

CITY COUNCIL REGULAR MEETING – AGENDA

July 15, 2024 at 6:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

- I. ROLL CALL
- II. CALL TO ORDER
- III. INVOCATION
- IV. PLEDGE OF ALLEGIANCE
- V. ANNOUNCEMENTS
- VI. PUBLIC HEARINGS

A. Millage Rate Public Hearing

VII. CONSENT AGENDA

- A. City Council Workshop Minutes of July 1, 2024
- B. City Council Meeting Minutes of July 1, 2024
- C. City Council Executive Session Minutes of July 1, 2024
- D. Town Hall Minutes of July 2, 2024
- E. Special Event Permit Application for Jesus the Captain of My Boat Children's Festival on July 27, 2024
- F. Release of Performance Bond and Acceptance of Maintenance and Sidewalk Bonds for Harmony Phase 7, Subject to City Attorney Approval

VIII. DEPARTMENT REPORTS

- A. Public Works
- B. Finance
- C. Fire-Rescue
- D. Police
- E. Recreation & Parks
- F. Planning & Development

IX. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

- A. Ordinance O2024-07.B To Amend Chapter 46 Fire Prevention and Protection; Sections 7, 8, 9 (First Reading)
- B. Proclamation for International Friendship Day
- X. OUTSTANDING BUSINESS
 - A. Westside Commerce Center Native Development Group Request for Consideration

XI. NEW BUSINESS

- A. Zoning Map Amendment for 1405 Quacco Road (Public Hearing, Action)
- B. Zoning Map Amendment for Jabot PUD (Public Hearing, Action)
- C. Variance Request for 130 Towne Center Drive (Public Hearing, Action) withdrawn by petitioner
- D. Variance Request for 850 Patel Drive (Public Hearing, Action) withdrawn by petitioner
- E. Variance Request for 1565 Pooler Parkway Lowe's Outparcel (Public Hearing, Action)
- F. Final Plat and Performance Bonds for Westbrook Areas L1, L2, L3

XII. PUBLIC COMMENT

- XIII. EXECUTIVE SESSION
- XIV. ADJOURNMENT



PUBLIC NOTICE

Notice of Property Tax Increase

The City of Pooler, Georgia has tentatively adopted a millage rate which will require an increase in property taxes by 3.99 percent. All concerned citizens are invited to the public hearings on this tax increase to be held at Pooler City Hall located at 100 US Highway 80 SW, Pooler, Georgia on Monday, July 15, 2024 at 6:00 p.m., Monday, July 22 at 6:00 p.m., and Monday, August 5, 2024 at 6:00 p.m.

This tentative increase will result in a millage rate of 3.780 mills, an increase of .145 mills. Without this tentative tax increase, the millage rate will be no more than 3.635 mills. The proposed tax increase for a home with a fair market value of \$175,000 is approximately \$10 and the proposed tax increase for non-homestead property with a fair market value of \$200,000 is approximately \$16.

This notice includes two corrections to the initial advertised notice: The previously stated 4.31 percentage has been amended. The August 19, 2024 public hearing has been rescheduled for July 22, 2024.

PUBLIC NOTICE

The City of Pooler does hereby announce that the 2024 millage rate will be set at a meeting to be held at City Hall on August 5, 2024 at 6:00pm and pursuant to the requirements of O.C.G.A. Section 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.

CURRENT 2024 TAX DIGEST AND 5 YEAR HISTORY OF LEVY

	2019	2020	2021	2022	2023	2024
Real & Personal	1,501,832,500	1,669,252,592	1,722,654,090	2,344,874,316	2,720,465,525	3,206,068,309
Motor Vehicles	10,934,240	9,551,720	7,662,850	6,737,070	7,461,720	7,208,810
Mobile Homes	4,336,858	3,702,212	3,725,166	4,455,704	4,876,486	4,377,166
Timber - 100%	14,846	288,255	-	190,000	190,000	-
Heavy Duty Equipment	2,762,316	3,123,354	3,330,751	2,683,271	3,463,367	3,796,538
Gross Digest	1,519,880,760	1,685,918,133	1,737,372,857	2,358,940,361	2,736,457,098	3,221,450,823
Less M& O Exemptions	74,057,869	74,127,367	89,696,383	167,127,380	243,394,349	317,572,432
Net M & O Digest	1,445,822,891	1,611,790,766	1,647,676,474	2,191,812,981	2,493,062,749	2,903,878,391
State Forest Land Assistance Grant Value						
Adjusted Net M&O Digest	1,445,822,891	1,611,790,766	1,647,676,474	2,191,812,981	2,493,062,749	2,903,878,391
Gross M&O Millage	8.583	8.087	9.077	8.036	7.909	7.758
Less Rollback (LOST)	4.829	4.436	4.480	3.773	4.129	3.978
Net M&O Millage	3.754	3.651	4.597	4.263	3.780	3.780
Total City Taxes Levied	5,427,619	5,884,648	7,574,369	9,343,699	9,423,777	10,976,660
Net Taxes \$ Increase		457,029	1,689,721	1,769,330	80,078	1,552,883
Net Taxes % Increase		8.42%	28.71%	23.36%	0.86%	16.48%

СОМ	PUTATION OF MI	LAGE RATE ROLLBA	CK AND PERCENTAGE INC	REASE IN PROPERTY TAXES	FOR YEAR 2024
COUNTY	Chath	am	TAXING JURISDICTION	Pool	er
	INFORMA	TION FOR THE SHAD	DED PORTIONS OF THIS	SECTION MUST BE ENTER	ED
This infor	mation will be the	e actual values and mil	<u> </u>	epartment of Revenue for the a	pplicable tax years.
DESCRIF	PTION	2023 DIGEST	REASSESSMENT OF	OTHER CHANGES	2024 DIGEST
-			EXISTING REAL PROP	TO TAXABLE DIGEST	
REAL		2,200,850,385	183,212,288	231,399,060	2,615,461,73
PERSONAL		519,615,140	_	70,991,436	590,606,576
MOTOR VEHICLES		7,461,720		-252,910	7,208,810
MOBILE HOMES		4,876,486		-499,320	4,377,160
TIMBER -100%		190,000		-190,000	
HEAVY DUTY EQUIP	0	3,463,367		333,171	3,796,53
GROSS DIGEST		2,736,457,098	183,212,288	301,781,437	3,221,450,823
EXEMPTIONS		243,394,349	71,716,129	2,461,954	317,572,433
NET DIGEST		2,493,062,749	111,496,159	299,319,483	2,903,878,39
		(PYD)	(RVA)	(NAG)	(CYD)
2023 MILL	AGE RATE >>>	3.780		ED MILLAGE RATE >>>	3.78
	THIS SECTION	WILL CALCULATE	AUTOMATICALLY UPON	ENTRY OF INFORMATION	ABOVE
	DESCRIPTION		ABBREVIATION	AMOUNT	FORMULA
2023 Net Digest			PYD	2,493,062,749	
Net Value Added-Reassessment of Existing Real Property			RVA	111,496,159	
Other Net Changes to Taxable Digest		NAG	299,319,483		
2024 Net Digest		CYD	2,903,878,391	(PYD+RVA+NAG)	
2023 Millage Rate			РҮМ	3,780	
Millage Equivalent of F	Reassessed Value A	dded	ME	0.145	(RVA/CYD) * PYM
Rollback Millage Rate for 2024		RR	3.635	PYM - ME	

COMPUTATION OF PERCENTAGE INCREASE	IN PROPERTY TAXES	
If the 2024 Proposed Millage Rate for this Taxing Jurisdiction exceeds the Rollback Millage Rate	Rollback Millage Rate	3.635
computed above, this section will automatically calculate the amount of increase in property	2024 Millage Rate	3.780
taxes that is part of the notice required in O.C.G.A. Section 48-5-32.1(c) (2)	Percentage Increase	3.99%

Understanding Millage Rate and Assessed Value

When it comes to property taxes, two key concepts are **assessed value** and **millage rate**. Let's explore how they work together to determine how much you owe in taxes.

What is assessed value? Assessed value is the dollar amount that the local government gives to your property for tax purposes. It's not necessarily the same as the market value (how much your property could sell for), but it's used to figure out how much you owe in property taxes.

How is my assessed value determined? Local tax assessors figure out the assessed value of your property using things like the size of your property, the condition of your home, and what similar properties are selling for in your area. Assessed value can change based on updates to property values, changes in local laws, or changes in the economy. For Pooler, the assessed value is currently 40% percentage of the market value.

What is millage rate? Millage rate is the amount of tax you pay per \$1,000 of your property's assessed value. It is expressed in mills, where one mill equals \$1 per \$1,000. For example, if the millage rate is 5 mills, you would only pay \$5 for every \$1,000 of assessed property value. Millage rates can change based on the budget needs of the local government and the total assessed value of properties.

How is the millage rate calculated? To find out the millage rate, the local government divides the total amount of money they need by the total assessed value of all properties, then multiplies the result by 1,000.

Example:

- 1. Assessed Value of Your Home: \$200,000
- 2. Millage Rate: 5 mills (which is \$5 per \$1,000)
- 3. Tax Calculation:
 - Convert \$200,000 into \$1,000 units: $\frac{200,000}{1,000} = 200$ units
 - Multiply by the millage rate: 5 mills × 200 = 1,000 dollars

So, if the assessed value of your property is \$200,000 and the millage rate is 5 mills, you would owe \$1,000 in property taxes.

By understanding these concepts, you can see how your property taxes are determined.



CITY COUNCIL WORKSHOP – MINUTES

July 1, 2024 at 5:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

I. ROLL CALL

- Present: Karen Williams, Mayor Wesley Bashlor, Councilmember Michael Carpenter, Councilmember Aaron Higgins, Mayor Pro Tem Tom Hutcherson, Councilmember Matthew Saxon, City Manager Craig Call, City Attorney Caroline Hankins, Assistant City Manager Kiley Fusco, Clerk of Council
- Absent: Shannon Valim, Councilmember John Wilcher, Councilmember

II. CALL TO ORDER

Mayor Karen Williams called the workshop to order at 5:01 p.m.

III. TOPICS OF DISCUSSION

A. Millage Rate

Mayor, Council, and City Staff discussed the 2025 millage rate and proposed public hearings. No action was taken.

B. Council Meeting Agenda Review

Mayor Karen William reviewed the July 1, 2024 City Council Meeting agenda items. No action was taken.

C. Open Dialogue

There were no items discussed. No action was taken.

IV. ADJOURNMENT

Mayor Karen Williams adjourned the workshop at 5:36 p.m.

The foregoing minutes are true and correct and are approved on this

_ day of _

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CITY OF POOLER, GEORGIA

Karen L. Williams, Mayor

ATTEST:

Kiley Fusco, Clerk of Council



CITY COUNCIL REGULAR MEETING – MINUTES

July 1, 2024 at 6:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

I. ROLL CALL

Present: Karen Williams, Mayor Wesley Bashlor, Councilmember Michael Carpenter, Councilmember Aaron Higgins, Mayor Pro Tem Tom Hutcherson, Councilmember Shannon Valim, Councilmember Craig Call, City Attorney Matthew Saxon, City Manager Chris Lightle, Finance Officer Kiley Fusco, Clerk of Council

Absent: John Wilcher, Councilmember

II. CALL TO ORDER

Mayor Karen Williams called the meeting to order at 6:00 p.m.

III. INVOCATION

Reverend Nelle Bordeaux of Wesley Monumental United Methodist Church gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Reverend Nelle Bordeaux led the pledge.

V. ANNOUNCEMENTS

Greater Pooler Area Chamber of Commerce President and CEO Courtney Rawlins announced the release of the Pooler "Discover the Charm" hotel book published in conjunction with the Tourism Leadership Council. Mayor Karen Williams, Mayor Pro Tem Aaron Higgins, and Councilmembers Tom Hutcherson, Michael Carpenter, and Wesley Bashlor reported on the GMA Annual Convention held in Savannah from June 21-25, 2024.

VI. CONSENT AGENDA

A. City Council Meeting Minutes of June 17, 2024

B. City Council Executive Session Minutes of June 17, 2024

- C. Alcoholic Beverage License Application for Moonlight BP Station, LLC at 2020 Pooler Parkway, Unit A (Convenience/Gas/Drug Store)
- D. Alcoholic Beverage License Application for Traders Queen, Inc. at 40 Trader's Way (Restaurant)
- E. Alcoholic Beverage License Application for Krazy Taco Place, LLC DBA Krazy Taco at 1503 Dean Forest Road (Restaurant)
- F. Temporary/Special Event Permit Application (Dispensing Alcohol) for the Taste of Pooler on September 26, 2024 (Seeking Waiver)
- G. Public Fireworks/Pyrotechnics Exhibition/Display Permit Application for Savannah Quarters Fourth of July on July 3, 2024

Councilmember Tom Hutcherson moved to approve the Consent Agenda.

Motion to Approve; PASSED (5-0-0) MOVER: Hutcherson SECONDER: Valim AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim NAYS:

VII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

A. Resolution R2024-07.A - Amendment to the 2024 Schedule of Fees (Fireworks Displays, Planning & Development)

City Manager Matthew Saxon presented the resolution for consideration. Mayor Pro Tem Aaron Higgins moved to approve Resolution R2024-07.A -Amendment to the 2024 Schedule of Fees.

Motion to Approve; PASSED (5-0-0) MOVER: Higgins SECONDER: Hutcherson AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim NAYS:

VIII. OUTSTANDING BUSINESS

A. Westside Commerce Center Native Development Group Request for Consideration

City Manager Matthew Saxon presented the request for consideration. Mayor Pro Tem Aaron Higgins moved to postpone the Westside Commerce Center Native Development Group Request for Consideration until the July 15, 2024 City Council Meeting.

Motion to Postpone; PASSED (5-0-0) MOVER: Higgins SECONDER: Valim AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim NAYS:

B. Site Plan for AJ Garcia Container Stacking Yard at 6 AJ Garcia Road

City Manager Matthew Saxon presented the site plan for consideration. Attorney Josh Yellin and Marc Liverman were present on behalf of the petitioner to answer questions. Councilmember Wesley Bashlor, upon review of the criteria, moved to approve the Site Plan for the AJ Garcia Container Stacking Yard at 6 AJ Garcia Road.

Motion to Approve; PASSED (4-1-0) MOVER: Bashlor SECONDER: Higgins AYES: Bashlor, Higgins, Hutcherson, Valim NAYS: Carpenter

IX. NEW BUSINESS

A. Memorial Park Parking Lot Bids (CCI Job #23-071)

City Manager Matthew Saxon presented the bids for consideration. Councilmember Tom Hutcherson moved to award the Memorial Park Parking Lot (CCI Job #23-071) to B&D Clearing, Inc. in the amount of \$155,296.76.

Motion to Award; PASSED (5-0-0) MOVER: Hutcherson SECONDER: Bashlor AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim NAYS:

B. 2024 Surplus Property List

City Manager Matthew Saxon presented the list for consideration. Travis Burke of Coleman Company was present to answer questions. Councilmember Tom Hutcherson moved to approve the 2024 Surplus Property List.

Motion to Approve; PASSED (5-0-0) MOVER: Hutcherson SECONDER: Valim AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim NAYS:

C. Disciplinary Hearing for Owner of Naan Appetite at 1 North Godley Station Boulevard, Unit C-105

City Manager Matthew Saxon presented the item for consideration and Finance Officer Chris Lightle provided background information. Owner Sharath Gudia was present. Councilmember Aaron Higgins moved to enforce a sixmonth probationary period for the license holder of Naan Appetite at 1 North Godley Station Boulevard, Unit C-105. During this period, the licensee is required to make monthly Alcohol Excise Tax payments and submit monthly reports. Failure to comply with these requirements will result in a second disciplinary hearing.

Motion to Approve; PASSED (5-0-0) MOVER: Higgins SECONDER: Hutcherson AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim NAYS:

D. Disciplinary Hearing for Owner of Miya Buffet at 120 Towne Center Drive

City Manager Matthew Saxon presented the item for consideration and Finance Officer Chris Lightle provided background information. The owner was not present. Councilmember Michael Carpenter moved to enforce a six-month probationary period for the license holder of Miya Buffet at 120 Towne Center Drive. During this period, the licensee is required to make monthly Alcohol Excise Tax payments and submit monthly reports. Failure to comply with these requirements will result in a second disciplinary hearing.

Motion to Approve; PASSED (5-0-0) MOVER: Carpenter SECONDER: Valim AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim NAYS:

X. PUBLIC COMMENT

Citizen Richard Danis commented.

XI. EXECUTIVE SESSION

With no further public business to conduct, Mayor Pro Tem Aaron Higgins moved to enter Executive Session. Mayor and Council entered at 6:55 p.m.

Motion to Enter; PASSED (5-0-0) MOVER: Higgins SECONDER: Hutcherson AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim NAYS:

Mayor Karen Williams called the meeting back to order at 10:05 p.m.

XII. ADJOURNMENT

Mayor Pro Tem Aaron Higgins moved to adjourn the meeting.

Motion to Adjourn; PASSED (5-0-0) MOVER: Higgins SECONDER: Valim AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim NAYS:

The meeting adjourned at 10:05 p.m.

The foregoing minutes are true and correct and are approved on this

_____ day of _____, _____,

CITY OF POOLER, GEORGIA

Karen L. Williams, Mayor

ATTEST:

Kiley Fusco, Clerk of Council



STATE OF GEORGIA

COUNTY OF CHATHAM

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AFFIDAVIT

O.C.G.A. § 50-14-4(b) - Procedure When Meeting Closed/Executive Session

Before an officer duly authorized to administer oaths appeared <u>VAREN L. WILLAMS</u> who, after being duly sworn, deposes and on oath states the following:

- (1) I am competent to make this Affidavit and have personal knowledge of the matters set forth herein.
- (2) Pursuant to my duties as Mayor, I was the presiding officer of a meeting of the Pooler City Council held on the _____ day of _____, ____, A portion of said meeting was closed to the public.
- (3) It is my understanding that O.C.G.A. § 50-14-4(b) provides as follows: When any meeting of an agency is closed to the public pursuant to subsection (a) of this Code section, the person presiding over such meeting or, if the agency's policy so provides, each member of the governing body of the agency attending such meeting, shall execute and file with the official minutes of the meeting a notarized affidavit stating under oath that the subject matter of the meeting or the closed portion thereof was devoted to matters within the exceptions provided by law and identifying the specific relevant exception.
- (4) The subject matter of said meeting, or the closed portion thereof, was devoted to matters within exceptions to public disclosure provided by law. Those specific relevant exceptions are identified as follows:
 - A. Meeting to discuss or vote to authorize the settlement of a matter covered by the attorney-client privilege as provided in Georgia Code section 50-14-2(1) and 50-14-3(b)(1)(A). The subject discussed was
 - B. Meeting to discuss or vote to authorize negotiations to purchase, dispose of or lease property as provided in Georgia Code section 50-14-3(b)(1)(B).
 - C. Meeting to discuss or vote to authorize the ordering of an appraisal related to the acquisition or disposal of real estate as provided in Georgia Code section 50-14-3(b)(1)(C).

