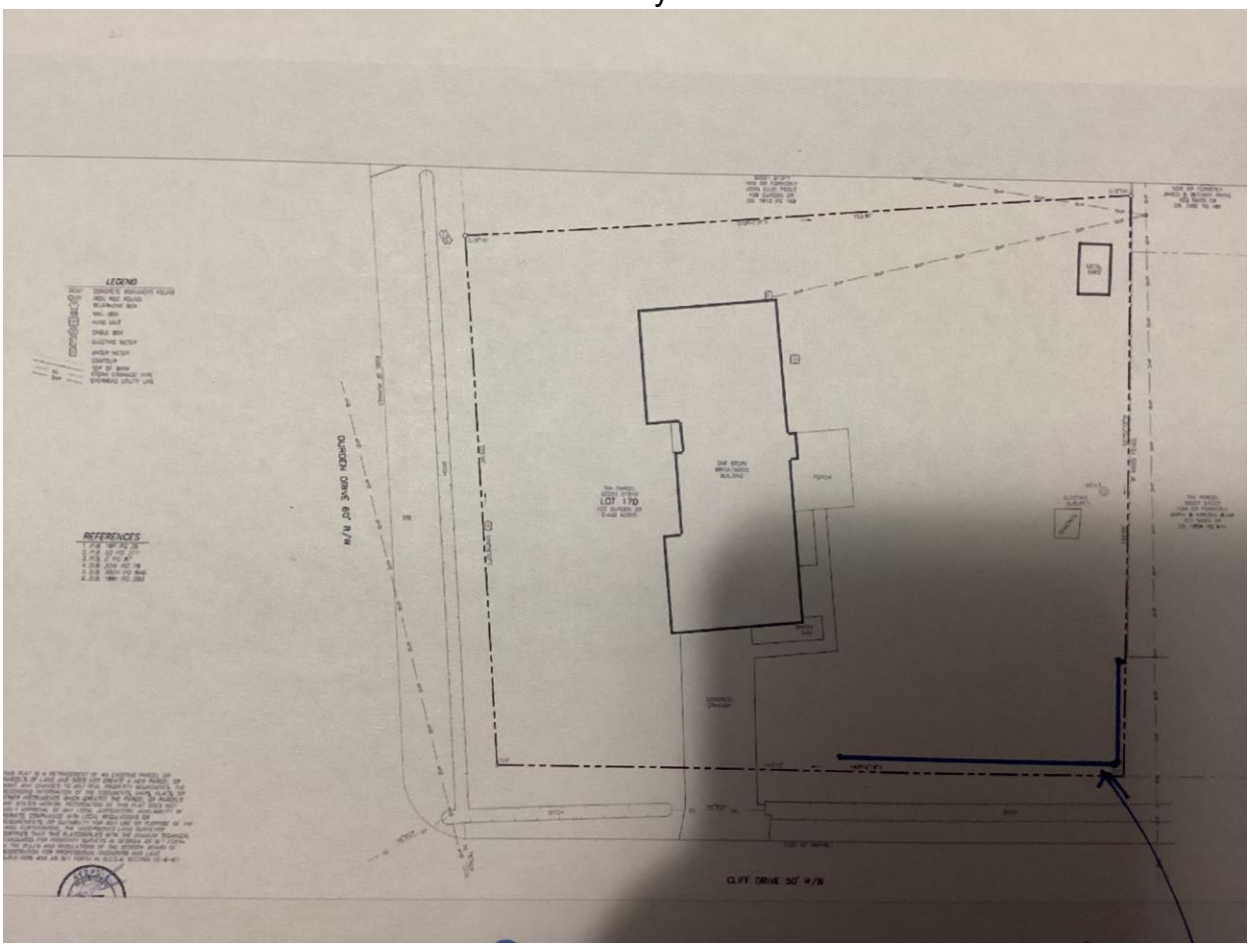
William Brannen

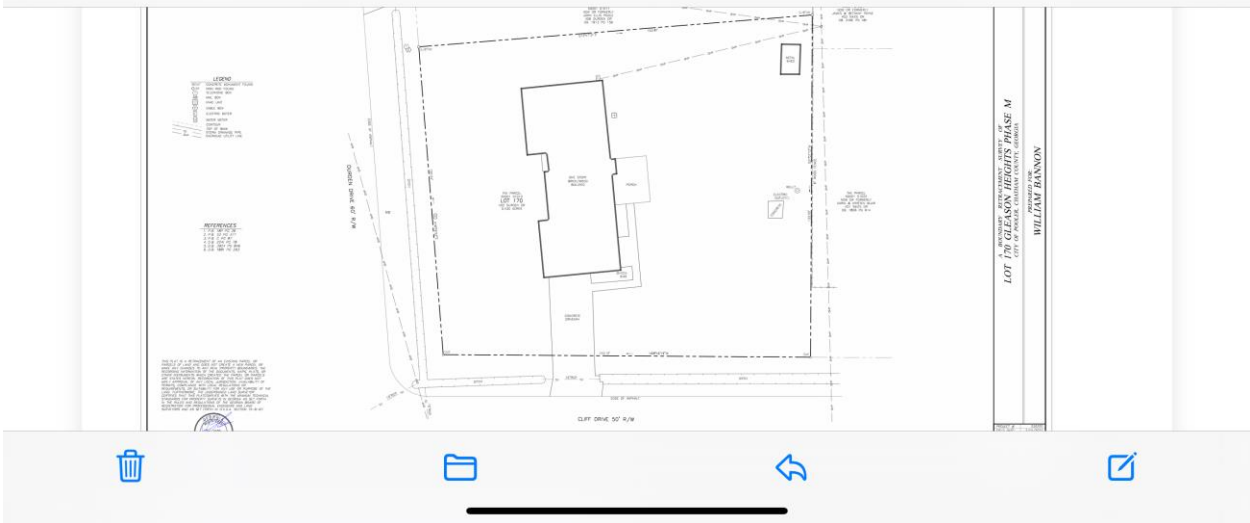
Applicant Name | Applicant Signature | Date

Site Plan


402 Durden Dr.
Neighbors Fence
Survey Stake
1'
27'
Back Yard
New Fence
Side Yard
Side Yard
26'
90'
10'
Ditch
30'
Cliff Rd.
House
Front
Survey Stake
Durden Dr

Surveys


LEGEND
REFERENCES
DURDEN DRIVE 60' R/W
LOT 170
CLIFF DRIVE 50' R/W


LEGEND
REFERENCES
DURDEN DRIVE 60' R/W
LOT 170
CLIFF DRIVE 50' R/W
LOT 170 GLEASON HEIGHTS PHASE M
WILLIAM BANNON

Photos of constructed fence





PERIMETERS
772-3681



Photos of various fences constructed in side (front) yeard setbacks within the vicinity.






607
THE BARRE'S







CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Conditional Use Request for a Manufacturing Production Facility at 5158 Old Louisville Rd.

Project:	#A25-0047
P&Z Meeting Date:	March 24, 2025
Public Hearing Date:	April 7, 2025
Applicant and Authorized Agent:	Mana Nutritive Aid Products, Incorporated
Location (Address):	5158 Old Louisville Rd.
Parcel (PIN):	50987 01031
Existing Zoning:	I-1 (Light Industrial)
Zoning Action:	Conditional Use
Request:	Request is for a conditional use to establish a manufacturing facility at 5158 Old Louisville Rd.
Application Filed:	March 3, 2025
Legal Notice Published:	March 23, 2025
Sign Posted:	March 19, 2025
Letters Mailed:	March 18, 2025
Staff Recommendation:	Approval with the condition that the 20-foot buffer be heavily planted with understory trees and/or shrubs.
Planning & Zoning Commission:	[TBD]
Recommended Motion:	*"After review of the criteria, move for approval of the request."*

Background:	The request is to allow for the establishment of a manufacturing facility at 5158 Old Louisville Rd. The applicant is proposing to construct a manufacturing production facility for vitamin blending and tableting on the site. The site is currently being used as a trailer yard and associated office. The property is zoned for light industrial use, which allows for the conditional use of manufacturing facilities. The site is adjacent to existing warehousing and distribution facilities. On September 18, 2023, a variance request for an 80-foot buffer reduction was approved for the subject parcel with the condition that the remaining 20-foot buffer must be heavily planted with understory trees and/or shrubs.
Relevant Ordinances:	App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District App. A, Art. IV, Sec. 4 – Conditional Uses App. A, Art. V, Sec. 7 – Standards for Conditional Use Permission
Zoning Action Standards:	1. The proposed use will not be contrary to the purpose of this ordinance. • *The proposed use would be consistent with the purpose of the ordinance as the vitamin manufacturing is not seen as being heavy industrial, compared to larger scale manufacturing or production uses.* 2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers. • *The proposed use would not be detrimental to adjacent properties or surrounding areas as it would take place inside of an enclosed facility, will remain within the industrial makeup of the area, and the information provided within the submittal materials indicates the facility will be outfitted with reverse osmosis to treat effluent (liquid waste/sewage runoff) as well as high standard air filtration systems; ensuring no water or air pollution is created.* 3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use.

- *The proposed use is consistent and compatible with existing uses nearby and those otherwise allowed in the district and would not constitute a nuisance or hazard as the use will take place within an enclosed facility which will be visually cohesive with the adjacent uses. Information provided within the submittal materials indicates the blending and tableting machinery creates noise levels consistent with other light industrial uses. Additionally, the applicant has stated that their low volume of shipments will not create a significant increase in vehicular/truck traffic, and the facility will be outfitted with reverse osmosis to treat effluent (liquid waste/sewage runoff) as well as high standard air filtration systems; ensuring no water or air pollution is created.*

4. The proposed use will not be affected adversely by the existing uses of adjacent properties.

    - *The proposed use will not be affected adversely by the existing uses of adjacent properties as the proposed use is similar and compatible with existing uses.*

5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.

    - *The proposed vitamin manufacturing facility is proposed on a site which is of a substantial and appropriate size for such use. The site plan, as shown within the current submittal, does not meet the conditions placed upon the site at the September 18, 2023, variance approval; the site plan, when submitted, will need to be revised to show the 20-foot, heavily planted buffer prior to approval.*

6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met.

    - *The parking standards will be required to be satisfied by providing the required number of spaces during the site plan process.*

7. The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.

    - *The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the*

	public welfare and protect the established development pattern.
Conclusion:	The request complies with the criteria for a conditional use. As such, staff recommends **Approval** of the request with the condition that the 20-foot buffer be heavily planted with understory trees and/or shrubs.
Attachments:	A. Vicinity Map B. Application and Submittal Documentation

Attachment A



CITY OF POOLER
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Vicinity Map - 5158 Old Louisville Rd. - Conditional Use

03/10/2025

Parcels

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

Conditional Use Application

Updated **MAY 2024**

NOTICE TO APPLICANT

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

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

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

OFFICE USE ONLY

Hearing Date: _____ Published in Legal Organ: _____

Letters of Notification Mailed: _____ Sign Posted: _____

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

Contact Information

Mana Nutritive Aid Products, Incorporated	855-438-6262 ext 709
Applicant Name	Applicant Phone
130 Library Lane, Suite 300 Matthews, NC 28105	
Applicant Mailing Address	Applicant Email
HIG PROPERTY MANAGEMENT, LLC	912-572-5658
Property Owner Name	Property Owner Phone
P.O. Box 1199, Pooler, GA 31322	higp.mgmt@gmail.com
Property Owner Mailing Address	Property Owner Email
Jon McDowell	479-616-0266
Contact Person Name	Contact Person Phone
130 Library Lane, Suite 300 Matthews, NC 28105	jon@mananutrition.or
Contact Person Mailing Address	Contact Person Email

Property Information

5158 Old Louisville Rd, Pooler, GA 31322	5-0987-01-031
Location Address	Parcel Identification #
I-1	trailer yard and assoc
Current Zoning	Current Use

Conditional Use Application

Updated **MAY 2024**

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

See Statement 1

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

See Statement 2

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

See Statement 3

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

See Statement 4

Adjacent Property Owners

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

See Statement 5

Name	Address	Zip
Name	Address	Zip
Name	Address	Zip
Name	Address	Zip

Affidavit

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

Applicant Name	Applicant Signature	Date
Mana Nutritive Aid Products, Incorp	Mark Moore	03 March 2025

Attestant Name	Attestant Title	Date
Jon McDowell	Assistant	03 March 2025

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.

Mana Nutritive Aid Products, Incorpor	Mark Moore	03 March 2025
Applicant Name	Applicant Signature	Date

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?

✔ **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.

Mana Nutritive Aid Products, Incorpc	Mark Moore	03 March 2025
Applicant Name	Applicant Signature	Date

Statement 1

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

Mana Nutrition manufactures a ready-to-eat food product used in the treatment of severe acute malnutrition. Our product is distributed globally through UNICEF (an agency of the U.N.) and USAID (an agency of the U.S. government). Substantially all of the product that we create contains a vitamin premix as a primary ingredient. Mana plans to add a production facility for vitamin blending and tableting at this location to fulfill our need for vitamin premix. We request that our business operation be granted conditional use under NAICS code 339 provided for under zoning designation I-1.

Statement 2

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

After construction and full commissioning, vitamix premix blending and tableting will be undertaken at this facility. Premix blending is a dry process that combines nutrients from ingredient sources in precise ratios to meet specifications. This process is gravity fed and employs various blending mechanisms (ex: ribbon blending). Tableting is a process that takes a vitamin blend and compresses it into a tablet form. These processes will initially operate 5 days a week, 8 hours a day.

Statement 3

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

Our installation of vitamin blending equipment will require additional utilities for electrical requirements. Production of vitamin blends is a dry process that will run with cleaning protocols for normal operation and incidental spillage of dry powders. We will employ reverse osmosis to treat effluent. Based on these measures, vitamin blending and tableting will not give rise to additional sewage disposal or contaminants in effluent. Additionally, our production processes will require a high standard of air filtration, meeting ISO-8 compliance. As a result, there will be no negative impact on air quality. Noise from the blending and tableting processes are similar to the noise levels produced in typical light industrial applications. Ingredients will be received and products will be shipped to and from this location. Based on the high concentration of our product and ingredients, the total volume of such shipments will represent a negligible increase to the current traffic of the surrounding properties.

Statement 4

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

We plan to begin construction in August, 2025 with completion in July, 2026 and subsequently assume occupancy September, 2026.

Statement 5

Owner Name	Owner Address	Parcel ID (PIN)
MANA NUTRITIVE AID PRODUCTS INCORPORATED	130 LIBRARY LANE MATTHEWS, NC, 28105	50987 01043
MANA NUTRITIVE AID PRODUCTS INCORPORATED	130 LIBRARY LANE MATTHEWS, NC, 28105	50987 01041
TREELESS PLAIN I LLC 2 SEAPORT LANE	C/O L&B REALTY ACQUISITIONS 5910 CENTRAL EXPY STE, DALLAS, TX, 75206	50987 01042
PRO LAND INVESTMENTS LLC	PO BOX 821700, PEMBROKE PINES, FL, 33082	50924 04018
SNL 145 DISTRIBUTION DR OWNER, LLC	C/O CORE AND VALUE ADVISORS, LLC 3550 LENOX ROAD, ATLANTA, GA, 30326	50924 04023
LEE WEST & WALSH L P	3010 BRIERFIELD LAKE, ALPHARETTA, GA, 30004	50924B01001
HARPER FAMILY PROPERTIES, LLC	207 KENSINGTON CROSSING, GUYTON, GA, 31312	50987 02018
POOLER PLAZA CONDOMINIUM ASSOCIATION INC	3715 NORTHSIDE PARKWAY, B-400 SUITE 425, ATLANTA, GA, 30327	50987 02017
SDP ACQUISITIONS, LLC	3715 NORTHSIDE PARKWAY, B-400 SUITE 425, ATLANTA, GA, 30327	50987 02020
PROTSMAN BRYAN A	P.O.BOX 15684 SAVANNAH, GA, 31416	50987 02003

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.

Mana Nutritive Aid Products, Incorporated	jon@mananutrition.org	855-438-6262 ext 709
Applicant/Agent Name	Email	Phone

130 Library Lane, Suite 300 Matthews, NC 28105

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.

5158 Old Louisville Rd, Pooler, GA 31322

Property Address

HIG Property Management, LLC		2-19-25
Owner Name	Owner Signature	Date

Notary Public

February 19, 2025

Subscribed and Sworn This Day Of

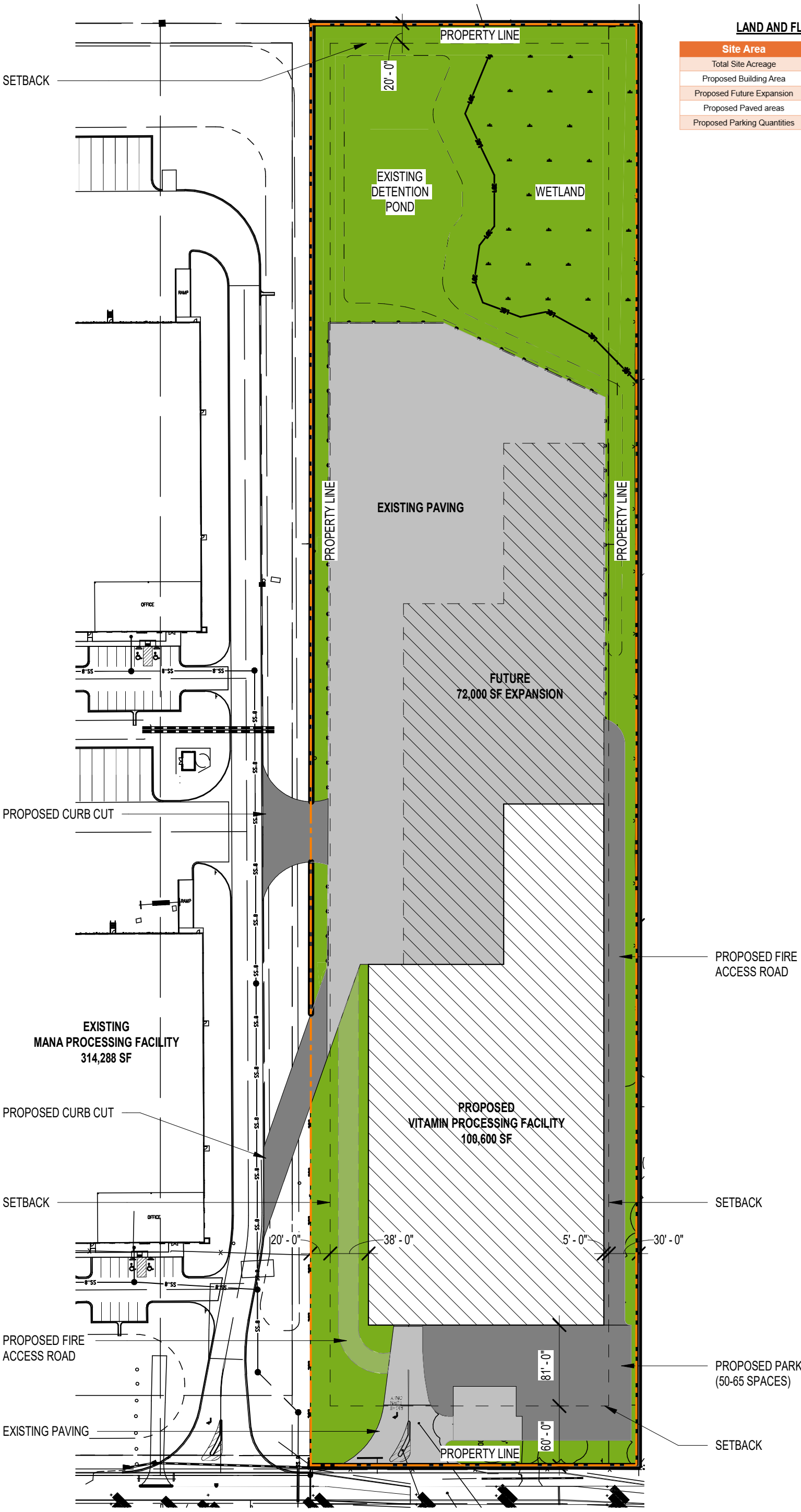
Thomas Luke		01/16/2028
Notary Name	Notary Signature	Commission Expiration

Seal

THOMAS LUKE NOTARY PUBLIC BRYAN COUNTY, GEORGIA MY COMMISSION EXPIRES JANUARY 16, 2028

LAND AND FLOOR AREA TABLE

Site Area	
Total Site Acreage	11.01 acres
Proposed Building Area	100,000 SF
Proposed Future Expansion	72,000 SF
Proposed Paved areas	197,000 SF
Proposed Parking Quantities	50-65 spots



A·M·KING
1610 EAST MOREHEAD, SUITE 200
WWW.AMKINGGROUP.COM

2/21/2025

NOT FOR CONSTRUCTION

MANA NUTRITION VITAMINS

5158 OLD LOUISVILLE ROAD POOLER, GA 31322

SITE DEVELOPMENT PLAN

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Variance for 15 Commons Way – Foundation at Blakely Commons

Project:	#A25-0051
P&Z Meeting Date:	March 24, 2025
Public Hearing Date:	April 7, 2025
Applicant and Authorized Agent:	Alexine Diouf, Maupin Engineering
Location (Address):	15 Commons Way, off Old Quacco Road
Parcel (PIN):	51009 01089
Existing Zoning:	PUD (Savannah Quarters – Phase 2)
Zoning Action:	Variance
Request:	Request is for a variance to reduce the 25 foot rear yard setback to 0 feet, reduce the 25 foot side yard setback to 10 feet, the 40 foot accessible front setback to 15 feet, and the 20 foot non-accessible front setback to 7 feet; and an additional request for a reduction in play area from 18,700 square feet (100 sf per child) to 16,300 square feet.
Application Filed:	March 3, 2025
Legal Notice Published:	March 23, 2025
Sign Posted:	March 19, 2025
Letters Mailed:	March 18, 2025
Staff Recommendation:	Approval
Planning & Zoning Commission:	[TBD]

Recommended Motion:	*"After review of the criteria, move for approval of the request."*
Background:	The property located at 15 Commons Way is an undeveloped parcel that is approximately 1.62acres in size with frontage on Old Quacco Rd. and Commons Way; Commons Way being the access frontage. The property is located within the Savannah Quarters PUD, Phase 2. This particular phase allows for commercial uses as are allowed within zoning districts C-1, C-2, and C-P. A childcare facility is listed as being a permitted use. The parcel is irregular in shape and includes a small portion of the property designated within an AE flood zone on the easternmost edge. Adding to the irregularity in shape is a 20 foot Right of Way that was dedicated to the City of Pooler along Old Quacco Road and a 30-foot-wide drainage access easement that bisects the property. Section 19 – Child Care Facilities, requires 100 square feet of outdoor play area (fenced) per child.
Relevant Ordinances:	App. A, Art. V, Sec. 9 – Variances App. A, Art. III, Sec. 19 – Child Care Facilities Savannah Quarters PUD Master Plan
Zoning Action Standards:	1. That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property. • *There are unique physical conditions and circumstances that apply to this particular property that do not apply to other parcels in the vicinity. The subject parcel is very irregular in shape and has a portion where the width of the parcel is constrained or 'bottlenecked' on the eastern side. There is a 30 foot drainage and access easement that bisects the property that further restricts the buildable area of the lot. Additionally, the property owner dedicated 20 feet of the property along Old Quacco Road as right-of-way to the City of Pooler for the Pooler Parkway widening project, which further reduces the buildable area of the lot.* 2. That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the

provisions of the zoning ordinance, without undue hardship to the property.

- *Because of the extraordinary conditions pertaining to the subject property, including the irregular shape, the 30-foot drainage and access easement bisecting the parcel and the property dedicated as right-of-way, the property cannot be developed meeting all code standards without undue hardship to the applicant.*

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

- *The variance will not result in a use not authorized in the zoning district or cause detriment to the public good.*

Conclusion:	Staff finds that the request does meet the required criteria for a variance. As such, staff recommends Approval of the request as submitted.
Attachments:	A. Vicinity Map B. Application and Submittal Documentation

Attachment A



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

Vicinity Map - 15 Commons Way - Variance

03/11/2025

Parcels

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

Zoning Variance Application

Updated **MAY 2024**

NOTICE TO APPLICANT

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

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

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

OFFICE USE ONLY

Hearing Date: _____ Published in Legal Organ: _____

Letters of Notification Mailed: _____ Sign Posted: _____

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

Contact Information

Alexine Diouf	(912) 235-2915
Applicant Name	Applicant Phone
114 W. 42nd Street. Savannah, GA 31401	alexine@maupinengineering.com
Applicant Mailing Address	Applicant Email
The Sunshine House, Inc.	864-990-1820
Property Owner Name	Property Owner Phone
601 E McBee Ave. Ste. 201 Greenville, SC 29601	jmann@sshouse.com
Property Owner Mailing Address	Property Owner Email
Jerod Mann	864-293-3856
Contact Person Name	Contact Person Phone
601 E McBee Ave. Ste. 201 Greenville, SC 29601	jmann@sshouse.com
Contact Person Mailing Address	Contact Person Email

Property Information

15 Commons Way, Pooler GA 31328	51009 01089
Location Address	Parcel Identification #

Zoning Variance Application

Updated **MAY 2024**

PUD - Savannah Quarters Phase 2	Vacant Undeveloped Lot
Current Zoning	Current Use

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

To construct a child care facility with the required fencing and play area per Article III, Sec 19.B.1. We request setback, play area and fencing variances analogous of the physical constraints of the property. The irregular shaped lot abuts a parcel with wetlands and a dedicated lake for master drainage at the rear. The lot is further constrained by a drainage easement bisecting the lot and reduced by the 20' ROW dedication along Quacco Road per Pooler's request. In addition, PUD phase 2 of Savannah Quarters has been revised to include additional uses to the senior living in 2022. However, the 25' setbacks have not been updated to reflect typical 10' rear and side yard setbacks of commercial uses per Article III, Sec 6. SEE NEXT SHEET FOR MORE.

Adjacent Property Owners

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

Name	Address	Zip
Blakley Commons Property.. Inc	100 BLUE MOON CROSSING SUITE 114, Pooler, GA	31322
Southwest Quadrant Dev. Comp	PO BOX 2309. PAWLEYS ISLAND, SC	29585
Mosaic Two Property, LLC	463 POOLER PARKWAY #223, Pooler, GA	31322
BigJack1, LLC	BOX 16935, Savannah, GA	31416

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.

Applicant Name	Applicant Signature	Date
Alexine Diouf		3/3/2025

Attestant Name	Attestant Signature	Date
Jerod Mann		3/4/2025

Zoning Variance Standards

Updated **SEPT 2023**

Variance Criteria

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

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

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

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

Affidavit of Receipt

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

Alexine Diouf		03-03-2025
Applicant Name	Applicant Signature	Date

Per the aforementioned physical constraints, this lot cannot be developed per the ordinance as most of it becomes unbuildable.

Therefore, we request the following variances:

1) Rear yard setback variance from 25' to 0' considering the rear adjacent uses unlikely to be further developed.

2) Side yard setback from 25' to 10' in compliance with typical commercial setbacks.

3) Front yard setback variances for the accessible frontage 40' to 15' and the non-accessible frontage setback from 20' to 7' for the installation of the required fence now considered as a security fence per recent zoning ordinance update in Dec 2024.

4) Reduction of required play area from 187,000sf (100sf per child) to 163,000sf which excludes the 24 infants from the calculation. This is a special request to reconsider the term "child" in Article III, Sec 19.B.1 since infants cannot utilize the play areas. The section is also more stringent than state requirements that consider the children will not all be playing outside at the same time and therefore divides the requirement by three. In addition, the ROW dedication has reduced the lot by 2,587sf, the amount of space needed to comply with play area requirements.

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

Setback, Fencing, and Play Area Variance for The Foundations at Blakely Commons
Zoning Action/Agenda Item

03-24-2025
Planning & Zoning Public Hearing/Meeting Date and Time

04-07-2025
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.

Alexine Diouf — Applicant Name
Applicant Signature
03-03-2025 — Date

CERTIFICATE *of* SIGNATURE

REF. NUMBER
B93DY-BQM5H-QI9SH-WZXA9

DOCUMENT COMPLETED BY ALL PARTIES ON
04 MAR 2025 13:08:35 UTC

SIGNER	TIMESTAMP	SIGNATURE
ALEXINE DIOUF EMAIL ALEXINE@MAUPINENGINEERING.COM	ELECTRONIC SIGNATURE CONSENT 03 MAR 2025 19:37:18 UTC SENT 03 MAR 2025 19:36:58 UTC VIEWED 03 MAR 2025 19:37:12 UTC SIGNED 03 MAR 2025 19:47:35 UTC	 IP ADDRESS 107.127.32.22 LOCATION STONE MOUNTAIN, UNITED STATES
RECIPIENT VERIFICATION	EMAIL VERIFIED 03 MAR 2025 19:37:12 UTC	
ROBB BRYAN EMAIL ROBBBRYAN@GMAIL.COM	ELECTRONIC SIGNATURE CONSENT 03 MAR 2025 22:11:03 UTC SENT 03 MAR 2025 19:36:58 UTC VIEWED 03 MAR 2025 22:10:50 UTC SIGNED 04 MAR 2025 13:08:35 UTC	 IP ADDRESS 144.253.48.250 LOCATION GREENVILLE, UNITED STATES
RECIPIENT VERIFICATION	EMAIL VERIFIED 03 MAR 2025 22:10:50 UTC	

Alexine Diouf agreed to the eSign Disclosure and the use of electronic signatures
03 Mar 2025 19:37:18 UTC

Robb Bryan agreed to the eSign Disclosure and the use of electronic signatures
03 Mar 2025 22:11:03 UTC

By inputting your name below, you are verifying that the statements and information provided are true and correct, and you are attesting to the validity of all contents within this electronic submission. You are authorized to act on behalf of this property as owner or authorized representative. By clicking on the submit button, you are deemed to have electronically signed this statement.

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.

Alexine Diouf	alexine@maupinengineering.com	912.235.2915
Applicant/Agent Name	Email	Phone

114 W 42nd St. Savannah GA 31401

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.

15 Commons Way, Pooler GA 31328

Property Address

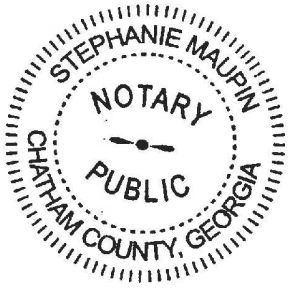
The Sunshine House, Inc.		03-03-2025
Owner Name	Owner	Date

Notary Public

Subscribed and Sworn This Day Of

Stephanie Maupin	Stephanie Maupin	09-19-2026
Notary Name	Notary Signature	Commission Expiration

Seal



CERTIFICATE *of* SIGNATURE

REF. NUMBER
WPFFJ-ETZEP-PCSCE-3KMYQ

DOCUMENT COMPLETED BY ALL PARTIES ON
04 MAR 2025 15:07:43 UTC

SIGNER	TIMESTAMP	SIGNATURE
JEROD MANN EMAIL JMANN@SSHOUSE.COM	ELECTRONIC SIGNATURE CONSENT 03 MAR 2025 20:05:58 UTC SENT 25 FEB 2025 19:24:57 UTC VIEWED 03 MAR 2025 20:05:48 UTC SIGNED 03 MAR 2025 20:06:42 UTC	 IP ADDRESS 144.253.48.250 LOCATION GREENVILLE, UNITED STATES
RECIPIENT VERIFICATION	EMAIL VERIFIED 03 MAR 2025 20:05:48 UTC	
STEPHANIE MAUPIN EMAIL STEPHANIE@MAUPINENGINEERING.COM	ELECTRONIC SIGNATURE CONSENT 04 MAR 2025 15:06:06 UTC SENT 25 FEB 2025 19:24:57 UTC VIEWED 04 MAR 2025 15:06:01 UTC SIGNED 04 MAR 2025 15:07:43 UTC	 IP ADDRESS 173.245.235.174 LOCATION SAVANNAH, UNITED STATES
RECIPIENT VERIFICATION	EMAIL VERIFIED 04 MAR 2025 15:06:01 UTC	

Jerod Mann agreed to the eSign Disclosure and the use of electronic signatures
03 Mar 2025 20:05:58 UTC

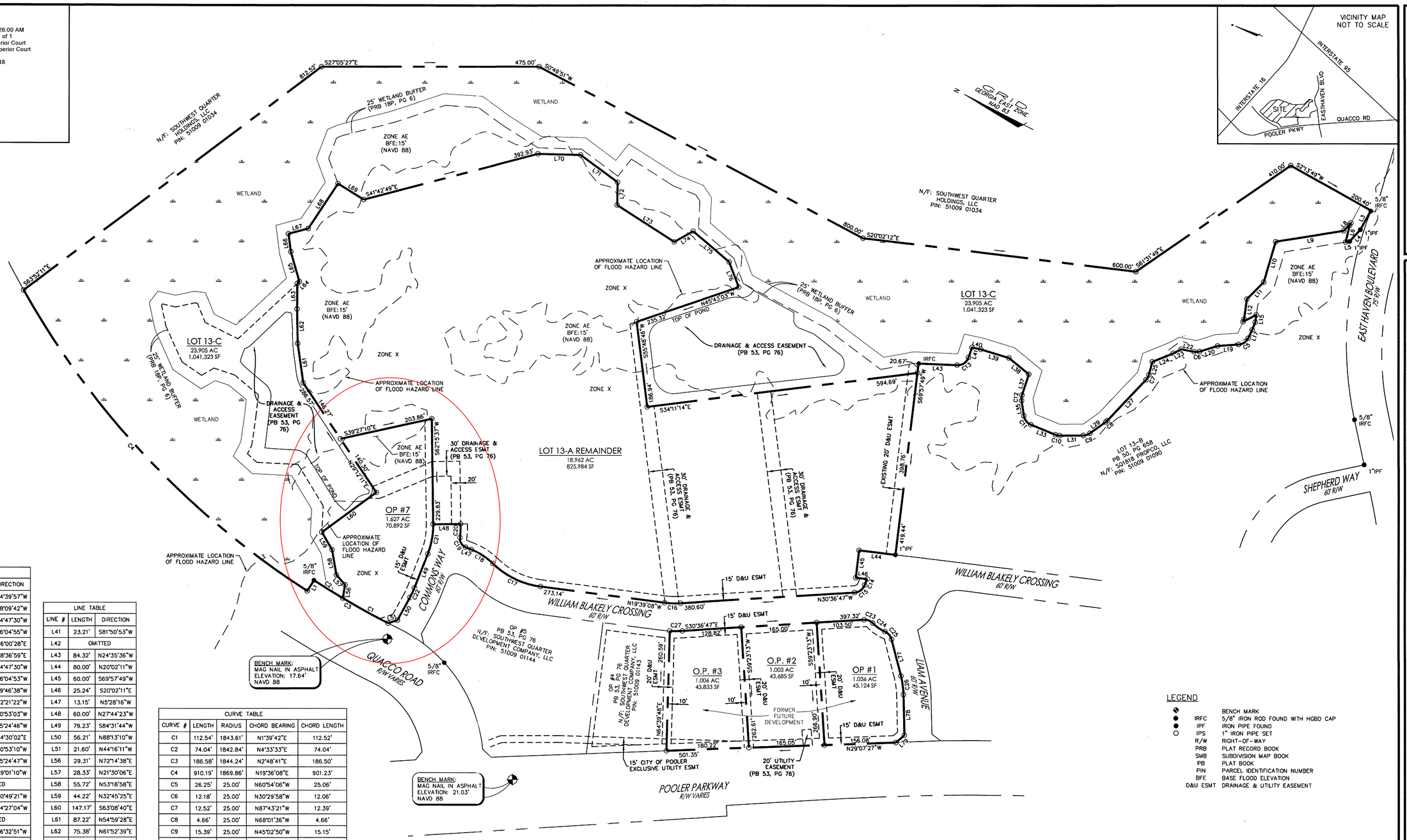
Stephanie Maupin agreed to the eSign Disclosure and the use of electronic signatures
04 Mar 2025 15:06:06 UTC

By inputting your name below, you are verifying that the statements and information provided are true and correct, and you are attesting to the validity of all contents within this electronic submission. You are authorized to act on behalf of this property as owner or authorized representative. By clicking on the submit button, you are deemed to have electronically signed this statement.

Type: PLAT
Recorded: 3/16/2022 10:26:00 AM
Fee Amt: $10.00 Page 1 of 1
Chatham, Ga. Clerk Superior Court
Tammie Mosley Clerk Superior Court

Participant ID: 2756053648

BK 53 PG 324



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	27.35'	N84°39'57"W
L3	47.83'	N88°09'42"W
L4	34.83'	N74°47'30"W
L5	8.64'	N36°04'55"W
L6	37.03'	N76°00'28"E
L7	6.41'	S88°36'59"E
L8	23.02'	N74°47'30"W
L9	150.34'	N36°04'53"W
L10	92.17'	S79°46'38"W
L11	52.14'	N72°21'22"W
L12	44.06'	S70°53'03"W
L13	5.84'	S85°24'46"W
L14	32.46'	S54°30'02"E
L15	16.33'	S70°53'10"W
L16	18.15'	S85°24'47"W
L17	20.06'	S89°01'10"W
L18	OMITTED	
L19	45.88'	N30°49'21"W
L20	40.99'	N44°27'04"W
L21	OMITTED	
L22	28.59'	N16°32'51"W
L23	19.30'	N54°56'47"W
L24	49.41'	N48°58'28"W
L25	29.39'	S77°55'38"W
L26	OMITTED	
L27	122.93'	N73°22'20"W
L28	OMITTED	
L29	42.08'	N62°40'52"W
L30	OMITTED	
L31	51.55'	N27°24'48"W
L32	OMITTED	
L33	57.65'	N4°51'55"W
L34	OMITTED	
L35	33.74'	N54°17'17"E
L36	OMITTED	
L37	47.91'	N81°01'35"E
L38	56.12'	N12°07'44"E
L39	63.85'	N9°54'28"W
L40	19.78'	N14°47'31"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L41	23.21'	S81°50'53"W
L42	OMITTED	
L43	84.32'	N24°35'36"W
L44	80.00'	N20°02'11"W
L45	60.00'	S69°57'49"W
L46	25.24'	S20°02'11"E
L47	13.15'	N5°28'16"W
L48	60.00'	N27°44'23"W
L49	79.23'	S84°31'44"W
L50	56.21'	N88°13'10"W
L51	21.60'	N44°16'11"W
L56	29.31'	N72°14'38"E
L57	28.33'	N21°30'06"E
L58	55.72'	N53°18'58"E
L59	44.22'	N32°45'25"E
L60	147.17'	S63°08'40"E
L61	87.22'	N54°59'28"E
L62	75.38'	N61°52'39"E
L63	54.88'	N63°29'38"E
L64	6.23'	S69°51'03"E
L65	67.91'	N46°59'46"E
L66	39.62'	N55°43'19"E
L67	44.33'	S42°06'56"E
L68	117.82'	S83°25'07"E
L69	65.99'	S4°39'39"W
L70	92.83'	S25°37'50"E
L71	100.67'	S9°19'11"W
L72	49.58'	S64°17'07"W
L73	148.44'	S5°48'49"W
L74	47.55'	S56°44'27"E
L75	103.96'	S13°47'36"W
L76	58.37'	S42°18'31"W
L77	82.32'	S48°43'41"W
L78	88.35'	S61°40'00"W
L79	24.37'	N67°06'37"W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	112.54'	1843.61'	N1°39'42"E	112.52'
C2	74.04'	1842.84'	N4°33'33"E	74.04'
C3	186.58'	1844.24'	N2°48'41"E	186.50'
C4	910.19'	1869.86'	N19°36'08"E	901.23'
C5	26.25'	25.00'	N60°54'06"W	25.06'
C6	12.18'	25.00'	N30°29'58"W	12.06'
C7	12.52'	25.00'	N87°43'21"W	12.39'
C8	4.66'	25.00'	N68°01'36"W	4.66'
C9	15.39'	25.00'	N45°02'50"W	15.15'
C10	9.84'	25.00'	N16°08'21"W	9.78'
C11	25.81'	25.00'	N24°42'41"E	24.68'
C12	11.67'	25.00'	N67°39'26"E	11.56'
C13	32.10'	25.00'	N61°22'22"W	29.94'
C14	13.69'	81.00'	S87°14'37"W	13.67'
C15	29.23'	25.00'	N64°06'19"W	27.59'
C16	34.82'	182.00'	N25°07'58"W	34.76'
C17	117.35'	182.00'	N1°10'51"W	115.33'
C18	56.41'	142.00'	N5°54'35"E	56.04'
C19	26.24'	20.00'	N32°06'36"E	24.40'
C20	29.83'	230.00'	N65°58'32"E	29.81'
C21	66.07'	170.00'	S73°23'41"W	65.66'
C22	23.04'	177.41'	S88°09'17"W	23.02'
C23	21.69'	25.00'	S5°45'42"E	21.01'
C24	32.18'	81.00'	S7°42'26"W	31.97'
C25	22.87'	25.00'	S22°31'35"W	22.08'
C26	41.16'	182.52'	S55°11'17"W	41.07'
C27	27.44'	242.00'	S27°21'55"E	27.42'

SURVEY DATE: 6/22/2021
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "△" = 04"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/7+0,127
FIELD ERROR OF CLOSURE: 1/80,096

REFERENCE:
1. PLAT BOOK 53, PAGE 76.
2. PLAT BOOK 50, PAGE 784
3. PLAT BOOK 51, PAGE 693.
4. PLAT BOOK 50, PAGE 658.
5. PLAT BOOK 51, PAGES 529-530.
6. PLAT RECORD BOOK 18P, PAGE 6.

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

APPROVED BY THE POOLER PLANNING AND ZONING COMMISSION.
CHAIRMAN _____ DATE 2-28-2022

APPROVED BY THE MAYOR AND ALDERMAN FOR THE CITY OF POOLER.
MAYOR _____ DATE 3-8-22
ALDERWOMAN _____ DATE 3-8-22
ALDERMAN _____ DATE 3/8/22
ALDERMAN _____ DATE 2/8/22
ALDERMAN _____ DATE 3/6/22
ALDERMAN _____ DATE 3-8-22
ALDERMAN _____ DATE 3-8-22

NOTES:
1. THIS PLAT CREATES FOUR BUILDABLE LOTS.
2. TOTAL AREA: 47.539 AC; 2,070,841 SF.
3. PARENT PROPERTY ADDRESS: 000 QUACCO ROAD.
4. PARENT PARCEL IDENTIFICATION NUMBERS: 51009 01089 & 51009 01146.
5. THIS PROPERTY IS CURRENTLY ZONED PUD.
6. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
7. AS OF THE DATE OF THIS SURVEY; BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X AND AE. ZONE AE IS A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13051C0109G, EFFECTIVE DATE: 8/16/2018, BASE FLOOD ELEVATION: 15', NAVD 1988. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
8. LOTS TO BE SERVED BY CITY OF POOLER WATER AND SANITARY SEWER SYSTEMS.
9. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
10. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
11. ALL LINES ARE LABELED CONSECUTIVELY, SOME LABELS ARE NOT SHOWN FOR CLARITY PURPOSES.
12. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

OWNER

LEGEND

◆		BENCH MARK
●	IRFC	5/8" IRON ROD FOUND WITH HGBD CAP
●	IPF	IRON PIPE FOUND
○	IPS	1" IRON PIPE SET
	R/W	RIGHT-OF-WAY
	PRB	PLAT RECORD BOOK
	SMB	SUBDIVISION MAP BOOK
	PB	PLAT BOOK
	PIN	PARCEL IDENTIFICATION NUMBER
	BFE	BASE FLOOD ELEVATION
	D&U ESMT	DRAINAGE & UTILITY EASEMENT

100' 50' 0' 100'
GRAPHIC SCALE: 1"=100'

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.

2/17/22

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 MAJOR SUBDIVISION OF 13-A REMAINDER AND FUTURE DEVELOPMENT, SAVANNAH QUARTERS, 8TH G.M. DISTRICT, CITY OF POOLER, CHATHAM COUNTY, GEORGIA

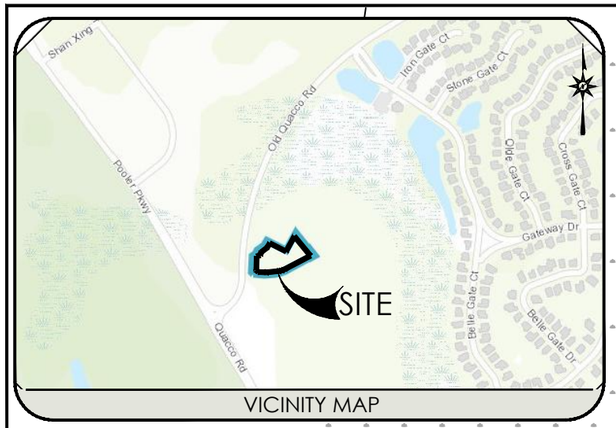
PREPARED FOR: SOUTHWEST QUADRANT DEVELOPMENT COMPANY, LLC

JOB NUMBER:	18-371.001
DATE:	1/4/2022
DRAWN BY:	JPA
CHECKED BY:	
SCALE:	1" = 100'

MAJOR SUBDIVISION

SHEET: 1/1

COLEMAN COMPANY, INC. DATE PLOTTED: 2/14/2022 3:59 PM BY: Josh Akins DRAWING PATH: O:\18-371.001\DWG\Survey\18-371.001 BLAKELY COMMONS MINOR PLAT 2022.2.7.dwg



VICINITY MAP

GRID NORTH (NAD83)
GA SPC, EAST ZONE

TOTAL OUTDOOR PLAY AREA: 16,245SF

PROPOSED 0' REAR SETBACK

EXISTING 25' REAR SETBACK

PROPOSED RIGHT-OF-WAY TAKING

EXISTING RIGHT-OF-WAY LINE

PROPOSED 7' NON-ACCESS FRONTAGE SETBACK

EXISTING 20' NON-ACCESS FRONTAGE SETBACK

5' ALUMINUM VINYL COATED FENCE

PROPOSED 10' SIDE SETBACK

EXISTING 25' SIDE SETBACK

PROPOSED 15' ACCESS FRONTAGE SETBACK

EXISTING 40' ACCESS FRONTAGE SETBACK

30' DRAINAGE & ACCESS EASEMENT

15' DRAINAGE & UTILITY EASEMENT

N/F
BLAKELY COMMONS
PROPERTY OWNERS ASSOCIATION
0 QUACCOR ROAD
TAX PIN: 51009 01149
DB: 2851-568 / PRB: 53-76

LAKE
DRAINAGE AND UTILITY EASEMENT
PRB: 53-76
Normal Pool = 14.1'

UNABLE TO LOCATE DRAINAGE OUTLET

WETLAND LINE (PRB: 185-5)

25' WETLAND BUFFER

8,645sf

FFE = 18.37

2,970sf

4,995sf

40' SETBACK

30' DRAINAGE ACCESS EASEMENT PRB: 53-76

15' DRAINAGE UTILITY EASEMENT PRB: 53-76

4" PVC SS LATERAL

2" WATER LATERAL

REBAR/CAP FOUND

BENCHMARK
TOP FH
ELEV. = 19.63'

SFHA ZONE "X"

SFHA ZONE AE BFE:15'

ZONE AE BFE:15' (NAVD 88)

SFHA ZONE "X"

QUACCO ROAD
(R/W VARIES)

ASPHALT PAVEMENT

COMMONS WAY
(60' R/W)

CONC S/W

GENERAL DEVELOPMENT NOTES:

1. PIN: 51009 01089
   ADDRESS: 15 COMMONS WAY
   POOLER, GA 31322

2. TOTAL LAND ACREAGE = 1.6(±) AC
   TOTAL DISTURBED ACREAGE = 1.6(±) AC

3. EXISTING USE OF PROPERTY : VACANT
   PROPOSED USE OF PROPERTY : DAY CARE

4. PRESENT SITE ZONING : PUD - SAVANNAH QUARTERS PHASE 2 (TRACT 13)

5. VARIANCES REQUESTED
   EXISTING SETBACKS TO REQUEST:
   40' FRONT ACCESSIBLE : TO 15'
   20' FRONT NON-ACCESSIBLE : TO 7'
   25' SIDE YARD : TO 10'
   25' REAR YARD : TO 0'
   18,700SF PLAY AREA : TO 16,300SF

MAUPIN engineering
114 WEST 42nd STREET • OFFICE PHONE (912) 235 - 2915
SAVANNAH, GA 31401 • GENERAL@MAUPINENGINEERING.COM

VARIANCE EXHIBIT

FELC 247 - Foundations at Blakely Commons

SCALE: 1" = 40'

DRWN: JAM 1-13-2025

CHK'D: JAM DATE

SDP2_FOUNDATIONS BLAKELY COMMONS-011325.DWG

SHEET NO. 1 of 1

933-23-01 PROJECT NO.





ATTRACTIVE
CHAIN LINK ALTERNATIVE

Jerith Patriot

ORNAMENTAL WELDED WIRE

6 ga. Horizontal | Dual Rail Design

Jerith

ASSA ABLOY

JERITH.COM 800-344-2242



48" TALL 4 GA.

Elegant, durable and affordable solutions.

Patriot combines the best features of welded wire mesh with the beauty of ornamental fence to create a strong and maintenance-free fence.

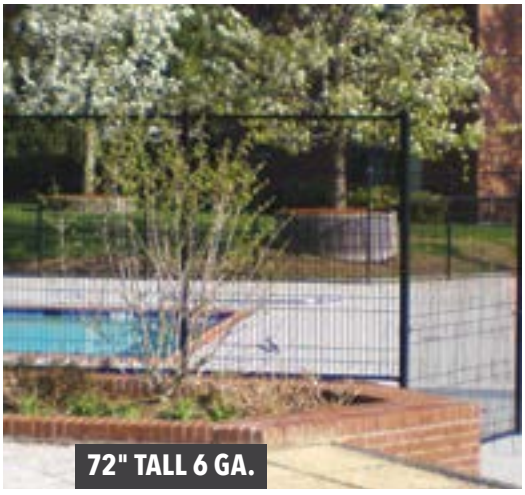
PATRIOT FENCE FEATURES

- 48", 60" and 72" height options
- Stack panels for custom heights
- Flush bottom rails meet pool codes
- Stronger than chain link
- Durable welded construction



60" TALL 4 GA.


60" TALL 6 GA.


72" TALL 6 GA.


72" TALL 4 GA.

100% FABRICATED, COATED & PACKAGED IN THE USA

EVERY FENCE COMES WITH A LIFETIME WARRANTY

MADE POSSIBLE BY OUR FENCCOAT FINISH & SUPERIOR DESIGN

SPECIFICATIONS

Vertical Wires	4 ga. (.225") or 6 ga. (.192")
Vertical Wire Spacing (on center)	3½" for 4 ga. or 1¾" for 6 ga.
Horizontal Wires	6 ga.
Horizontal Rails	1" sq. x 18 ga. (.049")
Posts Options	2" sq. x 16 ga. (Standard) 2½" sq. x 16 ga.
Standard Post Spacing (on center)	72"

COLORS

- Black
- White

GATES

Patriot gates match the fence style and are available in the standard design.



12' CUSTOM HEIGHT

A LEGACY OF QUALITY AND STYLE

Jerith

Ornamental Welded Wire

When we started manufacturing ornamental aluminum fences around 50 years ago, we made a commitment to producing only durable, high-quality, 100% American-made products. That commitment has become the backbone of our reputation and our promise to you.

JERITH.COM **800-344-2242**

Experience a safer and more open world

#8004 | 11/2023

Jerith

ASSA ABLOY

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

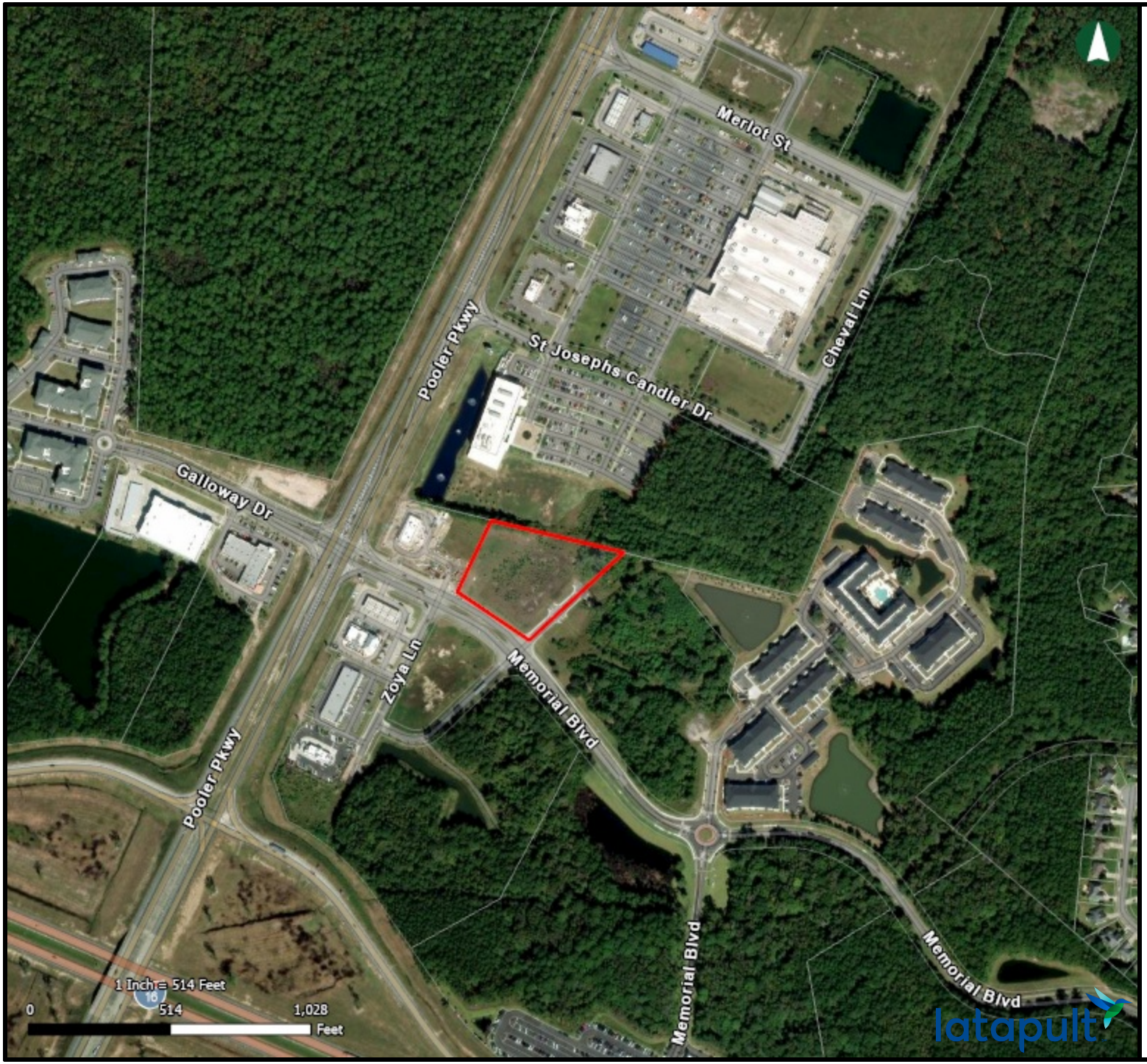
Variance for 850 Memorial Boulevard – Hampton Home 2

Project:	#A25-0052
P&Z Meeting Date:	March 24, 2025
Public Hearing Date:	April 7, 2025
Applicant and Authorized Agent:	Alexine Diouf, Maupin Engineering
Location (Address):	850 Memorial Boulevard
Parcel (PIN):	51010 01085
Existing Zoning:	PUD (Jabot)
Zoning Action:	Variance
Request:	Request is for a variance to reduce the required parking stall size from 9 feet in width and 20 feet in length to 8 feet in width and 15 feet in length in order to construct 22 compact parking spaces at 850 Memorial Blvd.
Application Filed:	March 3, 2025
Legal Notice Published:	March 23, 2025
Sign Posted:	March 19, 2025
Letters Mailed:	March 18, 2025
Staff Recommendation:	Denial
Planning & Zoning Commission:	[TBD]
Recommended Motion:	*"After review of the criteria, move for denial of the request."*

Background:	The property located at 850 Memorial Boulevard is an undeveloped parcel with frontage on Memorial Blvd; this parcel also includes access from a private access drive on the eastern property line. The property is located within a portion of the Jabot PUD designated for Heavy Commercial use. Hotel is a permitted use within the Jabot PUD for Heavy Commercial districts. On August 22, 2024, the applicant submitted a Site Development application for a hotel for review. During the site development review process staff discovered and informed the applicant that multiple parking bays included parking stall sizes that did not meet the standards as required in City code Sec. 5 – Off-street Parking and Loading. Parking spaces are required to be 9 feet by 20 feet. The applicant decided to pursue a variance request in order to allow 22 spaces be constructed at 8 feet by 15 feet. The 22 compact spaces are not part of the required parking for the site but are being proposed as excess parking spaces.
Relevant Ordinances:	App. A, Art. V, Sec. 9 – Variances App. A, Art. III, Sec. 5 – Off-street Parking and Unloading Jabot PUD Master Plan
Zoning Action Standards:	1. That there are unique physical circumstances or conditions beyond that of surrounding properties, including irregularity, narrowness, or shallowness of the lot size or shape, or exceptional topographical or other physical conditions, peculiar to the particular property. • *There are no unique or exceptional circumstances or conditions beyond that of surrounding properties. The parcel is average in size and regular in shape.* 2. That because of such physical circumstances or conditions, the property cannot be developed in strict conformity with the provisions of the zoning ordinance, without undue hardship to the property. • *There are no unique circumstances or conditions that pertain to the subject property that restrict development or cause undue hardship on the applicant. The site is fully developable in its existing condition; furthermore, the site plan provided within the submittal materials shows the number of required parking spaces of the correct size requirement being met. The proposed compact parking spaces would be in excess of the parking requirements. The 22 parking*

	compact parking spaces could be redesigned to meet the standards or can be eliminated as they are not required. 3. That granting the variance will not result in authorization of a use not otherwise permitted in the district in which the property is located or cause substantial detriment to the public good. • *The variance will not result in a use not authorized in the zoning district or cause detriment to the public good.*
Conclusion:	Staff finds that the request does not meet the required criteria for a variance. As such, staff recommends **Denial** of the request as submitted.
Attachments:	A. Vicinity Map B. Application and Submittal Documentation

Attachment A



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

Vicinity Map - 850 Memorial Blvd - Variance

03/11/2025

Parcels

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

Zoning Variance Application

Updated **MAY 2024**

NOTICE TO APPLICANT

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

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

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

OFFICE USE ONLY

Hearing Date: _____ Published in Legal Organ: _____

Letters of Notification Mailed: _____ Sign Posted: _____

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

Contact Information

Alexine Diouf	912.235.2915
Applicant Name	Applicant Phone
114 W. 42nd Street, Savannah, GA 31401	alexine@maupinengineering.com
Applicant Mailing Address	Applicant Email
KRIS PATEL	9122474283
Property Owner Name	Property Owner Phone
108 WOOD GLEN RTE. POOLER, GA 31322	KRIS.PATEL@HOSMANAGEMENT.
Property Owner Mailing Address	Property Owner Email
KRIS PATEL	9122474283
Contact Person Name	Contact Person Phone
108 WOOD GLEN RTE. POOLER, GA 31322	KRIS.PATEL@HOSMANAGEMENT.
Contact Person Mailing Address	Contact Person Email

Property Information

850 Memorial Boulevard, Pooler, GA, USA	51010 01085
Location Address	Parcel Identification #

Zoning Variance Application

Updated **MAY 2024**

PUD (Jabot Tract)	Vacant/ Undeveloped lot
Current Zoning	Current Use

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

To allow for parking spaces in excess of the code required number of parking stalls to be compact dimensions or less than the code required 20'x 9'.
Per section Art.III Sec 5(D)-1. , 0.8spaces are required per room for a hotel use, yielding 147 required spaces for the proposed 171 room hotel.
All 147 required stalls' dimensions comply with section Art.III Sec 5(D)-2 required dimensions. Surplus parking in excess of the required number of stalls are requested to be compact size with a minimum of 15' length by 8' width.

Limitations to the stall sizes include, the irregular shape of the lot, curved frontage, drainage easements at the rear of the property and a specimen tree save area. The compact surplus parking will prevent spillover parking on to the adjoining properties while limiting the impervious surface on the site.

Adjacent Property Owners

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

REESE, JOHN S.	2000 BUSINESS CENTER DRIVE SUITE 230, SAVANNAH, GA	31405
Name	Address	Zip
SWEVEN INVESTMENT GROUP, LLC	643 WYNDHAM WAY, POOLER, GA	31322
Name	Address	Zip
SEA MARSHES DEVELOPMENT, LLC	120 INTERSTATE NORTH PARKWAY, SE SUITE 154, ATLANTA, GA	30339
Name	Address	Zip
ENMARK STATIONS INC	PO BOX 576, SAVANNAH, GA	31402
Name	Address	Zip
SAINT JOSEPH'S HOSPITAL INC	5353 REYNOLDS ST, SAVANNAH, GA3	31405
Name	Address	Zip

Affidavit

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

Alexine Diouf		03-04-2025
Applicant Name	Applicant Signature	Date
KRIS PATEL		03-04-2025
Attestant Name	Attestant Title	Date

Zoning Variance Standards

Updated **SEPT 2023**

Variance Criteria

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

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

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

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

Affidavit of Receipt

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

Alexine Diouf		03-04-2025
Applicant Name	Applicant Signature	Date

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

Parking Dimensions Variance for Hampton Home 2

Zoning Action/Agenda Item

03-24-2025

Planning & Zoning Public Hearing/Meeting Date and Time

04-07-2025

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.

Alexine Diouf		03-04-2025
Applicant Name	Applicant Signature	Date

CERTIFICATE *of* SIGNATURE

REF. NUMBER
SGLRI-ADQ9K-9SATN-G5KNH

DOCUMENT COMPLETED BY ALL PARTIES ON
04 MAR 2025 19:41:51 UTC

SIGNER	TIMESTAMP	SIGNATURE
ALEXINE DIOUF EMAIL ALEXINE@MAUPINENGINEERING.COM	ELECTRONIC SIGNATURE CONSENT 04 MAR 2025 16:17:22 UTC SENT 03 MAR 2025 19:34:14 UTC VIEWED 04 MAR 2025 16:12:02 UTC SIGNED 04 MAR 2025 19:06:30 UTC	 IP ADDRESS 173.245.235.174 LOCATION SAVANNAH, UNITED STATES
RECIPIENT VERIFICATION	EMAIL VERIFIED 04 MAR 2025 16:12:02 UTC	
KRISHNA PATEL EMAIL KRIS.PATEL@HOSMANAGEMENT.COM	ELECTRONIC SIGNATURE CONSENT 04 MAR 2025 19:40:34 UTC SENT 03 MAR 2025 19:34:14 UTC VIEWED 04 MAR 2025 19:40:27 UTC SIGNED 04 MAR 2025 19:41:51 UTC	 IP ADDRESS 207.5.32.238 LOCATION SAVANNAH, UNITED STATES
RECIPIENT VERIFICATION	EMAIL VERIFIED 04 MAR 2025 19:40:27 UTC	

Alexine Diouf agreed to the eSign Disclosure and the use of electronic signatures
04 Mar 2025 16:17:22 UTC

Krishna Patel agreed to the eSign Disclosure and the use of electronic signatures
04 Mar 2025 19:40:34 UTC

By inputting your name below, you are verifying that the statements and information provided are true and correct, and you are attesting to the validity of all contents within this electronic submission. You are authorized to act on behalf of this property as owner or authorized representative. By clicking on the submit button, you are deemed to have electronically signed this statement.

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.

Jay A. Maupin, P.E.	jay@maupinenginerring.com	912.235.2915
Applicant/Agent Name	Email	Phone

114 W 42nd St. Savannah GA 31401
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.

850 Memorial Boulevard, Pooler, GA, USA
Property Address

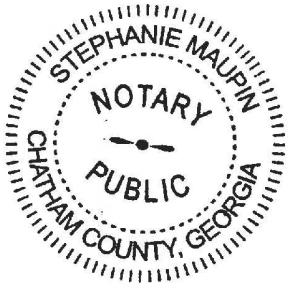
Krishna Patel		08-19-2024
Owner Name	Owner Signature	Date

Notary Public

Subscribed and Sworn This Day Of

Stephanie Maupin	Stephanie Maupin	09-19-2026
Notary Name	Notary Signature	Commission Expiration

Seal



Signature Certificate

Reference number: UZDBK-HAKD6-YAEIZ-5Z54U

Signer	Timestamp	Signature
Krishna Patel Email: kris.patel@hosmanagement.com		
Sent:	17 Aug 2024 14:34:59 UTC	
Viewed:	19 Aug 2024 13:19:12 UTC	
Signed:	19 Aug 2024 19:01:09 UTC	
Recipient Verification:		IP address: 207.5.32.238
✔Email verified	19 Aug 2024 13:19:12 UTC	Location: Savannah, United States
Stephanie Maupin Email: stephanie@maupinengineering.com		
Sent:	17 Aug 2024 14:34:59 UTC	
Viewed:	19 Aug 2024 19:17:25 UTC	
Signed:	19 Aug 2024 19:18:41 UTC	
Recipient Verification:		IP address: 173.245.235.174
✔Email verified	19 Aug 2024 19:17:25 UTC	Location: Savannah, United States

Document completed by all parties on:

19 Aug 2024 19:18:41 UTC

Signed with PandaDoc

PandaDoc is a document workflow and certified eSignature solution trusted by 50,000+ companies worldwide.

0 20 40 60

GRAPHIC SCALE 1" = 20'

GA STATE PLANE EAST ZONE

GRID NORTH (NAD83)

INSET #2
NOT TO SCALE

24"RCP IE(SW): 11.13'
5' DIAMETER RCP IE(NE): 11.13'
FRAME: 19.43'
24"RCP IE(SW): 11.13'
5' DIAMETER RCP IE(NE): 11.13'

INSET
NOT TO SCALE

5' DIAMETER RCP IE(SW): 11.91'
5' DIAMETER RCP IE(NE): 11.91'
FRAME: 20.41'
5' DIAMETER RCP IE(SW): 11.91'
5' DIAMETER RCP IE(NE): 11.91'

BOTTOM OF REAR OPENING ELEV: 19.90'
BOTTOM OF SIDE OPENING ELEV: 19.94'
4.0'
0.55'
7.9'
7.5'
SAME OPENING ON OPPOSITE SIDE
0.65'
SAME OPENING ON OPPOSITE SIDE
3.0'
SOUTH EAST OPENING ELEV: 19.95'
ELEV: 19.86'

WEIR INSET
NOT TO SCALE

5' DIAMETER RCP
FRAME: 21.18'
IE(NE): 12.18'
IE(SW): 12.18'

BOTTOM OF SIDE OPENING ELEV: 16.09'
6.0'
6.0'
0.63'
2.1'
1.7'
2.23'
SAME OPENING ON OPPOSITE SIDE
2.0'
1.35'
ELEV: 14.94'
ELEV: 16.10'

WEIR INSET
NOT TO SCALE

POOLER PARKWAY R/W VARIES

EDGE OF PAVEMENT

BACK OF CURB

FRAME: 22.79'
THROAT: 22.02
FULL OF DEBRIS

FRAME: 22.38'
FULL OF DEBRIS

SEE INSET #2

FRAME: 20.1'
TOP: 14.8'
TOV: 16.8'
12"METAL

FRAME: 20.11'
FULL OF WATER
SUMP: 0.71'

FRAME: 20.38'
FULL OF WATER/DEBRIS

FRAME: 19.45'
FULL OF WATER/DEBRIS

N25°56'07"E 206.32'

5/8"IRF

FRAME: 21.17'
FRAME NOT SET
IE(NE): 0.37'
IE(SW): 0.37'

10"PVC SS

10"PVC SS

FH

FRAME: 20.2'
IE(NW): 11.4'
IE(E): 11.8'
IE(S): 11.8'

30"RCP

24"RCP

18"RCP

FRAME: 19.4'
IE(NE): 12.5'
IE(E): 12.4'

FRAME: 18.43'
IE(NW): 12.03'

15' UTILITY EASEMENT S.M.B. 40S PG 105

30' UTILITY EASEMENT (PRB 37-P, PG. 68)

50' TEMPORARY CONST. EASEMENT (PRB 37-P, PG. 50)

FRAME: 19.17'
TOP: 7.67'
TOV: 9.37'
12"METAL

CONCRETE WALK

FRAME: 18.68'
FULL OF WATER/DEBRIS

FRAME: 19.18'
LID STUCK

MEMORIAL BOULEVARD
R/W VARIES

FRAME: 18.25'
THROAT: 17.59'
IE(NE): 12.45'
IE(SW): 12.55'

FRAME: 18.27'
IE(NE): 12.17'
IE(E): 11.52'
IE(SW): 12.47'

24"RCP

30"RCP

FRAME: 14.34'
FULL OF WATER/DEBRIS

20' DRAINAGE EASEMENT S.M.B. 40S PG 105

N64°15'16"W 328.73'

PROPOSED PARCEL E-1-A1
1.206 ACRES

PROPOSED PARCEL E-1-A2
1.081 ACRES

N25°53'26"E 256.43'
PROPOSED NEW LOT LINE

60'x70' RELOCATABLE ACCESS & UTILITY EASEMENT

Δ = 0°28'16"
R = 940.00'
L = 7.73'
CH BRG = N64°01'07"W
CHORD = 7.73'

N26°30'52"E 279.57'

5/8"IRF

PN 24/BM

TAX ID
51010 01072
NOW OR FORMERLY
SAINT JOSEPH'S HOSPITAL INC
101 ST. JOSEPH'S/CANDLER MEDICAL DR.
D.B.1251 PG.102

S14°10'02"E 232.52'

837.46'

173.28'

COULD NOT FIND IE UNKNOWN

IE:13.09'
18"RCP

MATCH LINE SEE SHEET TWO

TREE LEGEND

SIZE OF SYMBOL DOES NOT INDICATE THE SIZE OF THE DRIP LINE/CANOPY LINE

LOCATION OF TREE — LO 22 — TREE SIZE (IN INCHES) / TREE TYPE

TREE TYPE ABBREVIATIONS:

LO LIVE OAK
PN PINE
WO WATER OAK

DEAD TREES MAY NOT SHOWN

ALL OTHERS SPELLED OUT.
MULTIPLE TREE SIZES INDICATES COMMON BASE

"/D" INDICATES DISEASED TREE

LEGEND

- PKF PK NAIL FOUND
- IRF IRON ROD FOUND
- GAS VALVE
- GRATE INLET
- LIGHT POLE
- SANITARY SEWER MANHOLE
- SIGN
- STORM DRAIN MAN HOLE
- VAULT
- WATER MANHOLE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- UNDERGROUND GAS LINE
- UNDERGROUND CABLE LINE
- UNDERGROUND POWER LINE
- UNDERGROUND WATER LINE
- CONTOUR
- WOOD LINE
- TOP OF BANK

GEORGIA REGISTERED No. 3022 PROFESSIONAL LAND SURVEYOR JAMES CRAIG BREWER

BREWER LANDSURVEYING
604 US Highway 80W
Pooler, GA 31322
Info@brewersurvey.com
Phone (912) 856-2205
www.BrewerSurvey.com
LSF #1095

A BOUNDARY & TOPOGRAPHIC SURVEY OF

WESTERN PORTIONS OS PARCEL E-1, ARMSTRONG TRACT

CITY OF POOLER, CHATHAM COUNTY, GEORGIA

PREPARED FOR:
JOWN VARNER

PROJECT #:	220609
FIELD DATE:	6/28/2022
PLAT DATE:	7/XX/2022
LAST REVISED:	N/A
DRAWN BY:	WHB/CAL
SCALE:	1"=20'

SHEET: 1 OF 3

0 20 40 60

GRAPHIC SCALE 1" = 20'

GA STATE PLANE EAST ZONE

GRID NORTH (NAD83)

LEGEND

○PKF	PK NAIL FOUND
○IRF	IRON ROD FOUND
Ⓖ	GAS VALVE
	GRATE INLET
	LIGHT POLE
Ⓢ	SANITARY SEWER MANHOLE
	SIGN
Ⓓ	STORM DRAIN MAN HOLE
	VAULT
Ⓦ	WATER MANHOLE
SS	SANITARY SEWER LINE
SD	STORM DRAIN LINE
UGG	UNDERGROUND GAS LINE
UGC	UNDERGROUND CABLE LINE
UGP	UNDERGROUND POWER LINE
W	UNDERGROUND WATER LINE
	CONTOUR
	WOOD LINE
	TOP OF BANK

TREE LEGEND

SIZE OF SYMBOL DOES NOT INDICATE THE SIZE OF THE DRIP LINE/CANOPY LINE

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LO LIVE OAK
PN PINE
WO WATER OAK

DEAD TREES MAY NOT SHOWN

ALL OTHERS SPELLED OUT
MULTIPLE TREE SIZES INDICATES COMMON BASE

"/D" INDICATES DISEASED TREE

PROPOSED PARCEL E-1-A2
1.081 ACRES

PROPOSED PARCEL E-1-B1
2.853 ACRES

60'x70' RELOCATABLE ACCESS & UTILITY EASEMENT

30'x290' RELOCATABLE ACCESS & UTILITY EASEMENT

50' RELOCATABLE ACCESS & DRAINAGE EASEMENT

20' DRAINAGE EASEMENT S.M.B. 40S PG 105

MEMORIAL BOULEVARD R/W VARIES

MATCH LINE SEE SHEET ONE

MATCH LINE SEE SHEET THREE

PROPOSED NEW LOT LINE
N25°59'57"E — 306.18'

N26°30'52"E — 279.57'

N25°44'44"E — 10.00'

S15°45'02"E — 837.46'

Δ = 0°28'16"
R = 940.00'
L = 7.73'
CH BRG = N64°01'07"W
CHORD = 7.73'

Δ = 3°38'48"
R = 930.00'
L = 59.19'
CH BRG = N61°57'17"W
CHORD = 59.18'

Δ = 15°50'26"
R = 930.00'
L = 257.12'
CH BRG = N52°12'40"W
CHORD = 256.30'

FRAME:17.81'
IE(NW):1.56'
IE(SE):1.56'

FRAME:15.68'
IE(NE):10.03'
IE(E):9.38'
IE(S):10.18'

FRAME:15.66'
THROAT:14.76'
IE(NE):11.06'
IE(SW):11.06'

FRAME:14.34'
FULL OF
WATER /DEBRIS

FRAME:17.65'
IE(NW):2.3'
IE(E):2.3'
IE(SE):2.55'

FRAME:17.1'
IE(NE):3.0'
IE(NW):3.0'

FRAME:16.03'
IE(SE):10.03'

TAX ID
51010 01072
NOW OR FORMERLY
SAINT JOSEPH'S HOSPITAL INC
101 ST. JOSEPH'S/CANDLER MEDICAL DR.
D.B.1251 PG.102

GEORGIA REGISTERED No. 3022 PROFESSIONAL LAND SURVEYOR JAMES CRAIG BREWER

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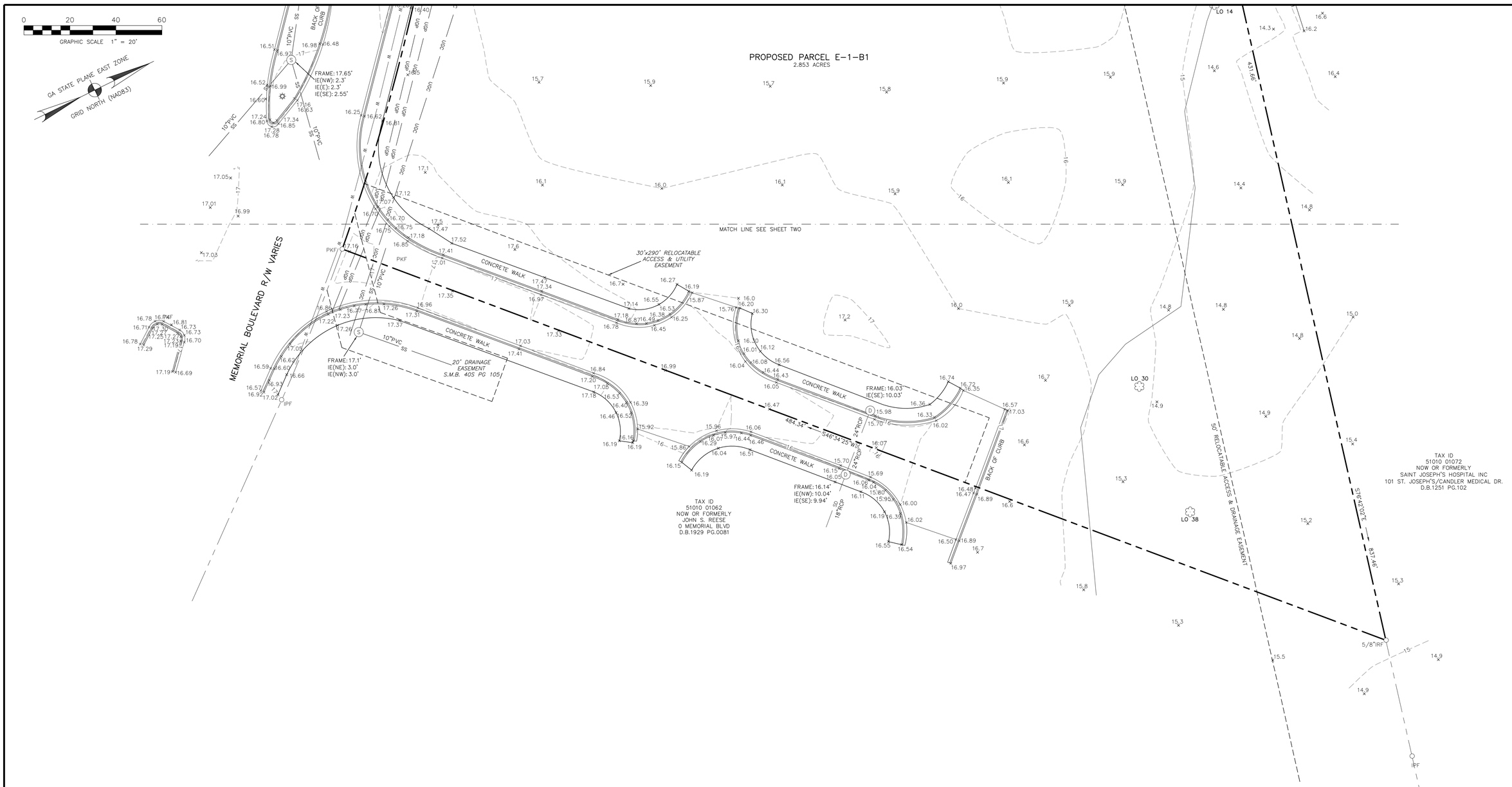
A BOUNDARY & TOPOGRAPHIC SURVEY OF WESTERN PORTIONS OS PARCEL E-1, ARMSTRONG TRACT

CITY OF POOLER, CHATHAM COUNTY, GEORGIA

PREPARED FOR:
JOHN VARNER

PROJECT #:	220609
FIELD DATE:	6/28/2022
PLAT DATE:	7/XX/2022
LAST REVISED:	N/A
DRAWN BY:	WHB/CAL
SCALE:	1"=20'

SHEET: 2 OF 3



THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. 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. 3022 PROFESSIONAL LAND SURVEYOR JAMES CRAIG BREWER

SURVEYOR'S NOTES

1. THE ELEVATIONS SHOWN ARE BASED ON NAVD88 DATUM. THE CONTOUR INTERVAL IS 1 FOOT.
2. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
3. ACCORDING TO THE FLOOD INSURANCE RATE MAP 13051C0109G, REVISED 08/16/2018, THIS PROPERTY LIES IN ZONE X, NOT A 100 YEAR FLOOD HAZARD AREA.
4. ONLY ABOVEGROUND, READILY VISIBLE STRUCTURES WERE LOCATED FOR THIS SURVEY. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NONEXISTENCE OF ANY BELOW GROUND, NON-VISIBLE UTILITIES OR STRUCTURES.
5. THE PUBLIC RECORDS REFERENCED WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
6. NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

BUILDING SETBACKS, BUFFERS AND EASEMENTS NOTE

THE BUILDING SETBACK LINES, EASEMENTS, AND/OR BUFFERS, IF SHOWN HEREON, HAVE BEEN TAKEN FROM PLATS OF RECORD AND PROVIDED BY THE CLIENT. IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DRAWING TO VERIFY ANY AND ALL BUILDING SETBACK LINES, EASEMENTS AND BUFFERS WITH THE PROPER MUNICIPAL AUTHORITIES BEFORE BEGINNING THE DESIGN OR CONSTRUCTION OF IMPROVEMENTS TO THE SITE. THIS SURVEYOR AND THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE DESIGN, PLACEMENT, STAKING, POSITIONING OR LAYOUT OF ANY PROPOSED STRUCTURE OR IMPROVEMENT TO THE SITE.