- D. Meeting to discuss or vote to enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(1)(D).
- E. Meeting to discuss or vote to enter into an option to purchase, dispose of, or lease real estate subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(1)(E).
- F. Meeting to discuss or deliberate upon the appointment, employment. compensation, hiring, disciplinary action or dismissal, or periodic evaluation or rating of a public officer or employee as provided in Georgia Code section 50-14-3(b)(2).
- G. Meeting to interview one or more applicants for the position of the executive head of an agency as provided in Georgia Code section 50-14-3(b)(2).
- H. Pursuant to the attorney-client privilege and as provided by Georgia Code section 50-14-2(1), a meeting otherwise required to be open was closed to the public in order to consult and meet with legal counsel pertaining to pending or potential litigation, settlement, claims, administrative proceedings, or other judicial actions brought or to be brought by or against the agency or any officer or employee or in which the agency or any officer or employee may be directly involved and the matter discussed was

Byrd Litigation and two interviews

- I. Staff meeting held for investigative purposes under duties or responsibilities imposed by law as provided by Georgia Code section 50-14-3(a)(1).
- J. Meeting to consider records or portions of records exempt from public inspection or disclosure pursuant to Article 4 of Chapter 18 of Title 50 of the Georgia Code because there are no reasonable means to consider the record without disclosing the exempt portions.

This Affidavit is executed for the purpose of complying with the mandate of O.C.G.A. § 50-14-4(b) and is to be filed with the official minutes for the aforementioned meeting this

IST day of July 2024

CITY OF POOLER, GEORGIA CALON Karen L. Williams, Mayor Structure FUSCO Sworn to and subscribed before me this CHARTER M COUNT 2024 JULY day of NOTARY PUBLIC

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TOWN HALL MEETING – MINUTES

July 2, 2024 at 6:00 p.m. | 100 US Highway 80 SW, Pooler, GA 31322

I. ROLL CALL

- Present: Karen Williams, Mayor Wesley Bashlor, Councilmember Michael Carpenter, Councilmember Aaron Higgins, Mayor Pro Tem Tom Hutcherson, Councilmember Nicole Johnson, Planning & Development Director Marcy Benson, City Planner Captain John Schmitt, Police Department Matthew Saxon, City Manager Kiley Fusco, Clerk of Council
- Absent: Shannon Valim, Councilmember John Wilcher, Councilmember Craig Call, City Attorney

II. CALL TO ORDER

Mayor Karen Williams called the town hall to order at 6:02 p.m.

III. WELCOME/STATEMENT OF PURPOSE

Mayor Karen Williams reminded those present of the guidelines for public comment.

IV. PUBLIC COMMENT/Q&A

14 citizens came forward to share opinions, concerns, and ask questions on the topics of the most recent draft of Ordinance O2024-03.A – Short-Term Rental Requirements, Resolution R2024-03.A - Moratorium on Short-Term Rentals, and short-term rentals in general.

V. ADJOURNMENT

No action was taken by Council. Mayor Karen Williams adjourned the meeting at 7:46 p.m.

The foregoing minutes are true and correct and are approved on this

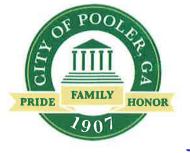
_____ day of _____, _____.

CITY OF POOLER, GEORGIA

Karen L. Williams, Mayor

ATTEST:

Kiley Fusco, Clerk of Council



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6986

Updated MAY 2024

NOTICE TO APPLICANT

Applications must be submitted at least thirty (30) days prior to the event, no exceptions. Applications received with fewer than thirty (30) days' notice will neither be accepted, nor processed. No advertisements, fee collection, or orders should be made by the applicant (including online and on social media) until this application has been approved by the City's Mayor and Council.

- The application must be completed in its entirety. To speed up the process, please attach proposed event flyers, routes, maps, and any other supporting documents related to the event.
- □ Contact Business Registration at (912) 748-7261, ext. 118, to schedule an appointment to submit the application and pay the non-refundable fee of \$300/day (\$500/day for amusement park, carnival, or circus events) or email the form with supporting documents to <u>finance@pooler-ga.gov</u> and make a card payment over the phone. This permit is issued for a maximum of thirty (30) days.
- If seeking a waiver of fees, please indicate this on the application and attach, if applicable, your 501(C)(3) IRS letter. Please note that only Mayor and Council can waive fees.
- If your event will have food vendors (i.e., food trucks), state so on the application and indicate that food will be sold/provided. If food vendors are not indicated on the application, they will not be allowed at the event. (If alcohol will be served, this is not the correct form; please fill out the Temporary/Special Event Dispensing Alcohol Permit application.)
- The Police Chief, Fire Chief, and Parks & Recreation Director will review your completed application. At that time, each will make a recommendation for approval or denial and indicate what special stipulations, if any, must be completed prior to the application being presented to Mayor and Council. Following, Business Registration will contact you to inform you of the recommendation made and/or stipulations required by each department and provide you with contact information, if needed, to coordinate the use of police officers and/or emergency management personnel. You, the applicant, will contact all department personnel to schedule the use of staff as required.
- Business Registration will inform you when your application will be reviewed by the Mayor and Council (during a regularly scheduled council meeting). Please make plans to attend this meeting.
- □ If approved, the permit will be emailed and mailed to you within 2-3 business days of the meeting. If your application is not approved and you would like to appeal, contact <u>finance@pooler-ga.gov</u>.

	OFFICE USE ONLY	C - Vi
Date Received: 6 27 24	Received by: C.R.	Fee Paid: \$ waiver
Approved Denied	Special Stipulations:	
Meeting Date:	Mayor's Signature:	,
Event Information, Far Jesus Hul Cultur	n' DA ney Boat	101.1.1 0.41
Event Name	Event Date	Event Start/End Time

City of Pooler • Finance Department • 100 US Hwy 80 SW • Pooler, Georgia 31322 • (912) 748-7261 finance@pooler-ga.gov | www.pooler-ga.gov



Page 2 of 3

Updated MAY 2024

122 P. pemaker Circle	
Suite 204 Pooler Cha 31322	NIA
Event Address/Location If Will be a family dut in which will	be food, Entry Fee (if applicable)
Bunes, Vendors, and Congregants. We would Description of Event Every thing will be done in	Close Any roads. Can fluctuak Der parking lot · Estimated Participants
Will food be sold or given away? 🗌 No 🛛 📝 Yes	
Will alcohol be served? 🔽 No 🗌 Yes (If yes, STOP, you have	the wrong form.)
Applicant Information	
Juvier Riveva-Rosado (lister)	Augerrivera 234 a Anail Cau Applicant Email
132 Junie Dr. Springfield Gu 31329	912-224-0374
Applicant Home Address	Applicant Phone
Contact Name (if different from above)	Contact Phone
KIRemanenk CAP(Church) 87-19340 Non-Profit Name (if applicable) IRS Status (if ap	99 Fee Waiver Requested? Dates 🗌 No

Affidavit

I solemnly affirm and declare that the information provided in this application is true, complete, and accurate to the best of my knowledge and belief. I understand that any false statements or omissions may result in the denial of this application or the revocation of any permit issued based on this application.

I further acknowledge my responsibility to comply with all applicable local, state, and federal laws, regulations, and ordinances related to the event for which this permit is sought. I agree to assume all liability for any damages, injuries, or losses arising from or related to the event, and I will obtain any necessary insurance coverage as required by the local government. I also agree to promptly notify the local government of any material changes to the information provided in this application.

6/27/2024 Sall Applicant Signature Applicant Name



Page 3 of 3

Updated MAY 2024

POLICE DEPARTMENT USE ONLY

The Police Department has reviewed the application and the details of the event. Based on their findings and the requirements of the Code of Ordinances of the City of Pooler, the application is therefore recommended for:

Approval	🗌 Denial	Date: 7/02/2024 Reviewed by: ColleyBruein
Comments/Co	ncerns:	Security plan required.
		Contact Captain Bogden.OB

FIRE-RESCUE SERVICES USE ONLY

Fire-Rescue Services have reviewed the application and the details of the event. Based on their findings and the requirements of the Code of Ordinances of the City of Pooler, the application is therefore recommended for:

🗌 Approval	📋 Denial	Date:	Reviewed by:	
Comments/Co	oncerns:	t page		

PARKS & RECREATION USE ONLY

Parks & Recreation have reviewed the application and the details of the event. Based on their findings and the requirements of the Code of Ordinances of the City of Pooler, the application is therefore recommended for:

🗌 Approval	🗌 Deni al	Date:	Reviewed by:	
Comments/Co				



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Updated MAY 2024

POLICE DEPARTMENT USE ONLY

The Police Department has reviewed the application and the details of the event. Based on their findings and the requirements of the Code of Ordinances of the City of Pooler, the application is therefore recommended for:

🗌 Approval	🔲 Denial	Date:	Reviewed by:	
Comments/C	oncems:			
See	Previou	es julione		
Ŭ				

FIRE-RESCUE SERVICES USE ONLY

Fire-Rescue Services have reviewed the application and the details of the event. Based on their findings and the requirements of the Code of Ordinances of the City of Pooler, the application is therefore recommended for:

Approval	🗌 Denia	al Date:	6	28 24	Reviewed	. ئىن <u>6</u> .	Simme.	25	
Comments/Co	oncerns:	No	RE	QUIREM	ENTS.	FIRE	WILL	BE	on
LOCAN	un	FUR	A	FIRE	PREN	ENTINA	ACT	VITY.	

PARKS & RECREATION USE ONLY

Parks & Recreation have reviewed the application and the details of the event. Based on their findings and the requirements of the Code of Ordinances of the City of Pooler, the application is therefore recommended for:

Approval	🗌 Denial	Date:	Reviewed by:
Comments/C	oncerns:		





CHILDREN'S CONGRESS OF THE CHURCH EL REMANENTE CASA DE ADORACIÓN PROFÉTICA

TO WHOM IT MAY CONCERN.

RECEIVE A CORDIAL GREETING FROM US, WE ARE PLEASED TO ANNOUNCE THAT OUR CHURCH EL REMANENTE CASA DE ADORACIÓN PROFÉTICA WILL HOLD THE 1ST FESTIVAL OF THE CHILD JESUS THE CAPTAIN OF MY BOAT. THIS WILL TAKE PLACE ON SATURDAY, JULY 27, 2024, STARTING AT 11AM IN OUR LOCATION. WE EXTEND A WARM INVITATION TO YOU TO PARTICIPATE IN THIS GREAT INITIATIVE AND HELP US CARRY OUT THIS EVENT THAT WE KNOW BY FAITH WILL HAVE A GREAT IMPACT ON OUR COMMUNITY.

THIS 1ST CHILDREN'S FESTIVAL WILL AIM TO OFFER A DAY OF FUN, LEARNING AND COMMUNITY INVOLVEMENT FOR THE CHILDREN AND FAMILIES OF OUR COMMUNITY AND ADJACENT CITIES. THIS EVENT WILL BE AN EXCELLENT OPPORTUNITY FOR OUR COMMUNITY TO UNIFY, CELEBRATE AND FORGE LASTING CONNECTIONS. TO GUARANTEE THE SUCCESS OF THIS EVENT, WE ARE LOOKING FOR YOUR VALUABLE SUPPORT. HERE WE PRESENT SEVERAL WAYS IN WHICH YOU CAN CONTRIBUTE:

- 1. MONETARY DONATIONS: YOUR FINANCIAL ASSISTANCE WILL ALLOW US TO COVER THE EXPENSES ASSOCIATED WITH THE ORGANIZATION OF THE 1ST CHILDREN'S FESTIVAL. EACH DONATION, REGARDLESS OF ITS SIZE, WILL HAVE A SIGNIFICANT IMPACT ON THE LIVES OF THE CHILDREN AND FAMILIES IN OUR COMMUNITY.
- 2. RENTAL OF TABLES FOR SMALL BUSINESSES: WE INVITE SMALL BUSINESSES AND ENTREPRENEURS TO RENT THEIR SPACE AT THE FUNCTION TO PROMOTE THEIR PRODUCT OR SERVICES. THIS WILL COST \$25. THE \$25.00 FEE CAN BE WAIVED DEPENDING ON THE TYPE OF BUSINESS. FOR EXAMPLE: FOOD TRUCK, FOOD BUSINESSES, CAR WASH, ETC. UPON PREVIOUS NEGOTIATION THROUGH THIS EVENT YOU WILL BE EXHIBITING AND PROMOTING YOUR COMPANY, YOU WILL BE POSITIVELY EXPOSING YOUR COMPANY AND ITS SERVICES TO A DIVERSE AUDIENCE AND WHILE SIMULTANEOUSLY SUPPORTING OUR ACTIVITY.
- 3. DONATIONS IN KIND: WE APPRECIATE THE CONTRIBUTIONS OF GOODS OR SERVICES THAT MAY IMPROVE THE EXPERIENCE OF THE EVENT, SUCH AS FOOD AND BEVERAGES, ENTERTAINMENT, PRIZES OR PROMOTIONAL MATERIALS.

THE 1ST CHILDREN'S FESTIVAL PROMISES A LARGE NUMBER OF ACTIVITIES THAT INCLUDE GAMES, MUSIC, CHARACTERS AND MUCH MORE. IT GUARANTEES TO BE A DAY FULL OF LAUGHTER, LEARNING AND JOY FOR ALL ATTENDEES. YOUR SUPPORT WILL PLAY A FUNDAMENTAL ROLE IN CREATING UNFORGETTABLE MEMORIES FOR THE CHILDREN AND FAMILIES OF OUR COMMUNITY.

WE SINCERELY APPRECIATE YOUR CONSIDERATION OF THIS REQUEST AND EXTEND OUR MOST SINCEREST THANKS FOR YOUR GENEROSITY. TOGETHER, WE CAN MAKE A POSITIVE DIFFERENCE IN THE LIVES OF OUR CHILDREN AND STRENGTHEN THE VITALITY OF OUR COMMUNITY.

TO MAKE A DONATION OR RENT A TABLE FOR YOUR COMPANY, CONTACT <u>EL REMANENTE</u> AT PHONE NUMBER <u>912-220-0491</u> OR EMAIL <u>ELREMANENTECAP@GMAIL.COM.</u>

THANK YOU FOR YOUR REMARKABLE SUPPORT AND WE LOOK FORWARD TO YOUR PARTICIPATION IN THE 1ST CHILDREN'S 785.375.2425 ESTIVAL; JESUS THE CAPTAIN OF MY BOAT! SINCERELY, JAVIER RIVERA VIVIAN DAVILA PASTOR GENERAL PASTOR GENERAL **IGLESIA EL REMANENTE CASA DE ADORACION PROFETICA**

122 PIPEMAKERS CIR. SUITE 209 POOLER GA 31322

Control Number: 21131953

STATE OF GEORGIA

Secretary of State Corporations Division 313 West Tower 2 Martin Luther King, Jr. Dr. Atlanta, Georgia 30334-1530

CERTIFICATE OF AMENDMENT NAME CHANGE

I, Brad Raffensperger, the Secretary of State and the Corporation Commissioner of the State of Georgia, hereby certify under the seal of my office that

El Santuario Inc. a Domestic Nonprofit Corporation

has filed articles/certificate of amendment in the Office of the Secretary of State on 03/10/2023 changing its name to

El Remanente Casa de Adoración Profética Inc a Domestic Nonprofit Corporation

and has paid the required fees as provided by Title 14 of the Official Code of Georgia Annotated. Attached hereto is a true and correct copy of said articles/ certificate of amendment.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on 03/17/2023.



Brad Raffinsperg

Brad Raffensperger Secretary of State

ARTICLES OF AMENDMENT

Electronically Filed Secretary of State Filing Date: 3/10/2023 3:23:04 PM

Article 1	
Business Name	: El Santuario Inc.
Control Number	: 21131953
Article 2	
The entity hereby adopts an amend	ment to change its name to the following new business name:
New Business Name	: El Remanente Casa de Adoración Profética Inc
Effective Date	: 03/10/2023
Article 3	
The date of the adoption of the amo	endment was: 01/01/2023
Article 3	
The amendment was adopted by th Without member approval as mem	
Article 4	
The date of the adoption of the amo	endment was: 01/01/2023

Article 5

The undersigned does herby certify that a request for publication of a notice of the filing of articles of amendment to change the corporation's name along with the publication fee of 40.00 has been forwarded to the legal organ of the county of the registered office as requested by O.C.G.A 14-3-1005.1.

Authorizer Information

Authorizer Signature : Javier Rivera-Rosado

Authorizer Title : Officer

IRS DEPARTMENT OF THE TREASURY INTERNAL REVENUE SERVICE CINCINNATI OH 45999-0023

Date of this notice: 07-30-2021

Employer Identification Number: 87-1934029

Form: SS-4

Number of this notice: CP 575 E

For assistance you may call us at: 1-800-829-4933

IF YOU WRITE, ATTACH THE STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 87-1934029. This EIN will identify you, your business accounts, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

When filing tax documents, payments, and related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

When you submitted your application for an EIN, you checked the box indicating you are a non-profit organization. Assigning an EIN does not grant tax-exempt status to non-profit organizations. Publication 557, Tax-Exempt Status for Your Organization, has details on the application process, as well as information on returns you may need to file. To apply for recognition of tax-exempt status under Internal Revenue Code Section 501(c) (3), organizations must complete a Form 1023-series application for recognition. All other entities should file Form 1024 if they want to request recognition under Section 501(a).

Nearly all organizations claiming tax-exempt status must file a Form 990-series annual information return (Form 990, 990-EZ, or 990-PF) or notice (Form 990-N) beginning with the year they legally form, even if they have not yet applied for or received recognition of tax-exempt status.

Unless a filing exception applies to you (search www.irs.gov for Annual Exempt Organization Return: Who Must File), you will lose your tax-exempt status if you fail to file a required return or notice for three consecutive years. We start calculating this three-year period from the tax year we assigned the EIN to you. If that first tax year isn't a full twelve months, you're still responsible for submitting a return for that year. If you didn't legally form in the same tax year in which you obtained your EIN, contact us at the phone number or address listed at the top of this letter.

For the most current information on your filing requirements and other important information, visit www.irs.gov/charities.

EL SANTUARIO INC 3 HUNTINGTON RD PORT WENTWORTH, GA 31407 (IRS USE ONLY) 575E

IMPORTANT REMINDERS:

- * Keep a copy of this notice in your permanent records. This notice is issued only one time and the IRS will not be able to generate a duplicate copy for you. You may give a copy of this document to anyone asking for proof of your EIN.
- * Use this EIN and your name exactly as they appear at the top of this notice on all your federal tax forms.
- * Refer to this EIN on your tax-related correspondence and documents.
- * Provide future officers of your organization with a copy of this notice.

Your name control associated with this EIN is ELSA. You will need to provide this information, along with your EIN, if you file your returns electronically.

If you have questions about your EIN, you can contact us at the phone number or address listed at the top of this notice. If you write, please tear off the stub at the bottom of this notice and include it with your letter. Thank you for your cooperation.

Keep this part for your records. CP 575 E (Rev. 7-2007)

Return this part with any correspondence so we may identify your account. Please correct any errors in your name or address.

CP 575 E

99999999999

Your	Telephone	Number	Best	Time	to C	all	DATE O	F TI	HIS	NOTICE:	07	7-30-2021	
() –						EMPLOY	ER :	IDEN	TIFICAT	ION	NUMBER:	87-1934029
							FORM:	SS	-4			NOBOD	

INTERNAL REVENUE SERVICE CINCINNATI OH 45999-0023 հեռեկվորերերինորեսորերերեր

EL SANTUARIO INC 3 HUNTINGTON RD PORT WENTWORTH, GA 31407



GEORGIA

Asst. Director of Public Works - John Winn

Coordinator - Tarra Duff

Superintendents: Streets - Shawn McNelly Water- Mark Williams Sewer - John Winn Drainage – Chris Costa Arborist - Mike Pavlis

CITY OF POOLER

Department of Public Works 1095 South Rogers Street, Pooler, Georgia 31322 912-330-8650 / www.pooler-ga.us

Robert H Byrd Jr. - City Manager

Matt Saxon – Assistant City Manager

Craig Call- City Attorney

Ashley Brown - Chief of Police

December 15, 2023

Harmony Phase 7,

The developers of Harmony Phase 7 completed all punch list items for this project. The City of Pooler Public Works Department approves the above stated development to begin its warranty bonding period, upon council approval.