REFERENCES

1. P.B. 52 PG 422
2. P.B. 52 PG 736
3. DB. 2166 PG 431

LEGEND

- PKF — PK NAIL FOUND
- IRF — IRON ROD FOUND
- G — GAS VALVE
- GRATE INLET
- LIGHT POLE
- S — SANITARY SEWER MANHOLE
- SIGN
- D — STORM DRAIN MAN HOLE
- VAULT
- W — WATER MANHOLE
- SS — SANITARY SEWER LINE
- SD — STORM DRAIN LINE
- UGG — UNDERGROUND GAS LINE
- UGC — UNDERGROUND CABLE LINE
- UGP — UNDERGROUND POWER LINE
- W — UNDERGROUND WATER LINE
- CONTOUR
- WOOD LINE
- TOP OF BANK

TREE LEGEND

SIZE OF SYMBOL DOES NOT INDICATE THE SIZE OF THE DRIP LINE/CANOPY LINE

LOCATION OF TREE — LO 22 — TREE SIZE (IN INCHES) / TREE TYPE

TREE TYPE ABBREVIATIONS:

LO	LIVE OAK
PN	PINE
WO	WATER OAK

DEAD TREES MAY NOT SHOWN

ALL OTHERS SPELLED OUT
MULTIPLE TREE SIZES INDICATES COMMON BASE

"/D" INDICATES DISEASED TREE

EQUIPMENT USED: TOTAL STATION
ANGULAR ERROR = 2" PER
ADJUSTED BY: COMPASS RULE
PLAT CLOSURE = 1/429,042
FIELD CLOSURE = 1/31,830

BREWER LANDSURVEYING
604 US Highway 80W
Pooler, GA 31322
Info@brewersurvey.com
Phone (912) 856-2205
www.BrewerSurvey.com
LSF #1095

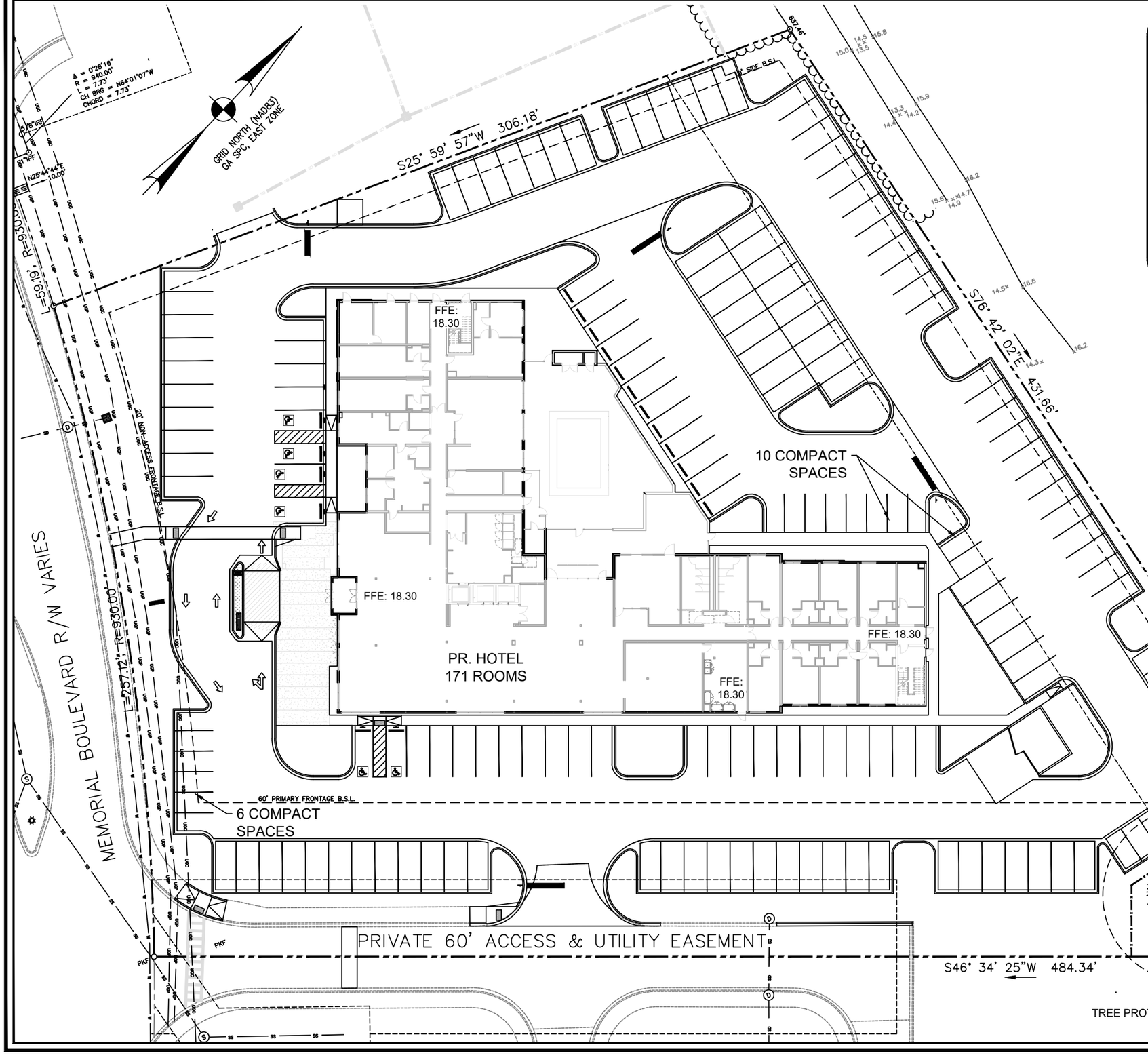
WESTERN PORTIONS OS PARCEL E-1, ARMSTRONG TRACT

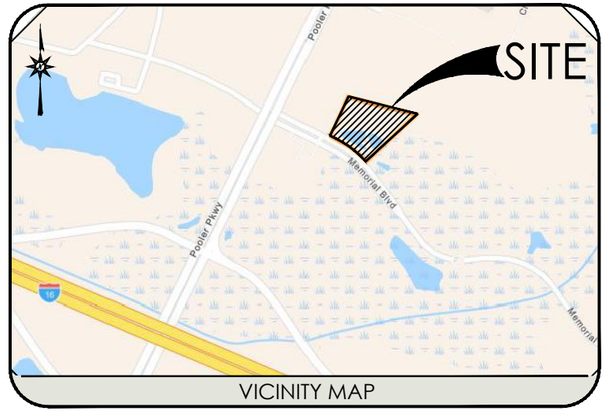
A BOUNDARY & TOPOGRAPHIC SURVEY OF
CITY OF POOLER, CHATHAM COUNTY, GEORGIA

PREPARED FOR:
JOHN VARNER

PROJECT #:	220609
FIELD DATE:	6/28/2022
PLAT DATE:	7/XX/2022
LAST REVISED:	N/A
DRAWN BY:	WHB/CAL
SCALE:	1"=20'

SHEET: 3 OF 3





GENERAL DEVELOPMENT NOTES:

1. PIN: 51010 01085
   ADDRESS: 850 Memorial Blvd
   POOLER, GA 31322

2. TOTAL LAND ACREAGE = 2.85(±) AC
   TOTAL DISTURBED ACREAGE = 2.80(±) AC

3. EXISTING USE OF PROPERTY : VACANT/UNDEVELOPED
   PROPOSED USE OF PROPERTY : HOTEL (171 ROOMS)

   PRESENT SITE ZONING : PUD (JABOT TRACT)

4. MAXIMUM BUILDING HEIGHT : 75ft (PER PUD)

5. PARKING SPACE CALCULATIONS:

REQUIRED:	
0.8 SPACES/ ROOM * 171 ROOMS	= 137 SPACES
1 SPACE / EMPLOYEE * 10 EMPLOYEES	= 10 SPACES
TOTAL	= 147 SPACES

PROVIDED W/ VARIANCE REQUEST:	
STANDARD STALLS (20'x9')	= 148 SPACES
COMPACT STALLS (15'x8')	= 22 SPACES
TOTAL PARKING SPACES (INCL. 6ADA)	= 170 SPACES

MAUPIN engineering
114 WEST 42nd STREET
SAVANNAH, GA 31401
OFFICE PHONE (912) 235 - 2915
GENERAL@MAUPINENGINEERING.COM

VARIANCE EXHIBIT

Hampton Home 2 Pooler

40 0 20
SCALE: 1" = 40'
DRWN: ADD 1-13-2025
CHK'D: JAM DATE
SDP-HAMPTON HOME2_011325.DWG

SHEET NO.
1 of 1
822-23-23
PROJECT NO.

@COPYRIGHT 2023 Maupin Engineering, Inc.


Hampton Inn
HOME 2
SUITES BY HILTON
CLEARANCE 12'-0"
WELCOME
ELEVATE
architecture
studio

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Zoning Map Amendment for 114 E US Hwy 80 from C-1 to C-2

Project:	#A25-0055
P&Z Meeting Date:	March 24, 2024
Public Hearing Date:	April 7, 2024
Applicant and Authorized Agent:	Parth Patel
Parcel (PIN):	50006 08022
Existing Zoning:	C-1
Zoning Action:	Map Amendment
Request:	Request to rezone 114 E US Hwy 80 from C-1 (Light Commercial District) to the C-2 (Heavy Commercial District) to allow for re-establishment of a pawn shop use.
Application Filed:	March 7, 2025
Legal Notice Published:	March 23, 2025
Sign Posted:	March 19, 2025
Letters Mailed:	March 14, 2025
Staff Recommendation:	Denial
Planning & Zoning Commission:	[TBD]
Recommended Motion:	*"After review of the criteria, move for denial of the request."*

Background:	114 E US Hwy 80 is approximately .62 acres in size and includes 3 suites. Suite A has previously been utilized for a pawn shop; however, the pawn shop has not held an active business license since it expired on December 31, 2022. The license was subsequently terminated in November of 2023 due to the inactivity and failure to renew. A new business license application was submitted for review on February 20, 2025. During the review, staff determined and informed the applicant that the proposed pawn shop use is not a permitted use in the C-1 zoning district. The applicant decided to request to rezone the property to C-2, where a pawn shop use is a permitted use. The applicant is seeking to change the zoning for the subject parcel from the C-1 (Light Commercial) zoning district to the C-2 (Heavy Commercial) zoning district. The property is currently developed as a multi-tenant commercial building and was previously utilized as a pawn shop. The pawn shop was considered a non-conforming use, which was allowed to remain if the owner maintained a valid business license. Per the City's code, when a non-conforming use has discontinued for a period of six months, it shall not be allowed to be reinstated. The six-month period is evidenced by failure to obtain or renew a business license. The applicant seeks to re-establish the previous pawn shop use at the property. The site is located within the Main Street Overlay District and is included in a large stretch of US Hwy 80 that is zoned C-1, to allow for the purpose and intent of the Main Street Overlay District to be met and to fulfil the intent of the Pooler 2040 Comprehensive Plan which identifies this area as being in the Historic District Character Area. All adjacent properties are zoned C-1, to coincide with the intent of the comprehensive plan.
Relevant Ordinances:	App. A, Art. IV, Sec. 18. C-1 Light Commercial District App. A, Art. IV, Sec. 19. C-2 Heavy Commercial District App. A, Art. IV, Sec. 27. Main Street Overlay 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, the subject parcel is surrounded by C-1 zoned properties and is within the Main Street Overlay District. The proposed rezoning would not be a logical extension of the zoning boundary and would cause detriment to the pattern of uses in the general area and the intent of the main street, light commercial corridor.*

2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?

    - *Yes, this would be considered spot zoning as the property is surrounded by C-1 zoning and would be the only parcel (aside from 224 E US Hwy 80) from Skinner Dr. east to Brighton Wood Dr. that would be zoned C-2 if the rezoning were to be approved. The intent of the Comprehensive Plan and the Main Street Overlay district is to provide a light commercial district with mixed-uses.*

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 light commercial and 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 light commercial within a historic district character area 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 light commercial development. The 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 will be made to rezone other parcels in the vicinity should this property*

be rezoned to a heavy commercial zoning district. Most of the surrounding parcels are in the C-1 zoning district.

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?

     - *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 C-1. The impact of heavy commercial uses would be incompatible to the surrounding properties.*

   - 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 potential heavy commercial useswould be incompatible with the existing 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 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 the request does not meet the criteria. Changing the zoning to C-2 (Heavy Commercial) with the use 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

Vicinity Map - 114 E US Hwy 80 - Zoning Map Amendment

03/12/2025

Parcels

Pooler City Limits

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

Parth Patel — Owner/Authorized Agent Name

912-481-7447 — Phone

104 Cypress Dr. Rincon, Ga. 31326 — Owner/Authorized Agent Address

PmPatel96@gmail.com — 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

114 US Highway 80 East	
Property General Location (area), Street Number, and Location with Respect to Nearby Public Roads in Common Us	
E PT of Lot 27 & W PT of Lot 28 Rothwell Subdivision PRB 47P 107 .622 ac 50006 08022	
Legal description of the property (name of subdivision, block, and lot number)	PIN
C-1 C-2	.622 ac
Present Zoning Classification / Requested Zoning Classification	Total Area (acres or sq ft)
MP Family Irrevocable Trust/Parth Patel	912-481-7447
Property Owner Name (if same as applicant, leave blank)	Phone
104 Cypress Drive Rincon, Georgia 31326	pmpatel96@gmail.com
Property Owner Address	Email
Pawn Shop	Pawn Shop
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.

Pawn shop has been on this site since 2014 and was an approved use under the C-1 zoning. The pawn shop has never been closed. The owner had a severe stroke in December of 2022. Since his stroke he has had to run the pawn shop by appointment only. One of the ladies who ran the pawn shop now wants to buy the inventory and continue to run the pawn shop. The pawn shop was never abandoned or closed. The owner had a CPA, Mrs. Barbara Rouse who always kept his books, did his tax returns, etc. Mrs. Rouse's husband became ill with cancer and she was unable to pay his bills, taxes, etc.

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.

TEG Real Estate Holdings P.O. Box 3124 Statesboro, Ga. 30459

Name & Address (including zip code)

Thomas Jack Wheeler 318 Conaway Road Bloomingdale, Ga. 31302

Name & Address (including zip code)

Five OS LLC 3585 Trotters Drive Alpharetta, Ga. 30004

Name & Address (including zip code)

TWD Real Estate Investment, LLC 5501 Abercorn Street S-135 Savannah, Ga. 31405

Name & Address (including zip code)

Zoning Map Amendment Application

Updated **SEPT 2023**

Freightplus USA 811 S. Rogers Street Pooler, Ga. 31322

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.

Parth Patel	Parth Patel	03/07/25
Owner/Agent Name	Owner/Agent Signature	Date

Notary Public

March 7, 2025
Subscribed and Sworn This Day Of

Sandy Reese	Sandy Reese	August 16, 2027
Notary Name	Notary Signature	Commission Expiration

SANDY REESE
NOTARY PUBLIC
Effingham County
State of Georgia
My Comm. Expires August 16, 2027

Seal

Property Owner Authorization (Building)

Updated **NOV 2024**

Authorization

Completion of this form is required for all of the following applications:

☐ Building Permit – Commercial ☐ Building Permit – Misc. ☐ Fire Prevention Permit ☐ Sign Permit - Permanent

I authorize the person named below to act as Applicant in pursuit of the use(s) checked above.

Cassandra Jane Stokes	cjst74@gmail.com	9126583196
Applicant/Agent Name	Email	Phone

25 White Oak Bluff 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.

114 East US Highway 80 Pooler, Ga. 31322
Property Address

Parth Patel	Parth Patel	03/07/25
Owner Name	Owner Signature	Date

Notary Public

March 7, 2025
Subscribed and Sworn This Day Of

Sandy Reese	Sandy Reese	August 16, 2027
Notary Name	Notary Signature	Commission Expiration

SANDY REESE
NOTARY PUBLIC
Effingham County
State of Georgia
My Comm Expires August 16, 2027

Seal

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 Map Amendment

Zoning Action/Agenda Item

March 24th, 2025

Planning & Zoning Public Hearing/Meeting Date and Time

April 7th, 2025

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.

Applicant Name	Applicant Signature	Date
Kanth Patel	[signature]	03/07/25

The legal description of this property is 114 US Highway 80, Pooler, Chatham County, Georgia 31322

E PT of Lot 27 & W PT of Lot 28 Rothwell Subdivision PRB 47P 107 .622 ac Parcel Number 50006 08022

2024 PROPERTY TAX STATEMENT

Chatham County Tax Commissioner
tax.chathamcountyga.gov

Bill No.	PT	Due Date	TOTAL DUE
2024-2926745	RE	11/15/2024	$0.00

Map: 50006 08022 Printed: 03/06/2025
Location: 114 E U S HIGHWAY 80 31322

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

RETURN THIS PORTION WITH PAYMENT

Total Amount Enclosed

50006 08022
SMITH EDWIN D
405 SIKES DR
POOLER GA 31322

CHATHAM COUNTY TAX COMMISSIONER
PO BOX 9827
SAVANNAH, GA 31412

02202429267450000000000001000000000016

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

Tax Payer: SMITH EDWIN D
Map Code: 50006 08022 REAL
Description: E PT OF LOT 27 & W PT OF LOT 28 ROTH
Location: 114 E U S HIGHWAY 80 31322
Bill No: 2024-2926745
District: 050 - POOLER

Building Value	Land Value	Fair Market Value	Stephens / Day	Stephens/ Day CPI	Due Date	Billing Date	Payment Good Through	Exemptions
557,100	271,000	828,100	0	0	11/15/2024	03/06/2025	03/06/2025	

Entity	Adjusted FMV	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	HTRG Credit	Net Tax
COUNTY M&O	828,100	331,240		331,240	11.9610	3,961.96			3,483.98
COUNTY SALES TAX CREDIT	828,100				-1.4430		- 477.98		
COUNTY SCHOOL M&O	828,100	331,240		331,240	17.4810	5,790.41			5,790.41
CITY OF POOLER	828,100	331,240		331,240	7.7580	2,569.76			1,252.09
POOLER SALES TAX CREDIT	828,100				-3.9780		- 1,317.67		
TOTALS					31.779	12,322.13	- 1,795.65		10,526.48

There are three ways to make your payment:

1. To Pay by Mail - Send the top portion of this statement with the payment to the lockbox above.
2. To Pay in Person - Bring the top portion of this statement with you to any of our convenient locations.
3. To Pay Online - Go to tax.chathamcountyga.gov using your checking account, MasterCard, Visa, American Express or Discover. Available 24 hours a day. Applicable Convenience Fees apply.

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

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

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

Current Due	$10,526.48
Penalty	$0.00
Interest	$0.00
Other Fees	$0.00
Previous Payments	-$10,526.48
Back Taxes	$0.00
TOTAL DUE	$0.00
Printed:	03/06/2025

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Conditional Use Request for a Soccer Field at 1427 Quacco Road

Project:	#A25-0056
P&Z Meeting Date:	March 24, 2025
Public Hearing Date:	April 7, 2025
Applicant and Authorized Agent:	Anyaline Ocampo
Location (Address):	1427 Quacco Road
Parcel (PIN):	51009 02051
Existing Zoning:	C-1 (Light Commercial)
Zoning Action:	Conditional Use
Request:	Request is for a conditional use for an Outdoor Based Recreation Use to establish a soccer field at 1427 Quacco Rd.
Application Filed:	March 7, 2025
Legal Notice Published:	March 23, 2025
Sign Posted:	March 19, 2025
Letters Mailed:	March 21, 2025
Staff Recommendation:	Approval
Planning & Zoning Commission:	[TBD]
Recommended Motion:	*"After review of the criteria, move for approval of the request."*
Background:	The request is to allow for the establishment of a soccer field at 1427 Quacco Rd. The property is currently undeveloped and is

	approximately 1.17 acres in size. The applicant is proposing to develop a soccer field for both recreational use and competitive matches. The site will be available for hourly rentals and will include the hosting of food trucks which will be parked on the site during operating hours. The property is zoned for light commercial use, which allows for the conditional use of outdoor recreation areas. The site is directly across from an R-A residential neighborhood located outside of the City of Pooler boundary. The immediately adjacent zoning consists of R-A (Residential Agriculture) and C-2 (Heavy Commercial)
Relevant Ordinances:	App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District App. A, Art. IV, Sec. 4 – Conditional Uses App. A, Art. V, Sec. 7 – Standards for Conditional Use Permission
Zoning Action Standards:	1. The proposed use will not be contrary to the purpose of this ordinance. • *The proposed use would be consistent with the purpose of the ordinance as the proposed use is more in keeping with the primarily residential agricultural make up of the area more so than if it were developed with other allowable uses in the C-1 zoning district.* 2. The proposed use will not be detrimental to the use or development of adjacent properties or the general neighborhood or adversely affect the health and safety of residents and workers. • *The proposed use would not be detrimental to adjacent properties or surrounding areas. The proposed use will create a condition in which the parcel will remain open space within a primarily residential agricultural area. The lack of vertical development on the parcel will contribute to a scenario in which the health and safety of nearby residents/workers will not adversely be affected.* 3. The proposed use will not constitute a nuisance or hazard because of the number of persons who will attend or use such facility, vehicular movement acquainted with the use, noise or fumes generated by or as a result of the use, or type of physical activity associated with the land use. • *The proposed use may contribute to an increase in noise and vehicular movement within the area; however, according to the applicant, the use of the site will be during pre-determined set hours. Additionally, information provided within the application materials*

indicates that there will be an on-site traffic and parking manager to ensure smooth traffic flow in and out of the site. The applicant will also need to go through the site plan process to ensure access, parking, setbacks and lighting meet the City code.

4. The proposed use will not be affected adversely by the existing uses of adjacent properties.

    - *The proposed use will not be affected adversely by the existing uses of adjacent properties as the existing adjacent parcel to the north is undeveloped and the parcel adjacent to the south is a storage facility with low traffic.*

5. The proposed use will be placed on a lot which is of sufficient size to satisfy the space requirements of said use.

    - *The soccer field is proposed on a site which is of a substantial and appropriate size for such use.*

6. The parking and all development standards set forth for each particular use for which a permit may be granted will be met.

    - *The parking standards will be required to be satisfied by providing the required number of spaces during the site plan process.*

7. The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.

    - *The action will not adversely impact adjacent or nearby properties in terms of property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern.*

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

Attachments:

A. Vicinity Map

B. Application and Submittal Documentation

Attachment A



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

Vicinity Map - 1427 Quacco Rd. - Conditional Use

03/12/2025

Parcels

Pooler City Limits

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

Conditional Use Application

Updated **MAY 2024**

NOTICE TO APPLICANT

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

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

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

OFFICE USE ONLY

Hearing Date: _____ Published in Legal Organ: _____

Letters of Notification Mailed: _____ Sign Posted: _____

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

Contact Information

Anyeline Ocampo, Julian Aguirre	954-263-5968
Applicant Name	Applicant Phone
3 Naples Lane, Pooler, Ga 31322	anyelineocampo@yahoo.com
Applicant Mailing Address	Applicant Email
Monabahen H Patel [Pooler 123, LLC]	912-695-5511
Property Owner Name	Property Owner Phone
16 Gardenia Dr., Pt Wentworth, Ga 31407	Patel.ebusiness@gmail.com
Property Owner Mailing Address	Property Owner Email
Monabahen H Patel	912-695-5511
Contact Person Name	Contact Person Phone
16 Gardenia Dr., Pt Wentworth, Ga 31407	Patel.ebusiness@gmail.com
Contact Person Mailing Address	Contact Person Email

Property Information

1427 Quacco Rd, Pooler, Ga 31419	51009 02051
Location Address	Parcel Identification #
C-1 - Light Commercial	Vacant Lot
Current Zoning	Current Use

Conditional Use Application

Updated **MAY 2024**

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

Soccer Field for both recreational use and competitive matches. Venue will host food trucks, providing refreshments and snacks for players and spectators.

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

The facility will be available for hourly rentals, catering to local soccer teams, leagues, and individuals seeking a space for games, practice sessions, and training. The goal is to create a vibrant community space that supports local sports while offering a convenient dining option for visitors.

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

Noise Control Measures by operating in set hours, Traffic and Parking Management for parking available inside and smooth parking flow in and out of property. Use of LED lights to make it well lit.

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

March 20, 2025 provided fully approved by City of Pooler. Or as soon as its approved.

Adjacent Property Owners

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

Name	Address	Zip
Storage Sense Pooler	306 Red Water Dr, New Concord, KY	42076
Rawle Jackson	100 Timber Gate Tl, Savannah	31326
Sheila Kraeuter	101 Berwick Lakes, Pooler, GA	31419
Jalessa Brown	102 Berwick Lakes, Pooler, Ga	31419

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.

Applicant Name	Applicant Signature	Date
Anyeline Ocampo	Anyeline Ocampo	02-28-2025

Attestant Name	Attestant Title	Date

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?

✔ **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
*Anyeline Ocampo	Anyeline Ocampo	02-28-25

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.

Anyeline Ocampo	Anyeli Ocampo	02-28-2025
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.

Aneline Ocampo, Julian Aguirre	AnyelineOcampo@Yahoo.Com	954-263-5968
Applicant/Agent Name	Email	Phone

3 Naples Ln, Pooler, GA 31322

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.

1427 Quacco Rd, Pooler, GA 31419

Property Address

Monabahen H Patel (Pooler 123, LLC)	Monaba Patel	3/06/25
Owner Name	Owner Signature	Date

Notary Public

03106/2025

Subscribed and Sworn This Day Of

Paola A. Gregory	Paola A Gregory	PAOLA A. GREGORY NOTARY EXPIRES GEORGIA 02/02/2026 PUBLIC CHATHAM COUNTY
Notary Name	Notary Signature	Commission Expiration

Seal 02-02-2026.



CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Site Development Plan revisions to Benton Townhomes E-2

Project:	#A24-0197
P&Z Meeting Date:	March 24, 2025
City Council Meeting Date:	April 7, 2025
Applicant and Authorized Agent:	Talon Wagenknecht
Location (Address):	Off Benton Grove Drive, West of I-95, North of Morgan St., East of Pipe Makers Canal
Parcel (PIN):	50017 01044
Acreage:	Approximately 35.32 acres
Zoning:	R-4
Proposed Use:	215 townhome units and pool area with amenity building.
Staff Recommendation:	Approval with the conditions placed upon the original Council approval on November 15, 2021, to include: 1. Conveyance of the dog and linear parks to the City of Pooler via a special warranty deed. 2. Completion of the amenities package by 100 units, after which a certificate of occupancy may be issued. 3. Payment into Tree Fund. 4. Completion of an emergency access built to withstand an 80,000 lb fire truck.
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the criteria, move for approval of the request with the conditions as outlined in the Staff recommendation."*

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 is located within an area that is shown on the Future Land Use Map as being designated residential and is shown in the Comprehensive Plan as being within a Commercial Character Area. The revisions to the previously approved site development plan are consistent with these plans.

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.

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 conditions placed upon the original Council approval on November 15, 2021, to include:

1. Conveyance of the dog and linear parks to the City of Pooler via a special warranty deed.

2. Completion of the amenities package by 100 units, after which a certificate of occupancy may be issued.

3. Payment into Tree Fund.

4. Completion of an emergency access built to withstand an 80,000 lb fire truck.

Attachments:

A. Vicinity Map

B. Application and Submittal Documentation

C. Approval Letter

Attachment A



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

Vicinity Map_Benton Townhomes E-2_Site Development Plan

03/18/2025

Parcels

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

Talon Wagenknecht	843-300-2814
Applicant Name	Applicant Phone
Dreamfinders Homes, LLC	talon.wagenknecht@dreamfindershomes.com
Applicant Mailing Address	Applicant Email
4454 Bluffton Park Cresent, Bluffton, South Carolina 29910	843-300-2814
Property Owner Name	Property Owner Phone
Dreamfinders Homes, LLC	talon.wagenknecht@dreamfindershomes.com
Property Owner Mailing Address	Property Owner Email
4454 Bluffton Park Cresent Bluffton, South Carolina 29910	843-300-2814
Contact Person Name	Contact Person Phone
Talon Wagenknecht	talon.wagenknecht@dreamfindershomes.com
Contact Person Mailing Address	Contact Person Email

Property Information

West of I-95, North of Morgan Street, and East of Pipe Makers Canal	
Location Address	
R-1-A	5-0017-0-1044
Current Zoning	Parcel Identification #

Benton Townhomes - E-2 consists of 215 Townhomes units and pool area with an amenity building. The project also includes stormwater, water and sewer infrastructure.

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

Contractor Information

TBD	TBD	TBD
Contractor Name	Contractor License #	Contractor Phone
TBD		TBD
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

***City of Pooler approval and associated agency approvals are still active. This site plan application is being submitted as a site plan revision.**

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.

Talon Wagenknecht		11/06/24
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
- [ ] $3,000.00 application fee payment ***Fee to be confirmed with the City of Pooler**
- [x] 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.
- [x] 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 (I ') intervals and natural features.
- [ ] Developments of Regional Impact (check only if your project requires this)

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.

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

Benton Townhomes - E-2 — 11/06/24

Project Name — Date

Basic Engineering Information

***The various checklist items below, as applicable, are addressed in either the approved site plans or the revised site plans. This site plan application is being submitted as a site plan revision.**

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

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

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

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

7. X Show interior traffic pattern

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

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

12. X 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. X 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. X 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. X Show location of Mailbox Kiosk and provide details demonstrating it is ADA compliant

17. X 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. X Provide site lighting plan for all proposed lighting

20. X Traffic Impact Study or technical memo for traffic

New Streets

1. X If new streets are to be private, clearly indicate this

2. X An identifying name of each new street with the proposed right-of-way

3. X Street alignment to be in conformance with the approved Preliminary Plat

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

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

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

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

10. X Demonstrate that intersection sight distance is achieved

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

13. X Show the location of all proposed road signs

14. X Show the location of all proposed pavement markings

15. X 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. X Commercial developments: Show traffic control items (directional arrows, stop bars, stop signs, etc)

17. X Label the curb radius at intersections

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

19. X 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. X "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. N/A 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)

3. N/A 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. X "All road signage and pavement markings shall be in accordance with MUTCD specifications." (MUTCD Introduction, page I-1, paragraph 03)

5. X 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. X Select fill SHALL be use in all roads to be dedicated to the City

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

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

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

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

5. X 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

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

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

16. X 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)

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. X 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. X All utilities are to be installed underground

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

10. X Try to move manholes out of sidewalk

11. X 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. X Min cover 3'

13. X 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. X Drop manholes - inside and outside drop manhole details S-7, S-8

15. X 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. X 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. _____ 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. _____ 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. X 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. X 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. X 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. X 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. X 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. X 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. X 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)

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

3. X 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. X 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. X 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. X 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. X 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)

Tree Protection Ordinance

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

Minimum Tree Coverage (Section 42-197)

1. X 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. X 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. X Significant tree - A tree with dbh of ≥ 24" (except sweet gums and pines). Live oaks with dbh of ≥ 18"
4. X 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. X 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. X 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. X 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. X 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)

9. X 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. X 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. X 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. N/A Required note - "Trees shall not be planted within 10 feet of any underground utility or storm drain."

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

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

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

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

19. X 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)

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

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

Benton Townhomes – E-2
Pooler, Georgia
Project Narrative
J – 26895.0007
November 12, 2024

Dream Finders Homes, LLC (Applicant) has revised a few townhome units, which reduces the total number of units by 25. The previous unit count was 240 and the revised count is now 215. Most revisions changed certain 4 plex units into 3 plex units.

The roadway, drainage, and water/sewer mains did not change. Only the water and sewer services to the buildings were revised.

Additional Parking by the park site was added to help keep vehicles out of the streets.

The project site is located west of Interstate 95 and south of Pipe Makers Canal.

The site is located on parcel 5-0017-0-1044 within the City of Pooler municipal limits.

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SITE DEVELOPMENT PLANS

OF

BENTON TOWNHOMES - E-2

POOLER, GEORGIA

PREPARED FOR:

SGLRP, LLC

1720 PEACHTREE STREET NW, SUITE 300
ATLANTA, GEORGIA 30309

TM# 5-0017-0-1044

NOVEMBER 5, 2021

LAST REVISED: FEBRUARY 25, 2025

J-26895.0007

24 HOUR CONTACT:
DREAMFINDERS
4454 BLUFFTON PARK CRESCENT SUITE 102
BLUFFTON, SC 29910
MR. RICK OGLESBY
(843-836-9700 OR 912-667-2063)

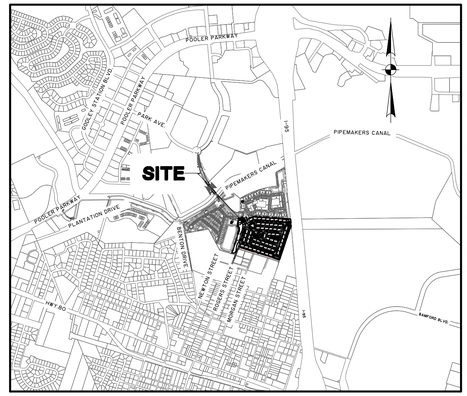
PREPARED BY:

THOMAS & HUTTON

GEORGIA REGISTERED No. 03274 PROFESSIONAL ENGINEER NATHAN B. LONG

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G2.1	EXISTING CONDITIONS AND DEMOLITION PLAN
G2.2	EXISTING CONDITIONS AND DEMOLITION PLAN
G2.3	EXISTING CONDITIONS AND DEMOLITION PLAN
G2.4	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.1	STRIPING, SIGNAGE, AND LAYOUT PLAN
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C6.2	DRAINAGE PROFILES
C6.3	DRAINAGE PROFILES
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EC2.4	ES & PC PLAN - INITIAL PHASE
EC3.1	ES & PC PLAN - CONSTRUCTION PHASE
EC3.2	ES & PC PLAN - CONSTRUCTION PHASE
EC3.3	ES & PC PLAN - CONSTRUCTION PHASE
EC3.4	ES & PC PLAN - CONSTRUCTION PHASE
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L1.3	PERMIT PLANTING PLAN
L1.4	PERMIT PLANTING PLAN
L1.5	TYPICAL LOT PLANTING PLAN
L1.6	DOG PARK PLANTING PLAN
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L2.3	GRASSING SPECIFICATIONS
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VICINITY MAP
SCALE: 1" = 2000'

BENTON TOWNHOMES - E-2
J-26895.0007
02/25/2025

SITE DATA TABLE

ZONING	R-4
PROPOSED SITE USE	TOWN HOMES
SITE AREA	35.32 AC
DISTURBED AREA	34.8 AC
ALLOWED DENSITY	363 UNITS (10 UNITS/ACRE)
PROPOSED DENSITY	215 UNITS
MAXIMUM IMPERVIOUS COVER	60%
PROPOSED IMPERVIOUS COVER	42% (14.9 AC)
MAXIMUM BUILDING HEIGHT ALLOWED	45 FEET
PROPOSED BUILDING HEIGHT	RANGES FROM 26.67 FEET (26'-8") TO 27.67 FEET (27'-8")
REQUIRED PARKING SPACES	480 SPACES
PROPOSED PARKING SPACES	551 SPACES
IMPERVIOUS SURFACES (TOTAL)	14.9 AC
POND	1.0 AC
BUILDINGS	8.2 AC
STREETS	4.0 AC
SIDEWALKS	1.7 AC
PERVIOUS SURFACE	20.4 AC
FLOOD ZONE INFORMATION	ZONE X

NOTE: AREAS LISTED ABOVE ARE APPROXIMATE AND WILL NOT BE FINALIZED UNTIL A PLAT IS RECORDED.

REVISION HISTORY

REV. NO.	REVISION	BY	DATE
4	REVISED PER CITY COMMENTS	MV	02/24/25
3	REVISED PER CITY OF POOLER COMMENTS	CGC	01/22/25
2	REVISED BLDGS. 2-8,11-14,18-21,37,43,53-60 AND ADDED PARKING	CGC	11/06/24
1	PER DEVELOPER PRODUCT UPDATES	MWE	12.20.23

SUBMITTAL HISTORY

SUBMITTED TO	DATE

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

THOMAS & HUTTON
50 Park of Commerce Way
Savannah, GA 31405
p.912.234.5300 f.912.234.2950
www.thomasandhutton.com

Z:\26895\26895.0007\Engineering\Drawings\Construction Plans\26895.0007 - Dwg - Sep 2, 2025 - 8:48:28 AM

WATER LEGEND

DESCRIPTION	EXISTING	PROPOSED
WATER MAIN	10"W	10"W
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
VALVE AND BOX		
FIRE HYDRANT W/VALVE & BOX		
POST HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22-½° BEND - HORIZONTAL		
11-¼° BEND - HORIZONTAL		
BEND - VERTICAL		
CAP		

SEWER LEGEND

DESCRIPTION	EXISTING	PROPOSED
GRAVITY PIPE	SS	
SINGLE SERVICE LATERAL		
DOUBLE SERVICE LATERAL		
MANHOLE		
CLEANOUT		
FORCEMAIN	10"FM	10"FM
VALVE AND BOX		
FLUSH HYDRANT		
REDUCER		
BACKFLOW PREVENTOR		
CROSS		
TEE		
90° BEND - HORIZONTAL		
45° BEND - HORIZONTAL		
22-½° BEND - HORIZONTAL		
11-¼° BEND - HORIZONTAL		
BEND - VERTICAL		
PLUG \ CAP		

ABBREVIATIONS

HDPE	HIGH DENSITY POLYETHYLENE		JB	JUNCTION BOX		SDMH	STORM DRAINAGE MANHOLE
BOT	BOTTOM		LF	LINEAR FEET		SF	SQUARE FEET
CI	CURB INLET		MAX	MAXIMUM		SS	SANITARY SEWER
CPP	CORRUGATED PLASTIC PIPE		MIN	MINIMUM		TC	TOP OF CURB
DIP	DUCTILE IRON PIPE		MH	MANHOLE		TG	TOP OF GUTTER
EL	ELEVATION		OC	ON CENTER		TP	TOP OF PAVEMENT
FG	FINISH GRADE		PC	POINT OF CURVE		TW	TOP OF WALK
FH	FIRE HYDRANT		PH	POST HYDRANT		TYP	TYPICAL
FM	FORCE MAIN (SANITARY SEWER)		PT	POINT OF TANGENT		W	WATER
FP	FINISH PAD		PVC	POLYVINYL CHLORIDE		W/	WITH
FR	FRAME		RCP	REINFORCED CONCRETE PIPE		WV	WATER VALVE
GI	GRATE INLET		RJP	RESTRAINED JOINT PIPE		YI	YARD INLET
GV	GATE VALVE		R/W	RIGHT-OF-WAY		SGD	SUB GRADE DRAIN
INV	INVERT ELEVATION		SD	STORM DRAINAGE			

OTHER UTILITIES LEGEND

DESCRIPTION	EXISTING
NATURAL GAS	UGG
TELEPHONE	OHT
UNDERGROUND TELEPHONE	UTL
ELECTRICITY	OHP
UNDERGROUND ELECTRICITY	UGP



GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE TIE-IN OF NEW WATER AND SEWER FACILITIES WITH THE CITY OF POOLER WATER AND SEWER DEPARTMENT.
2. THE CONTRACTOR SHALL COORDINATE WITH IRRIGATION CONTRACTOR TO ENSURE THAT IRRIGATION LINES SHALL NOT CROSS WITH SITE UTILITIES.
3. THE CONNECTION TO THE SEWER MAIN SHALL BE MADE IN THE PRESENCE OF A CITY REPRESENTATIVE AND THE CITY MUST APPROVE THE CONNECTION PRIOR TO IT BEING COVERED UP.
4. IN ALL WATER LINE PROJECTS, CARE SHALL BE TAKEN TO KEEP THE INTERIOR OF THE WATER PIPE CLEAN PRIOR TO CONNECTION TO THE CITY SYSTEM.
5. CONTRACTOR SHALL MAINTAIN MINIMUM COVER OVER THE WATER MAIN PIPE BARREL OF 3'-0" UNLESS OTHERWISE INDICATED. TOP OF PIPE ELEVATIONS ARE SHOWN FOR CASES WHERE FUTURE STORM SEWERS ARE TO BE INSTALLED. IN NO CASE SHALL THE WATER MAIN BE INSTALLED AT A LOWER ELEVATION THAN THAN SHOWN.
6. PIPE, FITTINGS, VALVES AND OTHER ACCESSORIES SHALL, UNLESS OTHERWISE DIRECTED, BE UNLOADED AT THE POINT OF DELIVERY, AND STORED WHERE THEY WILL BE PROTECTED AND WILL NOT BE HAZARDOUS TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE. THE INTERIOR OF ALL PIPE, FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FROM DIRT AND FOREIGN MATTER AT ALL TIMES.
7. ANY DEFECTIVE, DAMAGED OR UNSOUND PIPE SHALL BE REJECTED. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM THE INSIDE OF THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND SHALL BE KEPT CLEAN BY ACCEPTABLE MEANS DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT DIRT FROM ENTERING THE JOINT SPACE. AT TIMES WHEN PIPE LAYING IS NOT IN PROGRESS, THE OPEN ENDS OF THE PIPE SHALL BE CLOSED BY ACCEPTABLE MEANS AND NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.
8. CLEAN THE INTERIORS OF ALL PIPE BY BRUSHING, SWABBING OR WASHING OUT OF ALL DIRT BEFORE LAYING.
9. FLUSH AND DISINFECT THE NEW WATER LINES IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS
10. ALL WATER USED FOR CONSTRUCTION SHALL BE METERED THROUGH AN ACCEPTABLE BACKFLOW PREVENTION DEVICE AND FIRE HYDRANT METER OBTAINED FROM THE CITY OF POOLER, CONVEYANCE AND DISTRIBUTION DEPARTMENT.
11. ALL CONSTRUCTION MATERIALS, TECHNICAL SPECIFICATIONS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH , CITY OF POOLER.
12. ALL TRAFFIC CONTROL SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON "UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" CURRENT EDITION.
13. SELECT FILL SHALL BE USED IN ALL ROADS TO BE DEDICATED TO THE CITY.
14. ROAD FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR (ASTM D 698).
15. TRAFFIC SIGNS INSTALLED INSIDE THE PUBLIC R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.
16. STREET NAME SIGNS SHALL BE PROVIDED BY THE DEVELOPER.
17. MAINTAIN A 10' HORIZONTAL SEPARATION BETWEEN ALL SANITARY SEWERS AND ALL WATER MAINS. IF 10' SEPARATION CANNOT BE OBTAINED, MAINTAIN 3' HORIZONTAL AND 10" VERTICAL SEPARATION BETWEEN WATER AND SEWER MAINS. WATER AND SEWER LINE CROSSINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROJECT PLANS AND TECHNICAL SPECIFICATIONS.
18. 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.
19. DISCHARGE OF HIGHLY CHLORINATED WATER INTO SURROUNDING AREAS OR STORM DRAINAGE SYSTEM IS PROHIBITED. DISPOSAL OF HIGHLY CHLORINATED WATER SHALL COMPLY WITH THE REQUIREMENTS OF GEORGIA E.P.D. AND AWWA STANDARD C651, LATEST REVISION. IF REQUIRED BY THE ENGINEER, A REDUCING AGENT SHALL BE USED TO NEUTRALIZE THE CHLORINE.
20. WATER LATERALS SHALL BE LAID AS SHOWN ON THE PROJECT PLANS.
21. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO BEGINNING OF WORK AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
22. ALL STORM DRAIN PIPE JOINTS SHALL BE WRAPPED WITH FILTER FABRIC.
23. SHOULD PIPE, FITTINGS, AND OTHER MATERIALS BE NEEDED IN ADDITION TO THAT SHOWN ON THE DRAWINGS BECAUSE PIPELINE WAS NOT INSTALLED TO THE ALIGNMENT AND PROFILE SHOWN, THEN THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING THOSE NECESSARY MATERIALS AND PROVIDING THE EQUIPMENT AND LABOR TO INSTALL THEM TO MEET THE DESIGN INTENT OF THE WATERMAIN AT NO ADDITIONAL COST TO THE OWNER.
24. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNDERGROUND UTILITIES AND SHALL COORDINATE ALL WORK WITH THE OWNER AND UTILITY COMPANIES.
25. THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS OR IN ANY WAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND THOMAS & HUTTON.
26. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER 48 HOURS IN ADVANCE OF ALL REQUIRED TESTS AND OBSERVATIONS.
27. SURVEYING AND BOUNDARY INFORMATION BY THOMAS AND HUTTON.
28. ALL ELEVATIONS SHOWN ARE BASED ON NAVD88.THE HORIZONTAL DATUM IS GEORGIA NAD83, EAST ZONE.
29. TOPOGRAPHIC SURVEY BY THOMAS AND HUTTON.
30. THE PROJECT SITE IS IN FLOOD ZONE X ACCORDING TO FEMA FIRM PANELS 13051C0038J (EFFECTIVE 8/16/2018) AND 13051C0126H (EFFECTIVE 8/16/2018)
31. CONTRACTOR IS TO VERIFY ACCURACY OF ANY TEMPORARY BENCHMARKS SHOWN PRIOR TO UTILIZING THEM FOR CONSTRUCTION.
32. THE EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES OTHER THAN THOSE SHOWN ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY AND TAKE STEPS TO PROTECT THE LINE(S) AND ENSURE CONTINUED SERVICE. DAMAGE CAUSED TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR SHALL CONFIRM THE CONNECTION POINTS OF NEW UTILITIES TO EXISTING UTILITIES PRIOR TO BEGINNING NEW CONSTRUCTION.
33. AN ACCEPTABLE WATER SUPPLY FOR FIRE PROTECTION EITHER TEMPORARY OR PERMANENT SHALL BE MADE AVAILABLE PRIOR TO COMBUSTIBLE MATERIALS ARRIVING ON THE SITE.
34. IF WORK IS SUSPENDED OR DELAYED FOR 14 DAYS, THE CONTRACTOR SHALL TEMPORARILY STABILIZE THE DISTURBED AREA AT NO ADDITIONAL COST TO THE OWNER.
35. THE CONTRACTOR SHALL INSTALL ANY BARRICADES PRIOR TO BEGINNING CONSTRUCTION
36. ANY DAMAGE TO EXISTING PAVEMENT MUST BE REPAIRED AT CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE STREET SUPERINTENDENT AND THE PROJECT ENGINEER.
37. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL AND PREVENTION STRUCTURES SHOWN ON THE PLANS. BOTH MUST BE APPROVED BY THE CITY OF POOLER PRIOR TO BEGINNING ANY LAND DISTURBING ACTIVITIES.
38. A COMPLETE SET OF PERMITTED DRAWINGS AND SPECIFICATIONS MUST BE MAINTAINED ON SITE AT ALL TIMES THAT THE CONTRACTOR IS PERFORMING WORK. THESE DRAWINGS SHALL BE MADE AVAILABLE UPON REQUEST.
39. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL CONSTRUCTION PERMITS NECESSARY FROM OTHER RESPONSIBLE AGENCIES.
40. IT IS OUR UNDERSTANDING TERRACON WILL BE PROVIDING A GEOTECHNICAL REPORT FOR THIS PROJECT. CONTRACTOR SHALL REVIEW AND FOLLOW RECOMMENDATION WITHIN THE REPORT PRIOR TO ANY PAVING OR INSTALLATION OF PROPOSED PAVEMENT SECTIONS.
41. CONTRACTOR WILL BE REQUIRED TO ADJUST MANHOLE FRAMES TO MATCH FINAL GRADE AT NO ADDITIONAL COST.
42. ALL EROSION AND SEDIMENT CONTROL DEVICES SHALL BE CONSTRUCTED SIMULTANEOUSLY WITH THE DISTURBANCE OF THE LAND AND SHALL REMAIN FUNCTIONAL UNTIL THE CONTRIBUTING DISTURBED AREAS ARE STABILIZED. SILT BARRIERS WILL BE INSTALLED AS NECESSARY TO PREVENT EXCESSIVE SEDIMENTATION OF DOWNSTREAM AREAS.
43. CONTRACTOR SHALL GRADE AREAS TO DRAIN FOR POSITIVE FLOW PRIOR TO FINAL ACCEPTANCE.
44. ALL DRAINAGE WILL BE MADE FUNCTIONAL DAILY AS WORK PROGRESSES.
45. EACH EXISTING ROAD WILL BE CLEANED UP AND RESTORED DAILY.
46. NEW PAVEMENT TO BE FLUSH WITH EDGE OF EXISTING PAVEMENT.
47. ALL STORM DRAIN PIPE INVERTS IN AND OUT ARE THE SAME AS THE BOX INVERT UNLESS OTHERWISE NOTED ON THE PLAN SHEETS AND/OR PROFILES.
48. ANY BARRICADES, LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL DEVICES REQUIRED BY THE STREET SUPERINTENDENT FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION ON CITY OF POOLER ROADS.
49. ROOF DRAINAGE, WATER AND SEWER LATERALS ARE PROPOSED ADJACENT TO THE BUILDING FOOTPRINT. CONTRACTOR SHALL NOT POUR CONCRETE SIDEWALK OR OTHER SURFACE ABOVE THESE UTILITIES UNTIL PROPER CONNECTIONS TO THE BUILDING HAVE BEEN MADE. CONNECTIONS TO DRAINAGE, WATER, SEWER OR OTHER UTILITIES SHALL BE COORDINATED WITH BUILDING CONTRACTOR PRIOR TO FINAL GRADING AND STABILIZATION.
50. STAIRS, TRASH COMPACTOR, EXTERIOR BUILDING WALLS, AND ALL OTHER COMPONETS WITHIN 5 FEET OF BUILDING FOOTPRINT SHALL BE DESIGNED AND INSTALLED BY OTHERS. COORDINATE WITH ARCHITECTURAL PLANS AND BUILDING CONTRACTOR PRIOR TO INSTALLATION OF VEHICULAR CONCRETE AND DRAINAGE PROPOSED THERE IN.
51. THE SEWER SERVICE LINE WILL BE REQUIRED TO PASS A PRESSURE TEST PRIOR TO CONNECTION TO BUILDING OR TO THE EXISTING LATERAL.
52. CITY OF POOLER ORDINANCES, STANDARDS, SPECIFICATIONS, AND DETAILS SHALL PREVAIL IN THE EVENT OF CONFLICT WITH ENGINEER'S SPECIFICATIONS.
53. WATER LATERALS FROM THE PROPOSED PUMPHOUSE SHALL BE COORDINATED WITH MEP PLANS AND MEET CITY OF POOLER WATER SYSTEM SPECIFICATIONS.
54. ALL ROADS ARE PRIVATELY OWNED AND MAINTAINED.
55. DRAINAGE HAS BEEN ANALYZED AND DESIGNED FOR THE 1, 10, 25, 50, AND 100 YEAR 24-HOUR STORM EVENTS.
56. ALL WATER AND SANITARY SEWER LINES WITHIN THIS DEVELOPMENT WILL BE PRIVATELY MAINTAINED.
57. TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY OR STORM DRAIN.
58. CONNECTION TO EXISTING MANHOLES SHALL BE BY CORING AND PLACEMENT OF A FLEXIBLE BOOT OF PROPER SIZE FOR THE PIPE DIAMETER. FLEXIBLE PIPE TO MANHOLE CONNECTOR SHALL ACCOMMODATE BOTH ANGULAR AND LATERAL MISALIGNMENT AND SHALL CONFIRM TO ASTM C923 SPECIFICATIONS. ALL PIPE CLAMP BANDS AND EXPANSION BANDS SHALL BE STAINLESS STEEL. FLEXIBLE CONNECTORS SHALL BE LOCK JOINT, KOR-N-SEEL II, OR EQUAL.
59. WHEN 18-IN VERTICAL SEPARATION IS NOT POSSIBLE, SANITARY SEWER AND WATER MAINS SHALL BE D.I.P. THE D.I.P SECTIONS SHALL BE HYDROSTATICALLY TESTED AT 150 PSI FOR2 HOURS.
60. DOG PARK TO BE DEDICATED TO THE CITY OF POOLER BY WARRANTY DEED UPON SATISFACTORY COMPLETION.

DRAINAGE LEGEND

DESCRIPTION	EXISTING	PROPOSED
PIPE		
DITCH		
CURB INLET		
GRATE INLET		
JUNCTION BOX		
OUTLET STRUCTURE		

GENERAL INFORMATION

COUNTY CHATHAM
TOWN POOLER
ZONING R-4

OWNER:
DREAMFINDERS
4454 BLUFFTON PARK CRESENT
BLUFFTON, SC 29910
MR. TALON WAGENKNECHT
(843) 300-2814

GEOTECH ENGINEER:
TERRACON
2201 ROWLAND AVE.
SAVANNAH, GA 31404
(912) 629-4000

ENGINEER:
THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405
(912) 234-5300

WATER AND SEWER:
CITY OF POOLER
1095 S. ROGER ST.
POOLER, GA 31322
(912) 748-4800

ELECTRIC:
GEORGIA POWER
3100 KILOWATT DRIVE
SAVANNAH, GA 31402
(912) 944-3572

TELEPHONE:
HARGRAY
9 MILL CREEK CIR.
POOLER, GA 31322
(912) 631-1300

NATURAL GAS:
GEORGIA NATURAL GAS
P.O. BOX 440667
KENNESAW, GA 30160-9512
(770) 850-6200

CABLE TV:
COMCAST
145 PARK OF COMMERCE DRIVE
SAVANNAH, GA 31405
(912) 523-5100

SURVEYOR:
THOMAS & HUTTON
50 PARK OF COMMERCE WAY
SAVANNAH, GA 31405
(912) 234-5300

PREPARED FOR:
SGLRP, LLC
1720 PEACHTREE STREET NW, SUITE 300
ATLANTA, GEORGIA 30309

GEORGIA
PROFESSIONAL ENGINEER
NATHAN B. LONG
No. 035
PROFESSIONAL
03/31/2026

NO.	REVISIONS	BY	DATE

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

SGLRP, LLC
POOLER, GEORGIA

BENTON TOWNHOMES - E-2

GENERAL NOTES AND LEGEND

JOB NO:	J-26895.0007
DATE:	02/25/25
DRAWN:	CGC
DESIGNED:	JRW
REVIEWED:	JRW
APPROVED:	NBL
SCALE:	AS SHOWN

G1.1

23-26895-0007-SGLRP, LLC\LANDSCAPE ARCHITECTURE\DRAWINGS\CONSTRUCTION PLANS\26895-0007 - LANDSCAPE PLAN.DWG - Dec 26, 2024 - 10:03 AM

TREE PROTECTION SUMMARY

Article V1. Code of Ordinances - Pooler, Georgia

MINIMAL TREE COVERAGE - Sec. 42-197

REQUIRED NUMBER OF TREES PER DEVELOPABLE ACRE	15
DEVELOPABLE LAND (excluding buffers, wetlands, and lakes)	35.3 AC
REQUIRED NUMBER OF TREES	529.5
TREES PROVIDED (95 existing + 117 planted + 337 lot trees [see sheet L1.5])	549.0

PARKING LOT ISLAND COVERAGE - Sec. 42-200

PARKING SPACES	108
TREES REQUIRED (1 tree per 12 spaces)	9
TREES PROVIDED	9

EXISTING TREES TO BE PROTECTED

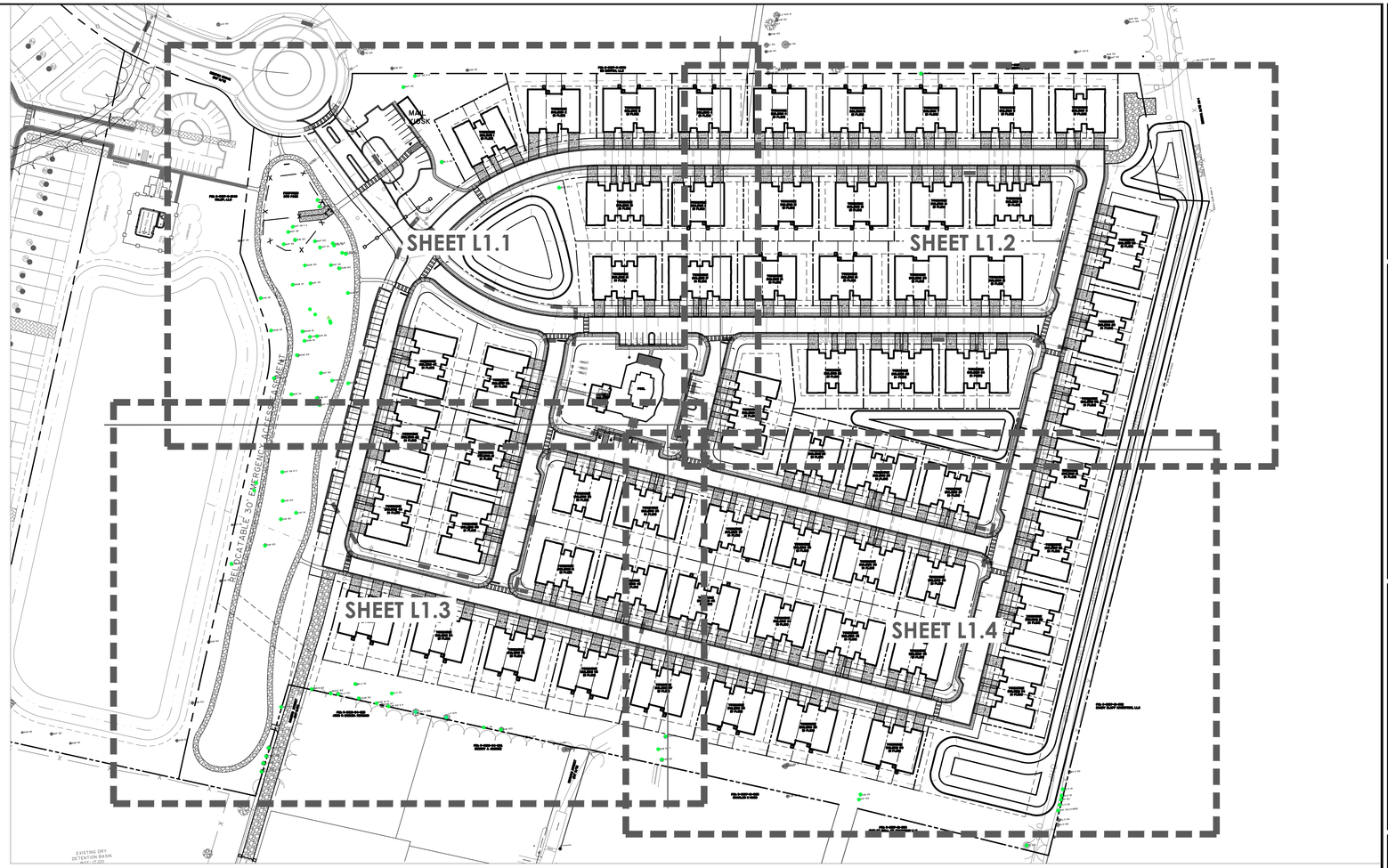
1 TREE (75 X 1)	75 TREES
5 TREES (> 24") (2 X 5)	10 TREES
10 TREES (>36") (1 X 10)	10 TREES
TOTAL TREES TO BE PROTECTED	95 TREES

TREE MITIGATION SUMMARY

Article VI. Code of Ordinances - Pooler, Georgia

SECTION 42-198 - SIGNIFICANT TREES

INCHES OF SIGNIFICANT TREES REMOVED	415
INCHES OF MITIGATION PLANT BACK PROVIDED	420
INCHES OF DEFICIT TO BE PAID TO THE TREE FUND	0



PLANT SCHEDULE

TREES

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
5	JV	Juniperus virginiana	Eastern Red Cedar	B & B OR CONT. ; 2" CAL. 8' - 10' HT.	AS SHOWN	Full to ground
2	LIN	Lagerstroemia indica 'Natchez'	'Natchez' Crape Myrtle	B & B OR CONT. ; 8' - 10' HT.	AS SHOWN	Specimen, multi-trunk, 3 trunk min
38	MGA	Magnolia grandiflora 'Alta'	Alta Southern Magnolia	B & B OR CONT. ; 2" CAL. 10' - 12' HT.	AS SHOWN	Specimen, Full to Ground
28	QP	Quercus phellos	Willow Oak	B & B OR CONT. ; 2" CAL. 8' HT.	AS SHOWN	Specimen
35	QS	Quercus shumardii	Shumard Oak	B & B OR CONT. ; 2" CAL. 8' HT.	AS SHOWN	Specimen
9	QV-P	Quercus virginiana	Live Oak	B & B OR CONT. ; 3" CAL. 12' TO 14' HT.	AS SHOWN	Specimen, Used to satisfy parking lot tree req.
70	TD-M	Taxodium distichum	Bald Cypress	B & B OR CONT. ; 6" CAL. MIN.	AS SHOWN	Specimen, Used to satisfy mitigation req.

*** THIS PLAN REPRESENTS ONLY THOSE PLANTINGS REQUIRED FOR PERMITTING THROUGH THE CITY OF POOLER. ALL DISTURBED, NON-PAVED / NON-BUILDING AREAS SHALL BE COVERED WITH EITHER PERMANENT MULCHING, GRASSING, GROUNDCOVER, AND / OR ADDITIONAL TREE / SHRUB PLANTINGS. ***

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

GEORGIA — No. 1241 — LANDSCAPE ARCHITECT — THOMAS P. HUTTON

NO.	REVISIONS	BY	DATE
2	REVISED LANDSCAPE PL. PER BLDG. & PARKING REVS.	RMM	12/23/24

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SGLRP, LLC
POOLER, GEORGIA

BENTON TOWNHOMES - E-2

OVERALL LANDSCAPE PLAN

JOB NO:	J-26895.0007
DATE:	11/05/21
DRAWN:	CET
DESIGNED:	CET
REVIEWED:	RPT
APPROVED:	RPT
SCALE:	1" = 100'

L1.0

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LEGEND

SMALL ORNAMENTAL TREE (2 PER PLEX)

- CRAPE MYRTLE
- FOREST PANSY REDBUD
- FRINGE TREE

SMALL EVERGREEN TREE (1 PER LOT)

- DAHOON HOLLY
- LITTLE GEM MAGNOLIA

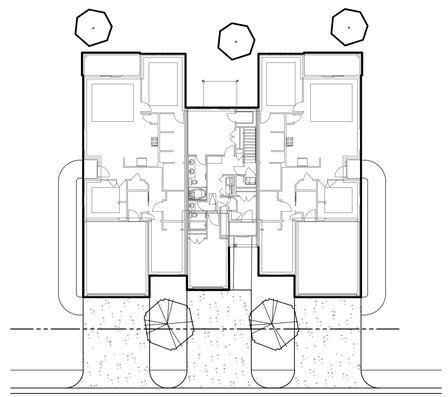
LOT TREE SUMMARY

TOTAL 3 PLEX = 33
- 2 ORNAMENT TREE / 3 PLEX = 66
- 1 EVERGREEN TREE / LOT = 99
- TOTAL TREES = 165

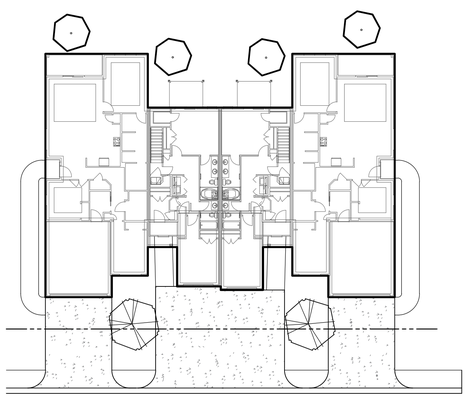
TOTAL 4 PLEX = 24
- 2 ORNAMENT TREE / 4 PLEX = 48
- 1 EVERGREEN TREE / LOT = 96
- TOTAL TREES = 144

TOTAL 5 PLEX = 4
- 2 ORNAMENT TREE / 5 PLEX = 8
- 1 EVERGREEN TREE / LOT = 20
- TOTAL TREES = 28

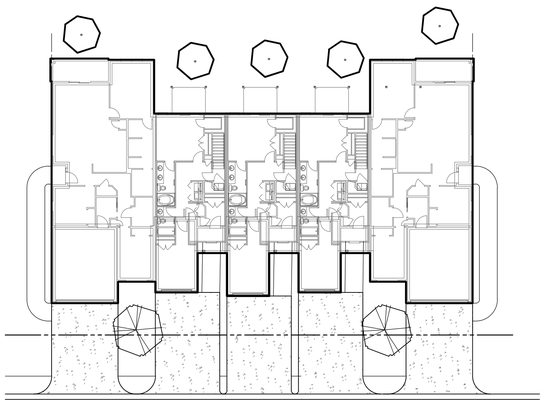
TOTAL TREES FOR LOTS = (165+144+28) = 337 TREES



TYPICAL DRIVEWAY DETAIL - 3 PLEX
NOT TO SCALE



TYPICAL DRIVEWAY DETAIL - 4 PLEX
NOT TO SCALE



TYPICAL DRIVEWAY DETAIL - 5 PLEX
NOT TO SCALE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1041 ANGELINE P. THOMAS

NO.	REVISIONS	BY	DATE
2	REVISED LANDSCAPE PL. PER BLDG & PARKING REVS.	RMM	12/23/24

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SGLRP, LLC
POOLER, GEORGIA

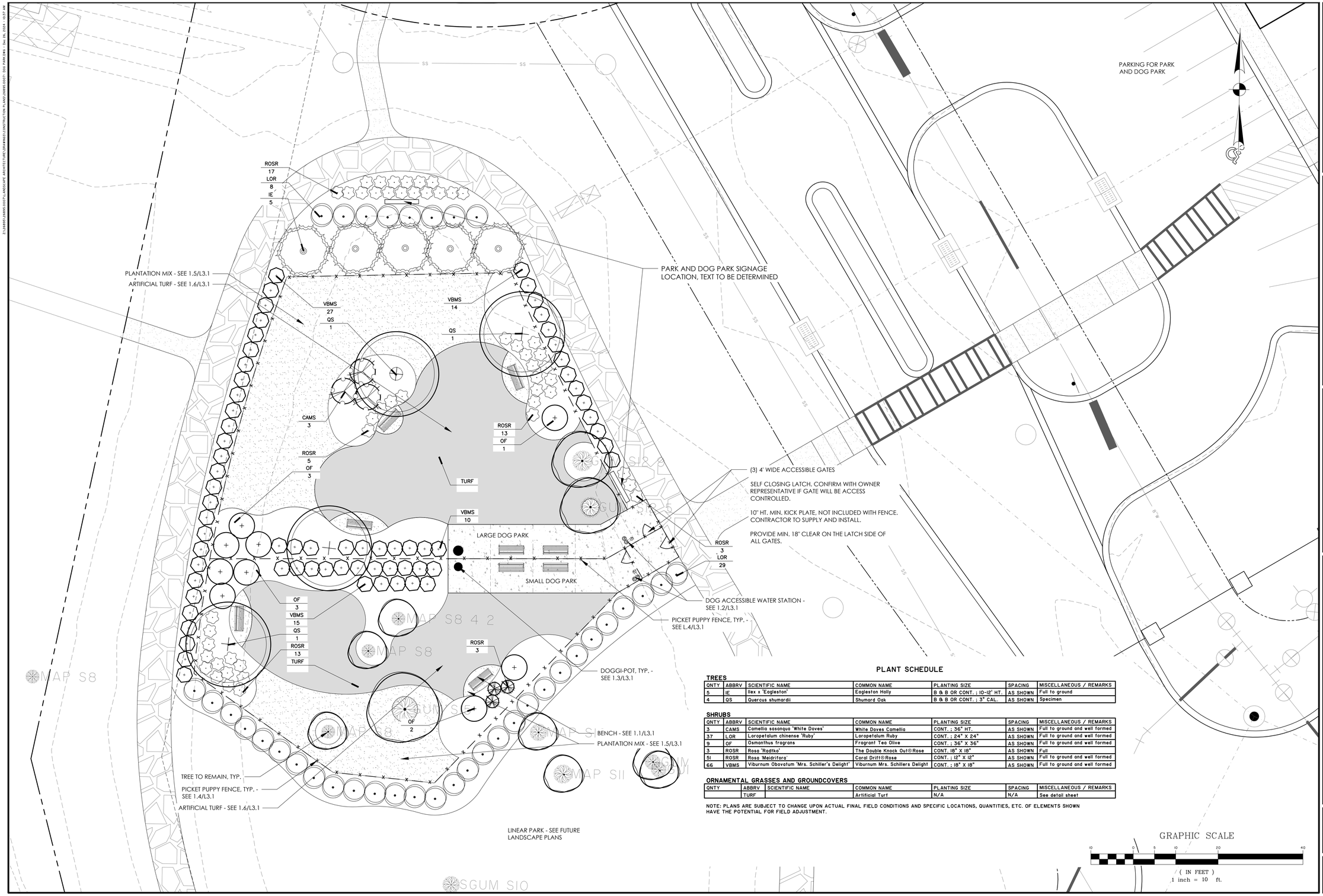
BENTON TOWNHOMES - E-2

TYPICAL LOT PLANTING PLAN

JOB NO:	J-26895.0007
DATE:	11/05/21
DRAWN:	CET
DESIGNED:	CET
REVIEWED:	RPT
APPROVED:	RPT
SCALE:	1" = 20'

L1.5

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PLANT SCHEDULE

TREES

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
5	IE	Ilex x 'Eagleston'	Eagleston Holly	B & B OR CONT. ; 10-12" HT.	AS SHOWN	Full to ground
4	QS	Quercus shumardii	Shumard Oak	B & B OR CONT. ; 3" CAL.	AS SHOWN	Specimen

SHRUBS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
3	CAMS	Camellia sasanqua 'White Doves'	White Doves Camellia	CONT. ; 36" HT.	AS SHOWN	Full to ground and well formed
37	LOR	Loropetalum chinense 'Ruby'	Loropetalum Ruby	CONT. ; 24" X 24"	AS SHOWN	Full to ground and well formed
9	OF	Osmanthus fragrans	Fragrant Tea Olive	CONT. ; 36" X 36"	AS SHOWN	Full to ground and well formed
3	ROSR	Rosa 'Radtko'	The Double Knock Out® Rose	CONT. 18" X 18"	AS SHOWN	Full
51	ROSR	Rosa Meidrifora'	Coral Drift® Rose	CONT. ; 12" X 12"	AS SHOWN	Full to ground and well formed
66	VBMS	Viburnum Obovatum 'Mrs. Schiller's Delight'	Viburnum Mrs. Schillers Delight	CONT. ; 18" X 18"	AS SHOWN	Full to ground and well formed

ORNAMENTAL GRASSES AND GROUNDCOVERS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
	TURF		Artificial Turf	N/A	N/A	See detail sheet

NOTE: PLANS ARE SUBJECT TO CHANGE UPON ACTUAL FINAL FIELD CONDITIONS AND SPECIFIC LOCATIONS, QUANTITIES, ETC. OF ELEMENTS SHOWN HAVE THE POTENTIAL FOR FIELD ADJUSTMENT.

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1041 BRYAN P. THOMASSON

NO.	REVISIONS	BY	DATE

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

SGLRP, LLC
POOLER, GEORGIA

BENTON TOWNHOMES - E-2

DOG PARK PLANTING PLAN

JOB NO:	J-26895.0007
DATE:	11/05/21
DRAWN:	CET
DESIGNED:	CET
REVIEWED:	RPT
APPROVED:	RPT
SCALE:	1" = 10'

L1.6

Z:\26895\26895.0007\LANDSCAPE ARCHITECTURE\DRAWINGS\CONSTRUCTION PLANS\26895.0007 - LINEAR PARK DESIGN.DWG - Dec 26, 2024 - 10:37 AM

PLANT SCHEDULE

TREES

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
9	CCF	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	B & B OR CONT. ; 2" CAL. MIN.	AS SHOWN	Specimen, single trunk
12	QN	Quercus nuttallii	Nuttall Oak	B & B OR CONT. ; 2" CAL. MIN.	AS SHOWN	Specimen
4	QP	Quercus phellos	Willow Oak	B & B OR CONT. ; 2" CAL. MIN.	AS SHOWN	Specimen

PALMS

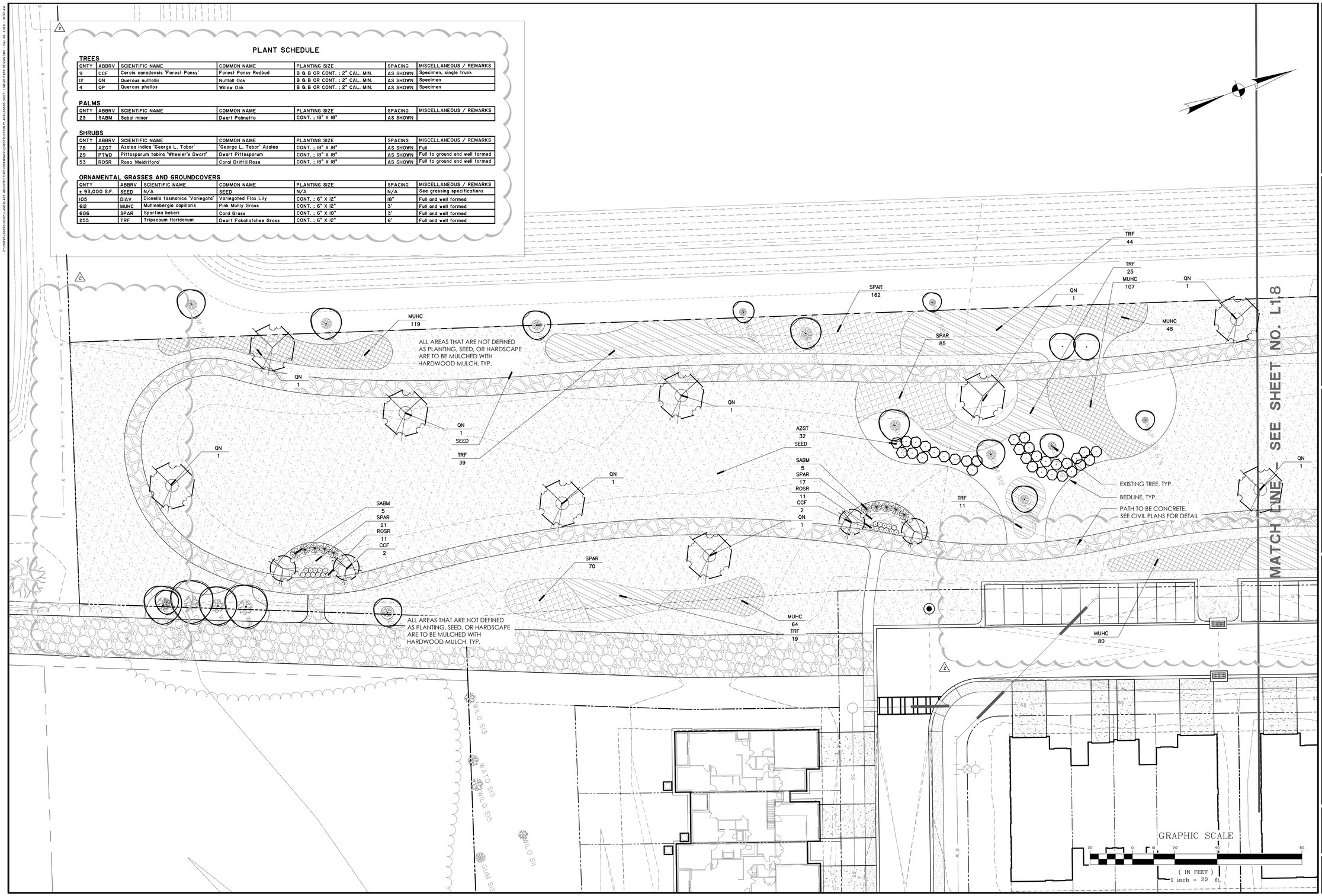
QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
23	SABM	Sabal minor	Dwarf Palmetto	CONT. ; 18" X 18"	AS SHOWN	

SHRUBS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
76	AZGT	Azalea indica 'George L. Tabor'	'George L. Tabor' Azalea	CONT. ; 18" X 18"	AS SHOWN	Full
29	PTWD	Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Pittosporum	CONT. ; 18" X 18"	AS SHOWN	Full to ground and well formed
53	ROSR	Rosa 'Meidrifora'	Coral Drift® Rose	CONT. ; 18" X 18"	AS SHOWN	Full to ground and well formed

ORNAMENTAL GRASSES AND GROUNDCOVERS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
± 93,000 S.F.	SEED	N/A	SEED	N/A	N/A	See grassing specifications
105	DIAV	Dianella tasmanica 'Variegata'	Variegated Flax Lily	CONT. ; 6" X 12"	18"	Full and well formed
612	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	CONT. ; 6" X 12"	3'	Full and well formed
606	SPAR	Spartina bakeri	Cord Grass	CONT. ; 6" X 18"	3'	Full and well formed
255	TRF	Tripsacum floridanum	Dwarf Fakahatchee Grass	CONT. ; 6" X 12"	6'	Full and well formed



GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1041 CHRISTOPHER E. THOMAS

NO.	REVISIONS	BY	DATE
2	REVISED LANDSCAPE PL. PER BLDG. & PARKING REVS.	RMM	12/23/24

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SGLRP, LLC
POOLER, GEORGIA

BENTON TOWNHOMES - E-2

LINEAR PARK PLANTING PLAN

JOB NO:	J-26895.0007
DATE:	11/05/21
DRAWN:	CET
DESIGNED:	CET
REVIEWED:	RPT
APPROVED:	RPT
SCALE:	1" = 20'

L1.7

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PLANT SCHEDULE

TREES

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
9	CCF	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	B & B OR CONT. ; 2" CAL. MIN.	AS SHOWN	Specimen, single trunk
12	QN	Quercus nuttallii	Nuttall Oak	B & B OR CONT. ; 2" CAL. MIN.	AS SHOWN	Specimen
4	QP	Quercus phellos	Willow Oak	B & B OR CONT. ; 2" CAL. MIN.	AS SHOWN	Specimen

PALMS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
23	SABM	Sabal minor	Dwarf Palmetto	CONT. ; 18" X 18"	AS SHOWN	

SHRUBS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
78	AZGT	Azalea indica 'George L. Tabor'	'George L. Tabor' Azalea	CONT. ; 18" X 18"	AS SHOWN	Full
29	PTWD	Pittosporum tobira 'Wheeler's Dwarf'	Dwarf Pittosporum	CONT. ; 18" X 18"	AS SHOWN	Full to ground and well formed
53	ROSR	Rosa 'Meidrifora'	Coral Drift® Rose	CONT. ; 18" X 18"	AS SHOWN	Full to ground and well formed

ORNAMENTAL GRASSES AND GROUNDCOVERS

QNTY	ABBRV	SCIENTIFIC NAME	COMMON NAME	PLANTING SIZE	SPACING	MISCELLANEOUS / REMARKS
± 93,000 S.F.	SEED	N/A	SEED	N/A	N/A	See grassing specifications
105	DIAV	Dianella tasmanica 'Variegata'	Variegated Flax Lily	CONT. ; 6" X 12"	18"	Full and well formed
612	MUHC	Muhlenbergia capillaris	Pink Muhly Grass	CONT. ; 6" X 12"	3'	Full and well formed
606	SPAR	Spartina bakeri	Cord Grass	CONT. ; 6" X 18"	3'	Full and well formed
255	TRF	Tripsacum floridanum	Dwart Fakahatchee Grass	CONT. ; 6" X 12"	6'	Full and well formed

LANDSCAPE

MATCH LINE - SEE SHEET NO. L1.7

MUHC 27
MUHC 36
SPAR 42
TRF 32
MUHC 36
QN 1
AZGT 46 SEED
CCF 2
SPAR 17
ROSR 11
SABM 5
QN 1
TRF 19
MUHC 41
TRF 33
SPAR 42
SPAR 57
MUHC 54
TRF 33
SPAR 93
QN 2 SEED

MGLG 17
SABM 8
ROSR 9
CCF 1
PTWD 7
DIAV 51
PTWD 22
ROSR 11
CCF 2
DIAV 54
QP 4

SEE LANDSCAPE PLAN ON SHEET L1.6 FOR DOG PARK PLANTINGS

BEDLINE, TYP.
EXISTING TREE, TYP.
PATH TO BE CONCRETE. SEE CIVIL PLANS FOR DETAIL

ALL AREAS THAT ARE NOT DEFINED AS PLANTING, SEED, OR HARDSCAPE ARE TO BE MULCHED WITH HARDWOOD MULCH, TYP.
LANDSCAPING AT ENTRANCE IS TO BE DETERMINED ON FUTURE PLAN

MAIL KIOSK

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

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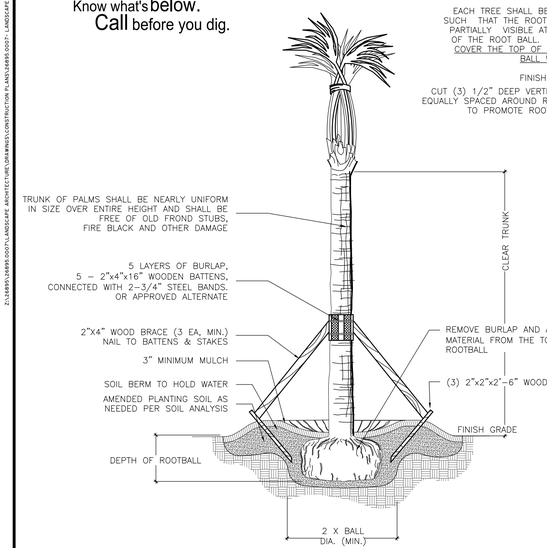
LINEAR PARK PLANTING PLAN

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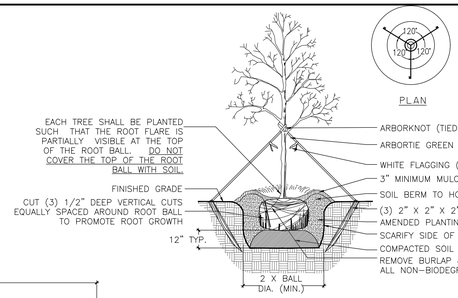
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Know what's below.
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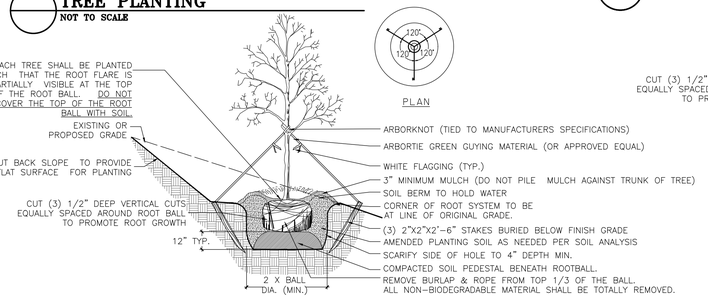
NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE.
3) SABAL PALMETTOS SHALL BE DEFOLIATED, PROTECT CABBAGE HEAD FROM DAMAGE. ALL OTHER PALM SPECIES MUST HAVE FRONDS TIED W/BIODEGRADABLE STRAP OR TWINE.
4) FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNER'S REP.
5) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

PALM TREE PLANTING
NOT TO SCALE



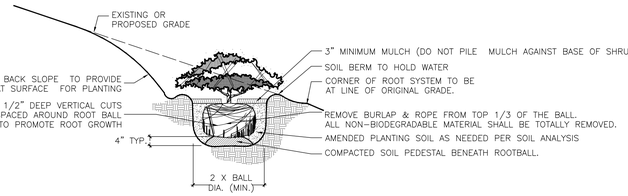
NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) ONLY GUY TREES WHEN SITE CONDITIONS REQUIRE IT.
3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE.
4) REMOVE ALL BRANCHES THAT ARE DAMAGED, RUBBING, OR CROSSING OTHER BRANCHES.
5) NEVER CUT A CENTRAL LEADER.
6) FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNER'S REP.
7) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

TREE PLANTING
NOT TO SCALE



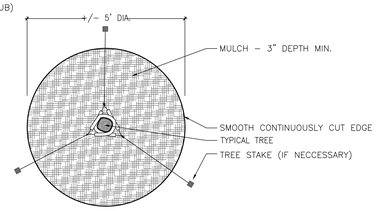
NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) ONLY GUY TREES WHEN SITE CONDITIONS REQUIRE IT.
3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE.
4) REMOVE ALL BRANCHES THAT ARE DAMAGED, RUBBING, OR CROSSING OTHER BRANCHES.
5) NEVER CUT A CENTRAL LEADER.
6) FINAL TREE STAKING AND PLACEMENT TO BE APPROVED BY OWNER'S REP.
7) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

TREE PLANTING ON A SLOPE
NOT TO SCALE



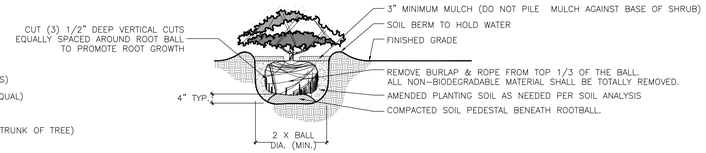
NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) WHEN GROUNDCOVER AND SHRUBS ARE USED IN MASSES, DO NOT FORM SOIL BERMS ON INDIVIDUAL PLANTS AND ENTIRE PLANTING BED SHALL BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE. COORDINATE WITH OWNER'S REP. PRIOR TO SETTING ROOTBALL ELEVATIONS.
4) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

SHRUB PLANTING ON A SLOPE
NOT TO SCALE



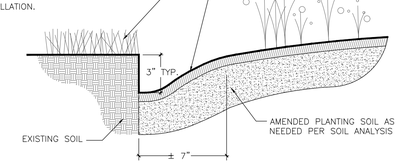
NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) APPLY MULCH IN A +/– 5' DIAMETER WHERE PROPOSED TREE PLANTINGS OCCUR IN SOD OR SEEDED AREA.

TREE RING
NOT TO SCALE



NOTES:
1) SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
2) WHEN GROUNDCOVER AND SHRUBS ARE USED IN MASSES, DO NOT FORM SOIL BERMS ON INDIVIDUAL PLANTS AND ENTIRE PLANTING BED SHALL BE EXCAVATED TO RECEIVE PLANTING SOIL AND PLANT MATERIAL.
3) PLANT ROOT BALL FLUSH WITH FINISHED GRADE UNLESS AREA HAS POOR DRAINAGE, IN WHICH CASE PLANT ROOTBALL 2" ABOVE GRADE. COORDINATE WITH OWNER'S REP. PRIOR TO SETTING ROOTBALL ELEVATIONS.
4) CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.

SHRUB PLANTING
NOT TO SCALE

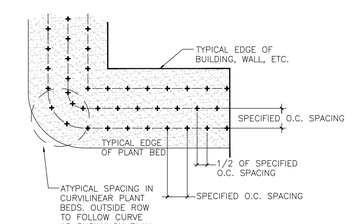


NOTES:
1) TRENCH EDGE TO BE LOCATED BETWEEN PLANTING BEDS AND ALL LAWN AREAS.

SOD TO PLANT BED EDGE
NOT TO SCALE

GENERAL PLANTING / IRRIGATION NOTES:

1. REQUIREMENTS FOR THE MEASUREMENTS, BRANCHING, GRADING, QUALITY, BALLING AND BURLAPPING OF PLANTS IN THE PLANT LIST SHOULD FOLLOW OR EXCEED THE STANDARDS CURRENTLY RECOMMENDED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC. IN THE AMERICAN STANDARD FOR NURSERY STOCKS (ASNS). UNLESS OTHERWISE SPECIFIED, ANY SIZE SPECIFIED SHALL BE CONSIDERED MINIMUM. MINIMUMS FOR HEIGHT, SPREAD, CALIPER, ETC. SHALL TAKE PRECEDENT OVER A SPECIFIED CONTAINER SIZE. (I.E. – IF 7 GALLON IS REQUIRED, TO PROVIDE A SPECIFIED HEIGHT OR SPREAD THAT IS SPECIFIED AS A 3 GALLON, THEN THE 7 GALLON SHALL BE SHALL BE REQUIRED AND INCLUDED IN THE BASE BID AND SHALL NOT BE CONSIDERED A CHANGE ORDER.)
2. ALL PLANTS SHALL HAVE A WELL FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
3. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY (50) PER CENT OF THIS YEARS' VERTICAL GROWTH (TOP CANDLE).
4. THE LANDSCAPE CONTRACTOR IS HEREBY NOTIFIED OF THE EXISTENCE OF UNDERGROUND UTILITIES WITHIN THE LIMITS OF THE PROJECT AREA. THE CONTRACTOR SHOULD VERIFY THE EXACT LOCATION OF ALL UTILITY LINES PRIOR TO COMMENCEMENT OF DIGGING OPERATIONS. CONTRACTOR RESPONSIBLE FOR LOCATING, PROTECTING, AND REPAIRING ALL DAMAGE TO BUILDINGS, UTILITIES, PAVEMENT, AND CURB & GUTTER. ANY REPAIRS SHALL BE DONE PROMPTLY AT CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO OPENING ANY PLANTING PITS.
6. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF HOLES WITH SIX (6) INCHES OF WATER. THIS WATER SHOULD PERCOLATE WITHIN A TWENTY-FOUR (24) HOUR PERIOD. IF WATER DOESN'T PERC, CONTRACTOR SHALL NOTIFY THE OWNER'S REP PRIOR TO INSTALLING PLANTS.
7. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PANS, STEAM OR OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS. OTHERWISE, THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE FOR PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING UP THE SITE AT THE COMPLETION OF THE PROJECT AND SHALL MAINTAIN THE SITE IN A REASONABLY NEAT AND CLEAN STATE THROUGHOUT THE INSTALLATION PROCESS. STREETS AND PAVED AREAS SHALL BE CLEANED REGULARLY TO REMOVE CONSTRUCTION MATERIALS AND OTHER DEBRIS RESULTING FROM WORK OF THE PROJECT.
9. REPLACEMENTS OF DEAD OR UNSATISFACTORY MATERIAL SHALL BE MADE AS SPECIFIED IN THE PLANT LIST. THE OWNER OR LANDSCAPE ARCHITECT SHALL INSPECT REPLACED PLANTS WHEN ALL REPLACEMENTS HAVE BEEN MADE. REPLACEMENTS ARE TO BE ALIVE AND IN A HEALTHY CONDITION WHEN THE REPLACEMENTS ARE COMPLETE. REPLACEMENTS ARE NOT SUBJECT TO AN ADDITIONAL GUARANTEE, BUT THE LANDSCAPE CONTRACTOR SHALL CONSULT WITH THE LANDSCAPE ARCHITECT ON REASON FOR PLANT DECLINE/DEATH AND HOW TO AVOID FUTURE INSTANCES.
10. SHOULD THE CONTRACTOR NOT MAKE REPLACEMENTS IN A SATISFACTORY AND TIMELY FASHION IN ACCORD WITH THE PLANTING NOTES, THE OWNER, AFTER PROPER NOTIFICATION TO THE CONTRACTOR MAY UTILIZE THE FUNDS OF THE RETAINAGE TO HAVE THE REPLACEMENTS MADE IN ACCORDANCE WITH THE SPECIFICATIONS BY ANOTHER CONTRACTOR.
11. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT UNATTENDED OVERNIGHT.
12. PLANT MATERIAL QUANTITIES PROVIDED IN THE PLANT LIST ARE FOR REFERENCE ONLY AND THE CONTRACTOR IS RESPONSIBLE FOR THE ACTUAL PLANT MATERIAL COUNTS. DISCREPANCIES BETWEEN QUANTITIES SHOWN ON THE PLANTING PLAN AND THOSE IN THE PLANT LIST SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. IF CLARIFICATION OF DISCREPANCIES FROM THE LANDSCAPE ARCHITECT IS NOT POSSIBLE, THEN QUANTITIES SHOWN ON THE PLANTING PLAN SHALL TAKE PRECEDENCE.
13. REMOVE BURLAP/STRAPPING AND WIRE BASKET FROM TOP ⅓ OF ROOT BALL ON TREES.
14. REMOVE PAPER, PLASTIC OR METAL AROUND ROOT BALLS OF SHRUBS.
15. DO NOT WRAP TREES.
16. WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING.
17. TREE GUYING MATERIAL SHALL BE 'ARBOR-TIE' OR EQUIVALENT.
18. ALL PLANT BEDS TO BE MULCHED WITH 3" DEPTH OF DOUBLE SHREDDED HARDWOOD MULCH.
19. ALL AREAS OF PLANTING, INCLUDING AREAS OF GRASS SEEDING AND SOD, SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AND SHALL BE PROVIDED APPROPRIATE SOIL FOR THE PROPOSED PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL ADJUST PH AND / OR SOIL FERTILITY BY UNIFORMLY INCORPORATING REQUIRED SOIL CONDITIONING MATERIALS AT THE RATE AND DEPTH DETERMINED BY THE ANALYSIS OF THE SOIL TEST (AS REQUIRED IN 3.02 AND 3.13 OF THE LANDSCAPING SPECIFICATIONS). EACH SOIL TEST SHALL BE SPECIFIC TO THE PROPOSED PLANT MATERIAL TO BE INSTALLED IN A GIVEN AREA.
20. ALL EXISTING VEGETATION WITHIN AREAS TO BE PLANTED / SODDED / SEEDED SHALL BE REMOVED PRIOR TO PLANTING / SODDING / SEEDING. ALL AREAS INDICATED TO BE GRASS SEED SHALL BE SEEDED PER GRASSING SPECIFICATIONS FOR PERMANENT STABILIZATION.
21. CONTRACTOR TO SUPPLY AUTOMATIC IRRIGATION SYSTEMS, COMPLETE AND INSTALLED. SYSTEM TO INCLUDE ALL VALVES, PIPES, HEADS, FITTINGS, RAIN SENSOR, AND CLOCK AND TO PROVIDE 100% COVERAGE OF ALL NEW SODDED AND IMPROVED EXISTING GRASS AREAS, TREES, SHRUBS AND PLANTING BEDS. COORDINATE IRRIGATION WITH OWNER'S REPRESENTATIVE. (CONTRACTOR SHALL PROVIDE SHOP DRAWINGS OF PROPOSED IRRIGATION SYSTEM FOR OWNER ACCEPTANCE)
22. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FOR AUTOMATIC IRRIGATION SYSTEMS. CONTRACTOR SHALL PROVIDE ELECTRIC METER AND SERVICE IN ACCORDANCE WITH STATE AND LOCAL CODES FOR IRRIGATION SYSTEM. LOCATION OF METERS AND CONTROL PANELS FOR IRRIGATION SHALL BE APPROVED BY OWNER'S REP. PRIOR TO INSTALLATION.
23. WHERE IRRIGATION SYSTEM WILL BE INSTALLED WITH ANY WATER SOURCE OTHER THAN DOMESTIC POTABLE WATER, LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR IRRIGATION WATER TESTING. IRRIGATION WATER SHALL BE TESTED FOR LEVELS OF pH, ALKALINITY AND SOLUBLE SALTS. SUBMIT TEST RESULTS TO OWNER'S REPRESENTATIVE FOR REVIEW PRIOR TO INSTALLATION OR ORDERING OF IRRIGATION EQUIPMENT, PUMPS OR WELL DIGGING.
24. ALL TREES SHALL BE INSTALLED PER THE REQUIREMENTS OF THE POOLER, GEORGIA APPLICABLE ORDINANCES.
25. ALL PLANT BEDS TO RECEIVE WEED INHIBITOR OF PREEN OR ACCEPTED ALTERNATE.
26. FOR SUMMERTIME PLANTINGS, CONTRACTOR TO USE EITHER CONTAINERIZED OR PRE-DUG B & B PLANT MATERIAL.



NOTES:
1) EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER PLANTING TO A DEPTH OF 12".

PLANT SPACING DETAIL
NOT TO SCALE

GEORGIA
No. 1241
REGISTERED
LANDSCAPE
ARCHITECT
THOMAS SHUTTON

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

SGLRP, LLC
POOLER, GEORGIA

BENTON TOWNHOMES - E-2

PLANTING DETAILS

JOB NO:	J-26895.0007
DATE:	11/05/21
DRAWN:	CET
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L2.1

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LANDSCAPING SPECIFICATION

LANDSCAPING

PART 1 - GENERAL

1.1 DESCRIPTION

A. The work covered in this section consists of soil preparation, fine grading, lawns, trees, shrubs and ground cover plantings, their protection and maintenance of planted areas until acceptance.

1.2 RELATED WORK

A. See Civil and Landscape plans and specifications.

1.3 QUALITY ASSURANCE

A. Qualifications of Workmen: Contractor shall provide at least one person present at all times during execution of work that is thoroughly familiar with the type of materials being installed and proper equipment and methods for their installation and who shall direct all work performed under this section.

B. Standards: All seed, sod, trees, shrubs, and ground covers shall meet or exceed the specifications of Federal, State, County and / or Municipality laws requiring inspection for disease and insect control.

1. Plants and planting methods shall conform to the latest edition of American Standard for Nursery Stock, American Nursery & Landscape Association, 1000 Vermont Avenue, NW, Suite 300, Washington, DC 20005

2. Plants shall be true and representative of their genus, species, cultivar, or variety. Nursery stock shipped in accordance with the required specifications shall be deemed to be acceptable within the terms of this section if it is typical in size and habit for the species in the region of the country in which it is grown unless the specifications include additional details.

3. **Prior to ordering any plant material, representative photos of each species shall be provided for review and acceptance.**

4. One of each bundle or lot shall be tagged with name and size of the plant in accordance with American Nursery & Landscape Association standards. In all cases, botanical names shall take precedence over common names. Landscape Architect should be consulted in the event questions arise about nomenclature of plants to be used and their availability.

1.4 DELIVERY, STORAGE, AND HANDLING

A. Deliver grass seed in original containers showing analysis of seed mixture, percentage of pure seed, year of production, net weight, date of packaging and location of packaging. Damaged packages are not acceptable.

B. Deliver fertilizer in waterproof bags showing weight, chemical analysis, and name of manufacturer.

C. Deliver sod on pallets.

D. Handling of plants shall be by lifting the root mass or container and not by lifting plant by trunk or branches. Handling of plants in an improper fashion shall be cause for rejection of plant materials. Care must be taken during all phases of the location and planting procedures not to damage root system, trunk or branches. All plant materials shall be planted as soon after arrival at the site as possible. Contractor is responsible for keeping plants safe from injury by the construction activity and watered to prevent drying out before planting. Balled and burlapped plants shall be "Healed-in" and protected with burlap or other accepted material if they cannot be planted upon delivery. Plants with broken major branches, badly bruised or damaged bark are not acceptable and will be rejected.

1.5 PLANTING DATES

A. The planting season for trees, shrubs and groundcovers is between October 1st and June 1st of the following year. Do not plant if temperature is below freezing or above 90 degrees. Planting at any other time other than the planting season is the Contractor's option and full responsibility and without additional compensation. Planting may, at the option of the Contractor, be postponed into the following planting season but without additional compensation provided the Owner and local governing jurisdiction have approved.

C. Planting dates for sod, sprigging or seeding shall be per the grassing specification.

1.6 MEASUREMENT AND PAYMENT

A. Measurement - The items listed in the proposal shall be considered as sufficient to complete the work in accordance with the plans and specifications. Any portion of the work not listed in bid form, but required to complete the work, shall be deemed to be a part of the item with which it is associated and shall be included in the cost of the unit shown on the bid form.

B. Payment - Payment for the unit shown on the bid form shall be considered to cover the cost of all labor, material, equipment, and performing all operations necessary to complete the work in place. No payment will be made for any material wasted, used for the convenience of the Contractor, unused or rejected.

1. Trees, Shrubs, and Groundcovers - Will be paid for at the contract unit price for planted/installed and accepted trees, shrubs, and groundcovers.

2. Payment for grassing will be made per the grassing specification.

3. Clearing - Will be paid for at the lump sum price for clearing.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Contractor shall, at time of delivery, furnish Owner and / or Landscape Architect with invoices of all materials received; in order the quality and source of materials may be reviewed.

2.2 TOPSOIL

A. TOPSOIL SHALL BE FERTILE, FRIABLE SOIL CONTAINING LESS THAN 5% TOTAL VOLUME OF THE COMBINATION OF SUBSOIL, REFUSE, ROOTS LARGER THAN 1 INCH DIAMETER, HEAVY, STICKY OR STIFF CLAY, STONES LARGER THAN 2 INCHES IN DIAMETER, NOXIOUS SEEDS, STICKS, BRUSH, LITTER, OR ANY SUBSTANCES DELETERIOUS TO PLANT GROWTH. THE PERCENT (%) OF THE ABOVE OBJECTS SHALL BE CONTROLLED BY SOURCE SELECTION NOT BY SCREENING THE SOIL. TOPSOIL SHALL BE SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. IMPORTED TOPSOIL SHALL NOT CONTAIN WEED SEEDS IN QUANTITIES THAT CAUSE NOTICEABLE WEED INFESTATIONS IN THE FINAL PLANTING BEDS. IMPORTED TOPSOIL SHALL MEET THE FOLLOWING PHYSICAL AND CHEMICAL CRITERIA:

1. SOIL TEXTURE: USDA LOAM, SANDY CLAY LOAM OR SANDY LOAM WITH CLAY CONTENT BETWEEN 15 AND 25%. AND A COMBINED CLAY/SILT CONTENT OF NO MORE THAN 55%.
2. PH VALUE SHALL BE BETWEEN 5.5 AND 7.0.
3. PERCENT ORGANIC MATTER (OM): 2.0-5.0%, BY DRY WEIGHT.
4. SOLUBLE SALT LEVEL: LESS THAN 2 MMHO/CM.
5. SOIL CHEMISTRY SUITABLE FOR GROWING THE PLANTS SPECIFIED.

B. IMPORTED TOPSOIL SHALL BE A HARVESTED SOIL FROM FIELDS OR DEVELOPMENT SITES. THE ORGANIC CONTENT AND PARTICLE SIZE DISTRIBUTION SHALL BE THE RESULT OF NATURAL SOIL FORMATION. MANUFACTURED SOILS WHERE COARSE SAND, COMPOSTED ORGANIC MATERIAL OR CHEMICAL ADDITIVES HAS BEEN ADDED TO THE SOIL TO MEET THE REQUIREMENTS OF THIS SPECIFICATION SECTION SHALL NOT BE ACCEPTABLE. RETAINED SOIL PEDS SHALL BE THE SAME COLOR ON THE INSIDE AS IS VISIBLE ON THE OUTSIDE.

C. IMPORTED TOPSOIL FOR PLANTING SOIL SHALL NOT HAVE BEEN SCREENED AND SHALL RETAIN SOIL PEDS OR CLODS LARGER THAN 2 INCHES IN DIAMETER THROUGHOUT THE STOCKPILE AFTER HARVESTING.

D. STOCKPILED EXISTING TOPSOIL AT THE SITE MEETING THE ABOVE CRITERIA MAY BE ACCEPTABLE.

E. PROVIDE A ONE GALLON SAMPLE FROM EACH IMPORTED TOPSOIL SOURCE(S) WITH REQUIRED SOIL TESTING RESULTS OF ALL EXISTING TOPSOIL TO BE USED, THE SAMPLE SHALL BE A MIXTURE OF THE RANDOM SAMPLES TAKEN AROUND THE SOURCE STOCKPILE OR FIELD.

2.3 SEED

A. See grassing specification.

2.4 SPRIG

A. See grassing specification.

2.5 SOD

A. See grassing specification.

2.6 PLANT MATERIALS

A. Provide all plant materials as indicated on the plans. In the event of any discrepancies between quantities of plants indicated on the plant schedule and those indicated on the plan, plan quantities shall govern.

B. Plants shall be sound, healthy and vigorous, well branched and densely foliated when in leaf. They shall be free of disease, insect pests, eggs or larvae, and shall have healthy, well developed root systems. Plants shall be from a nursery within 300 miles north or south of the project location and shall have been grown under climate conditions similar to those in the locality of project. Trees for planting in rows shall be uniform in size and shape.

B. Plants shall possess a normal balance between height and width. Plants shall be measured when branches are in their normal position. Height and spread dimensions specified refer to the main body of plant and not from branch tip to tip. Plants larger in size than specified may be used with no change in contract price.

C. Plants shall be dug with firm natural balls of earth, of diameter not less than recommended by American Standard for Nursery Stock and of sufficient depth to include fibrous and feeding roots. Plants will not be accepted if ball is cracked or broken before or during planting operations.

D. Trees specified for Street Tree Grade shall conform to standards of the A.N.L.A.:

1. Suitable for planting as street trees.

2. Free of branches to approximately 50% of height from ground.

3. Crown of tree shall be in good balance with the trunk.

2.7 FERTILIZER

A. Commercial fertilizer shall be slow release 5-10-10 or 6-12-12 (or as recommended by soil test), uniform in composition, free flowing, and suitable for application with appropriate equipment. Deliver to site unopened in manufacturer's standard containers showing weight, analysis and name of manufacturer. If stored on site, protect from the elements.

2.8 PEAT MOSS

A. Peat moss shall be finely shredded, 90% organic moss peat, brown in color and suitable for horticultural purposes. Peat shall be measured in air dry condition, containing not more than 35% moisture by weight. Ash content shall not exceed 10%.

2.9 MULCH FOR TREES, SHRUBS, AND GROUND COVERS

A. Mulch for non bio-retention areas shall be as shown on plans.

B. Mulch for bio-retention areas shall be shredded hardwood.

2.10 STAKING EQUIPMENT

A. Trees and palms shall be staked as shown in landscape plans.

2.11 WATER

A. Contractor shall provide water to the project via the installation of a new irrigation system for the area shown on the plans. For bidding purposes, the contractor shall assume drilling a new well with associated pumps and controls as needed for irrigation.

PART 3 - EXECUTION

3.1 FINE GRADING

A. All areas within limits of construction shall be fine graded to the desired grades. All areas within limits of construction are to be fine graded, free of roots, debris and/or other objectionable material, before planting or grassing commence. Any additional fill material needed to fill low or uneven areas shall be provided by the Contractor. Positive drainage away from structures shall be provided in all plant beds so standing water does not occur. Planting beds shall be raised above adjacent lawn areas to provide good drainage conditions.

B. Planting and grassed areas, if not loose, shall be loosened to a minimum depth of 3-inches before fertilizer, seed or sod is applied.

3.2 FERTILIZER AND SOIL AMENDMENTS

A. Contractor shall provide Topsoil Analysis Tests that has been performed by a State Agricultural Experiment Station, Soil and Water Conservation District, State University, or other qualified private testing laboratory, as approved by Landscape Architect.

B. Apply fertilizer and soil amendments after fine grading and mix thoroughly into upper 2 inches of soil.

C. Fertilizer and other necessary soil amendments shall be applied at the rate recommended by Topsoil Analysis Test.

3.3 SODDING

A. See grassing specification.

3.4 SPRIGGING

A. See grassing specification.

3.5 SEEDING

A. See grassing specification.

3.6 SEED PROTECTION

A. See grassing specification.

3.7 LAYOUT OF TREES, SHRUBS, AND GROUND COVERS

A. All plants shall be placed in the proper location as shown on construction plans, allowing Landscape Architect to review all plant locations prior to actual planting. Landscape Architect may make minor adjustments which shall not be cause for changes to the contract price.

3.8 OBSTRUCTIONS BELOW GROUND

A. Prior to excavating planting holes, Contractor shall determine the exact location of electrical, phone, or television cables or conduits, water, drainage or sewer lines, and any other subsurface structures and take precautions to protect them. Any damage to underground utilities shall be repaired immediately at the Contractor's expense.

B. In the event rock, underground construction work, or other obstructions are encountered in any plant hole excavation under this contract, alternate locations may be selected. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and not less than six (6) inches below bottom of ball or roots when plant is properly set at the required grade. The Contractor shall be responsible for the removal of such rock or other underground obstructions encountered.

3.9 PLANTING HOLES

A. For trees, shrubs and ground covers the planting hole shall be as shown on planting details in the plans. Do not leave planting holes open overnight. In the event that plant holes are dug and not planted in a timely manner, install four (4) foot high orange safety fencing around all excavated areas.

3.10 PLANTING TREES AND SHRUBS

A. Shall be same as grown in the nursery and/or container soil level. Adjust bottom soil mix to insure proper planting level with the proposed surrounding grades. Check plants to insure proper vertical alignment.

B. Fill holes to proper height to receive plant, and thoroughly tamp before setting the plant. Set plant in upright position in the center of the hole, and compact the backfill mixture around the ball or roots. Add soil amendments as required to improve fertility of existing soil and plant growing conditions.

1. When balled or burlapped plants are set, compact topsoil around base of ball to fill all voids. All bindings shall be removed and the top half of burlap removed from around root ball. If burlap is made of natural fibers it can be laid back from the root mass or can be cut away. Remove all burlap if it is made of non-degradable material/fabric. All weeds growing on the root mass shall be removed prior to planting.

2. Containerized plants shall have the container removed prior to planting. Care shall be taken to protect root mass from injury and the root mass intact. If root mass shows evidence of being bound or matted, three vertical 1/2" deep cuts shall be made on alternate sides of the root mass and roots pulled away slightly. This is to untangle roots which have begun to "circle" the root mass and to encourage new root growth. All weeds growing in the root mass shall be removed prior to planting.

3. Roots of bare root plants shall be spread out and topsoil carefully worked in among them. Remove with a clean cut, any broken or frayed roots.

3.11 PLANTING GROUND COVERS

A. Planting beds shall be thoroughly worked to a depth of twelve (12) inches incorporating fertilizer and other soil improvements at the recommended rate suggest by the soils test. Rake prepared planting bed until level, smooth and free from all soil, lumps, rocks, sticks and other deleterious materials. Bed area should be neatly outlined. Space the plants evenly as indicated on the drawings. Plant only in soil that is moist and friable, and not wet or soggy. In the case of planting in the open on hot days, shorten the time between planting and watering.

3.12 WATERING

A. Thoroughly water each plant when the hole is 1/3 full, again at 2/3 full and then complete backfilling. Once backfilling is complete, water again, then tamp the soil in place until the surface of the backfill is level with the surrounding area and the plant bears the same relation of finished grade as it bore to existing grade before being dug.

B. Earth saucers shall be constructed around the perimeter of planting holes of all trees and all single planted shrubs. Earth saucers shall be minimum 3" high and compacted to retain water. Earth saucers shall not be installed in areas where the subsoil is very poorly drained or around mass shrub / groundcover plantings.

C. All trees and shrubs to be hand watered on a regular basis as necessary during the warranty period.

3.13 SOIL MIX

A. Shall be per existing soils on site with recommended amendments from soils test.

3.14 STAKING OF TALL PLANTS

A. Shall be done only if site / environment conditions make if required. If required, trees and palms shall be staked as indicated on the plans.

3.15 MULCHING

A. All plants shall be mulched with an evenly thick layer of clean mulch immediately after planting. Mass plant beds shall be completely mulched to the limits of the bed as shown on the plans. Limit of mulching for individual trees and shrubs shall be slightly beyond the saucer berm. The areas mulched shall be tidy and clean in appearance.

3.16 PRUNING

A. Remove dead, broken or bruised branches after planting using clean, sharp tools.

3.17 WEEDING

A. All planted areas shall be kept free from weeds and undesirable grasses until final acceptance by the Owner. See General notes on plans for additional information.

3.18 INSECT AND DISEASE CONTROL

A. All plant materials shall be disease or insect free upon arrival to the site, however, should any plants show signs of insect or disease infestations, Contractor shall identify nature of infestation and submit to Landscape Architect a proposed method of control. Contractor shall treat all infested plants at its expense. Should the infestation be wide spread and uncontrollable, plants affected shall be removed from site, fresh plants brought in and all other plants treated to prevent infestation of remaining plants at Contractor's expense.

3.19 CLEAN UP

A. Contractor is responsible for removing all trash, debris, rubbish and all other materials associated with the construction from site on a daily basis. All tags, flags, and labels will be removed from plants and trees. The site shall be left broom clean and tidy. Clean up of the site is a prerequisite to final acceptance by the Owner.

PART 4 - MAINTENANCE AND WARRANTY

4.1 MAINTENANCE

A. Protect all plantings (grass, plants and trees) until accepted by Owner. All damage, regardless of cause, shall be immediately repaired and plants replaced if necessary. Erect temporary fences, barricades, signs and other protection as needed to prevent trampling. Contractor is not responsible for replacement of damaged or missing plants and plant materials due to vandalism or other acts beyond the control of the Contractor if proper barriers or other safeguards have been maintained.

B. Maintenance shall include but is not limited to watering, weeding, cultivating, removal of dead material, mulch reapplication, resetting plants to proper grades or upright position, lawn mowing, fertilizing, and other necessary operations.

C. The Contractor shall repair immediately any areas damaged as a result of construction operations or erosion.

E. The Contractor shall maintain all proposed plantings until final acceptance is issued by the Owner.

F. At the end of the maintenance period, all plants shall be in a healthy growing condition. During the maintenance period, should the appearance of any plant indicate weakness and probability of dying, immediately replace without additional cost to the Owner. Replacements required because of vandalism or other causes beyond the control of the Contractor are not part of this contract.

4.2 WARRANTY

A. All shrubs, ground cover, and trees shall be guaranteed by the Contractor to be alive and healthy for a one year period after substantial completion is issued by the Owner. A final inspection with the Owner shall be conducted at the end of the warranty period to determine if any plants will be required to be replaced.

B. Any lawn, plant, or tree which is dead or not showing satisfactory growth shall be replaced at Contractor's expense at the end of warranty period. All replacements shall be of original quality and of a size equal to adjacent plants or trees of the same kind.

END OF SECTION

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1041 RICHARD P. THOMAS

NO.	REVISIONS	BY	DATE
2	REVISED LANDSCAPE PL. PER BLDG & PARKING REVS.	RMM	12/23/24

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

SGLRP, LLC
POOLER, GEORGIA

BENTON TOWNHOMES - E-2

LANDSCAPING SPECIFICATIONS

JOB NO:	J-26895.0007
DATE:	11/05/21
DRAWN:	CET
DESIGNED:	CET
REVIEWED:	RPT
APPROVED:	RPT
SCALE:	NOT TO SCALE

L2.2

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GRASSING SPECIFICATION

PART 1 - GENERAL

1.1 SECTION INCLUDES

A. Seeding, planting grass, and fertilizing graded areas around buildings, structures, soccer fields and sidewalk shoulders and other disturbed areas.

B. Seed protection.

C. Maintaining grassed areas until final acceptance.

1.2 RELATED WORK

A. Civil and Landscape plans and specifications.

1.3 DELIVERY, STORAGE, AND HANDLING

A. Deliver grass seed in original containers showing analysis of seed mixture, percentage of pure seed, year of production, net weight, date of packaging, and location of packaging. Damaged packages are not acceptable. Store in cool, dry locations away from contaminants.

B. Deliver fertilizer in waterproof bags showing weight, chemical analysis, and name of manufacturer. Damaged bags are not acceptable. Store in cool, dry locations away from contaminants.

C. Deliver sod on pallets.

D. All material shall be acceptable to Engineer prior to use.

1.4 PLANTING DATES

A. This specification provides for establishment of a permanent grass cover between the dates of March 1 and September 30. If finished earth grades are not completed in time to permit planting and establishment of permanent grass during the favorable season between dates specified above unless otherwise accepted, Contractor will be required to plant a temporary cover to protect new graded areas from erosion and to keep windborne dust to a minimum. The temporary cover shall be planted between October 1 and February 28 unless otherwise permitted.

1.5 MEASUREMENT AND PAYMENT

A. When the season or stage of project is such results of grassing work cannot be determined, conditional acceptance will be made on work completed. When conditional acceptance is made for items of work covered, Contractor shall be entitled to 50% of bid price for the actual work placed and shall receive remaining 50% of bid price when final acceptance is made. Conditional acceptance shall not apply to the remaining items of work, and full bid price payment shall be made when work is acceptably placed and completed in accordance with specifications.

B. Payment for grassing will be made at contract unit price for the item "Grassing" and such payment shall constitute full compensation for furnishing and placing seed and fertilizer or sod where directed and protecting and maintaining seed and sod in all graded and disturbed areas.

PART 2 - PRODUCTS

Contractor shall submit source and species certification documents to Engineer and Owner's Representative for review prior to installation. Supply complete information on all analysis / test methodologies and results; laboratory certifications, manufacturer's specifications, and agency approvals to the Landscape Architect prior to placement of soil mixtures. In addition, provide the Landscape Architect with thoroughly mixed sample of soil mixes for approval prior to placement. Landscape Contractor shall make modifications and improvements to soil mixes deemed necessary by the soil analysis to meet requirements specified here in before, and to ensure proper growing medium for plant material.

2.1 SEED

A. All seed shall conform to all State Laws and to all requirements and regulations of the State Department of Agriculture.

B. The varieties of seed, as specified in Section 2.2, shall be individually packaged or bagged, and tagged to show name of seed, net weight, origin, germination, lot number, and other information required by the State Department of Agriculture.

C. The Engineer reserves the right to test, reject, or accept all seed before seeding.

2.2 SEEDING SCHEDULE

A.

SEED	RATE	PLANTING DATES
Eremochloa ophiuroides	45 lbs/ acre	March 1 - September 30
Annual Rye (Temp only)	75 lbs/acre	October 1 - February 28

2.3 FERTILIZER

A. Commercial fertilizer of approved type, conforming to state fertilizer laws at the rate as recommended by soils test.

2.4 LIME

A. Agricultural grade, ground limestone at the rate as recommended by soils test.

2.5 SPRIG

A. Healthy living stems, stolons, or rhizomes and attached roots of locally adapted grass without adhering soil, including two to three nodes and from 4 to 6 inches long. Obtain from heavy, dense certified sod. Provide sprigs which have been grown under climatic conditions similar to those in the locality of the project. Coordinate harvesting and planting operations to prevent exposure of sprigs to the sun for more than 30 minutes before covering and moistening. Sprigs showing signs of wilt, mold, containing weeds or other detrimental material or that are heat damaged will be rejected.

B. The varieties of sprig, as specified in section 2.6, shall be individually packaged or bagged, and tagged to show name of sprig, net weight, origin and other information required by the State Department of Agriculture.

C. Sprigs shall be pure to variety specified and shall be free of other grass species, weeds or foreign matter.

D. Sprigs shall be harvested by digging (not collected above soil level) shredding sod, by rototilling sod and raking, by vericutting or by a sprig harvester. Sprigs shall consist of mostly rhizomes and crowns with only a few green leaves.

2.6 SPRIGGING SCHEDULE

A.

SPRIG	RATE	PLANTING DATES
Eremochloa ophiuroides (or approved equal)	500 bushels / ac. (Coverage in 3 months)	April 1 - August 31
Stabilize site with temporary grass seed (See section 2.2)		September 1 - March 31

B. In areas where existing grass is to be matched, Contractor shall sprig at the rate and dates recommended by sprig distributor.

2.7 SOD

A. Sod shall be premium grade, densely rooted, good quality grass of the species and certified variety as shown on the plans, free from noxious weeds with no surface soil being visible. The sod shall be obtained from areas where the soil is reasonably fertile. Sod of specified species with not less than 95 percent germination, not less than 85 percent pure seed, and not more than 0.5 percent weed seed. The sod shall be machine cut to a uniform soil thickness that shall contain practically all of the dense root system and not be less than 1-inch thick.

B. Before cutting, sod shall be mowed to a height of not less that 1-1/2" or more than 2". Sod shall be cut in uniform widths min. 12" and in lengths min. 24 inches.

C. Sod shall be delivered to site in a fresh, moist condition with healthy green foliage. It shall be unloaded from delivery trucks on pallets or rolls and placed in final position within 24 hours of delivery. Sod shall be protected from wind and sun and shall not be allowed to dry out before planting.

D. Sod shall be strong enough to support its own weight and retain its size and shape when suspended vertically from a firm grasp on the upper 10 percent of the section.

2.8 ACCESSORIES

A. Straw Mulch: Oat or wheat straw, reasonably free from weeds, foreign matter detrimental to plant life, and in dry condition.

B. Excelsior Mulch: Excelsior mulch shall consist of wood fibers cut from sound, green timber. The average length of fibers shall be 4 to 6 inches. Cut shall be made in such a manner as to provide maximum strength of fiber, but at a slight angle to natural grain of the wood to cause splintering of fibers when weathering in order to provide adherence to each other and to soil.

C. Wood cellulose fiber shall be made from wood chip particles manufactured particularly for discharging uniformly on the ground surface when dispersed by a hydraulic water sprayer. It shall remain in uniform suspension in water under agitation and blend with grass seed and fertilizer to form a homogenous slurry. Mulch fibers shall intertwine physically to form a strong moisture holding mat on the ground surface and allow rainfall to percolate into underlying soil. The mulch shall be heat processed to contain no germination or growth-inhibiting factors. It shall be dyed (non-toxic) an appropriate color to facilitate metering of material.

2.9 PRODUCT REVIEW

A. Contractor shall provide the Engineer with a complete description of all products before ordering. The Engineer will review all products before they are ordered.

PART 3 - EXECUTION

3.1 PREPARATION

A. Areas to be seeded or sprigged shall be made smooth and uniform and shall conform to the finished grade indicated on plans.

B. Remove foreign materials, plants, roots, stones, and debris from surfaces to be seeded.

C. Grassing areas, if not loose, shall be loosened to a minimum depth of 3 inches before fertilizer, seed, sprig or sod is applied.

D. Amendments to soils shall be incorporated into loosened 3 inch top soil layer as recommended by soils test.

E. No seeding shall occur until acceptance of the seed bed preparation has occurred. Contractor shall notify owner and landscape architect once seed bed is prepared for review and acceptance.

3.2 STAND OF GRASS

A. Before acceptance of seeding or sprigging is performed for the establishment of permanent vegetation, Contractor will be required to produce a satisfactory stand of perennial grass whose root system shall be developed sufficiently to survive dry periods and winter weather and be capable of re-establishment in spring.

B. Before acceptance of seeding performed for the establishment of temporary vegetation, Contractor will be required to produce a stand of grass sufficient to control erosion for a given area and length of time before the next phase of construction or establishment of permanent vegetation is to commence.

3.3 SEEDING AND SPRIGGING DATES

A. Seeding and sprigging shall be performed during periods and at rates specified in their respective schedules. Seeding and sprigging work may, at discretion of Contractor, be performed throughout the year using schedule prescribed for given period. Seeding and sprigging work shall not be conducted when the ground is frozen or excessively wet. Contractor will be required to produce a satisfactory stand of grass regardless of the period of year work is performed.

3.4 APPLYING LIME AND FERTILIZER

A. Following advance preparation and placing selected material for shoulders and slopes, lime and fertilizer, if called for based on soil tests, shall be spread uniformly over the designated areas, and shall be thoroughly mixed with the soil to a depth of approximately 2 inches. Fertilizer and lime shall be applied at the rate at the rate recommended by required soils test. Unless otherwise provided, lime will not be applied for temporary seeding. In all cases where practicable, acceptable mechanical spreaders shall be used for spreading fertilizer. On steep slopes subject to slides and inaccessible to power equipment, the slopes shall be adequately scarified. Fertilizer may be applied on steep slopes by hydraulic methods as a mixture of fertilizer and seed. When fertilizer is applied with combination seed and fertilizer drills, no further incorporation will be necessary. The fertilizer and seed shall be applied together when Wood Cellulose Fiber Mulch is used. Any stones larger than 2 ½ inches in any dimension, larger clods, roots, or other debris brought to the surface shall be removed.

3.5 SEEDING

A. Seed shall be sown within 24 hours following application of fertilizer and lime and preparation of the seedbed as specified in Section 3.4. Seed shall be uniformly sown at rate specified by the use of acceptable mechanical seed drills. Rotary hand seeders, power sprayers or other satisfactory equipment may be used on steep slopes or on other areas inaccessible to seed drills.

B. Seeds shall be covered and lightly compacted by means of cultipacker or light roller if the drill does not perform this operation. On slopes inaccessible to compaction equipment, the seed shall be covered by dragging spiked chains, by light harrowing or by other satisfactory methods.

C. Apply water with fine spray immediately after each area has been sown.

D. Do not sow seed when ground is too dry, during windy periods or immediately following a rain.

E. If permitted by the special provisions, wood cellulose fiber mulch or excelsior fiber mulch may be used.

3.6 SEED PROTECTION (STRAW MULCH)

A. All seeded areas seeded with permanent grasses shall be uniformly mulched in a continuous blanket immediately following seeding and compacting operations, using at least 2 tons of straw per acre.

3.7 SEED PROTECTION (EXCELSIOR MULCH)

A. Seed shall be sown as specified in Section 3.5. Within 24 hours after covering of seed, excelsior mulch shall be uniformly applied at the rate of 2 tons per acre. The mulch may be applied hydraulically or by other acceptable methods. Should the mulch be placed in a dry condition, it shall be thoroughly wetted immediately after placing. Engineer may require light rolling of the mulch to form a tight mat.

3.8 SEED PROTECTION (WOOD CELLULOSE FIBER MULCH)

A. After the lime has been applied and ground prepared as specified in Section 3.4, wood cellulose fiber mulch shall be applied at a rate of 1,500 pounds per acre in a mixture of seed and fertilizer. Hydraulic equipment shall be used for application of fertilizer, seed, and slurry of the prepared wood pulp. This equipment shall have a built-in agitation system with an operating capacity sufficient to agitate, suspend, and homogeneously mix a slurry of the specified amount of fiber, fertilizer, seed, and water. The slurry distribution lines shall be large enough to prevent stoppage. The discharge line shall be equipped with a set of hydraulic spray nozzles which will provide an even distribution of slurry on various areas to be seeded. The slurry tank shall have a minimum capacity of 1,000 gallons.

Seed, fertilizer, wood pulp mulch, and water shall all be combined into the slurry tank for distribution of all ingredients in one operation by hydraulic seeding method specified herein. Materials shall be combined in a manner recommended by the manufacturer. The slurry mixture shall be regulated so amounts and rates of application shall result in a uniform application of all materials at rates not less than amount specified. Using the color of wood pulp as a guide, equipment operator shall spray prepared seedbed with a uniform visible coat. The slurry shall be applied in a sweeping motion, in an arched stream to fall like rain, allowing wood fibers to build upon each other until an even coat is achieved.

3.9 SPRIGGING

A. Sprigs shall be placed at the date and rates as shown in section 2.6. The sprigging method shall be by broadcast sprigging, hydroplanting or row planter. Sprigging procedure shall ensure even coverage.

B. Sprigs applied by broadcast over the site with a distributor or hydroseeder shall be planted at the rates listed in section 2.6. Cover broadcast sprigs with straw mulch immediately after broadcast and water in immediately (within 2 hours).

C. Sprigs installed by row planter creating a narrow furrow that covers 50 to 80% of the sprig with soil may use less sprig material. Rate shall be as recommended by sprig supplier to provide a solid stand of turf within the time required in Section 2.6. Water in immediately (within 1 hour).

3.10 SODDING

A. Sod shall be placed between March 1st and December 1st. However, if sod is to be placed during periods of temperatures over 90 degrees F., the contractor shall take extra care for quick placement of sod with adequate, consistent watering necessary to ensure sod thrives as planted.

B. Sod shall be placed within 24 hours of cutting.

C. Place top elevation of sod 1/2 inch below adjoining paving or curbs.

D. All areas to be sodded shall be brought to the proper line grade or cross section as was existing prior to construction. Sod shall be placed so that, upon completion, the edges of the sodded areas will be smooth and will conform to the proposed finished grade. Sod shall be laid smooth, edge to edge, with staggered joints. Sod shall be immediately pressed firmly into contact with the sod bed by tamping or rolling, to eliminate any air pockets. A true and even surface shall be provided, to insure knitting without displacement of the sod or deformation of the surfaces of the sodded areas. Do not stretch or overlap sod pieces. Following compaction, screened soil of good quality shall be used to fill all cracks, and excess soil shall be worked into the grass with rakes or other suitable equipment. On slopes steeper than 4 to1, the sod shall be fastened in place with suitable wood or metal pins to hold the sod in place. Any damage by erosion or other causes that may have occurred after completion of grading operations shall be repaired, before commencing with the sodding operations.

E. Immediately before sodding, moisten topsoil with a fine spray to a minimum 1" depth. Sod shall not be laid on soil that is dry and powdery.

F. Sod shall be moist when laid and placed on moist ground. The sod shall be carefully placed by hand, beginning at the toe of slopes and working upwards. The length of the strips shall be at right angles to the flow of surface water. All joints shall be tightly butted and end joints shall be staggered at least 12 inches. The sod shall be immediately pressed firmly into the ground by tamping or rolling. Fill all joints between strips with fine screened soil. Sod on slopes shall be pegged with sod pegs to prevent movement. The sod shall be watered, mowed, weeded, repaired, or otherwise maintained, to insure the establishment of a uniform healthy stand of grass until acceptance.

G. Within 2 hours after sod has been placed, thoroughly water to a minimum depth of 4". After sod and soil have dried, roll sodded areas to ensure good bond between sod and soil and to remove depressions and irregularities. Roll sodded areas with a roller not exceeding 150 lbs. per foot of roller width. Top dress and roll again as necessary to create a smooth even surface.

PART 4 - MAINTENANCE, WARRANTY AND ACCEPTANCE

4.1 MAINTENANCE

A. Maintenance shall consist of providing protection against traffic, watering to ensure uniform seed germination and to keep surface of soil damp, and repairing any areas damaged as a result of construction operations or erosion. Maintenance shall also include, but is not limited to, watering, weeding, cultivating, removal of dead material, lawn mowing, fertilizing, and other necessary operations.

B. The Contractor shall maintain all proposed plantings until the date of final acceptance by the Owner.

4.2 WARRANTY

A. All grassed areas shall be guaranteed by the Contractor to be alive and healthy for a one year period from the date of substantial completion issued by the Owner. A final inspection with the Owner shall be conducted at the end of the warranty period to determine if any areas require replanting. At the end of the warranty period, the sod shall show evidence of rooting to the underlying soil and shall have no competitive weed growth from either the sod or from between the sod joints.

B. Any grassed area which is dead or not showing satisfactory growth shall be replaced at Contractor's expense at the end of warranty period. All replacements shall be of original quality and of a size equal to adjacent plants or trees of the same kind. Replacements required because of vandalism, excessive use or other causes beyond the control of the Contractor are not part of this contract.

4.3 ACCEPTANCE

A. Before acceptance of seeding performed for the establishment of permanent vegetation, Contractor will be required to produce a satisfactory stand of perennial grass whose root system shall be developed sufficiently to survive dry periods and winter weather and be capable of reestablishment in spring.

B. A minimum coverage of 80% density over 100% of the disturbed area is required for seeded areas before project acceptance. Sprig and sod areas shall have 95 % coverage over 100% of the disturbed area prior project acceptance.

END OF SECTION

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1061 BRYAN P. THOMPSON

NO.	REVISIONS	BY	DATE

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

SGLRP, LLC
POOLER, GEORGIA

BENTON TOWNHOMES - E-2

GRASSING SPECIFICATIONS

JOB NO:	J-26895.0007
DATE:	11/05/21
DRAWN:	CET
DESIGNED:	CET
REVIEWED:	RPT
APPROVED:	RPT
SCALE:	NOT TO SCALE

L2.3

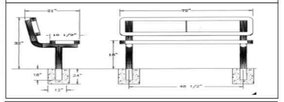
Z:\26895\26895-0007\LANDSCAPE ARCHITECTURE\DRAWINGS\CONSTRUCTION PLANS\26895-0007-2D0 FAIRCHILD • Dec 26, 2024 - 10:07 AM

N.O.F. Inc.



6 Ft. Perforated Bench with Back, Rounded Corners - Inground Mount.
- 6' Dimensions: 72"L x 32"Ht. 145 Lbs.
- Large hole polyethylene 11 gauge punched steel seat.
- (2) 2 3/8" Zinc coated, powder coated galvanized steel legs.
- Some assembly required.

Item #: WC PB6WBIG





8 Ft. Perforated Bench with Back, Rounded Corners - Inground Mount.
- 8' Dimensions: 96"L x 32"Ht. 164 Lbs.
- Large hole polyethylene 11 gauge punched steel seat.
- (2) 2 3/8" Zinc coated, powder coated galvanized steel legs.
- Some assembly required.

Item #: WC PB8WBIG



Textured Polyethylene Colors



Powder Coat Gloss Colors



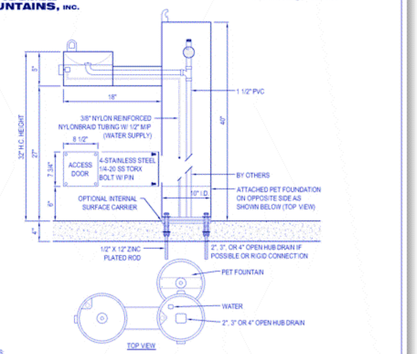
NATIONAL OUTDOOR FURNITURE, INC.
1210 W. Main Street #296 Riverhead, NY 11901
Toll-Free Phone: 1-888-663-4621
Phone: 631-369-9099 Fax: 631-207-8312
Email: nofinc@optonline.net
www.nationaloutdoorfurniture.com

NATIONAL OUTDOOR FURNITURE, INC.
144 Murdock Road #325 Pomfret Center, CT 06259
Toll-Free Phone: 1-888-516-8873
Phone: 1-860-974-1551 Fax: 516-706-1901
Email: nofinc@earthlink.net
www.nationaloutdoorfurniture.com

1.1 BENCH
SCALE: 1" = 1'-0"

MDF MOST DEPENDABLE FOUNTAINS, INC.

MOST DEPENDABLE FOUNTAINS, INC.
5705 COMMANDER DR. P.O. BOX 587
ARLINGTON, TN 38002-0587
PHONE: (901) 867-0339
www.mostdependable.com



NOTES:
1. MEETS ADA REGULATIONS.
2. OPTIONAL STAINLESS STEEL SURFACE CARRIER RECOMMENDED.
3. SHOWN WITH OPTIONAL 10 STAINLESS STEEL SURFACE CARRIER, ATTACHED PET FOUNTAIN.
4. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
5. DO NOT SCALE DRAWING.
6. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
7. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
8. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 3354-1.51.

MODEL 440 SM
SHOWN W/ OPTIONAL SS SURFACE CARRIER, PF

3354-1.51 REVISION DATE 07/22/2019
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CADdetails.com

1.2 WATER FOUNTAIN WITH PET ACCESS
SCALE: 1" = 1'-0"

DOGIPOT
The Smart Solution to Dog Pollution.

DOGIPOT
5340 YOUNG PINE ROAD, SUITE 8
ORLANDO, FL 32829
TOLL FREE: 1-800-364-7681
PHONE: (407) 888-4627
FAX: (407) 888-8526
www.dogipot.com

INCLUDES:
-ALUMINUM DOGIPOT PET SIGN, WITH MOUNTING HARDWARE
-ALUMINUM DOGIPOT JUNIOR BAG DISPENSER (ITEM #1002-2), WITH MOUNTING HARDWARE
-TWO KEYS FOR DISPENSER LOCKING FRONT ACCESS PANEL
-TWO ROLLS OF DOGIPOT LITTER PICK UP BAGS (ITEM #1402), INSTALLED IN DOGIPOT JUNIOR BAG DISPENSER
-10 GALLON STEEL TRASH RECEPTACLE (ITEM #1206A-L) WITH ATTACHED HINGED LID AND TRASH LINER BAG RETAINER BANDS, WITH MOUNTING HARDWARE
-ONE DOGIPOT LINER TRASH BAGS (ITEM #1404)
-2" X 2" X 4'-8" GALVANIZED STEEL TELESCOPIC MOUNTING POST, WITH INSTALLATION HARDWARE

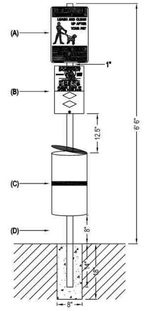
(A) DOGIPOT PET SIGN (ITEM #1203 / 1204):
-H: 18" X W: 11.5"
-14 GAUGE REFLECTIVE ALUMINUM
-WEIGHT: 1.35 LBS
-FOREST GREEN ON WHITE

(B) DOGIPOT JUNIOR BAG DISPENSER (ITEM #1002-2):
-H: 15.5" X W: 9.4" X D: 3.25"
-12 GAUGE POWDER COATED FOREST GREEN ALUMINUM
-WEIGHT: 7 LBS
-400 BAG CAPACITY
-TWO DIAMOND BAG DISPENSER SLOTS
-FRONT LOCKING ACCESS PANEL
-CLEARLY POSTED INSTRUCTIONS

(C) STEEL TRASH RECEPTACLE WITH LID (ITEM #1206-L):
-H: 23" X 11.5" DIAMETER
-16 GAUGE POWDER COATED FOREST GREEN STEEL
-WEIGHT: 14.6 LBS.
-10 GALLON CAPACITY WITH INTERIOR TRASH LINER BAG RETAINER BANDS
-ATTACHED STAINLESS STEEL HINGED LID
-ONE BOX (50 COUNT DOGIPOT LINER TRASH BAGS (ITEM #1404) INCLUDED

(D) TELESCOPIC GALVANIZED STEEL MOUNTING POST (ITEM #1301-P):
-2" X 2" X 8'
-11 GAUGE GALVANIZED STEEL
-WEIGHT: 15 LBS.

HOLE:
-FILL WITH 40 LBS. "READY TO USE: CEMENT



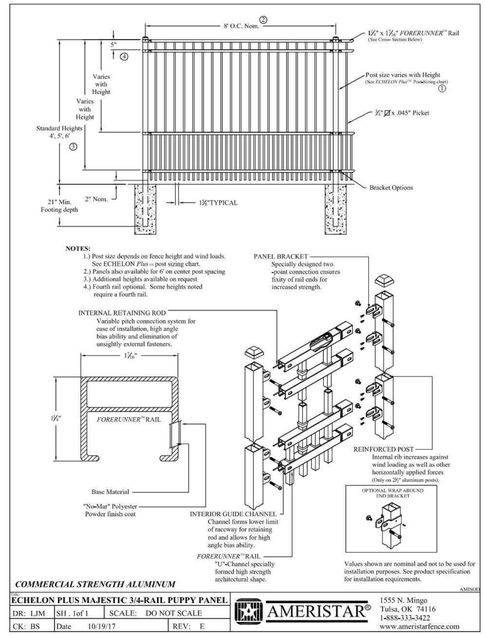
ELEVATION

NOTES:
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5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 2635-007.

PET STATIONS
DOGIPOT® PET STATION (1003-L)

2635-007 REVISION DATE 04/05/2016
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1.3 DOGI-POT
SCALE: 1" = 1'-0"

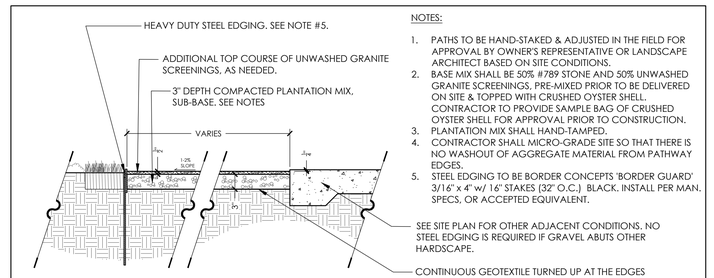


COMMERCIAL STRENGTH ALUMINUM

ECHELON PLUS MAJESTIC 3/4-RAIL PUPPY PANEL			
DR: LJM	SH.: 1of 1	SCALE: DO NOT SCALE	
CK: BS	Date 10/19/17	REV: E	

AMERISTAR®
1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com

1.4 PICKET PUPPY FENCE
SCALE: 1" = 1'-0"

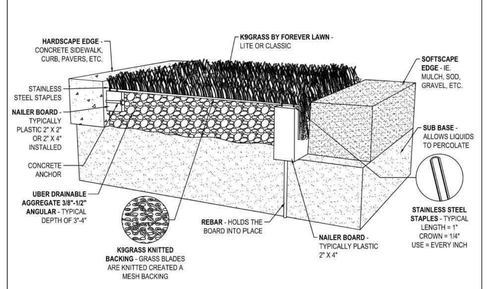


NOTES:
1. PATHS TO BE HAND-STAKED & ADJUSTED IN THE FIELD FOR APPROVAL BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT BASED ON SITE CONDITIONS.
2. BASE MIX SHALL BE 50% #789 STONE AND 50% UNWASHED GRANITE SCREENINGS, PRE-MIXED PRIOR TO BE DELIVERED ON SITE & TOPPED WITH CRUSHED OYSTER SHELL. CONTRACTOR TO PROVIDE SAMPLE BAG OF CRUSHED OYSTER SHELL FOR APPROVAL PRIOR TO CONSTRUCTION.
3. PLANTATION MIX SHALL HAND-TAMPED.
4. CONTRACTOR SHALL MICRO-GRADE SITE SO THAT THERE IS NO WASHOUT OF AGGREGATE MATERIAL FROM PATHWAY EDGES.
5. STEEL EDGING TO BE BORDER CONCEPTS 'BORDER GUARD' 3/16" x 4" w/ 16" STAKES (32" O.C.) BLACK. INSTALL PER MAN. SPECS, OR ACCEPTED EQUIVALENT.