Signed and Approved By:

John Winn- Sewer Superintendent

Public Private

Costa-Drainage Superintendent Public

□ Private

Mark Williams- Water Superintendent

Public □ Private

Shawn MeNelly- Street Superintendent □ Private Public

Tarra Duff Public Works Coordinator

August 17, 2023



Ms. Kimberly Dyer Planning and Zoning Department City of Pooler 100 Southwest HWY 80 Pooler, GA 31322

Subject: Bond Request (Warranty Bond & Sidewalk Performance Bond) Harmony Phase 7

Dear Ms. Dyer:

We have reviewed the request for Harmony Phase 7 – Performance Bond and Warranty Bond as furnished by Coleman Company Engineers, specifically the Schedule of Values and Unit Costs for the required bonds.

For the Performance Bond Request, the remaining site work includes Sidewalk.

Based on the calculations provided by Coleman Company Engineers, the cost of the remaining site work is \$35,770.00 which is correct. Therefore, the calculated value of the 150% Performance Bond of \$53,655.00 is correct.

For the Warranty Bond Request, the infrastructure being dedicated to the City of Pooler is as follows – Sanitary Sewer System, Water Distribution System, Roadway, and Storm Drainage System.

Based on the calculations provided by Coleman Company Engineers, the cost of infrastructure is \$965,149.40, which is correct. Therefore, the calculated value of the 50% Warranty Bond of \$482,574.70 is 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.

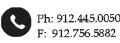
If you have you have any questions and/or comments, please feel free to contact me via email or phone at <u>kstewart@eomworx.com</u> or (912) 445-0050.

Sincerely,

Keith Stewart Project Manager EOM









07/03/2023

City of Pooler 100 SW Highway 80 Pooler Georgia, 31322

Attn: Ms Kim Dyer

Re: Utility Bond Harmony Phase 7 Pooler, Georgia CCI: 21-345

Dear Mrs. Dyer:

Enclosed, please find the Utility Bond Calculation for the above referenced project. The various infrastructure components that comprise the overall project were used to determine the Warranty Bond Cost. The respective infrastructure components and their unit costs are listed on the attached spreadsheets. Based on the attached information the calculated Utility Bond amount is as follows:

Cost of Infrastructure:	\$ 965,149.40
50% Cost of Infrastructure Warranty Bond:	\$ 482,574.70

Please review the attached calculations and if you have any questions or comments, please call me at 200-3041.

Regards, Coleman Company, Inc.

Neil P. McKenzie, P.E.

1480 Chatham Parkway, Suite 100 | Savannah, GA 31405



Performance Bond Calculations

Section I - Erosion Control

Item #:	Description:	Quantity:	Unit Price:	Cost:
I-1	Silt Fence - Type A-Behind Curb (LF)	3000	\$2.10	\$6,300.00
I-2	Inlet Protection	9	\$200.00	\$1,800.00
I-3	Filter Ring	2	\$1,500.00	\$3,000.00
I-4	Emergency Spillway	25	\$85.00	\$2,125.00
I-5	Rip Rap (SY)	25	\$85.00	\$2,125.00

Section II - Grading

item #:	Description:	Quantity:	Unit Price:	Cost:
11-1	N/A	0	\$0.00	\$0.00

Section III - Paving & Concrete Work

Item #:	Description:	Quantity:	Unit Price:	Cost:
III-1	18" Rollover Curb & Gutter (LF)	2900	\$16.75	\$48,575.00
III-2	8" Graded Aggreate Base (SY)	3940	\$29.12	\$114,732.80
111-3	2" Binder + 1.5" Asphalt Topping	3940	\$33.00	\$130,020.00
111-4	4" GAB - Turnarounds & Road to Lift Station (SY)	800	\$14.65	\$11,720.00
III-5	Concrete Swale	100	\$80.00	\$8,000.00
III-6	Handicap Ramps	3	\$1,650.00	\$4,950.00
-7	Pavement Markings (LS)	1	\$4,950.00	\$4,950.00

Section IV - Sanitary Sewer

Item #:	Description:	Quantity:	Unit Price:	Cost:
IV-1	Connect to Existing MH w/4" Core	2	\$1,686.00	\$3,372.00
IV-2	Connect to Existing Manhole by Core Drill (LF)	1	\$3,371.00	\$3,371.00
IV-3	8" PVC 0-6 (LF)	248	\$34.50	\$8,556.00
IV-4	8" PVC 6-8 (LF)	187	\$35.50	\$6,638.50
IV-5	8" PVC 12-14 (LF)	470	\$41.00	\$19,270.00
IV-6	8" PVC 14-16 (LF)	560	\$46.50	\$26,040.00
IV-7	Standard Manholes 0-6 (EA)	2	\$2,894.00	\$5,788.00
IV-8	Standard Manholes 6-8 (EA)	2	\$3,320.00	\$6,640.00
IV-9	Standard Manholes 12-14 (EA)	3	\$4,672.00	\$14,016.00
IV-10	Standard Manholes 14-16 (EA)	3	\$5,310.00	\$15,930.00
IV-11	Drop Manhole 14-16 (EA)	1	\$6,923.00	\$6,923.00
IV-12	4" PVC Sewer Lateral (LF)	1500	\$17.00	\$25,500.00

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item #:	Item #: Description:		Unit Price:	Cost:
IV-13	Fittings (LS)	1	\$5,680.00	\$5,680.00
IV-14	Tracer Wire and Tape	1	\$834.00	\$834.00
IV-15	Estimated Stone for Bedding (TN)	450	\$63.00	\$28,350.00
IV-16	Select Fill (CY)	450	\$17.80	\$8,010.00
IV-17	7 Dewatering (LF)		\$20.00	\$19,400.00
IV-18 Testing and Cleaning		1	\$11,278.30	\$11,278.30

Section V - Stormwater Drainage System

item #:	Description:	Quantity:	Unit Price:	Cost:
V-1	18" RCP 0-6 (LF)	32	\$55.00	\$1,760.00
V-2	24" RCP 0-6 (LF)	128	\$76.00	\$9,728.00
V-3	30" RCP 6-8 (LF)	572	\$108.00	\$61,776.00
V-4	30" RCP 10-12 (LF)	204	\$112.00	\$22,848.00
V-5	36" RCP 8-10 (LF)	48	\$143.00	\$6,864.00
V-6	15" HDPE	75	\$43.00	\$3,225.00
V-7	30" FES	2	\$1,977.00	\$3,954.00
V-8	36" FES	1	\$2,292.00	\$2,292.00
V-9	Curb Inlet 6-8 (EA)	1	\$4,763.00	\$4,763.00
V-10	Curb Inlet 8-10 (EA)	4	\$4,931.00	\$19,724.00
V-11	Curb Inlet 10-12 (EA)	1	\$5,044.00	\$5,044.00
V-12	Grate Inlet 0-6	1	\$3,684.00	\$3,684.00
V-13	Grate Inlet 8-10	2	\$3,965.00	\$7,930.00
V-14	Grate Inlet 10-12	1	\$4,077.00	\$4,077.00
V-15	6" Underdrain for Curb Inlet (LF)	600	\$23.50	\$14,100.00
V-16	Outlet Control Structure	1	\$5,900.00	\$5,900.00
V-17	Headwall-Triple 15"	1	\$5,350.00	\$5,350.00
V-18	Stone for Bedding (TN)	300	\$62.90	\$18,870.00
V-19	Select Fill (CY)	160	\$2.25	\$360.00
V-20	Clean	1040	\$2.25	\$2,340.00
V-21	Temporary Inlet Protection (EA)	12	\$350.00	\$4,200.00

Section VI - Water Distribution System

Item #:	Description:	Quantity:	Unit Price:	Cost:
VI-1	Connect to Existing 8" Main w/Temporary Backflow	1	\$1,461.00	\$1,461.00
VI-2	Connect to Existing 10" Water Main	1	\$955.00	\$955.00
VI-3	Full size blow off on 10"	2	\$1,691.00	\$3,382.00
VI-4	Fire Hydrant Assembly (EA)	3	\$6,948.00	\$20,844.00
VI-5	8" MJ Valve & Box	1	\$2,500.00	\$2,500.00

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item #:	Description:	Quantity:	Unit Price:	Cost:
VI-6	VI-6 10" MJ Valve & Box w/ Meter		\$3,555.00	\$10,665.00
VI-7	1" Service Connections	31	\$570.00	\$17,670.00
VI-8	8" PVC Water Main (LF)	529	\$43.00	\$22,747.00
VI-9	10" PVC Water Main (LF)	917	\$60.00	\$55,020.00
VI-10	10" Ductile Iron Crossing	2	\$7,084.00	\$14,168.00
VI-11	1" PE Tubing Lateral (LF)	1380	\$11.85	\$16,353.00
VI-12	8" Joint Restraints	5	\$215.00	\$1,075.00
VI-13	10" Joint Restraints	20	\$323.00	\$6,460.00
VI-14	MJ Fittings	1	\$12,324.00	\$12,324.00
VI-15	Tracer Wire and Tape	1	\$807.00	\$807.00
VI-16	VI-16 Select Fill (CY)		\$17.80	\$8,010.00
VI-17	Testing & Chlorination (LS)	2866	\$2.80	\$8,024.80

Erosion Control:	\$15,350.00
Grading:	\$0.00
Paving & Concrete Work:	\$322,947.80
Sanitary Sewer:	\$215,596.80
Stormwater Drainage:	\$208,789.00
Water Distribution:	\$202,465.80
Total Infrastructure Cost:	\$965,149.40

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7fa2fb8c-2ce1-48d1-bb87-8e2aed3f5d87

Principal Amount: \$482,574.70

Bond No.: 0256808

MAINTENANCE AND WARRANTY BOND

Project: Harmony Phase 7

City of Pooler Permit No.: (if applicable)

Project Location: Pooler, GA

KNOW ALL MEN BY THESE PRESENTS:

That		Construction, LLC		, reg	istered	business
address of	9521 Highway 3	01 South, Statesbor	o, GA 30458			; as
Principal,	hereinafter	called		"CONTRACTO	DR,"	and
Berkley In:	surance Company			·	as	Surety,
hereinafter	called the	"SURETY,"	registered	business	addre	
475 Steamboa	at Road, Greenwich,	CT 06830		Surety insure		
existing unde	r the laws of the S	State of DE		nd authorized		
the State of	Georgia, are held	and firmly bound	d unto the City	/ of Pooler, G	eorgia,	a political
subdivision of	the State of Geo	rgia, by and throu	ugh its Mayor a	and Aldermani	c Board	I, 100 SW
Highway 80	Pooler Georgia 31	1322. (912) 748-7	261, herein ca	illed the "OBLI	GEE," i	n the sum
of Four Hundred	Fighty Two Thousand Five H	lundred Sventy Four & 70/	100 Dollars (\$ 4	82,574.70) la	wtul mo	ney of the
United States	of America, for the	e payment of which	ch sum truly to	be made to O	bligee, (Contractor
and Surety b	ind themselves, t	heir heirs, execut	tors, administr	ators, success	ors and	1 assigns,
jointly and sev	verally, firmly by th	ese presents:				

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, Contractor has constructed various public improvements, detailed as: Sanitary Sewer System, Water Distribution System, Roadway, and Storm Drainage System 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,

- elect to take action as it deems necessary to insure performance of the Contractor's obligations herein, or
- submit a written request to Obligee seeking to repair the defect(s) as if it were Contractor in accordance with the terms and obligations herein, such request may be approved by Obligee in its discretion;

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

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

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

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

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

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

[SPACE INTENTIONALLY LEFT BLANK]

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Contractor and Surety do hereby duly execute this Bond No.: this 315t day of January <u>, 2024</u> 0256808 CONTRACTOR (SEAL) ATTEST: Preferred Site Construction, LLC **CONTRACTOR** -- Signature WITNESS AS TO CONTRACTOR mela Honc (Print Name) WITNESS AS TO CONTRACTOR By: MATT R. HILTON EMBER Title COMPANY NAME (SEAL) ATTEST: Berkley Insurance Company SURETY (Print Company Name) 475 Steamboat Road, Greenwich, CT_06830 Business Address WITNE By: Authorized Signature Christy Lackey, Attorney In Fact (Print Name) OR SURETY'S AGENT (SEAL) ATTEST: By: As Attorney in Fact (Attached Power) WITNESS AS TO AGENT (Print Name) WITNESS AS TO AGENT Agent's License Number Agent's Name

POWER OF ATTORNEY BERKLEY INSURANCE COMPANY WILMINGTON, DELAWARE

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

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

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

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

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

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

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

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

(Seal)

Attest: By Ira S. Lederman Executive Vice President & Sccretary

) ss:

)

Berkley Insurance Company Ser ce President

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

STATE OF CONNECTICUT)

COUNTY OF FAIRFIELD

Sworn to before me, a Notary Public in the State of Connecticut, this $\frac{21^{5+1}}{2}$ day of 2020, by Ira S. Lederman Secretary, and the Senior Vice President, and Jeffrey M. Hafter who are sworn to me to be the Executive Vice President and MARIA C RUNDRAKEN NOTARY PUBLIC CONNECTICUT MY COMMISSION EXPIRES respectively, of Berkley Insurance Company.

APHIL 30, 2024

Notary Public, State of Connecticu

CERTIFICATE

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

Given under my hand and seal of the Company, this

day of

Vincent P. Forte

(Scal)

August 17, 2023



Ms. Kimberly Dyer Planning and Zoning Department City of Pooler 100 Southwest HWY 80 Pooler, GA 31322

Subject: Bond Request (Warranty Bond & Sidewalk Performance Bond) Harmony Phase 7

Dear Ms. Dyer:

We have reviewed the request for Harmony Phase 7 – Performance Bond and Warranty Bond as furnished by Coleman Company Engineers, specifically the Schedule of Values and Unit Costs for the required bonds.

For the Performance Bond Request, the remaining site work includes Sidewalk.



Based on the calculations provided by Coleman Company Engineers, the cost of the remaining site work is \$35,770.00 which is correct. Therefore, the calculated value of the 150% Performance Bond of \$53,655.00 is correct.

For the Warranty Bond Request, the infrastructure being dedicated to the City of Pooler is as follows – Sanitary Sewer System, Water Distribution System, Roadway, and Storm Drainage System.

Based on the calculations provided by Coleman Company Engineers, the cost of infrastructure is \$965,149.40, which is correct. Therefore, the calculated value of the 50% Warranty Bond of \$482,574.70 is 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 <u>kstewart@eomworx.com</u> or (912) 445-0050.

Sincerely,

Keith Stewart Project Manager EOM







Ph: 912.445.0050 F: 912.756.5882



07/03/2023

City of Pooler 100 SW Highway 80 Pooler Georgia, 31322

Attn: Ms Kim Dyer

Re: Sidewalk Performance Bond Harmony Phase 7 Pooler, Georgia CCI: 21-345

Dear Ms. Classen:

Enclosed, please find the Performance Bond Calculation for the above referenced project. The various infrastructure components that comprise the City of Pooler maintained infrastructure were used to determine the Utility Performance Bond Cost. The City maintained infrastructure consists of the public roadway, water distribution, and sanitary sewer collection systems. The respective infrastructure components and their unit costs are listed on the attached spreadsheets. Based on the attached information the calculated Performance bond amounts are as follows:

Cost of Infrastructure: \$ 35,770.00 150% Cost of Infrastructure: **\$ 53,655.00**

Please review the attached calculations and if you have any questions or comments, please call me at 200-3041,

Regards, Coleman Company, Inc.

Neil P. McKenzie, P.E.

1480 Chatham Parkway, Suite 100 | Savannah, GA 31405



Performance Bond Calculations

Section I - Erosion Control

Item #:	Description:	Quantity:	Unit Price:	Cost:
I-1	N/A	0	\$0.00	\$0.00

Section II - Grading

Item #:	Description:	Quantity:	Unit Price:	Cost:
ll-1	N/A	0	\$0.00	\$0.00

Section III - Paving & Concrete Work

Item #:	Description:	Quantity:	Unit Price:	Cost:
III-1	Sidewalks	1022	\$35.00	\$35,770.00

Section IV - Sanitary Sewer

Item #:	Description:	Quantity:	Unit Price:	Cost:
IV-1	N/A	0	\$0.00	\$0.00

Section V - Stormwater Drainage System

Item #:	Description:	Quantity:	Unit Price:	Cost:
V-1	N/A	0	\$0.00	\$0.00

Section VI - Water Distribution System

Item #:	Description:	Quantity:	Unit Price:	Cost:
VI-1	N/A	0	\$0.00	\$0.00

Erosion Control:	\$0.00
Grading:	\$0.00
Paving & Concrete Work:	\$35,770.00
Sanitary Sewer:	\$0.00
Stormwater Drainage:	\$0.00
Water Distribution:	\$0.00
Total Infrastructure Cost:	\$35,770.00

1480 Chatham Parkway, Suite 100 | Savannah, GA 31405

Bond No.: 5004110

Principal Amount: \$53,655.00

SIDEWALK PERFORMANCE BOND

Project:	Harmony Phase VII	
	ooler Permit No.: (if applicable)	
Project L	ocation:	

KNOW ALL MEN BY THESE PRESENTS:

That	Harmony Pa				·	registered	business
address of	2702 Whatley	y Ave., Ste.	B-1, Savannah,	GA 31404			; as
Principal,		inafter	called		"PRIN	CIPAL,"	and
FCCI Insuranc	e Company					_, as	Surety,
hereinafter	called	the	"SURETY,"	registered	busines	s addr	ess of
6300 Univer	sity Pkwy., Sa	rasota, FL	34240			surer, char	
existing unde	er the laws	of the Sta	ate of FL		and authori	zed to do b	usiness in
the State of	Georgia	are held	and firmly bo	ound unto City	of Pooler	, Georgia,	a political
subdivision o	of the State	of Geora	ia, by and thro	ough its Mayor	and Alderr	nanic Board	1, 100 SVV
Highway 80.	Pooler, Geo	orgia 3132	22, (912) 748-7	261, herein cal	led the "OB	LIGEE," in	the penal
sum of	Fifty Three	Thousand	Six Hundred Fift	y Five	and	00/100	Dollars
(\$ 53,655.00), lav	wful mone	y of the United	States of Amer	ica, for the	payment of	which well
and truly to	be made, v	ve bind c	ourselves, our l	neirs, executors	s, administr	ators, succe	essors and
assigns, joint	y and seven	ally, firmly	by these prese	ents.			