1.5 PLANTATION MIX WITH STEEL EDGING
SCALE: 1" = 1'-0"

ForeverLawn®

FOREVERLAWN
8007 BEESON ST.
LOUISVILLE, OH 44641
TOLL FREE: 1-866-992-7876
PHONE: (866) 992-7876
FAX: (866) 212-1925
www.foreverlawn.com



PERSPECTIVE

NOTES:
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3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
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5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 1148-090

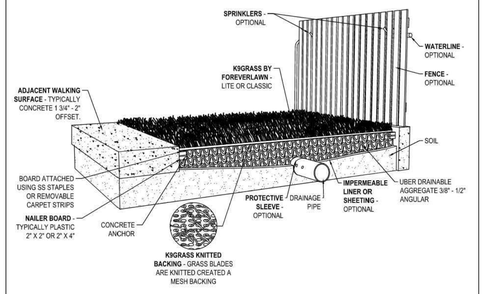
K9GRASS®
PET TURF: K9GRASS® SYSTEM - INSTALLED OVER SOIL WITH HARD AND SOFT EDGES

1148-090 REVISION DATE 11/04/2019
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1.6 ARTIFICIAL TURF
SCALE: 1" = 1'-0"

ForeverLawn®

FOREVERLAWN
8007 BEESON ST.
LOUISVILLE, OH 44641
TOLL FREE: 1-866-992-7876
PHONE: (866) 992-7876
FAX: (866) 212-1925
www.foreverlawn.com



PERSPECTIVE

NOTES:
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4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER 1148-092

K9GRASS®
PET TURF: K9GRASS® SYSTEM - INSTALLED OVER SOIL WITH DRAIN (INDOOR OPTION)

1148-092 REVISION DATE 11/04/2019
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1.8 DRAINAGE AT ARTIFICIAL TURF
SCALE: 1" = 1'-0"

LOCAL FOREVER LAWN REPRESENTATIVE

BRYAN BRICKSON, GENERAL MANAGER
912-250-9392
BRYANB@FOREVERLAWNLC.COM
FOREVERLAWN LOW COUNTRY
HTTPS://WWW.FOREVERLAWN.COM/LA/LANDSCAPE

GEORGIA REGISTERED LANDSCAPE ARCHITECT No. 1161 BRYAN P. THOMPSON

NO.	REVISIONS	BY	DATE

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

SGLRP, LLC
POOLER, GEORGIA

BENTON TOWNHOMES - E-2

SITE DETAILS

JOB NO:	J-26895.0007
DATE:	11/05/21
DRAWN:	CET
DESIGNED:	CET
REVIEWED:	RPT
APPROVED:	RPT
SCALE:	NOT TO SCALE

L3.1

ARCHITECTURAL PLANS
BENTON GROVE BLDG. #00
3 Unit Town Homes

ADDRESS
POOLER, GEORGIA 31322



Manatee
LOT #00A

Osprey - E
LOT #00B

Manatee
LOT #00C

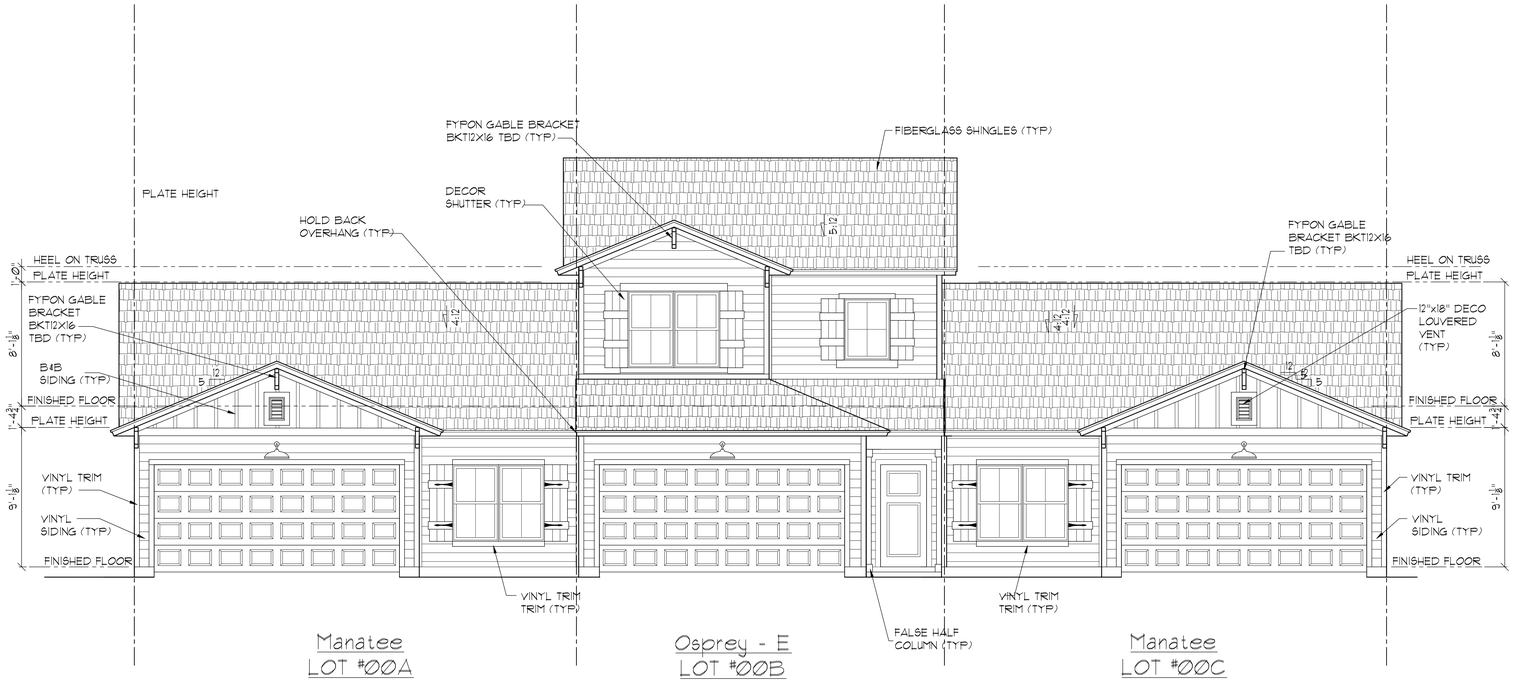
NOTICE
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DREAM FINDERS
THE MARK OF A QUALITY HOME

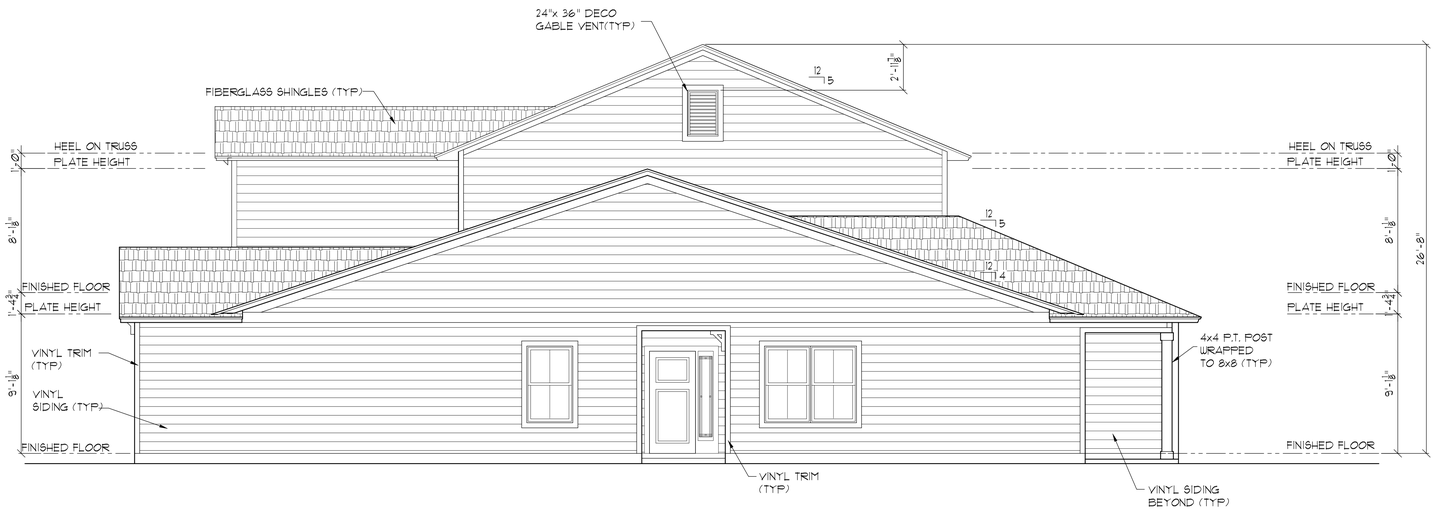
BENTON GROVE 3 UNIT TOWN HOMES - BLDG #00
ADDRESS
POOLER, GEORGIA 31322

BUILT BY:
DREAM FINDERS HOMES

DRAWN BY:	ARJ
CHECKED BY:	RN
DATE:	11-14-24
SCALE:	1/4"=1'-0"
JOB NUMBER:	
REVISED:	.
DWG NO:	A0.1



FRONT ELEVATION



Manatee
LOT #00C

RIGHT SIDE ELEVATION

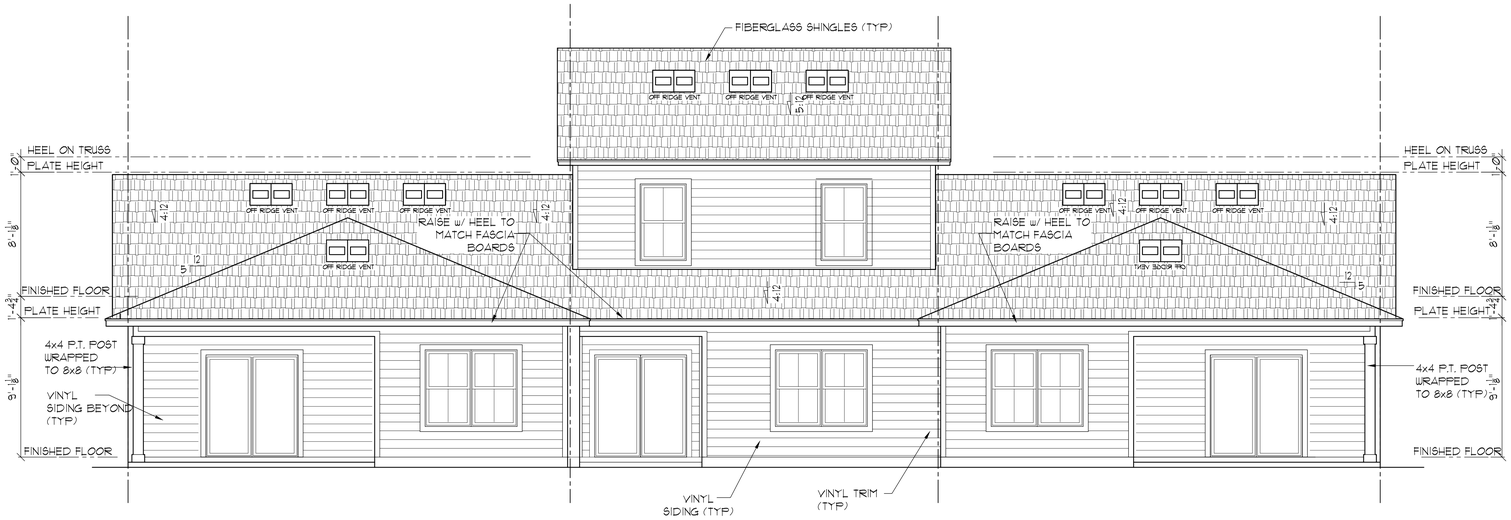
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DREAM FINDERS
THE MARK OF A QUALITY HOME

BENTON GROVE 3 UNIT TOWN HOMES - BLDG #00
ADDRESS
POOLER, GEORGIA 31322

BUILT BY: DREAM FINDERS HOMES

DRAWN BY:	ARJ
CHECKED BY:	RN
DATE:	11-14-24
SCALE:	1/4"=1'-0"
JOB NUMBER:	
REVISED:	.
DWG NO:	A3.1

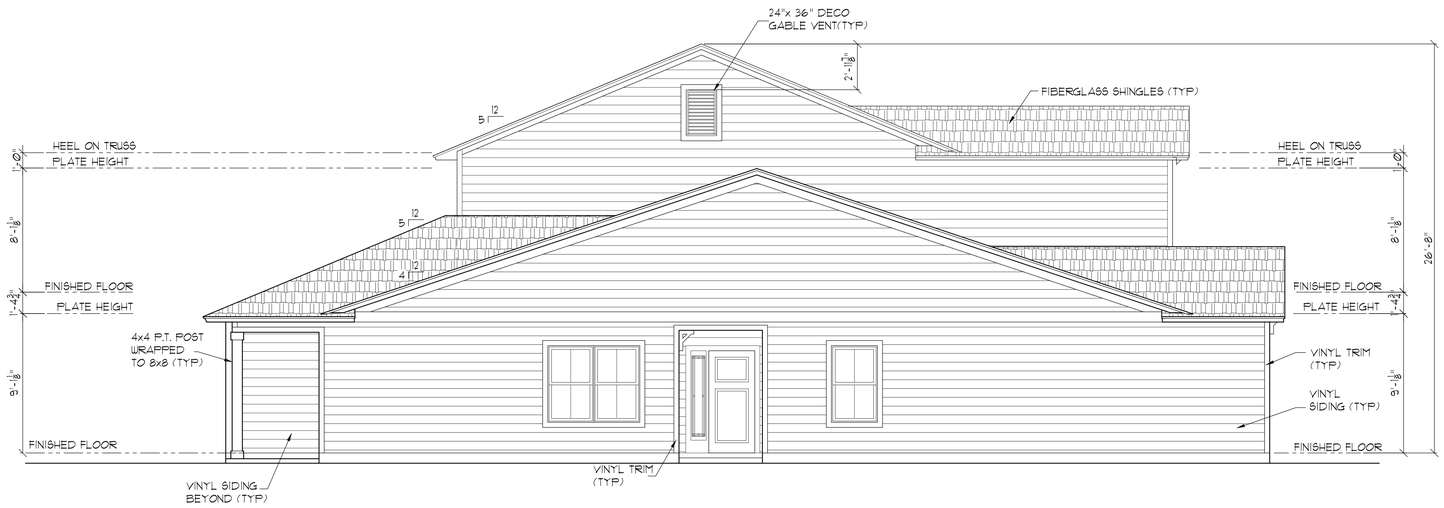


Manatee
LOT #00C

Osprey - E
LOT #00B

Manatee
LOT #00A

REAR ELEVATION



Manatee
LOT #00A

LEFT SIDE ELEVATION

NOTICE

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DREAM FINDERS
THE MARK OF A QUALITY HOME

BENTON GROVE 3 UNIT TOWN HOMES - BLDG #00
ADDRESS
POOLER, GEORGIA 31322

BUILT BY: DREAM FINDERS HOMES

DRAWN BY:	ARJ
CHECKED BY:	RN
DATE:	11-14-24
SCALE:	1/4"=1'-0"
JOB NUMBER:	
REVISED:	.
DWG NO:	A3.2

ARCHITECTURAL PLANS
BENTON GROVE BLDG. #00
3 Unit Town Homes

ADDRESS
POOLER, GEORGIA 31322



Osprey
LOT #00A

Crane – F
LOT #00B

Osprey
LOT #00C

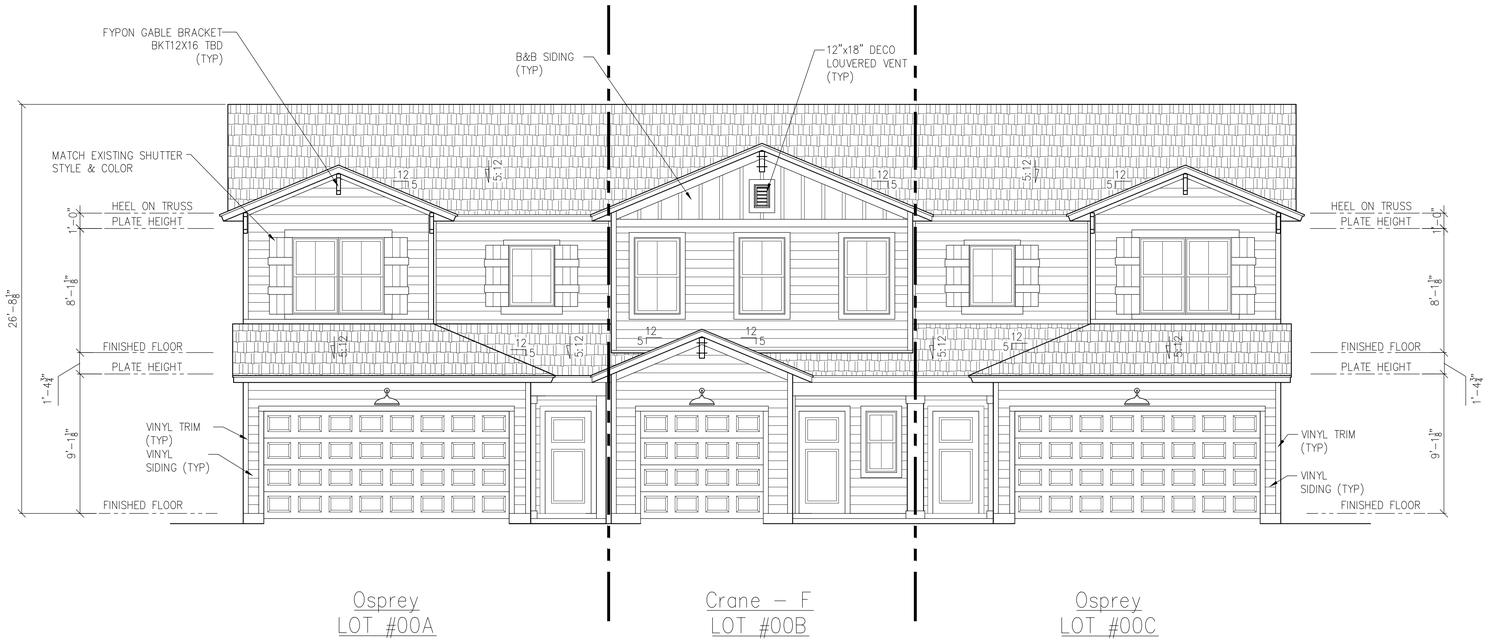
NOTICE
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DREAM FINDERS
THE MARK OF A QUALITY HOME

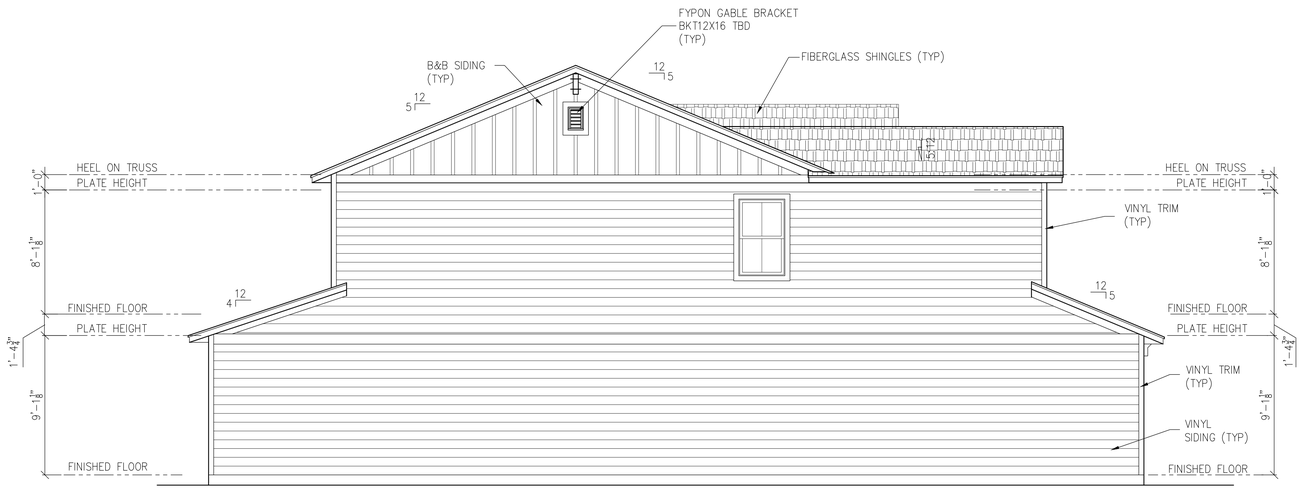
BENTON GROVE 3 UNIT TOWN HOMES – BLDG #00
ADDRESS
POOLER, GEORGIA 31322

BUILT BY:
DREAM FINDERS HOMES

DRAWN BY:	.
CHECKED BY:	.
DATE:	11/14/24
SCALE:	1/4"=1'-0"
JOB NUMBER:	
REVISED:	
DWG NO:	A0.1



FRONT ELEVATION

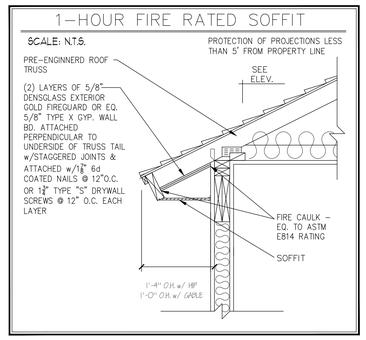


Osprey
LOT #00A

LEFT ELEVATION

1-HOUR FIRE RATED SOFFIT

SCALE: N.T.S.



1 TYP 1 HOUR FIRE RATED SOFFIT
SCALE: NTS

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DREAM FINDERS
THE MARK OF A QUALITY HOME

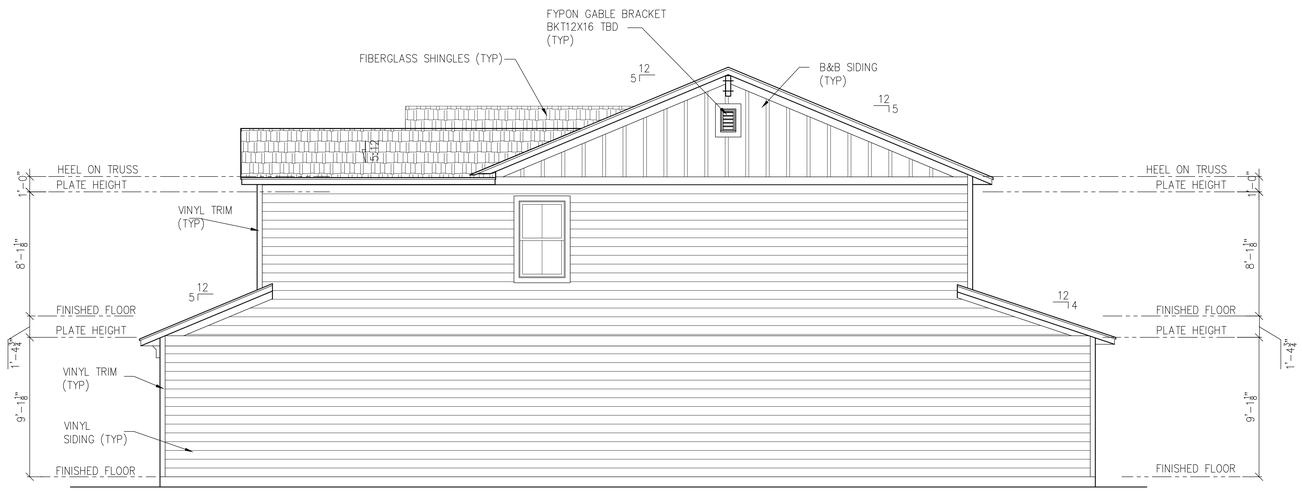
BENTON GROVE 3 UNIT TOWN HOMES - BLDG #00
ADDRESS
POOLER, GEORGIA 31322

BUILT BY: DREAM FINDERS HOMES

DRAWN BY:	.
CHECKED BY:	.
DATE:	11/14/24
SCALE:	1/4"=1'-0"
JOB NUMBER:	
REVISED:	
DWG NO:	A3.1



REAR ELEVATION

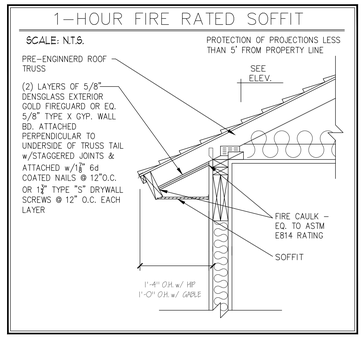


Osprey
LOT #00C

RIGHT ELEVATION

1-HOUR FIRE RATED SOFFIT

SCALE: N.T.S.



NOTICE
Construction from these plans should not be undertaken without the assistance of a construction professional. It is the responsibility of the owner and/or the builder of record to review and verify all codes, dimensions, details or their adherence to applicable building codes prior to commencement of any construction. The owner and/or the builder of record assumes all responsibility for corrections prior to commencement of any construction. These plans are copyrighted as of this date and may not be copied or reproduced in any way, shape or format without the prior written consent of the designer.

DREAM FINDERS
THE MARK OF A QUALITY HOME

BENTON GROVE 3 UNIT TOWN HOMES - BLDG #00
ADDRESS
POOLER, GEORGIA 31322

BUILT BY: DREAM FINDERS HOMES

DRAWN BY:	.
CHECKED BY:	.
DATE:	11/14/24
SCALE:	1/4"=1'-0"
JOB NUMBER:	
REVISED:	
DWG NO:	A3.2

ARCHITECTURAL PLANS
TOWNHOME BLDG. #0
4 UNIT TOWN HOMES

STREET
POOLER, GEORGIA 31322



Manatee
LOT #0A

Osprey - B
LOT #0B

Osprey - B
LOT #0C

Manatee
LOT #0D

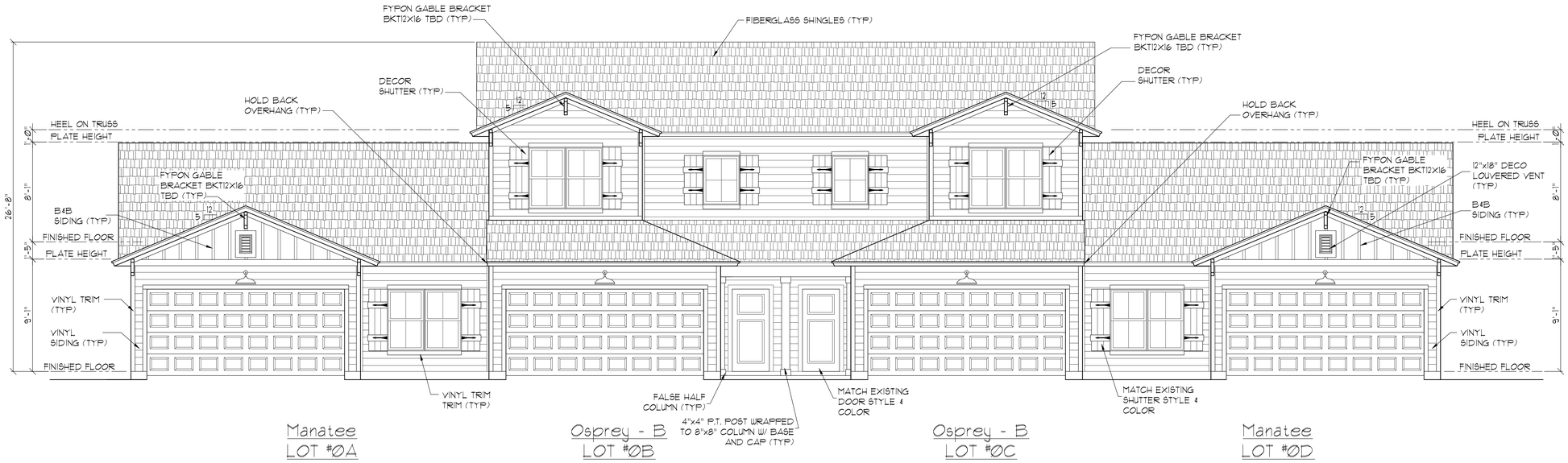
NOTICE
Construction from these plans should not be undertaken without the assistance of a construction professional. It is the responsibility of the owner and/or general builder or designated representative to review and verify all codes, dimensions, details or their adherence to applicable building codes prior to commencement of any construction. Plans are subject to change. Any dimension, detail or their adherence to applicable building codes shall be the responsibility of the owner and/or its representative to review and verify all of the above prior to commencement of any construction. These plans are copyrighted and may not be copied or reproduced in any way, shape or form without the prior written consent of the designer.

DREAM FINDERS
THE MARK OF A QUALITY HOME

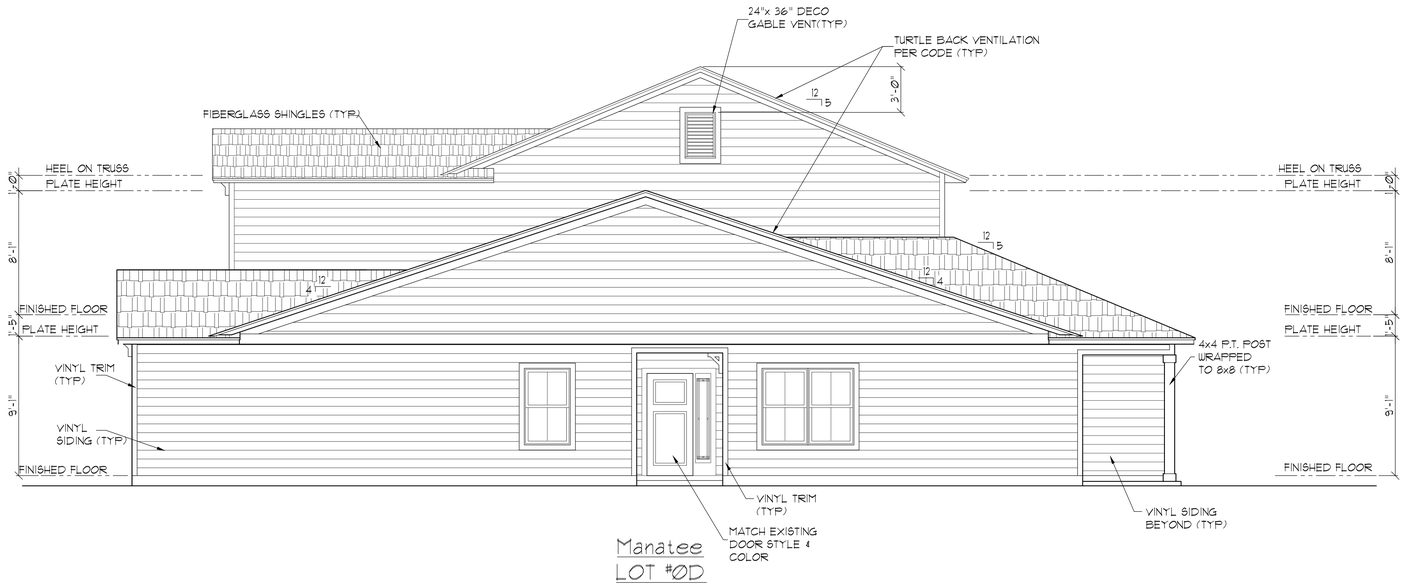
4 UNIT TOWN HOMES_M/O/M - BLDG #0
STREET
POOLER, GEORGIA 31322

BUILT BY: DREAM FINDERS HOMES

DRAWN BY:	ARJ
CHECKED BY:	RN
DATE:	11-14-24
SCALE:	1/4"=1'-0"
JOB NUMBER:	
REVISED:	
DWG NO:	A0.1

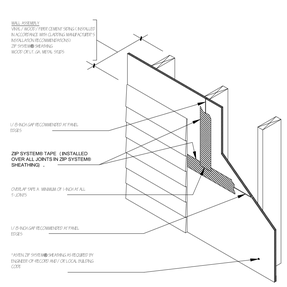


FRONT ELEVATION



Manatee
LOT #ØD

RIGHT SIDE ELEVATION



ZIP SYSTEM® SHEATHING WITH LAP SIDING
AT SLAB ON GRADE

These construction details are provided to assist in the installation of ZIP System® product(s) and may not apply to every stituation. Manufacturer accepts no responsibility or liability for the use of these or other construction details.

NOTICE
Construction from these plans should not be undertaken without the assistance of a construction professional familiar with all aspects of construction. It is the builder of responsibility to review and verify all codes, and conditions of construction, including but not limited to building codes, prior to commencement of any construction. Dream Finders Homes assumes no liability for dimension, details or their adherence to applicable building codes and conditions. Please contact your local office for correction prior to commencement of any construction. These plans are the property of Dream Finders Homes and may not be copied or reproduced in any way, shape or manner without the prior written consent of the designer.

DREAM FINDERS
THE MARK OF A QUALITY HOME

4 UNIT TOWN HOMES_M/O/M - BLDG #0
STREET
POOLER, GEORGIA 31322

BUILT BY:
DREAM FINDERS HOMES

DRAWN BY:	ARJ
CHECKED BY:	RN
DATE:	11-14-24
SCALE:	1/4"=1'-0"
JOB NUMBER:	
REVISED:	
DWG NO:	A3.1



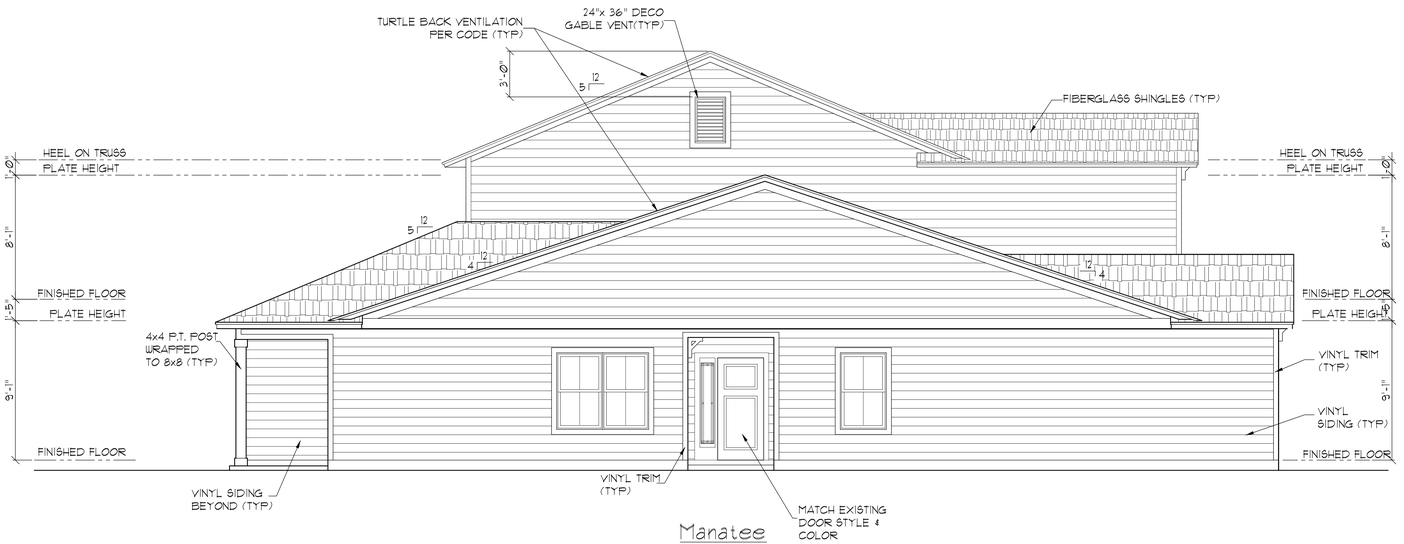
Manatee
LOT #ØD

Osprey - B
LOT #ØC

Osprey - B
LOT #ØB

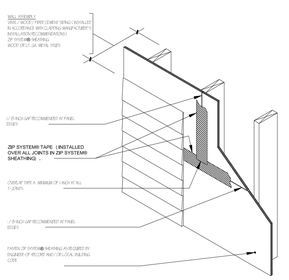
Manatee
LOT #ØA

REAR ELEVATION



Manatee
LOT #ØA

LEFT SIDE ELEVATION



ZIP SYSTEM® SHEATHING WITH LAP SIDING
AT SLAB ON GRADE

These construction details are provided to assist in the installation of ZIP System® product(s) and may not apply to every situation. Manufacturer accepts no responsibility or liability for the use of these or other construction details.

NOTICE

Construction from these plans should not be undertaken without the assistance of a construction professional. It is the owner's or builder's responsibility to determine the suitability of these plans for any construction and the builder of responsibility to review and verify all codes, dimensions, details or their adherence to applicable building codes prior to commencement of any construction. Failure to review and verify all codes, dimensions, details or their adherence to applicable building codes prior to commencement of any construction shall be at owner's or builder's risk. The owner and/or builder agrees to hold harmless the designer from any claims for correction prior to commencement of any construction. These plans are copyrighted and may not be copied or reproduced in any way, shape or manner without the prior written consent of the designer.

DREAM FINDERS
THE MARK OF A QUALITY HOME

4 UNIT TOWN HOMES_M/O/M - BLDG #0
STREET
POOLER, GEORGIA 31322

BUILT BY: DREAM FINDERS HOMES

DRAWN BY:	ARJ
CHECKED BY:	RN
DATE:	11-14-24
SCALE:	1/4"=1'-0"
JOB NUMBER:	
REVISED:	
DWG NO:	A3.2

ARCHITECTURAL PLANS
BENTON GROVE BLDG. #00
4 Unit Town Homes

ADDRESS
POOLER, GEORGIA 31322



Manatee
LOT #00A

CRANE-C
LOT #00B

CRANE-B
LOT #00C

Manatee
LOT #00D

NOTICE
Construction from these plans should not be undertaken without the assistance of a construction professional. Neither the preparer of these plans nor the seal affixed assumes responsibility to review and verify all codes, dimensions, details or their adherence to applicable building codes prior to commencement of any construction. Neither the preparer of these plans nor the seal affixed assumes responsibility for errors or omissions in any dimension, detail or their adherence to applicable codes for construction prior to commencement of any construction. These plans are copyrighted and may not be copied or reproduced in any way, shape or form without the prior written consent of the designer.

DREAM FINDERS
THE MARK OF A QUALITY HOME

BENTON GROVE 4 UNIT TOWN HOMES - BLDG #00
ADDRESS
POOLER, GEORGIA 31322

BUILT BY:
DREAM FINDERS HOMES

DRAWN BY:	ARJ
CHECKED BY:	RN
DATE:	11/18/24
SCALE:	1/4"=1'-0"
JOB NUMBER:	
REVISED:	
DWG NO:	A0.1



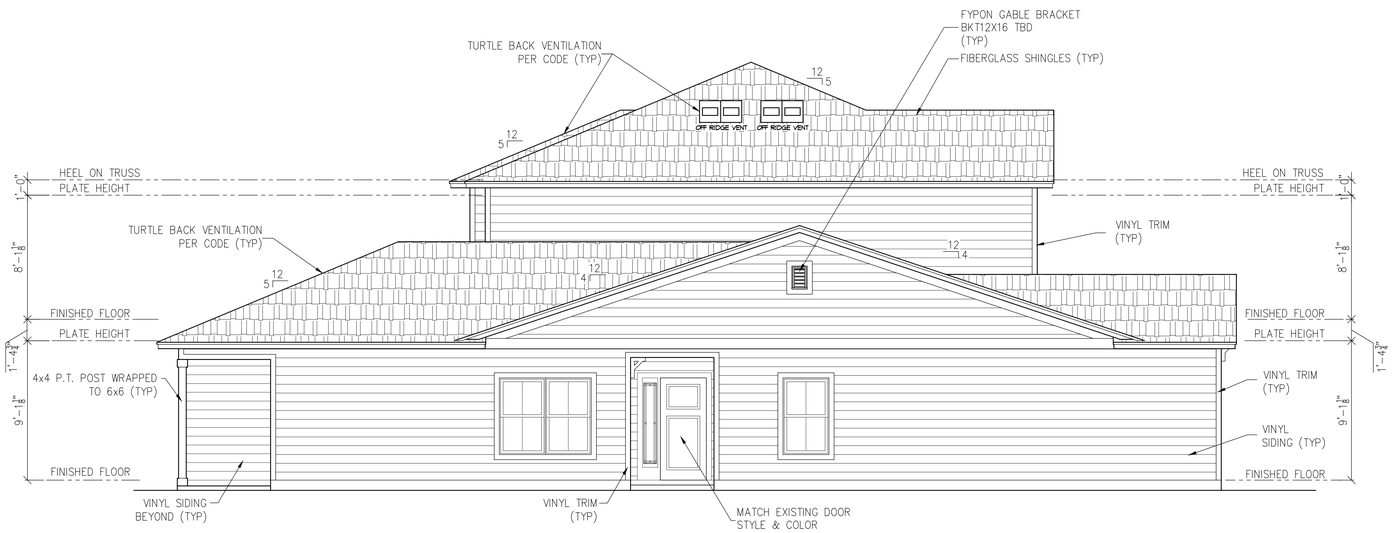
Manatee
LOT #00A

CRANE-C
LOT #00B

CRANE-B
LOT #00C

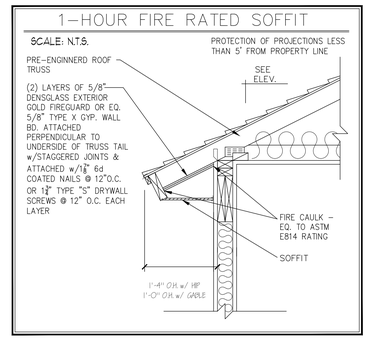
Manatee
LOT #00D

FRONT ELEVATION



Manatee
LOT #00A

LEFT ELEVATION



1 TYP 1 HOUR FIRE RATED SOFFIT
SCALE: NTS

NOTICE
Construction from these plans should not be undertaken without the assistance of a construction professional familiar with all local building codes. It is the owner/builder's responsibility to review and verify all codes, dimensions, details or their adherence to applicable building codes prior to commencement of any construction. The owner/builder is responsible for verifying all dimensions, details or their adherence to applicable building codes and shall notify the designer's office for correction prior to commencement of any construction. These plans are copyrighted and may not be copied or reproduced in any way, shape or form without the prior written consent of the designer.

DREAM FINDERS
THE MARK OF A QUALITY HOME

BENTON GROVE 4 UNIT TOWN HOMES - BLDG #00
ADDRESS
POOLER, GEORGIA 31322

BUILT BY: DREAM FINDERS HOMES

DRAWN BY:	ARJ
CHECKED BY:	RN
DATE:	11/18/24
SCALE:	1/4"=1'-0"
JOB NUMBER:	
REVISED:	
DWG NO:	A3.1



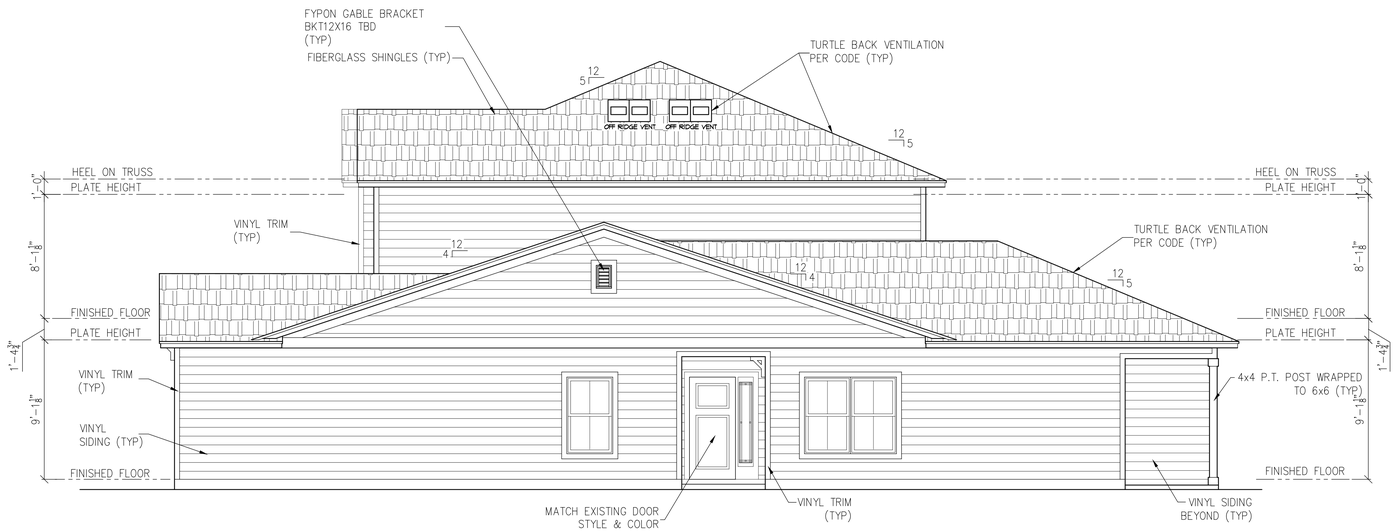
Manatee
LOT #00D

CRANE-B
LOT #00C

CRANE-C
LOT #00B

Manatee
LOT #00A

REAR ELEVATION

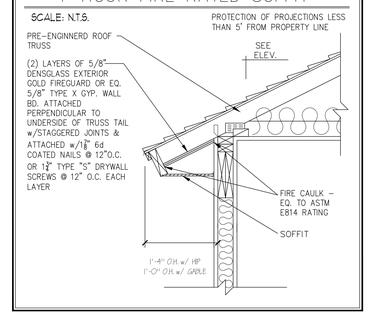


Manatee
LOT #00D

RIGHT ELEVATION

1-HOUR FIRE RATED SOFFIT

SCALE: N.T.S.



NOTICE
Construction from these plans should not be undertaken without the assistance of a construction professional. It is the responsibility of the owner and/or the builder of record to review and verify all codes, dimensions, details or their adherence to applicable building codes prior to commencement of any construction. Any errors, omissions or discrepancies in dimension, details or their adherence to applicable building codes must be brought to the attention of this office for correction prior to commencement of any construction. These plans are copyrighted and may not be copied or reproduced in any way, shape or manner without the prior written consent of the designer.

DREAM FINDERS
THE MARK OF A QUALITY HOME

BENTON GROVE 4 UNIT TOWN HOMES - BLDG #00
ADDRESS
POOLER, GEORGIA 31322

BUILT BY: DREAM FINDERS HOMES

DRAWN BY:	ARJ
CHECKED BY:	RN
DATE:	11/18/24
SCALE:	1/4"=1'-0"
JOB NUMBER:	
REVISED:	
DWG NO:	A3.2

ARCHITECTURAL PLANS
BENTON GROVE BLDG. #00
4 Unit Town Homes

ADDRESS
POOLER, GEORGIA 31322



Manatee
LOT #00A

Warbler–A
LOT #00B

Warbler–B
LOT #00C

Manatee
LOT #00D

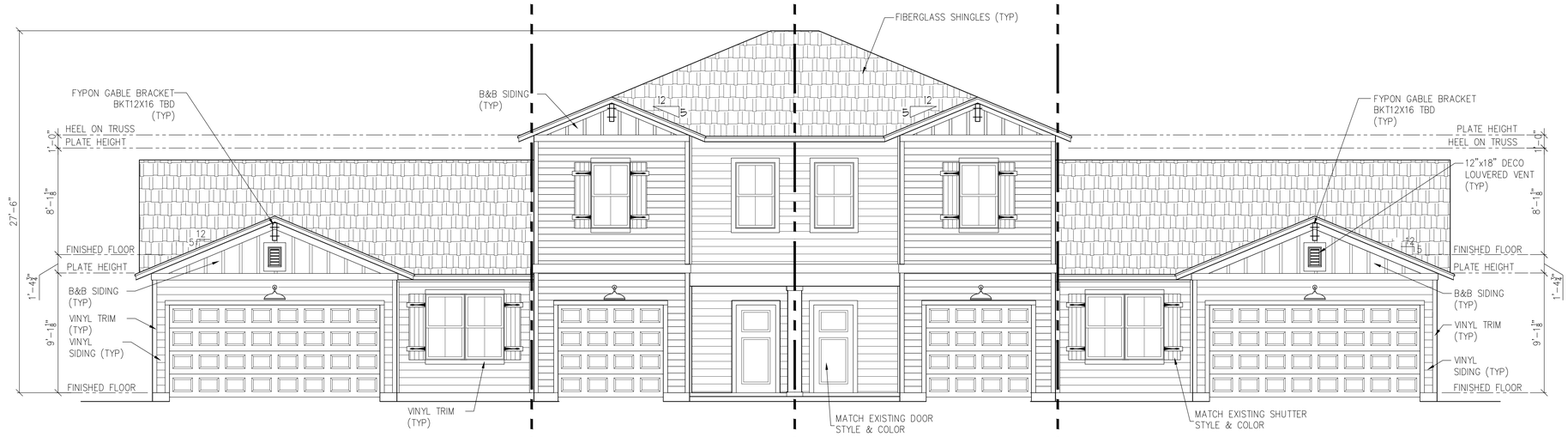
NOTICE
Construction from these plans should not be undertaken without the assistance of a construction professional. It is the responsibility of the owner and/or the general builder or developer to review and verify all codes, ordinances, and restrictions applicable to the project including codes prior to commencement of any construction. Any discrepancies found among the plans, dimension, details or their reference to applicable codes, ordinances or restrictions must be reported to this office for correction prior to commencement of any construction. These plans are copyrighted and may not be copied or reproduced in any way, shape or form without the prior written consent of the designer.

DREAM FINDERS
THE MARK OF A QUALITY HOME

BENTON GROVE 4 UNIT TOWN HOMES – BLDG #00
ADDRESS
POOLER, GEORGIA 31322

BUILT BY:
DREAM FINDERS HOMES

DRAWN BY:	.
CHECKED BY:	.
DATE:	11/18/24
SCALE:	1/4"=1'-0"
JOB NUMBER:	
REVISED:	
DWG NO:	A0.1



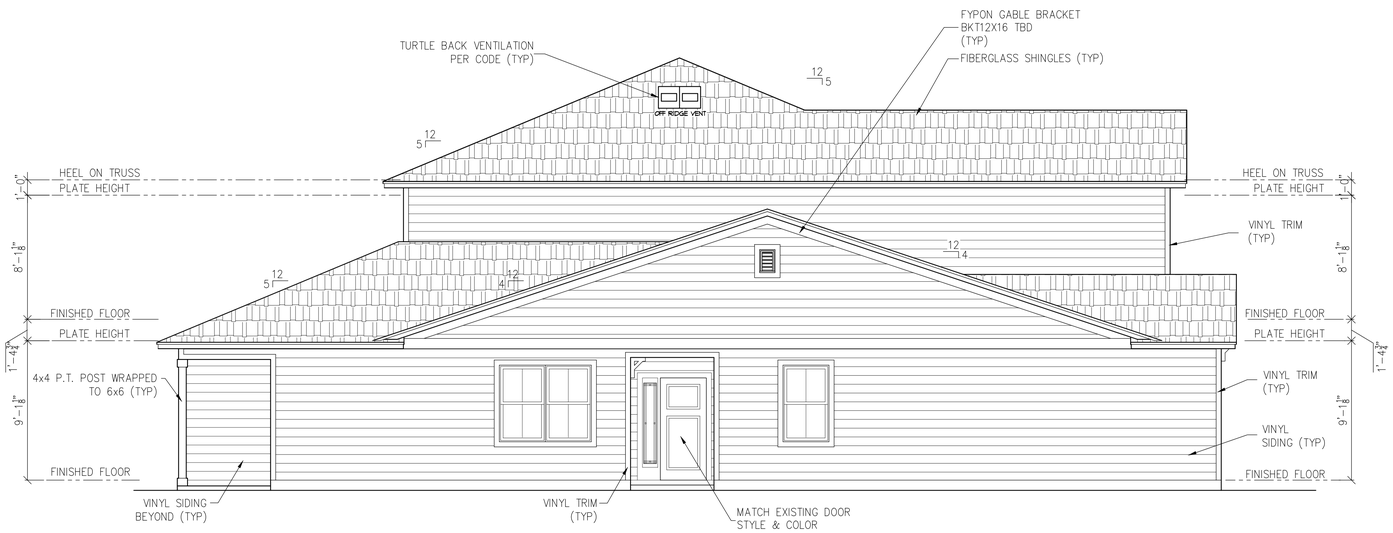
Manatee
LOT #00A

Warbler–A
LOT #00B

Warbler–B
LOT #00C

Manatee
LOT #00D

FRONT ELEVATION

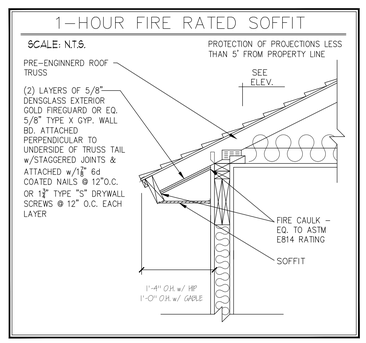


Manatee
LOT #00A

LEFT ELEVATION

1–HOUR FIRE RATED SOFFIT

SCALE: N.T.S.



1 TYP 1 HOUR FIRE RATED SOFFIT
SCALE: NTS

NOTICE
Construction from these plans should not be undertaken without the assistance of a construction professional familiar with all aspects of construction. It is the builder or responsibility to review and verify all codes, ordinances, and requirements of the governing building codes prior to commencement of any construction. The builder shall verify all plan dimensions, details or their adherence to applicable codes. Any discrepancies shall be reported to the owner's office for correction prior to commencement of any construction. These plans are the property of the owner & may not be copied or reproduced in any way, shape or form without the prior written consent of the designer.

DREAM FINDERS
THE MARK OF A QUALITY HOME

BENTON GROVE 4 UNIT TOWN HOMES - BLDG #00
ADDRESS
POOLER, GEORGIA 31322

BUILT BY: DREAM FINDERS HOMES

DRAWN BY:	.
CHECKED BY:	.
DATE:	11/18/24
SCALE:	1/4"=1'-0"
JOB NUMBER:	
REVISED:	
DWG NO:	A3.1



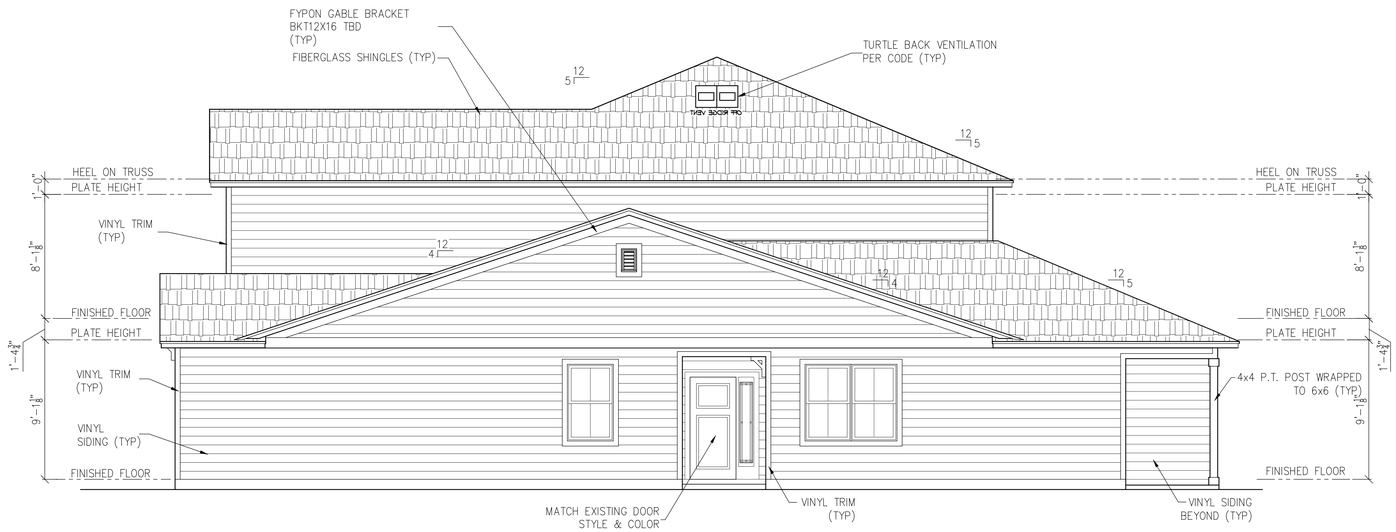
Manatee
LOT #00D

WARBLER–B
LOT #00C

WARBLER–A
LOT #00B

Manatee
LOT #00A

REAR ELEVATION

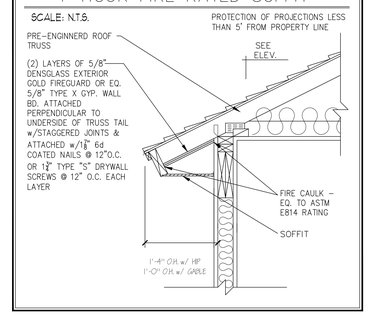


Manatee
LOT #00D

RIGHT ELEVATION

1–HOUR FIRE RATED SOFFIT

SCALE: N.T.S.



NOTICE
Construction from these plans should not be undertaken without the assistance of a construction professional. Information shown is for general guidance only. It is the builder of record's responsibility to review and verify all codes, dimensions, and other conditions as required by local building codes prior to commencement of any construction. Any omissions or discrepancies found in these plans, details or their reference to applicable standards must be reported to the Dream Finders Homes design office for correction prior to commencement of any construction. These plans are copyrighted and may not be copied or reproduced in any way, shape or form without the prior written consent of the designer.

DREAM FINDERS
THE MARK OF A QUALITY HOME

BENTON GROVE 4 UNIT TOWN HOMES - BLDG #00
ADDRESS
POOLER, GEORGIA 31322

BUILT BY: DREAM FINDERS HOMES

DRAWN BY:	.
CHECKED BY:	.
DATE:	11/18/24
SCALE:	1/4"=1'-0"
JOB NUMBER:	
REVISED:	
DWG NO:	A3.2

ARCHITECTURAL PLANS
TOWNHOME BLDG. #0
5 Unit Town Homes

STREET
POOLER, GEORGIA 31322



Manatee
LOT #0A

CRANE-C
LOT #0B

CRANE-A
LOT #0C

CRANE-C
LOT #0D

Manatee
LOT #0E

NOTICE
Construction from these plans should not be undertaken without the assistance of a construction professional. It is the responsibility of the owner and/or general contractor or builder of record to review and verify all codes, zoning requirements and restrictions that govern the building codes prior to commencement of any construction. The owner and/or general contractor or builder of record shall confirm all dimensions, details or their adherence to applicable standards. These plans are the property of the designer. The designer reserves all rights to the use of his/her plans and designs and requires that they not be copied or reproduced in any way, shape or form without the prior written consent of the designer.

DREAM FINDERS
THE MARK OF A QUALITY HOME

5 UNIT TOWN HOMES - BLDG #0
STREET
POOLER, GEORGIA 31322

BUILT BY:
DREAM FINDERS HOMES

DRAWN BY:	ARJ
CHECKED BY:	RN
DATE:	11-14-24
SCALE:	1/4"=1'-0"
JOB NUMBER:	
REVISED:	
DWG NO:	A0.1



Manatee
LOT #0A

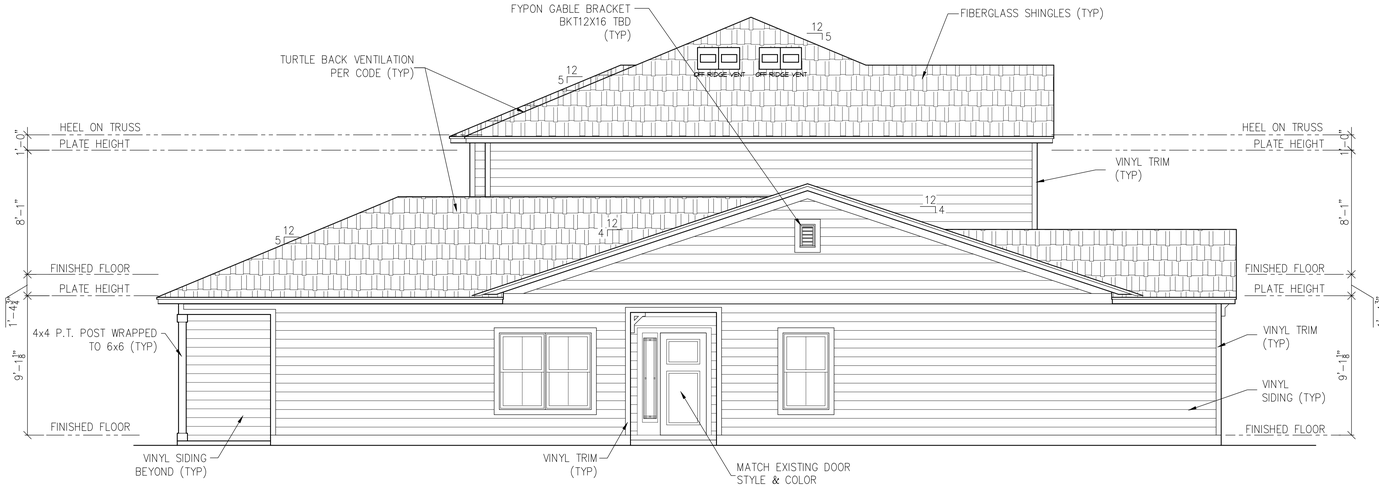
CRANE-C
LOT #0B

CRANE-A
LOT #0C

CRANE-C
LOT #0D

Manatee
LOT #0E

FRONT ELEVATION

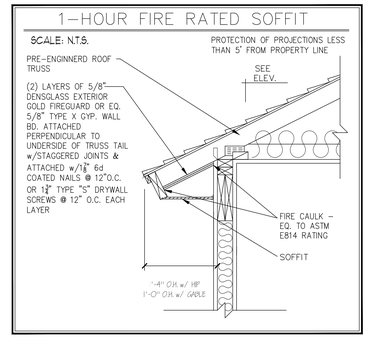


Manatee
LOT #0A

LEFT ELEVATION

1-HOUR FIRE RATED SOFFIT

SCALE: N.T.S.



1 TYP 1 HOUR FIRE RATED SOFFIT
SCALE: NTS

NOTICE
Construction from these plans should not be undertaken without the assistance of a construction professional familiar with all requirements of the building code. It is the builder of record's responsibility to review and verify all codes and dimensions and to advise Dream Finders Homes of any building codes prior to commencement of any construction. The builder of record is responsible for all dimensions, details or their adherence to applicable building codes. These plans must be reviewed by the builder's office for correction prior to commencement of any construction. These plans are the property of Dream Finders Homes and may not be copied or reproduced in any way, shape or manner without the prior written consent of the designer.

DREAM FINDERS
THE MARK OF A QUALITY HOME

5 UNIT TOWN HOMES - BLDG #0
STREET
POOLER, GEORGIA 31322

BUILT BY: DREAM FINDERS HOMES

DRAWN BY:	ARJ
CHECKED BY:	RN
DATE:	11-14-24
SCALE:	1/4"=1'-0"
JOB NUMBER:	
REVISED:	
DWG NO:	A3.1



Manatee
LOT #0E

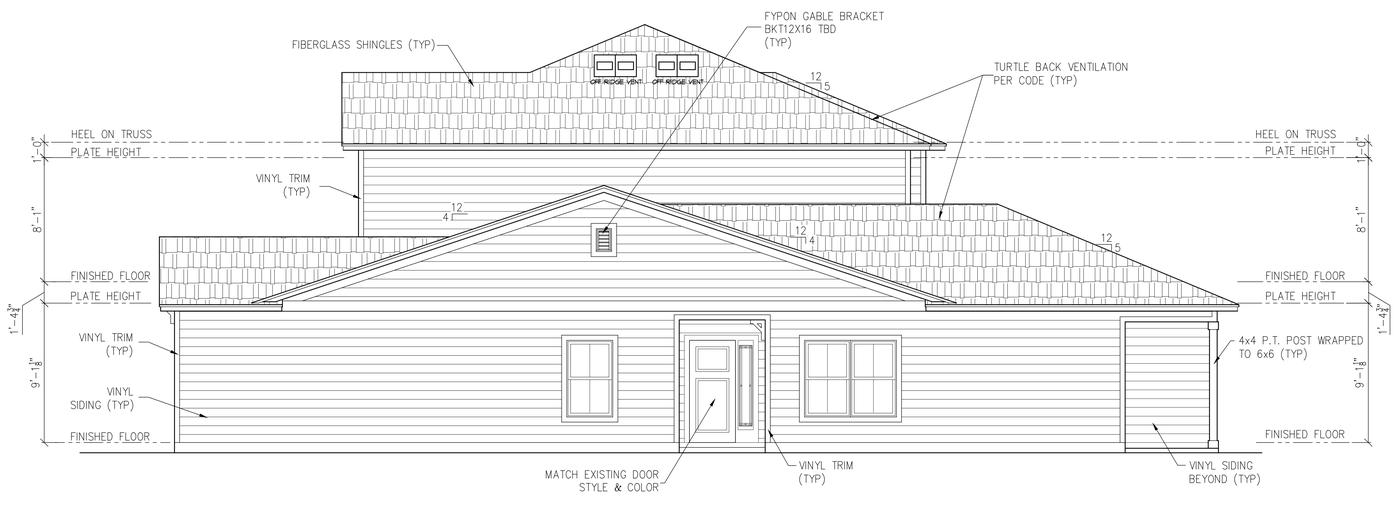
CRANE-C
LOT #0D

CRANE-A
LOT #0C

CRANE-C
LOT #0B

Manatee
LOT #0A

REAR ELEVATION

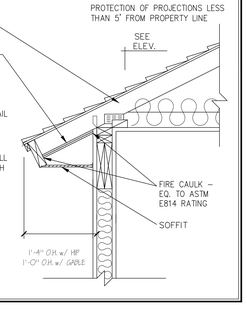


Manatee
LOT #0E

RIGHT ELEVATION

1-HOUR FIRE RATED SOFFIT

SCALE: N.T.S.



NOTICE
Construction from these plans should not be undertaken without the assistance of a construction professional. It is the responsibility of the owner and/or the builder of record to review and verify all codes, dimensions, details or their adherence to applicable building codes prior to commencement of any construction. These plans are not to be scaled for dimension, details or their adherence to applicable building codes prior to commencement of any construction. The builder is responsible to review all of this information prior to commencement of any construction. These plans are copyrighted and may not be scaled or reproduced in any way, shape or manner without the prior written consent of the designer.

DREAM FINDERS
THE MARK OF A QUALITY HOME

5 UNIT TOWN HOMES - BLDG #0
STREET
POOLER, GEORGIA 31322

BUILT BY: DREAM FINDERS HOMES

DRAWN BY:	ARJ
CHECKED BY:	RN
DATE:	11-14-24
SCALE:	1/4"=1'-0"
JOB NUMBER:	
REVISED:	
DWG NO:	A3.2

ARCHITECTURAL PLANS
BENTON GROVE BLDG. #00
5 Unit Town Homes

ADDRESS
POOLER, GEORGIA 31322



Manatee
LOT #00A

Warbler–A
LOT #00B

Warbler–C
LOT #00C

Warbler–A
LOT #00D

Manatee
LOT #00E

NOTICE
Construction from these plans should not be undertaken without the assistance of a construction professional. Neither the preparer of these plans nor the seal affixed assumes responsibility to review and verify all codes, dimensions, details or their adherence to applicable building codes prior to commencement of any construction. Any construction started on the basis of these plans implies acceptance of this condition. The preparer assumes no responsibility for errors or omissions resulting from the use of incomplete plans. These plans are copyrighted and may not be copied or reproduced in any way, shape or form without the prior written consent of the designer.

DREAM FINDERS
THE MARK OF A QUALITY HOME

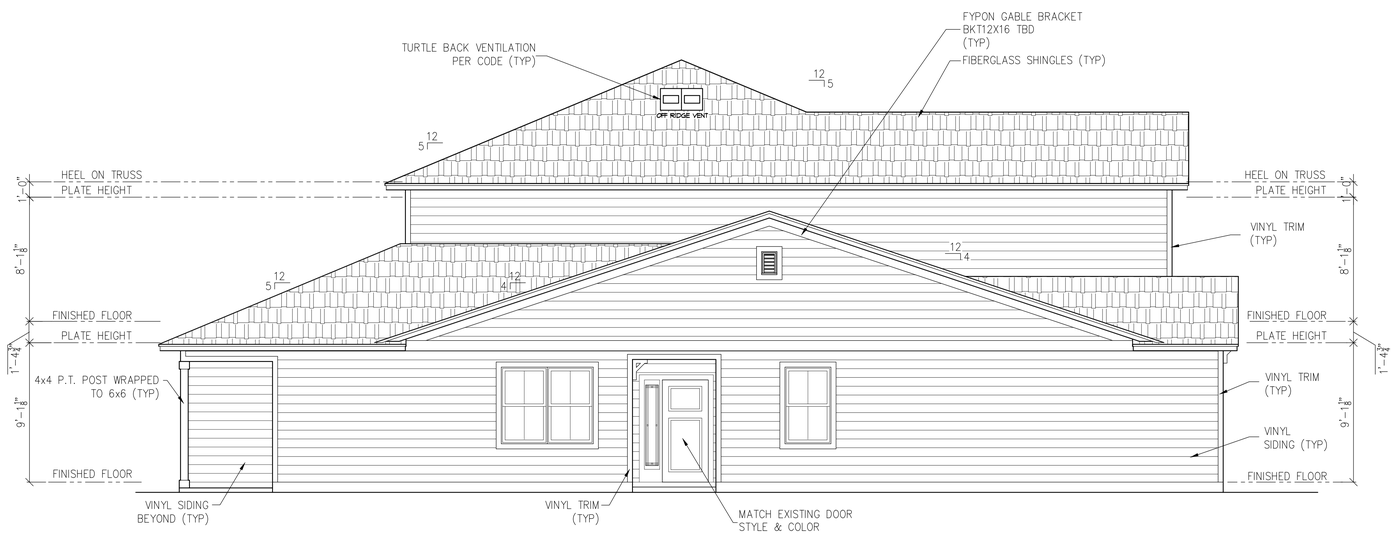
BENTON GROVE 5 UNIT TOWN HOMES – BLDG #00
ADDRESS
POOLER, GEORGIA 31322

BUILT BY: DREAM FINDERS HOMES

DRAWN BY:	.
CHECKED BY:	.
DATE:	11/18/24
SCALE:	1/4"=1'-0"
JOB NUMBER:	
REVISED:	
DWG NO:	A0.1

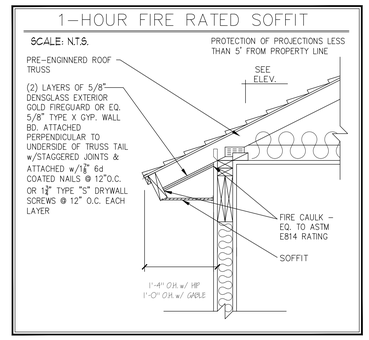


FRONT ELEVATION



Manatee
LOT #00A

LEFT ELEVATION



1 TYP 1 HOUR FIRE RATED SOFFIT
SCALE: NTS

NOTICE
Construction from these plans should not be undertaken without the assistance of a construction professional familiar with all applicable building codes. It is the builder or person doing the work's responsibility to review and verify all codes and dimensions and to bring any discrepancies to the attention of the architect prior to commencement of any construction. The architect is not responsible for any errors or omissions contained in these plans, whether such errors or omissions are a result of inaccurate dimension, detail or their adherence to applicable building codes. It is the responsibility of the builder and the architect to review these plans and to correct any such errors or omissions prior to commencement of any construction. These plans are copyrighted and may not be copied or reproduced in any way, shape or form without the prior written consent of the designer.

DREAM FINDERS
THE MARK OF A QUALITY HOME

BENTON GROVE 5 UNIT TOWN HOMES - BLDG #00
ADDRESS
POOLER, GEORGIA 31322

BUILT BY: DREAM FINDERS HOMES

DRAWN BY:	.
CHECKED BY:	.
DATE:	11/18/24
SCALE:	1/4"=1'-0"
JOB NUMBER:	
REVISED:	
DWG NO:	A3.1



Manatee
LOT #00E

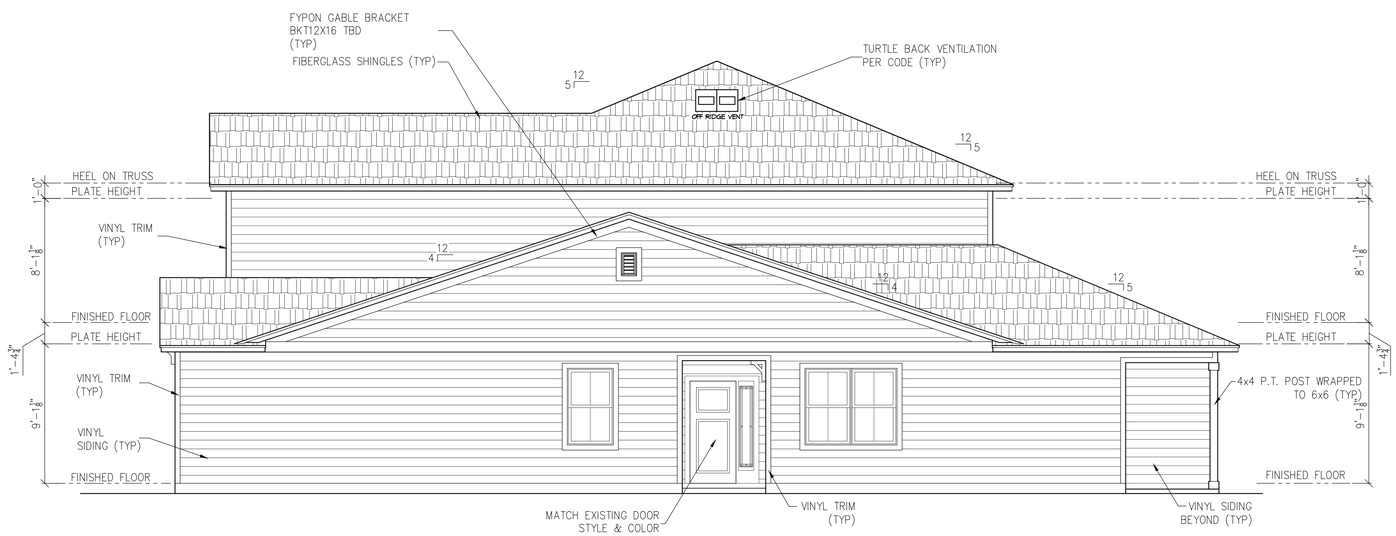
WARBLER–A
LOT #00C

WARBLER–C
LOT #00C

WARBLER–A
LOT #00B

Manatee
LOT #00A

REAR ELEVATION

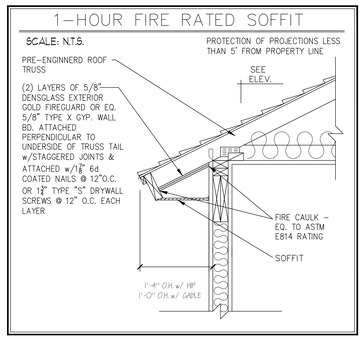


Manatee
LOT #00E

RIGHT ELEVATION

1–HOUR FIRE RATED SOFFIT

SCALE: N.T.S.



NOTICE
Construction from these plans should not be undertaken without the assistance of a construction professional. It is the responsibility of the owner, contractor and builder of record to review and verify all codes, dimensions, details or their adherence to applicable building codes prior to commencement of any construction. The owner, contractor and builder of record assume all responsibility for errors, omissions, dimension, details or their adherence to applicable codes if construction is commenced without obtaining all plans for correction prior to commencement of any construction. These plans are copyrighted and may not be copied or reproduced in any way, shape or manner without the prior written consent of the designer.

DREAM FINDERS
THE MARK OF A QUALITY HOME

BENTON GROVE 5 UNIT TOWN HOMES - BLDG #00
ADDRESS
POOLER, GEORGIA 31322

BUILT BY: DREAM FINDERS HOMES

DRAWN BY:	.
CHECKED BY:	.
DATE:	11/18/24
SCALE:	1/4"=1'-0"
JOB NUMBER:	
REVISED:	
DWG NO:	A3.2

EOM Operations
Your solution to a better tomorrow

March 14th, 2025

Nathan B. Long, P.E.
Thomas & Hutton
50 Park of Commerce Way
Savannah, GA 31405

Dear Mr. Long,

I am pleased to provide you with a recommendation for Approval of the site plans for Benton Townhomes E-2 (Revision to Previously Approved Plans), which is provided below.

Submittal Documents:		
	Site Development Plans	*Feb. 2025*
	Building Elevation Exhibits	*Feb. 2025*
	Lighting Plans	*Feb. 2025*
	Draft Plat	*Feb. 2025*
	Cover Letter	*Nov. 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 the applicable provisions of the 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. The 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.

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

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

Sincerely,

Trevor Shoemaker

Trevor Shoemaker
Project Manager
EOM

480 Edsel Drive, Ste 100
Richmond Hill, GA 31324
www.eomworx.com
Ph: 912.445.0050
F: 912.756.5882

CC: Nicole Johnson; Director of Planning & Development – City of Pooler
Marcella Benson; City Planner- City of Pooler
Ryan Jarles; City Planner – City of Pooler
Rachael Brown; Zoning Administrator – City of Pooler
Liberto Chacon, PE; Sr. Vice President of Operations – EOM

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

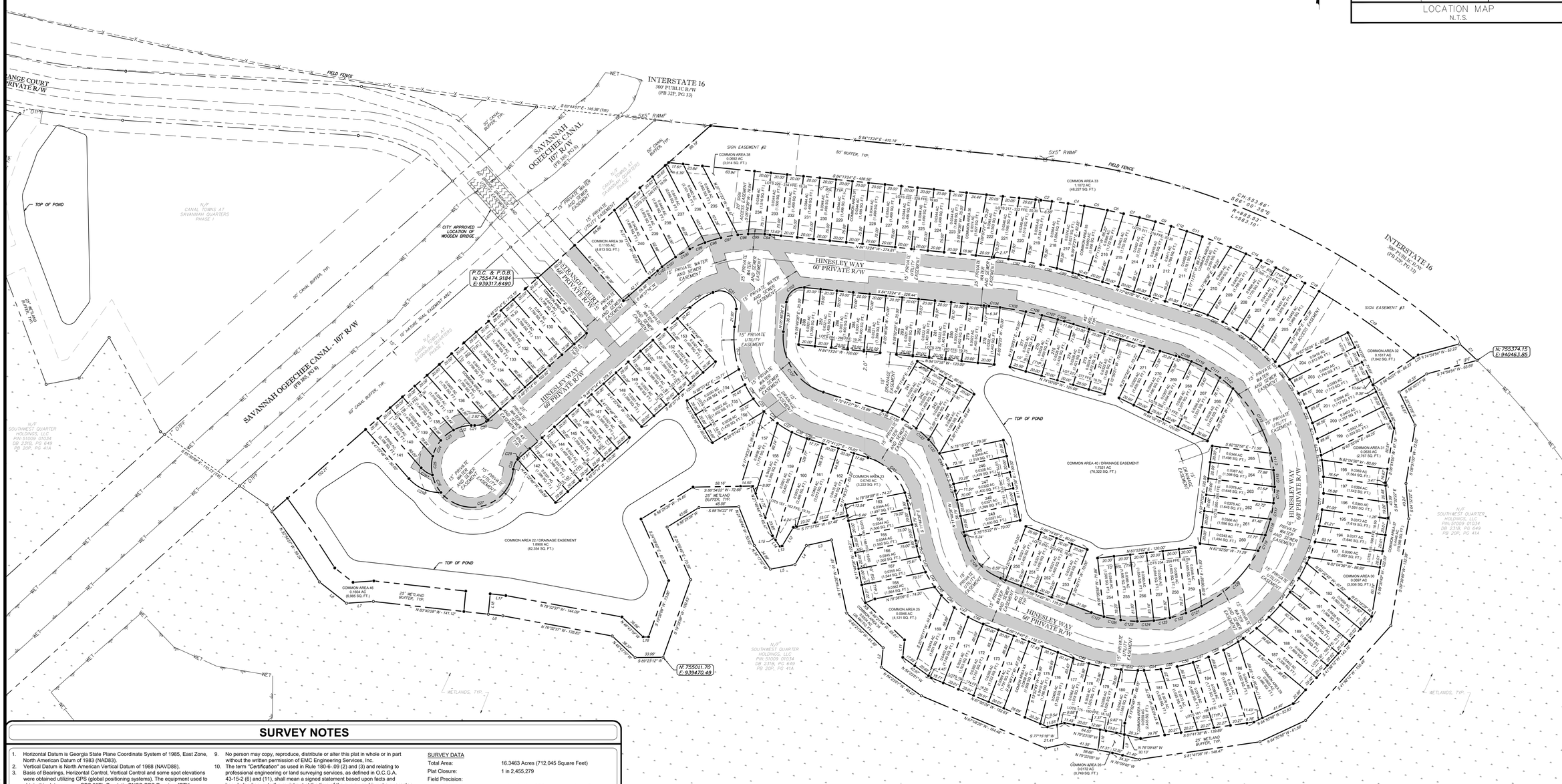
Final Plat and Acceptance of Sidewalk Performance Bond for Canal Towns Phase 2

Project:	#A25-0042
P&Z Meeting Date:	March 24, 2025
City Council Meeting Date:	April 7, 2025
Applicant and Authorized Agent:	EMC Engineering/Alec Metzger and Simcoe at Canal Towns, LLC/Clay Price
Location (Address):	Canal Towns Phase 2 (Easthaven Blvd.)
Parcel (PIN):	51009 01060 and 51009 01061
Acreage:	Approximately 16.34
Zoning:	PUD (Savannah Quarters)
Proposed Use:	Phase 2 of Canal Towns – Single Family Attached
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

DEVELOPER / RESPONSIBLE PARTY

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

THIS BOX IS RESERVED FOR THE SUPERIOR COURT CLERKS FILING INFORMATION

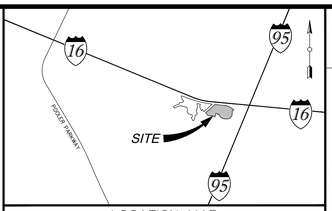

INTERSTATE 16
300' PUBLIC R/W
(PB 32P, PG 33)
SAVANNAH OGEECHEE CANAL - 107' R/W
(PB 39S, PG 9)
STRANGE COURT
50' PRIVATE R/W
HINESLEY WAY
60' PRIVATE R/W
CANAL TOWNS AT SAVANNAH QUARTERS PHASE I
N/F SOUTHWEST QUARTER HOLDINGS, LLC PIN: 51009 01034 DB 2318, PG 649 PB 20P, PG 41A
P.O.C. & P.O.B.
N: 755474.9184
E: 939317.6490
N: 755374.15
E: 940463.85
N: 755011.70
E: 939470.49
SIGN EASEMENT #2
SIGN EASEMENT #3
COMMON AREA 22 / DRAINAGE EASEMENT 1.9906 AC (82,354 SQ. FT.)
COMMON AREA 40 / DRAINAGE EASEMENT 1.7521 AC (76,322 SQ. FT.)
COMMON AREA 46 0.1604 AC (6,985 SQ. FT.)
TOP OF POND
WETLANDS, TYP.
FIELD FENCE
5'X5" RWMF
50' BUFFER, TYP.
50' CANAL BUFFER, TYP.
15' NATURE TRAIL EASEMENT AREA
CITY APPROVED LOCATION OF WOODEN BRIDGE
S 83°44'01" E - 145.36' (TIE)
S 84°13'24" E - 410.16'
S 84°13'24" E - 456.56'
S 84°13'24" E - 226.44'
S 84°13'24" E - 347.12'
CH: S83°56'00"E
R=885.53'
L=883.10'
N 84°13'24" W - 274.91'
N 84°13'24" W - 120.00'
N 84°13'24" W - 161.12'
S 84°13'24" E - 23.72'
S 84°13'24" E - 71.66'
S 82°32'56" E - 71.66'
S 74°54'54" W - 53.03'
S 74°54'54" W - 53.69'
S 83°03'07" W - 50.82'
S 83°03'07" W - 50.82'
S 83°03'07" W - 51.58'
S 83°03'07" W - 51.58'
S 83°03'07" W - 51.58

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DEVELOPER / RESPONSIBLE PARTY

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

GRID NORTH - GEORGIA SPC NAD83 - EAST ZONE



LOCATION MAP
N.T.S.

NO.	REVISION DESCRIPTION	DATE

SURVEY NOTES

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

SURVEY DATA

LAND AREA	
159 RESIDENTIAL LOTS	6.0185 ACRES
COMMON AREAS	6.9847 ACRES
RIGHT-OF-WAY	3.3431 ACRES
TOTAL LAND AREA	16.3463 ACRES

Total Area: 16.3463 Acres (712,045 Square Feet)
Plat Closure: 1 in 2,455,279
Field Precision:
This entire survey was completed using GPS to set control, the Geomax Zoom90 Robotic Total Station to locate property corners and improvements. The field data for this boundary survey has a Relative Positional Accuracy of 0.08 feet or less, horizontally at the 95% confidence level.
Adjusted by: No adjustment
Equipment used: Geomax Zoom90 Robotic Total Station eGPS 20TL Geodetic GNSS GPS Receiver on the eGPS Network
Field Work Completed on: SEPTEMBER 2024

REFERENCES
DB 231B, PG 649 PB 20P, PG 41A

GEORGIA CERTIFICATE — Land Surveying Firm No. 000055 — EMC Engineering Services, Inc.

50 25 0 50
GRAPHIC SCALE: 1" = 50

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

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

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S77° 15' 18"W	24.27
L2	N05° 43' 04"E	23.67
L3	S77° 37' 02"W	31.43
L4	S30° 59' 33"W	27.05
L5	S79° 12' 35"W	30.47
L6	N83° 40' 28"W	17.78
L7	S86° 11' 30"W	32.78
L8	N51° 48' 27"W	42.13
L9	S05° 11' 20"W	25.29
L10	N05° 11' 20"E	25.11
L11	N05° 43' 04"E	21.42
L12	S30° 59' 33"W	26.64
L13	S79° 12' 35"W	2.89
L14	N34° 17' 32"W	9.53
L15	N34° 17' 32"W	6.33
L16	S89° 23' 12"W	6.49
L17	N83° 40' 28"W	19.18
L18	S05° 11' 20"W	25.00

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C1	S46° 50' 31"E	29.40	885.53	29.40
C2	S83° 45' 54"E	13.47	835.54	13.47
C3	S82° 37' 01"E	20.02	835.54	20.02
C4	S81° 14' 40"E	20.00	835.54	20.00
C5	S79° 34' 27"E	28.71	835.54	28.71
C6	S77° 54' 05"E	20.08	835.54	20.08
C7	S76° 31' 33"E	20.04	835.54	20.04
C8	S75° 09' 08"E	20.02	835.54	20.02
C9	S73° 46' 48"E	20.00	835.54	20.00
C10	S72° 24' 30"E	20.00	835.54	20.00
C11	S71° 02' 11"E	20.01	835.54	20.01
C12	S69° 04' 55"E	36.99	835.54	37.00
C13	S67° 07' 08"E	20.25	835.54	20.25
C14	S65° 43' 57"E	20.18	835.54	20.18
C15	S64° 21' 03"E	20.12	835.54	20.12
C16	S62° 58' 21"E	20.07	835.54	20.07
C17	S61° 35' 50"E	20.04	835.54	20.04
C18	S60° 13' 26"E	20.01	835.54	20.01
C19	S54° 41' 30"E	141.17	835.54	141.34
C20	S70° 49' 42"W	15.12	20.00	15.50
C21	N89° 20' 41"W	4.15	50.00	4.16
C22	S75° 20' 10"W	22.39	50.00	22.58
C23	S50° 51' 07"W	20.02	50.00	20.15
C24	S26° 52' 17"W	21.53	50.00	21.70
C25	S01° 05' 27"W	23.08	50.00	23.29

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C26	S25° 57' 56"E	23.70	50.00	23.93
C27	N72° 15' 52"E	92.76	50.00	118.79
C28	N23° 25' 12"E	13.16	20.00	13.41
C29	N45° 37' 40"E	2.09	20.00	2.09
C30	N56° 39' 21"E	33.55	120.13	33.66
C31	S54° 45' 58"E	34.83	20.00	42.27
C32	S05° 48' 59"E	52.24	129.99	52.60
C33	S21° 52' 28"E	20.26	130.16	20.28
C34	S30° 45' 34"E	20.00	129.75	20.02
C35	S39° 37' 55"E	20.22	130.25	20.24
C36	S48° 54' 52"E	21.85	129.77	21.88
C37	S58° 17' 29"E	20.65	130.24	20.67
C38	S67° 16' 41"E	20.09	129.75	20.11
C39	S72° 12' 01"E	2.23	130.00	2.23
C40	S46° 22' 11"E	62.08	70.00	64.32
C41	S15° 53' 46"E	10.14	70.00	10.15
C42	S14° 38' 52"E	13.17	130.00	13.18
C43	S22° 02' 29"E	20.35	130.00	20.37
C44	S31° 13' 21"E	21.26	130.00	21.29
C45	S38° 50' 13"E	13.26	130.00	13.27
C46	S46° 32' 37"E	21.68	130.00	21.71
C47	S55° 51' 43"E	20.56	130.00	20.58
C48	S64° 49' 19"E	20.06	130.00	20.08
C49	S71° 41' 37"E	19.21	225.00	19.22
C50	S76° 41' 17"E	20.00	225.00	20.01

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C51	S81° 47' 43"E	20.10	225.00	20.11
C52	S86° 56' 55"E	20.36	225.00	20.37
C53	N89° 29' 19"E	7.61	225.00	7.61
C54	N85° 53' 56"E	20.57	225.00	20.58
C55	N80° 42' 13"E	20.22	225.00	20.22
C56	N75° 34' 38"E	20.03	225.00	20.04
C57	N70° 28' 38"E	20.01	225.00	20.02
C58	N65° 21' 44"E	20.15	225.00	20.16
C59	N60° 11' 26"E	20.46	225.00	20.46
C60	N56° 38' 11"E	7.45	225.00	7.45
C61	N53° 04' 07"E	20.56	225.00	20.57
C62	N47° 52' 32"E	20.21	225.00	20.22
C63	N42° 45' 01"E	20.03	225.00	20.04
C64	N37° 39' 02"E	20.01	225.00	20.02
C65	N32° 32' 05"E	20.15	225.00	20.16
C66	N27° 21' 39"E	20.47	225.00	20.47
C67	N23° 46' 26"E	7.70	225.00	7.70
C68	N20° 11' 13"E	20.47	225.00	20.47
C69	N15° 00' 47"E	20.15	225.00	20.16
C70	N09° 53' 51"E	20.01	225.00	20.02
C71	N04° 47' 51"E	20.03	225.00	20.04
C72	N00° 19' 40"W	20.21	225.00	20.22
C73	N05° 31' 15"W	20.56	225.00	20.57
C74	N08° 53' 53"W	5.95	225.00	5.95
C75	N12° 16' 47"W	20.60	225.00	20.60

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C76	N17° 28' 47"W	20.23	225.00	20.24
C77	N22° 36' 30"W	20.04	225.00	20.04
C78	N27° 42' 32"W	20.01	225.00	20.01
C79	N32° 49' 19"W	20.14	225.00	20.14
C80	N37° 59' 24"W	20.44	225.00	20.44
C81	N41° 32' 46"W	7.49	225.00	7.49
C82	N45° 06' 47"W	20.52	225.00	20.53
C83	N50° 17' 52"W	20.18	225.00	20.19
C84	N55° 25' 07"W	20.02	225.00	20.03
C85	N60° 31' 06"W	20.02	225.00	20.03
C86	N65° 38' 16"W	20.18	225.00	20.18
C87	N70° 46' 53"W	20.50	228.30	20.51
C88	N73° 12' 57"W	7.65	530.00	7.65
C89	N74° 42' 54"W	20.09	530.00	20.09
C90	N76° 53' 01"W	20.03	530.00	20.03
C91	N79° 02' 52"W	20.00	530.00	20.00
C92	N81° 12' 37"W	20.00	530.00	20.01
C93	N83° 21' 43"W	20.03	536.26	20.03
C94	N85° 14' 14"W	6.37	180.00	6.37
C95	N89° 26' 56"W	20.08	180.00	20.09
C96	S85° 19' 30"W	12.74	180.00	12.74
C97	S79° 57' 49"W	20.93	180.00	20.94
C98	S73° 23' 26"W	20.35	180.00	20.36
C99	S66° 57' 27"W	20.05	180.00	20.06
C100	S60° 34' 38"W	20.02	180.00	20.03

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C101	S54° 10' 07"W	20.23	180.00	20.24
C102	S49° 47' 02"W	7.31	180.00	7.31
C103	N50° 46' 36"E	28.28	20.00	31.42
C104	S83° 23' 26"E	13.66	470.00	13.66
C105	S80° 36' 55"E	31.86	470.00	31.87
C106	S77° 27' 05"E	20.04	470.00	20.04
C107	S75° 00' 39"E	20.00	470.00	20.00
C108	S73° 17' 49"E	8.11	470.00	8.11
C109	S70° 03' 15"E	15.82	165.00	15.83
C110	S63° 49' 53"E	20.00	165.00	20.01
C111	S56° 51' 17"E	20.16	165.00	20.17
C112	S49° 46' 02"E	20.64	165.00	20.65
C113	S30° 08' 02"E	91.23	165.00	92.43
C114	S10° 26' 29"E	20.98	165.00	20.99
C115	S03° 15' 52"E	20.33	165.00	20.35
C116	S03° 44' 56"W	20.03	165.00	20.05
C117	S10° 42' 39"W	20.04	165.00	20.05
C118	S17° 43' 39"W	20.35	165.00	20.36
C119	S24° 54' 43"W	21.00	165.00	21.02
C120	S45° 33' 18"W	96.45	165.00	97.88
C121	S66° 11' 45"W	20.99	165.00	21.01
C122	S73° 22' 37"W	20.34	165.00	20.35
C123	S80° 23' 31"W	20.04	165.00	20.05
C124	S87° 21' 14"W	20.04	165.00	20.05
C125	N85° 37' 53"W	20.34	165.00	20.35

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C126	N78° 27' 03"W	20.99	165.00	21.00
C127	N72° 01' 32"W	16.00	165.00	16.00
C128	N40° 29' 43"W	67.34	70.00	70.25
C129	N13° 37' 00"W	8.50	130.00	8.50
C130	N19° 56' 49"W	20.21	130.00	20.23
C131	N29° 01' 30"W	20.95	130.00	20.97
C132	N38° 23' 08"W	21.48	130.00	21.51
C133	N47° 38' 19"W	20.46	130.00	20.48
C134	N56° 34' 14"W	20.03	130.00	20.05
C135	N65° 25' 21"W	20.10	130.00	20.12
C136	N71° 16' 24"W	6.43	130.00	6.43
C137	N33° 27' 26"W	88.55	70.00	95.87

PHASE 2 ADDRESSES

LOT 130	102	HINESLEY WAY
LOT 131	104	HINESLEY WAY
LOT 132	106	HINESLEY WAY
LOT 133	108	HINESLEY WAY
LOT 134	110	HINESLEY WAY
LOT 135	112	HINESLEY WAY
LOT 136	114	HINESLEY WAY
LOT 137	116	HINESLEY WAY
LOT 138	118	HINESLEY WAY
LOT 139	120	HINESLEY WAY
LOT 140	122	HINESLEY WAY
LOT 141	124	HINESLEY WAY
LOT 142	125	HINESLEY WAY
LOT 143	123	HINESLEY WAY
LOT 144	121	HINESLEY WAY
LOT 145	119	HINESLEY WAY
LOT 146	117	HINESLEY WAY
LOT 147	115	HINESLEY WAY
LOT 148	113	HINESLEY WAY
LOT 149	111	HINESLEY WAY
LOT 150	109	HINESLEY WAY
LOT 151	107	HINESLEY WAY
LOT 152	105	HINESLEY WAY

LOT 153	103	HINESLEY WAY
LOT 154	202	HINESLEY WAY
LOT 155	204	HINESLEY WAY
LOT 156	206	HINESLEY WAY
LOT 157	208	HINESLEY WAY
LOT 158	210	HINESLEY WAY
LOT 159	212	HINESLEY WAY
LOT 160	214	HINESLEY WAY
LOT 161	216	HINESLEY WAY
LOT 162	218	HINESLEY WAY
LOT 163	220	HINESLEY WAY
LOT 164	222	HINESLEY WAY
LOT 165	224	HINESLEY WAY
LOT 166	226	HINESLEY WAY
LOT 167	228	HINESLEY WAY
LOT 168	230	HINESLEY WAY
LOT 169	232	HINESLEY WAY
LOT 170	234	HINESLEY WAY
LOT 171	236	HINESLEY WAY
LOT 172	238	HINESLEY WAY
LOT 173	240	HINESLEY WAY
LOT 174	242	HINESLEY WAY
LOT 175	244	HINESLEY WAY

LOT 176	246	HINESLEY WAY
LOT 177	248	HINESLEY WAY
LOT 178	250	HINESLEY WAY
LOT 179	252	HINESLEY WAY
LOT 180	254	HINESLEY WAY
LOT 181	256	HINESLEY WAY
LOT 182	258	HINESLEY WAY
LOT 183	260	HINESLEY WAY
LOT 184	262	HINESLEY WAY
LOT 185	264	HINESLEY WAY
LOT 186	266	HINESLEY WAY
LOT 187	268	HINESLEY WAY
LOT 188	270	HINESLEY WAY
LOT 189	272	HINESLEY WAY
LOT 190	274	HINESLEY WAY
LOT 191	276	HINESLEY WAY
LOT 192	278	HINESLEY WAY
LOT 193	280	HINESLEY WAY
LOT 194	282	HINESLEY WAY
LOT 195	284	HINESLEY WAY
LOT 196	286	HINESLEY WAY
LOT 197	288	HINESLEY WAY
LOT 198	290	HINESLEY WAY

LOT 199	292	HINESLEY WAY
LOT 200	294	HINESLEY WAY
LOT 201	296	HINESLEY WAY
LOT 202	298	HINESLEY WAY
LOT 203	300	HINESLEY WAY
LOT 204	302	HINESLEY WAY
LOT 205	304	HINESLEY WAY
LOT 206	306	HINESLEY WAY
LOT 207	308	HINESLEY WAY
LOT 208	310	HINESLEY WAY
LOT 209	312	HINESLEY WAY
LOT 210	314	HINESLEY WAY
LOT 211	316	HINESLEY WAY
LOT 212	318	HINESLEY WAY
LOT 213	320	HINESLEY WAY
LOT 214	322	HINESLEY WAY
LOT 215	324	HINESLEY WAY
LOT 216	326	HINESLEY WAY
LOT 217	328	HINESLEY WAY
LOT 218	330	HINESLEY WAY
LOT 219	332	HINESLEY WAY
LOT 220	334	HINESLEY WAY
LOT 221	336	HINESLEY WAY

LOT 222	338	HINESLEY WAY
LOT 223	340	HINESLEY WAY
LOT 224	342	HINESLEY WAY
LOT 225	344	HINESLEY WAY
LOT 226	346	HINESLEY WAY
LOT 227	348	HINESLEY WAY
LOT 228	350	HINESLEY WAY
LOT 229	352	HINESLEY WAY
LOT 230	354	HINESLEY WAY
LOT 231	356	HINESLEY WAY
LOT 232	358	HINESLEY WAY
LOT 233	360	HINESLEY WAY
LOT 234	362	HINESLEY WAY
LOT 235	364	HINESLEY WAY
LOT 236	366	HINESLEY WAY
LOT 237	368	HINESLEY WAY
LOT 238	370	HINESLEY WAY
LOT 239	372	HINESLEY WAY
LOT 240	374	HINESLEY WAY
LOT 241	201	HINESLEY WAY
LOT 242	203	HINESLEY WAY
LOT 243	205	HINESLEY WAY
LOT 244	207	HINESLEY WAY

LOT 245	209	HINESLEY WAY
LOT 246	211	HINESLEY WAY
LOT 247	213	HINESLEY WAY
LOT 248	215	HINESLEY WAY
LOT 249	217	HINESLEY WAY
LOT 250	219	HINESLEY WAY
LOT 251	221	HINESLEY WAY
LOT 252	223	HINESLEY WAY
LOT 253	225	HINESLEY WAY
LOT 254	227	HINESLEY WAY
LOT 255	229	HINESLEY WAY
LOT 256	231	HINESLEY WAY
LOT 257	233	HINESLEY WAY
LOT 258	235	HINESLEY WAY
LOT 259	237	HINESLEY WAY
LOT 260	239	HINESLEY WAY
LOT 261	241	HINESLEY WAY
LOT 262	243	HINESLEY WAY
LOT 263	245	HINESLEY WAY
LOT 264	247	HINESLEY WAY
LOT 265	249	HINESLEY WAY
LOT 266	251	HINESLEY WAY
LOT 267	253	HINESLEY WAY

LOT 268	255	HINESLEY WAY
LOT 269	257	HINESLEY WAY
LOT 270	259	HINESLEY WAY
LOT 271	261	HINESLEY WAY
LOT 272	263	HINESLEY WAY
LOT 273	265	HINESLEY WAY
LOT 274	267	HINESLEY WAY
LOT 275	269	HINESLEY WAY
LOT 276	271	HINESLEY WAY
LOT 277	273	HINESLEY WAY
LOT 278	275	HINESLEY WAY
LOT 279	277	HINESLEY WAY
LOT 280	279	HINESLEY WAY
LOT 281	281	HINESLEY WAY
LOT 282	283	HINESLEY WAY
LOT 283	285	HINESLEY WAY
LOT 284	287	HINESLEY WAY
LOT 285	289	HINESLEY WAY
LOT 286	291	HINESLEY WAY
LOT 287	293	HINESLEY WAY
LOT 288	295	HINESLEY WAY

SURVEYORS CERTIFICATION

GEORGIA REGISTERED No. 3119 LAND SURVEYOR JIMMY R. TOOLE

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.

GA.REG. L. S. LIC. NO: 3119 — 03/12/2025 DATE

PROJECT DATA

OWNER/DEVELOPER:	SIMCOE AT CANAL TOWNS, LLC P.O. BOX 1247 RICHMOND HILL, GA 31324
24HR CONTACT:	CLAY PRICE (912) 727-2920
TAX MAP & PARCEL NUMBER:	51009 01060 & 51009 01061
PARCEL AREA:	36.8873 ACRES
ZONING CLASSIFICATION:	PUD - SINGLE FAMILY ATTACHED
PROPOSED LAND USE:	RESIDENTIAL
NUMBER OF LOTS:	129
MINIMUM WIDTH:	20 FT
FRONT SETBACK:	45 FT FROM PRIVATE R/W CENTERLINE
REAR SETBACK:	10 FT
SIDE SETBACK:	20 FT OF BUILDING SEPARATION

WATER AND SEWER SERVICE TO BE PROVIDED BY THE CITY OF POOLER.

CERTIFICATE OF OWNERSHIP

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

03/12/2025 DATE
CLAY PRICE, MANAGER

OWNER DATE

CERTIFICATE OF APPROVAL

APPROVED BY THE PLANNING AND ZONING COMMISSION

CHAIRMAN DATE

APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF POOLER

MAYOR DATE
COUNCIL MEMBER DATE
COUNCIL MEMBER DATE
COUNCIL MEMBER DATE
COUNCIL MEMBER DATE
COUNCIL MEMBER DATE
COUNCIL MEMBER DATE
COUNCIL MEMBER DATE
COUNCIL MEMBER DATE

LEGEND

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

PROJECT NO.:	19-0064
DRAWN BY:	SMB
DESIGNED BY:	EMC
SURVEYED BY:	JEH
SURVEY DATE:	SEPT. 2024
CHECKED BY:	JRT
SCALE:	1" = 50'
DATE:	03/12/2025

SHEET 2 OF 2

O:\2019\19-0064 SAV QUARTERS TOWNHOMES_JOHN MOMEY\DWG\19-0064V_SD2_.DWG 3/12/2025 10:38 AM

CITY of POOLER
GEORGIA

SIDEWALK PERFORMANCE BOND

Bond Number: 41425680 Principal Amount: $99,540.00

Project: Canal Towns at Savannah Quarters - Phase II

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

KNOW ALL MEN BY THESE PRESENTS:

That Simcoe at Canal Towns, LLC, registered business address of P.O. Box 3097, Richmond Hill, GA 31324; as Principal, hereinafter called "PRINCIPAL," and Platte River Insurance Company, as Surety, hereinafter called the "SURETY," registered business address of P.O. Box 5900, Madison, WI 53705, a Surety insurer, chartered and existing under the laws of the State of Nebraska, and authorized to do business in the State of Georgia, are held and firmly bound unto the City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and City Council, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "OBLIGEE," in the sum of Ninety-Nine Thousand Five Hundred Forty and 00/100 US Dollars ($ $99,540.00) lawful money of the United States of America, for the payment of which sum truly to be made to Obligee, Principal, and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents:

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, Principal has agreed to construct in Pooler, Georgia, the following, as detailed:

Sidewalks.

Said improvements require the installation of sidewalks, which shall be constructed within eighteen (18) months of the first date the subdivision plat for the described improvements is recorded with the Office of the Clerk for the Superior Court of Chatham County, Georgia, and in accordance with all applicable federal, state, and local rules, regulations, laws, etc. including without limitation the Code of Ordinances for the City of Pooler, Georgia.

NOW THEREFORE until these obligations hereunder cease as outlined herein

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

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

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

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

[SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE AND ORDINANCE FOLLOW]

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

41425680 this 7th day of April, 2025.

Attest

Witness as to Principal (1)

Witness as to Principal (2)

Notary Public Signature

Notary Public Commission Expiration 10/06/28

Seal:

Principal

Principal Signature

William Clayton Price

Principal Print

Manager

Principal Title

Simcoe at Canal Towns, LLC

Company Name

Attest

Witness as to Surety (1) Robert M. Nrehor

Witness as to Surety (2) Rena C. Moss

Notary Public Signature

Notary Public Commission Expiration

Seal:

HOLLY PHILLIPS
Notary Public, Georgia
Walton County
My Commission Expires
September 07, 2027

Surety

Surety Authorized Signature

Kathy S. Smith, Attorney-in-Fact

Surety Authorized Print

Platte River Insurance Company

Surety Company Name

P.O. Box 5900, Madison, WI 53705

Surety Business Address

OR

Attest

Witness as to Agent (1)

Witness as to Agent (2)

Notary Public Signature

Notary Public Commission Expiration

Surety's Agent

Attorney in Fact Signature (Attach Power)

Attorney in Fact Print

Agent's License Number

Agent's Name

Sec. 74-136. Sidewalks; bond.

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

(1) Sidewalks shall be placed as lot improvements are constructed.

(2) Sidewalks shall be placed in the right-of-way as approved by the city.

(3) Undeveloped lots shall require sidewalks in place within 18 months after the subdivision plat map is recorded.

(4) A sidewalk performance bond on a form approved by the city, or escrow account shall be provided by the developer at the time a final plat is submitted. If a bond is offered, it shall be executed by a surety or guaranty company qualified to transact business in the State of Georgia and acceptable to the city.

(5) The bond or escrow account shall be in the amount of 150 percent of the estimated total construction costs for all sidewalks within a development subject to the requirements of this article.

(6) Upon completion of construction the city may reduce the required bond or escrow account amount to 50 percent of the total construction costs. If no faults or failures develop at the end of six months, the city may reduce the bond or escrow account amount to 25 percent of the total construction costs. At the end of the second six months following completion of construction, the developer shall request an inspection, and if no faults or failures have developed, the city may release the bond or escrow upon approval by the aldermanic board.

(7) The bond or escrow shall remain in force until released by the aldermanic board and shall not automatically expire at the end of 12 months. Bond and escrow forms are available from the office of the city clerk.

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

PLATTE RIVER INSURANCE COMPANY
POWER OF ATTORNEY

41425680
Bond Number

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

Kathy S. Smith
Name of Individual

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

$ See Bond Form (Bond Amount) for 41425680 (Bond Number) on behalf of Simcoe at Canal Towns, LLC (Principal)

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

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

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

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

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

Attest:

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

Todd Burrick
Chief Underwriting Officer

PLATTE RIVER INSURANCE COMPANY CORPORATE SEAL NEBRASKA

PLATTE RIVER INSURANCE COMPANY

Adam L. Sills
Chief Executive Officer and President

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

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

DAVID J. REGELE NOTARY PUBLIC STATE OF WISCONSIN

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

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

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

Signed and sealed at the City of Middleton, State of Wisconsin this 7th day of April, 20 25.

PLATTE RIVER INSURANCE COMPANY CORPORATE SEAL NEBRASKA

Suzanne M. Broadbent
Secretary

THIS DOCUMENT HAS BEEN GENERATED FOR A SPECIFIC BOND. IF YOU HAVE ANY QUESTIONS CONCERNING THE AUTHENTICITY OF THIS DOCUMENT CALL 800-475-4450.

Attachment B

CITY of POOLER
GEORGIA

Public Works
Certificate of Completion

March 18, 2025

Canal Towns Phase II,

The developers of Canal Towns Phase II have completed all punch list items for this project. Upon the council's 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

EOM Operations
Your solution to a better tomorrow

February 28th, 2025

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

Subject: Performance Bond
Canal Towns at Savannah Quarters Phase 2

Dear Mrs. Benson,

We have reviewed to the requested Performance Bond for Canal Towns Phase 2 at Savannah Quarters, furnished by EMC Engineering Services, Inc. specifically, the schedule of values and unit costs for the bond.

The proposed Performance Bond covers the remaining pedestrian sidewalks associated with Phase 2 of Canal Towns. Based on the calculations provided by EMC Engineering Services, Inc. the cost of the remaining sidewalk is $66,360.00 which is correct. Therefore the 150% Performance Bond of $99,540.00 would also be correct.

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

If you have you have any questions and/or comments, please feel free to contact me at EOM Operations at (912) 445-0050 or by email.

Sincerely,
Craig Morgans
Craig Morgans
Project Manager
EOM

CC: Nicole Johnson; Director of Planning & Development – City of Pooler
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

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

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

2/11/2025

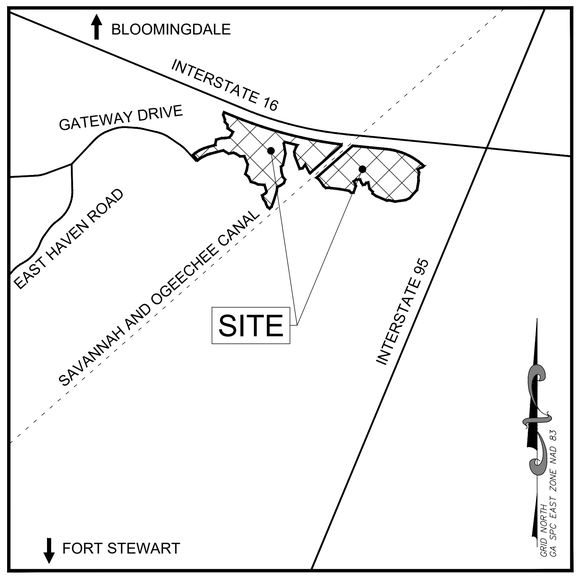
EROSION CONTROL

NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1	4' Concrete Sidewalk	1,106.00	SY	$ 60.00	$ 66,360.00
				Total	$ 66,360.00
				COMPLETION BOND (150%)	$ 99,540.00

PHASE II RECORD DRAWINGS
FOR
CANAL TOWNS AT SAVANNAH QUARTERS
POOLER, CHATHAM COUNTY, GEORGIA

Prepared for

SIMCOE AT CANAL TOWNS, LLC
JOHN MOWRY
P.O. BOX 3097 RICHMOND HILL, GA 31324
912-727-2920
john@hoiconstruction.com



CONSTRUCTION EXIT:
LAT. 32.074030
LONG. -81.259053

VICINITY MAP
NOT TO SCALE

SHEET INDEX

Sheet Number	Sheet Title
1	COVER
14-15	UTILITY PLAN (PHASE II RECORD DRAWING)
33-34	PAVING & DRAINAGE PLAN (PHASE II RECORD DRAWING)
60	CONSTRUCTION DETAILS (PHASE II RECORD DRAWING)

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.

PROJECT LOCATION:
8TH G. M. DISTRICT
POOLER, CHATHAM COUNTY, GEORGIA
EMC PROJECT# 19-0064
FEBRUARY 2025

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

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

emc
CIVIL
MARINE
ENVIRONMENTAL

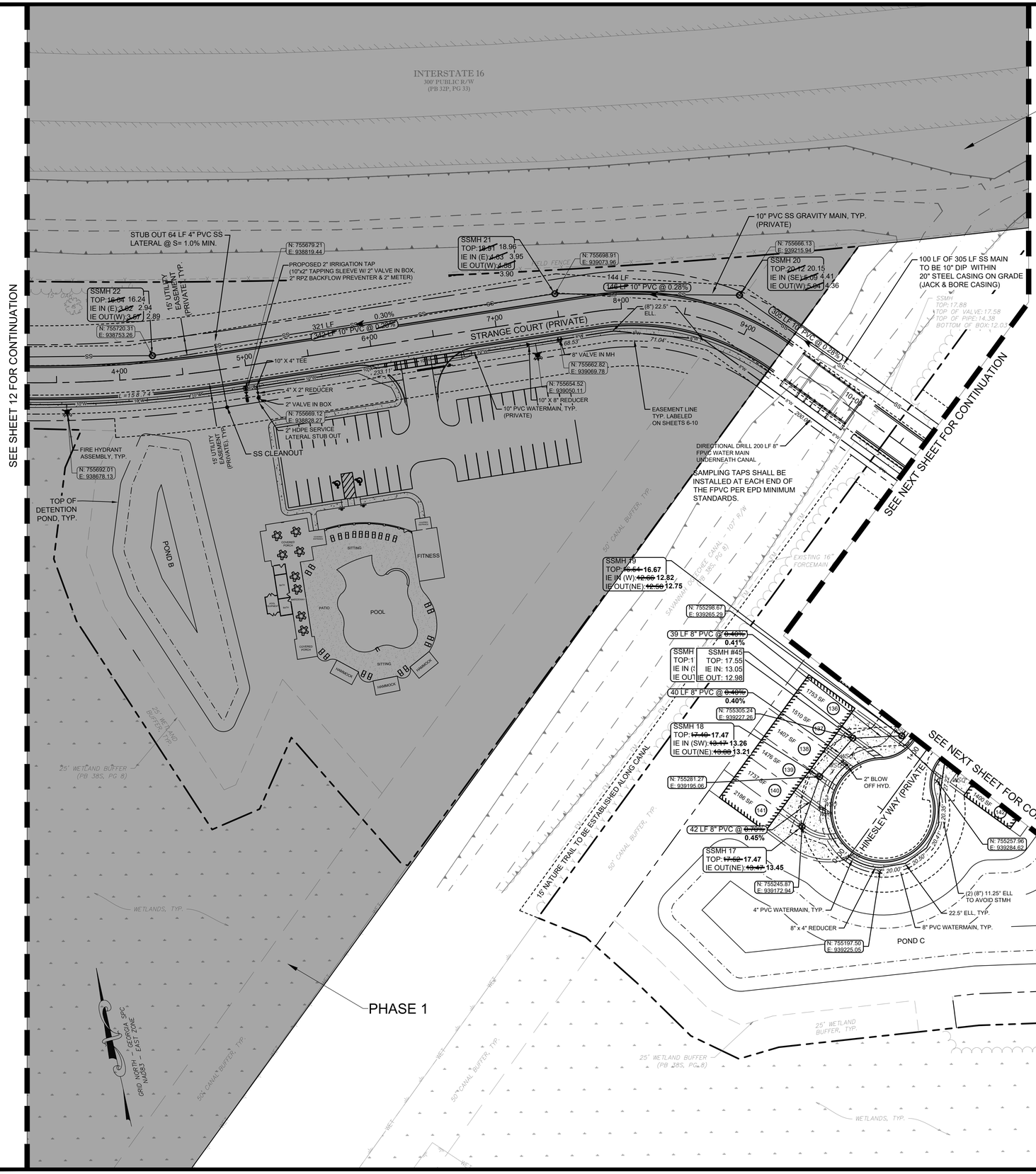
EMC ENGINEERING SERVICES, INC.
ENVIRONMENTAL- MARINE - CIVIL - SURVEY

GEORGIA REGISTERED PROFESSIONAL ENGINEER ALEC B. METZGER

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02/20/2025 2:59:21 PM

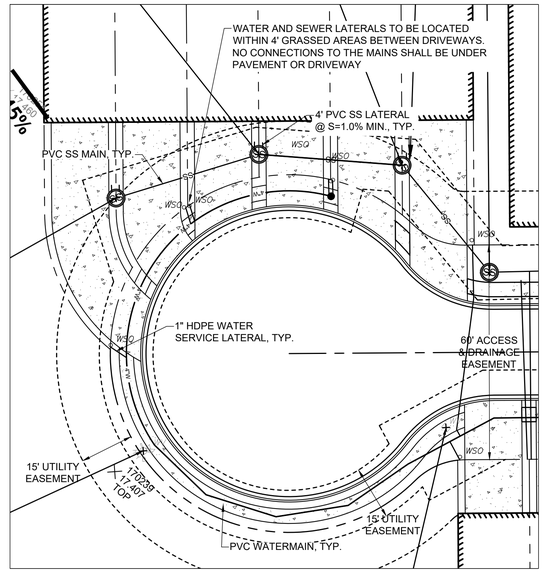
EMC ENGINEERING SERVICES, INC.
27 CHATHAM CENTER SOUTH, SUITE A
SAVANNAH, GEORGIA 31405
PHONE: (912) 232-6533
FAX: (912) 233-4580
savannah@emc-eng.com
www.emc-eng.com
ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS • SAVANNAH
STATESBORO • THOMASTON • VALDOSTA

O:\2019\19-0064 SAV QUARTERS TOWNHOMES JOHN MOWRY\DWG\19-0064C_CR02.DWG 2/20/2025 9:19 AM



SPECIAL UTILITY NOTES:

1. ALL SANITARY SEWER MANHOLES SHALL BE PROTECTIVE COATED IN ACCORDANCE TO CITY OF POOLER SPECIFICATIONS.
2. MEGA LOCK SYSTEMS OR EQUIVALENT RESTRAINTS SHALL BE USED IN PLACE OF THRUST BLOCKING.
3. ALL ROCKS WITHIN 6" OF THE BOTTOM OF THE WATERMAIN SHALL BE REMOVED.
4. MAINTAIN 10' OF HORIZONTAL SEPARATION AND 18" VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER MAINS. WHERE THE WATERMAIN HAS LESS THAN 10' OF HORIZONTAL SEPARATION FROM SANITARY SEWER MAINS, THE WATERMAIN MUST BE LAID IN A SEPARATE TRENCH AND SHALL MAINTAIN A MINIMUM OF 18" OF VERTICAL SEPARATION FROM SANITARY SEWER MAINS.
5. ALL WATERMAINS TO BE INSTALLED 4' OR LESS FROM BACK OF CURB.
6. MAINTAIN A MINIMUM OF 18" VERTICAL SEPARATION ON WATER SERVICE LATERALS AT CROSSINGS WITH SEWER LINES.



TYPICAL LATERAL INSTALLATION OF TOWNHOMES
SCALE: 1" = 20'

NO.	REVISION DESCRIPTION	DATE
.	.	.

GEORGIA REGISTERED No. PE30429 PROFESSIONAL ENGINEER ALEC B. METZGER

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

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CIVIL
MARINE
ENVIRONMENTAL
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SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

UTILITY PLAN (PHASE II RECORD DRAWING)

CANAL TOWNS AT SAVANNAH QUARTERS

8TH G. M. DISTRICT
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
SIMCOE AT CANAL TOWNS, LLC

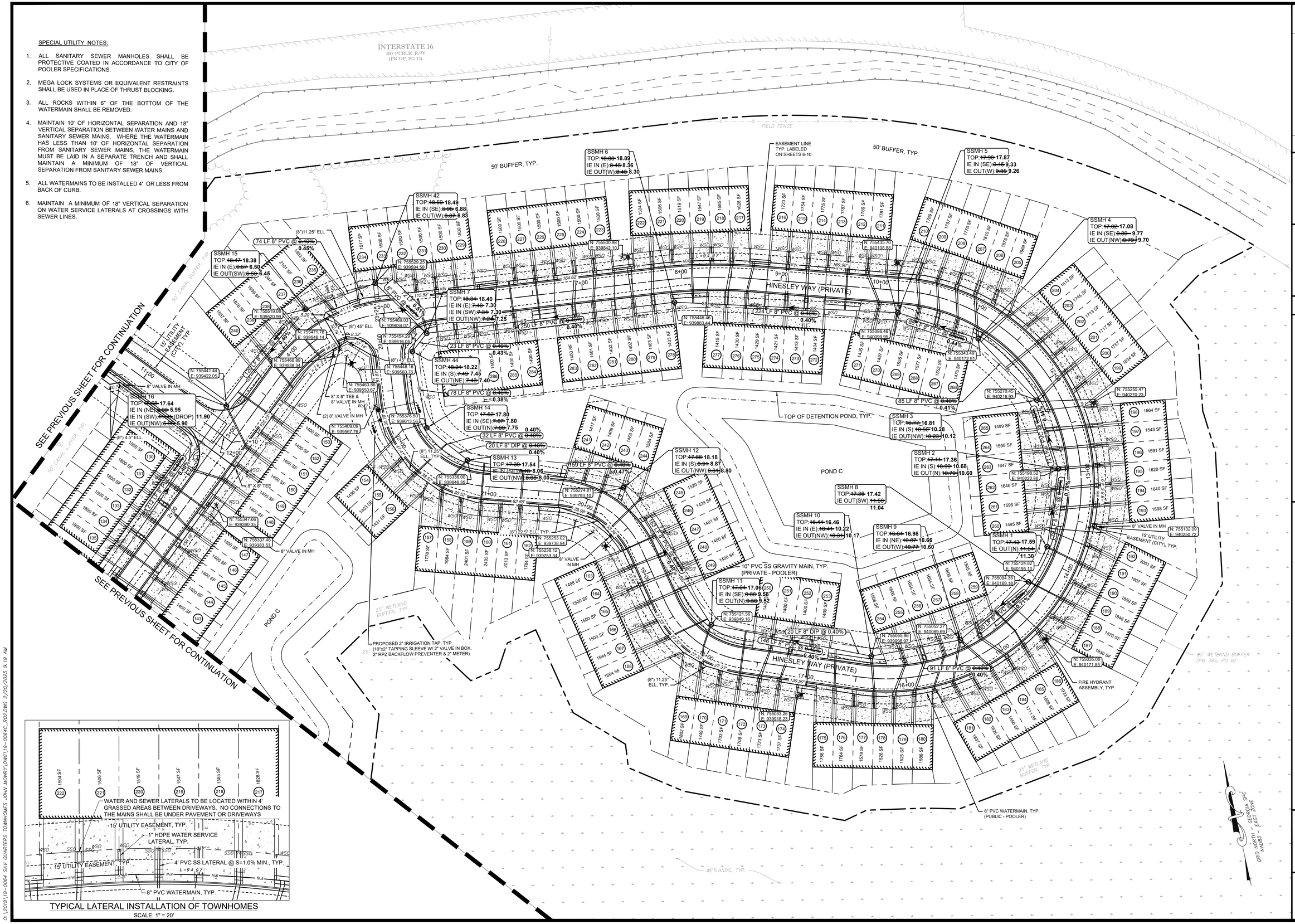
PROJECT NO.:	19-0064
DRAWN BY:	KES
DESIGNED BY:	TCB
SURVEYED BY:	EMC
SURVEY DATE:	DEC. 2019
CHECKED BY:	ABM
SCALE:	1" = 40'
DATE:	FEB., 2025

SHEET 14 OF 60

O:\2019\19-0064 SAV QUARTERS TOWNHOMES\JOHN MOWRY\DWG\19-0064C_R02.DWG 2/20/2025 9:19 AM

SPECIAL UTILITY NOTES:

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TYPICAL LATERAL INSTALLATION OF TOWNHOMES
SCALE: 1" = 20'

NO.	REVISION DESCRIPTION	DATE
-	-	-

GEORGIA REGISTERED No. PE30429 PROFESSIONAL ENGINEER ALEC B. METZGER

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

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SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

UTILITY PLAN (PHASE II RECORD DRAWING)

CANAL TOWNS AT SAVANNAH QUARTERS

8TH G. M. DISTRICT
POOLER, CHATHAM COUNTY, GEORGIA
Prepared for:
SIMCOE AT CANAL TOWNS, LLC

PROJECT NO.:	19-0064
DRAWN BY:	KES
DESIGNED BY:	TCB
SURVEYED BY:	EMC
SURVEY DATE:	DEC. 2019
CHECKED BY:	ABM
SCALE:	1" = 40'
DATE:	FEB., 2025

SHEET 15 OF 60

O:\2019\19-0064 SAV QUARTERS TOWNHOMES_JOHN MONK\PLDWG\19-0064C_R02.DWG 2/20/2025 9:19 AM

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Release of Performance Bond and Acceptance of Maintenance and Sidewalk Performance Bonds for Westbrook Area L-1

Project:	#220639
P&Z Meeting Date:	March 24, 2025
City Council Meeting Date:	April 7, 2025
Applicant and Authorized Agent:	SQ Res Land, LLC
Location (Address):	Westbrook Subdivision Area L-1 (Bircholt Grove)
Parcel (PIN):	51009 01027
Acreage:	Approximately 9
Zoning:	PUD (Savannah Quarters PUD Phase 10)
Proposed Use:	Residential subdivision, single family detached (50 lots)
Staff Recommendation:	Approval
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the application, move for approval of the request."*
Attachments:	A. Bond Submittal Documentation B. Record Drawing

Attachment A

CITY of POOLER
GEORGIA

MAINTENANCE AND WARRANTY BOND

Premium: $944.00/2 years

Bond Number: ES00020434 Principal Amount: $198,884.76

Project: Westbrook, Area L-1

Location: Savannah Quarters, Pooler, GA City Permit Number: _____

KNOW ALL MEN BY THESE PRESENTS:

That SQ Res Land, LLC, registered business address of 100 Blue Moon Crossing, Suite 114, Pooler, GA 31322; as Principal, hereinafter called "CONTRACTOR," and Everest Reinsurance Company, as Surety, hereinafter called the "SURETY," registered business address of 100 Everest Way, Warren, NJ 07059, a Surety insurer, chartered and existing under the laws of the State of Delaware, and authorized to do business in the State of Georgia, are held and firmly bound unto the City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and City Council, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "OBLIGEE," in the sum of One Hundred Ninety-Eight Thousand Eight Hundred Eighty-Four & 76/100ths US Dollars ($ 198,884.76) 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: Westbrook, Area L-1 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]

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

ES00020434 this 27th day of February, 2025.

Attest

Witness as to Contractor (1)

Witness as to Contractor (2)

Notary Public Signature

10/2/2031
Notary Public Commission Expiration

Seal:

Contractor SQ Res Land, LLC

Contractor Signature

JESSE R. BAKER
Contractor Print

AUTHORIZED SIGNATORY
Contractor Title

SQ RES LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY
Company Name

CHAD R. GAUCHER JR
My Commission Expires Oct 2, 2031
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS

Attest

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

Surety

Surety Authorized Signature

Surety Authorized Print

Everest Reinsurance Company
Surety Company Name

100 Everest Way, Warren Corporate Center
Warren, NJ 07059
Surety Business Address

OR

Attest

Witness as to Agent (1) Sally Dupre

Witness as to Agent (2)

*** See Attached CA All Purpose Acknowledgment ***
Notary Public Signature

Notary Public Commission Expiration

Surety's Agent

Attorney in Fact Signature (Attach Power)

Cheryl L. Thomas
Attorney in Fact Print

0K07568
Agent's License Number

Acrisure of California, LLC DBA:
Rohm Insurance Agency, LLC
Agent's Name

Sec. 706. Maintenance bond.

(a) Upon completion of construction and prior to the issuance of any certificate of occupancy for any project which a performance bond or other acceptable security has been posted in accordance with section 703.03 of this article, the developer shall provide, on a form acceptable by the city, a maintenance bond, escrow account, certified check, or irrevocable letter of credit from a bank which has a business office within the State of Georgia, in the amount of 50 percent of the total cost of all infrastructure improvements and maintenance and landscape requirements.

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

(c) Measured from the initial date the required security is approved by the city, if no faults or failures develop within 12 months, the city may reduce the required security amount by 50 percent. At the end of the second 12 months, the developer shall request an inspection, and if no faults or failures have developed, the city may release the bond or escrow upon approval by the aldermanic board.

(d) The bond or escrow shall remain in force until released by the aldermanic board and shall not automatically expire at the end of 12 months. Bond and escrow forms are available from the office of the city clerk.

(Ord. of 6-5-2017(2), § II)

ALL- PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

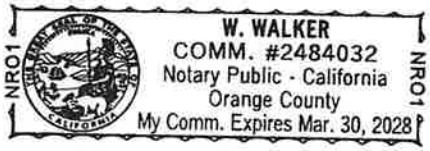
County of Orange }

On February 27, 2025 before me, W. Walker, Notary Public
(Here insert name and title of the officer),

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

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

WITNESS my hand and official seal.



Notary Public Signature (Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Maintenance & Warranty Bond
(Title or description of attached document)

Bond #: ES00020434
(Title or description of attached document continued)

Number of Pages 5 Document Date 2/27/25

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  _____
  (Title)
- ☐ Partner(s)
- ☑ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

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

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

Attachment A

Everest Reinsurance Company
461 5th Avenue – 4th Floor
New York, N.Y. 10017

EVEREST

SURETY BOND SEAL ADDENDUM
EVEREST REINSURANCE COMPANY

Due to logistical issues associated with the use of traditional seals during the COVID-19 pandemic, Everest Reinsurance Company ("Everest") has authorized its Attorney-in-Fact to affix Everest's corporate seal to any bond executed on behalf of Everest by any such Attorney-in-Fact by attaching this Addendum to said bond.

To the extent this addendum is attached to a bond that is executed on behalf of Everest by its Attorney-in-Fact, Everest hereby agrees that the seal below shall be deemed affixed to said bond to the same extent as if its raised corporate seal was physically affixed to the face of the bond.

Dated this 7th day of April 2020.

EVEREST REINSURANCE COMPANY

By: _____
Anthony Romano – Vice President & Global Head of Surety

Everest Reinsurance Company
CORPORATE SEAL
1973
DELAWARE
*

Attachment A

everest™

POWER OF ATTORNEY
EVEREST REINSURANCE COMPANY and EVEREST NATIONAL INSURANCE COMPANY

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

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

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

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

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

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

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

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

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

Everest Reinsurance Company and Everest National Insurance Company

By: Anthony Romano, Senior Vice President

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

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

Linda Robins, Notary Public

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company, this 27th day of February 2025.

By: Sylvia Semerdjian, Assistant Secretary

Attachment A

CITY of POOLER
GEORGIA

Public Works
Certificate of Completion

January 13, 2025

Westbrook Area L1,

The developers of Westbrook Area L1 have completed all punch list items for this project. Upon the council's approval, the City of Pooler Public Works Department authorizes the end of the performance bonding period and begins the warranty bond 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

EOM Operations
Your solution to a better tomorrow

Attachment A

January 16th, 2025

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

Subject: Warranty Bond
Savannah Quarters Westbrook Areas L1, L2, and L3.

Dear Mrs. Benson,

We have reviewed the requested Warranty Bonds for Savannah Quarters Westbrook Areas L1, L2, and L3 furnished by Haden Rollins of Hussey Gay Bell, specifically the schedule of values and unit costs for the bond. 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.

The proposed Warranty Bonds 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.

For Area L1, based on the calculations provided by Hussey Gay Bell, the cost of the City maintained infrastructure is **$397,769.52** which is correct. Therefore the 50% Warranty Infrastructure Bond of **$198,884.76** is also correct.

For Area L2, based on the calculations provided by Hussey Gay Bell, the cost of the City maintained infrastructure is **$718,381.20** which is correct. Therefore the 50% Warranty Infrastructure Bond of **$359,190.60** is also correct.

For Area L3, based on the calculations provided by Hussey Gay Bell, the cost of the City maintained infrastructure is **$513,852.28** which is correct. Therefore the 50% Warranty Infrastructure Bond of **$256,926.14** is also correct.

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

480 Edsel Drive, Ste 100
Richmond Hill, GA 31324
www.eomworx.com
Ph: 912.445.0050
F: 912.756.5882

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

Bond No.: 800191975 Principal Amount: $117,276.00

SIDEWALK PERFORMANCE BOND

Project: Westbrook Area L-1 - Savannah Quarters
City of Pooler Permit No.: (if applicable)
Project Location: Pooler, Georgia

KNOW ALL MEN BY THESE PRESENTS:

That Dream Finders Homes, LLC, registered business address of 14701 Philips Highway, Jacksonville, FL 32256; as Principal, hereinafter called "PRINCIPAL," and Atlantic Specialty Insurance Company, as Surety, hereinafter called the "SURETY," registered business address of 605 Highway 169 North, Suite 800, Plymouth, MN 55441, a Surety insurer, chartered and existing under the laws of the State of New York, and authorized to do business in the State of Georgia, are held and firmly bound unto City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and Aldermanic Board, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "OBLIGEE," in the penal sum of One Hundred Seventeen Thousand Two Hundred Seventy Six and 00/100 Dollars ($117,276.00), lawful money of the United States of America, for the payment of which well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, Principal has agreed to construct in Pooler, Georgia, the following improvements: Sidewalks at Westbrook Area L-1 - Savannah Quarters. Said improvements require the installation of sidewalks, which shall be constructed within eighteen (18) months of the first date the subdivision plat for the described improvements is recorded with the Office of the Clerk for the Superior Court of Chatham County, Georgia, and in accordance with all applicable federal, state, and local rules, regulations, laws, etc. including without limitation the Code of Ordinances for the City of Pooler, Georgia.

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

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

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

3. In the event any non-performance or default is not cured within ten (10) days following the date of the written notice being received by Surety, Obligee may proceed to have the work completed. Upon completion, Obligee shall present a written statement of costs to Surety for any work completed pursuant to the terms herein. The Surety shall provide payment in full of the amount

shown on the statement of costs to Obligee within three (3) business days of receipt of the statement of costs, up to the Principal Amount of this bond. The Surety shall pay all costs and expenses, including reasonable attorney fees incurred by Obligee in enforcing the terms of this bond.

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

[SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Contractor and Surety do hereby duly execute this Bond No.: 800191975, this 3rd day of March, 2025.

(SEAL)
ATTEST:

WITNESS AS TO CONTRACTOR

WITNESS AS TO CONTRACTOR

CONTRACTOR: Dream Finders Homes, LLC

CONTRACTOR – Signature

Robert E. Riva, Jr., Esq.
(Print Name)

By: General Counsel & V.P.
Title

(SEAL)
ATTEST:

WITNESS AS TO SURETY

WITNESS AS TO SURETY

COMPANY NAME

Atlantic Specialty Insurance Company
SURETY (Print Company Name)

605 Hwy 169 N, Suite 800, Plymouth, MN 55441
Business Address

By:
Authorized Signature

James Moore
(Print Name)

OR

(SEAL)
ATTEST:

WITNESS AS TO AGENT: Christine Marotta

WITNESS AS TO AGENT: Sinem Nava

SURETY'S AGENT

By:
As Attorney in Fact (Attached Power)

James Moore
(Print Name)

497159
Agent's License Number

James Moore/HUB International
Agent's Name

STATE OF ILLINOIS

COUNTY OF DUPAGE}

On March 3, 2025, before me, Lisa Marotta, a Notary Public in and for said County and State, residing therein, duly commissioned and sworn, personally appeared, James Moore known to me to be Attorney-in-Fact of Atlantic Specialty Insurance Company the corporation described in and that executed the within and foregoing instrument, and known to me to be the person who executed the said instrument in behalf of the said corporation, and duly acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year stated in this certificate above.

My Commission Expires, February 7, 2026

Lisa Marotta, Notary Public

Commission No.946275

OFFICIAL SEAL
LISA MAROTTA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires February 7, 2026

Attachment A

intact INSURANCE

Power of Attorney

KNOW ALL MEN BY THESE PRESENTS, that ATLANTIC SPECIALTY INSURANCE COMPANY, a New York corporation with its principal office in Plymouth, Minnesota, does hereby constitute and appoint: **Amy Wickett, James Moore, Jennifer J. Mc Comb, Kelly A. Gardner, Martin Moss, Melissa A. Schmidt, Stephen Kazmer**, each individually if there be more than one named, its true and lawful Attorney-in-Fact, to make, execute, seal and deliver, for and on its behalf as surety, any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof; provided that no bond or undertaking executed under this authority shall exceed in amount the sum of: **unlimited** and the execution of such bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof in pursuance of these presents, shall be as binding upon said Company as if they had been fully signed by an authorized officer of the Company and sealed with the Company seal. This Power of Attorney is made and executed by authority of the following resolutions adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the President, any Senior Vice President or Vice-President (each an "Authorized Officer") may execute for and in behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and affix the seal of the Company thereto; and that the Authorized Officer may appoint and authorize an Attorney-in-Fact to execute on behalf of the Company any and all such instruments and to affix the Company seal thereto; and that the Authorized Officer may at any time remove any such Attorney-in-Fact and revoke all power and authority given to any such Attorney-in-Fact.

Resolved: That the Attorney-in-Fact may be given full power and authority to execute for and in the name and on behalf of the Company any and all bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof, and any such instrument executed by any such Attorney-in-Fact shall be as binding upon the Company as if signed and sealed by an Authorized Officer and, further, the Attorney-in-Fact is hereby authorized to verify any affidavit required to be attached to bonds, recognizances, contracts of indemnity, and all other writings obligatory in the nature thereof.

This power of attorney is signed and sealed by facsimile under the authority of the following Resolution adopted by the Board of Directors of ATLANTIC SPECIALTY INSURANCE COMPANY on the twenty-fifth day of September, 2012:

Resolved: That the signature of an Authorized Officer, the signature of the Secretary or the Assistant Secretary, and the Company seal may be affixed by facsimile to any power of attorney or to any certificate relating thereto appointing an Attorney-in-Fact for purposes only of executing and sealing any bond, undertaking, recognizance or other written obligation in the nature thereof, and any such signature and seal where so used, being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, ATLANTIC SPECIALTY INSURANCE COMPANY has caused these presents to be signed by an Authorized Officer and the seal of the Company to be affixed this first day of January, 2023.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

By _____
Sarah A. Kolar, Vice President and General Counsel

STATE OF MINNESOTA
HENNEPIN COUNTY

On this first day of January, 2023, before me personally came Sarah A. Kolar, Vice President and General Counsel of ATLANTIC SPECIALTY INSURANCE COMPANY, to me personally known to be the individual and officer described in and who executed the preceding instrument, and she acknowledged the execution of the same, and being by me duly sworn, that she is the said officer of the Company aforesaid, and that the seal affixed to the preceding instrument is the seal of said Company and that the said seal and the signature as such officer was duly affixed and subscribed to the said instrument by the authority and at the direction of the Company.

ALISON DWAN NASH-TROUT
NOTARY PUBLIC - MINNESOTA
My Commission Expires
January 31, 2025

_____
Notary Public

I, the undersigned, Secretary of ATLANTIC SPECIALTY INSURANCE COMPANY, a New York Corporation, do hereby certify that the foregoing power of attorney is in full force and has not been revoked, and the resolutions set forth above are now in force.

Signed and Sealed. Dated 3rd Day of March, 2025.

ATLANTIC SPECIALTY INSURANCE COMPANY CORPORATE SEAL 1986 NEW YORK

_____
Kara L.B. Barrow, Secretary

This Power of Attorney expires
January 31, 2025

Please direct bond verifications to surety@intactinsurance.com

EOM Operations
Your solution to a better tomorrow

Attachment A

February 17th, 2025

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

Subject: Performance Bond Request
Westbrook Area L-1

Dear Ms. Benson,

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

Based on the information and calculations provided by Hussey Gay Bell, the cost of the remaining construction work covered by the bond is $78,184.00, which is correct. Therefore, the calculated value of the 150% Performance Bond of $117,276.00 is also correct.

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

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

Sincerely,
Craig Morgans
Craig Morgans
Project Manager
EOM

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

480 Edsel Drive, Ste 100
Richmond Hill, GA 31324
www.eomworx.com
Ph: 912.445.0050
F: 912.756.5882

Attachment A

HUSSEY GAY BELL
Established 1958

December 17, 2024

Mrs. Nicole Johnson
City of Pooler
100 Southwest Highway 80
Pooler, Georgia 31322

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

Construction is nearing completion on this project, and we are preparing for the closeout and acceptance process. The subdivision plat was previously recorded under performance bond. The roadway and drainage systems are private and will be owned and maintained by the HOA. The water and sewer systems are public and will be owned and maintained by the City of Pooler. I am requesting approval of the proposed project warranty bond amount so that the bond documents can be drafted.

Enclosed is the Engineer's opinion of bond infrastructure costs based on the contractor's Bid Schedule showing unit costs associated with the applicable infrastructure. The construction cost for the above listed infrastructure to be included in the warranty bond is $397,769.52 as indicated on the enclosed worksheet. At the 50% warranty bonding rate required by the City, the proposed **two-year warranty bond amount would be $198,884.76.**

Please review this request and let me know if you have any questions for approval.

Sincerely,
HUSSEY GAY BELL

Haydon Rollins

cc: Savannah Quarters

HUSSEY GAY BELL
Established 1958

January 23, 2025

Ms. Marcy Benson
City Planner – City of Pooler
100 Southwest Highway 80
Pooler, Georgia 31322

Mr. Trevor Shoemaker
EOM Operations
480 Edsel Drive, Ste 100
Richmond Hill, Georgia 31324

RE: **WESTBROOK AREA L-1, L-2, and L-3**
Savannah Quarters
Sidewalk Performance Bonds

Construction of the referenced project is nearing completion and we are preparing for close-out and acceptance. The Owner would like to use the sidewalk waiver option and provide a performance bond for completion of the sidewalks following home construction. I am requesting approval of the proposed sidewalk performance bond amount so that the bond documents can be drafted.

The sidewalks covered by the waiver are those with lot frontage:
L-1 = 1,348 SY
L-2 = 2,352 SY
L-3 = 625 SY

At the $58.00 per square yard unit cost from the contractor's bid schedule, the construction cost for the sidewalks included in the performance bond is:
L-1 = $78,184
L-2 = $136,416
L-3 = $36,250

At the 150% performance bonding rate required by the city, the proposed sidewalk performance bond amount would be:
L-1 = $117,276
L-2 = $204,624
L-3 = $54,375

Please review this request and let me know if you have any questions for approval.

Sincerely,
Hussey Gay Bell

Haydon Rollins
cc: Savannah Quarters

Savannah Quarters West Parcels L-1 through L-3
Maintenance/Warranty Bonding Worksheet - 12/17/2024

Attachment A

BARFIELD-BRANDON ENTERPRISES, INC.

SCHEDULE OF VALUES

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

NOTE: Roads and Drainage are private, to be maintained by the HOA.
Sanitary Sewer and Water are City of Pooler owned and maintained.

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

Phase	Item	Description	Original Contract				Total Previous Billing		Remaining	Work CompletedCurrent Billing		Total Completed	
L1		**Site Prep & Gen Mobilization**						-	-		-	-	$ -
L1	1	Site Con - Mobilization	1.00	LS	7,000.00	$ 7,000.00	1	7,000.00	-		-	1.00	$ 7,000.00
L1	2	Site Con - GPS, Staking	1.00	LS	8,750.00	$ 8,750.00	0.50	4,375.00	4,375.00		-	0.50	$ 4,375.00
L1	3	Site Con - Asbuilts	1.00	LS	4,500.00	$ 4,500.00		-	2,250.00	0.50	2,250.00	0.50	$ 2,250.00
L1	4	Site Con - Materials & Compaction Testing for Road	1.00	LS	10,000.00	$ 10,000.00		-	10,000.00		-	-	$ -
L1	5	Site Con - Soils Testing for Pads	50.00	EA	160.00	$ 8,000.00		-	4,800.00	20.00	3,200.00	20.00	$ 3,200.00
L1		**Demolition & Removal**						-	-		-	-	$ -
L1	1	Saw Cut Pavement For Tie In	27.00	LF	3.75	$ 101.25		-	101.25		-	-	$ -
L1		**Earthwork**						-	-		-	-	$ -
L1	1	Dirt swap topsoil for suitable fill	3,065.00	CY	4.80	$ 14,712.00	3,065	14,712.00	-		-	3,065.00	$ 14,712.00
L1	2	General Cuts	429.00	CY	4.75	$ 2,037.75	429	2,037.75	-		-	429.00	$ 2,037.75
L1	3	Import Fill - Place & Compact for Pads	2,567.00	CY	26.40	$ 67,768.80	1,300	34,320.00	33,448.80		-	1,300.00	$ 34,320.00
L1	4	Import Fill - Place & Compact for Roads	3,114.00	CY	26.40	$ 82,209.60	3,114	82,209.60	-		-	3,114.00	$ 82,209.60
L1	5	Muck Roads	1,939.00	CY	4.70	$ 9,113.30	1,939	9,113.30	-		-	1,939.00	$ 9,113.30
L1	6	Place and Compact Pad Fill	5,211.00	CY	1.65	$ 8,598.15	2,350	3,877.50	1,255.65	2,100.00	3,465.00	4,450.00	$ 7,342.50
L1	7	Place and Compact general fill from cuts	5,713.00	CY	1.65	$ 9,426.45	5,713	9,426.45	-		-	5,713.00	$ 9,426.45
L1	8	Dry/Mix pond cuts for pad fill	7,778.00	CY	1.90	$ 14,778.20		-	-	7,778.00	14,778.20	7,778.00	$ 14,778.20
L1	9	Grade Aresa Outside Pavement	42,592.00	SY	0.98	$ 41,740.16	20,000	19,600.00	22,140.16		-	20,000.00	$ 19,600.00
L1	10	Strip and Stockpile Topsoil	6,099.00	CY	4.15	$ 25,310.85	6,099	25,310.85	-		-	6,099.00	$ 25,310.85
L1	11	Respread Topsoil	6,099.00	CY	4.15	$ 25,310.85	6,099	25,310.85	-		-	6,099.00	$ 25,310.85
L1		**Finish Grading**						-	-		-	-	$ -
L1	1	Fine Grade Sub-Grade for Curb	2,420.00	LF	3.50	$ 8,470.00		-	8,470.00		-	-	$ -
L1	2	Backfill & Dress Behind Curb	2,420.00	LF	2.06	$ 4,985.20		-	4,985.20		-	-	$ -
L1	3	Fine Grade Road Sub-Grade	3,500.00	SY	3.50	$ 12,250.00		-	12,250.00		-	-	$ -
L1	4	Fine Grade GABC & Paving Prep	3,500.00	SY	3.50	$ 12,250.00		-	12,250.00		-	-	$ -
L1	5	Final Grade Lots & Common Areas for Grassing	42,592.00	SY	0.32	$ 13,629.44		-	13,629.44		-	-	$ -
L1		**Erosion Control**						-	-		-	-	$ -
L1	1	Construction Entrance - Install and Maintain	1.00	EA	2,200.00	$ 2,200.00	1	2,200.00	-		-	1.00	$ 2,200.00
L1	2	Silt Fence - Sd1-NS (TP-A) Single Row	325.00	LF	3.65	$ 1,186.25	325	1,186.25	-		-	325.00	$ 1,186.25
L1	3	Silt Fence - Sd1-S (TP-C) Double Row	325.00	LF	7.10	$ 2,307.50	325	2,307.50	-		-	325.00	$ 2,307.50
L1	4	Inlet Protection - Before Paving	10.00	EA	170.00	$ 1,700.00	10	1,700.00	-		-	10.00	$ 1,700.00
L1	5	Inlet Protection - After Paving	7.00	EA	125.00	$ 875.00		-	875.00		-	-	$ -
L1	6	Grassing - Stabilized	42,592.00	SY	0.87	$ 37,055.04		-	37,055.04		-	-	$ -
L1	7	Rip Rap AT FES	10.00	SY	145.00	$ 1,450.00		-	1,450.00		-	-	$ -
L1	8	NPDES Monitoring (per Month)	6.00	MO	2,100.00	$ 12,600.00	3	6,300.00	4,200.00	1.00	2,100.00	4.00	$ 8,400.00
L1		**Sewer System**						-	-		-	-	$ -
L1	1	Connect Extg Sewer MANHOLE 10-12' DEEP	1.00	EA	6,850.00	$ 6,850.00	1.00	6,850.00	-		-	1.00	$ 6,850.00
L1	2	4" PVC Service Lateral	2,128.00	LF	20.30	$ 43,198.40	2,128.00	43,198.40			-	2,128.00	$ 43,198.40
L1	3	8"x4" Service Wye	50.00	EA	750.00	$ 37,500.00	50.00	37,500.00	-		-	50.00	$ 37,500.00
L1	4	8" PVC Sewer 0'-6' cut		LF		$ -		-	-		-	-	$ -
L1	5	8" PVC Sewer 6'-8' cut	364.00	LF	49.15	$ 17,890.60	364.00	17,890.60	-		-	364.00	$ 17,890.60
L1	6	8" PVC Sewer 8'-10' cut	532.00	LF	51.36	$ 27,323.52	532.00	27,323.52	-		-	532.00	$ 27,323.52
L1	7	8" PVC Sewer 10'-12' cut	294.00	LF	55.00	$ 16,170.00	294.00	16,170.00	-		-	294.00	$ 16,170.00
L1	8	Manholes 48" 0'-6' Deep	1.00	EA	3,500.00	$ 3,500.00	1.00	3,500.00	-		-	1.00	$ 3,500.00
L1	9	Manholes 48" 6'-8' Deep	2.00	EA	3,750.00	$ 7,500.00	2.00	7,500.00	-		-	2.00	$ 7,500.00
L1	10	Manholes 48" 8'-10' Deep	2.00	EA	4,300.00	$ 8,600.00	2.00	8,600.00	-		-	2.00	$ 8,600.00
L1	11	Manholes 48" 10'-12' Deep	1.00	EA	5,000.00	$ 5,000.00		-	-		-	1.00	$ 5,000.00
L1	12	Onsite Backfill	752.00	CY	4.50	$ 3,384.00	752.00	3,384.00	-		-	752.00	$ 3,384.00
L1	13	Stone Bedding	66.00	CY	126.00	$ 8,316.00	66.00	8,316.00	-		-	66.00	$ 8,316.00
L1	14	TV Test - Laterals	2,128.00	LF	0.90	$ 1,915.20		-	1,915.20		-	-	$ -
L1	15	Mandrel & Air - Test - Main/MH	1,190.00	LF	5.25	$ 6,247.50		-	6,247.50		-	-	$ -
L1		**Storm System**						-	-		-	-	$ -
L1	1	Connect to Existing System	1.00	EA	4,650.00	$ 4,650.00	1.00	4,650.00	-		-	1.00	$ 4,650.00
L1	2	24" FES	1.00	EA	1,300.00	$ 1,300.00	1.00	1,300.00	-		-	1.00	$ 1,300.00

Attachment A

L1	3	6" Sock Storm Drain	700.00	LF	21.00	$ 14,700.00		-	14,700.00		-	-	$ -
L1	4	18" RCP Storm Drain	96.00	LF	69.80	$ 6,700.80	96.00	6,700.80	-		-	96.00	$ 6,700.80
L1	5	24" RCP Storm Drain	616.00	LF	88.70	$ 54,639.20	616.00	54,639.20	-		-	616.00	$ 54,639.20
L1	6	30" RCP Storm Drain	352.00	LF	118.50	$ 41,712.00	352.00	41,712.00	-		-	352.00	$ 41,712.00
L1	7	Storm test, clean, inspect	1.00	LS	3,600.00	$ 3,600.00	1.00	3,600.00	-		-	1.00	$ 3,600.00
L1	8	Curb Inlet - Roll Over CB w/50lf 6" SGD each way -	7.00	EA	7,170.00	$ 50,190.00	7.00	50,190.00	-		-	7.00	$ 50,190.00
L1	9	Storm Manhole	3.00	EA	4,050.00	$ 12,150.00	3.00	12,150.00	-		-	3.00	$ 12,150.00
L1	10	Select backfill in road ROW only	450.00	CY	26.40	$ 11,880.00	450.00	11,880.00	-		-	450.00	$ 11,880.00
L1		**Water Distribution System**						-	-		-	-	$ -
L1	1	D/W-Connect Extg Water Main - 8" W/SLEEVE	2.00	EA	4,000.00	$ 8,000.00	2.00	8,000.00	-		-	2.00	$ 8,000.00
L1	2	D/W - 8" Ductile Iron Wtr Main	40.00	LF	59.30	$ 2,372.00	40.00	2,372.00	-		-	40.00	$ 2,372.00
L1	3	D/W-8" PVC Water Main	1,360.00	LF	42.40	$ 57,664.00	1,360.00	57,664.00	-		-	1,360.00	$ 57,664.00
L1	4	6" Fire Hydrant Lead	80.00	LF	52.25	$ 4,180.00	80.00	4,180.00	-		-	80.00	$ 4,180.00
L1	5	D/W-1" HDPE Service Tubing	2,140.00	LF	13.40	$ 28,676.00	2,140.00	28,676.00	-		-	2,140.00	$ 28,676.00
L1	6	D/W-1" Service Lateral to 8"	50.00	EA	630.00	$ 31,500.00	50.00	31,500.00	-		-	50.00	$ 31,500.00
L1	7	Test & Chlorinate	1.00	LS	3,850.00	$ 3,850.00	1.00	3,850.00	-		-	1.00	$ 3,850.00
L1	8	D/W-8" Gate Valves	3.00	EA	2,275.00	$ 6,825.00	3.00	6,825.00	-		-	3.00	$ 6,825.00
L1	9	D/W-MISC Fittings	1.00	LS	49,700.00	$ 49,700.00	1.00	49,700.00	-		-	1.00	$ 49,700.00
L1	10	D/W-Fire Hydrants w/6" Valve & Valve Box	4.00	EA	5,905.00	$ 23,620.00	4.00	23,620.00	-		-	4.00	$ 23,620.00
L1		**Street Improvements**						-	-		-	-	$ -
L1	1	1.5" Asphalt Surface Course	3,500.00	SY	14.20	$ 49,700.00		-	49,700.00		-	-	$ -
L1	2	8" Graded Aggregate Base Course	3,500.00	SY	42.00	$ 147,000.00		-	147,000.00		-	-	$ -
L1	3	18" Rollover Curb & Gutter	2,420.00	LF	19.50	$ 47,190.00		-	47,190.00		-	-	$ -
L1	4	4" Sidewalk (~~non-lot areas only~~ - as shown on plans	1347.85 ~~59.00~~	SY	58.00	$ ~~3,422.00~~	78,175.43	-	~~3,422.00~~	78,175.43	-	-	$ -
L1	5	Fine Grade for Sidewalk	1347.85 ~~59.00~~	SY	8.25	$ ~~486.75~~	11,119.76	-	~~486.75~~	11,119.76	-	-	$ -
L1	6	Westbrook Traffic Signs	3.00	ls	1,600.00	$ 4,800.00		-	4,800.00		-	-	$ -
L1		**Bid Alternates**						-	-		-	-	$ -
L1	*1*	Elec. Backbone Conduit	3,060	LF	19.00	$ 58,140.00	3,060.00	58,140.00	-		-	3,060.00	$ 58,140.00
PHASE								-	-		-	-	$ -
L2		**Site Prep & Gen Mobilization**						-	-		-	-	$ -
L2	1	Site Con - Mobilization	1.00	LS	7,000.00	$ 7,000.00	1.00	7,000.00	-		-	1.00	$ 7,000.00
L2	2	Site Con - GPS, Staking	1.00	LS	10,150.00	$ 10,150.00	0.50	5,075.00	5,075.00		-	0.50	$ 5,075.00
L2	3	Site Con - Asbuilts	1.00	LS	4,500.00	$ 4,500.00		-	2,250.00	0.50	2,250.00	0.50	$ 2,250.00
L2	4	Site Con - Materials & Compaction Testing for Road	1.00	LS	11,600.00	$ 11,600.00		-	11,600.00		-	-	$ -
L2	5	Site Con - Soils Testing for Pads	58.00	EA	160.00	$ 9,280.00		-	6,880.00	15.00	2,400.00	15.00	$ 2,400.00
L2		**Demolition & Removal**						-	-		-	-	$ -
L2	1	Saw cut pvmt for tie in	54.00	LF	3.75	$ 202.50		-	202.50		-	-	$ -
L2		**Earthwork**		**SY**				-	-		-	-	$ -
L2	1	Dirt swap topsoil for suitable fill	5,626.00	CY	4.80	$ 27,004.80	5,626.00	27,004.80	-		-	5,626.00	$ 27,004.80
L2	2	General Cuts	8,518.00	CY	4.75	$ 40,460.50	8,518.00	40,460.50	-		-	8,518.00	$ 40,460.50
L2	3	Pond Excavation required for fill	40,763.00	CY	4.75	$ 193,624.25	31,000.00	147,250.00	17,874.25	6,000.00	28,500.00	37,000.00	$ 175,750.00
L2	4	Import Fill - Place & Compact for Pads	4,519.00	CY	26.40	$ 119,301.60	2,155.00	56,892.00	10,929.60	1,950.00	51,480.00	4,105.00	$ 108,372.00
L2	5	Import Fill - Place & Compact for Roads	5,545.00	CY	26.40	$ 146,388.00		-	146,388.00		-	-	$ -
L2	6	Muck Roads	3,946.00	CY	4.70	$ 18,546.20	550.00	2,585.00	-	3,396.00	15,961.20	3,946.00	$ 18,546.20
L2	7	Place and Compact Pad Fill	9,175.00	CY	1.65	$ 15,138.75	8,500.00	14,025.00	1,113.75		-	8,500.00	$ 14,025.00
L2	8	Place and Compact general fill from cuts	13,119.00	CY	1.65	$ 21,646.35	8,500.00	14,025.00	-	4,619.00	7,621.35	13,119.00	$ 21,646.35
L2	9	Dry/Mix Pond Excavation for pad fill	13,694.00	CY	1.90	$ 26,018.60		-	26,018.60		-	-	$ -
L2	10	Grade Areas Outside Pavement	102,608.00	SY	0.98	$ 100,555.84	65,000.00	63,700.00	36,855.84		-	65,000.00	$ 63,700.00
L2	11	Dress Pond Slope	11,532.00	SY	1.75	$ 20,181.00	6,500.00	11,375.00	8,806.00		-	6,500.00	$ 11,375.00
L2	12	Strip & Stockpile Topsoil	14,193.00	CY	4.15	$ 58,900.95	14,193.00	58,900.95	-		-	14,193.00	$ 58,900.95
L2	13	Respread Topsoil	14,193.00	CY	4.15	$ 58,900.95	14,193.00	58,900.95	-		-	14,193.00	$ 58,900.95
L2		**Finish Grading**		**SY**				-	-		-	-	$ -
L2	1	Fine Grade Sub-Grade for Curb	4,400.00	LF	3.50	$ 15,400.00		-	15,400.00		-	-	$ -
L2	2	Backfill & Dress Behind Curb	4,400.00	LF	2.06	$ 9,064.00		-	9,064.00		-	-	$ -
L2	3	Fine Grade Road Sub-Grade	6,165.00	SY	3.50	$ 21,577.50		-	21,577.50		-	-	$ -
L2	4	Fine Grade GABC & Paving Prep	6,165.00	SY	3.50	$ 21,577.50		-	21,577.50		-	-	$ -
L2	5	Final Grade Lots & Common Areas for Grassing	102,608.00	SY	0.32	$ 32,834.56		-	32,834.56		-	-	$ -
L2		**Erosion Control**						-	-		-	-	$ -
L2	1	Construction Entrance - Install and Maintain	1.00	EA	2,200.00	$ 2,200.00	1.00	2,200.00	-		-	1.00	$ 2,200.00
L2	2	Silt Fence - Sd1-NS (TP-A) Single Row	350.00	LF	3.65	$ 1,277.50	350.00	1,277.50	-		-	350.00	$ 1,277.50
L2	3	Silt Fence - Sd1-S (TP-C) Double Row	350.00	LF	7.10	$ 2,485.00	350.00	2,485.00	-		-	350.00	$ 2,485.00
L2	4	Inlet Protection - Before Paving	14.00	EA	170.00	$ 2,380.00	14	2,380.00	-		-	14.00	$ 2,380.00
L2	5	Inlet Protection - After Paving	12.00	EA	125.00	$ 1,500.00		-	1,500.00		-	-	$ -
L2	6	Grassing - Stabilized	102,608.00	SY	0.87	$ 89,268.96		-	89,268.96		-	-	$ -
L2	7	Rip Rap AT FES	165.00	SY	145.00	$ 23,925.00		-	23,925.00		-	-	$ -