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, Principal has agreed to construct in Pooler, Georgia, the following improvements: <u>Harmony Phase VII</u>. 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.: , this <u>6th</u> day of November 2023 CONTRACTOR (SEAL) Harmony Partners, LLC ATTEST: CONTRACTOR - Signature WITNESS AS TO CONTRACTOR och 3 00 (Print Name) WITNESS AS TO CONTRACTOR anader By: Title COMPANY NAME (SEAL) ATTEST: FCCI Insurance Company SURETY (Print Company Name) WITNES 6300 University Pkwy., Sarasota, FL 34240 **Business Address** IESS AS T By: Authorized Signature (Print Name) Christy Lackey, attorney In Fact OR SURETY'S AGENT (SEAL) ATTEST: By: As Attorney in Fact (Attached Power) WITNESS AS TO AGENT (Print Name) WITNESS AS TO AGENT Agent's License Number Agent's Name



GENERAL POWER OF ATTORNEY

Know all men by these presents: That the FCCI Insurance Company, a Corporation organized and existing under the laws of the State of Florida (the "Corporation") does make, constitute and appoint:

Christy Lackey; Fred Mitchell; Keith H Dillon; William Skeeles; Brent H Dillon; Daphne D Gaines; Carolyn F Smith; Lewis Carnes

Each, its true and lawful Attorney-In-Fact, to make, execute, seal and deliver, for and on its behalf as surety, and as its act and deed in all bonds and undertakings provided that no bond or undertaking or contract of suretyship executed under this authority shall exceed the sum of (not to exceed \$20,000,000.00): \$20,000,000.00

This Power of Attorney is made and executed by authority of a Resolution adopted by the Board of Directors. That resolution also authorized any further action by the officers of the Company necessary to effect such transaction.

The signatures below and the seal of the Corporation may be affixed by facsimile, and any such facsimile signatures or facsimile seal shall be binding upon the Corporation when so affixed and in the future with regard to any bond, undertaking or contract of surety to which it is attached.

In witness whereof, the FCCI Insurance Company has caused these presents to be signed by its duly authorized 2020. officers and its corporate Seal to be hereunto affixed, this July 23rd day of

2) Attest: Christina D. Welch, President

FCCI Insurance Company



Christopher Shoucair,

EVP, CFO, Treasurer, Secretary FCCI Insurance Company

State of Florida County of Sarasota

Before me this day personally appeared Christina D. Welch, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 2/27/2027



Leggo Snow Notary Public

State of Florida County of Sarasota

Before me this day personally appeared Christopher Shoucair, who is personally known to me and who executed the foregoing document for the purposes expressed therein.

My commission expires: 2/27/2027



Regge Snow

CERTIFICATE

I, the undersigned Secretary of FCCI Insurance Company, a Florida Corporation, DO HEREBY CERTIFY that the foregoing Power of Attorney remains in full force and has not been revoked; and furthermore that the February 27, 2020 Resolution of the Board of Directors, referenced in said Power of Attorney, is now in force.

Dated this 6th	day of November	2023
	Olai	
Christopher Sho	oucair, EVP, CFO, Treasurer, Sec CCI Insurance Company	cretary



Council Report for the month of June

Date:	07/9/2024
To:	Council and Mayor

From: John Winn

- Subject: Council Report
- Cc: Kiley Fusco

Council and Mayor,

It gives me great pleasure to present to you, the work that our Wastewater Treatment Plant, Sewer, and Water Departments have accomplished since the last council meeting:

Water:

- **65** Grease trap inspections completed.
- **67** C.O inspections conducted.
- Replaced **21** residential and/or commercial laterals.
- Completed multiple misc. service orders throughout the city.
- Repaired and/or replaced **33** water meters/mxu's.
- Reviewed **3** Excavation/Encroachment Permits.
- Witnessed the testing and certification of **72** backflow preventers.
- Assisted Benchmark with several locates.
- Repaired water main and lateral at 200 Blue Moon.
- Assisted contractor abandoned a 6" water main on Moore Ave and Rothwell St.
- Repaired the water mains on Parson Street, Benton Drive, and Holly Ave.

Sewer & WWTP:

EOM report attached.

Respectfully submitted,

John Winn



Council Report for the month of June

Date: 7/9/2024

To: Council and Mayor

From: John Winn

- Subject: Council Report
- Cc: Kiley Fusco

Street:

- Continued routine maintenance throughout the city repairing potholes, sidewalks, and shoulder work.
- Sprayed islands and sidewalks along Hwy 80, Memorial Blvd and Park Ave roundabout.
- Removed graffiti on 8 power distribution boxes (Traders Way, N. Godley Station Blvd. and Towne Center Blvd).

Street Sweeping:

• **121** Miles

Signs:

- Replaced **13** signs throughout the city.
- Repaired **16** signs throughout the city.

Storm Water:

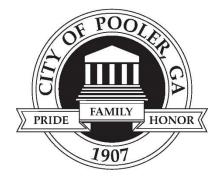
- Completed routine residential workorders.
- Completed **33,987** feet of routine roadside ditch and outfall maintenance.
- Cleaned out and dug roadside ditches in various locations.
- Removed **473**Ft of bamboo along S. Rogers Street.
- Replaced broken storm inlet lids at various locations.
- Drainage improvements at 207-209 W. Tietgen Street.

Canal Maintenance:

- Routine maintenance of canals throughout the city.
- Continue mowing access roads on canals.
- Started repairing the access road on Harden Canal off Pine Barren Rd.

Public Works Admin:

- Reviewed **6** sets of site plans.
- Approved **3** pre-construction meetings.



JUNE 2024 Monthly Report

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PO BOX 1648 Richmond Hill, GA 31324 912.445.0050 www.eomworx.com

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EOM is pleased to provide this revised monthly report to the City of Pooler for review. Departmental reports and requested supplemental data can be found enclosed.

MONTH HIGHLIGHT

- SEWER Responded to (1) Sewer Blockage
- SEWER Completed (3) Sewer Repairs
- **SEWER** Responded to (3) Grinder Pump Issues
- **SEWER** Completed (11) Sewer Manhole Inspections

WASTEWATER LIFT STATIONS

Responded to (1) After Hours Call

- **PO-LS-05.02** Benton BLVD: Removed Pump Debris
- PO-LS-12.01 Arbors: Replaced Pump
- PO-LS-12.02 Arbors: Replaced CU362 Controller
- PO-LS-12.05 Arbors: Replaced Phase Monitor
- **PO-LS-22.02** East Spine Road 1: Replaced Thermals
- PO-LS-40.05 Daniels Tract: Replaced CU362 Controller

WASTEWATER TREATMENT PLANT

- PO-WW-BP-64 Sludge Pump Motor_1: Tightened Pump Packing
- PO-WW-GR-22 FINE SCREN_1: Replaced VFD
- PO-WW-MB-62 Submerged Membrane Unit_MBR 4: Replaced Gasket
- PO-WW-UT-09 GENERATOR: Replaced Battery Charger
- PO-WW-EF-12 Check Valve_Plant Water Pump 1: Replaced Water Line



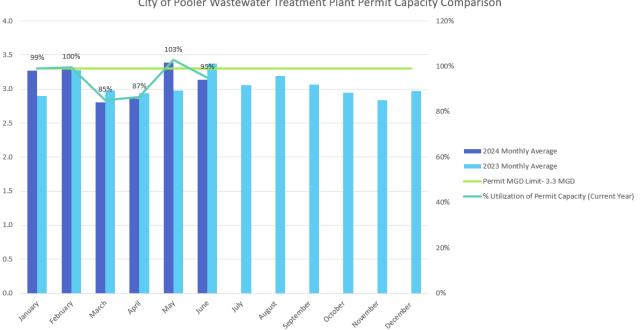


WASTEWATER TREATMENT



WASTEWATER TREATMENT

Table 1 – WASTEWATER TREATMENT PLANT PERMIT COMPARISON



City of Pooler Wastewater Treatment Plant Permit Capacity Comparison

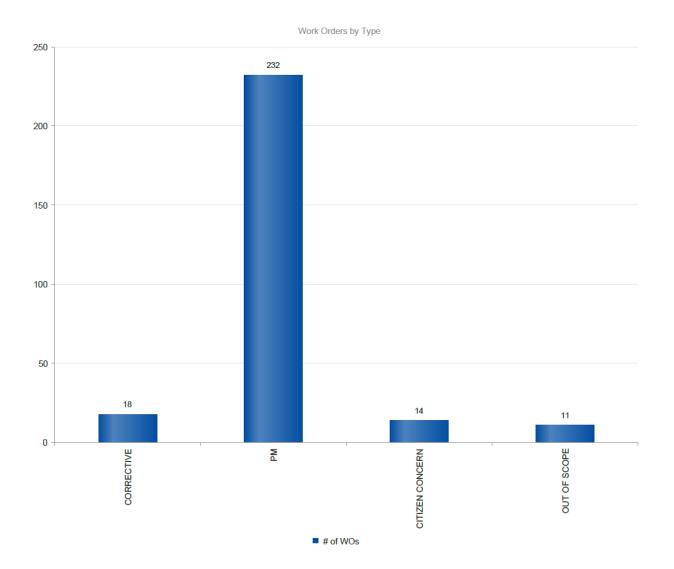


Section 3.0

COLLECTIONS & DISTRIBUTION



Table 1 – SEWER MAINTENANCE WORK ORDER REPORT



EOM Section 4.0

ENGINEERING



SECTION 4.0 ENGINEERING

Site Plan Review:

- I. Approved Projects
 - N/A
- II. Projects Under Review
 - Pooler Vet Clinic (Submittal #1)
 - 313 Collins Site Improvements (Submittal #3)
 - Advanced Academics fire Line (Submittal #2)
 - Cross Creek Subdivision Phase 3A (Submittal #1)
 - Savannah Quarters Country Club Tennis & Pickleball (Submittal #3)
 - Palmetto Cay Multifamily (Submittal #1)
- III. Projects Waiting On Responses
 - Tract W Townhomes 1st Review 6/27/2024
 - Forest Lakes Access Road 1st review 4/27/2024
 - Forest Lakes Phase 13 1st review 6/25/2024
 - 317 W Collins St Office Building 1st review 6/21/2024
 - TIA Pooler Mixed Use (Merlot Ln & Pine Barren) 1st review 6/21/2024
 - Pet Paradise 5th review 6/21/2024
 - Stoneweg Apartments 2nd review 6/20/2024
 - Harmony Force Main Upgrades 1st review 6/19/2024
 - Enmarket Improvements 3rd review 6/18/2024
 - Lot A Blakely Commons 3rd review 6/3/2024
 - Memorial Blvd Commercial Development 2nd review 5/10/2024
 - Pooler Plaza Condos Water & Sewer Connection 2nd review 5/3/2024
 - Godley Commons Tract 2 & 3 1st review 4/29/2024
 - Circle K Expansion 3rd review 4/17/2024
 - Rehobeth Church Sanctuary Expansion 1st review 4/16/2024
 - Wood Lake Townhomes 1st review 4/2/2024
 - Merlot Lane Retail 1st review 3/19/2024
 - DST Trailer Yard 2nd review 1/23/2024
 - Oglethorpe Speedway Industrial Park 1st review 11/13/2023
 - Pipemaker's Independent Senior Living Center 2nd review 9/11/2023
 - Little Neck Trailer Yard 3rd review 9/7/2023
 - Old Louisville Storage Yard 1st review 7/13/2023



I. Approved Bond Requests

- Drury Inn Mill & Resurface Asphalt (Performance Bond)
- Westbrook Area L1 (Performance Bond)
- Westbrook Area 2 (Performance Bond)
- Westbrook Area L3 (Performance Bond)
- Cross Creek Phase 2 (Warranty Bond)
- HIG Property Management (Warranty Bond)

II. Bond Requests Under Review

Harmony Subdivision Phase 8B (revised) – Performance Bond

III. Bond Requests Reviewed

N/A

Additional Engineering Services:

- City Standard Specifications: A number of updated construction details for Standard Specifications document were completed & submitted to City for review in June 2024.
- Lift Station #21 & 22: EOM submitted proposal for construction of Lift Stations to City in August 2023. It is understood that the City Attorney currently working on a contract for proposed work.



ADMINISTRATION



BUDGET

Description	Budget		Expense		Balance
Sewer Expenses	\$	2,436,500.00	\$	509,335.96	\$ 1,927,164.04
WWTP Expenses	\$	1,400,000.00	\$	849,895.50	\$ 550,104.50
TOTAL	\$	3,836,500.00	\$	1,359,231.46	\$ 2,477,268.54



Section 6.0

APPENDIX

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

DISCHARGE MONITORING REPORT (DMR)

Form Approved OMB No. 2040-0004

Page 1

PERMITTEE NAME/ADDRESS (Include Facility Name/Location if Different)

NAME:	Pooler City of
ADDRESS:	100 Southwest Hwy 80
	Pooler, GA 31322
FACILITY:	Pooler, City of (Bloomingdale Regional WPCP)
LOCATION:	Winskie Road
	Pooler GA 31322

GA0047066 PERMIT NUMBER	002-B3 DISCHARGE NUMBER

	MONITORING PERIOD										
	YEAR MO DAY YEAR MO DAY										
FROM	24	05	01	то	24	05	31				

DMR MAILING ZIP CODE:

MAJOR

WPCP Discharge External Outfall

No Discharge

PARAMETER		QUANT	TITY OR LOADING	ì	QL		CENTRATION		NO. EX	FREQUENCY OF ANALYSIS	SAMPLE TYPE
		VALUE	VALUE	UNITS	VALUE	VALUE	VALUE	UNITS			
OXYGEN, DISSOLVED (DO)	SAMPLE MEASUREMENT	***	***	****	6.9	****	****	mg/L	0	01/01	GR GRAB
00300 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	****	****	****	6.0 MINIMUM	****	****	mg/L		01/01	GR GRAB
BOD, 5-DAY (20 DEG. C)	SAMPLE MEASUREMENT	49.9	56.8	lb/d	****	1.8	1.9	mg/L	0	03/DW	CP COMPOS
00310 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	82.6 MO AVG	102.6 WKLY AVG	lb/d	***	3.0 MO AVG	4.5 WKLY AVG	mg/L		03/DW	CP COMPOS
BOD, 5-DAY (20 DEG. C)	SAMPLE MEASUREMENT	6459	8394	lb/d	****	235	305	mg/L	0	03/DW	CP COMPOS
00310 1 0 0 RAW SEWAGE INFLUENT	PERMIT REQUIREMENT	Req Mon MO AVG	Req Mon WKLY AVG	lb/d	****	Req Mon MO AVG	Req Mon WKLY AVG	mg/L		03/DW	CP COMPOS
РН	SAMPLE MEASUREMENT	****	****	****	6.6	****	7.0	SU	0	01/01	GR GRAB
00400 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	****	****	****	6.0 MINIMUM	****	8.5 MAXIMUM	SU		01/01	GR GRAB
SOLIDS, TOTAL SUSPENDED	SAMPLE MEASUREMENT	36.0	24.1	lb/d	****	1.3	0.9	mg/L	0	03/DW	CP COMPOS
00530 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	138.0 MO AVG	172.0 WKLY AVG	lb/d	****	5.0 MO AVG	7.5 WKLY AVG	mg/L		03/DW	CP COMPOS
SOLIDS, TOTAL SUSPENDED	SAMPLE MEASUREMENT	8025	17939	lb/d	****	291	651	mg/L	0	03/DW	CP COMPOS
00530 1 0 0 RAW SEWAGE INFLUENT	PERMIT REQUIREMENT	Req Mon MO AVG	Req Mon WKLY AVG	lb/d	****	Req Mon MO AVG	Req Mon WKLY AVG	mg/L		03/DW	CP COMPOS
NITROGEN, ORGANIC TOTAL (AS N)	SAMPLE MEASUREMENT	****	****	****	****	1.260	****	mg/L	0	01/30	CP COMPOS
00605 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	***	****	****	****	Req Mon MO AVG	****	mg/L		01/30	CP COMPOS

		\triangle						
NAME/TITLE PRINCIPAL EXECUTIVE OFFICER	I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and		1) la channa	Т	ELEPHONE		DATE	
	evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I an aware that there are significant	C	Juis kinn	912	445-1894	24	06	17
	penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.	SIGNA	TURE OF PRINCIPAL EXECUTIVE OFF AUTHORIZED AGENT	CER OR AREA Coc	e NUMBER	YEAR	мо	DAY

COMMENTS AND EXPLANATION OF ANY VIOLATIONS (Reference all attachments here)

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

DISCHARGE MONITORING REPORT (DMR)

Form Approved OMB No. 2040-0004

Page 2

PERMITTEE NAME/ADDRESS (Include Facility Name/Location if Different)

NAME:	Pooler City of
ADDRESS:	100 Southwest Hwy 80
	Pooler, GA 31322
FACILITY:	Pooler, City of (Bloomingdale Regional WPCP)
LOCATION:	Winskie Road
	Pooler GA 31322

GA0047066	002-B3
PERMIT NUMBER	DISCHARGE NUMBER

MONITORING PERIOD YEAR MO DAY YEAR DAY MO FROM 24 05 01 то 24 05 31

DMR MAILING ZIP CODE:

MAJOR

WPCP Discharge External Outfall

No Discharge

PARAMETER		QUANT		;	QL		CENTRATION		NO. EX	FREQUENCY OF ANALYSIS	SAMPLE TYPE
		VALUE	VALUE	UNITS	VALUE	VALUE	VALUE	UNITS			
NITROGEN, AMMONIA TOTAL (AS N)	SAMPLE MEASUREMENT	7.9	8.6	lb/d	****	0.3	0.3	mg/L	0	03/DW	CP COMPOS
00610 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	11.0 MO AVG	13.8 WKLY AVG	lb/d	****	0.4 MO AVG	0.6 WKLY AVG	mg/L		03/DW	CP COMPOS
NITROGEN, KJELDAHL TOTAL (AS N)	SAMPLE MEASUREMENT	****	****	****	****	1.550	****	mg/L	0	01/30	CP COMPOS
00625 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	****	***	****	****	Req Mon MO AVG	***	mg/L		01/30	CP COMPOS
NITRITE PLUS NITRATE TOTAL 1 DET. (AS N)	SAMPLE MEASUREMENT	****	****	****	****	8.7	****	mg/L	0	01/30	CP COMPOS
00630 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	***	***	****	***	Req Mon MO AVG	***	mg/L		01/30	CP COMPOS
PHOSPHORUS, TOTAL (AS P)	SAMPLE MEASUREMENT	17.7	20.2	****	****	1.4	1.5	mg/L	2	03/DW	CP COMPOS
00665 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	27.5 MO AVG	34.4 WKLY AVG	****	****	1.0 MO AVG	1.5 WKLY AVG	mg/L		03/DW	CP COMPOS
PHOSPHATE, ORTHO (AS P)	SAMPLE MEASUREMENT	****	***	****	****	1.130	****	mg/L	0	01/30	CP COMPOS
04175 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	****	****	****	****	Req Mon MO AVG	****	mg/L		01/30	CP COMPOS
FLOW, IN CONDUIT OR THRU TREATMENT PLANT	SAMPLE MEASUREMENT	3.3	3.59	MGD	****	****	****	****	0	99/99	CN CONTIN
50050 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	3.3 MO AVG	4.2 WKLY AVG	MGD	***	***	***	****		99/99	CN CONTIN
COLIFORM, FECAL GENERAL	SAMPLE MEASUREMENT	****	****	****	****	0.0	0.9	#/100mL	0	02/DA	GR GRAB
74055 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	***	****	****	****	23 MO GEO	23 WKLY GEO	#/100mL		02/DA	GR GRAB

NAME/TITLE PRINCIPAL EXECUTIVE OFFICE	I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and		DA A A		TEL	EPHONE		DATE	
	evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I an aware that there are significant		July (and	912	445-1894	24	06	17
TYPED OR PRINTED	penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.	SIGNA	AUTHORIZED AG		R AREA Code	NUMBER	YEAR	МО	DAY

COMMENTS AND EXPLANATION OF ANY VIOLATIONS (Reference all attachments here)

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)

DISCHARGE MONITORING REPORT (DMR)

Form Approved OMB No. 2040-0004

Page 3

PERMITTEE NAME/ADDRESS (Include Facility Name/Location if Different)

NAME:	Pooler City of
ADDRESS:	100 Southwest Hwy 80
	Pooler, GA 31322
FACILITY:	Pooler, City of (Bloomingdale Regional WPCP)
LOCATION:	Winskie Road
	Pooler GA 31322

PERMIT NUMBER	DISCHARGE NUMBER
GA0047066	002-B3

	MONITORING PERIOD										
	YEAR MO DAY YEAR MO DAY										
FROM	24	05	01	то	24	05	31				

DMR MAILING ZIP CODE:

MAJOR

WPCP Discharge External Outfall

No Discharge

PARAMETER		QUAN		G	QUALITY OR CONCENTRATION					FREQUENCY OF ANALYSIS	SAMPLE TYPE
		VALUE	VALUE	UNITS	VALUE	VALUE	VALUE	UNITS			
CYANIDE, TOTAL (AS CN)	SAMPLE MEASUREMENT	****	****	****	***	****	****	ug/L	0	01/30	GR GRAB
00720 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	***	***	****	****	**** MO AVG	****	ug/L		01/30	GR GRAB
MERCURY, TOTAL (AS HG)	SAMPLE MEASUREMENT	***	***	****	***	****	****	ng/L	0	01/30	GR GRAB
71900 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	****	****	****	***	MO AVG	****	ng/L		01/30	GR GRAB
SOLIDS, SUSPENDED PERCENT REMOVAL	SAMPLE MEASUREMENT	****	****	dry ton	99.4	****	****	%	0	01/30	CA CALCTD
81011 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	Req Mon MO AVG	***	dry ton	>85 MINIMUM	****	****	%		01/30	CA CALCTD
BOD, 5-DAY PERCENT REMOVAL	SAMPLE MEASUREMENT	****	****	****	99.2	****	****	%	0	01/30	CA CALCTD
81010 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	***	****	****	>85 MINIMUM	****	****	%		01/30	CA CALCTD
SOLIDS, SLUDGE, TOT, DRY WEIGHT	SAMPLE MEASUREMENT	38	***	dry ton	***	****	****	****	0	01/30	CA CALCTD
78477 1 0 0 EFFLUENT GROSS VALUE	PERMIT REQUIREMENT	Req Mon MO AVG	***	dry ton	****	****	****	****		01/30	CA CALCTD
	SAMPLE MEASUREMENT										
	PERMIT REQUIREMENT										
	SAMPLE MEASUREMENT										
	PERMIT REQUIREMENT										

		-								
NAME/TITLE PRINCIPAL EXECUTIVE OFFICE			10	· Ahur		TEL	EPHONE	<u> </u>	DATE	
Charles Heino, WW1-015098	valuate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the bin formation submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalities for submitting fails en information, including the possibility of fine and imprisonment for knowing	SIGN				912	445-1894	24	06	17
TYPED OR PRINTED	violations.	0101		RIZED AGENT	ICEN	AREA Code	NUMBER	YEAR	МО	DAY
COMMENTS AND EVEL ANATION OF ANY VIOLA										

COMMENTS AND EXPLANATION OF ANY VIOLATIONS (Reference all attachments here)

City of Pooler Permit Compliance Data

Daily Data Daily 5/1/2024 - 5/31/2024	Pooler Pooler RainFall Precip In/Day Inches/Day	Pooler Influent Flow Mgd MGD	Pooler EQ-Flow MGD	Pooler Effluent Flow Mgd MGD	Pooler ReUse Flow Mgd MGD	Pooler ReUse Turbidity NTU NTU	Pooler Influent Bod 5 MG/L	Pooler Influent Solids TSS MG/L	Pooler Effluent Bod 5 MG/L	Pooler Effluent Solids TSS MG/L
5/1/2024 - Wednesday	0	3.24	1.808	3.24	0	0.07	220	256	1.56	0.64
5/2/2024 - Thursday	0	3.35	1.996	3.158	0	0.07	221.45	203	1.3	0.75
5/3/2024 - Friday	0	3.39	2.25	3.04	0	0.07				
5/4/2024 - Saturday	0	3.43	2.045	3.135	0	0.07				
5/5/2024 - Sunday	0.08	3.57	2.275	3.235	0	0.07				
5/6/2024 - Monday	0.3	3.64	3.168	3.337	0	0.07				
5/7/2024 - Tuesday	0.23	3.38	2.51	3.364	0	0.07	213.98	190	1.14	0.83
5/8/2024 - Wednesday	0	3.39	2.356	2.758	0	0.07	202.5	187	1.68	0.83
5/9/2024 - Thursday	0	3.56	2.272	3.119	0	0.07	207.86	197	1.9	0.95
5/10/2024 - Friday	0.8	3.42	2.277	3.156	0	0.06				
5/11/2024 - Saturday	0.4	3.51	2.234	3.261	0	0.06				
5/12/2024 - Sunday	0	3.306	2.635	3.196	0	0.07				
5/13/2024 - Monday	0	3.38	2.598	3.245	0	0.08				
5/14/2024 - Tuesday	0.9	3.28	1.94	3.119	0	0.07	446.2	1156	1.9	0.9
5/15/2024 - Wednesday	0	3.25	1.808	3.096	0	0.09	263.15	370	1.9	0.33
5/16/2024 - Thursday	0	3.424	2.042	3.017	0	0.08	204.6	426	1.9	0.95
5/17/2024 - Friday	0	3.25	1.829	3.192	0	0.07				
5/18/2024 - Saturday	0.01	3.34	1.997	2.963	0	0.09				
5/19/2024 - Sunday	0.95	3.86	2.282	3.86	0	0.09				
5/20/2024 - Monday	2.56	3.9	2.367	3.463	0	0.06				
5/21/2024 - Tuesday	0	1.98	2.165	3.814	0	0.1	195.38	163	1.9	1.02
5/22/2024 - Wednesday	0	3.543	2.02	3.54	0	0.11	201.3	182	1.9	0.55
5/23/2024 - Thursday	0	3.483	1.534	3.401	0	0.08	201.1	167	1.9	0.83
5/24/2024 - Friday	0	3.467	1.46	3.616	0	0.1				
5/25/2024 - Saturday	0.69	3.649	1.458	3.436	0	0.13				
5/26/2024 - Sunday	0.09	3.773	1.427	3.175	0	0.14				
5/27/2024 - Monday	0	3.599	1.441	3.6	0	-				
5/28/2024 - Tuesday	0.02	3.68	1.466	3.409	0		239.9	210	2.99	7.9
5/29/2024 - Wednesday	0	3.176	1.186	3.18	0		222.25	168	1.9	0.93
5/30/2024 - Thursday	0	3.299	1.176	3.172	0	-	251.68	205	1.9	0.83
5/31/2024 - Friday	0	3.261	1.11	3.231	0					
Sum	7.03	105.78	61.132	101.528	0		3,291	4,080.00	25.77	18.2
Avg	0.23	3.41	1.972	3.275	0		235	291.4	1.84	1.3
Max	2.56	3.9	3.168	3.86	0		446	1,156.00	2.99	7.9
Min	0	1.98	1.11	2.758	0		195	163	1.14	0.3

GMean

City of Pooler Permit Compliance Data

Pooler Effluent Nh3 N Ammonia MG/L	Pooler Effluent Phosphorus MG/L	Pooler Effluent Fecal Coliform #/100ML	Pooler Effluent Nitrate + Nitrite MG/L	Pooler Effluent TKN MG/L	Pooler Effluent Org Nitrogen MG/L	Pooler Effluent Ortho Phosphorus MG/L	Pooler Effluent Cyanide UG/L	Pooler Effluent Mercury 1631E NG/L	Pooler Effluent Diss Oxygen MG/L	Pooler Effluent pH SU
0.303	1.19								8.41	6.9
0.311	1.21								8.55	6.83
									7.98	6.95
									7.82	6.88
									7.77	6.97
		1.5							7.81	6.92
0.286	1.14	0	8.73	1.55	1.26	1.13			7.48	6.85
0.293	1.31								7.44	6.86
0.259	1.12								7.04	6.73
									7.7	6.85
									7.35	6.81
									7.57	6.81
									7.41	6.93
0.284	1.18	0							7.93	6.98
0.26	1.41	0							8.25	6.88
0.288	1.51								7.73	6.76
									8.16	6.55
									7.7	6.73
									7.81	6.78
									7.84	6.82
0.305	0.95	0							8.3	6.82
0.282	1.64	50							6.87	6.86
0.275	1.93								7.9	6.75
									8.35	6.6
									7.71	6.9
									7.67	6.88
0.044	4.00								7.44	6.83
0.344	1.69	3							7.53	6.78
0.271	1.86	0							7.65	6.84
0.338	2.05								8.76 7.62	6.92 6.8
4.1	20.19	54.5	8.73	1.55	1.26	1.13			241.55	211.77
4.1 0.29	20.19	54.5			1.26	1.13			7.79	6.83
0.29	2.05	50		1.55	1.26				8.76	
0.34	2.05	50			1.26	1.13 1.13			6.87	6.98 6.55

City of Pooler Permit Compliance Data

Pooler Solids Removed Dry TON	Pooler Upstream Diss Oxygen MG/L May-Oct	Pooler Upstream pH SU May-Oct	Pooler Upstream Water Temp C DEG C May-Oct	Pooler Upstream Cnductvy 25C UMHOS/CM May-Oct	Pooler Downstream Diss Oxygen MG/L May-Oct	Pooler Downstream pH SU May-Oct	Pooler Downstream Water Temp C DEG C May-Oct	Pooler Downstream Cnductvy 25C UMHOS/CM May-Oct
1.5								
2								
3								
2								
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2								
38								
2								
3								
2								

Interim Comparative Operating Statements

City of Pooler, Georgia

For the Six Months Ended June 30, 2024

Prepared by: Finance Department



CITY of POOLER

GEORGIA —

CITY OF POOLER, GEORGIA Interim Comparative Operating Statements (*Unaudited*) Table of Contents

For the Six Months Ended June 30, 2024

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Fund 210 - Forfeiture Fund Statement of Revenues, Expenditures, and Changes in Fund Balances	3
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CITY of POOLER

— GEORGIA —

COMPARATIVE FINANCIAL STATEMENTS

(UNAUDITED)



CITY of POOLER

— GEORGIA ——

CITY OF POOLER, GEORGIA

Fund 100 - General Fund

Comparative Statement of Revenues, Expenditures, and Changes in Fund Balances

	2024	2023		
REVENUES				
Taxes	\$11,888,162.35	\$11,673,501.16		
Licenses and permits	1,383,445.44	560,974.82		
Intergovernmental	877,624.20	403,627.83		
Charges for services	1,486,914.19	1,536,997.29		
Fines and forfeitures	308,348.25	417,940.90		
Investment earnings	363,613.12	289,665.07		
Contributions and donations	34,695.23	71,542.27		
Miscellaneous	70,097.90	64,250.21		
Total revenues	16,412,900.68	15,018,499.55	1,394,401.13	9.28%
EXPENDITURES				
Current				
General government	2,411,337.11	1,757,635.79		
Judicial	210,355.57	242,358.05		
Public safety	7,748,288.39	6,783,324.19		
Public works	3,319,224.75	2,861,638.26		
Health and welfare	100,777.83	86,780.53		
Culture and recreation	1,029,998.21	873,727.94		
Housing and development	593,458.46	561,034.22		
Debt service				
Principal	1,734,397.34	1,823,519.19		
Interest	313,992.03	223,938.50		
Total expenditures	17,461,829.69	15,213,956.67	2,247,873.02	14.78%
Excess (deficiency) of revenues				
over (under) expenditures	(1,048,929.01)	(195,457.12)		
OTHER FINANCING SOURCES (USES)				
Transfers in	630,986.90	646,876.65		
Transfers out	(2,439,976.46)	(890,486.25)		
Sale of general capital assets	224,250.00	286,770.00		
Insurance recoveries	29,128.52	54,263.07		
Total other financing sources (uses)	(1,555,611.04)	97,423.47	(1,653,034.51)	-1696.75%
Net changes in fund balances	(2,604,540.05)	(98,033.65)		
Fund balances at beginning of year	38,919,239.75	32,947,279.67		
Fund balances at end of year	\$36,314,699.70	\$32,849,246.02		

For the Six Months Ended June 30, 2024 and 2023

Fund 201 - Tree Fund

Comparative Statement of Revenues, Expenditures, and Changes in Fund Balances

	2024	2023		
REVENUES				
Contributions	\$ 37,125.00	\$ 469,825.00		
Investment earnings	1,284.82	2,002.38		
Total revenues	38,409.82	471,827.38	(433,417.56)	-91.86%
EXPENDITURES				
Current				
Parks	159,239.89	87,097.73		
Total expenditures	159,239.89	87,097.73	72,142.16	82.83%
Net change in fund balance	(120,830.07)	384,729.65		
Fund balance, beginning of year	2,817,933.65	2,581,923.20		
Fund balance, end of year	\$ 2,697,103.58	\$ 2,966,652.85		

Fund 210 - Forfeiture Fund

Comparative Statement of Revenues, Expenditures, and Changes in Fund Balances

	2024	2023	
REVENUES Fines and forfeitures Investment earnings	\$ - 81.86	\$	
Total revenues	81.86	715.28	(633.42) -88.56%
EXPENDITURES Current			
Public safety	77,555.80	1,975.13	
Total expenditures	77,555.80	1,975.13	75,580.67 3826.62%
Excess (deficiency) of revenues over (under) expenditures	(77,473.94)	(1,259.85)	
Fund balance, beginning of year	182,668.11	120,812.07	
Fund balance, end of year	\$ 105,194.17	\$ 119,552.22	

Fund 230 - American Rescue Plan Local Fiscal Recovery Fund Comparative Statement of Revenues, Expenditures, and Changes in Fund Balances

	 2024	 2023		
REVENUES				
Intergovernmental grants	\$ -	\$ -		
Investment earnings	 -	 6,696.45		
Total revenues	 -	 6,696.45	(6,696.45)	-100.00%
EXPENDITURES				
Current				
Health and welfare	 -	 -		
Total expenditures	 -	 -	-	
Excess (deficiency) of revenues				
over (under) expenditures	 	 6,696.45		
OTHER FINANCING SOURCES (USES)				
Transfers out	 -	 -	-	
Total other financing sources (uses)	 -	 -		
Net change in fund balance	-	6,696.45		
Fund balance, beginning of year	 -	 7,675.69		
Fund balance, end of year	\$ -	\$ 14,372.14		

Fund 275 - Accommodation Excise Tax Fund Comparative Statement of Revenues, Expenditures, and Changes in Fund Balances

	2024	2023		
REVENUES Taxes	\$ 1,261,973.80	\$ 1,293,753.36		
Total revenues	1,261,973.80	1,293,753.36	(31,779.56)	-2.46%
EXPENDITURES Intergovernmental:				
Assistance	630,986.90	646,876.68		
Total expenditures	630,986.90	646,876.68	(15,889.78)	-2.46%
Excess (deficiency) of revenues over (under) expenditures	630,986.90	646,876.68		
OTHER FINANCING SOURCES (USES)				
Transfers out	(630,986.90)	(646,876.68)	15,889.78	-2.46%
Total other financing sources (uses)	(630,986.90)	(646,876.68)		
Net change in fund balance	-	-		
Fund balance, beginning of year	-	-		
Fund balance, end of year	\$-	\$ -		

Fund 320 - Special Purpose Local Option Sales Tax (SPLOST) Fund Comparative Statement of Revenues, Expenditures, and Changes in Fund Balances

	2024	2023		
REVENUES				
Intergovernmental	\$ 2,587,165.60	\$ 1,821,548.99		
Investment earnings	269,102.79	128,760.70		
Total revenues	2,856,268.39	1,950,309.69	905,958.70	46.45%
EXPENDITURES				
Capital outlay				
Public works	84,295.10	342,355.58		
Recreation	1,710,543.10	1,000,584.86		
Total expenditures	1,794,838.20	1,342,940.44	451,897.76	33.65%
Excess (deficiency) of revenues				
over (under) expenditures	1,061,430.19	607,369.25		
Fund balance, beginning of year	11,628,590.13	7,698,715.93		
Fund balance, end of year	\$12,690,020.32	\$ 8,306,085.18		

Fund 350 - Local Resources Fund

Comparative Statement of Revenues, Expenditures, and Changes in Fund Balances

	2024	2023		
REVENUES				
Intergovernmental	\$ -	\$ -		
Total revenues	-		-	
EXPENDITURES				
Capital outlay				
General government	78,376.56	296,693.00		
Public safety	432,226.69	47,145.00		
Public works	1,884,702.61	446,587.88		
Recreation	44,670.60	100,060.37		
Total expenditures	2,439,976.46	890,486.25	1,549,490.21	174.00%
Excess (deficiency) of revenues				
over (under) expenditures	(2,439,976.46)	(890,486.25)		
OTHER FINANCING SOURCES (USES)				
Transfers in	2,439,976.46	890,486.25	1,549,490.21	174.00%
Total other financing sources (uses)	2,439,976.46	890,486.25		
Net change in fund balance	-	-		
Fund balance, beginning of year	-			
Fund balance, end of year	\$-	\$ -		
Total other financing sources (uses) Net change in fund balance Fund balance, beginning of year		,	1,549,490.21	1/4.00%

Fund 505 - Water and Sewer Fund

Comparative Statement of Revenues, Expenses, and Changes in Net Position

	2024	2023		
OPERATING REVENUES				
Water fees	\$ 2,070,004.63	\$ 1,992,308.32		
Sewer fees	2,625,489.31	2,383,340.99		
Miscellaneous fees	88,368.65	135,082.13		
Total operating revenues	4,783,862.59	4,510,731.44	273,131.15	6.06%
OPERATING EXPENSES				
Sewer and Wastewater Treatment Plant				
Purchased and contracted services	1,083,942.91	1,197,063.50		
Materials and supplies	1,001,346.28	1,077,428.92		
Total sewer and wastewater treatment plant	2,085,289.19	2,274,492.42	(189,203.23)	-8.32%
<u>Water</u>				
Personnel services and employee benefits	387,112.99	342,783.44		
Purchased and contracted services	308,637.57	362,209.20		
Materials and supplies	1,153,832.79	914,315.18		
Total water	1,849,583.35	1,619,307.82	230,275.53	14.22%
Total operating expenses	3,934,872.54	3,893,800.24	41,072.30	1.05%
Operating income (loss)	848,990.05	616,931.20	232,058.85	37.62%
NONOPERATING REVENUES (EXPENSES)				
Interest income	266,428.46	229,189.52		
Interest expense	(174,296.67)	(152,526.44)		
Total nonoperating revenues (expenses)	92,131.79	76,663.08	15,468.71	20.18%
Income (loss) before capital contributions	941,121.84	693,594.28	247,527.56	35.69%
CAPITAL CONTRIBUTIONS AND TRANSFERS				
Tap fees	1,037,826.96	470,883.20		
Capital cost recovery charges	3,322,070.26	2,297,441.86		
Total capital contributions	4,359,897.22	2,768,325.06	1,591,572.16	57.49%
Change in net position	5,301,019.06	3,461,919.34	1,839,099.72	53.12%
Net position, beginning of year	81,527,784.57	63,204,310.41	1,039,099.72	33.1270
Net position, end of year	\$86,828,803.63	\$66,666,229.75		
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Fire-Rescue Report June 1st - 30th , 2024

MAJOR INCIDENT TYPE	# INCIDENTS June 2024	% Of TOTAL June 2024	YEAR to Date 2024	YEAR to Date 2023
Fires	9	2.16%	72	80
 Structure Fires 	1	-	30	23
Emergency Medical Service	223	53.47%	1414	1344
Motor Vehicle Collisions	47	11.28%	286	296
Technical Rescues	9	2.16%	45	53
Hazardous Condition (No Fire)	11	2.64%	46	39
Service Call	56	13.43%	290	260
Good Intent Call	32	7.67%	235	215
False Alarm & False Call	30	7.19%	201	215
Severe Weather & Natural Disaster	0	0%	4	11
Special Incident/Citizen Complaint	0	0%	1	0
TOTAL	417	100%	2594	2513

June Call Volume Decreased from 435 in 2023 to 417 in 2024, (4.14 % decrease)

For the year, call volume has increased by 81 calls or 3.22%.