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L2	8	NPDES Monitoring (per Month)	6.00	MO	2,100.00	$ 12,600.00	2	4,200.00	6,300.00	1.00	2,100.00	3.00	$ 6,300.00
L2		**Sanitary Sewer Pipe**						-	-		-	-	$
L2	1	Connect Extg Stub Out 14-16'	1.00	EA	7,835.00	$ 7,835.00	1	7,835.00	-		-	1.00	$ 7,835.00
L2	2	10" PVC Sewer 14'-16' cut	70.00	LF	72.31	$ 5,061.70	70	5,061.70	-		-	70.00	$ 5,061.70
L2	3	4" PVC Service Lateral	2,478.00	LF	20.30	$ 50,303.40	2,478	50,303.40	-		-	2,478.00	$ 50,303.40
L2	4	8"x4" Service Wye	58.00	EA	750.00	$ 43,500.00	58	43,500.00	-		-	58.00	$ 43,500.00
L2	5	8" PVC Sewer 6'-8' cut	602.00	LF	49.15	$ 29,588.30	602	29,588.30	-		-	602.00	$ 29,588.30
L2	6	8" PVC Sewer 8'-10' cut	392.00	LF	51.36	$ 20,133.12	392	20,133.12	-		-	392.00	$ 20,133.12
L2	7	8" PVC Sewer 10'-12' cut	798.00	LF	55.00	$ 43,890.00	798	43,890.00	-		-	798.00	$ 43,890.00
L2	8	8" PVC Sewer 12'-14' cut	308.00	LF	57.61	$ 17,743.88	308	17,743.88	-		-	308.00	$ 17,743.88
L2	9	Manholes 48" 0'-6' Deep	1.00	EA	3,500.00	$ 3,500.00	1	3,500.00	-		-	1.00	$ 3,500.00
L2	10	Manholes 48" 6'-8' Deep	2.00	EA	3,750.00	$ 7,500.00	2	7,500.00	-		-	2.00	$ 7,500.00
L2	11	Manholes 48" 8'-10' Deep	2.00 ~~1.00~~	EA	4,300.00	$ ~~8,600~~ 4,300.00	1	4,300.00	-		-	~~2.00~~ 1.00	$ ~~8,600~~ 4,300.00
L2	12	Manholes 48" 10'-12' Deep	4.00	EA	4,550.00	$ 18,200.00	4	18,200.00	-		-	4.00	$ 18,200.00
L2	13	Manholes 48" 12'-14' Deep	1.00	EA	4,900.00	$ 4,900.00	1	4,900.00	-		-	1.00	$ 4,900.00
L2	14	Onsite Backfill	1,136.00	CY	4.50	$ 5,112.00	1,136	5,112.00	-		-	1,136.00	$ 5,112.00
L2	15	Stone Bedding	120.00	CY	126.00	$ 15,120.00	120	15,120.00	-		-	120.00	$ 15,120.00
L2	16	TV Test - Laterals	2,478.00	LF	0.90	$ 2,230.20		-	2,230.20		-	-	$ -
L2	17	Mandrel & Air - Test - Main/MH	2,170.00	LF	5.25	$ 11,392.50		-	11,392.50		-	-	$ -
L2		**Storm System**						-			-	-	$ -
L2	1	Connect to Existing System	1.00	EA	4,650.00	$ 4,650.00	1	4,650.00	-		-	1.00	$ 4,650.00
L2	2	CONNECT TO EXISTING 48" RCP	1.00	EA	3,900.00	$ 3,900.00	1	3,900.00	-		-	1.00	$ 3,900.00
L2	3	30" FES	3.00	EA	1,450.00	$ 4,350.00	3	4,350.00	-		-	3.00	$ 4,350.00
L2	4	48" FES	3.00	EA	4,050.00	$ 12,150.00	3	12,150.00	-		-	3.00	$ 12,150.00
L2	5	6" Sock Storm Drain	1,200.00	LF	21.00	$ 25,200.00		-	25,200.00		-	-	$ -
L2	6	18" RCP Storm Drain	192.00	LF	69.80	$ 13,401.60	192	13,401.60	-		-	192.00	$ 13,401.60
L2	7	24" RCP Storm Drain	1,072.00	LF	88.70	$ 95,086.40	1,072	95,086.40	-		-	1,072.00	$ 95,086.40
L2	8	30" RCP Storm Drain	568.00	LF	118.50	$ 67,308.00	568	67,308.00	-		-	568.00	$ 67,308.00
L2	9	48" RCP Storm Drain	536.00	LF	247.10	$ 132,445.60	536	132,445.60	-		-	536.00	$ 132,445.60
L2	10	Storm test, clean, inspect	1.00	LS	3,600.00	$ 3,600.00		-	-	1.00	3,600.00	1.00	$ 3,600.00
L2	11	Curb Inlet - Roll Over CB w/50lf 6" SGD each way	12.00	EA	7,170.00	$ 86,040.00	12	86,040.00	-		-	12.00	$ 86,040.00
L2	12	Yard Inlet	1.00	EA	5,100.00	$ 5,100.00	1	5,100.00	-		-	1.00	$ 5,100.00
L2	13	Storm Manhole	1.00	EA	4,050.00	$ 4,050.00	1	4,050.00	-		-	1.00	$ 4,050.00
L2	14	Select backfill in road ROW only	860.00	CY	26.40	$ 22,704.00	860	22,704.00	-		-	860.00	$ 22,704.00
L2	15	Rock Outfall - Overflow	152.00	SY	145.00	$ 22,040.00		-	-	152.00	22,040.00	152.00	$ 22,040.00
L2		**Water Distribution System**						-	-		-	-	$ -
L2	1	D/W-Connect Extg Water Main 12" & 14" W/SLEEV	1.00	EA	14,500.00	$ 14,500.00		-	-	1.00	14,500.00	1.00	$ 14,500.00
L2	2	D/W-12" Ductile Iron Wtr Main	80.00	LF	80.00	$ 6,400.00	80	6,400.00	-		-	80.00	$ 6,400.00
L2	3	D/W-12" PVC Water Main	2,480.00	LF	74.80	$ 185,504.00	2,480	185,504.00	-		-	2,480.00	$ 185,504.00
L2	4	D/W-14" PVC Water Main	11.00	LF	170.00	$ 1,870.00	11	1,870.00	-		-	11.00	$ 1,870.00
L2	5	6" Fire Hydrant Lead	120.00	LF	52.25	$ 6,270.00	120	6,270.00	-		-	120.00	$ 6,270.00
L2	6	D/W-1" HDPE Service Tubing	2,500.00	LF	13.40	$ 33,500.00	2,500	33,500.00	-		-	2,500.00	$ 33,500.00
L2	7	D/W-1" Service Lateral to 12"	58.00	EA	775.00	$ 44,950.00	58	44,950.00	-		-	58.00	$ 44,950.00
L2	8	Test & Chlorinate	1.00	LS	3,850.00	$ ~~3,850.00~~		-	-	1.00	3,850.00	1.00	$ 3,850.00
L2	9	D/W-12" Gate Valve	4.00	EA	4,425.00	$ 17,700.00	4	17,700.00	-		-	4.00	$ 17,700.00
L2	10	D/W-MISC Fittings	1.00	LS	91,270.50	$ 91,270.50	1	91,270.50	-		-	1.00	$ 91,270.50
L2	11	D/W-Fire Hydrants w/6" Valve & Valve Box	6.00	EA	5,905.00	$ 35,430.00	6	35,430.00	-		-	6.00	$ 35,430.00
L2		**Pavement**						-	-		-	-	$ -
L2	1	Petro Mat	400.00	SY	6.20	$ 2,480.00		-	2,480.00		-	-	$ -
L2	2	1.5" Asphalt Surface Course	6,165.00	SY	14.20	$ 87,543.00		-	87,543.00		-	-	$ -
L2	3	8" Graded Aggregate Base Course	6,165.00	SY	42.00	$ 258,930.00		-	258,930.00		-	-	$ -
L2	4	18" Rollover Curb & Gutter	4,400.00	LF	19.50	$ 85,800.00		-	85,800.00		-	-	$ -
L2	5	Concrete Flume	1.00	EA	1,900.00	$ 1,900.00		-	1,900.00		-	-	$ -
L2	6	4" Sidewalk (~~non-lot areas only~~ - as shown on plans	2351.52~~148.00~~	SY	58.00	$ ~~8,584.00~~ 136,388.20		-	~~8,584.00~~ 136,388.20		-	-	$ -
L2	7	Fine Grade for Sidewalk	2351.52~~148.00~~	SY	8.25	$ ~~1,221.00~~ 19,400.05		-	~~1,221.00~~ 19,400.05		-	-	$ -
L2	8	ADA TRUNCATED PAVERS AT HC RAMP	24.00	SF	200.00	$ 4,800.00		-	4,800.00		-	-	$ -
L2	9	Fine Grade for H/C Ramp	3.00	EA	65.85	$ 197.55		-	197.55		-	-	$ -
L2	10	Thermo Stop Bars	1.00	EA	600.00	$ 600.00		-	600.00		-	-	$ -
L2	11	Thermo Crosswalks	2.00	EA	1,150.00	$ 2,300.00		-	2,300.00		-	-	$ -
L2	12	Westbrook Traffic Signs	5.00	EA	1,600.00	$ 8,000.00		-	8,000.00		-	-	$ -
L2		**Bid Alternates**						-	-		-	-	$ -
L2	*1*	Elec. Backbone Conduit	2,460	LF	19.00	$ 46,740.00	2,460	46,740.00	-		-	2,460.00	$ 46,740.00
PHASE								-	-		-	-	$ -
L3		**Site Prep & Gen Mobilization**						-	-		-	-	$ -
L3	1	Site Con - Mobilization	1.00	LS	7,000.00	$ 7,000.00	1.00	7,000.00	-		-	1.00	$ 7,000.00

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L3	2	Site Con - GPS, Staking	1.00	LS	9,800.00	$ 9,800.00	0.50	4,900.00	4,900.00		-	0.50	$ 4,900.00
L3	3	Site Con - Asbuilts	1.00	LS	4,500.00	$ 4,500.00		-	2,250.00	0.50	2,250.00	0.50	$ 2,250.00
L3	4	Site Con - Materials & Compaction Testing for Road	1.00	LS	11,200.00	$ 11,200.00		-	11,200.00		-	-	$ -
L3	5	Site Con - Soils Testing for Pads	56.00	EA	160.00	$ 8,960.00		-	7,360.00	10.00	1,600.00	10.00	$ 1,600.00
L3		**Earthwork**						-	-		-	-	$ -
L3	1	Dirt swap topsoil for suitable fill	4,475.00	CY	4.80	$ 21,480.00	4,475	21,480.00	-		-	4,475.00	$ 21,480.00
L3	2	General Cuts	575.00	CY	4.75	$ 2,731.25	575	2,731.25	-		-	575.00	$ 2,731.25
L3	3	Import Fill - Place & Compact for Pads	3,636.00	CY	26.40	$ 95,990.40	2,685	70,884.00	-	951.00	25,106.40	3,636.00	$ 95,990.40
L3	4	Import Fill - Place & Compact for Roads	4,837.00	CY	26.40	$ 127,696.80	1,050	27,720.00	99,976.80		-	1,050.00	$ 27,720.00
L3	5	Muck Roads	3,648.00	CY	4.70	$ 17,145.60	1,200	5,640.00	-	2,448.00	11,505.60	3,648.00	$ 17,145.60
L3	6	Place and Compact Pad Fill	7,383.00	CY	1.65	$ 12,181.95	3,500	5,775.00	-	3,883.00	6,406.95	7,383.00	$ 12,181.95
L3	7	Place and Compact general fill from cuts	10,487.00	CY	1.65	$ 17,303.55	4,000	6,600.00	-	6,487.00	10,703.55	10,487.00	$ 17,303.55
L3	8	Mix/Dry Pond excavation required for pad fill	11,019.00	CY	1.90	$ 20,936.10			20,936.10		-	-	$ -
L3	9	Grade Areas Outside Pavement	66,308.00	SY	0.98	$ 64,981.84	18,500	18,130.00	46,851.84		-	18,500.00	$ 18,130.00
L3	10	Strip & Stockpile Topsoil	9,149.00	CY	4.15	$ 37,968.35	9,149	37,968.35	-		-	9,149.00	$ 37,968.35
L3	11	Respread Topsoil	9,149.00	CY	4.15	$ 37,968.35	9,149	37,968.35	-		-	9,149.00	$ 37,968.35
L3		**Finish Grading**						-	-		-	-	$ -
L3	1	Fine Grade Sub-Grade for Curb	3,680.00	LF	3.50	$ 12,880.00		-	12,880.00		-	-	$ -
L3	2	Backfill & Dress Behind Curb	3,680.00	LF	2.06	$ 7,580.80		-	7,580.80		-	-	$ -
L3	3	Fine Grade Road Sub-Grade	5,485.00	SY	3.50	$ 19,197.50		-	19,197.50		-	-	$ -
L3	4	Fine Grade GABC & Paving Prep	5,485.00	SY	3.50	$ 19,197.50		-	19,197.50		-	-	$ -
L3	5	Final Grade Lots & Common Areas for Grassing	66,308.00	SY	0.32	$ 21,218.56		-	21,218.56		-	-	$ -
L3		**Erosion Control**						-	-		-	-	$ -
L3	1	Construction Entrance - Install and Maintain	1.00	EA	2,200.00	$ 2,200.00	1	2,200.00	-		-	1.00	$ 2,200.00
L3	2	Silt Fence - Sd1-NS (TP-A) Single Row	325.00	LF	3.65	$ 1,186.25	325	1,186.25	-		-	325.00	$ 1,186.25
L3	3	Silt Fence - Sd1-S (TP-C) Double Row	325.00	LF	7.10	$ 2,307.50	325	2,307.50	-		-	325.00	$ 2,307.50
L3	4	Inlet Protection - Before Paving	12.00	EA	170.00	$ 2,040.00		-	-	12.00	2,040.00	12.00	$ 2,040.00
L3	5	Inlet Protection - After Paving	10.00	EA	125.00	$ 1,250.00		-	1,250.00		-	-	$ -
L3	6	Grassing - Stabilized	66,308.00	SY	0.87	$ 57,687.96		-	57,687.96		-	-	$ -
L3	7	Rip Rap AT FES	40.00	SY	145.00	$ 5,800.00		-	5,800.00		-	-	$ -
L3	8	NPDES Monitoring (per Month)	6.00	MO	2,100.00	$ 12,600.00	1	2,100.00	8,400.00	1.00	2,100.00	2.00	$ 4,200.00
L3		**Sewer System**						-	-		-	-	$ -
L3	1	4" PVC Service Lateral	2,380.00	LF	20.30	$ 48,314.00	2,380	48,314.00	-		-	2,380.00	$ 48,314.00
L3	2	8"x4" Service Wye	56.00	EA	750.00	$ 42,000.00	56	42,000.00	-		-	56.00	$ 42,000.00
L3	3	8" PVC Sewer 0'-6' cut	88.00	LF	47.85	$ 4,210.80	88	4,210.80	-		-	88.00	$ 4,210.80
L3	4	8" PVC Sewer 6'-8' cut	812.00	LF	49.15	$ 39,909.80	812	39,909.80	-		-	812.00	$ 39,909.80
L3	5	8" PVC Sewer 8'-10' cut	938.00	LF	51.36	$ 48,175.68	938	48,175.68	-		-	938.00	$ 48,175.68
L3	6	Manholes 48" 0'-6' Deep	3.00	EA	3,500.00	$ 10,500.00	3	10,500.00	-		-	3.00	$ 10,500.00
L3	7	Manholes 48" 6'-8' Deep	4.00	EA	3,750.00	$ 15,000.00	4	15,000.00	-		-	4.00	$ 15,000.00
L3	8	Manholes 48" 8'-10' Deep	~~3.00~~ 2.00	EA	4,300.00	$ ~~12,900~~ 8,600.00	2	8,600.00	-		-	~~3.00~~ 2.00	$ ~~12,900~~ 8,600.00
L3	9	Onsite Backfill	1,010.00	CY	4.50	$ 4,545.00	1,010	4,545.00	-		-	1,010.00	$ 4,545.00
L3	10	Stone Bedding	101.00	CY	126.00	$ 12,726.00	101	12,726.00	-		-	101.00	$ 12,726.00
L3	11	TV Test - Laterals	2,380.00	LF	0.90	$ 2,142.00		-	2,142.00		-	-	$ -
L3	12	Mandrel & Air - Test - Main/MH	1,834.00	LF	5.25	$ 9,628.50		-	9,628.50		-	-	$ -
L3		**Storm System**						-	-		-	-	$ -
L3	1	24" FES	1.00	EA	1,300.00	$ 1,300.00	1	1,300.00			-	1.00	$ 1,300.00
L3	2	30" FES	2.00	EA	1,450.00	$ 2,900.00	2	2,900.00	-		-	2.00	$ 2,900.00
L3	3	6" Sock Storm Drain 2'X1' W/ SAND	1,000.00	LF	21.00	$ 21,000.00		-	21,000.00		-	-	$ -
L3	4	18" RCP Storm Drain	160.00	LF	69.80	$ 11,168.00	160	11,168.00	-		-	160.00	$ 11,168.00
L3	5	24" RCP Storm Drain	744.00	LF	88.70	$ 65,992.80	744	65,992.80	-		-	744.00	$ 65,992.80
L3	6	30" RCP Storm Drain	336.00	LF	118.50	$ 39,816.00	336	39,816.00	-		-	336.00	$ 39,816.00
L3	7	Storm test, clean, inspect	1.00	LS	3,600.00	$ 3,600.00		-	-	1.00	3,600.00	1.00	$ 3,600.00
L3	8	Curb Inlet - Roll Over CB w/50lf 6" SGD each way	10.00	EA	7,170.00	$ 71,700.00	10	71,700.00	-		-	10.00	$ 71,700.00
L3	9	Storm Manhole	2.00	EA	4,050.00	$ 8,100.00	2	8,100.00	-		-	2.00	$ 8,100.00
L3	10	Select backfill in road ROW only	809.00	CY	26.40	$ 21,357.60	809	21,357.60	-		-	809.00	$ 21,357.60
L3		**Water Distribution System**						-	-		-	-	$ -
L3	1	D/W-Connect Extg Water Main 12" W/SLEEVE	1.00	EA	7,200.00	$ 7,200.00		-	-	1.00	7,200.00	1.00	$ 7,200.00
L3	2	D/W - 8" Ductile Iron Wtr Main	80.00	LF	59.30	$ 4,744.00	80	4,744.00	-		-	80.00	$ 4,744.00
L3	3	D/W-8" PVC Water Main	1,840.00	LF	42.40	$ 78,016.00	1,840	78,016.00	-		-	1,840.00	$ 78,016.00
L3	4	D/W-12" PVC Water Main	120.00	LF	74.80	$ 8,976.00	120	8,976.00	-		-	120.00	$ 8,976.00
L3	5	6" Fire Hydrant Lead	80.00	LF	52.25	$ 4,180.00	80	4,180.00	-		-	80.00	$ 4,180.00
L3	6	D/W-1" HDPE Service Tubing	2,400.00	LF	13.40	$ 32,160.00	1,650	22,110.00	-	750.00	10,050.00	2,400.00	$ 32,160.00
L3	1	D/W-1" Service Lateral to 8"	56.00	EA	630.00	$ 35,280.00	39	24,570.00	-	17.00	10,710.00	56.00	$ 35,280.00
L3	2	Test & Chlorinate	1.00	LS	3,850.00	$ 3,850.00		-	-	1.00	3,850.00	1.00	$ 3,850.00
L3	1	D/W-8" Gate Valves	2.00	EA	2,275.00	$ 4,550.00	2	4,550.00	-	-	-	2.00	$ 4,550.00

Attachment A

L3	1	D/W-12" Gate Valve	1.00	EA	4,425.00	$ 4,425.00	1	4,425.00	-	-	-	1.00	$ 4,425.00
L3	1	D/W-MISC Fittings	1.00	LS	72,420.00	$ 72,420.00	1	61,557.00	-	0.15	10,863.00	1.00	$ 72,420.00
L3	2	D/W-Fire Hydrants w/6" Valve & Valve Box	4.00	EA	5,905.00	$ 23,620.00	4	23,620.00	-		-	4.00	$ 23,620.00
L3		**Street Improvements**						-	-		-	-	$ -
L3	1	Petro Mat	400.00	SY	6.20	$ 2,480.00		-	2,480.00		-	-	$ -
L3	2	1.5" Asphalt Surface Course	5,485.00	SY	14.20	$ 77,887.00		-	77,887.00		-	-	$ -
L3	1	8" Graded Aggregate Base Course	5,485.00	SY	42.00	$ 230,370.00		-	230,370.00		-	-	$ -
L3	1	18" Rollover Curb & Gutter	3,680.00	LF	19.50	$ 71,760.00		-	71,760.00		-	-	$ -
L3	2	Concrete Flume	1.00	EA	1,900.00	$ 1,900.00		-	1,900.00		-	-	$ -
L3	1	4" Sidewalk (~~non-lot areas only~~ - as shown on plans	624.23 ~~142.00~~	SY	58.00	$ ~~8,236.00~~	36,205.39	-	~~8,236.00~~	36,205.39	-	-	$ -
L3	2	Fine Grade for Sidewalk	624.23 ~~142.00~~	SY	8.25	$ ~~1,171.50~~	5,149.90	-	~~1,171.50~~	5,149.90	-	-	$ -
L3	3	ADA TRUNCATED PAVERS AT HC RAMP	32.00	SF	200.00	$ 6,400.00		-	6,400.00		-	-	$ -
L3	4	Fine Grade for H/C Ramp	4.00	EA	65.85	$ 263.40		-	263.40		-	-	$ -
L3	5	Thermo Stop Bars	1.00	EA	600.00	$ 600.00		-	600.00		-	-	$ -
L3	1	Thermo Crosswalks	2.00	EA	1,150.00	$ 2,300.00		-	2,300.00		-	-	$ -
L3	2	Westbrook Traffic Signs	3.00	EA	1,600.00	$ 4,800.00		-	4,800.00		-	-	$ -
L3		**Bid Alternates**						-	-		-	-	$ -
L3	*1*	Elec. Backbone Conduit	2,400	LF	19.00	$ 45,600.00	1,000	18,000.00	-	1,400.00	26,600.00	2,400.00	$ 45,600.00
						$ 6,124,390.16	**TOTALS**	**$ 3,576,467.15**	**2,233,241.76**	**TOTALS**	**$ 314,681.25**	**TOTALS**	**$ 3,891,148.40**
				10.0%		$ 612,439.02	**RETENTION**	$ 357,646.72		**RETENTION**	$ 31,468.13	**RETENTION**	$ 389,114.84
						$ 5,511,951.14	**TOTAL INV.**	**$ 3,218,820.44**		**TOTAL INV.**	**$ 283,213.13**	**TOTAL INVOICED TO DATE**	**$ 3,502,033.56**

Warranty Bond Amount = Sewer System + Water System x 50%

Project L-1 Warranty Bond = $185,232.52 + $212,537.00 x 0.5 = **$198,884.76**

Project L-2 Warranty Bond = $280,986.70 + $437,394.50 x 0.5 = **$359,190.60**

Project L-3 Warranty Bond = $238,281.28 + $275,571.00 x 0.5 = **$256,926.14**

CLEARING, PAVING, GRADING, STORM DRAINAGE
WATER DISTRIBUTION & SANITARY SEWER

WESTBROOK AREA L1
SAVANNAH QUARTERS
POOLER, GEORGIA

FOR

RECORD DRAWING
FIELD VERIFIED BY: BARFIELD ENTETPRISES, INC.
DATE: AUGUST 21, 2024

SOUTHWEST QUARTER HOLDINGS LLC

200 BLUE MOON CROSSING
POOLER, GEORGIA 31322
PHONE No. (912) 450-2300

APRIL 18, 2022
GENERAL REVISIONS - AUGUST 10, 2022
GENERAL REVISIONS - JUNE 29, 2023



VICINITY MAP
SCALE: 1"=2000'

GEORGIA REGISTERED No. 34599 PROFESSIONAL 6-29-2023 ENGINEER CHRISTOPHER J. OHNEF JR.

HUSSEY GAY BELL
Established 1958

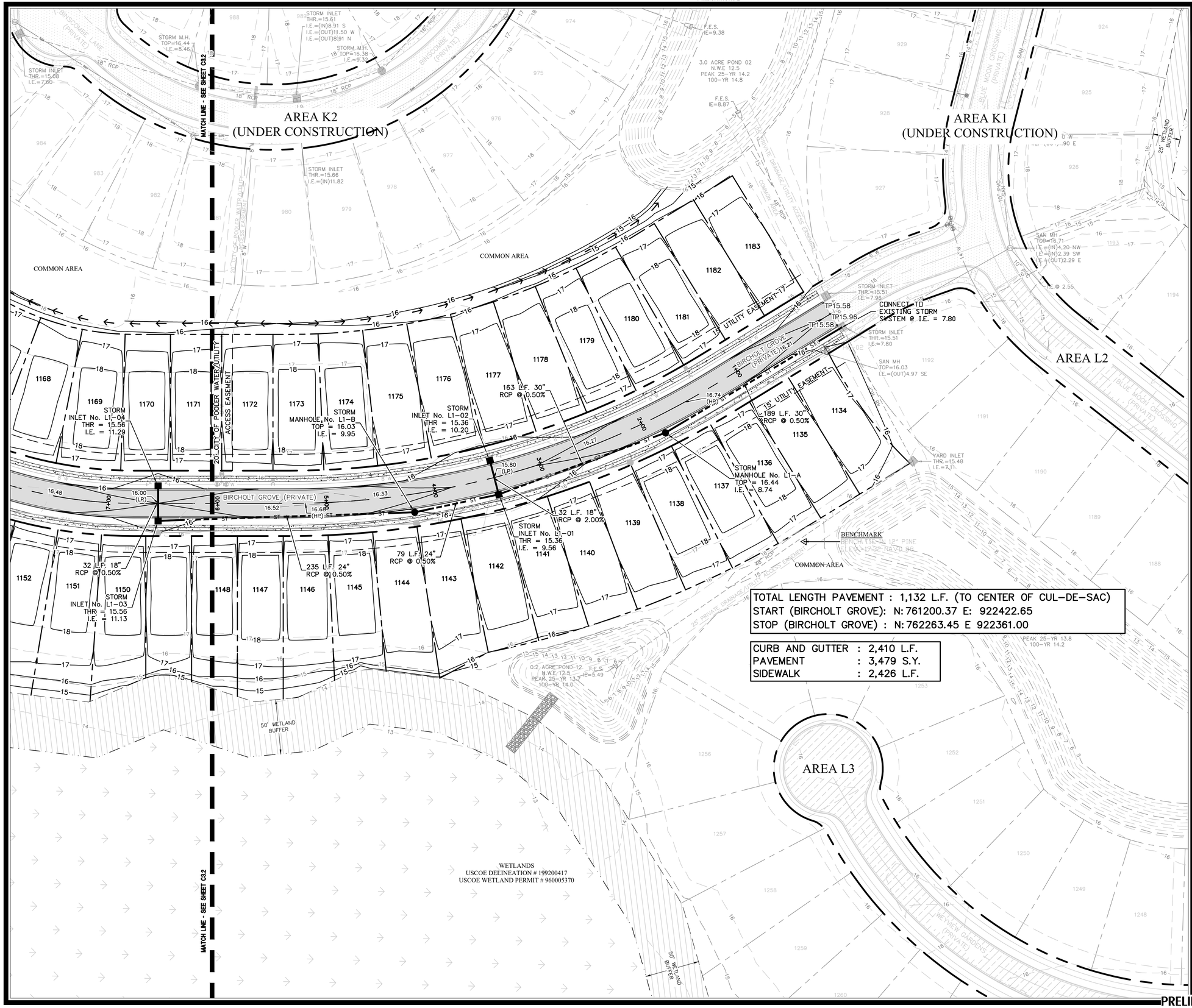
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626
SAVANNAH • ATLANTA • STATESBORO • CHARLESTON • COLUMBIA • NASHVILLE
www.husseygaybell.com

SHEET NO.	DESCRIPTION
C0.1	COVER SHEET, VICINITY MAP AND SCHEDULE OF DRAWINGS
C0.2	CONSTRUCTIONS NOTES AND LEGEND
~~C1.1 - C1.2~~	~~EXISTING CONDITIONS PLAN~~
~~C2.0~~	~~OVERALL STAKING & TRAFFIC CONTROL PLAN~~
~~C2.1 - C2.2~~	~~STAKING & TRAFFIC CONTROL PLAN~~
~~C3.0~~	~~OVERALL PAVING, GRADING AND DRAINAGE PLAN~~
C3.1-C3.2	PAVING, GRADING AND DRAINAGE PLAN
~~C5.0~~	~~OVERALL WATER AND SEWER DISTRIBUTION PLAN~~
C5.1-C5.2	WATER DISTRIBUTION AND SANITARY SEWER PLAN
~~C4.0~~	~~OVERALL NEIGHBORHOOD GRADING AND DRAINAGE PLAN~~
~~C4.1-C4.2~~	~~NEIGHBORHOOD GRADING AND DRAINAGE PLAN~~
~~C5.1~~	~~ROAD PROFILES~~
C6.2	STORM DRAINAGE PROFILES
C6.3	SANITARY SEWER PROFILES
C6.4	WATER MAIN PROFILES
~~C7.1 - C7.3~~	~~CONSTRUCTION DETAILS~~
C8.1-C8.2	GREENSPACE PLAN

SCHEDULE OF DRAWINGS

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December 14, 2016 - 8:56 AM Printed By: vsmith
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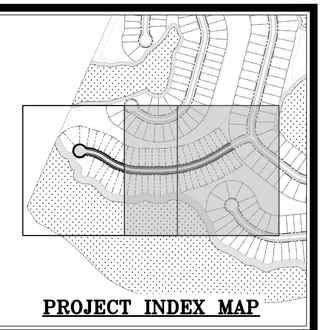
Attachment B



TOTAL LENGTH PAVEMENT : 1,132 L.F. (TO CENTER OF CUL-DE-SAC)
START (BIRCHOLT GROVE): N: 761200.37 E: 922422.65
STOP (BIRCHOLT GROVE) : N: 762263.45 E 922361.00

CURB AND GUTTER	:	2,410 L.F.
PAVEMENT	:	3,479 S.Y.
SIDEWALK	:	2,426 L.F.

PROJECT INDEX MAP



SPECIAL NOTES:

1. PROPER SURFACE AND SUBGRADE DRAINAGE SYSTEM SHOULD BE INSTALLED TO AVOID SATURATION OF SUBGRADE SOILS UNDERNEATH THE ASPHALT PAVEMENTS. THE SITE DRAINAGE SHOULD BE DESIGNED TO MAINTAIN THE GROUNDWATER AT LEAST 2 FEET BELOW THE TOP OF THE SUBGRADE.
2. CONTRACTOR TO INSTALL 50 L.F. OF SUBGRADE DRAIN OUT EACH END OF ALL PROPOSED CURB INLETS

RECORD DRAWING
FIELD VERIFIED BY: BARFIELD ENTETPRISES, INC.
DATE: AUGUST 21, 2024

GRAPHIC SCALE
1" = 40'
0' 20' 40' 60' 80'

NOTE: ALL ELEVATIONS ARE NAVD 1988.
PRELIMINARY - NOT FOR CONSTRUCTION

GEORGIA REGISTERED No. 34599 PROFESSIONAL 6-29-2023 ENGINEER CHRISTOPHER J. DAMICO, JR.

CALL 811 BEFORE YOU DIG 811 GEORGIA811.COM STATE DIGGING PARTNER

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

REVISIONS:
GENERAL REVISIONS 08/10/2022
GENERAL REVISIONS 06/29/2023

DESIGNED	DRAWN	CHECKED
H.F.R.	J.J.M.	H.W.K.

DATE: APRIL 18, 2022
JOB NO. 122244374
SCALE: 1" = 40'

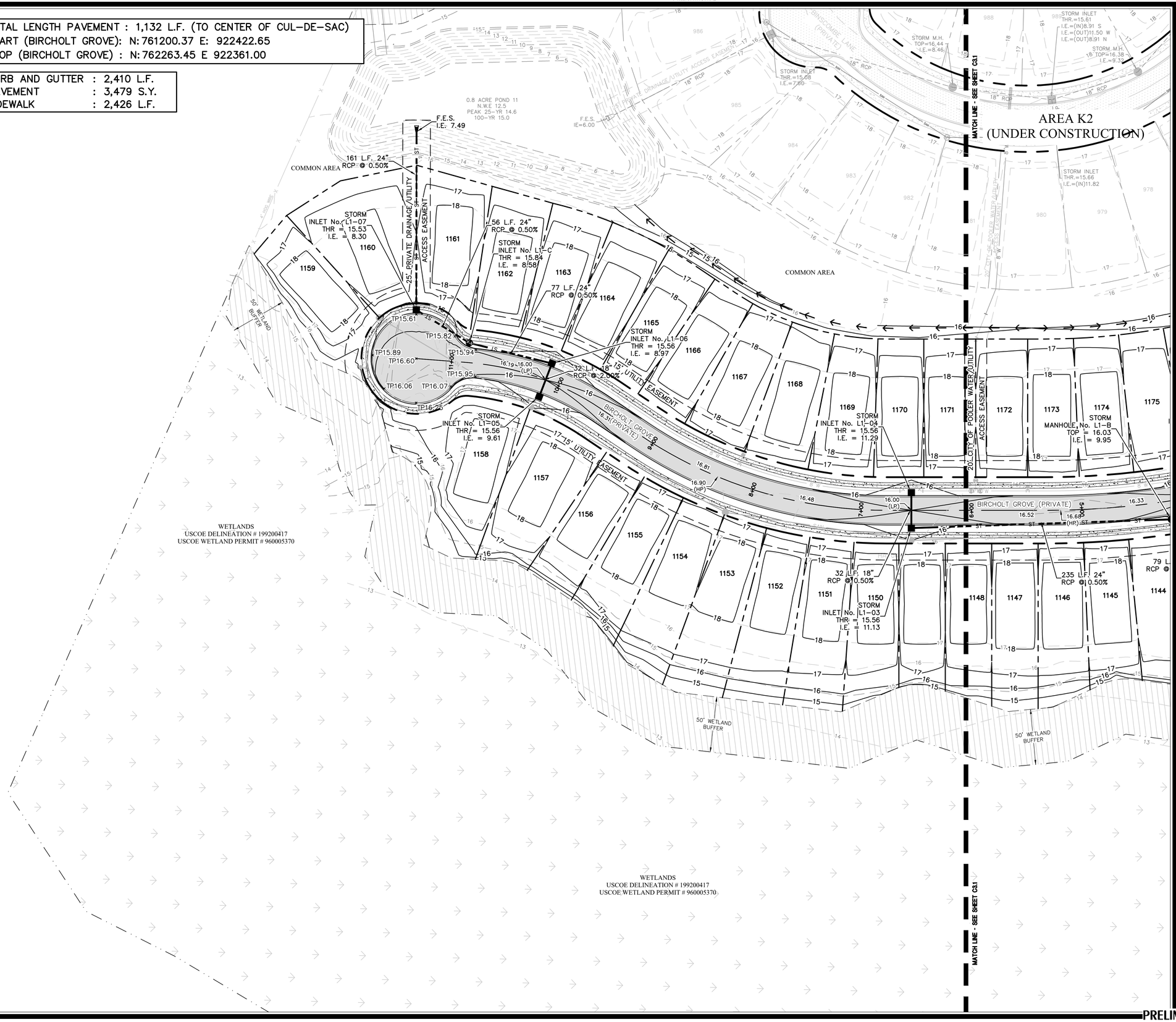
WESTBROOK AREA L1
SAVANNAH QUARTERS
POOLER, GEORGIA
FOR
SOUTHWEST QUARTER HOLDINGS LLC
PAVING, GRADING AND DRAINAGE PLAN

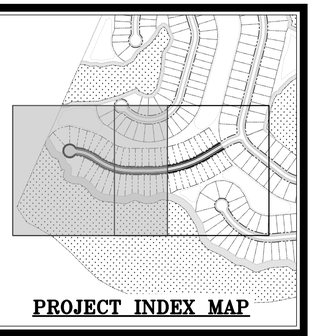
DRAWING NUMBER
C3.1

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TOTAL LENGTH PAVEMENT : 1,132 L.F. (TO CENTER OF CUL-DE-SAC)
START (BIRCHOLT GROVE): N: 761200.37 E: 922422.65
STOP (BIRCHOLT GROVE) : N: 762263.45 E 922361.00

CURB AND GUTTER	:	2,410 L.F.
PAVEMENT	:	3,479 S.Y.
SIDEWALK	:	2,426 L.F.





PROJECT INDEX MAP

SPECIAL NOTES:

1. PROPER SURFACE AND SUBGRADE DRAINAGE SYSTEM SHOULD BE INSTALLED TO AVOID SATURATION OF SUBGRADE SOILS UNDERNEATH THE ASPHALT PAVEMENTS. THE SITE DRAINAGE SHOULD BE DESIGNED TO MAINTAIN THE GROUNDWATER AT LEAST 2 FEET BELOW THE TOP OF THE SUBGRADE.
2. CONTRACTOR TO INSTALL 50 L.F. OF SUBGRADE DRAIN OUT EACH END OF ALL PROPOSED CURB INLETS

RECORD DRAWING
FIELD VERIFIED BY: BARFIELD ENTETPRISES, INC.
DATE: AUGUST 21, 2024

GRAPHIC SCALE
1" = 40'
0' 20' 40' 60' 80'

NOTE: ALL ELEVATIONS ARE NAVD 1988.
PRELIMINARY - NOT FOR CONSTRUCTION

GEORGIA EXPIRATION 2024 No. 34599 PROFESSIONAL 6-29-2023 ENGINEER CHRISTOPHER J. DAMICO, JR.

CALL 811 BEFORE YOU DIG GEORGIA811 811 STOP DIGGING PARTNER

Printed By: vsmith
December 14, 2018 - 8:56 AM

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

REVISIONS:
GENERAL REVISIONS 06/10/2022
GENERAL REVISIONS 06/29/2023

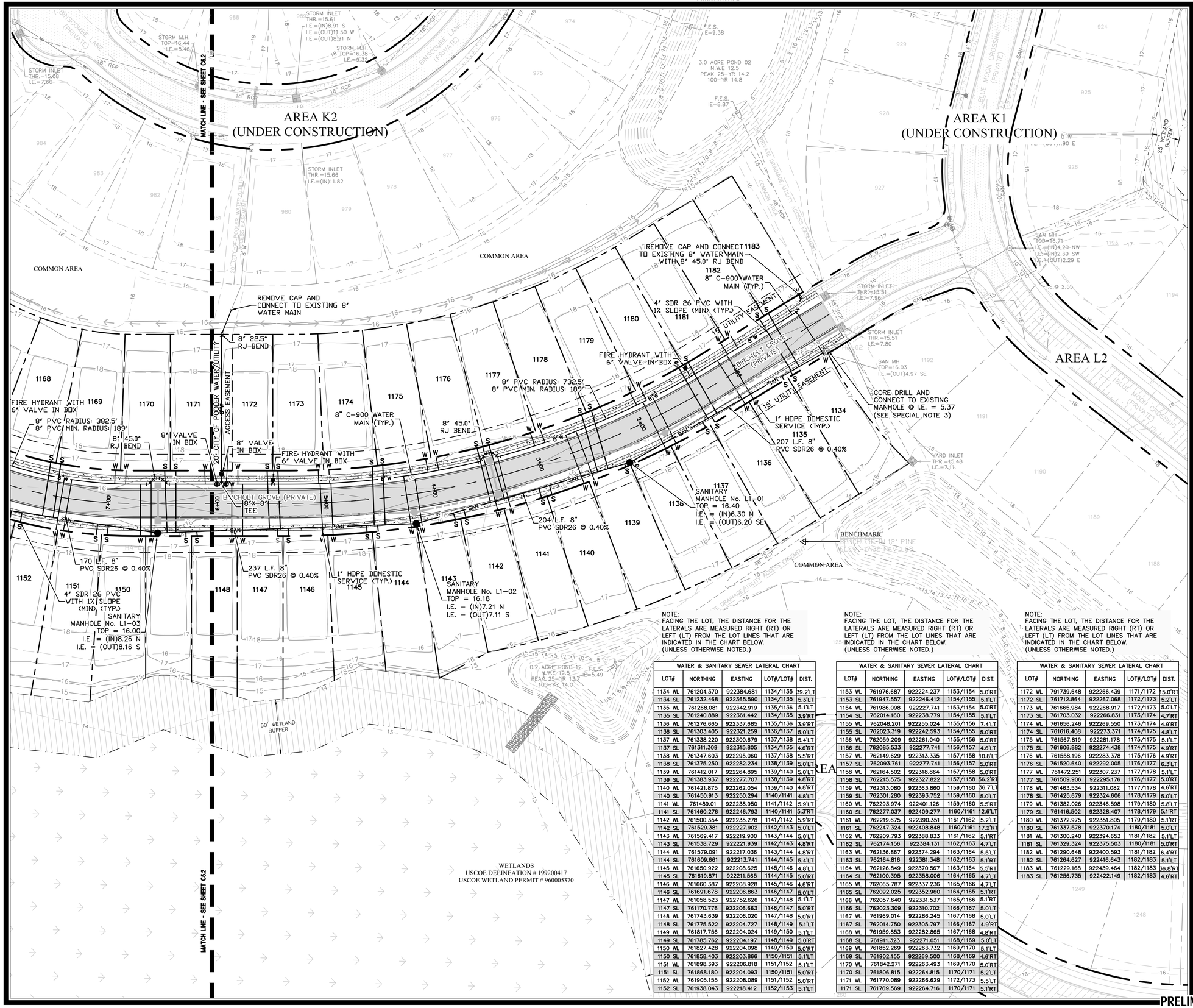
DESIGNED	DRAWN	CHECKED
H.F.R.	J.J.M.	H.W.K.

DATE: APRIL 18, 2022
JOB NO. 122244374
SCALE: 1" = 40'

WESTBROOK AREA L1
SAVANNAH QUARTERS
POOLER, GEORGIA
FOR
SOUTHWEST QUARTER HOLDINGS LLC
PAVING, GRADING AND DRAINAGE PLAN

DRAWING NUMBER
C3.2

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NOTE:
FACING THE LOT, THE DISTANCE FOR THE LATERALS ARE MEASURED RIGHT (RT) OR LEFT (LT) FROM THE LOT LINES THAT ARE INDICATED IN THE CHART BELOW.
(UNLESS OTHERWISE NOTED.)

WATER & SANITARY SEWER LATERAL CHART

LOT#	NORTHING	EASTING	LOT#/LOT#	DIST.
1134 WL	761204.370	922384.681	1134/1135	39.2'LT
1134 SL	761232.468	922365.590	1134/1135	5.3'LT
1135 WL	761268.081	922342.919	1135/1136	5.1'LT
1135 SL	761240.889	922361.442	1134/1135	3.9'RT
1136 WL	761276.665	922337.685	1135/1136	3.9'RT
1136 SL	761303.405	922321.259	1136/1137	5.0'LT
1137 WL	761338.220	922300.679	1137/1138	5.4'LT
1137 SL	761311.309	922315.805	1134/1135	4.6'RT
1138 WL	761347.603	922295.060	1137/1138	5.5'RT
1138 SL	761375.250	922282.234	1138/1139	5.0'LT
1139 WL	761412.017	922264.895	1139/1140	5.0'LT
1139 SL	761383.937	922277.707	1138/1139	4.8'RT
1140 WL	761421.875	922262.054	1139/1140	4.8'RT
1140 SL	761450.913	922250.294	1140/1141	4.8'LT
1141 WL	761489.01	922238.950	1141/1142	5.9'LT
1141 SL	761460.276	922246.793	1140/1141	5.3'RT
1142 WL	761500.354	922235.278	1141/1142	5.9'RT
1142 SL	761529.381	922227.902	1142/1143	5.0'LT
1143 WL	761569.417	922219.900	1143/1144	5.0'LT
1143 SL	761538.729	922221.939	1142/1143	4.8'RT
1144 WL	761579.091	922217.036	1143/1144	4.8'RT
1144 SL	761609.661	922213.741	1144/1145	5.4'LT
1145 WL	761650.922	922208.625	1145/1146	4.8'LT
1145 SL	761619.871	922211.565	1144/1145	5.0'RT
1146 WL	761660.387	922208.928	1145/1146	4.6'RT
1146 SL	761691.678	922206.863	1146/1147	5.0'LT
1147 WL	761058.523	922752.626	1147/1148	5.1'LT
1147 SL	761170.776	922206.663	1146/1147	5.0'RT
1148 WL	761743.639	922206.020	1147/1148	5.0'RT
1148 SL	761775.522	922204.727	1148/1149	5.1'LT
1149 WL	761817.756	922204.024	1149/1150	5.1'LT
1149 SL	761785.762	922204.197	1148/1149	5.0'RT
1150 WL	761827.428	922204.098	1149/1150	5.0'RT
1150 SL	761858.403	922203.866	1150/1151	5.1'LT
1151 WL	761898.393	922206.818	1151/1152	5.1'LT
1151 SL	761868.180	922204.093	1150/1151	5.0'RT
1152 WL	761905.155	922208.089	1151/1152	5.0'RT
1152 SL	761938.043	922218.412	1152/1153	5.1'LT

NOTE:
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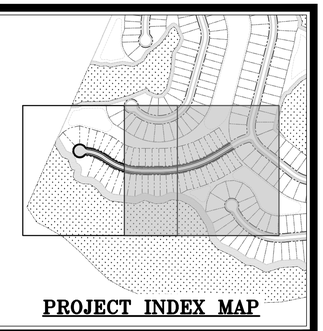
WATER & SANITARY SEWER LATERAL CHART

LOT#	NORTHING	EASTING	LOT#/LOT#	DIST.
1153 WL	761976.687	922224.237	1153/1154	5.0'RT
1153 SL	761947.557	922246.412	1154/1155	5.1'LT
1154 WL	761986.098	922227.741	1153/1154	5.0'RT
1154 SL	762014.160	922238.779	1154/1155	5.1'LT
1155 WL	762048.201	922255.024	1155/1156	7.4'LT
1155 SL	762023.319	922242.593	1154/1155	5.0'RT
1156 WL	762059.209	922261.040	1155/1156	5.0'RT
1156 SL	762085.533	922277.741	1156/1157	4.6'LT
1157 WL	762149.629	922313.335	1157/1158	10.8'LT
1157 SL	762093.761	922277.741	1156/1157	5.0'RT
1158 WL	762164.502	922318.864	1157/1158	5.0'RT
1158 SL	762215.575	922327.822	1157/1158	56.2'RT
1159 WL	762313.080	922363.860	1159/1160	36.7'LT
1159 SL	762301.280	922393.752	1159/1160	5.0'LT
1160 WL	762293.974	922401.126	1159/1160	5.5'RT
1160 SL	762277.037	922409.277	1160/1161	12.6'LT
1161 WL	762219.675	922390.351	1161/1162	5.2'LT
1161 SL	762247.324	922408.848	1160/1161	17.2'RT
1162 WL	762209.793	922388.833	1161/1162	5.1'RT
1162 SL	762174.156	922384.131	1162/1163	4.7'LT
1163 WL	762136.867	922374.294	1163/1164	5.5'LT
1163 SL	762164.816	922381.348	1162/1163	5.1'RT
1164 WL	762126.849	922370.567	1163/1164	5.5'RT
1164 SL	762100.395	922358.006	1164/1165	4.7'LT
1165 WL	762065.787	922337.236	1165/1166	4.7'LT
1165 SL	762092.025	922352.960	1164/1165	5.1'RT
1166 WL	762057.640	922331.537	1165/1166	5.1'RT
1166 SL	762023.309	922310.702	1166/1167	5.0'LT
1167 WL	761969.014	922286.245	1167/1168	5.0'LT
1167 SL	762014.750	922305.797	1166/1167	4.9'RT
1168 WL	761959.853	922282.865	1167/1168	4.8'LT
1168 SL	761911.323	922271.051	1168/1169	5.0'LT
1169 WL	761852.269	922263.732	1169/1170	5.1'LT
1169 SL	761902.155	922269.500	1168/1169	4.6'RT
1170 WL	761842.271	922263.493	1169/1170	5.0'RT
1170 SL	761806.815	922264.815	1170/1171	5.2'LT
1171 WL	761770.089	922266.629	1172/1173	5.5'LT
1171 SL	761769.569	922264.716	1170/1171	5.1'RT

NOTE:
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(UNLESS OTHERWISE NOTED.)

WATER & SANITARY SEWER LATERAL CHART

LOT#	NORTHING	EASTING	LOT#/LOT#	DIST.
1172 WL	791739.648	922266.439	1171/1172	15.0'RT
1172 SL	761712.864	922267.068	1172/1173	5.2'LT
1173 WL	761665.984	922268.917	1172/1173	5.0'LT
1173 SL	761703.032	922266.831	1173/1174	4.7'RT
1174 WL	761656.246	922269.550	1173/1174	4.9'RT
1174 SL	761616.408	922273.371	1174/1175	4.8'LT
1175 WL	761567.819	922281.178	1175/1175	5.1'LT
1175 SL	761606.882	922274.438	1174/1175	4.9'RT
1176 WL	761558.196	922283.378	1175/1176	4.9'RT
1176 SL	761520.640	922292.005	1176/1177	6.3'LT
1177 WL	761472.251	922307.237	1177/1178	5.1'LT
1177 SL	761509.906	922295.176	1176/1177	5.0'RT
1178 WL	761463.534	922311.082	1177/1178	4.6'RT
1178 SL	761425.679	922324.606	1178/1179	5.0'LT
1179 WL	761382.026	922346.598	1179/1180	5.8'LT
1179 SL	761416.502	922328.407	1178/1179	5.1'RT
1180 WL	761372.975	922351.805	1179/1180	5.1'RT
1180 SL	761337.578	922370.174	1180/1181	5.0'LT
1181 WL	761300.240	922394.653	1181/1182	5.1'LT
1181 SL	761329.324	922375.503	1180/1181	5.0'RT
1182 WL	761290.648	922400.593	1181/1182	6.4'RT
1182 SL	761264.627	922416.643	1182/1183	5.1'LT
1183 WL	761229.168	922439.464	1182/1183	36.8'RT
1183 SL	761256.735	922422.149	1182/1183	4.6'RT



PROJECT INDEX MAP

SPECIAL NOTES:

1. ALL DROP MANHOLE AND SEWER LATERALS THAT TIE INTO A MANHOLE SHALL BE OUTSIDE DROP MANHOLE.
2. ALL SEWER MANHOLES SHALL HAVE 6" EXTENDED BASE.
3. CONNECTION TO EXISTING MANHOLES SHALL BE BY CORING AND PLACEMENT OF A FLEXIBLE BOOT OF PROPER SIZE FOR THE PIPE DIAMETER. FLEXIBLE PIPE TO MANHOLE CONNECTOR SHALL ACCOMMODATE BOTH ANGULAR AND LATERAL MISALIGNMENT AND SHALL ACCOMMODATE BOTH ANGULAR AND LATERAL MISALIGNMENT AND SHALL CONFORM TO ASTM C923 SPECIFICATIONS. ALL PIPE CLAMP BANDS AND EXPANSION BANDS SHALL BE STAINLESS STEEL. FLEXIBLE CONNECTORS SHALL BE LOCK JOINT, KOR-N-SEAL II, OR EQUAL.
4. ALL SANITARY SEWER MANHOLE COVERS SHALL BE PROVIDED WITH HDPE OR STAINLESS STEEL I&I COVERS.
5. ALL WATER PIPE LESS THAN 4" DIAMETER SHALL BE POLYETHYLENE TUBING CONFORMING TO ALL REQUIREMENTS OF ASTM D1248, GRADE P34, CLASS C, ASTM D2737, PE3408, ASTM D3350, CELL CLASS 335424C, AND AWWA C901. THE TUBING SHALL BE PRESSURE CLASS 200 WITH SDR 9. MARKING OF THE TUBING SHALL INCLUDE: NOMINAL PIPE SIZE, PE 3408, SDR 9, PC 200, AWWA C901, MANUFACTURER'S NAME AND SEAL OR MARK OF TESTING AGENCY CERTIFYING SUITABILITY OF THE PIPE MATERIAL FOR POTABLE WATER PRODUCTS AS PER AWWA C901 SECTION 6.1.2., COPPER TUBE SIZE (CTS).

GRAPHIC SCALE
1" = 40'
0' 20' 40' 60' 80'

NOTE: ALL ELEVATIONS ARE NAVD 1988.
PRELIMINARY - NOT FOR CONSTRUCTION

GEORGIA
EXPIRATION 2024
No. 34599
PROFESSIONAL
6-29-2023
ENGINEER
CHRISTOPHER J. CRANCE, JR.

CALL 811 BEFORE YOU DIG
811 SAFE DIGGING PARTNER

Printed By: vsmith
December 14, 2018 - 8:56 AM

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

REVISIONS:
GENERAL REVISIONS 08/10/2022
GENERAL REVISIONS 06/29/2023

RECORD DRAWING
FIELD VERIFIED BY: BARFIELD ENTETPRISES, INC.
DATE: AUGUST 21, 2024

DESIGNED	DRAWN	CHECKED
H.F.R.	J.J.M.	H.W.K.

DATE: APRIL 18, 2022
JOB NO. 122244374
SCALE: 1" = 40'

WESTBROOK AREA L1
SAVANNAH QUARTERS
POOLER, GEORGIA
FOR
SOUTHWEST QUARTER HOLDINGS LLC
WATER DISTRIBUTION AND SANITARY SEWER PLAN

DRAWING NUMBER
C5.1

E:\Medallist\122244374 - Westbrook Area L1\Record Drawings\C5_WNS.dwg

CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Release of Performance Bond and Acceptance of Maintenance Bond for Westbrook Area L-2

Project:	#220638
P&Z Meeting Date:	March 24, 2025
City Council Meeting Date:	April 7, 2025
Applicant and Authorized Agent:	SQ Res Land, LLC
Location (Address):	Westbrook Subdivision Area L-2 (Blue Moon Crossing)
Parcel (PIN):	51009 01027
Acreage:	Approximately 21
Zoning:	PUD (Savannah Quarters PUD Phase 10)
Proposed Use:	Residential subdivision, single family detached (58 lots)
Staff Recommendation:	Approval
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the application, move for approval of the request."*
Attachments:	A. Bond Submittal Documentation B. Record Drawing

CITY of POOLER
GEORGIA

MAINTENANCE AND WARRANTY BOND

Premium: $1,666.00/2 years

Bond Number: ES00020435 Principal Amount: $359,190.60

Project: Westbrook, Area L-2

Location: Savannah Quarters, Pooler, GA City Permit Number: _____

KNOW ALL MEN BY THESE PRESENTS:

That SQ Res Land, LLC, registered business address of 100 Blue Moon Crossing, Suite 114, Pooler, GA 31322; as Principal, hereinafter called "CONTRACTOR," and Everest Reinsurance Company, as Surety, hereinafter called the "SURETY," registered business address of 100 Everest Way, Warren, NJ 07059, a Surety insurer, chartered and existing under the laws of the State of Delaware, and authorized to do business in the State of Georgia, are held and firmly bound unto the City of Pooler, Georgia, a political subdivision of the State of Georgia, by and through its Mayor and City Council, 100 SW Highway 80, Pooler, Georgia 31322, (912) 748-7261, herein called the "OBLIGEE," in the sum of Three Hundred Fifty-Nine Thousand One Hundred Ninety & 60/100ths US Dollars ($ 359,190.60) 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:

Westbrook, Area L-2 in accordance with the General Conditions, Drawings, Specifications, Plans, etc. on file for the Project defined above and herein. Contractor constructed the improvements in accordance with all applicable Ordinances of the City of Pooler, in addition to any other applicable local, state, or federal code, regulation, guideline, conditions, etc.

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

of acceptance of this Bond by Obligee:

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

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

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

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

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

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

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

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

7) If repairs of any defect(s) are not commenced after expiration of the thirty (30) day period afforded to Surety in accordance with paragraph 6 above, Obligee may elect to repair the defect(s), and Contractor and Surety, jointly and 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]

IN WITNESS HEREOF, the Contractor and Surety do hereunto execute this Bond number ES00020435 this 27th day of February, 2025.

Attest

Witness as to Contractor (1)

Witness as to Contractor (2)

Notary Public Signature

10/2/2031
Notary Public Commission Expiration

Seal:

Contractor SQ Res Land, LLC

Contractor Signature

JESSE R. BAKER
Contractor Print

AUTHORIZED SIGNATORY
Contractor Title

SQ RES LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY
Company Name

CHAD R. GAUCHER JR NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS My Commission Expires Oct 2, 2031

Attest

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

Surety

Surety Authorized Signature

Surety Authorized Print

Everest Reinsurance Company
Surety Company Name

100 Everest Way, Warren Corporate Center
Warren, NJ 07059
Surety Business Address

OR

Attest

Witness as to Agent (1) Sally Dupre

Witness as to Agent (2)

*** See Attached CA All Purpose Acknowledgment ***
Notary Public Signature

Notary Public Commission Expiration

Surety's Agent

Attorney in Fact Signature (Attach Power)

Cheryl L. Thomas
Attorney in Fact Print

0K07568
Agent's License Number

Acrisure of California, LLC DBA:
Rohm Insurance Agency, LLC
Agent's Name

Sec. 706. Maintenance bond.

(a) Upon completion of construction and prior to the issuance of any certificate of occupancy for any project which a performance bond or other acceptable security has been posted in accordance with section 703.03 of this article, the developer shall provide, on a form acceptable by the city, a maintenance bond, escrow account, certified check, or irrevocable letter of credit from a bank which has a business office within the State of Georgia, in the amount of 50 percent of the total cost of all infrastructure improvements and maintenance and landscape requirements.

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

(c) Measured from the initial date the required security is approved by the city, if no faults or failures develop within 12 months, the city may reduce the required security amount by 50 percent. At the end of the second 12 months, the developer shall request an inspection, and if no faults or failures have developed, the city may release the bond or escrow upon approval by the aldermanic board.

(d) The bond or escrow shall remain in force until released by the aldermanic board and shall not automatically expire at the end of 12 months. Bond and escrow forms are available from the office of the city clerk.

(Ord. of 6-5-2017(2), § II)

ALL- PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of Orange }

On February 27, 2025 before me, W. Walker, Notary Public,
(Here insert name and title of the officer)

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

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

WITNESS my hand and official seal.

Notary Public Signature

(Notary Public Seal)

W. WALKER
COMM. #2484032
Notary Public - California
Orange County
My Comm. Expires Mar. 30, 2028

NRO1 NRO1

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Maintenance & Warranty Bond
(Title or description of attached document)

Bond #: ES00020435
(Title or description of attached document continued)

Number of Pages 5 Document Date 2/27/25

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  _____
  (Title)
- ☐ Partner(s)
- ☑ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

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

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

Everest Reinsurance Company
461 5th Avenue – 4th Floor
New York, N.Y. 10017

EVEREST

SURETY BOND SEAL ADDENDUM
EVEREST REINSURANCE COMPANY

Due to logistical issues associated with the use of traditional seals during the COVID-19 pandemic, Everest Reinsurance Company ("Everest") has authorized its Attorney-in-Fact to affix Everest's corporate seal to any bond executed on behalf of Everest by any such Attorney-in-Fact by attaching this Addendum to said bond.

To the extent this addendum is attached to a bond that is executed on behalf of Everest by its Attorney-in-Fact, Everest hereby agrees that the seal below shall be deemed affixed to said bond to the same extent as if its raised corporate seal was physically affixed to the face of the bond.

Dated this 7th day of April 2020.

EVEREST REINSURANCE COMPANY

By: _____
Anthony Romano – Vice President & Global Head of Surety

Everest Reinsurance Company
CORPORATE
SEAL
1973
DELAWARE

everest™

POWER OF ATTORNEY
EVEREST REINSURANCE COMPANY and EVEREST NATIONAL INSURANCE COMPANY

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

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

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

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

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

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

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

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

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

Everest Reinsurance Company and Everest National Insurance Company

By: Anthony Romano, Senior Vice President

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

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

Linda Robins, Notary Public

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company, this 27th day of February 2025.

By: Sylvia Semerdjian, Assistant Secretary

Attachment A

CITY of POOLER
GEORGIA

Public Works
Certificate of Completion

January 13, 2025

Westbrook Area L2,

The developers of Westbrook Area L2 have completed all punch list items for this project. Upon the council's approval, the City of Pooler Public Works Department authorizes the end of the performance bonding period and begins the warranty bond 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

Attachment A

EOM Operations
Your solution to a better tomorrow

January 16th, 2025

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

Subject: Warranty Bond
Savannah Quarters Westbrook Areas L1, L2, and L3.

Dear Mrs. Benson,

We have reviewed the requested Warranty Bonds for Savannah Quarters Westbrook Areas L1, L2, and L3 furnished by Haden Rollins of Hussey Gay Bell, specifically the schedule of values and unit costs for the bond. 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.

The proposed Warranty Bonds 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.

For Area L1, based on the calculations provided by Hussey Gay Bell, the cost of the City maintained infrastructure is **$397,769.52** which is correct. Therefore the 50% Warranty Infrastructure Bond of **$198,884.76** is also correct.

For Area L2, based on the calculations provided by Hussey Gay Bell, the cost of the City maintained infrastructure is **$718,381.20** which is correct. Therefore the 50% Warranty Infrastructure Bond of **$359,190.60** is also correct.

For Area L3, based on the calculations provided by Hussey Gay Bell, the cost of the City maintained infrastructure is **$513,852.28** which is correct. Therefore the 50% Warranty Infrastructure Bond of **$256,926.14** is also correct.

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

480 Edsel Drive, Ste 100
Richmond Hill, GA 31324
www.eomworx.com
Ph: 912.445.0050
F: 912.756.5882

EOM Operations
Your solution to a better tomorrow

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

480 Edsel Drive, Ste 100
Richmond Hill, GA 31324
www.eomworx.com
Ph: 912.445.0050
F: 912.756.5882

Attachment A

HUSSEY GAY BELL
Established 1958

June 11, 2024

Mrs. Nicole Johnson
City of Pooler
100 Southwest Highway 80
Pooler, Georgia 31322

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

Construction of the referenced project is nearing completion, and we are preparing for the close-out and acceptance process. The subdivision plat was previously recorded under performance bond. The roadway and drainage systems are private and will be owned and maintained by the HOA. The water and sewer systems are public and will be owned and maintained by the City of Pooler. I am requesting approval of the proposed project warranty bond amount so that the bond documents can be drafted.

Enclosed is the Engineer's opinion of bond infrastructure costs based on the contractor's Bid Schedule showing unit costs associated with the applicable infrastructure. The construction cost for the above listed infrastructure to be included in the warranty bond is $718,381.20 as indicated on the enclosed worksheet. At the 50% warranty bonding rate required by the City, the proposed **two year warranty bond amount would be $359,190.60.**

Please review this request and let me know if you have any questions for approval.

Sincerely,
HUSSEY GAY BELL

Haydon Rollins

cc: Savannah Quarters

Attachment A

Savannah Quarters West Parcels L-1 through L-3
Maintenance/Warranty Bonding Worksheet - 12/17/2024

BARFIELD-BRANDON ENTERPRISES, INC.

SCHEDULE OF VALUES

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

NOTE: Roads and Drainage are private, to be maintained by the HOA.
Sanitary Sewer and Water are City of Pooler owned and maintained.