Total Fire Loss Year to Date 2024 - \$693,434

Total Fire Loss Year to Date 2023 - \$718,960

	June	Year to Date
1. Child Locked in Auto	1	11
2. Animal Locked in Auto	1	4
3. Blood Draws	9	54

SIGNIFICANT INCIDENTS

- 6/7 Outlets Parkway HazMat Radiation Incident Engine 602 Truck 601, Battalion 601, Chief 601, EMS 601. Vehicle emitting radiation, Units created a safe zone and evacuated businesses within the zone. Savannah HazMat team arrived and deployed technicians to investigate. Personnel found an old military compass that had a small amount of radiation reading from it. All units operated for almost 2 hours.
- 6/8 Pooler Pkwy/Interstate 16 Vehicle Extrication Engine 604, 601, 602, Rescue 601, Truck 605, Battalion 601 responded to a collision with vehicle overturned and multiple patients. 1 victim extricated after removing the roof of an SUV.
- 6/17 Pooler Pkwy/Interstate 16 Vehicle Extrication Engine 604, Rescue 601, Battalion 601 – responded to a collision with vehicle over the guardrail with entrapment. 1 vehicle on top of the guardrail, hanging over the embankment. Rescue 601 secured and stabilized car, then extricated the patient victim.
- 4. 6/18 Oak Meadow Drive Trash Compactor Fire Engine 603, Engine 601, Truck 601, Battalion 601 responded for a fire alarm. Upon arrival, units found the trash compactor attached to the building on fire. Occupants had no way to move the compactor away from the structure. Units were able to use the Jaws of Life to pry and push the compactor away from the structure. Units were on scene for almost 2 hours.



Pooler Police Department

Monday July 15, 2024 June 2024



- A total of **64 Part 1 crimes** were reported in the month of June.
- From the prior year 2023, there is a decrease of 25%.
- A total of **37 shopliftings** were reported in the month of June.
- From the prior year 2023, this is a decrease of 25%.
- Total Calls for service in June were 2,506.
- From the prior year 2023, this is a decrease of 2%.
- A total of **1,471 citations** were issued in the month of June.
- From the prior year 2023, this is a decrease of 30%.
- A total of **124 arrests** were made in the month of June.
- From the prior year 2023, this is a **decrease of 6%**.
- A total of **25 DUI arrests** were made in the month of June.
- From the prior year 2023, this is a decrease of 26%.

ACTIVITY	TIME PERIOD 6/1 TO 6/30/2024	YEAR TO DATE 2024	YEAR TO DATE 2023	PERCENTAGE CHANGE FROM 23 - 24
PART 1 CRIMES	64	303	406	-25%
SHOPLIFTINGS	37	132	175	-25%
CALLS FOR SERVICE	2,506	12,875	12,629	2%
CITATION	1,471	5,622	7,995	-30%
ARRESTS	124	693	735	-6%
DUI ARRESTS	25	115	156	-26%

Pooler Parks & Recreation



IVI	onthly Report: June 2024
	Recreation Department
1	Registration opened for fall classes. Classes Resume in August.
2	Gymnastics, classes continued in June. Registrations for new sessions remained open.
3	All Star baseball and softball teams participated in GRPA District Tournaments, in Jesup and Waycross.
1	Summer basketball practices and games began at the gyms on Rogers Street.
5	Healthy Kids Running program concluded the spring session.
5	Gaelic football, the Hispanic Softball league and cricket continued thru June.
7	Registration continued for summer sports camps.
3	PRD hosted the annual 7v7 high school football passing tournament at Pooler Stadium
Э	Registration for fall youth sports opend. Includes flag and tackle football, soccer and cheerleading.
9	For Juneteenth, the annual 5k staged and ran from the stadium with over 100 participants. Also hosted a 'Junior Juneteenth' event for young children at Pooler Park with with 30 particpants - included history and story, a craft activity, and a march. Senior Center
1	All regularly scheduled classes and activities continued in June.
2	The center's monthly party also celebrated Father's Day.
3	Seniors were able to attend a day trips that included trips to Jacksonville, FL and Marshall's Farm in Statesboro
4	A new book club, and a new Tai Chi class were started in June.
5	
5	
	Parks
1	Parks performed routine maintenance at the parks, the community and senior centers, and the cemetery.
2	
3	

City of Pooler Planning & Zoning Minutes June 10, 2024

CALL TO ORDER:

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

Attendee Name	Title	Status
Nicole Johnson	Chair	Present
Brad Rife	Commissioner	Present
Shirlinia Daniel	Commissioner	Present
Jeremy Kelly	Alternate	Present
Wade Simmons	Commissioner	Present
Mark Williams	Commissioner	Present
Jim Ward	Commissioner	Present
Pete Chaison	Commissioner	Present
Marcy Benson	City Planner	Present
Kimberly Dyer	Zoning Administrator/Secretary	Present

APPROVAL OF MINUTES

The minutes of the May 13, 2024, Pooler Planning and Zoning Commission were reviewed and accepted.

Result: Approved

1-Motion: Commissioner Simmons2-Second: Commissioner RifePassed without opposition.

NEW BUSINESS:

A. Zoning Map Amendment for property on Pine Barren Road from MH-1 (Manufactured Home Dwelling) to I-2 (Heavy Industrial)

This item was withdrawn by the petitioner.

B. Zoning Map Amendment for 115 Houston Street from R-1-A (Single-family Residential) to C-1 (Light Commercial)

Chair Johnson presented the **request to** the Commission for their review and recommendation. The subject site is approximately 0.52 acres and is zoned R-1-A. The site is located on Houston Street and is surrounded by commercial uses to the west, south and

east and single-family residential uses to the north and east. The property contains an unoccupied single-family residential home. The previous owner had a business license for a Home Occupation for a hair salon. The applicant, Mrs. Verdejo, was present and stated she is seeking to establish a delivery-based commercial kitchen in the building that was once utilized as a beauty salon. She will have a minimum of two vans for deliveries and the hours of operation will be from 10:00 a.m. to 6:00 p.m. This use would classify as a catering business in the City's land use code. Chair Johnson reminded the applicant that if the request is approved for commercial, it cannot go back to residential.

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

- **1- Motion:** Commissioner Simmons
- 2- Second: Commissioner Daniel

Passed with Commissioner Ward in opposition.

C. Zoning Map Amendment for three properties located at 328 Old Pine Barren Road from R-1-A (Single-family Residential to I-1 (Light Industrial)

Chair Johnson presented the request to the Commission for their review and recommendation. The subject site is referred to as 328 Old Pine Barren Road. It is comprised of 3 parcels totaling approximately 4.48 acres. It is zoned R-1-A (Single-family Residential) and is accessed from Old Pine Barren Road. The site is currently developed with an existing paint and auto body shop, wrecker service and a holding yard, which are all considered non-conforming uses as they are not permitted in the R-1-A Zoning District. The nearby uses are residential and not similar in use. Holly Young, representing Clem Burnsed stated that the applicant is seeking to maintain the same uses under the light industrial zone to be considered conforming. There were several residents that appeared before the Commission with concerns of the potential increase in truck traffic, and the safety of the children and long-time residents in this area.

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

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

D. Recombination Plat for Circle K at 1080 E. Hwy 80

Chair Johnson presented **the request to the Commission** for their review and recommendation. The applicant is seeking to combine two lots into one, totaling 2.94 acres for an expansion project.

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

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

E. Site Plan for AJ Garcia Container Stacking Yard at 6 A J Garcia Road

Chair Johnson presented the site plan to the Commission for their review and recommendation. Attorney Josh Yellin, on behalf of the applicant stated that the intent is to convert the existing outdoor storage yard into a container stacking operation. Marc Liverman with Integrated Civil Solutions stated that the containers will be stacked at a maximum of 30'.

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

Motion: Commissioner Williams
 Second: Commissioner Simmons
 Passed with Commissioners Ward and Daniel in opposition.

F. Site Plan for Town Lake Park, Bldg. 900 at 125 Southern Junction Blvd.

Chair Johnson presented the site plan to the Commission for their review and recommendation. The applicant is proposing to develop an 11,120 square foot professional office building with associated parking.

Result: A motion was made to recommend approval of the site plan.

1- Motion: Commissioner Williams

2- Second: Commissioner Simmons

Passed without opposition.

<u>Adjournment</u>

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:24 p.m.

1- Motion: Commissioner Daniel

2- Second: Commissioner Rife

Adjourned without opposition.

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

Kimberly Dyer, Zoning Administrator

City of Pooler Planning & Zoning Minutes June 24, 2024

CALL TO ORDER:

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

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

APPROVAL OF MINUTES

The minutes of the June 10, 2024, Pooler Planning and Zoning Commission were reviewed and accepted.

Result: Approved

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

NEW BUSINESS:

1

A. Zoning Map Amendment for the Jabot PUD to amend the PUD Development Standards and the Master Plan for Harmony Subdivision off Memorial Drive

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is referred to as Amendment #16, and the petitioner is proposing to amend the Jabot PUD (Planned Unit Development) by adding the Baker Tract (Parcel 1) to the PUD and assign single-family residential use; and adding the remaining Cross Creek parcel to the PUD and assign singlefamily residential use; and relocate Harmony Amenity from Parcel "D" to newly acquired Reclaimed Sprayfield Parcel and add parcel to the PUD; and update the Jabot PUD masterplan to show previously approved townhome use on Harmony Parcel "W" and relocate "Optional Secondary Road" to correct location, from the Harmony Subdivision. The Baker Tract (Parcel 1) is approximately 16.04 acres and is adjacent to Somersby Subdivision and accessed from Pine Barren Road. The Cross Creek Tract is approximately 89.88 acres and will consist of 105 single-family lots. The newly acquired Reclaimed Sprayfield is approximately 27.42 acres and will be the new amenity site. Renee Higgins of 241 Longleaf Circle, presented the Commission with a letter of opposition, stating her concerns regarding the wetlands, wildlife, trees, the potential increase in traffic and flooding. There were several residents that were also in opposition, stating their concerns are, the potential increase in vehicle/truck traffic, safety of the children walking to and from school, property values, potential increase in noise, dump trucks speeding through the neighborhood, filling in existing ponds, drainage, the access to the neighborhood being utilized as a construction entrance for Cross Creek, Phase 2 Subdivision, and significant trees not being accounted for. In addition, residents of the Harmony Subdivision appeared before the Commission in opposition with concerns of the narrow streets within the subdivision, on-street parking, and homes being operated as Boarding Homes.

Result: After review of the criteria, a motion was made to recommend denial of the zoning map amendment for the Jabot PUD.

Motion: Commissioner Daniel
 Second: Commissioner Chaison
 With Commissioners Brown, Rife and Simmons in opposition
 AYES: Commissioners Brown, Rife and Simmons
 NAYS: Commissioner Daniel, Chaison and Williams

Chair Johnson broke the tie and recommended approval of the Jabot PUD Amendment

Result: Motion to recommend approval 4 to 3.

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 4:00 p.m.

1- Motion: Commissioner Brown

2- Second: Commissioner Daniel

Adjourned without opposition.

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

Kimberly Dyer, Zoning Administrator

City of Pooler Single Family Detached Permits June 2024

Date	Permit #	Subdivision	Address	Contractor	Owner	PIN #	Flood Zone/Flood Way
6/4/2024	24-0529	Telfair Park	152 Jepson Way, Lot 394	Mungo Homes	Same	51009S04009	
6/4/2024	24-0530	Telfair Park	137 Juliette Low Ln., Lot 400	Mungo Homes	Same	51009S05002	
6/14/2024	24-0556	Telfair Park	154 Jepson Way, Lot 395	Mungo Homes	Same	51009S04010	
6/14/2024	24-0557	Telfair Park	158 Jepson Way, Lot 397	Mungo Homes	Same	51009S04012	
Total	4						

City of Pooler Townhome Permits June 2024

Date	Permit #	Subdivision	Address	Contractor	Owner	PIN #
6/10/2024	24-0531	Westbrook	644 Blue Moon Xing, Lot 888	Logan Homes SC LLC	Same	51009R06014
5/10/2024	24-0532	Westbrook	642 Blue Moon Xing, Lot 889	Logan Homes SC LLC	Same	51009R06015
6/14/2024	24-0560	Westbrook	646 Blue Moon Xing., Lot 887	Logan Homes SC LLC	Same	51009R06013
6/14/2024	24-0561	Westbrook	648 Blue Moon Xing., Lot 886	Logan Homes SC LLC	Same	51009R06012
6/14/2024	24-0562	Westbrook	638 Blue Moon Xing., Lot 891	Logan Homes SC LLC	Same	51009R06017
6/14/2024	24-0563	Westbrook	640 Blue Moon Xing.,Lot 890	Logan Homes SC LLC	Same	51009R06016

City of Pooler Multi-Family Residential Permits June 2024

Date	Permit #	Subdivision	Address	Contractor	Owner	PIN #	Units
6/11/2024	24-0311	HOM at Pooler	100 Commons Way Bldg 2000	Summit Contracting Group Inc	CRP/IDPHV Pooler Owner, LLC	5100901089	30
6/11/2024	24-0312	HOM at Pooler	100 Commons Way Bldg 3000	Summit Contracting Group Inc	CRP/IDPHV Pooler Owner, LLC	5100901089	30
6/11/2024	24-0613	HOM at Pooler	100 Commons Way Bldg 4000	Summit Contracting Group Inc	CRP/IDPHV Pooler Owner, LLC	5100901089	30
6/11/2024	24-0314	HOM at Pooler	100 Commons Way Bldg 5000	Summit Contracting Group Inc	CRP/IDPHV Pooler Owner, LLC	5100901089	30
6/11/2024	24-0315	HOM at Pooler	100 Commons Way Bldg 6000	Summit Contracting Group Inc	CRP/IDPHV Pooler Owner, LLC	5100901089	30
6/11/2024	24-0322	HOM at Pooler	100 Commons Way Bldg 7000	Summit Contracting Group Inc	CRP/IDPHV Pooler Owner, LLC	5100901089	36
6/11/2024	24-0333	HOM at Pooler	100 Commons Way Bldg 8000	Summit Contracting Group Inc	CRP/IDPHV Pooler Owner, LLC	5100901089	30
6/11/2024	24-0335	HOM at Pooler	100 Commons Way Bldg 9000	Summit Contracting Group Inc	CRP/IDPHV Pooler Owner, LLC	5100901089	30
6/11/2024	24-0336	HOM at Pooler	100 Commons Way Bldg 10,000	Summit Contracting Group Inc	CRP/IDPHV Pooler Owner, LLC	5100901090	36
Total	9						282

City of Pooler Commercial Permits June 2024

Date	Permit #	Address	Contractor	Owner	Type/Project	PIN #	Flood Zone/Flood Way
6/28/2024	24-0202	110 Melody Dr.	Pool Solutions Plus Inc	Landmark 24 Homes of Savannah	Commercial Pool	5-1010F05069	
5/10/2024	24-0480	5212 Old Louiisville Rd.	Tim Michalchuk	Mana Nutrition	Racking Addition	5098701023	
6/12/2024	24-0567	385 Morgan Lakes Industrial Blvd.	Mahany Construction	Morgan Laeks Industrial XVI LLC	Warehouse	5101501102	
6/20/2024	24-0585	200 Tangert Outlets Blvd	Josh Hargrave	Tanger Outlets	EV Charging Station	50017A01099	
6/24/2024	24-0589	2321 Pooler Pkwy Ste. 113	Tippins-Polk Construction Inc	Mosaic Retail Properties	What's For Dinner Buildout	5100901107	
6/26/2024	24-0592	2321 Pooler Pkwy Ste. 110	Dewitt Tilton Group	Gravity -Prime	Prime IV Buildou	5100901107	
6/27/2024	24-0594	220 Tanger Outlets Blvd. Units 101-108	George Hunter	Yogesh Patel	Retail Shell	50017A01112	
6/27/2024	24-0595	10 Pavilion Ct.	Year Round Pool	Savannah Quarters	Commercial Pool	51011F01004	
Total	8						

Misc. Permits June 2024

				Permits June 2024			<u> </u>
Date	Permit #	Address	Contractor	Owner	Project Type	PIN #	Flood Zone
6/24/2024	24-0499	2121 Pooler Pkwy	Fendig Signs	Branjo LLC	Wall Sign and Monument Sign		4
6/6/2024	24-0508	227 Lake View Dr.	Thompson & Thompson	David Johnson	Mechanical	51009H01017	
6/6/2024	24-0509	302 Oliver St.	Thompson & Thompson	Judy Machulas	Mechanical	5000509001A	
6/21/2024	24-0536	810 Towne Center Blvd.	Kenneth Giles	SAI Pooler Investments LLC	Electrical		<u> </u>
6/3/2024	24-0537	5158 Old Louisvilee Rd.	Breland Well Drillling	Mike Hayman	Deep Well	5098701031	L
6/13/2024	24-0537	2158 Old Louisville Rd.	Pete Peterson	HIG Property Manangement LLC	Deep Well		L
6/11/2024	24-0548	115 Canal St.	Ryan McCabe	Canal Street Plaza LLC	Commercial Tree Removal	50017B04008	
6/4/2024	24-0549	1510 E. Hwy 80	Beacon Outdoor	RJKA Quick Lock LLC	Sign		
6/3/2024	24-0550	216 Tanzania Trl.	Veterans Fence and Supply	Douglas and Joshana Leavitt	6' Wood Privacy Fence	51015B09051	
6/11/2024	24-0551	16 Masters Way	TowerSite Services LLC	Verizon Wireless	Cell Tower Upgrade		
6/11/2024	24-0552	140 Tanger Oultets Blvd.	Comcast/SE Utilities	La Parilla	Excavation/Encroachment	50017A01111	
6/11/2024	24-0553	500 E Hwy 80	Comcast/SE Utilities	Pooler Exchange LLC	Excavation/Encroachment	5000707002A	
6/11/2024	24-0554	5240 Old Louisville Rd B 42	Comcast/SE Utilities	Rob Cassada	Excavation/Encroachment	5098701037	
6/11/2024	24-0555	5 Town Center Ct.	Atlanta Gas Light/SE Connections	Royal Gorugp Management	Excavation/Encroachment	50017C002028	
6/11/2024	24-0558	100 Kita Ave.	Champion Fire Protection	Pittman Real Estate Holdings	Fire Alarm	51011F01002A	1
6/4/2024	24-0559	101 Westside Blvd.	Khris Allen	Native Development Gorup	Fire Alarm	5098707056	
6/14/2024	24-0568	500 E Hwy 80	Corey Cleghorn	Pooler Exchange LLC	Emergency Responder Communicatoin		
6/20/2024	24-0569	412 SW Hwy 80	Doug Bean Signs	Peacock Trading Company	Wall Sign		1
6/20/2024	24-0570	410 SW Hwy 80	Doug Bean Signs	Peacock Trading Company	Wall Sign		1
6/17/2024	24-0571	208 Sangrena Dr.	Jeremy Kelly	Same	Remodel	5001201006	+
6/13/2024	24-0572	109 Wilkes St.	Kevin Flowers	Lisa Fletcher	Electrical	3001201000	
6/14/2024	24-0573	501 Cardinal St.	Generator Supercenter	Debra Jeffcoat	Electrical		<u> </u>
6/14/2024	24-0575	2 Woods Way	Vinyl Industries of Savannah	Patrice Elmore	Aluminum Sun Room	51014B14024	<u> </u>
6/18/2024	24-0576	121 Westwind Dr.	Veterans Fence and Supply	Cal Elliott	6' Wood Privacy Fence	51014014024	<u> </u>
6/21/2024	24-0578			Benjamin Fordham	Mechanical		───
		130 Martello Rd.	Thompson & Thompson		Mechanical		╉─────
6/20/2024	24-0579	132 Kingfisher Cir.	Thompson & Thompson	Kenneth Roberson		-	╉─────
6/20/2024	24-0580	139 Bramswell Rd.	Thompson & Thompson	Gregory Bozek	Mechanical		
6/20/2024	24-0581	512 Everetyy Dr.	Thompson & Thompson	Robert Williams	Mechanical		<u> </u>
6/20/2024	24-0584	308 Pinewood Dr.	Claude Roscoe Roney	Andrew Waller	Detached Garage	5000201001	<u> </u>
6/21/2024	24-0588	103 River Run Dr.	Freedom Forever LLC	Thomas Westcoot	Roof Mounted Solar Panels		<u> </u>
6/24/2024	24-0590	10 Mill Creek Cir.	Switch Electric	Lloyd Milliken	Electrical		───
6/27/2024	24-0591	15 Mill Creek Cir	Place Servcies Inc	Wal-Mart	Refrigeration Coolers		
6/25/2024	24-0593	129 E. Hwy 80	Theodore Gordon	CGNR LLC	Demolition	50005 01002	
6/27/2024		110 Foxfield Way	Signs by James	Sommers Oil Company	Sign		───
6/27/2024	24-0597	133 Coleman Blvd	Palmetto State Sign	Gulfstream Aerospace	Wall Sign		───
6/27/2024	24-0598	125 Southern Junct Blvd Bldg 900	Omega Construction	Town Lake Park of Commerce LLC	Construction Trailer		───
6/27/2024	24-0599	2300 Pooler Pkwy	Thompson Thrift Development	Same	Construction Trailer		<u> </u>
6/27/2024	24-0600	1000 Towne Center Blvd.	Air Therm Co Inc	Godley Station Professional	Mechanical		<u> </u>
6/27/2024	24-0603	100 Blue Moon Xing Ste 114	Signarama Hilton Head	LPA Blue Moon LLC	Wall Sign		L
6/27/2024	24-0604	14 Mill Creek Cir	Signs of the South	Sams Club	Signs		L
6/28/2024	24-0606	1 Longleaf Cir.	Galbreath Heating & Air	Bille Tyler	Mechanical		
6/28/2024	24-0608	7 Catteshall Ln	JDH Decks and Fence	EJ Finck	Aluminum Fence		
6/28/2024	24-0609	2121 Pooler Pkwy	Southeast Utilities	Comcast	Excavation/Encroachment		
6/28/2024	24-0610	2200 Pooler Pkwy	Southeast Utilities	Comcast	Excavation/Encroachment		
Total	44						

City of Pooler Certificate of Occupancy June 2024

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Monthly Report June 2024

INSPECTORS

Scott MacPherson	251 Inspections (Included in Salary)
Frank Garza	316 Inspections (Included in Salary)
Josh Moody	Inspections
Total Inspections:	567 Inspections



STATE OF GEORGIA

COUNTY OF CHATHAM

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ORDINANCE 02024-07.B

Emergency Access Requirements for Gated Properties, Knox Brand Key Lock Boxes for Emergency Access, and For Certain Structures as Designated by the Fire Chief or Their Designee.

AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES, CHAPTER 46 – FIRE PREVENTION AND PROTECTION.

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

Sec. 46-7. Emergency access requirements for gated communities properties.

Sec. 46-7.4. Standards.

Operation of gates or restricted access. Where access to an area is restricted because of secured openings and where immediate access is necessary for emergency (lifesaving, firefighting purposes or law enforcement purposes) the following is required.

- (1) All vehicle access gates or barriers shall be electrically operated for entry and exit by an approved method by the City of Pooler; and furthermore, they will be equipped with the required following access control system:
 - a. Radio operated controller. All blocking barriers shall be equipped with a range-able radio receiver capable of receiving access commands from public safety radio transceivers. Such emergency access control device will be able to operate with the radio systems typically used by public safety agencies operating within Chatham County and the State of Georgia. Exceptions: Radio controlled exit/activation LED device may be waived by installation of a "free exit" loop.
- (2) Gates requiring radio-controlled exit/LED activation shall be provided with an approved two_inch by two_inch blue, reflective marker visible to the exiting vehicle. It shall be located in the center of the exit gate.
- (3) Wiring of electrical gates shall be provided by AC (Alternate Current) current with underground installation.
- (4) Electrically operated gates shall fail to the open position when the power is off. They shall remain open until power is restored.
- (5) Residential gated properties (single-family, multi-family, townhomes, and condominiums) shall require a Click2Enter brand radio-operated

control system for all vehicular accesses.

(6) Commercial and industrial gated properties shall require Knox brand gate and key switches for all automatic powered gates and Knox brand exterior padlocks for all non-powered gates.

Sec. 46-7.5. Submittal.

The following information shall be submitted to the City of Pooler Fire Department and the City of Pooler Inspections Department:

- (1) Method of operation of equipment
- (2) If applicable UL (Underwriters Laboratory) listing numbers of equipment used
- (3) Manufacturers specification sheets for electrical gate controller; and
- (4) A site plan of the property and a site plan detail of each gate location drawn to scale (1"-10', 1"-20', or 1"-40') indicating or showing:
 - a. Contractors company name, address, phone number, and contact person;
 - b. Exact locations of the entry to the property;
 - c. Assessor's parcel number;
 - d. Property lines;
 - e. Proposed fence, pedestrian gates, and vehicle gates; and
 - f. Proposed location of key box and radio operated controller
 - g. Site plan requirements are for apply to remodels, rebuilds, and new construction only.

Sec. 46-8 - Knox Box brand key lock boxes for emergency access.

Sec. 46-8.1. For commercial, residential, and other locations with restricted access through locked gates.

- (a) The following structures shall be equipped with a key lock box at or near the main entrance or such other location required by the fire chief <u>or their designee</u>:
 - Commercial or industrial gated structures that are secured in a manner that restricts access during an emergency;
 - Multi_family residential structures that have restricted access through locked gates; and
 - (3) Governmental structures and nursing care facilities with gated entrances.
- (b) All newly constructed structures, communities, or complexes subject to this section shall have the key lock box installed and operational prior to the issuance of an occupancy permit. All structures, communities, or complexes in existence on the effective date of the ordinance from which this section is derived and subject to this section shall have one year from the effective date of the ordinance from which this section is derived to have a key lock box installed and operational.
- (c) The fire chief shall designate the type of key lock box system to be implemented within the city and shall have the authority to require all structures to use the designated system. The owner or operator of a structure, community, or complex required to have a key lock box shall, at all times,

keep a key inside the key lock box and maintain operation of the key lock box at all times. All property owners, structure owners, and managers shall notify the fire department immediately of any changes to keys and/or locks, fobs, reader cards, etc. for access to allow for the placement of new keys in the key lock box.

- (d) The owner or operator of a structure, community, or complex required to have a key lock box shall, at all times, keep a key in the lock box, or maintain the operation of the box at all times. Any person, entity, corporation, association, etc. who owns, operates, or maintains a structure, community, or complex subject to this section and in violation hereof shall be subject to the general penalty provisions found in Section 1-12 of this Code. Further, during a response to an emergency wherein emergency response vehicles are unable to enter a gated/controlled access, the City of Pooler shall be held harmless from any damage to a gated/controlled access. Where access is not provided, the property owner may be billed by the City of Pooler for the time, material, and equipment used during the emergency response.
- (e) The fire chief shall be authorized to implement rules and regulations for the use of the lock box system. The fire chief or their designee shall designate the type and brand of key lock box system to be implemented within the City and shall have the authority to require all structures to use the designated system. The approved key lock box brand is the Knox Rapid Access System AKA Knoxbox.
- (f) Any person, entity, corporation, association, etc. who owns, operates, or maintains a structure, community, or complex subject to this section and inviolation hereof shall be subject to the general penalty provisions found insection 1-12 of this Code. All requests for a designated key lock box system shall be coordinated through the fire chief or their designee to obtain approval for the location of the key lock box on each site.
- (g) All requests for the designated key lock box system shall be coordinated through the fire marshal and get approval for the location of the box on each site. The fire chief or their designee shall be authorized to implement rules and regulations for the use of the designated key lock box system.
- (h) This article shall take effect immediately upon its passage.
- Sec. 46-9. For certain buildings structures as designated by the fire chief or their designee.
- (a) The following structures shall be equipped with a key lock box at or near the main entrance for such other location required by the fire chief <u>or their designee</u>:
 - Commercial or industrial structures protected by an automatic alarm system or automatic suppression system, or such structures that are secured in a manner that restricts access during an emergency;
 - (2) Multi_family residential structures that have restricted access through locked doors and have a common corridor for access to the living units; and
 - (3) Governmental structures and nursing care facilities.
- (b) All newly constructed structures subject to this section shall have the key lock box installed and operational prior to the issuance of an occupancy permit. All structures in existence on the effective date of the ordinance from which this section is derived and subject to this section shall have one year from the effective date of the ordinance from which this section is derived to have a key lock box installed and operational.

- (1) The fire marshal shall designate the type of key lock box system to be implemented within the city and shall have the authority to require all structures to use the designated system.
- (2) The owner or operator of a structure required to have a key lock box shall, at all times, keep a key in the lock box that will allow for access to the structure.
- (3) The fire marshal shall be authorized to implement rules and regulations for the use of the lock box system.
- (4) Any person, entity, corporation, association, etc. who owns, operates, or maintains a structure, community, or complex subject to this section and in violation hereof shall be subject to the general penalty provisions found in section 1-12 of this Code. Further, during a response to an emergency, where access by emergency response vehicles are unable to enter a gated/controlled access, the city shall be held harmless from any damage to a gated/controlled access. Where access is not provided, the property owner may be billed by the City of Pooler for the time, material, and equipment use for emergency response.
- (5) All requests for the designated key lock box system shall be coordinated through the fire marshal and get approval for the location of the box on each site.
- (c) The owner or operator of a structure required to have a key lock box shall, at all times, keep a key inside the key lock box and maintain operation of the key lock box at all times.
- (d) Any person, entity, corporation, association, etc. who owns, operates, or maintains a structure, community, or complex subject to this section and in violation hereof shall be subject to the general penalty provisions found in section 1-12 of this Code. Further, during a response to an emergency, wherein access by emergency response vehicles are unable to enter a gated/controlled access, the City of Pooler shall be held harmless from any damage to a gated/controlled access. Where access is not provided, the property owner may be billed by the City of Pooler for the time, material, and equipment use for emergency response.
- (e) The fire chief or their designee shall designate the type and brand of key lock box system to be implemented within the City and shall have the authority to require all structures to use the designated system. The approved key lock box brand is the Knox Rapid Access System AKA Knoxbox.
- (f) All requests for a designated key lock box system shall be coordinated through the fire chief or their designee to obtain approval for the location of the key lock box on each site.
- (g) The fire chief or their designee shall be authorized to implement rules and regulations for the use of the designated key lock box system.
- (h) This article shall take effect immediately upon its passage.

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

FIRST READING: _____ day of ______, _____

SECOND READING: _____ day of _____, _____

ADOPTED: _____ day of ______, _____

CITY OF POOLER, GEORGIA

Karen L. Williams, Mayor

ATTEST:

Kiley Fusco, Clerk of Council



CITY of **POOLER**

- GEORGIA —

PROCLAMATION International Friendship Day

- WHEREAS, International Friendship Day, observed on July 30 annually, is a celebration that promotes the values of friendship, solidarity, and mutual respect among individuals and communities worldwide; and
- **WHEREAS**, this day serves as a reminder of the importance of fostering friendships that transcend cultural, linguistic, and geographical boundaries, promoting peace and understanding among diverse peoples; and
- **WHEREAS**, friendships play a vital role in promoting social harmony, cooperation, and empathy, contributing to a more inclusive and compassionate society;
- WHEREAS, in recognition of the spirit of camaraderie and cooperation that defines this occasion, we acknowledge the efforts of local organizations such as S2S Facts Inc., which exemplify the values of friendship and through initiatives like their annual 5k Friendship Fun Run;
- **NOW, THEREFORE,** the Mayor and Council of the City of Pooler, Georgia hereby proclaim July 30 International Friendship Day, acknowledging the profound impact of friendships on our lives and communities.

We encourage people of all ages and backgrounds to reach out to one another, forge new friendships, and strengthen existing bonds. Let us cherish and nurture these relationships, recognizing their power to bridge differences and promote mutual respect. May International Friendship Day inspire us to build a more interconnected world where friendships flourish, and where kindness, understanding, and empathy prevail.

I have hereunto set my hand and caused the Seal of the City of Pooler, Georgia to be affixed this day of July 15, 2024.

Karen L. Williams, Mayor

ATTEST:

Kiley Fusco, Clerk of Council

HUSSEY GAY BELL

– Established 1958 –

Native Development Group - Westside Commerce Center

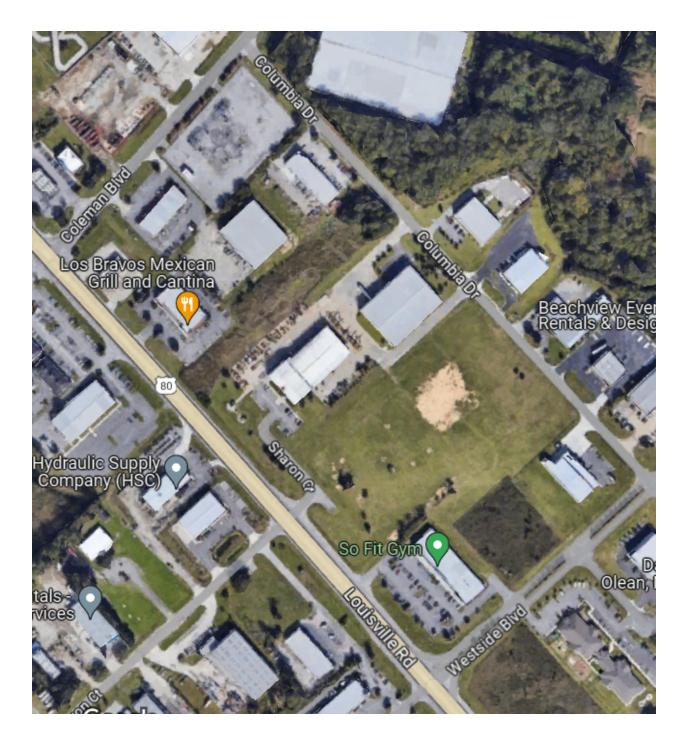
On March 21, 2022, a rezoning request was approved by the City of Pooler Council for four (4) adjoining parcels within Westside Business Park to I-1, Industrial, light district. A condition was placed on the rezoning that the applicant (Native Development Group) be required to obtain a permit from an outside agency (GDOT) to install a traffic signal on US Hwy 80 (SR26) at Westside Boulevard. The condition stated that a Certificate of Occupancy would not be issued for the proposed building until said signal was installed and operational.

A warrant study was submitted to GDOT District 5 in July 2021. Through multiple iterations, the warrant study was passed on to the Traffic Office in Atlanta for approval in February 2022. Again, through multiple iterations and assistance from the City of Pooler, the warrant was approved by GDOT on March 21, 2022. At this point design of the signal improvements commenced.

On February 27, 2023, design plans for the signal were submitted to District 5. After multiple iterations of review and revisions, District 5 approval was obtained. The District 5 GDOT representatives then forwarded the plans to the Atlanta Transportation Management Center (TMC) on September 15, 2023 for their review and approval. The TMC provided no response on these plans for weeks/months, and finally responding by questioning in mid-December, 2023 the already approved warrant assessment. Most recently, we have been notified in January, 2024 that the Department does intend to issue the permit for the signal. However, as of this date, February 12, 2024 no notification has been received as to the formal acceptance of the signal which has delayed response to final GDOT comments, final design, bidding and awarding of the signal cost and infrastructure.

The developer has diligently pursued the permits from GDOT. At this time, even if the permit was issued today, the signal could not be installed in time for the final inspection and CO issuance for the building which is tracking for May 31, 2024. The developer instead offers to place a bond in the amount of \$900,000 (current project cost estimate-support available upon request) with the City of Pooler for up to two years as support for its commitment to complete the signal and required infrastructure (road work etc.). In the meantime, traffic from the project will be able to use the access provided by Columbia Drive and its new signal improvements as well as the existing right in right out (for autos only) on Highway 80 until such signal is installed.

329 Commercial Drive • Savannah, Georgia 31406 • 912.354.4626 • husseygaybell.com



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PLANNING & ZONING STAFF REPORT

Map Amendment for 1405 Quacco Road from R-A to R-2A and R-4

Project:	#A24-0081
P&Z Meeting Date:	July 8, 2024
Public Hearing Date:	July 15, 2024
Applicant and Authorized Agent:	Earl Kenneth Davis/Steven Baker
Parcel (PIN):	51009 02060
Existing Zoning:	R-A (Residential – Agricultural)
Zoning Action:	Map Amendment
Request:	Request to amend the zoning map from R-A (Residential Agricultural) to R-2A (Two-Family Residential) and R- 4 (Townhouses and Condominiums)
Application Filed:	May 17, 2024
Legal Notice Published:	June 30, 2024
Sign Posted:	June 21, 2024
Letters Mailed:	June 21, 2024
Staff Recommendation:	Approval
Planning & Zoning Commission:	After review of the criteria, P&Z recommends approval of the request.
Recommended Motion:	"After review of the criteria, move for approval of the request."

Background:	The subject site is referred to as 1405 Quacco Road. It is comprised of 1 parcel totaling approximately 125.6 acres in size. It is zoned R-A (Residential - Agricultural). The existing use is a bore pit.
	The applicant is seeking to change the zoning from R-A (Residential – Agricultural) to R-2A (Two-Family Residential Dwelling District) and R-4 (Residential Townhouses and Condominums District). The other nearby properties are zoned C-1(Light Commercial District), C-2 (Heavy Commercial) and R-A (Residential-Agricultural).The property is surrounded by a self-storage facility and undeveloped land.
	The Pooler 2040 Comprehensive Plan identifies this area within the Residential Homestead character area. The FLUM designates this site as Residential.
Relevant Ordinances:	App. A, Art. IV, Sec. 5. R-2A Two-Family Residential Dwelling District and Sec.13.1. R-4 Townhouses and Condominums District
Zoning Action Standards:	 Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area? Yes, the request is a logical extension of the R-2A and R-4 zoning districts as it is consistent with the nearby residential uses. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area? No, while there are no properties directly adjacent to the subject site zoned R-2A or R-4, the site is large enough that it would not be considered spot zoning if rezoned and it does generally coincide with the pattern of residential development in the area. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards? No, the proposed use may have interior roads that could be created with future residential development. The improvements to Quacco Road may help ensure any potential congestion, noise, and traffic impacts would have to be considered prior to final approval of any site or

- 4. Will this request place irreversible limitations on the area as it is or on future plans for it?
 - No, the request would be consistent with adopted plans and policies for the area. The comprehensive plan and the future land use map identify the property as residential and the proposed rezoning would maintain a residential zoning district.
- 5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
 - The property is likely to be utilized as requested. The adjacent uses are residential and commercial. The City has experienced growth and further growth is anticipated in future years.
- 6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
 - No, the proposed rezoning would be consistent with that of the general area being used for residential development.
- 7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
 - It is possible additional requests could be made to rezone other parcels in the vicinity to this zoning district as a lot of the surrounding area is undeveloped and there is nearby residential development.
- 8. Will the action adversely impact adjacent or nearby properties in terms of:
 - Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern?
 - No, the request may not adversely impact the nearby properties as it relates to environmental quality, livability, or cause incompatible development. The current use of the site is a bore pit and if rezoned to permit residential uses, the impacts of the bore site use will be mitigated.
 - Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern?