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

Phase	Item	Description	Original Contract				Total Previous Billing		Remaining	Work CompletedCurrent Billing		Total Completed	
L1		**Site Prep & Gen Mobilization**						-	-		-	-	$ -
L1	1	Site Con - Mobilization	1.00	LS	7,000.00	$ 7,000.00	1	7,000.00	-		-	1.00	$ 7,000.00
L1	2	Site Con - GPS, Staking	1.00	LS	8,750.00	$ 8,750.00	0.50	4,375.00	4,375.00		-	0.50	$ 4,375.00
L1	3	Site Con - Asbuilts	1.00	LS	4,500.00	$ 4,500.00		-	2,250.00	0.50	2,250.00	0.50	$ 2,250.00
L1	4	Site Con - Materials & Compaction Testing for Road	1.00	LS	10,000.00	$ 10,000.00		-	10,000.00		-	-	$ -
L1	5	Site Con - Soils Testing for Pads	50.00	EA	160.00	$ 8,000.00		-	4,800.00	20.00	3,200.00	20.00	$ 3,200.00
L1		**Demolition & Removal**						-	-		-	-	$ -
L1	1	Saw Cut Pavement For Tie In	27.00	LF	3.75	$ 101.25		-	101.25		-	-	$ -
L1		**Earthwork**						-	-		-	-	$ -
L1	1	Dirt swap topsoil for suitable fill	3,065.00	CY	4.80	$ 14,712.00	3,065	14,712.00	-		-	3,065.00	$ 14,712.00
L1	2	General Cuts	429.00	CY	4.75	$ 2,037.75	429	2,037.75	-		-	429.00	$ 2,037.75
L1	3	Import Fill - Place & Compact for Pads	2,567.00	CY	26.40	$ 67,768.80	1,300	34,320.00	33,448.80		-	1,300.00	$ 34,320.00
L1	4	Import Fill - Place & Compact for Roads	3,114.00	CY	26.40	$ 82,209.60	3,114	82,209.60	-		-	3,114.00	$ 82,209.60
L1	5	Muck Roads	1,939.00	CY	4.70	$ 9,113.30	1,939	9,113.30	-		-	1,939.00	$ 9,113.30
L1	6	Place and Compact Pad Fill	5,211.00	CY	1.65	$ 8,598.15	2,350	3,877.50	1,255.65	2,100.00	3,465.00	4,450.00	$ 7,342.50
L1	7	Place and Compact general fill from cuts	5,713.00	CY	1.65	$ 9,426.45	5,713	9,426.45	-		-	5,713.00	$ 9,426.45
L1	8	Dry/Mix pond cuts for pad fill	7,778.00	CY	1.90	$ 14,778.20		-	-	7,778.00	14,778.20	7,778.00	$ 14,778.20
L1	9	Grade Aresa Outside Pavement	42,592.00	SY	0.98	$ 41,740.16	20,000	19,600.00	22,140.16		-	20,000.00	$ 19,600.00
L1	10	Strip and Stockpile Topsoil	6,099.00	CY	4.15	$ 25,310.85	6,099	25,310.85	-		-	6,099.00	$ 25,310.85
L1	11	Respread Topsoil	6,099.00	CY	4.15	$ 25,310.85	6,099	25,310.85	-		-	6,099.00	$ 25,310.85
L1		**Finish Grading**						-	-		-	-	$ -
L1	1	Fine Grade Sub-Grade for Curb	2,420.00	LF	3.50	$ 8,470.00		-	8,470.00		-	-	$ -
L1	2	Backfill & Dress Behind Curb	2,420.00	LF	2.06	$ 4,985.20		-	4,985.20		-	-	$ -
L1	3	Fine Grade Road Sub-Grade	3,500.00	SY	3.50	$ 12,250.00		-	12,250.00		-	-	$ -
L1	4	Fine Grade GABC & Paving Prep	3,500.00	SY	3.50	$ 12,250.00		-	12,250.00		-	-	$ -
L1	5	Final Grade Lots & Common Areas for Grassing	42,592.00	SY	0.32	$ 13,629.44		-	13,629.44		-	-	$ -
L1		**Erosion Control**						-	-		-	-	$ -
L1	1	Construction Entrance - Install and Maintain	1.00	EA	2,200.00	$ 2,200.00	1	2,200.00	-		-	1.00	$ 2,200.00
L1	2	Silt Fence - Sd1-NS (TP-A) Single Row	325.00	LF	3.65	$ 1,186.25	325	1,186.25	-		-	325.00	$ 1,186.25
L1	3	Silt Fence - Sd1-S (TP-C) Double Row	325.00	LF	7.10	$ 2,307.50	325	2,307.50	-		-	325.00	$ 2,307.50
L1	4	Inlet Protection - Before Paving	10.00	EA	170.00	$ 1,700.00	10	1,700.00	-		-	10.00	$ 1,700.00
L1	5	Inlet Protection - After Paving	7.00	EA	125.00	$ 875.00		-	875.00		-	-	$ -
L1	6	Grassing - Stabilized	42,592.00	SY	0.87	$ 37,055.04		-	37,055.04		-	-	$ -
L1	7	Rip Rap AT FES	10.00	SY	145.00	$ 1,450.00		-	1,450.00		-	-	$ -
L1	8	NPDES Monitoring (per Month)	6.00	MO	2,100.00	$ 12,600.00	3	6,300.00	4,200.00	1.00	2,100.00	4.00	$ 8,400.00
L1		**Sewer System**						-	-		-	-	$ -
L1	1	Connect Extg Sewer MANHOLE 10-12' DEEP	1.00	EA	6,850.00	$ 6,850.00	1.00	6,850.00	-		-	1.00	$ 6,850.00
L1	2	4" PVC Service Lateral	2,128.00	LF	20.30	$ 43,198.40	2,128.00	43,198.40			-	2,128.00	$ 43,198.40
L1	3	8"x4" Service Wye	50.00	EA	750.00	$ 37,500.00	50.00	37,500.00	-		-	50.00	$ 37,500.00
L1	4	8" PVC Sewer 0'-6' cut		LF		$ -		-	-		-	-	$ -
L1	5	8" PVC Sewer 6'-8' cut	364.00	LF	49.15	$ 17,890.60	364.00	17,890.60	-		-	364.00	$ 17,890.60
L1	6	8" PVC Sewer 8'-10' cut	532.00	LF	51.36	$ 27,323.52	532.00	27,323.52	-		-	532.00	$ 27,323.52
L1	7	8" PVC Sewer 10'-12' cut	294.00	LF	55.00	$ 16,170.00	294.00	16,170.00	-		-	294.00	$ 16,170.00
L1	8	Manholes 48" 0'-6' Deep	1.00	EA	3,500.00	$ 3,500.00	1.00	3,500.00	-		-	1.00	$ 3,500.00
L1	9	Manholes 48" 6'-8' Deep	2.00	EA	3,750.00	$ 7,500.00	2.00	7,500.00	-		-	2.00	$ 7,500.00
L1	10	Manholes 48" 8'-10' Deep	2.00	EA	4,300.00	$ 8,600.00	2.00	8,600.00	-		-	2.00	$ 8,600.00
L1	11	Manholes 48" 10'-12' Deep	1.00	EA	5,000.00	$ 5,000.00		-	-		-	1.00	$ 5,000.00
L1	12	Onsite Backfill	752.00	CY	4.50	$ 3,384.00	752.00	3,384.00	-		-	752.00	$ 3,384.00
L1	13	Stone Bedding	66.00	CY	126.00	$ 8,316.00	66.00	8,316.00	-		-	66.00	$ 8,316.00
L1	14	TV Test - Laterals	2,128.00	LF	0.90	$ 1,915.20		-	1,915.20		-	-	$ -
L1	15	Mandrel & Air - Test - Main/MH	1,190.00	LF	5.25	$ 6,247.50		-	6,247.50		-	-	$ -
L1		**Storm System**						-	-		-	-	$ -
L1	1	Connect to Existing System	1.00	EA	4,650.00	$ 4,650.00	1.00	4,650.00	-		-	1.00	$ 4,650.00
L1	2	24" FES	1.00	EA	1,300.00	$ 1,300.00	1.00	1,300.00	-		-	1.00	$ 1,300.00

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L1	3	6" Sock Storm Drain	700.00	LF	21.00	$ 14,700.00		-	14,700.00		-	-	$ -
L1	4	18" RCP Storm Drain	96.00	LF	69.80	$ 6,700.80	96.00	6,700.80	-		-	96.00	$ 6,700.80
L1	5	24" RCP Storm Drain	616.00	LF	88.70	$ 54,639.20	616.00	54,639.20	-		-	616.00	$ 54,639.20
L1	6	30" RCP Storm Drain	352.00	LF	118.50	$ 41,712.00	352.00	41,712.00	-		-	352.00	$ 41,712.00
L1	7	Storm test, clean, inspect	1.00	LS	3,600.00	$ 3,600.00	1.00	3,600.00	-		-	1.00	$ 3,600.00
L1	8	Curb Inlet - Roll Over CB w/50lf 6" SGD each way -	7.00	EA	7,170.00	$ 50,190.00	7.00	50,190.00	-		-	7.00	$ 50,190.00
L1	9	Storm Manhole	3.00	EA	4,050.00	$ 12,150.00	3.00	12,150.00	-		-	3.00	$ 12,150.00
L1	10	Select backfill in road ROW only	450.00	CY	26.40	$ 11,880.00	450.00	11,880.00	-		-	450.00	$ 11,880.00
L1		**Water Distribution System**						-	-		-	-	$ -
L1	1	D/W-Connect Extg Water Main - 8" W/SLEEVE	2.00	EA	4,000.00	$ 8,000.00	2.00	8,000.00	-		-	2.00	$ 8,000.00
L1	2	D/W - 8" Ductile Iron Wtr Main	40.00	LF	59.30	$ 2,372.00	40.00	2,372.00	-		-	40.00	$ 2,372.00
L1	3	D/W-8" PVC Water Main	1,360.00	LF	42.40	$ 57,664.00	1,360.00	57,664.00	-		-	1,360.00	$ 57,664.00
L1	4	6" Fire Hydrant Lead	80.00	LF	52.25	$ 4,180.00	80.00	4,180.00	-		-	80.00	$ 4,180.00
L1	5	D/W-1" HDPE Service Tubing	2,140.00	LF	13.40	$ 28,676.00	2,140.00	28,676.00	-		-	2,140.00	$ 28,676.00
L1	6	D/W-1" Service Lateral to 8"	50.00	EA	630.00	$ 31,500.00	50.00	31,500.00	-		-	50.00	$ 31,500.00
L1	7	Test & Chlorinate	1.00	LS	3,850.00	$ 3,850.00	1.00	3,850.00	-		-	1.00	$ 3,850.00
L1	8	D/W-8" Gate Valves	3.00	EA	2,275.00	$ 6,825.00	3.00	6,825.00	-		-	3.00	$ 6,825.00
L1	9	D/W-MISC Fittings	1.00	LS	49,700.00	$ 49,700.00	1.00	49,700.00	-		-	1.00	$ 49,700.00
L1	10	D/W-Fire Hydrants w/6" Valve & Valve Box	4.00	EA	5,905.00	$ 23,620.00	4.00	23,620.00	-		-	4.00	$ 23,620.00
L1		**Street Improvements**						-	-		-	-	$ -
L1	1	1.5" Asphalt Surface Course	3,500.00	SY	14.20	$ 49,700.00		-	49,700.00		-	-	$ -
L1	2	8" Graded Aggregate Base Course	3,500.00	SY	42.00	$ 147,000.00		-	147,000.00		-	-	$ -
L1	3	18" Rollover Curb & Gutter	2,420.00	LF	19.50	$ 47,190.00		-	47,190.00		-	-	$ -
L1	4	4" Sidewalk (~~non-lot areas only~~ - as shown on plans	1347.85 ~~59.00~~	SY	58.00	$ ~~3,422.00~~	78,175.43	-	~~3,422.00~~	78,175.43	-	-	$ -
L1	5	Fine Grade for Sidewalk	1347.85 ~~59.00~~	SY	8.25	$ ~~486.75~~	11,119.76	-	~~486.75~~	11,119.76	-	-	$ -
L1	6	Westbrook Traffic Signs	3.00	ls	1,600.00	$ 4,800.00		-	4,800.00		-	-	$ -
L1		**Bid Alternates**						-	-		-	-	$ -
L1	*1*	Elec. Backbone Conduit	3,060	LF	19.00	$ 58,140.00	3,060.00	58,140.00	-		-	3,060.00	$ 58,140.00
PHASE								-	-		-	-	$ -
L2		**Site Prep & Gen Mobilization**						-	-		-	-	$ -
L2	1	Site Con - Mobilization	1.00	LS	7,000.00	$ 7,000.00	1.00	7,000.00	-		-	1.00	$ 7,000.00
L2	2	Site Con - GPS, Staking	1.00	LS	10,150.00	$ 10,150.00	0.50	5,075.00	5,075.00		-	0.50	$ 5,075.00
L2	3	Site Con - Asbuilts	1.00	LS	4,500.00	$ 4,500.00		-	2,250.00	0.50	2,250.00	0.50	$ 2,250.00
L2	4	Site Con - Materials & Compaction Testing for Road	1.00	LS	11,600.00	$ 11,600.00		-	11,600.00		-	-	$ -
L2	5	Site Con - Soils Testing for Pads	58.00	EA	160.00	$ 9,280.00		-	6,880.00	15.00	2,400.00	15.00	$ 2,400.00
L2		**Demolition & Removal**						-	-		-	-	$ -
L2	1	Saw cut pvmt for tie in	54.00	LF	3.75	$ 202.50		-	202.50		-	-	$ -
L2		**Earthwork**		**SY**				-	-		-	-	$ -
L2	1	Dirt swap topsoil for suitable fill	5,626.00	CY	4.80	$ 27,004.80	5,626.00	27,004.80	-		-	5,626.00	$ 27,004.80
L2	2	General Cuts	8,518.00	CY	4.75	$ 40,460.50	8,518.00	40,460.50	-		-	8,518.00	$ 40,460.50
L2	3	Pond Excavation required for fill	40,763.00	CY	4.75	$ 193,624.25	31,000.00	147,250.00	17,874.25	6,000.00	28,500.00	37,000.00	$ 175,750.00
L2	4	Import Fill - Place & Compact for Pads	4,519.00	CY	26.40	$ 119,301.60	2,155.00	56,892.00	10,929.60	1,950.00	51,480.00	4,105.00	$ 108,372.00
L2	5	Import Fill - Place & Compact for Roads	5,545.00	CY	26.40	$ 146,388.00		-	146,388.00		-	-	$ -
L2	6	Muck Roads	3,946.00	CY	4.70	$ 18,546.20	550.00	2,585.00	-	3,396.00	15,961.20	3,946.00	$ 18,546.20
L2	7	Place and Compact Pad Fill	9,175.00	CY	1.65	$ 15,138.75	8,500.00	14,025.00	1,113.75		-	8,500.00	$ 14,025.00
L2	8	Place and Compact general fill from cuts	13,119.00	CY	1.65	$ 21,646.35	8,500.00	14,025.00	-	4,619.00	7,621.35	13,119.00	$ 21,646.35
L2	9	Dry/Mix Pond Excavation for pad fill	13,694.00	CY	1.90	$ 26,018.60		-	26,018.60		-	-	$ -
L2	10	Grade Areas Outside Pavement	102,608.00	SY	0.98	$ 100,555.84	65,000.00	63,700.00	36,855.84		-	65,000.00	$ 63,700.00
L2	11	Dress Pond Slope	11,532.00	SY	1.75	$ 20,181.00	6,500.00	11,375.00	8,806.00		-	6,500.00	$ 11,375.00
L2	12	Strip & Stockpile Topsoil	14,193.00	CY	4.15	$ 58,900.95	14,193.00	58,900.95	-		-	14,193.00	$ 58,900.95
L2	13	Respread Topsoil	14,193.00	CY	4.15	$ 58,900.95	14,193.00	58,900.95	-		-	14,193.00	$ 58,900.95
L2		**Finish Grading**		**SY**				-	-		-	-	$ -
L2	1	Fine Grade Sub-Grade for Curb	4,400.00	LF	3.50	$ 15,400.00		-	15,400.00		-	-	$ -
L2	2	Backfill & Dress Behind Curb	4,400.00	LF	2.06	$ 9,064.00		-	9,064.00		-	-	$ -
L2	3	Fine Grade Road Sub-Grade	6,165.00	SY	3.50	$ 21,577.50		-	21,577.50		-	-	$ -
L2	4	Fine Grade GABC & Paving Prep	6,165.00	SY	3.50	$ 21,577.50		-	21,577.50		-	-	$ -
L2	5	Final Grade Lots & Common Areas for Grassing	102,608.00	SY	0.32	$ 32,834.56		-	32,834.56		-	-	$ -
L2		**Erosion Control**						-	-		-	-	$ -
L2	1	Construction Entrance - Install and Maintain	1.00	EA	2,200.00	$ 2,200.00	1.00	2,200.00	-		-	1.00	$ 2,200.00
L2	2	Silt Fence - Sd1-NS (TP-A) Single Row	350.00	LF	3.65	$ 1,277.50	350.00	1,277.50	-		-	350.00	$ 1,277.50
L2	3	Silt Fence - Sd1-S (TP-C) Double Row	350.00	LF	7.10	$ 2,485.00	350.00	2,485.00	-		-	350.00	$ 2,485.00
L2	4	Inlet Protection - Before Paving	14.00	EA	170.00	$ 2,380.00	14	2,380.00	-		-	14.00	$ 2,380.00
L2	5	Inlet Protection - After Paving	12.00	EA	125.00	$ 1,500.00		-	1,500.00		-	-	$ -
L2	6	Grassing - Stabilized	102,608.00	SY	0.87	$ 89,268.96		-	89,268.96		-	-	$ -
L2	7	Rip Rap AT FES	165.00	SY	145.00	$ 23,925.00		-	23,925.00		-	-	$ -

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L2	8	NPDES Monitoring (per Month)	6.00	MO	2,100.00	$ 12,600.00	2	4,200.00	6,300.00	1.00	2,100.00	3.00	$ 6,300.00
L2		**Sanitary Sewer Pipe**						-	-		-	-	$
L2	1	Connect Extg Stub Out 14-16'	1.00	EA	7,835.00	$ 7,835.00	1	7,835.00	-		-	1.00	$ 7,835.00
L2	2	10" PVC Sewer 14'-16' cut	70.00	LF	72.31	$ 5,061.70	70	5,061.70	-		-	70.00	$ 5,061.70
L2	3	4" PVC Service Lateral	2,478.00	LF	20.30	$ 50,303.40	2,478	50,303.40	-		-	2,478.00	$ 50,303.40
L2	4	8"x4" Service Wye	58.00	EA	750.00	$ 43,500.00	58	43,500.00	-		-	58.00	$ 43,500.00
L2	5	8" PVC Sewer 6'-8' cut	602.00	LF	49.15	$ 29,588.30	602	29,588.30	-		-	602.00	$ 29,588.30
L2	6	8" PVC Sewer 8'-10' cut	392.00	LF	51.36	$ 20,133.12	392	20,133.12	-		-	392.00	$ 20,133.12
L2	7	8" PVC Sewer 10'-12' cut	798.00	LF	55.00	$ 43,890.00	798	43,890.00	-		-	798.00	$ 43,890.00
L2	8	8" PVC Sewer 12'-14' cut	308.00	LF	57.61	$ 17,743.88	308	17,743.88	-		-	308.00	$ 17,743.88
L2	9	Manholes 48" 0'-6' Deep	1.00	EA	3,500.00	$ 3,500.00	1	3,500.00	-		-	1.00	$ 3,500.00
L2	10	Manholes 48" 6'-8' Deep	2.00	EA	3,750.00	$ 7,500.00	2	7,500.00	-		-	2.00	$ 7,500.00
L2	11	Manholes 48" 8'-10' Deep	2.00 ~~1.00~~	EA	4,300.00	$ ~~8,600~~ 4,300.00	1	4,300.00	-		-	~~2.00~~ 1.00	$ ~~8,600~~ 4,300.00
L2	12	Manholes 48" 10'-12' Deep	4.00	EA	4,550.00	$ 18,200.00	4	18,200.00	-		-	4.00	$ 18,200.00
L2	13	Manholes 48" 12'-14' Deep	1.00	EA	4,900.00	$ 4,900.00	1	4,900.00	-		-	1.00	$ 4,900.00
L2	14	Onsite Backfill	1,136.00	CY	4.50	$ 5,112.00	1,136	5,112.00	-		-	1,136.00	$ 5,112.00
L2	15	Stone Bedding	120.00	CY	126.00	$ 15,120.00	120	15,120.00	-		-	120.00	$ 15,120.00
L2	16	TV Test - Laterals	2,478.00	LF	0.90	$ 2,230.20		-	2,230.20		-	-	$ -
L2	17	Mandrel & Air - Test - Main/MH	2,170.00	LF	5.25	$ 11,392.50		-	11,392.50		-	-	$ -
L2		**Storm System**						-			-	-	$ -
L2	1	Connect to Existing System	1.00	EA	4,650.00	$ 4,650.00	1	4,650.00	-		-	1.00	$ 4,650.00
L2	2	CONNECT TO EXISTING 48" RCP	1.00	EA	3,900.00	$ 3,900.00	1	3,900.00	-		-	1.00	$ 3,900.00
L2	3	30" FES	3.00	EA	1,450.00	$ 4,350.00	3	4,350.00	-		-	3.00	$ 4,350.00
L2	4	48" FES	3.00	EA	4,050.00	$ 12,150.00	3	12,150.00	-		-	3.00	$ 12,150.00
L2	5	6" Sock Storm Drain	1,200.00	LF	21.00	$ 25,200.00		-	25,200.00		-	-	$ -
L2	6	18" RCP Storm Drain	192.00	LF	69.80	$ 13,401.60	192	13,401.60	-		-	192.00	$ 13,401.60
L2	7	24" RCP Storm Drain	1,072.00	LF	88.70	$ 95,086.40	1,072	95,086.40	-		-	1,072.00	$ 95,086.40
L2	8	30" RCP Storm Drain	568.00	LF	118.50	$ 67,308.00	568	67,308.00	-		-	568.00	$ 67,308.00
L2	9	48" RCP Storm Drain	536.00	LF	247.10	$ 132,445.60	536	132,445.60	-		-	536.00	$ 132,445.60
L2	10	Storm test, clean, inspect	1.00	LS	3,600.00	$ 3,600.00		-	-	1.00	3,600.00	1.00	$ 3,600.00
L2	11	Curb Inlet - Roll Over CB w/50lf 6" SGD each way	12.00	EA	7,170.00	$ 86,040.00	12	86,040.00	-		-	12.00	$ 86,040.00
L2	12	Yard Inlet	1.00	EA	5,100.00	$ 5,100.00	1	5,100.00	-		-	1.00	$ 5,100.00
L2	13	Storm Manhole	1.00	EA	4,050.00	$ 4,050.00	1	4,050.00	-		-	1.00	$ 4,050.00
L2	14	Select backfill in road ROW only	860.00	CY	26.40	$ 22,704.00	860	22,704.00	-		-	860.00	$ 22,704.00
L2	15	Rock Outfall - Overflow	152.00	SY	145.00	$ 22,040.00		-	-	152.00	22,040.00	152.00	$ 22,040.00
L2		**Water Distribution System**						-	-		-	-	$ -
L2	1	D/W-Connect Extg Water Main 12" & 14" W/SLEEV	1.00	EA	14,500.00	$ 14,500.00		-	-	1.00	14,500.00	1.00	$ 14,500.00
L2	2	D/W-12" Ductile Iron Wtr Main	80.00	LF	80.00	$ 6,400.00	80	6,400.00	-		-	80.00	$ 6,400.00
L2	3	D/W-12" PVC Water Main	2,480.00	LF	74.80	$ 185,504.00	2,480	185,504.00	-		-	2,480.00	$ 185,504.00
L2	4	D/W-14" PVC Water Main	11.00	LF	170.00	$ 1,870.00	11	1,870.00	-		-	11.00	$ 1,870.00
L2	5	6" Fire Hydrant Lead	120.00	LF	52.25	$ 6,270.00	120	6,270.00	-		-	120.00	$ 6,270.00
L2	6	D/W-1" HDPE Service Tubing	2,500.00	LF	13.40	$ 33,500.00	2,500	33,500.00	-		-	2,500.00	$ 33,500.00
L2	7	D/W-1" Service Lateral to 12"	58.00	EA	775.00	$ 44,950.00	58	44,950.00	-		-	58.00	$ 44,950.00
L2	8	Test & Chlorinate	1.00	LS	3,850.00	$ ~~3,850.00~~		-	-	1.00	3,850.00	1.00	$ 3,850.00
L2	9	D/W-12" Gate Valve	4.00	EA	4,425.00	$ 17,700.00	4	17,700.00	-		-	4.00	$ 17,700.00
L2	10	D/W-MISC Fittings	1.00	LS	91,270.50	$ 91,270.50	1	91,270.50	-		-	1.00	$ 91,270.50
L2	11	D/W-Fire Hydrants w/6" Valve & Valve Box	6.00	EA	5,905.00	$ 35,430.00	6	35,430.00	-		-	6.00	$ 35,430.00
L2		**Pavement**						-	-		-	-	$ -
L2	1	Petro Mat	400.00	SY	6.20	$ 2,480.00		-	2,480.00		-	-	$ -
L2	2	1.5" Asphalt Surface Course	6,165.00	SY	14.20	$ 87,543.00		-	87,543.00		-	-	$ -
L2	3	8" Graded Aggregate Base Course	6,165.00	SY	42.00	$ 258,930.00		-	258,930.00		-	-	$ -
L2	4	18" Rollover Curb & Gutter	4,400.00	LF	19.50	$ 85,800.00		-	85,800.00		-	-	$ -
L2	5	Concrete Flume	1.00	EA	1,900.00	$ 1,900.00		-	1,900.00		-	-	$ -
L2	6	4" Sidewalk (~~non-lot areas only~~ - as shown on plans	2351.52~~148.00~~	SY	58.00	$ ~~8,584.00~~ 136,388.20		-	~~8,584.00~~ 136,388.20		-	-	$ -
L2	7	Fine Grade for Sidewalk	2351.52~~148.00~~	SY	8.25	$ ~~1,221.00~~ 19,400.05		-	~~1,221.00~~ 19,400.05		-	-	$ -
L2	8	ADA TRUNCATED PAVERS AT HC RAMP	24.00	SF	200.00	$ 4,800.00		-	4,800.00		-	-	$ -
L2	9	Fine Grade for H/C Ramp	3.00	EA	65.85	$ 197.55		-	197.55		-	-	$ -
L2	10	Thermo Stop Bars	1.00	EA	600.00	$ 600.00		-	600.00		-	-	$ -
L2	11	Thermo Crosswalks	2.00	EA	1,150.00	$ 2,300.00		-	2,300.00		-	-	$ -
L2	12	Westbrook Traffic Signs	5.00	EA	1,600.00	$ 8,000.00		-	8,000.00		-	-	$ -
L2		**Bid Alternates**						-	-		-	-	$ -
L2	*1*	Elec. Backbone Conduit	2,460	LF	19.00	$ 46,740.00	2,460	46,740.00	-		-	2,460.00	$ 46,740.00
PHASE								-	-		-	-	$ -
L3		**Site Prep & Gen Mobilization**						-	-		-	-	$ -
L3	1	Site Con - Mobilization	1.00	LS	7,000.00	$ 7,000.00	1.00	7,000.00	-		-	1.00	$ 7,000.00

Attachment A

L3	2	Site Con - GPS, Staking	1.00	LS	9,800.00	$ 9,800.00	0.50	4,900.00	4,900.00		-	0.50	$ 4,900.00
L3	3	Site Con - Asbuilts	1.00	LS	4,500.00	$ 4,500.00		-	2,250.00	0.50	2,250.00	0.50	$ 2,250.00
L3	4	Site Con - Materials & Compaction Testing for Road	1.00	LS	11,200.00	$ 11,200.00		-	11,200.00		-	-	$ -
L3	5	Site Con - Soils Testing for Pads	56.00	EA	160.00	$ 8,960.00		-	7,360.00	10.00	1,600.00	10.00	$ 1,600.00
L3		**Earthwork**						-	-		-	-	$ -
L3	1	Dirt swap topsoil for suitable fill	4,475.00	CY	4.80	$ 21,480.00	4,475	21,480.00	-		-	4,475.00	$ 21,480.00
L3	2	General Cuts	575.00	CY	4.75	$ 2,731.25	575	2,731.25	-		-	575.00	$ 2,731.25
L3	3	Import Fill - Place & Compact for Pads	3,636.00	CY	26.40	$ 95,990.40	2,685	70,884.00	-	951.00	25,106.40	3,636.00	$ 95,990.40
L3	4	Import Fill - Place & Compact for Roads	4,837.00	CY	26.40	$ 127,696.80	1,050	27,720.00	99,976.80		-	1,050.00	$ 27,720.00
L3	5	Muck Roads	3,648.00	CY	4.70	$ 17,145.60	1,200	5,640.00	-	2,448.00	11,505.60	3,648.00	$ 17,145.60
L3	6	Place and Compact Pad Fill	7,383.00	CY	1.65	$ 12,181.95	3,500	5,775.00	-	3,883.00	6,406.95	7,383.00	$ 12,181.95
L3	7	Place and Compact general fill from cuts	10,487.00	CY	1.65	$ 17,303.55	4,000	6,600.00	-	6,487.00	10,703.55	10,487.00	$ 17,303.55
L3	8	Mix/Dry Pond excavation required for pad fill	11,019.00	CY	1.90	$ 20,936.10			20,936.10		-	-	$ -
L3	9	Grade Areas Outside Pavement	66,308.00	SY	0.98	$ 64,981.84	18,500	18,130.00	46,851.84		-	18,500.00	$ 18,130.00
L3	10	Strip & Stockpile Topsoil	9,149.00	CY	4.15	$ 37,968.35	9,149	37,968.35	-		-	9,149.00	$ 37,968.35
L3	11	Respread Topsoil	9,149.00	CY	4.15	$ 37,968.35	9,149	37,968.35	-		-	9,149.00	$ 37,968.35
L3		**Finish Grading**						-	-		-	-	$ -
L3	1	Fine Grade Sub-Grade for Curb	3,680.00	LF	3.50	$ 12,880.00		-	12,880.00		-	-	$ -
L3	2	Backfill & Dress Behind Curb	3,680.00	LF	2.06	$ 7,580.80		-	7,580.80		-	-	$ -
L3	3	Fine Grade Road Sub-Grade	5,485.00	SY	3.50	$ 19,197.50		-	19,197.50		-	-	$ -
L3	4	Fine Grade GABC & Paving Prep	5,485.00	SY	3.50	$ 19,197.50		-	19,197.50		-	-	$ -
L3	5	Final Grade Lots & Common Areas for Grassing	66,308.00	SY	0.32	$ 21,218.56		-	21,218.56		-	-	$ -
L3		**Erosion Control**						-	-		-	-	$ -
L3	1	Construction Entrance - Install and Maintain	1.00	EA	2,200.00	$ 2,200.00	1	2,200.00	-		-	1.00	$ 2,200.00
L3	2	Silt Fence - Sd1-NS (TP-A) Single Row	325.00	LF	3.65	$ 1,186.25	325	1,186.25	-		-	325.00	$ 1,186.25
L3	3	Silt Fence - Sd1-S (TP-C) Double Row	325.00	LF	7.10	$ 2,307.50	325	2,307.50	-		-	325.00	$ 2,307.50
L3	4	Inlet Protection - Before Paving	12.00	EA	170.00	$ 2,040.00		-	-	12.00	2,040.00	12.00	$ 2,040.00
L3	5	Inlet Protection - After Paving	10.00	EA	125.00	$ 1,250.00		-	1,250.00		-	-	$ -
L3	6	Grassing - Stabilized	66,308.00	SY	0.87	$ 57,687.96		-	57,687.96		-	-	$ -
L3	7	Rip Rap AT FES	40.00	SY	145.00	$ 5,800.00		-	5,800.00		-	-	$ -
L3	8	NPDES Monitoring (per Month)	6.00	MO	2,100.00	$ 12,600.00	1	2,100.00	8,400.00	1.00	2,100.00	2.00	$ 4,200.00
L3		**Sewer System**						-	-		-	-	$ -
L3	1	4" PVC Service Lateral	2,380.00	LF	20.30	$ 48,314.00	2,380	48,314.00	-		-	2,380.00	$ 48,314.00
L3	2	8"x4" Service Wye	56.00	EA	750.00	$ 42,000.00	56	42,000.00	-		-	56.00	$ 42,000.00
L3	3	8" PVC Sewer 0'-6' cut	88.00	LF	47.85	$ 4,210.80	88	4,210.80	-		-	88.00	$ 4,210.80
L3	4	8" PVC Sewer 6'-8' cut	812.00	LF	49.15	$ 39,909.80	812	39,909.80	-		-	812.00	$ 39,909.80
L3	5	8" PVC Sewer 8'-10' cut	938.00	LF	51.36	$ 48,175.68	938	48,175.68	-		-	938.00	$ 48,175.68
L3	6	Manholes 48" 0'-6' Deep	3.00	EA	3,500.00	$ 10,500.00	3	10,500.00	-		-	3.00	$ 10,500.00
L3	7	Manholes 48" 6'-8' Deep	4.00	EA	3,750.00	$ 15,000.00	4	15,000.00	-		-	4.00	$ 15,000.00
L3	8	Manholes 48" 8'-10' Deep	~~3.00~~ 2.00	EA	4,300.00	$ ~~12,900~~ 8,600.00	2	8,600.00	-		-	~~3.00~~ 2.00	$ ~~12,900~~ 8,600.00
L3	9	Onsite Backfill	1,010.00	CY	4.50	$ 4,545.00	1,010	4,545.00	-		-	1,010.00	$ 4,545.00
L3	10	Stone Bedding	101.00	CY	126.00	$ 12,726.00	101	12,726.00	-		-	101.00	$ 12,726.00
L3	11	TV Test - Laterals	2,380.00	LF	0.90	$ 2,142.00		-	2,142.00		-	-	$ -
L3	12	Mandrel & Air - Test - Main/MH	1,834.00	LF	5.25	$ 9,628.50		-	9,628.50		-	-	$ -
L3		**Storm System**						-	-		-	-	$ -
L3	1	24" FES	1.00	EA	1,300.00	$ 1,300.00	1	1,300.00			-	1.00	$ 1,300.00
L3	2	30" FES	2.00	EA	1,450.00	$ 2,900.00	2	2,900.00	-		-	2.00	$ 2,900.00
L3	3	6" Sock Storm Drain 2'X1' W/ SAND	1,000.00	LF	21.00	$ 21,000.00		-	21,000.00		-	-	$ -
L3	4	18" RCP Storm Drain	160.00	LF	69.80	$ 11,168.00	160	11,168.00	-		-	160.00	$ 11,168.00
L3	5	24" RCP Storm Drain	744.00	LF	88.70	$ 65,992.80	744	65,992.80	-		-	744.00	$ 65,992.80
L3	6	30" RCP Storm Drain	336.00	LF	118.50	$ 39,816.00	336	39,816.00	-		-	336.00	$ 39,816.00
L3	7	Storm test, clean, inspect	1.00	LS	3,600.00	$ 3,600.00		-	-	1.00	3,600.00	1.00	$ 3,600.00
L3	8	Curb Inlet - Roll Over CB w/50lf 6" SGD each way	10.00	EA	7,170.00	$ 71,700.00	10	71,700.00	-		-	10.00	$ 71,700.00
L3	9	Storm Manhole	2.00	EA	4,050.00	$ 8,100.00	2	8,100.00	-		-	2.00	$ 8,100.00
L3	10	Select backfill in road ROW only	809.00	CY	26.40	$ 21,357.60	809	21,357.60	-		-	809.00	$ 21,357.60
L3		**Water Distribution System**						-	-		-	-	$ -
L3	1	D/W-Connect Extg Water Main 12" W/SLEEVE	1.00	EA	7,200.00	$ 7,200.00		-	-	1.00	7,200.00	1.00	$ 7,200.00
L3	2	D/W - 8" Ductile Iron Wtr Main	80.00	LF	59.30	$ 4,744.00	80	4,744.00	-		-	80.00	$ 4,744.00
L3	3	D/W-8" PVC Water Main	1,840.00	LF	42.40	$ 78,016.00	1,840	78,016.00	-		-	1,840.00	$ 78,016.00
L3	4	D/W-12" PVC Water Main	120.00	LF	74.80	$ 8,976.00	120	8,976.00	-		-	120.00	$ 8,976.00
L3	5	6" Fire Hydrant Lead	80.00	LF	52.25	$ 4,180.00	80	4,180.00	-		-	80.00	$ 4,180.00
L3	6	D/W-1" HDPE Service Tubing	2,400.00	LF	13.40	$ 32,160.00	1,650	22,110.00	-	750.00	10,050.00	2,400.00	$ 32,160.00
L3	1	D/W-1" Service Lateral to 8"	56.00	EA	630.00	$ 35,280.00	39	24,570.00	-	17.00	10,710.00	56.00	$ 35,280.00
L3	2	Test & Chlorinate	1.00	LS	3,850.00	$ 3,850.00		-	-	1.00	3,850.00	1.00	$ 3,850.00
L3	1	D/W-8" Gate Valves	2.00	EA	2,275.00	$ 4,550.00	2	4,550.00	-	-	-	2.00	$ 4,550.00

Attachment A

L3	1	D/W-12" Gate Valve	1.00	EA	4,425.00	$ 4,425.00	1	4,425.00	-	-	-	1.00	$	4,425.00
L3	1	D/W-MISC Fittings	1.00	LS	72,420.00	$ 72,420.00	1	61,557.00	-	0.15	10,863.00	1.00	$	72,420.00
L3	2	D/W-Fire Hydrants w/6" Valve & Valve Box	4.00	EA	5,905.00	$ 23,620.00	4	23,620.00	-		-	4.00	$	23,620.00
L3		**Street Improvements**						-	-		-	-	$	-
L3	1	Petro Mat	400.00	SY	6.20	$ 2,480.00		-	2,480.00		-	-	$	-
L3	2	1.5" Asphalt Surface Course	5,485.00	SY	14.20	$ 77,887.00		-	77,887.00		-	-	$	-
L3	1	8" Graded Aggregate Base Course	5,485.00	SY	42.00	$ 230,370.00		-	230,370.00		-	-	$	-
L3	1	18" Rollover Curb & Gutter	3,680.00	LF	19.50	$ 71,760.00		-	71,760.00		-	-	$	-
L3	2	Concrete Flume	1.00	EA	1,900.00	$ 1,900.00		-	1,900.00		-	-	$	-
L3	1	4" Sidewalk (~~non-lot areas only~~ - as shown on plans	624.23 ~~142.00~~	SY	58.00	$ ~~8,236.00~~	36,205.39	-	~~8,236.00~~	36,205.39	-	-	$	-
L3	2	Fine Grade for Sidewalk	624.23 ~~142.00~~	SY	8.25	$ ~~1,171.50~~	5,149.90	-	~~1,171.50~~	5,149.90	-	-	$	-
L3	3	ADA TRUNCATED PAVERS AT HC RAMP	32.00	SF	200.00	$ 6,400.00		-	6,400.00		-	-	$	-
L3	4	Fine Grade for H/C Ramp	4.00	EA	65.85	$ 263.40		-	263.40		-	-	$	-
L3	5	Thermo Stop Bars	1.00	EA	600.00	$ 600.00		-	600.00		-	-	$	-
L3	1	Thermo Crosswalks	2.00	EA	1,150.00	$ 2,300.00		-	2,300.00		-	-	$	-
L3	2	Westbrook Traffic Signs	3.00	EA	1,600.00	$ 4,800.00		-	4,800.00		-	-	$	-
L3		**Bid Alternates**						-	-		-	-	$	-
L3	*1*	Elec. Backbone Conduit	2,400	LF	19.00	$ 45,600.00	1,000	19,000.00	-	1,400.00	26,600.00	2,400.00	$	45,600.00
						$ 6,124,390.16	**TOTALS**	**$ 3,576,467.15**	**2,233,241.76**	**TOTALS**	**$ 314,681.25**	**TOTALS**	**$**	**3,891,148.40**
				10.0%		$ 612,439.02	**RETENTION**	$ 357,646.72		**RETENTION**	$ 31,468.13	**RETENTION**	$	389,114.84
						$ 5,511,951.14	**TOTAL INV.**	**$ 3,218,820.44**		**TOTAL INV.**	**$ 283,213.13**	**TOTAL INVOICED TO DATE**	**$**	**3,502,033.56**

Warranty Bond Amount = Sewer System + Water System x 50%

Project L-1 Warranty Bond = $185,232.52 + $212,537.00 x 0.5 = **$198,884.76**

Project L-2 Warranty Bond = $280,986.70 + $437,394.50 x 0.5 = **$359,190.60**

Project L-3 Warranty Bond = $238,281.28 + $275,571.00 x 0.5 = **$256,926.14**

CLEARING, PAVING, GRADING, STORM DRAINAGE
WATER DISTRIBUTION & SANITARY SEWER

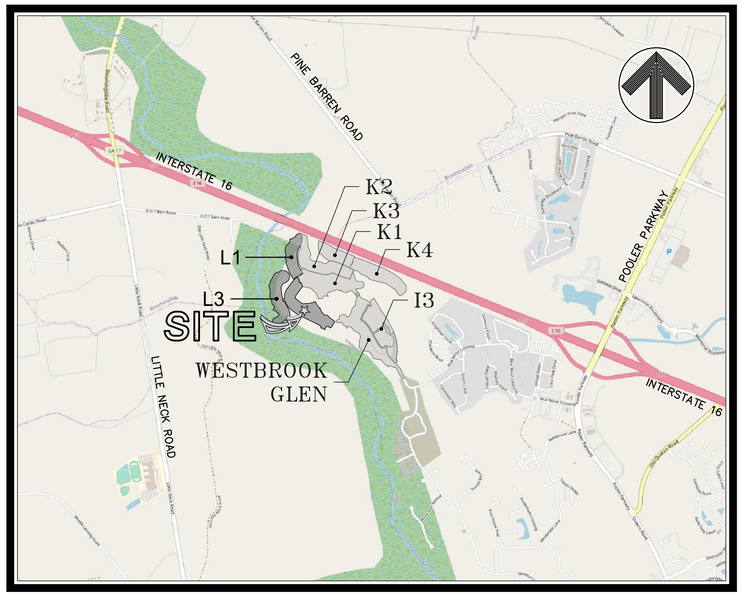
WESTBROOK AREA L2
SAVANNAH QUARTERS
POOLER, GEORGIA

FOR

RECORD DRAWING
FIELD VERIFIED BY: BARFIELD ENTETPRISES, INC.
DATE: AUGUST 21, 2024

SOUTHWEST QUARTER HOLDINGS LLC
200 BLUE MOON CROSSING
POOLER, GEORGIA 31322
PHONE No. (912) 450-2300

APRIL 18, 2022
GENERAL REVISIONS - AUGUST 10, 2022
GENERAL REVISIONS - JUNE 29, 2023



VICINITY MAP
SCALE: 1"=2000'

GEORGIA
No. 34599
PROFESSIONAL
6-29-2023
ENGINEER
CHRISTOPHER J. CHANCE, JR.

HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626
SAVANNAH • ATLANTA • STATESBORO • CHARLESTON • COLUMBIA • NASHVILLE
www.husseygaybell.com

SHEET NO.	DESCRIPTION
C0.1	COVER SHEET, VICINITY MAP AND SCHEDULE OF DRAWINGS
C0.2	CONSTRUCTION NOTES AND LEGEND
~~C0.3~~	~~PROJECT INDEX MAP~~
~~C1.1 - C1.3~~	~~EXISTING CONDITIONS PLAN~~
~~C2.0~~	~~OVERALL STAKING & TRAFFIC CONTROL PLAN~~
~~C2.1 - C2.3~~	~~STAKING & TRAFFIC CONTROL PLAN~~
~~C3.0~~	~~OVERALL PAVING, GRADING AND DRAINAGE PLAN~~
C3.1 - C3.3	PAVING, GRADING, AND DRAINAGE PLAN
~~C4.0~~	~~OVERALL NEIGHBORHOOD GRADING AND DRAINAGE PLAN~~
~~C4.1 - C4.3~~	~~NEIGHBORHOOD GRADING AND DRAINAGE PLAN~~
~~C5.0~~	~~OVERALL WATER AND SEWER DISTRIBUTION PLAN~~
C5.1 - C5.3	WATER DISTRIBUTION AND SANITARY SEWER PLAN
~~C6.1~~	~~ROAD PROFILES~~
C6.2	STORM DRAINAGE PROFILES
C6.3	SANITARY SEWER PROFILES
C6.4	WATER MAIN PROFILES
~~C7.1 - C7.4~~	~~CONSTRUCTION DETAILS~~
GC8.1 - GC8.3	GREENSPACE PLAN

SCHEDULE OF DRAWINGS

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December 14, 2016 - 8:56 AM Printed By: vsmith
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AREA K2
(UNDER CONSTRUCTION)

AREA L1

AREA L3

AREA K1
(UNDER CONSTRUCTION)

COMMON AREA

BENCHMARK
NAIL SET IN 14" PINE
ELEV.=17.98 NAVD 88

BENCHMARK
BENCH TIE IN 12" PINE
ELEV.=17.32 NAVD 88

BENCHMARK
NAIL SET IN SOUTH SIDE OF 20" PINE
ELEV.=17.69 NAVD 88

NEED THIS INFORMATION

CONNECT TO EXISTING
STORM SYSTEM @ I.E. = 7.17

~~20~~ L.F. ~~48"~~ RCP @ ~~0.50%~~

~~176~~ L.F. 30" RCP @ ~~0.50%~~ 0.40%

~~32~~ L.F. 24" RCP @ ~~0.50%~~ 1.25%

~~200~~ ~~198~~ L.F. 24" RCP @ ~~0.50%~~ 0.38%

~~32~~ L.F. 18" RCP @ ~~0.50%~~ 0.59%

CONNECT TO EXISTING
STORM SYSTEM @ I.E.
= ~~12.20~~

~~02~~ L.F. 18" RCP @ ~~0.50%~~

STORM MANHOLE
TOP=16.44
I.E.=12.50

STORM MANHOLE
TOP=16.05
I.E.=12.20

YARD INLET
THR.=15.48
I.E.=~~7.11~~

STORM INLET
THR.=15.51
I.E.=7.96

STORM INLET
THR.=15.51
I.E.=~~7.89~~

F.E.S.
I.E.=9.38

F.E.S.
I.E.=8.87

F.E.S.
I.E.=~~6.68~~ 5.80

3.0 ACRE POND 02
N.W.E 12.5
PEAK 25-YR 14.08
100-YR 14.61

1.0 ACRE POND 01
N.W.E 12.5
PEAK 25-YR 14.49
100-YR 14.54

1.5 ACRE POND 03
N.W.E 10.0
PEAK 25-YR 13.81
100-YR 14.07

STORM
INLET No. L2-01
THR.=~~15.42~~
I.E.=~~7.01~~ 7.10
N 760960.91
E 922401.15

STORM
INLET No. L2-02
TOP 15.34 ~~THR.=15.41~~
I.E.=(IN)~~6.85~~ SE 6.70
(IN)~~11.80~~ NE 11.50
(OUT)~~5.85~~ NW 5.60
N 760977.51
E 922376.98

STORM
INLET No. L2-03
TOP 15.22 ~~THR.=15.29~~
I.E.=~~8.15~~
8.05
N 760816.62
E 922256.36

STORM
INLET No. L2-04
~~THR.=15.31~~ TOP 15.20
I.E.=~~8.09~~ 7.80
N 760801.02
E 922278.36

SAN MH
TOP=16.03
I.E.=(OUT)4.97 SE

SAN MH
TOP=16.15
I.E.=(IN)0.93 W
I.E.=(OUT)0.83 E

SAN MH
TOP=16.09
I.E.=(IN)2.00 W
I.E.=(OUT)1.90 E

SAN MH
TOP=16.71
I.E.=(IN)4.20 NW
I.E.=(IN)2.39 SW
I.E.=(OUT)2.29 E

I.E.@ 2.55

WETLANDS
USCOE DELINEATION # 199200417
USCOE WETLAND PERMIT # 960005370

25' WETLAND BUFFER

25' PRIVATE DRAINAGE/UTILITY ACCESS EASEMENT

15' UTILITY EASEMENT

BIRCHOLT GROVE (PRIVATE)

BLUE MOON CROSSING (PRIVATE)

MATCH LINE - SEE SHEET C3.2

MATCH LINE - SEE SHEET C3.2

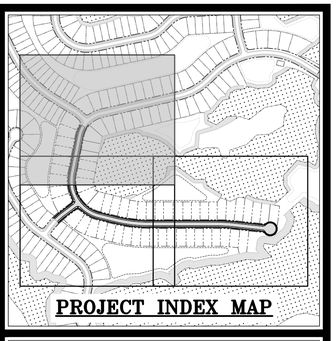
MATCH LINE - SEE SHEET C3.2

MATCH LINE - SEE SHEET C3.3

TOTAL LENGTH PAVEMENT : 1,933 L.F.
START (BLUE MOON CROSSING): N: 761039.05 E: 922456.12
STOP (BLUE MOON CROSSING) : N: 759825.14 E: 923319.52

TOTAL LENGTH PAVEMENT : 203.5 L.F.
START (PULLMAN LANE): N: 760573.29 E: 922193.65
STOP (PULLMAN LANE): N: 760529.26 E: 921995.21

CURB AND GUTTER	: 4,385 L.F.
PAVEMENT	: 6,150 S.Y.
SIDEWALK	: 4,234 L.F.



PROJECT INDEX MAP

SPECIAL NOTES:
1. PROPER SURFACE AND SUBGRADE DRAINAGE SYSTEM SHOULD BE INSTALLED TO AVOID SATURATION OF SUBGRADE SOILS UNDERNEATH THE ASPHALT PAVEMENTS. THE SITE DRAINAGE SHOULD BE DESIGNED TO MAINTAIN THE GROUNDWATER AT LEAST 2 FEET BELOW THE TOP OF THE SUBGRADE.
2. CONTRACTOR TO INSTALL 50 L.F. OF SUBGRADE DRAIN OUT EACH END OF ALL PROPOSED CURB INLETS

RECORD DRAWING
FIELD VERIFIED BY: BARFIELD
ENTETPRISES, INC.
DATE: AUGUST 21, 2024

GRAPHIC SCALE
1" = 40'
0' 20' 40' 60' 80'

NOTE: ALL ELEVATIONS ARE NAVD 1988.
PRELIMINARY - NOT FOR CONSTRUCTION

GEORGIA REGISTERED PROFESSIONAL No. 34599 6-29-2023 ENGINEER CHRISTOPHER J. DAMICO, JR.

CALL 811 BEFORE YOU DIG SAFE DIGGING PARTNER

HUSSEY GAY BELL
Established 1958
329 Commercial Drive, Savannah, GA 31406 / T:912.354.4626

REVISIONS:
GENERAL REVISIONS 08/10/2022
GENERAL REVISIONS 06/29/2023

DESIGNED	DRAWN	CHECKED
H.F.R.	J.J.M.	H.W.K.

DATE: APRIL 18, 2022

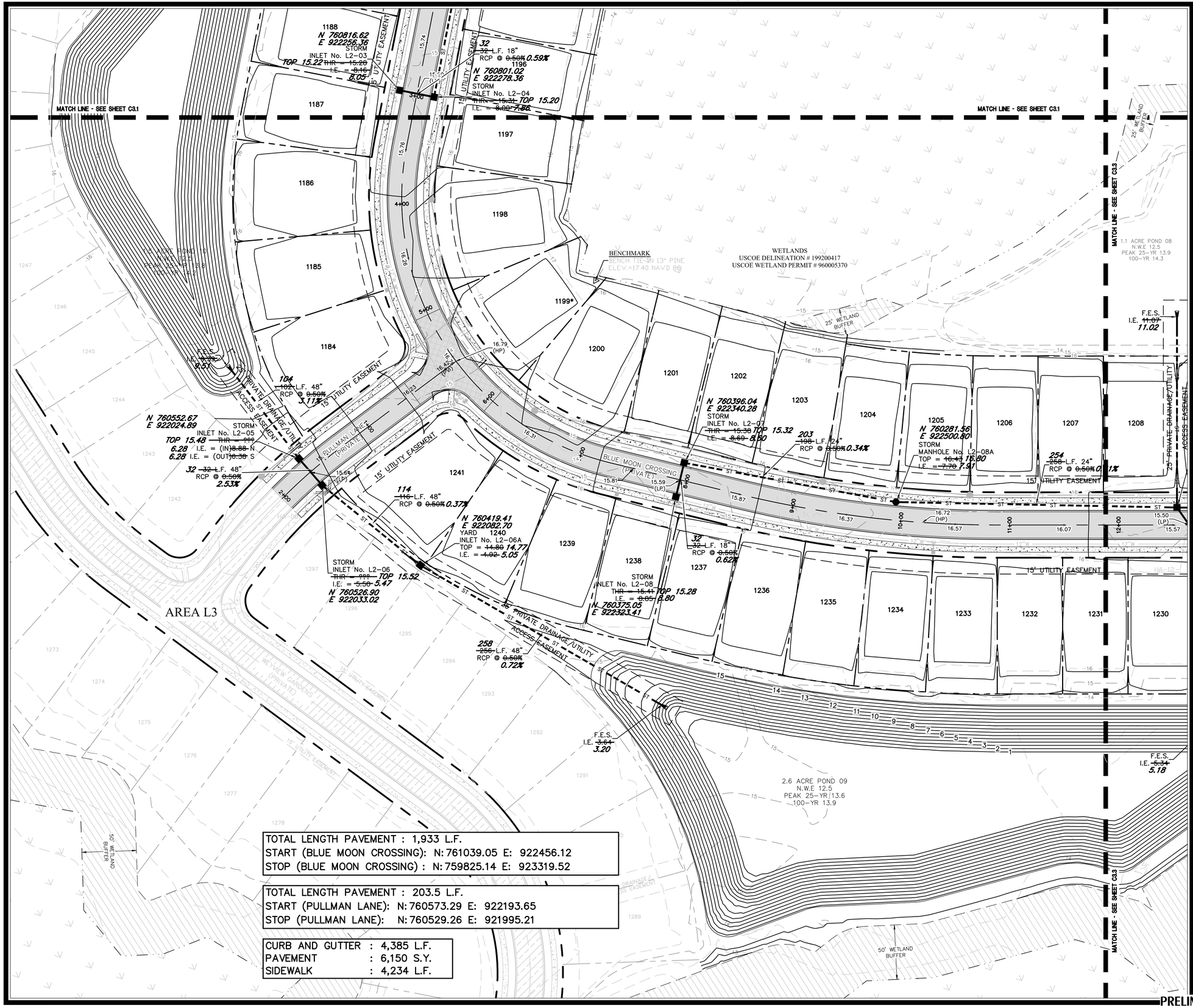
JOB NO. 122244375

SCALE: 1" = 40'

WESTBROOK AREA L2
SAVANNAH QUARTERS
POOLER, GEORGIA
FOR
SOUTHWEST QUARTER HOLDINGS LLC
PAVING, GRADING, AND DRAINAGE PLAN

DRAWING NUMBER
C3.1

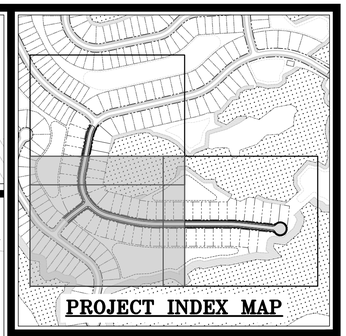
December 14, 2018 - 8:56 AM Printed By: vsmith
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TOTAL LENGTH PAVEMENT : 1,933 L.F.
START (BLUE MOON CROSSING): N: 761039.05 E: 922456.12
STOP (BLUE MOON CROSSING) : N: 759825.14 E: 923319.52

TOTAL LENGTH PAVEMENT : 203.5 L.F.
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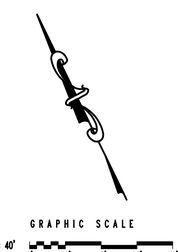
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RECORD DRAWING
FIELD VERIFIED BY: BARFIELD
ENTETPRISES, INC.
DATE: AUGUST 21, 2024



NOTE: ALL ELEVATIONS ARE NAVD 1988.
PRELIMINARY - NOT FOR CONSTRUCTION

GEORGIA REGISTERED 034599 No. 34599 PROFESSIONAL 6-29-2023 ENGINEER CHRISTOPHER J. DAMICO, JR.

CALL 811 BEFORE YOU DIG SAFE DIGGING PARTNER

Printed By: vsmith
December 14, 2018 - 8:56 AM

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

REVISIONS:
GENERAL REVISIONS 08/10/2022
GENERAL REVISIONS 06/29/2023

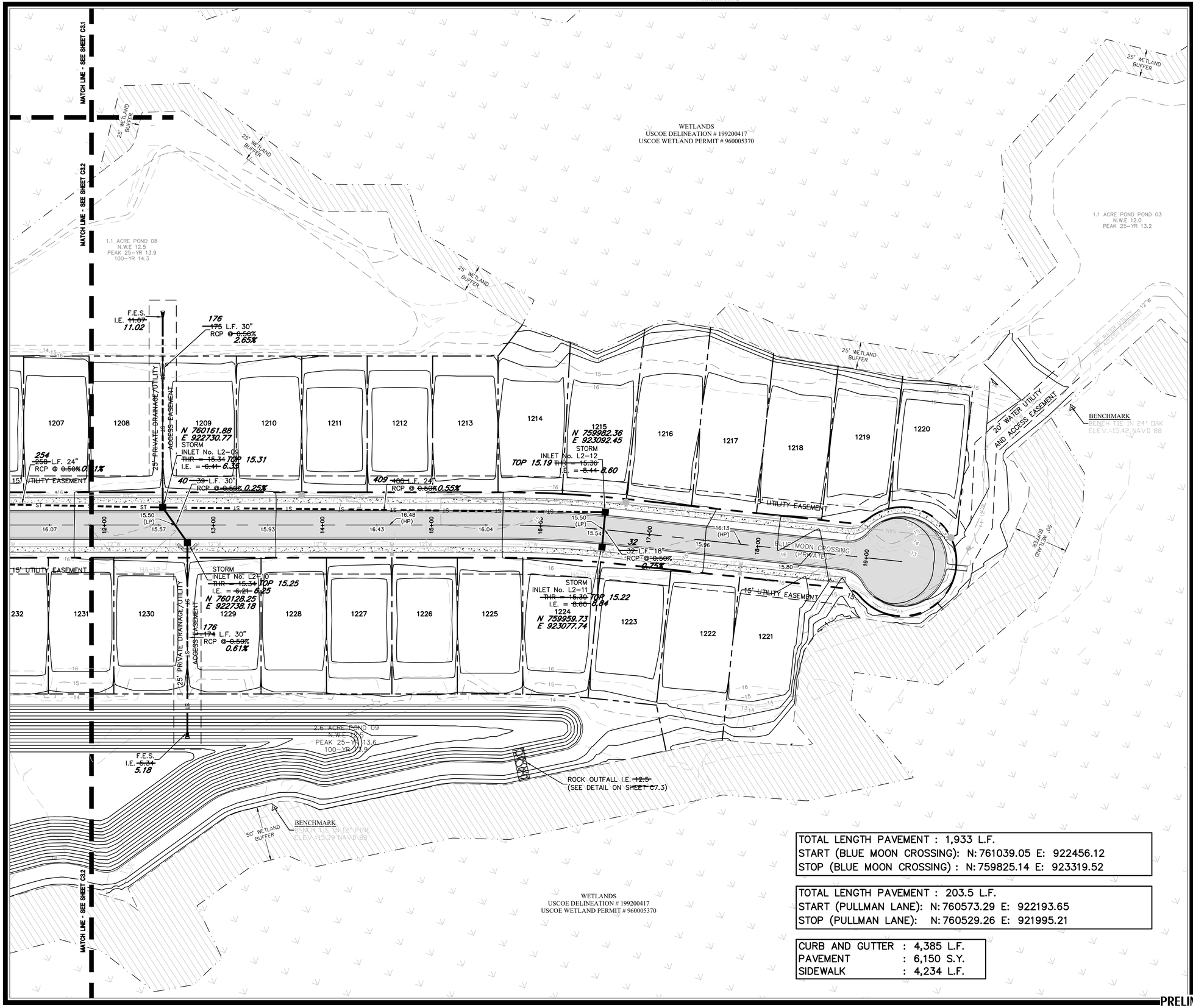
DESIGNED	DRAWN	CHECKED
H.F.R.	J.J.M.	H.W.K.

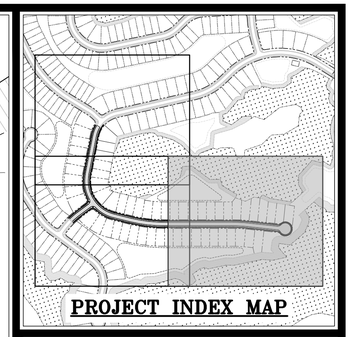
DATE: APRIL 18, 2022
JOB NO. 122244375
SCALE: 1" = 40'

WESTBROOK AREA L2
SAVANNAH QUARTERS
POOLER, GEORGIA
FOR
SOUTHWEST QUARTER HOLDINGS LLC
PAVING, GRADING, AND DRAINAGE PLAN

DRAWING NUMBER
C3.2

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SPECIAL NOTES:

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RECORD DRAWING

FIELD VERIFIED BY: BARFIELD ENTETPRISES, INC.
DATE: AUGUST 21, 2024

TOTAL LENGTH PAVEMENT :	1,933 L.F.
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GEORGIA REGISTERED
No. 34599
PROFESSIONAL ENGINEER
6-29-2023
CHRISTOPHER J. DAMICO, JR.

HUSSEY GAY BELL
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DATE: APRIL 18, 2022
JOB NO. 122244375
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WESTBROOK AREA L2
SAVANNAH QUARTERS
POOLER, GEORGIA
FOR
SOUTHWEST QUARTER HOLDINGS LLC
PAVING, GRADING, AND DRAINAGE PLAN

DRAWING NUMBER
C3.3

December 14, 2018 - 8:56 AM Printed By: vsmith

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CITY of POOLER
GEORGIA

PLANNING & ZONING STAFF REPORT

Release of Performance Bond and Acceptance of Maintenance Bond for Westbrook Area L-3

Project:	#220637
P&Z Meeting Date:	March 24, 2025
City Council Meeting Date:	April 7, 2025
Applicant and Authorized Agent:	SQ Res Land, LLC
Location (Address):	Westbrook Subdivision Area L-3 (Weyview Gardens)
Parcel (PIN):	51009 01027
Acreage:	Approximately 14
Zoning:	PUD (Savannah Quarters PUD Phase 10)
Proposed Use:	Residential subdivision, single family detached (56 lots)
Staff Recommendation:	Approval
Planning & Zoning Commission:	*TBD*
Recommended Motion:	*"After review of the application, move for approval of the request."*
Attachments:	A. Bond Submittal Documentation B. Record Drawing

Attachment A

CITY of POOLER
GEORGIA

MAINTENANCE AND WARRANTY BOND

Premium: $1,206.00/2 years

Bond Number: ES00020436 Principal Amount: $256,926.14

Project: Westbrook, Area L-3

Location: Savannah Quarters, Pooler, GA City Permit Number: _____

KNOW ALL MEN BY THESE PRESENTS:

That SQ Res Land, LLC, registered business address of 100 Blue Moon Crossing, Suite 114, Pooler, GA 31322; as Principal, hereinafter called "CONTRACTOR," and Everest Reinsurance Company, as Surety, hereinafter called the "SURETY," registered business address of 100 Everest Way, Warren, NJ 07059, a Surety insurer, chartered and existing under the laws of the State of Delaware, and authorized to do business in the State of Georgia, are held and firmly bound unto 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 Fifty-Six Thousand Nine Hundred Twenty-Six & 14/100ths US Dollars ($ 256,926.14) 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: Westbrook, Area L-3 in accordance with the General Conditions, Drawings, Specifications, Plans, etc. on file for the Project defined above and herein. Contractor constructed the improvements in accordance with all applicable Ordinances of the City of Pooler, in addition to any other applicable local, state, or federal code, regulation, guideline, conditions, etc.

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

of acceptance of this Bond by Obligee:

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

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

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

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

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

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

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

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

7) If repairs of any defect(s) are not commenced after expiration of the thirty (30) day period afforded to Surety in accordance with paragraph 6 above, Obligee may elect to repair the defect(s), and Contractor and Surety, jointly and 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]

IN WITNESS HEREOF, the Contractor and Surety do hereunto execute this Bond number ES00020436 this 27th day of February, 2025.

Attest

Witness as to Contractor (1)

Witness as to Contractor (2)

Notary Public Signature

10/2/2031
Notary Public Commission Expiration

Seal:

Contractor SQ Res Land, LLC

Contractor Signature

JESSE R. BAKER
Contractor Print

AUTHORIZED SIGNATORY
Contractor Title

SQ RES LAND, LLC, A DELAWARE LIMITED LIABILITY COMPANY
Company Name

CHAD R. GAUCHER JR
NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires Oct 2, 2031

Attest

Witness as to Surety (1)

Witness as to Surety (2)

Notary Public Signature

Notary Public Commission Expiration

Seal:

Surety

Surety Authorized Signature

Surety Authorized Print

Everest Reinsurance Company
Surety Company Name

100 Everest Way, Warren Corporate Center
Warren, NJ 07059
Surety Business Address

OR

Attest

Witness as to Agent (1) Sally Dupre

Witness as to Agent (2)

*** See Attached CA All Purpose Acknowledgment ***
Notary Public Signature

Notary Public Commission Expiration

Surety's Agent

Attorney in Fact Signature (Attach Power)

Cheryl L. Thomas
Attorney in Fact Print

0K07568
Agent's License Number

Acrisure of California, LLC DBA:
Rohm Insurance Agency, LLC
Agent's Name

Sec. 706. Maintenance bond.

(a) Upon completion of construction and prior to the issuance of any certificate of occupancy for any project which a performance bond or other acceptable security has been posted in accordance with section 703.03 of this article, the developer shall provide, on a form acceptable by the city, a maintenance bond, escrow account, certified check, or irrevocable letter of credit from a bank which has a business office within the State of Georgia, in the amount of 50 percent of the total cost of all infrastructure improvements and maintenance and landscape requirements.

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

(c) Measured from the initial date the required security is approved by the city, if no faults or failures develop within 12 months, the city may reduce the required security amount by 50 percent. At the end of the second 12 months, the developer shall request an inspection, and if no faults or failures have developed, the city may release the bond or escrow upon approval by the aldermanic board.

(d) The bond or escrow shall remain in force until released by the aldermanic board and shall not automatically expire at the end of 12 months. Bond and escrow forms are available from the office of the city clerk.

(Ord. of 6-5-2017(2), § II)

ALL- PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

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

State of California }

County of Orange }

On February 27, 2025 before me, W. Walker, Notary Public
(Here insert name and title of the officer),

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

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

WITNESS my hand and official seal.

W. WALKER
COMM. #2484032
Notary Public - California
Orange County
My Comm. Expires Mar. 30, 2028

Notary Public Signature (Notary Public Seal)

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Maintenance & Warranty Bond
(Title or description of attached document)

Bond #: ES00020436
(Title or description of attached document continued)

Number of Pages 5 Document Date 2/27/25

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☐ Corporate Officer
  _____
  (Title)
- ☐ Partner(s)
- ☑ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other _____

2015 Version www.NotaryClasses.com 800-873-9865

INSTRUCTIONS FOR COMPLETING THIS FORM

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

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

Attachment A

Everest Reinsurance Company
461 5th Avenue – 4th Floor
New York, N.Y. 10017

EVEREST

SURETY BOND SEAL ADDENDUM
EVEREST REINSURANCE COMPANY

Due to logistical issues associated with the use of traditional seals during the COVID-19 pandemic, Everest Reinsurance Company ("Everest") has authorized its Attorney-in-Fact to affix Everest's corporate seal to any bond executed on behalf of Everest by any such Attorney-in-Fact by attaching this Addendum to said bond.

To the extent this addendum is attached to a bond that is executed on behalf of Everest by its Attorney-in-Fact, Everest hereby agrees that the seal below shall be deemed affixed to said bond to the same extent as if its raised corporate seal was physically affixed to the face of the bond.

Dated this 7th day of April 2020.

EVEREST REINSURANCE COMPANY

By: _____
Anthony Romano – Vice President & Global Head of Surety

Everest Reinsurance Company
CORPORATE
SEAL
1973
DELAWARE
*

Attachment A

everest™

POWER OF ATTORNEY
EVEREST REINSURANCE COMPANY and EVEREST NATIONAL INSURANCE COMPANY

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

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

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

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

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

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

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

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

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

Everest Reinsurance Company and Everest National Insurance Company

By: Anthony Romano, Senior Vice President

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

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

Linda Robins, Notary Public

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Company, this 27th day of February 2025.

By: Sylvia Semerdjian, Assistant Secretary

ES 00 01 04 16

Attachment A

CITY of POOLER
GEORGIA

Public Works
Certificate of Completion

January 13, 2025

Westbrook Area L3,

The developers of Westbrook Area L3 have completed all punch list items for this project. Upon the council's approval, the City of Pooler Public Works Department authorizes the end of the performance bonding period and begins the warranty bond 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

EOM Operations
Your solution to a better tomorrow

Attachment A

January 16th, 2025

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

Subject: Warranty Bond
Savannah Quarters Westbrook Areas L1, L2, and L3.

Dear Mrs. Benson,

We have reviewed the requested Warranty Bonds for Savannah Quarters Westbrook Areas L1, L2, and L3 furnished by Haden Rollins of Hussey Gay Bell, specifically the schedule of values and unit costs for the bond. 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.

The proposed Warranty Bonds 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.

For Area L1, based on the calculations provided by Hussey Gay Bell, the cost of the City maintained infrastructure is **$397,769.52** which is correct. Therefore the 50% Warranty Infrastructure Bond of **$198,884.76** is also correct.

For Area L2, based on the calculations provided by Hussey Gay Bell, the cost of the City maintained infrastructure is **$718,381.20** which is correct. Therefore the 50% Warranty Infrastructure Bond of **$359,190.60** is also correct.

For Area L3, based on the calculations provided by Hussey Gay Bell, the cost of the City maintained infrastructure is **$513,852.28** which is correct. Therefore the 50% Warranty Infrastructure Bond of **$256,926.14** is also correct.

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

480 Edsel Drive, Ste 100
Richmond Hill, GA 31324
www.eomworx.com
Ph: 912.445.0050
F: 912.756.5882

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 A

HUSSEY GAY BELL
Established 1958

December 17, 2024

Mrs. Nicole Johnson
City of Pooler
100 Southwest Highway 80
Pooler, Georgia 31322

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

Construction is nearing completion on this project, and we are preparing for the closeout and acceptance process. The subdivision plat was previously recorded under performance bond. The roadway and drainage systems are private and will be owned and maintained by the HOA. The water and sewer systems are public and will be owned and maintained by the City of Pooler. I am requesting approval of the proposed project warranty bond amount so that the bond documents can be drafted.

Enclosed is the Engineer's opinion of bond infrastructure costs based on the contractor's Bid Schedule showing unit costs associated with the applicable infrastructure. The construction cost for the above listed infrastructure to be included in the warranty bond is $513,852.28 as indicated on the enclosed worksheet. At the 50% warranty bonding rate required by the City, the proposed **two-year warranty bond amount would be $256,926.14.**

Please review this request and let me know if you have any questions for approval.

Sincerely,
HUSSEY GAY BELL

Haydon Rollins

cc: Savannah Quarters

Savannah Quarters West Parcels L-1 through L-3
Maintenance/Warranty Bonding Worksheet - 12/17/2024

Attachment A

BARFIELD-BRANDON ENTERPRISES, INC.

SCHEDULE OF VALUES

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

NOTE: Roads and Drainage are private, to be maintained by the HOA.
Sanitary Sewer and Water are City of Pooler owned and maintained.

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

Phase	Item	Description	Original Contract				Total Previous Billing		Remaining	Work CompletedCurrent Billing		Total Completed	
L1		**Site Prep & Gen Mobilization**						-	-		-	-	$ -
L1	1	Site Con - Mobilization	1.00	LS	7,000.00	$ 7,000.00	1	7,000.00	-		-	1.00	$ 7,000.00
L1	2	Site Con - GPS, Staking	1.00	LS	8,750.00	$ 8,750.00	0.50	4,375.00	4,375.00		-	0.50	$ 4,375.00
L1	3	Site Con - Asbuilts	1.00	LS	4,500.00	$ 4,500.00		-	2,250.00	0.50	2,250.00	0.50	$ 2,250.00
L1	4	Site Con - Materials & Compaction Testing for Road	1.00	LS	10,000.00	$ 10,000.00		-	10,000.00		-	-	$ -
L1	5	Site Con - Soils Testing for Pads	50.00	EA	160.00	$ 8,000.00		-	4,800.00	20.00	3,200.00	20.00	$ 3,200.00
L1		**Demolition & Removal**						-	-		-	-	$ -
L1	1	Saw Cut Pavement For Tie In	27.00	LF	3.75	$ 101.25		-	101.25		-	-	$ -
L1		**Earthwork**						-	-		-	-	$ -
L1	1	Dirt swap topsoil for suitable fill	3,065.00	CY	4.80	$ 14,712.00	3,065	14,712.00	-		-	3,065.00	$ 14,712.00
L1	2	General Cuts	429.00	CY	4.75	$ 2,037.75	429	2,037.75	-		-	429.00	$ 2,037.75
L1	3	Import Fill - Place & Compact for Pads	2,567.00	CY	26.40	$ 67,768.80	1,300	34,320.00	33,448.80		-	1,300.00	$ 34,320.00
L1	4	Import Fill - Place & Compact for Roads	3,114.00	CY	26.40	$ 82,209.60	3,114	82,209.60	-		-	3,114.00	$ 82,209.60
L1	5	Muck Roads	1,939.00	CY	4.70	$ 9,113.30	1,939	9,113.30	-		-	1,939.00	$ 9,113.30
L1	6	Place and Compact Pad Fill	5,211.00	CY	1.65	$ 8,598.15	2,350	3,877.50	1,255.65	2,100.00	3,465.00	4,450.00	$ 7,342.50
L1	7	Place and Compact general fill from cuts	5,713.00	CY	1.65	$ 9,426.45	5,713	9,426.45	-		-	5,713.00	$ 9,426.45
L1	8	Dry/Mix pond cuts for pad fill	7,778.00	CY	1.90	$ 14,778.20		-	-	7,778.00	14,778.20	7,778.00	$ 14,778.20
L1	9	Grade Aresa Outside Pavement	42,592.00	SY	0.98	$ 41,740.16	20,000	19,600.00	22,140.16		-	20,000.00	$ 19,600.00
L1	10	Strip and Stockpile Topsoil	6,099.00	CY	4.15	$ 25,310.85	6,099	25,310.85	-		-	6,099.00	$ 25,310.85
L1	11	Respread Topsoil	6,099.00	CY	4.15	$ 25,310.85	6,099	25,310.85	-		-	6,099.00	$ 25,310.85
L1		**Finish Grading**						-	-		-	-	$ -
L1	1	Fine Grade Sub-Grade for Curb	2,420.00	LF	3.50	$ 8,470.00		-	8,470.00		-	-	$ -
L1	2	Backfill & Dress Behind Curb	2,420.00	LF	2.06	$ 4,985.20		-	4,985.20		-	-	$ -
L1	3	Fine Grade Road Sub-Grade	3,500.00	SY	3.50	$ 12,250.00		-	12,250.00		-	-	$ -
L1	4	Fine Grade GABC & Paving Prep	3,500.00	SY	3.50	$ 12,250.00		-	12,250.00		-	-	$ -
L1	5	Final Grade Lots & Common Areas for Grassing	42,592.00	SY	0.32	$ 13,629.44		-	13,629.44		-	-	$ -
L1		**Erosion Control**						-	-		-	-	$ -
L1	1	Construction Entrance - Install and Maintain	1.00	EA	2,200.00	$ 2,200.00	1	2,200.00	-		-	1.00	$ 2,200.00
L1	2	Silt Fence - Sd1-NS (TP-A) Single Row	325.00	LF	3.65	$ 1,186.25	325	1,186.25	-		-	325.00	$ 1,186.25
L1	3	Silt Fence - Sd1-S (TP-C) Double Row	325.00	LF	7.10	$ 2,307.50	325	2,307.50	-		-	325.00	$ 2,307.50
L1	4	Inlet Protection - Before Paving	10.00	EA	170.00	$ 1,700.00	10	1,700.00	-		-	10.00	$ 1,700.00
L1	5	Inlet Protection - After Paving	7.00	EA	125.00	$ 875.00		-	875.00		-	-	$ -
L1	6	Grassing - Stabilized	42,592.00	SY	0.87	$ 37,055.04		-	37,055.04		-	-	$ -
L1	7	Rip Rap AT FES	10.00	SY	145.00	$ 1,450.00		-	1,450.00		-	-	$ -
L1	8	NPDES Monitoring (per Month)	6.00	MO	2,100.00	$ 12,600.00	3	6,300.00	4,200.00	1.00	2,100.00	4.00	$ 8,400.00
L1		**Sewer System**						-	-		-	-	$ -
L1	1	Connect Extg Sewer MANHOLE 10-12' DEEP	1.00	EA	6,850.00	$ 6,850.00	1.00	6,850.00	-		-	1.00	$ 6,850.00
L1	2	4" PVC Service Lateral	2,128.00	LF	20.30	$ 43,198.40	2,128.00	43,198.40			-	2,128.00	$ 43,198.40
L1	3	8"x4" Service Wye	50.00	EA	750.00	$ 37,500.00	50.00	37,500.00	-		-	50.00	$ 37,500.00
L1	4	8" PVC Sewer 0'-6' cut		LF		$ -		-	-		-	-	$ -
L1	5	8" PVC Sewer 6'-8' cut	364.00	LF	49.15	$ 17,890.60	364.00	17,890.60	-		-	364.00	$ 17,890.60
L1	6	8" PVC Sewer 8'-10' cut	532.00	LF	51.36	$ 27,323.52	532.00	27,323.52	-		-	532.00	$ 27,323.52
L1	7	8" PVC Sewer 10'-12' cut	294.00	LF	55.00	$ 16,170.00	294.00	16,170.00	-		-	294.00	$ 16,170.00
L1	8	Manholes 48" 0'-6' Deep	1.00	EA	3,500.00	$ 3,500.00	1.00	3,500.00	-		-	1.00	$ 3,500.00
L1	9	Manholes 48" 6'-8' Deep	2.00	EA	3,750.00	$ 7,500.00	2.00	7,500.00	-		-	2.00	$ 7,500.00
L1	10	Manholes 48" 8'-10' Deep	2.00	EA	4,300.00	$ 8,600.00	2.00	8,600.00	-		-	2.00	$ 8,600.00
L1	11	Manholes 48" 10'-12' Deep	1.00	EA	5,000.00	$ 5,000.00		-	-		-	1.00	$ 5,000.00
L1	12	Onsite Backfill	752.00	CY	4.50	$ 3,384.00	752.00	3,384.00	-		-	752.00	$ 3,384.00
L1	13	Stone Bedding	66.00	CY	126.00	$ 8,316.00	66.00	8,316.00	-		-	66.00	$ 8,316.00
L1	14	TV Test - Laterals	2,128.00	LF	0.90	$ 1,915.20		-	1,915.20		-	-	$ -
L1	15	Mandrel & Air - Test - Main/MH	1,190.00	LF	5.25	$ 6,247.50		-	6,247.50		-	-	$ -
L1		**Storm System**						-	-		-	-	$ -
L1	1	Connect to Existing System	1.00	EA	4,650.00	$ 4,650.00	1.00	4,650.00	-		-	1.00	$ 4,650.00
L1	2	24" FES	1.00	EA	1,300.00	$ 1,300.00	1.00	1,300.00	-		-	1.00	$ 1,300.00

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L1	3	6" Sock Storm Drain	700.00	LF	21.00	$ 14,700.00		-	14,700.00		-	-	$ -
L1	4	18" RCP Storm Drain	96.00	LF	69.80	$ 6,700.80	96.00	6,700.80	-		-	96.00	$ 6,700.80
L1	5	24" RCP Storm Drain	616.00	LF	88.70	$ 54,639.20	616.00	54,639.20	-		-	616.00	$ 54,639.20
L1	6	30" RCP Storm Drain	352.00	LF	118.50	$ 41,712.00	352.00	41,712.00	-		-	352.00	$ 41,712.00
L1	7	Storm test, clean, inspect	1.00	LS	3,600.00	$ 3,600.00	1.00	3,600.00	-		-	1.00	$ 3,600.00
L1	8	Curb Inlet - Roll Over CB w/50lf 6" SGD each way -	7.00	EA	7,170.00	$ 50,190.00	7.00	50,190.00	-		-	7.00	$ 50,190.00
L1	9	Storm Manhole	3.00	EA	4,050.00	$ 12,150.00	3.00	12,150.00	-		-	3.00	$ 12,150.00
L1	10	Select backfill in road ROW only	450.00	CY	26.40	$ 11,880.00	450.00	11,880.00	-		-	450.00	$ 11,880.00
L1		**Water Distribution System**						-	-		-	-	$ -
L1	1	D/W-Connect Extg Water Main - 8" W/SLEEVE	2.00	EA	4,000.00	$ 8,000.00	2.00	8,000.00	-		-	2.00	$ 8,000.00
L1	2	D/W - 8" Ductile Iron Wtr Main	40.00	LF	59.30	$ 2,372.00	40.00	2,372.00	-		-	40.00	$ 2,372.00
L1	3	D/W-8" PVC Water Main	1,360.00	LF	42.40	$ 57,664.00	1,360.00	57,664.00	-		-	1,360.00	$ 57,664.00
L1	4	6" Fire Hydrant Lead	80.00	LF	52.25	$ 4,180.00	80.00	4,180.00	-		-	80.00	$ 4,180.00
L1	5	D/W-1" HDPE Service Tubing	2,140.00	LF	13.40	$ 28,676.00	2,140.00	28,676.00	-		-	2,140.00	$ 28,676.00
L1	6	D/W-1" Service Lateral to 8"	50.00	EA	630.00	$ 31,500.00	50.00	31,500.00	-		-	50.00	$ 31,500.00
L1	7	Test & Chlorinate	1.00	LS	3,850.00	~~$ 3,850.00~~	1.00	3,850.00	-		-	1.00	$ 3,850.00
L1	8	D/W-8" Gate Valves	3.00	EA	2,275.00	$ 6,825.00	3.00	6,825.00	-		-	3.00	$ 6,825.00
L1	9	D/W-MISC Fittings	1.00	LS	49,700.00	$ 49,700.00	1.00	49,700.00	-		-	1.00	$ 49,700.00
L1	10	D/W-Fire Hydrants w/6" Valve & Valve Box	4.00	EA	5,905.00	$ 23,620.00	4.00	23,620.00	-		-	4.00	$ 23,620.00
L1		**Street Improvements**						-	-		-	-	$ -
L1	1	1.5" Asphalt Surface Course	3,500.00	SY	14.20	$ 49,700.00		-	49,700.00		-	-	$ -
L1	2	8" Graded Aggregate Base Course	3,500.00	SY	42.00	$ 147,000.00		-	147,000.00		-	-	$ -
L1	3	18" Rollover Curb & Gutter	2,420.00	LF	19.50	$ 47,190.00		-	47,190.00		-	-	$ -
L1	4	4" Sidewalk (~~non-lot areas only~~ - as shown on plans	1347.85 ~~59.00~~	SY	58.00	$ ~~3,422.00~~	78,175.43	-	~~3,422.00~~	78,175.43	-	-	$ -
L1	5	Fine Grade for Sidewalk	1347.85 ~~59.00~~	SY	8.25	$ ~~486.75~~	11,119.76	-	~~486.75~~	11,119.76	-	-	$ -
L1	6	Westbrook Traffic Signs	3.00	ls	1,600.00	$ 4,800.00		-	4,800.00		-	-	$ -
L1		**Bid Alternates**						-	-		-	-	$ -
L1	*1*	Elec. Backbone Conduit	3,060	LF	19.00	$ 58,140.00	3,060.00	58,140.00	-		-	3,060.00	$ 58,140.00
PHASE								-	-		-	-	$ -
L2		**Site Prep & Gen Mobilization**						-	-		-	-	$ -
L2	1	Site Con - Mobilization	1.00	LS	7,000.00	$ 7,000.00	1.00	7,000.00	-		-	1.00	$ 7,000.00
L2	2	Site Con - GPS, Staking	1.00	LS	10,150.00	$ 10,150.00	0.50	5,075.00	5,075.00		-	0.50	$ 5,075.00
L2	3	Site Con - Asbuilts	1.00	LS	4,500.00	$ 4,500.00		-	2,250.00	0.50	2,250.00	0.50	$ 2,250.00
L2	4	Site Con - Materials & Compaction Testing for Road	1.00	LS	11,600.00	$ 11,600.00		-	11,600.00		-	-	$ -
L2	5	Site Con - Soils Testing for Pads	58.00	EA	160.00	$ 9,280.00		-	6,880.00	15.00	2,400.00	15.00	$ 2,400.00
L2		**Demolition & Removal**						-	-		-	-	$ -
L2	1	Saw cut pvmt for tie in	54.00	LF	3.75	$ 202.50		-	202.50		-	-	$ -
L2		**Earthwork**		**SY**				-	-		-	-	$ -
L2	1	Dirt swap topsoil for suitable fill	5,626.00	CY	4.80	$ 27,004.80	5,626.00	27,004.80	-		-	5,626.00	$ 27,004.80
L2	2	General Cuts	8,518.00	CY	4.75	$ 40,460.50	8,518.00	40,460.50	-		-	8,518.00	$ 40,460.50
L2	3	Pond Excavation required for fill	40,763.00	CY	4.75	$ 193,624.25	31,000.00	147,250.00	17,874.25	6,000.00	28,500.00	37,000.00	$ 175,750.00
L2	4	Import Fill - Place & Compact for Pads	4,519.00	CY	26.40	$ 119,301.60	2,155.00	56,892.00	10,929.60	1,950.00	51,480.00	4,105.00	$ 108,372.00
L2	5	Import Fill - Place & Compact for Roads	5,545.00	CY	26.40	$ 146,388.00		-	146,388.00		-	-	$ -
L2	6	Muck Roads	3,946.00	CY	4.70	$ 18,546.20	550.00	2,585.00	-	3,396.00	15,961.20	3,946.00	$ 18,546.20
L2	7	Place and Compact Pad Fill	9,175.00	CY	1.65	$ 15,138.75	8,500.00	14,025.00	1,113.75		-	8,500.00	$ 14,025.00
L2	8	Place and Compact general fill from cuts	13,119.00	CY	1.65	$ 21,646.35	8,500.00	14,025.00	-	4,619.00	7,621.35	13,119.00	$ 21,646.35
L2	9	Dry/Mix Pond Excavation for pad fill	13,694.00	CY	1.90	$ 26,018.60		-	26,018.60		-	-	$ -
L2	10	Grade Areas Outside Pavement	102,608.00	SY	0.98	$ 100,555.84	65,000.00	63,700.00	36,855.84		-	65,000.00	$ 63,700.00
L2	11	Dress Pond Slope	11,532.00	SY	1.75	$ 20,181.00	6,500.00	11,375.00	8,806.00		-	6,500.00	$ 11,375.00
L2	12	Strip & Stockpile Topsoil	14,193.00	CY	4.15	$ 58,900.95	14,193.00	58,900.95	-		-	14,193.00	$ 58,900.95
L2	13	Respread Topsoil	14,193.00	CY	4.15	$ 58,900.95	14,193.00	58,900.95	-		-	14,193.00	$ 58,900.95
L2		**Finish Grading**		**SY**				-	-		-	-	$ -
L2	1	Fine Grade Sub-Grade for Curb	4,400.00	LF	3.50	$ 15,400.00		-	15,400.00		-	-	$ -
L2	2	Backfill & Dress Behind Curb	4,400.00	LF	2.06	$ 9,064.00		-	9,064.00		-	-	$ -
L2	3	Fine Grade Road Sub-Grade	6,165.00	SY	3.50	$ 21,577.50		-	21,577.50		-	-	$ -
L2	4	Fine Grade GABC & Paving Prep	6,165.00	SY	3.50	$ 21,577.50		-	21,577.50		-	-	$ -
L2	5	Final Grade Lots & Common Areas for Grassing	102,608.00	SY	0.32	$ 32,834.56		-	32,834.56		-	-	$ -
L2		**Erosion Control**						-	-		-	-	$ -
L2	1	Construction Entrance - Install and Maintain	1.00	EA	2,200.00	$ 2,200.00	1.00	2,200.00	-		-	1.00	$ 2,200.00
L2	2	Silt Fence - Sd1-NS (TP-A) Single Row	350.00	LF	3.65	$ 1,277.50	350.00	1,277.50	-		-	350.00	$ 1,277.50
L2	3	Silt Fence - Sd1-S (TP-C) Double Row	350.00	LF	7.10	$ 2,485.00	350.00	2,485.00	-		-	350.00	$ 2,485.00
L2	4	Inlet Protection - Before Paving	14.00	EA	170.00	$ 2,380.00	14	2,380.00	-		-	14.00	$ 2,380.00
L2	5	Inlet Protection - After Paving	12.00	EA	125.00	$ 1,500.00		-	1,500.00		-	-	$ -
L2	6	Grassing - Stabilized	102,608.00	SY	0.87	$ 89,268.96		-	89,268.96		-	-	$ -
L2	7	Rip Rap AT FES	165.00	SY	145.00	$ 23,925.00		-	23,925.00		-	-	$ -

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L2	8	NPDES Monitoring (per Month)	6.00	MO	2,100.00	$ 12,600.00	2	4,200.00	6,300.00	1.00	2,100.00	3.00	$ 6,300.00
L2		**Sanitary Sewer Pipe**						-	-		-	-	$ -
L2	1	Connect Extg Stub Out 14-16'	1.00	EA	7,835.00	$ 7,835.00	1	7,835.00	-		-	1.00	$ 7,835.00
L2	2	10" PVC Sewer 14'-16' cut	70.00	LF	72.31	$ 5,061.70	70	5,061.70	-		-	70.00	$ 5,061.70
L2	3	4" PVC Service Lateral	2,478.00	LF	20.30	$ 50,303.40	2,478	50,303.40	-		-	2,478.00	$ 50,303.40
L2	4	8"x4" Service Wye	58.00	EA	750.00	$ 43,500.00	58	43,500.00	-		-	58.00	$ 43,500.00
L2	5	8" PVC Sewer 6'-8' cut	602.00	LF	49.15	$ 29,588.30	602	29,588.30	-		-	602.00	$ 29,588.30
L2	6	8" PVC Sewer 8'-10' cut	392.00	LF	51.36	$ 20,133.12	392	20,133.12	-		-	392.00	$ 20,133.12
L2	7	8" PVC Sewer 10'-12' cut	798.00	LF	55.00	$ 43,890.00	798	43,890.00	-		-	798.00	$ 43,890.00
L2	8	8" PVC Sewer 12'-14' cut	308.00	LF	57.61	$ 17,743.88	308	17,743.88	-		-	308.00	$ 17,743.88
L2	9	Manholes 48" 0'-6' Deep	1.00	EA	3,500.00	$ 3,500.00	1	3,500.00	-		-	1.00	$ 3,500.00
L2	10	Manholes 48" 6'-8' Deep	2.00	EA	3,750.00	$ 7,500.00	2	7,500.00	-		-	2.00	$ 7,500.00
L2	11	Manholes 48" 8'-10' Deep	2.00 1.00	EA	4,300.00	$ 8,600 4,300.00	1	4,300.00	-		-	2.00 1.00	$ 8,600 4,300.00
L2	12	Manholes 48" 10'-12' Deep	4.00	EA	4,550.00	$ 18,200.00	4	18,200.00	-		-	4.00	$ 18,200.00
L2	13	Manholes 48" 12'-14' Deep	1.00	EA	4,900.00	$ 4,900.00	1	4,900.00	-		-	1.00	$ 4,900.00
L2	14	Onsite Backfill	1,136.00	CY	4.50	$ 5,112.00	1,136	5,112.00	-		-	1,136.00	$ 5,112.00
L2	15	Stone Bedding	120.00	CY	126.00	$ 15,120.00	120	15,120.00	-		-	120.00	$ 15,120.00
L2	16	TV Test - Laterals	2,478.00	LF	0.90	$ 2,230.20		-	2,230.20		-	-	$ -
L2	17	Mandrel & Air - Test - Main/MH	2,170.00	LF	5.25	$ 11,392.50		-	11,392.50		-	-	$ -
L2		**Storm System**						-			-	-	$ -
L2	1	Connect to Existing System	1.00	EA	4,650.00	$ 4,650.00	1	4,650.00	-		-	1.00	$ 4,650.00
L2	2	CONNECT TO EXISTING 48" RCP	1.00	EA	3,900.00	$ 3,900.00	1	3,900.00	-		-	1.00	$ 3,900.00
L2	3	30" FES	3.00	EA	1,450.00	$ 4,350.00	3	4,350.00	-		-	3.00	$ 4,350.00
L2	4	48" FES	3.00	EA	4,050.00	$ 12,150.00	3	12,150.00	-		-	3.00	$ 12,150.00
L2	5	6" Sock Storm Drain	1,200.00	LF	21.00	$ 25,200.00		-	25,200.00		-	-	$ -
L2	6	18" RCP Storm Drain	192.00	LF	69.80	$ 13,401.60	192	13,401.60	-		-	192.00	$ 13,401.60
L2	7	24" RCP Storm Drain	1,072.00	LF	88.70	$ 95,086.40	1,072	95,086.40	-		-	1,072.00	$ 95,086.40
L2	8	30" RCP Storm Drain	568.00	LF	118.50	$ 67,308.00	568	67,308.00	-		-	568.00	$ 67,308.00
L2	9	48" RCP Storm Drain	536.00	LF	247.10	$ 132,445.60	536	132,445.60	-		-	536.00	$ 132,445.60
L2	10	Storm test, clean, inspect	1.00	LS	3,600.00	$ 3,600.00		-	-	1.00	3,600.00	1.00	$ 3,600.00
L2	11	Curb Inlet - Roll Over CB w/50lf 6" SGD each way	12.00	EA	7,170.00	$ 86,040.00	12	86,040.00	-		-	12.00	$ 86,040.00
L2	12	Yard Inlet	1.00	EA	5,100.00	$ 5,100.00	1	5,100.00	-		-	1.00	$ 5,100.00
L2	13	Storm Manhole	1.00	EA	4,050.00	$ 4,050.00	1	4,050.00	-		-	1.00	$ 4,050.00
L2	14	Select backfill in road ROW only	860.00	CY	26.40	$ 22,704.00	860	22,704.00	-		-	860.00	$ 22,704.00
L2	15	Rock Outfall - Overflow	152.00	SY	145.00	$ 22,040.00		-	-	152.00	22,040.00	152.00	$ 22,040.00
L2		**Water Distribution System**						-	-		-	-	$ -
L2	1	D/W-Connect Extg Water Main 12" & 14" W/SLEEV	1.00	EA	14,500.00	$ 14,500.00		-	-	1.00	14,500.00	1.00	$ 14,500.00
L2	2	D/W-12" Ductile Iron Wtr Main	80.00	LF	80.00	$ 6,400.00	80	6,400.00	-		-	80.00	$ 6,400.00
L2	3	D/W-12" PVC Water Main	2,480.00	LF	74.80	$ 185,504.00	2,480	185,504.00	-		-	2,480.00	$ 185,504.00
L2	4	D/W-14" PVC Water Main	11.00	LF	170.00	$ 1,870.00	11	1,870.00	-		-	11.00	$ 1,870.00
L2	5	6" Fire Hydrant Lead	120.00	LF	52.25	$ 6,270.00	120	6,270.00	-		-	120.00	$ 6,270.00
L2	6	D/W-1" HDPE Service Tubing	2,500.00	LF	13.40	$ 33,500.00	2,500	33,500.00	-		-	2,500.00	$ 33,500.00
L2	7	D/W-1" Service Lateral to 12"	58.00	EA	775.00	$ 44,950.00	58	44,950.00	-		-	58.00	$ 44,950.00
L2	8	Test & Chlorinate	1.00	LS	3,850.00	$ 3,850.00		-	-	1.00	3,850.00	1.00	$ 3,850.00
L2	9	D/W-12" Gate Valve	4.00	EA	4,425.00	$ 17,700.00	4	17,700.00	-		-	4.00	$ 17,700.00
L2	10	D/W-MISC Fittings	1.00	LS	91,270.50	$ 91,270.50	1	91,270.50	-		-	1.00	$ 91,270.50
L2	11	D/W-Fire Hydrants w/6" Valve & Valve Box	6.00	EA	5,905.00	$ 35,430.00	6	35,430.00	-		-	6.00	$ 35,430.00
L2		**Pavement**						-	-		-	-	$ -
L2	1	Petro Mat	400.00	SY	6.20	$ 2,480.00		-	2,480.00		-	-	$ -
L2	2	1.5" Asphalt Surface Course	6,165.00	SY	14.20	$ 87,543.00		-	87,543.00		-	-	$ -
L2	3	8" Graded Aggregate Base Course	6,165.00	SY	42.00	$ 258,930.00		-	258,930.00		-	-	$ -
L2	4	18" Rollover Curb & Gutter	4,400.00	LF	19.50	$ 85,800.00		-	85,800.00		-	-	$ -
L2	5	Concrete Flume	1.00	EA	1,900.00	$ 1,900.00		-	1,900.00		-	-	$ -
L2	6	4" Sidewalk (non-lot areas only - as shown on plans	2351.52148.00	SY	58.00	$ 8,584.00	136,388.20	-	8,584.00	136,388.20	-	-	$ -
L2	7	Fine Grade for Sidewalk	2351.52148.00	SY	8.25	$ 1,221.00	19,400.05	-	1,221.00	19,400.05	-	-	$ -
L2	8	ADA TRUNCATED PAVERS AT HC RAMP	24.00	SF	200.00	$ 4,800.00		-	4,800.00		-	-	$ -
L2	9	Fine Grade for H/C Ramp	3.00	EA	65.85	$ 197.55		-	197.55		-	-	$ -
L2	10	Thermo Stop Bars	1.00	EA	600.00	$ 600.00		-	600.00		-	-	$ -
L2	11	Thermo Crosswalks	2.00	EA	1,150.00	$ 2,300.00		-	2,300.00		-	-	$ -
L2	12	Westbrook Traffic Signs	5.00	EA	1,600.00	$ 8,000.00		-	8,000.00		-	-	$ -
L2		**Bid Alternates**						-	-		-	-	$ -
L2	*1*	Elec. Backbone Conduit	2,460	LF	19.00	$ 46,740.00	2,460	46,740.00	-		-	2,460.00	$ 46,740.00
PHASE								-	-		-	-	$ -
L3		**Site Prep & Gen Mobilization**						-	-		-	-	$ -
L3	1	Site Con - Mobilization	1.00	LS	7,000.00	$ 7,000.00	1.00	7,000.00	-		-	1.00	$ 7,000.00

Attachment A

L3	2	Site Con - GPS, Staking	1.00	LS	9,800.00	$ 9,800.00	0.50	4,900.00	4,900.00		-	0.50	$ 4,900.00
L3	3	Site Con - Asbuilts	1.00	LS	4,500.00	$ 4,500.00		-	2,250.00	0.50	2,250.00	0.50	$ 2,250.00
L3	4	Site Con - Materials & Compaction Testing for Road	1.00	LS	11,200.00	$ 11,200.00		-	11,200.00		-	-	$ -
L3	5	Site Con - Soils Testing for Pads	56.00	EA	160.00	$ 8,960.00		-	7,360.00	10.00	1,600.00	10.00	$ 1,600.00
L3		**Earthwork**						-	-		-	-	$ -
L3	1	Dirt swap topsoil for suitable fill	4,475.00	CY	4.80	$ 21,480.00	4,475	21,480.00	-		-	4,475.00	$ 21,480.00
L3	2	General Cuts	575.00	CY	4.75	$ 2,731.25	575	2,731.25	-		-	575.00	$ 2,731.25
L3	3	Import Fill - Place & Compact for Pads	3,636.00	CY	26.40	$ 95,990.40	2,685	70,884.00	-	951.00	25,106.40	3,636.00	$ 95,990.40
L3	4	Import Fill - Place & Compact for Roads	4,837.00	CY	26.40	$ 127,696.80	1,050	27,720.00	99,976.80		-	1,050.00	$ 27,720.00
L3	5	Muck Roads	3,648.00	CY	4.70	$ 17,145.60	1,200	5,640.00	-	2,448.00	11,505.60	3,648.00	$ 17,145.60
L3	6	Place and Compact Pad Fill	7,383.00	CY	1.65	$ 12,181.95	3,500	5,775.00	-	3,883.00	6,406.95	7,383.00	$ 12,181.95
L3	7	Place and Compact general fill from cuts	10,487.00	CY	1.65	$ 17,303.55	4,000	6,600.00	-	6,487.00	10,703.55	10,487.00	$ 17,303.55
L3	8	Mix/Dry Pond excavation required for pad fill	11,019.00	CY	1.90	$ 20,936.10			20,936.10		-	-	$ -
L3	9	Grade Areas Outside Pavement	66,308.00	SY	0.98	$ 64,981.84	18,500	18,130.00	46,851.84		-	18,500.00	$ 18,130.00
L3	10	Strip & Stockpile Topsoil	9,149.00	CY	4.15	$ 37,968.35	9,149	37,968.35	-		-	9,149.00	$ 37,968.35
L3	11	Respread Topsoil	9,149.00	CY	4.15	$ 37,968.35	9,149	37,968.35	-		-	9,149.00	$ 37,968.35
L3		**Finish Grading**						-	-		-	-	$ -
L3	1	Fine Grade Sub-Grade for Curb	3,680.00	LF	3.50	$ 12,880.00		-	12,880.00		-	-	$ -
L3	2	Backfill & Dress Behind Curb	3,680.00	LF	2.06	$ 7,580.80		-	7,580.80		-	-	$ -
L3	3	Fine Grade Road Sub-Grade	5,485.00	SY	3.50	$ 19,197.50		-	19,197.50		-	-	$ -
L3	4	Fine Grade GABC & Paving Prep	5,485.00	SY	3.50	$ 19,197.50		-	19,197.50		-	-	$ -
L3	5	Final Grade Lots & Common Areas for Grassing	66,308.00	SY	0.32	$ 21,218.56		-	21,218.56		-	-	$ -
L3		**Erosion Control**						-	-		-	-	$ -
L3	1	Construction Entrance - Install and Maintain	1.00	EA	2,200.00	$ 2,200.00	1	2,200.00	-		-	1.00	$ 2,200.00
L3	2	Silt Fence - Sd1-NS (TP-A) Single Row	325.00	LF	3.65	$ 1,186.25	325	1,186.25	-		-	325.00	$ 1,186.25
L3	3	Silt Fence - Sd1-S (TP-C) Double Row	325.00	LF	7.10	$ 2,307.50	325	2,307.50	-		-	325.00	$ 2,307.50
L3	4	Inlet Protection - Before Paving	12.00	EA	170.00	$ 2,040.00		-	-	12.00	2,040.00	12.00	$ 2,040.00
L3	5	Inlet Protection - After Paving	10.00	EA	125.00	$ 1,250.00		-	1,250.00		-	-	$ -
L3	6	Grassing - Stabilized	66,308.00	SY	0.87	$ 57,687.96		-	57,687.96		-	-	$ -
L3	7	Rip Rap AT FES	40.00	SY	145.00	$ 5,800.00		-	5,800.00		-	-	$ -
L3	8	NPDES Monitoring (per Month)	6.00	MO	2,100.00	$ 12,600.00	1	2,100.00	8,400.00	1.00	2,100.00	2.00	$ 4,200.00
L3		**Sewer System**						-	-		-	-	$ -
L3	1	4" PVC Service Lateral	2,380.00	LF	20.30	$ 48,314.00	2,380	48,314.00	-		-	2,380.00	$ 48,314.00
L3	2	8"x4" Service Wye	56.00	EA	750.00	$ 42,000.00	56	42,000.00	-		-	56.00	$ 42,000.00
L3	3	8" PVC Sewer 0'-6' cut	88.00	LF	47.85	$ 4,210.80	88	4,210.80	-		-	88.00	$ 4,210.80
L3	4	8" PVC Sewer 6'-8' cut	812.00	LF	49.15	$ 39,909.80	812	39,909.80	-		-	812.00	$ 39,909.80
L3	5	8" PVC Sewer 8'-10' cut	938.00	LF	51.36	$ 48,175.68	938	48,175.68	-		-	938.00	$ 48,175.68
L3	6	Manholes 48" 0'-6' Deep	3.00	EA	3,500.00	$ 10,500.00	3	10,500.00	-		-	3.00	$ 10,500.00
L3	7	Manholes 48" 6'-8' Deep	4.00	EA	3,750.00	$ 15,000.00	4	15,000.00	-		-	4.00	$ 15,000.00
L3	8	Manholes 48" 8'-10' Deep	~~3.00~~ 2.00	EA	4,300.00	$ ~~12,900~~ 8,600.00	2	8,600.00	-		-	~~3.00~~ 2.00	$ ~~12,900~~ 8,600.00
L3	9	Onsite Backfill	1,010.00	CY	4.50	$ 4,545.00	1,010	4,545.00	-		-	1,010.00	$ 4,545.00
L3	10	Stone Bedding	101.00	CY	126.00	$ 12,726.00	101	12,726.00	-		-	101.00	$ 12,726.00
L3	11	TV Test - Laterals	2,380.00	LF	0.90	$ 2,142.00		-	2,142.00		-	-	$ -
L3	12	Mandrel & Air - Test - Main/MH	1,834.00	LF	5.25	$ 9,628.50		-	9,628.50		-	-	$ -
L3		**Storm System**						-	-		-	-	$ -
L3	1	24" FES	1.00	EA	1,300.00	$ 1,300.00	1	1,300.00			-	1.00	$ 1,300.00
L3	2	30" FES	2.00	EA	1,450.00	$ 2,900.00	2	2,900.00	-		-	2.00	$ 2,900.00
L3	3	6" Sock Storm Drain 2'X1' W/ SAND	1,000.00	LF	21.00	$ 21,000.00		-	21,000.00		-	-	$ -
L3	4	18" RCP Storm Drain	160.00	LF	69.80	$ 11,168.00	160	11,168.00	-		-	160.00	$ 11,168.00
L3	5	24" RCP Storm Drain	744.00	LF	88.70	$ 65,992.80	744	65,992.80	-		-	744.00	$ 65,992.80
L3	6	30" RCP Storm Drain	336.00	LF	118.50	$ 39,816.00	336	39,816.00	-		-	336.00	$ 39,816.00
L3	7	Storm test, clean, inspect	1.00	LS	3,600.00	$ 3,600.00		-	-	1.00	3,600.00	1.00	$ 3,600.00
L3	8	Curb Inlet - Roll Over CB w/50lf 6" SGD each way	10.00	EA	7,170.00	$ 71,700.00	10	71,700.00	-		-	10.00	$ 71,700.00
L3	9	Storm Manhole	2.00	EA	4,050.00	$ 8,100.00	2	8,100.00	-		-	2.00	$ 8,100.00
L3	10	Select backfill in road ROW only	809.00	CY	26.40	$ 21,357.60	809	21,357.60	-		-	809.00	$ 21,357.60
L3		**Water Distribution System**						-	-		-	-	$ -
L3	1	D/W-Connect Extg Water Main 12" W/SLEEVE	1.00	EA	7,200.00	$ 7,200.00		-	-	1.00	7,200.00	1.00	$ 7,200.00
L3	2	D/W - 8" Ductile Iron Wtr Main	80.00	LF	59.30	$ 4,744.00	80	4,744.00	-		-	80.00	$ 4,744.00
L3	3	D/W-8" PVC Water Main	1,840.00	LF	42.40	$ 78,016.00	1,840	78,016.00	-		-	1,840.00	$ 78,016.00
L3	4	D/W-12" PVC Water Main	120.00	LF	74.80	$ 8,976.00	120	8,976.00	-		-	120.00	$ 8,976.00
L3	5	6" Fire Hydrant Lead	80.00	LF	52.25	$ 4,180.00	80	4,180.00	-		-	80.00	$ 4,180.00
L3	6	D/W-1" HDPE Service Tubing	2,400.00	LF	13.40	$ 32,160.00	1,650	22,110.00	-	750.00	10,050.00	2,400.00	$ 32,160.00
L3	1	D/W-1" Service Lateral to 8"	56.00	EA	630.00	$ 35,280.00	39	24,570.00	-	17.00	10,710.00	56.00	$ 35,280.00
L3	2	Test & Chlorinate	1.00	LS	3,850.00	$ 3,850.00		-	-	1.00	3,850.00	1.00	$ 3,850.00
L3	1	D/W-8" Gate Valves	2.00	EA	2,275.00	$ 4,550.00	2	4,550.00	-	-	-	2.00	$ 4,550.00

Attachment A

L3	1	D/W-12" Gate Valve	1.00	EA	4,425.00	$ 4,425.00	1	4,425.00	-	-	-	1.00	$ 4,425.00
L3	1	D/W-MISC Fittings	1.00	LS	72,420.00	$ 72,420.00	1	61,557.00	-	0.15	10,863.00	1.00	$ 72,420.00
L3	2	D/W-Fire Hydrants w/6" Valve & Valve Box	4.00	EA	5,905.00	$ 23,620.00	4	23,620.00	-		-	4.00	$ 23,620.00
L3		**Street Improvements**						-	-		-	-	$ -
L3	1	Petro Mat	400.00	SY	6.20	$ 2,480.00		-	2,480.00		-	-	$ -
L3	2	1.5" Asphalt Surface Course	5,485.00	SY	14.20	$ 77,887.00		-	77,887.00		-	-	$ -
L3	1	8" Graded Aggregate Base Course	5,485.00	SY	42.00	$ 230,370.00		-	230,370.00		-	-	$ -
L3	1	18" Rollover Curb & Gutter	3,680.00	LF	19.50	$ 71,760.00		-	71,760.00		-	-	$ -
L3	2	Concrete Flume	1.00	EA	1,900.00	$ 1,900.00		-	1,900.00		-	-	$ -
L3	1	4" Sidewalk (~~non-lot areas only~~ - as shown on plans	624.23 ~~142.00~~	SY	58.00	$ ~~8,236.00~~	36,205.39	-	~~8,236.00~~	36,205.39	-	-	$ -
L3	2	Fine Grade for Sidewalk	624.23 ~~142.00~~	SY	8.25	$ ~~1,171.50~~	5,149.90	-	~~1,171.50~~	5,149.90	-	-	$ -
L3	3	ADA TRUNCATED PAVERS AT HC RAMP	32.00	SF	200.00	$ 6,400.00		-	6,400.00		-	-	$ -
L3	4	Fine Grade for H/C Ramp	4.00	EA	65.85	$ 263.40		-	263.40		-	-	$ -
L3	5	Thermo Stop Bars	1.00	EA	600.00	$ 600.00		-	600.00		-	-	$ -
L3	1	Thermo Crosswalks	2.00	EA	1,150.00	$ 2,300.00		-	2,300.00		-	-	$ -
L3	2	Westbrook Traffic Signs	3.00	EA	1,600.00	$ 4,800.00		-	4,800.00		-	-	$ -
L3		**Bid Alternates**						-	-		-	-	$ -
L3	*1*	Elec. Backbone Conduit	2,400	LF	19.00	$ 45,600.00	1,000	18,000.00	-	1,400.00	26,600.00	2,400.00	$ 45,600.00
						$ 6,124,390.16	**TOTALS**	**$ 3,576,467.15**	**2,233,241.76**	**TOTALS**	**$ 314,681.25**	**TOTALS**	**$ 3,891,148.40**
				10.0%		$ 612,439.02	**RETENTION**	$ 357,646.72		**RETENTION**	$ 31,468.13	**RETENTION**	$ 389,114.84
						$ 5,511,951.14	**TOTAL INV.**	**$ 3,218,820.44**		**TOTAL INV.**	**$ 283,213.13**	**TOTAL INVOICED TO DATE**	**$ 3,502,033.56**

Warranty Bond Amount = Sewer System + Water System x 50%

Project L-1 Warranty Bond = $185,232.52 + $212,537.00 x 0.5 = **$198,884.76**

Project L-2 Warranty Bond = $280,986.70 + $437,394.50 x 0.5 = **$359,190.60**

Project L-3 Warranty Bond = $238,281.28 + $275,571.00 x 0.5 = **$256,926.14**

CLEARING, PAVING, GRADING, STORM DRAINAGE
WATER DISTRIBUTION & SANITARY SEWER

WESTBROOK AREA L3
SAVANNAH QUARTERS
POOLER, GEORGIA

FOR

RECORD DRAWING
FIELD VERIFIED BY: BARFIELD ENTETPRISES, INC.
DATE: AUGUST 21, 2024

SOUTHWEST QUARTER HOLDINGS LLC
200 BLUE MOON CROSSING
POOLER, GEORGIA 31322
PHONE No. (912) 450-2300

APRIL 18, 2022
GENERAL REVISIONS - AUGUST 10, 2022
GENERAL REVISIONS - JUNE 29, 2023



VICINITY MAP
SCALE: 1"=2000'

GEORGIA
No. 34599
PROFESSIONAL
6-29-2023
ENGINEER
CHRISTOPHER J. CHANCE, JR.

SHEET NO.	DESCRIPTION
C0.1	COVER SHEET, VICINITY MAP AND SCHEDULE OF DRAWINGS
C0.2	CONSTRUCTION NOTES AND LEGEND
~~C1.1 - C1.2~~	~~EXISTING CONDITIONS PLAN~~
~~C2.0~~	~~OVERALL STAKING & TRAFFIC CONTROL PLAN~~
~~C2.1 - C2.2~~	~~STAKING & TRAFFIC CONTROL PLAN~~
~~C3.0~~	~~OVERALL PAVING, GRADING AND DRAINAGE PLAN~~
C3.1 - C3.2	PAVING, GRADING, AND DRAINAGE PLAN
~~C4.0~~	~~OVERALL NEIGHBORHOOD GRADING AND DRAINAGE PLAN~~
~~C4.1 - C4.2~~	~~NEIGHBORHOOD GRADING AND DRAINAGE PLAN~~
~~C5.0~~	~~OVERALL WATER AND SEWER DISTRIBUTION PLAN~~
C5.1 - C5.2	WATER DISTRIBUTION AND SANITARY SEWER PLAN
~~C6.1~~	~~ROAD PROFILES~~
C6.2	STORM DRAINAGE PROFILES
C6.3	SANITARY SEWER PROFILES
C6.4	WATER MAIN PROFILES
~~C7.1 - C7.4~~	~~CONSTRUCTION DETAILS~~
GC8.1 - GC8.2	GREENSPACE PLAN

SCHEDULE OF DRAWINGS

HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626
SAVANNAH • ATLANTA • STATESBORO • CHARLESTON • COLUMBIA • NASHVILLE
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DRAWINGS AND DESIGNS CONTAINED HEREIN ARE THE PROPERTY OF HUSSEY GAY BELL AND SHALL NOT BE REPRODUCED IN ANY MANNER WITHOUT PRIOR WRITTEN PERMISSION

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GENERAL NOTES, ABBREVIATIONS, SYMBOLS & LEGEND:

SITE DATA:

1. **SITE ADDRESS:** BLUE MOON CROSSING
   POOLER, COUNTY, GEORGIA
2. **PROPERTY IDENTIFICATION NUMBER(S):** 51009 01027
3. **PROPERTY OWNER ADDRESS:** SOUTHWEST QUARTER HOLDING LLC
   100 BLUE MOON CROSSING, SUITE 114
   POOLER, CHATHAM COUNTY, GEORGIA 31322
4. **DEVELOPER ADDRESS:** SOUTHWEST QUARTER HOLDING LLC
   100 BLUE MOON CROSSING, SUITE 114
   POOLER, CHATHAM COUNTY, GEORGIA 31322
5. **PARCEL(S) SIZE:** 245.71 ACRES
6. **SITE SIZE:** 14.0 ACRES
7. **SITE ZONING:** P.U.D.
8. **SURVEY INFORMATION:** HUSSEY GAY BELL
   329 COMMERCIAL DRIVE
   SAVANNAH, GEORGIA 31406
   912-354-4626
   122244374
   VERTICAL DATUM: NAVD 1988
   HORIZONTAL DATUM: NAD 83
9. **WETLANDS ASSESSMENT:** SLIGH ENVIRONMENTAL CONSULTANTS, INC.
   31 PARK OF COMMERCE WAY, SUITE 2008
   SAVANNAH, GEORGIA 31405
   LASY REVISED: DECEMBER 12, 2017
   ACOE JURISDICTION DETERMINATION NUMBER: 199200417
   ACOE PERMIT NUMBER: 960005370
10. **LOCAL ISSUING AUTHORITY:** CITY OF POOLER
11. **WATER AND SEWER PROVIDER:** CITY OF POOLER
12. **ROAD AND DRAINAGE OPERATOR:** SAVANNAH QUARTERS HOA
13. **FLOOD ZONE: IN ACCORDANCE WITH FIRM MAP NO.** 13051C0108G, **EFFECTIVE DATE:** AUGUST 16, 2018, **THIS PROPERTY DOES FALL WITHIN THE LIMITS OF THE 100 – YEAR FLOOD PLAIN. (ZONE "AE" ELEV. 16–17).**

GENERAL NOTES:

1. THE CONTRACTOR SHALL NOT BEGIN CONSTRUCTION UNTIL THE PROPER PERMITS HAVE BEEN ISSUED.
2. WORK IS NOT PERMITTED UNTIL THE PRE–CONSTRUCTION MEETING IS HELD AS REQUIRED. CONTACT CITY AT 912–330–8650 TO SCHEDULE THE PRE–CONSTRUCTION MEETING.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE NOTICE OF INTENT. IF ONE HAS NOT BEEN PROVIDED/SUBMITTED, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DO SO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADHERING TO THE REQUIREMENTS OF THE NPDES GENERAL PERMIT.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING A COPY OF AND FAMILIARIZING THEMSELVES WITH THE FOLLOWING: GEOTECHNICAL REPORT, ENVIRONMENTAL SITE ASSESSMENT, WETLANDS ASSESSMENT, AND HAZARDOUS MATERIALS ASSESSMENT.
5. CAD FILES OF THE DESIGN MAY BE OBTAINED BY THE CONTRACTOR UPON REQUEST, BUT THE LATEST ISSUED PLANS AND SPECIFICATIONS SHALL GOVERN IN CONFLICT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCY BETWEEN THE PLANS AND SPECIFICATIONS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES AND FOR AVOIDING ALL CONFLICTS WITH SAME. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY FIELD MARKINGS/LOCATES ARE IN AGREEMENT WITH THE APPROVED PLANS AND SPECIFICATIONS. IF THE FIELD LOCATIONS ARE FOUND TO BE IN CONFLICT OR IF UTILITIES ARE MARKED IN THE FIELD THAT ARE NOT SHOWN ON THE PLANS, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY AND REQUEST DIRECTION. UNDERGROUND UTILITIES WERE LOCATED TO THE EXTENT PRACTICAL DURING THE TOPOGRAPHIC SURVEY BASED ON OBSERVABLE ABOVE GROUND EVIDENCE AND FLAGGING BY OTHERS. HOWEVER, THE UTILITIES SHOWN MAY NOT BE THE TYPE INDICATED OR IN THE LOCATION SHOWN, AND OTHER UNDERGROUND UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. FULL SUBSURFACE INVESTIGATION SHALL BE PERFORMED BY THE CONTRACTOR TO VERIFY LOCATION, TYPE, AND SIZE OF ALL UNDERGROUND UTILITIES.
7. THE CONTRACTOR SHALL COMPLETELY CLEAR AND GRUB ALL AREAS WITHIN THE LIMITS OF DISTURBANCE UNLESS INDICATED OTHERWISE.
8. ALL UTILITY CONSTRUCTION SHALL BE PERFORMED BY A UTILITY CONTRACTOR LICENSED IN THE STATE OF GEORGIA.
9. ALL WORK SHALL CONFORM TO THE PROJECT SPECIFICATIONS.
10. ALL DISTURBED AREAS AND PROPOSED EARTH GRADING NOT TO BE COVERED BY OTHER SURFACES SHALL BE GRASSED BY SEEDING, FERTILIZING, MULCHING AND WATERING AS REQUIRED TO OBTAIN AN ACCEPTABLE GROUND COVER.
11. ALL CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE STATE SOIL AND WATER CONSERVATION COMMITTEE'S "MANUAL FOR EROSION AND SEDIMENTATION CONTROL IN GEORGIA." ALL SEDIMENT CONTROL FEATURES SHALL BE MAINTAINED ON A REGULAR BASIS AND SHALL BE REMOVED BY THE CONTRACTOR UPON ACCEPTANCE OF THE SITE BY THE OWNER.
12. CONTRACTOR SHALL USE A TRENCH BOX ON ALL UTILITIES MORE THAN SIX FEET IN DEPTH. STACKABLE TRENCH BOXES SHALL BE USED WHERE DEPTH REQUIRES SUCH.
13. 6" IRRIGATION CONDUITS SHALL BE PLACED AS SHOWN ON THE PLANS. IRRIGATION CONDUITS SHALL BE SCHEDULE 40 PVC (WHITE IN COLOR) AND SHALL EXTEND 3' (MIN.) – 5' (MAX.) BEYOND BACK OF CURB.
14. ALL CONDUITS SHALL BE INSTALLED WITH 24"(MIN.)–30"(MAX) COVER (OR AS REQUIRED BY THE UTILITY).
15. ONE (1) #3 REBAR, 24" IN LENGTH SHALL BE INSTALLED AT EACH CONDUIT END WITH 18" EXPOSED AND 6" OF BURY.
16. ONE (1) 1"x2" WOODEN STAKE (PRESSURE TREATED) SHALL BE INSTALLED AT EACH CONDUIT END WITH A MINIMUM OF 24" EXPOSED AND A MINIMUM OF 12" OF BURY. THE STAKES SHALL BE PAINTED WHITE FOR IRRIGATION CONDUITS AND GRAY FOR ELECTRICAL CONDUITS.
17. EACH CONDUIT END SHALL BE CAPPED (NO GLUE).
18. PULL CORDS SHALL RUN THROUGH PIPE AND EXIT A PRE–DRILLED HOLE IN CAP ON EITHER END.
19. ALL CASTINGS ON SITE SHALL BE AMERICAN MADE.
20. ACCESS FOR FIRE FIGHTING:
    20.1 REQUIRED ACCESS: APPROVED VEHICLE ACCESS FOR FIREFIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED TO WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED UNTIL PERMANENT FIRE APPARATUS ACCESS ROADS ARE AVAILABLE.
    20.2 WATER SUPPLY FOR FIRE CONNECTION: WHEN REQUIRED, AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.

STAKING NOTES:

1. ALL RADII ARE 5' AND ALL ANGLES ARE 90° UNLESS OTHERWISE SHOWN ON THE PLANS.
2. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT UNLESS OTHERWISE SHOWN ON THE PLANS.
3. LAYOUT FOR MANHOLES, INLETS, ETC., ARE NOT SHOWN ON THIS PLAN. COORDINATES FOR SUCH STRUCTURES CAN BE PROVIDED TO THE SELECTED CONTRACTOR UPON REQUEST.
4. THE CONTRACTOR SHALL UTILIZE EXISTING BENCHMARKS AND CONTROL POINTS SHOWN ON THE PLANS TO ESTABLISH VERTICAL AND HORIZONTAL CONTROL ON THE SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THESE BENCHMARKS DURING THE CONSTRUCTION PROJECT AND FOR BEARING ANY EXPENSE RESULTING FROM UNAUTHORIZED REMOVAL OR REPLACEMENT OF BENCHMARKS. WHEN A PERMANENT BENCHMARK IS LOCATED SUCH THAT IT MUST BE REMOVED TO COMPLETE THE PROJECT, THE CONTRACTOR SHALL ESTABLISH SUCH TEMPORARY BENCHMARKS AS HE MAY REQUIRE PRIOR TO REMOVING THE PERMANENT BENCHMARK. THE CONTRACTOR SHALL PROVIDE THE LOCATION, IDENTIFICATION AND ELEVATION OF ANY TEMPORARY BENCHMARK ESTABLISHED TO THE OWNER AND ENGINEER.

PAVING, GRADING AND DRAINAGE NOTES:

1. CONTOURS SHOWN ARE BASED ON FINISHED GRADES AND INCLUDE SIDEWALK AND PAVEMENT SURFACING. FINAL EARTHWORK CONTOURS IN AREAS TO BE COVERED BY OTHER SURFACES WILL BE DIFFERENT FROM THOSE SHOWN ON THIS PLAN.
2. CONTOURS SHOWN ON THIS SHEET ARE FOR GENERAL GUIDANCE AND INFORMATIONAL PURPOSES. THE CONTRACTOR SHALL GRADE THE SITE IN ACCORDANCE WITH ELEVATIONS SHOWN. IN CASES OF CONFLICT BETWEEN SPOT ELEVATIONS AND CONTOURS, THE SPOT ELEVATIONS SHALL GOVERN.
3. ALL PROPOSED PAVEMENT SHALL BE SUPPORTED BY A 24" MINIMUM THICKNESS SUBBASE COMPOSED OF COMPACTED SUITABLE MATERIAL ABLE TO PASS PROOF ROLLING. DEFINITIONS OF SUITABLE MATERIAL, COMPACTION, AND PROOF ROLLING ARE PROVIDED IN THE PROJECT SPECS. UNDERCUTTING AND BACKFILLING OF UNSUITABLE MATERIAL, IF PRESENT, TO ESTABLISH THE REQUIRED SUBBASE SHALL BE INCLUDED IN THE BASE BID. THE GEOTECHNICAL REPORT IS INCLUDED WITH THE CONTRACT DOCUMENTS.
4. LOAD BEARING AND STRUCTURAL FILLS SHALL BE APPROVED SUITABLE MATERIAL AS DEFINED IN THE PROJECT SPECS. WASTE MATERIALS MAY BE USED FOR FLUSHING OF SHOULDER OR CONSTRUCTION OF PEDESTRIAN OR LANDSCAPED AREAS IF THEY CAN BE STABILIZED, SUPPORT PLANT GROWTH, AND MEET THE REQUIRED DEGREE OF COMPACTION.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING PROPER DRAINAGE OF ANY AREAS WHICH ARE FIELD ADJUSTED DURING CONSTRUCTION.
6. CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY SEDIMENT BARRIERS (SILT FENCE OR GRAVEL BAGS) AROUND ALL DRAINAGE INLETS TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEM.
7. SEE SPECIFICATIONS FOR REQUIREMENTS FOR CONTROL, CONSTRUCTION AND EXPANSION JOINTS IN CONCRETE SIDEWALKS AND CURB AND GUTTER.
8. INVERT ELEVATIONS SHOWN ON THE PLANS ARE TO THE INVERT OF THE LOWEST PIPE UNLESS SHOWN OTHERWISE.
9. THE CONTRACTOR SHALL INSTALL ALL DRAINAGE PIPE PER MANUFACTURER'S RECOMMENDATIONS. IF A CONFLICT BETWEEN THE PLANS AND MANUFACTURER'S RECOMMENDATIONS ARISES, PLEASE NOTIFY THE DESIGN ENGINEER/OWNER IMMEDIATELY AND DISCONTINUE WORK UNTIL FURTHER NOTICE IS GIVEN.
10. ALL DRAINAGE PIPE SHALL BE REINFORCED CONCRETE PIPE CLASS III UNLESS OTHERWISE NOTED
11. CATCH CURB AND GUTTER SHALL BE USED WHERE THE DRAWINGS INDICATE THAT THE GUTTER IS TO CARRY WATER. PITCHED CURB AND GUTTER SHALL BE USED WHERE THE DRAWINGS INDICATE THE WATER SHALL DRAIN AWAY FROM THE GUTTER. TRANSITIONS BETWEEN THE TWO CONDITIONS SHALL BE MADE AS SMOOTHLY AS POSSIBLE (THROUGH A MINIMUM DISTANCE OF 5'), USUALLY THROUGH A RADIUS.
12. GUTTER LINE GRADES (INCLUDING GUTTERS IN CREST AND SAG VERTICAL CURVES) SHALL BE ADJUSTED TO MEET A MINIMUM LONGITUDINAL SLOPE OF 0.30%

SIGNAGE AND STRIPING NOTES:

1. ALL TRAFFIC CONTROL MEASURES SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". THE MANUAL IDENTIFICATION AND DIMENSIONS ARE SHOWN ON STAKING SHEETS FOR EACH REQUIRED SIGN. THE ORIENTATION OF EACH SIGN FROM AN APPROACHING DRIVER'S POINT OF VIEW IS ALSO SHOWN. SIGN AND SUPPORT POST MATERIAL AND INSTALLATION SHALL CONFORM TO THE PERTINENT SECTIONS OF THE CURRENT EDITION OF THE GEORGIA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
2. ALL PAVEMENT MARKINGS (EXCLUDING PARKING STRIPES AND H/C PARKING) SHALL BE THERMOPLASTIC (WITH GLASS BEADS). MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH GEORGIA DOT SPECIFICATIONS, LATEST EDITION.
3. ALL STREET SIGN LETTERING SHALL BE A MINIMUM OF 6" IN HEIGHT.

WATER AND SEWER NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE CONNECTIONS OF SITE UTILITIES TO PLUMBING STUB OUTS. SIZES AND VERTICAL AND HORIZONTAL LOCATIONS SHALL BE CONFIRMED PRIOR TO ORDERING ANY SITE MATERIALS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
2. ALL WATER AND SEWER CONSTRUCTION SHALL BE PERFORMED IN STRICT ACCORDANCE WITH THE CURRENT CITY OF POOLER SPECIFICATIONS AND REQUIREMENTS.
3. ALL WATER PIPE LESS THAN 4" DIAMETER SHALL BE POLYETHYLENE TUBING CONFORMING TO ALL REQUIREMENTS OF ASTM D1248, GRADE P34, CLASS C, ASTM D2737, PE3408, ASTM D3350, CELL CLASS 335420C, AND AWWA C901. THE TUBING SHALL BE PRESSURE CLASS 200 WITH SDR 9. MARKING OF THE TUBING SHALL INCLUDE: NOMINAL PIPE SIZE, PE 3408, SDR 9, PC 200, AWWA C901, MANUFACTURER'S NAME AND SEAL OR MARK OF TESTING AGENCY CERTIFYING SUITABILITY OF THE PIPE MATERIAL FOR POTABLE WATER PRODUCTS AS PER AWWA C901 SECTION 6.1.2., COPPER TUBE SIZE (CTS).
4. ALL 4" – 12" DIAMETER WATER DISTRIBUTION PIPE SHALL BE PVC AWWA C–900 PRESSURE RATED PIPE, PRESSURE CLASS 150, WITH DIMENSION RATIO 18 OR LOWER OR DUCTILE IRON PIPE CLASS 50 WHERE SHOWN. ALL PVC WATER MAINS SHALL BE BLUE IN COLOR. ALL WATER DISTRIBUTION PIPE GREATER THAN 12" IN DIAMETER SHALL BE CLASS 250 DUCTILE IRON PIPE. ALL FIRE HYDRANT LEAD LINES SHALL BE CLASS 50 DUCTILE IRON WITH CEMENT LINING.
5. GRAVITY SANITARY SEWER PIPE SHALL BE PVC – ASTM D 3034, SDR 26 OR DUCTILE IRON PIPE PRESSURE CLASS 50 WHERE REQUIRED.
6. MANHOLE TOP ELEVATIONS SHOWN ARE APPROXIMATE. CONTRACTOR SHALL SET MANHOLE TOPS 2" ABOVE FINISHED GRADE IN UNPAVED AREAS AND FLUSH IN PAVED AREAS OR AS INDICATED ON MANHOLE DETAIL.
6. ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES AND A MAXIMUM COVER OF 60 INCHES. A MINIMUM 18 INCHES VERTICAL SEPARATION DISTANCE AND MINIMUM 10 FEET HORIZONTAL SEPARATION DISTANCE SHALL BE PROVIDED BETWEEN ALL WATER MAINS/LATERALS AND ALL STORM LINES AND SANITARY SEWER MAINS/LATERALS. MEASUREMENTS SHALL BE MADE FROM OUTSIDE PIPE WALL TO OUTSIDE PIPE WALL OF NEAREST LOCATION. WHENEVER POSSIBLE, THE WATER MAIN SHALL BE INSTALLED ABOVE STORM AND SANITARY SEWER LINES AS POSSIBLE TO AVOID CONFLICTS.
7. WATER AND SANITARY SEWER SERVICE LINES TERMINATE FIVE FEET FROM THE BUILDING LINES UNDER THE SITE WORK UTILITY CONTRACTOR'S SCOPE OF WORK. REFER TO PLUMBING PLANS FOR EXACT LOCATIONS OF WATER AND SEWER CONNECTIONS. THE SITE WORK UTILITY CONTRACTOR SHALL COORDINATE UTILITY INSTALLATIONS WITH BUILDING PLUMBING, MECHANICAL AND FIRE PROTECTION CONTRACTORS.
8. BACKFLOW PREVENTERS AND WATER METERS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. WATER METER SHALL BE PURCHASED FROM THE CITY OF POOLER.
9. DISPOSAL OF HIGHLY CHLORINATED WATER SHALL COMPLY WITH THE REQUIREMENTS OF GEORGIA E.P.D. AND AWWA STANDARD C651, LATEST REVISION, IF REQUIRED BY THE CITY. A REDUCING AGENT SHALL BE USED TO NEUTRALIZE THE CHLORINE. HIGHLY CHLORINATED WATER SHALL BE DISCHARGED INTO THE SANITARY SEWER SYSTEM.
10. SEE SANITARY SEWER GENERAL NOTES AND WATER GENERAL NOTES IN DETAIL SHEETS.
11. SEE DETAIL SHEET C7.4 FOR THRUST RESTRAINT DETAILS.
12. DURING INSTALLATION, WHEN PIPE LAYING IS NOT IN PROGRESS, A MECHANICAL JOINT PLUG OR CAP (OR APPROVED EQUAL) SHALL BE USED TO FORM A WATERTIGHT SEAL AT BOTH ENDS OF THE LINE BEING LAID.
13. FLUSH NEW WATER LINE USING A FULL–SIZE FLUSH WITH A MINIMUM VELOCITY OF 2.5 FT./SEC. FOR A MINIMUM TIME OF 30 MINUTES OR UNTIL LINE IS PURGED OF FOREIGN MATERIAL AND WATER RUNS CLEAR. THIS SHALL BE DONE AFTER THE PRESSURE TEST AND BEFORE DISINFECTION.
14. CLEAN THE INTERIORS OF ALL PIPE BY BRUSHING, SWABBING OR WASHING OUT ALL DIRT BEFORE LAYING.
15. WATER DISTRIBUTION PIPE SHALL HAVE A #12 GAUGE, SINGLE STRAND, COPPER COATED STEEL TRACING WIRE INSTALLED ALONG ITS LENGTH AND ATTACHED TO VALVES, HYDRANTS, CORPORATION STOPS AND CURB STOPS.
16. ALL FIRE HYDRANTS SHALL HAVE A #12 GAUGE INSULATED SINGLE STRAND COPPER TRACING WIRE INSTALLED ALONG THE BARREL, WRAPPED AROUND THE BOTTOM FLANGE, AND ATTACHED TO THE WIRE ON THE WATER MAIN.
17. SANITARY SEWER SHALL HAVE A #12 GAUGE INSULATED SINGLE STRAND COPPER TRACING WIRE INSTALLED ALONG ITS LENGTH. SANITARY SEWER MANHOLES SHALL HAVE A #12 GAUGE INSULATED SINGLE STRAND TRACING WIRE ATTACHED TO THE MANHOLE CASTING AND ATTACHED TO THE WIRE ON THE SEWER MAIN.
18. A #12 GAUGE INSULATED SINGLE STRAND COPPER TRACING WIRE SHALL BE STRAPPED TO ALL FORCEMAIN PIPE AND ATTACHED TO ALL ASSOCIATED APPURTENANCES.
19. ALL GRAVITY SEWER LINES SHALL BE TELEVISED. PROVIDE A 360° VIEW OF ALL JOINTS AND ALL SERVICE FITTINGS NOTING LOT NUMBER AND DISTANCE BETWEEN MANHOLES. ALL TELEVISED INFORMATION SHALL BE PROVIDED TO THE ENGINEER PRIOR TO INSTALLING PAVEMENT.
20. THE INSTALLATION OF ALL RESIDENTIAL WATER METERS INCLUDING METER, METER BOX, VALVES, FITTINGS, ETC. WILL BE PERFORMED BY THE UTILITY AT THE EXPENSE OF THE CUSTOMER REQUESTING SERVICE.
21. PIPE FITTINGS, VALVES AND OTHER ACCESSORIES SHALL, UNLESS OTHERWISE DIRECTED, BE UNLOADED AT THE POINT OF DELIVERY AND STORED WHERE THEY WILL BE PROTECTED AND WILL NOT BE HAZARDOUS TO TRAFFIC. THEY SHALL AT ALL TIMES BE HANDLED WITH CARE TO AVOID DAMAGE. THE INTERIOR OF ALL PIPE, FITTINGS AND OTHER ACCESSORIES SHALL BE KEPT FREE FROM DIRT AND FOREIGN MATTER AT ALL TIMES.
22. ANY DEFECTIVE, DAMAGED, OR UNSOUND PIPE SHALL BE REJECTED. ALL FOREIGN MATTER OR DIRT SHALL BE REMOVED FROM INSIDE THE PIPE BEFORE IT IS LOWERED INTO ITS POSITION IN THE TRENCH AND SHALL BE KEPT CLEAN BY APPROVED MEANS DURING AND AFTER LAYING. CARE SHALL BE TAKEN TO PREVENT DIRT FROM ENTERING THE JOINT SPACE. AT TIMES WHEN PIPE LAYING IS NOT IN PROGRESS, THE ENDS OF THE PIPE SHALL BE CLOSED BY APPROVED MEANS, AND NO TRENCH WATER SHALL BE PERMITTED TO ENTER THE PIPE.
23. SANITARY SEWER LATERALS THAT TIE INTO MANHOLES SHALL BE INSTALLED WITH THE CROWN OF THE LATERAL EQUAL TO, OR HIGHER THAN, THE CROWN OF SEWER MAIN.
24. AN APPROVED WATER SUPPLY FOR FIRE PROTECTION, EITHER TEMPORARY OR PERMANENT, SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE MATERIAL ARRIVES ON THE SITE.
25. ALL MATERIALS USED THAT COME INTO CONTACT WITH DRINKING WATER DURING ITS DISTRIBUTION SHALL NOT ADVERSELY AFFECT DRINKING WATER QUALITY AND PUBLIC HEALTH AND MUST BE CERTIFIED FOR CONFORMANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE/ NATIONAL SANITATION FOUNDATION STANDARD 61 (ANSI/NSF STANDARD 61).
26. SANITARY SEWER MANHOLE COVERS SHALL BE CAST IRON WITH "SANITARY" WORD CAST ON THE TOP OF THE FRAME. THE MANHOLE STEPS SHALL BE INCASED IN POLYPROPYLENE PLASTIC.
27. NOTIFY CITY'S PERSONNEL 48 HOURS BEFORE TAPPING OPERATION OF WATER & SEWER LINES.
28. A FIRE PROTECTION SYSTEM IS NOT PROPOSED FOR THE PROJECT.
29. AN IRRIGATION SYSTEM IS NOT PROPOSED FOR THE PROJECT.
30. THERE SHALL BE A MINIMUM OF 2' OF SEPARATION BETWEEN ALL FITTINGS ON THE WATER MAIN.

HANDICAP ACCESS NOTES

1. ALL HANDICAP PARKING SPACES AND STRIPED ACCESSIBILITY AISLES ARE TO HAVE NO MORE THAN A 1:50 SLOPE IN ANY DIRECTION.
2. UNLESS SHOWN OTHERWISE, ALL SIDEWALKS ARE TO HAVE NO MORE THAN A 1:20 SLOPE FOR THE LENGTH OF THE SIDEWALK AND NO MORE THAN A 1:50 SLOPE FOR THE WIDTH OF THE SIDEWALK.
3. IF CONTRACTOR NOTICES ANY DISCREPANCIES BETWEEN THE DESIGN AND ANY OF THE ABOVE SLOPE REQUIREMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE ENGINEER PRIOR TO POURING ANY CONCRETE SO THAT A SOLUTION CAN BE FOUND.

SPECIAL NOTES:

1. ALL EARTHWORK FOR ROADWAYS SHALL BE IN ACCORDANCE WITH SPECIFICATIONS.
2. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO LAND–DISTURBING ACTIVITIES. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
3. THE INTERIOR ROADWAYS AND DRAINAGE SYSTEM FOR THIS PROJECT WILL BE PUBLIC AND MAINTAINED BY THE CITY OF POOLER.
4. WETLANDS ARE DESIGNATED EAST OF THE SITE ON THE PLAN. NO STATE WATERS ARE ON THE PROJECT SITE AS DEFINED BY GEORGIA DEPARTMENT OF NATURAL RESOURCES. STATE WATERS WITH A BUFFER ARE NOT LOCATED WITHIN 200' OF THE SITE.
5. 4. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

AS–BUILT REQUIREMENTS:

1. CONTRACTOR SHALL FURNISH AS–BUILT DATA TO THE ENGINEER MEETING THE REQUIREMENTS OF THE CITY OF POOLER FOR CLOSE–OUT. THESE REQUIREMENTS ARE SUMMARIZED AS FOLLOWS:
   a. WATER SYSTEM – LOCATION AND SIZE OF WATER VALVES, METERS, BACKFLOW PREVENTERS, HYDRANTS, POST INDICATORS, TEES, BENDS AND OTHER WATER SYSTEM FEATURES, TO INCLUDE ELEVATIONS FOR THE TOP OF PIPE AT ALL SUCH FEATURES. FOR WATER MAINS, THE LENGTH, SIZE AND PIPE MATERIAL SHALL BE INDICATED ALONG WITH SPOT ELEVATIONS ON THE TOP OF PIPE. ADDITIONALLY, A DISTANCE TO AN ADJACENT PERMANENT FEATURE SHALL BE PROVIDED FOR ALL VALVES.
   b. SEWER SYSTEM – LOCATION OF MANHOLES, CLEAN–OUTS, FORCE MAIN AIR RELEASE OR OTHER TYPE VALVES, FORCE MAIN BENDS, AND OTHER SEWER SYSTEM FEATURES, TO INCLUDE ELEVATIONS FOR MANHOLE TOPS AND INVERTS OF THE CONNECTING PIPES, AND THE TOP OF PIPE AT ALL FORCE MAIN FEATURES. FOR SEWER AND FORCE MAINS, THE LENGTH, SIZE AND PIPE MATERIAL SHALL BE INDICATED ALONG WITH SPOT ELEVATIONS ON THE TOP OF FORCE MAIN PIPE. ADDITIONALLY, A DISTANCE TO AN ADJACENT PERMANENT FEATURE SHALL BE PROVIDED FOR ALL VALVES.
   c. STORM SYSTEM – LOCATION OF MANHOLES, INLETS, DRAINS, OUTLET CONTROL STRUCTURES, CLEAN–OUTS, TEES AND BENDS, AND OTHER STORM SYSTEM FEATURES, TO INCLUDE ELEVATIONS FOR STRUCTURE TOPS, THROATS, FLOW LINES, AND INVERTS OF THE CONNECTING PIPES. FOR STORM PIPES, THE LENGTH, SIZE AND PIPE MATERIAL SHALL BE INDICATED. FOR OUTLET CONTROLS, THE SIZE AND ELEVATION OF ANY WEIRS, PIPES, ORIFICES, RESTRICTOR PLATES OR OTHER CONTROLLING FEATURE SHALL BE PROVIDED.
   d. DETENTION AND WATER QUALITY BASINS – FOR ALL PONDS AND BASINS, LOCATIONS AND ELEVATIONS SHALL BE PROVIDED FOR THE TOP OF BANK, TOE OF SLOPE, BOTTOM, WATER ELEVATION AND ANY OTHER FEATURES AS NECESSARY TO ALLOW THE AS–BUILT VOLUME OF THE BASIN TO BE CALCULATED.
   e. PAVEMENT – SPOT ELEVATIONS SHALL BE PROVIDED ON ALL NEW PAVEMENT, WITH THE SPOT ELEVATION POINTS TO BE TAKEN IN THE SAME LOCATIONS AS THE PROPOSED SPOT GRADES SHOWN ON THE PAVING PLAN.

POOLER CONSTRUCTION REQUIREMENTS:

1. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS, SPECIFICATIONS OR DETAILS, THE CITY OF POOLER STANDARDS ARE TO TAKE PRECEDENCE.
2. LABORATORY COMPACTION, STABILITY AND DENSITY TESTS ARE REQUIRED FOR THE PAVEMENT WITH COMPRESSION FOR THE CONCRETE CURB AND GUTTER.
3. CONSTRUCTION WILL BE PERFORMED UNDER THE SUPERVISION OF A REGISTERED ENGINEER.
4. ALL ROAD SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD SPECIFICATIONS.
5. THERMOPLASTIC PAVEMENT MARKINGS ARE REQUIRED WITHIN RIGHT OF WAY.
6. PETROMAT, SUPEX OR OTHER SUITABLE MATERIAL IS REQUIRED WITHIN 50 FEET OF INTERSECTIONS.
7. SELECT FILL SHALL BE USE IN ALL ROADS TO BE DEDICATED TO THE CITY.
8. ROAD FILL SHALL BE COMPACTED TO 100% STANDARD PROCTOR (ASTM D 698).
9. TRAFFIC SIGNS INSTALLED INSIDE THE PUBLIC R/W MUST HAVE HIGH INTENSITY OR DIAMOND GRADE SHEETING.
10. STREET NAME SIGNS SHALL BE PROVIDED BY THE DEVELOPER.
11. THE OWNER MUST CERTIFY THAT ALL LAND DISTURBING AND DEVELOPMENT ACTIVITIES WILL BE COMPLETED IN ACCORDANCE WITH THE APPROVED STORMWATER MANAGEMENT DESIGN PLAN.
12. 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.

POOLER UTILITY REQUIREMENTS:

1. ALL WATER AND SEWER LINES UNDER STREETS/SIDEWALKS SHALL BE SLEEVED.
2. ALL PUBLICLY OWNED UTILITIES SHALL BE INSTALLED IN THE ROAD RIGHTS OF WAY OR APPROVED ACCESS EASEMENTS.
3. A #12 GAUGE SOLID 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.

POOLER WATER REQUIREMENTS:

1. FIRE HYDRANT SPACING:
   - 500 FEET MAXIMUM FOR SINGLE FAMILY
2. ALL FIRE HYDRANTS SHALL BE PAINTED YELLOW.
3. ALL RESIDENTIAL WATER LATERALS SHALL BE MINIMUM 1" DIAMETER.
4. RESIDENTIAL WATER LATERALS SHALL BE INSTALLED NO MORE THAN 5' FEET FROM THE PROPERTY CORNER.
5. THE WATER MAINS AT THE CUL–DE–SAC SHALL BE INSTALLED AROUND THE CUL–DE–SAC THEREBY ELIMINATING THE LATERALS FROM BEING UNDER THE CUL–DE–SAC.
6. WATER MAINS IN SUBDIVISIONS SHALL BE 8" DIAMETER MINIMUM. IN CUL–DE–SACS WITHOUT FIRE HYDRANTS, THE MINIMUM SIZE CAN BE REDUCED TO 4".
7. WHEN FEASIBLE ALL WATER MAINS SHALL BE LOOPED INTO THE NEAREST MAIN OF THE SAME SIZE OR LARGER SIZE AS THE LINE OF ORIGIN.
8. CUT–OFF VALVES WILL BE LOCATED AT ALL THE TEES WHERE LINES ARE TWO INCHES OR LARGER.
9. ALL GATE VALVES 4" OR LARGER SHALL BE PLACED IN A BOX, PER PREVIOUS PROJECTS IN EASTHAVEN, SAVANNAH QUARTERS.
10. ALL VALVES SHALL HAVE A CONCRETE MONUMENT WITH "W/VALVE" INSCRIBED ON THE TWO SIDES OF THE MONUMENT, INSTALLED NO MORE THAN 6" AWAY FROM THE VALVE.
11. MINIMUM COVER OVER ALL WATER MAINS SHALL BE 3', MAXIMUM COVER OVER ALL MAINS SHALL BE 4'.
12. SERVICE LATERALS UNDER ROADS ARE TO BE SLEEVED AT LEAST 30" BENEATH THE ROAD SURFACE.

POOLER SANITARY SEWER REQUIREMENTS:

1. ALL SANITARY SEWER LATERALS S

AREA L1

AREA L2

BENCHMARK
ELEVATION IN U.S. FEET
(NAVD 88)

MATCH LINE - SEE SHEET C3.2

0.2 ACRE POND 12
N.W.E 12.5
PEAK 25-YR 13.7
100-YR 14.0

1.5 ACRE POND 10
N.W.E 12.5
PEAK 25-YR 13.8
100-YR 14.2

F.E.S. IE=5.49

F.E.S. IE=6.00

F.E.S. IE=9.39

144 ~~147~~ L.F. 24" RCP @ ~~0.50%~~ 0.49%

25' PRIVATE DRAINAGE UTILITY ACCESS EASEMENT

F.E.S. I.E. ~~7.46~~ 7.61

1256 STORM MANHOLE No. L3-B N 761237.18 E 922029.38 16.51 TOP = ~~16.30~~ 8.31 I.E. = ~~8.20~~

129 ~~128~~ L.F. 24" RCP @ ~~0.50%~~ 0.38%

STORM INLET No. L3-09 ~~THR = 15.06~~ TOP 15.32 I.E. = ~~9.00~~ 9.10 N 761137.10 E 921941.26

STORM INLET No. L3-10 TOP 15.34 ~~THR = 15.06~~ 8.80 I.E. = ~~8.04~~ N 761159.61 E 921926.14

32 ~~32~~ L.F. 18" RCP @ ~~0.50%~~ 0.94%

168 ~~168~~ L.F. 30" RCP @ ~~0.50%~~ 0.51%

F.E.S. I.E. ~~6.40~~ 6.44

1247 N 760864.18 E 921798.65 STORM INLET No. L3-08 ~~THR = 15.07~~ TOP 15.36 I.E. = (IN) ~~7.24~~ W 7.30 I.E. = (OUT) ~~7.24~~ E 7.30

1243 N 760645.92 E 921821.45 TOP 15.48 STORM INLET No. L3-06 ~~THR = 15.11~~ I.E. = ~~8.84~~ 8.90

32 ~~32~~ L.F. 18" RCP @ ~~0.50%~~ 0.59%

226 ~~225~~ L.F. 24" RCP @ ~~0.50%~~ 0.56%

32 ~~32~~ L.F. 18" RCP @ ~~0.50%~~ 1.09%

STORM INLET No. L3-07 ~~THR = 15.06~~ TOP 15.33 I.E. = ~~7.40~~ 7.28 N 760865.71 E 921771.42

STORM INLET No. L3-05 ~~THR = 15.11~~ TOP 15.31 I.E. = ~~8.52~~ 8.55 1271 N 760643.60 E 921794.33

WEYVIEW GARDENS (PRIVATE)

15' UTILITY EASEMENT

5' UTILITY EASEMENT

50' WETLAND BUFFER

WETLANDS
USCOE DELINEATION # 199200417
USCOE WETLAND PERMIT # 960005370

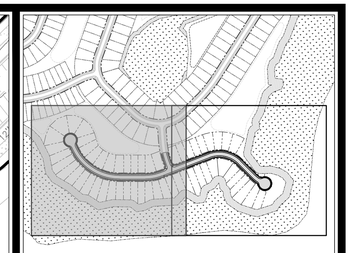
MATCH LINE - SEE SHEET C3.2

TOTAL LENGTH PAVEMENT : 825.08 L.F.
START (WEYVIEW GARDENS (N): N: 760471.88 E: 921874.57
STOP (WEYVIEW GARDENS (N) : N: 761192.25 E: 922005.79

TOTAL LENGTH PAVEMENT : 750.19 L.F.
START (WEYVIEW GARDENS (S): N: 760471.88 E: 921874.57
STOP (WEYVIEW GARDENS (S) : N: 759808.10 E: 921860.56

TOTAL LENGTH PAVEMENT : 203.5 L.F.
START (PULLMAN LANE): N: 760529.26 E: 921995.21
STOP (PULLMAN LANE): N: 760471.88 E: 921874.57

CURB AND GUTTER	: 3,668 L.F.
PAVEMENT	: 5,478 S.Y.
SIDEWALK	: 3,365 L.F.



PROJECT INDEX MAP

SPECIAL NOTES:

1. PROPER SURFACE AND SUBGRADE DRAINAGE SYSTEM SHOULD BE INSTALLED TO AVOID SATURATION OF SUBGRADE SOILS UNDERNEATH THE ASPHALT PAVEMENTS. THE SITE DRAINAGE SHOULD BE DESIGNED TO MAINTAIN THE GROUNDWATER AT LEAST 2 FEET BELOW THE TOP OF THE SUBGRADE.
2. CONTRACTOR TO INSTALL 50 L.F. OF SUBGRADE DRAIN OUT EACH END OF ALL PROPOSED CURB INLETS

GRAPHIC SCALE
1" = 10'
0' 5' 10' 15' 20'

NOTE: ALL ELEVATIONS ARE NAVD 1988.
PRELIMINARY - NOT FOR CONSTRUCTION

GEORGIA
No. 34599
PROFESSIONAL
6-29-2023
ENGINEER
CHRISTOPHER J. DAMICO, JR.

CALL 811 BEFORE YOU DIG
GEORGIA 811 811 STOP DIGGING PARTNER

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

RECORD DRAWING
FIELD VERIFIED BY: BARFIELD ENTETPRISES, INC.
DATE: AUGUST 21, 2024

REVISIONS:
GENERAL REVISIONS 08/10/2022
GENERAL REVISIONS 06/29/2023

DESIGNED	DRAWN	CHECKED
H.F.R.	J.J.M.	H.W.K.

DATE: APRIL 18, 2022

JOB NO. 122244375

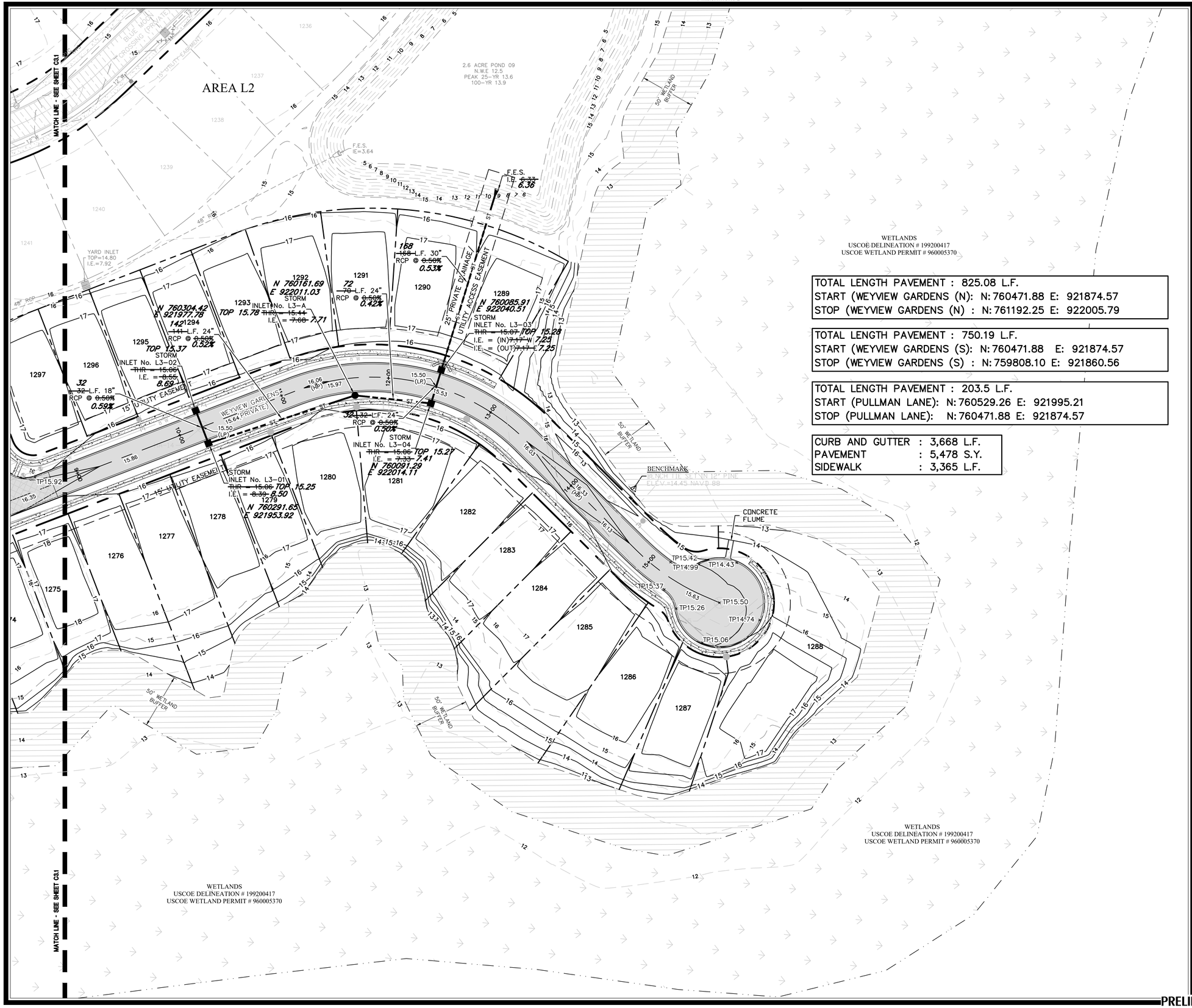
SCALE: 1" = 40'

WESTBROOK AREA L3
SAVANNAH QUARTERS
POOLER, GEORGIA
FOR
SOUTHWEST QUARTER HOLDINGS LLC
PAVING, GRADING, AND DRAINAGE PLAN

DRAWING NUMBER
C3.1

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December 14, 2018 - 8:56 AM

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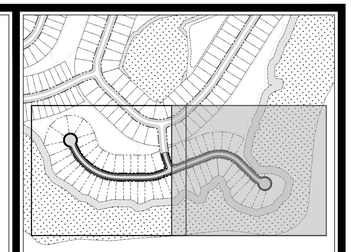


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WESTBROOK AREA L3
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FOR
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PAVING, GRADING, AND DRAINAGE PLAN

DRAWING NUMBER
C3.2

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