	 No, the request would not adversely impact the nearby properties as it relates to property values or make them less marketable because the proposed residential uses are compatible with the existing residential uses in the area. Will the action create development opportunities of such increased intensity that stormwater runoff from the site cannot be controlled within previous limits, with [which]
	results in adverse impacts upon existing down-stream drainage problems or potential problems?
	• No, the request would not adversely impact the nearby properties as it relates to stormwater runoff. Any future site development proposed in the City will need to go through site plan review and approval to ensure items such as stormwater runoff are addressed on site so that down-stream drainage or off-site impacts do not occur.
	9. Will the action result in public service requirements such as provision of utilities or safety services which, because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?
	 No, the proposed rezoning would not result in public service requirements that could create a burden on the public. Any potential infrastructure improvements related to this rezoning would be the responsibility of the property owner and would not place a burden on the City.
Conclusion:	Staff finds the request does comply with the required criteria for a zoning map amendment. As such, staff recommends Approval of the request.
Attachments:	A. Vicinity Map
	B. Zoning Map
	C. Application and Submittal Documentation
I	

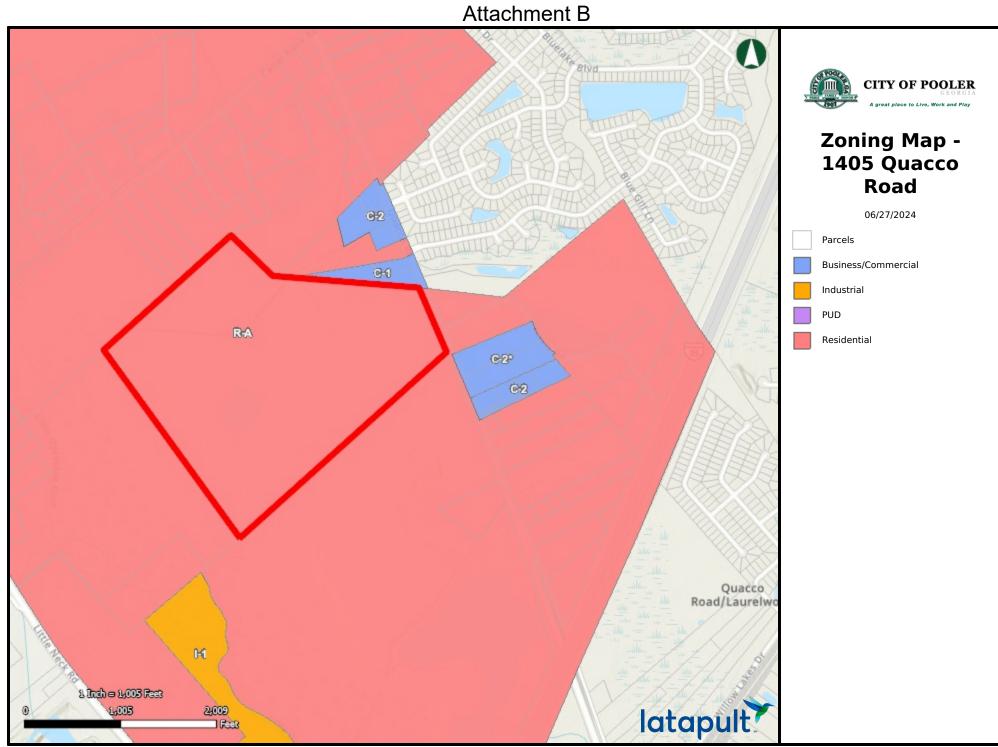




Vicinity Map -1405 Quacco Road

06/28/2024

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



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



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

RE: 1405 Quacco Road - Rezoning

Good afternoon,

Thank you for your attention to this request. Our team had previously requested to rezone the subject project of 1405 Quacco Rd, Pooler, GA 31322 (PIN # 51009 02060) from it's current zoning of R-A to a proposed zoning of R-1A and R-4.

I am writing you today to request that our rezoning application be revised for rezoning the subject property from it's current zoning of R-A to a proposed zoning of R-2A and R-4.

We apologize for the confusion regarding this rezoning request and appreciate your diligence in working with us. Thank you for your immediate attention, if you have any questions please contact me at Hussey Gay Bell.

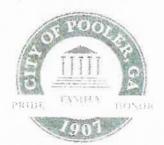
Sincerely, HUSSEY GAY BELL

NEUC

Reed Ehrhardt, PE rehrhardt@husseygaybell.com

329 Commercial Drive • Savannah, Georgia 31406 • 912.354.4626 • husseygaybell.com

#A24 - 0081



Zoning Map Amendment Application

Page 1 of 5

Updated AUG 2022

124 5 Date:

File Number: A24

008

Type or print and attach additional sheets if necessary to fully answer any of the following sections.

General Information

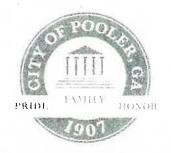
Name of Owner/Authorized Agent	
132 Bluffton Rd, Suite 202, Bluffton, SC 29910	843-509-2150
Address of Owner/Authorized Agent	Telephone Number
Have any previous applicants been made for a text or ma	p amendment affecting these same premises?
Yes X No	22
If yes, give file number, date, and action taken:	
(If exact file number, date or action is not known, please g	
tion Requested	
General location of property (the area), street number, an	d location with respect to nearby public roads that are i
common use: (Across Quacco Rd and south of Hampton	Place subdivision)
/	
1405 Quacco Road, Pooler, GA 31322 (136.	87 acres) 51009 02060
Legal description of the property (name of subdivision, blo	ock, and lot number) PIN #
Zone Classification: Present	Requested R-1 & R-4
Zone Classification: PresentRes-Ag	
Zone Classification: Present	Requested R-1 & R-4
Zone Classification: Present Res-Ag	Requested R-1 & R-4
Zone Classification: Present Res-Ag Kenneth Davis Owner of Property (if same as applicant, leave blank)	Requested R-1 & R-4 912-210-0143 Telephone Number
Zone Classification: Present Res-Ag Kenneth Davis Owner of Property (if same as applicant, leave blank) 125 Davis Road, Pooler, GA 31322	Requested R-1 & R-4 912-210-0143 Telephone Number 125.6 acres
Zone Classification: Present Res-Ag Kenneth Davis Owner of Property (if same as applicant, leave blank) 125 Davis Road, Pooler, GA 31322 Address of Owner	Requested R-1 & R-4 912-210-0143 Telephone Number 125.6 acres Total Area of Property (acres or sq. feet
Zone Classification: PresentRes-Ag Kenneth Davis Owner of Property (if same as applicant, leave blank) 125 Davis Road, Pooler, GA 31322 Address of Owner Bore Pit	Requested R-1 & R-4 912-210-0143 Telephone Number 125.6 acres Total Area of Property (acres or sq. feet

Reasons and Certifications

Reasons for requesting change of zoning map which would support the purposes of the zoning program:

The request to change the zoning map is to change the current zoning of the subject property to allow for the development single family detached and townhomes to help support the growth of the region.

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Zoning Map Amendment Application

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Updated AUG 2022

Adjacent Property Owners

Name, Address, and Zip Codes of surrounding property owner's primary residence within a radius of 200 feet of the property as of the date of filing. Include those directly across a public right-of-way.

Charles Keller 1229 Quacco Rd, Pooler GA 31322

Kathleen Cantineri 115 Canal Bank Rd, Pooler GA 31322

Joel Butler 95 Canal Bank Rd, Pooler GA 31322 Ross Harrison 1519 Quacco Rd, Pooler GA 31322

Jonathan Tsoi

105 Canal Bank Rd, Pooler GA 31322

(please list additional names on a separate sheet)

2

Campaign Contributions

Have you made campaign contributions to one or more Pooler City Official(s), including any member(s) of the Planning Commission, during the past two years that when combined, total an amount greater than \$250.00?

No, I have not made campaign contributions to any Pooler City Official(s).

Yes, I have made campaign contributions to one or more Pooler City Official(s).

City Official Title Dollar Value Description of Gift

I attest that all the information provided is true to fact

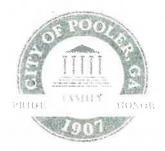
Steven L. Baker

Applicant's Signature

5-6-24

Date

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Zoning Map Amendment Application

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Filing Requirements

Applicant must submit the following information 30 days prior to the regularly scheduled meeting on the second and fourth Monday of each month. 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 Pianning & Zoning Commission.

- Filing fee (see schedule of fees). Make checks payable to the City of Pooler.
- For Power Point presentation, please email PDF file on project to kdyer@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 copy if 11" x 17" or smaller, 16 copies if larger.
- Legal description of property.
- Complete Campaign Contributions and Acknowledge receipt of Zoning Standards for Map Amendment.
- If Agent, Authorization of property owner, signed, dated, and notarized.
- Copy of current tax bill showing payment or a certification from the City of Pooler Tax Office stating taxes were paid.

SLB I acknowledge receipt of Zoning Standards for a Map Amendment. 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 have received and understand the "checklist" of actions needed to amend the City of Pooler Zoning Map.

I hereby certify that the above stated facts are true to the best of my knowledge and I am the owner or authorized agent for the owner of subject property.

* Ravine ce Clark pairs & Farl Kenneth Varis

Owner's or Authorized Agent's Signature

Sworn to and subscribed before me on this day of Comm. Exp

Application Status

This portion to be completed by Zoning Administrator

Hearing date has been set for:

Notice published in newspaper on (15 days prior to hearing date):

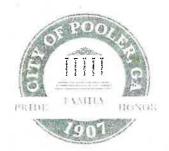
Letters of notification mailed to adjacent property owners on:

This action was approved 🔲 or denied 📃 (copy of minutes disposing of this action are attached).

Notification of the results of this action mailed to the applicant on:

Sign posted:

City of Pooler • Finance/Occupational Tax Dept • 100 SW Hwy 80, 2nd Floor • Pooler, Georgia 31322 • (912) 748-7261 www.pooler-ga.gov



Zoning Map Amendment Application

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Updated AUG 2022

Authorization of Property Owner

Application for Rezoning, Conditional Use, Variance, Site Plans & Subdivision Submittals

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.

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

Steven Baker (applicant)	843-509-2150
Name of Applicant	Telephone Number
132 Bluffton Rd, Suite 202	
Address	
Bluffton	SC 29910
City	State Zip Code
	X Ravinell clack Davis ris (Owner) _ Earl Kenneth Davis
Ken Dav	ris (Owner) Earl Kanneth Davis
	Owner's Signature
-	
·	
	I IA A -
Personally appeared before meEarl	Kenneth Davis
Who swears that the information contained	in this authorization is true and correct to the best of his/her knowledge
and belief.	
Murcia C. Danis	DAN
Notary Public	2
	and the second sec
That 74 20.24	32
Date / ////	AN COUNT





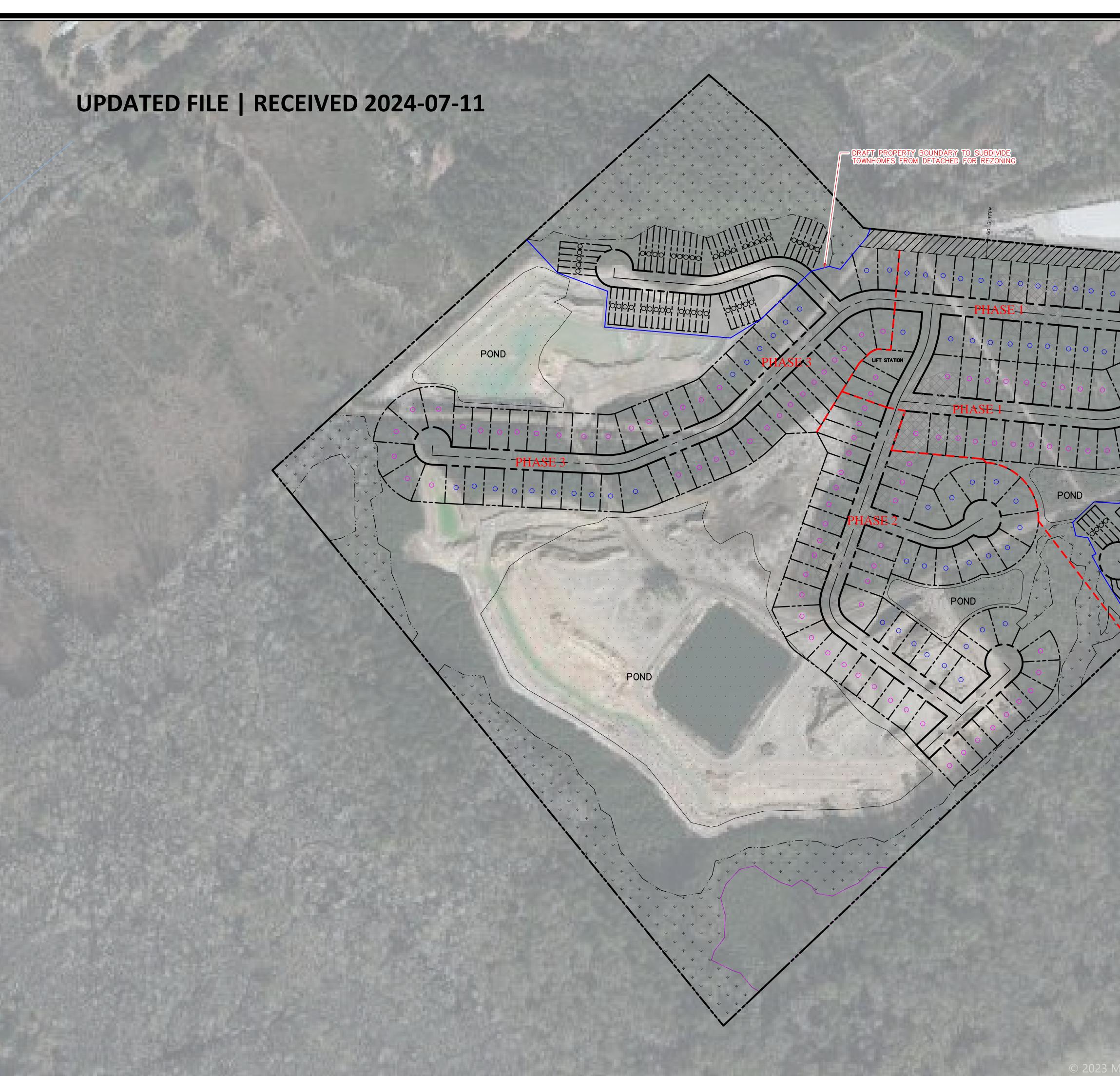
Zoning Map Amendment Application Page 5 of 5

Updated AUG 2022

Section 10. Standards for Zoning Ordinance or Map Amendment

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

- 1. Is the request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
- 2. Is the spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
- 3. Could traffic created by the proposed use or other uses permissible under the zoning sought traverse established single-family neighborhoods on minor streets, leading to congestion, noise, and traffic hazards?
- 4. Will this request place irreversible limitations on the area as it is or on future plans for it?
- 5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
- 6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
- 7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
- 8. Will the action adversely impact adjacent or nearby properties in terms of:
 - 1. Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, or visual hazards or the reduction of light and air that is incompatible with the established development pattern.
 - 2. 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.
 - 3. Will the action create development opportunities of such increased intensity that storm water runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems?
- 9. Will the action result in public service requirements such as provision of utilities or safety services which because of the location or scale of the development, cannot be provided on an economic basis and therefore would create an actual burden to the public?



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LAYOUT EXHIBIT (WETLANDS FILLED) DATE: JULY 9, 2024 SCALE: 1" = 150' GRAPHIC SCALE

PRODUCT PHASE 1 PHASE 2 PHASE 3 TOTAL MIX %

- DRAFT PROPERTY BOUNDARY TO SUBE TOWNHOMES FROM DETACHED FOR REA

POND

• 20' TH PRODUCT 54

30' SF PRODUCT 41

40' SF PRODUCT 26

TOTAL 121



329 Commercial Drive/Savannah, GA 31406/T:912.354.4626 ©CNES (2023) Distribution Airbu

From: Neil McKenzie Sent: Wednesday, July 10, 2024 5:57 PM To: Kimberly Dyer <<u>KDyer@pooler-ga.gov</u>>; Nicole Johnson <<u>njohnson@pooler-ga.gov</u>> Cc: Steve Hall <<u>shall@landmark24homes.com</u>>; Bryan Wardlaw <<u>bwardlaw@landmark24.com</u>>; cchenowith@landmark24.com Subject: Jabot Amd 16 Continuance

Hi all – please accept this request to "table" or continue this agenda item and public hearing until the 7/29/24 City Council meeting.

Thank you!



PRIVILEGED AND CONFIDENTIAL: This electronic message and any attachments are the confidential property of Coleman Company. The information is intended only for the use of the person to whom it is addressed. Any other interception, copying, accessing, or disclosure of this message is prohibited. If you have received this message in error, please immediately notify Coleman Company and purge the message received. Do not forward this message without permission.



PLANNING & ZONING STAFF REPORT

PUD Amendment for Jabot PUD

Project:	#A24-0089
P&Z Meeting Date:	June 24, 2024
Public Hearing Date:	July 15, 2024
Applicant and Authorized Agent:	Harmony Partners, LLC/Neil McKenzie
Location (Address):	Harmony Subdivision, Memorial Drive, Pine Barren Road
Parcel (PIN):	51023 01025 (Baker), 51010 01001A (Cross Creek), 51010 01068 (Reclaimed Sprayfield/Amenity and 51010 01046 (Harmony Amenity)
Existing Zoning:	R-1-A (Baker, Cross Creek and Reclaimed Sprayfield Amenity parcels)
	PUD (Harmony Amenity)
Zoning Action	DUD Amondmont Johot DUD Droposod Amondmont #16
Zoning Action:	PUD Amendment – Jabot PUD, Proposed Amendment #16
Request:	Request to amend the Jabot PUD by adding the Baker Tract (Parce 1) to the PUD and assign single family residential use; and adding the remaining Cross Creek parcel to the PUD and assign single family residential use; and relocate Harmony Amenity from Parcel "D" to newly acquired Reclaimed Sprayfield Parcel and add parcel to PUD and update the Jabot PUD masterplan to show previously approved townhome use on Harmony Parcel "W" and relocate "Optiona Secondary Road" to correct location, from the Harmony Subdivision
Application Filed:	May 29, 2024
Legal Notice Published:	June 9, 2024, will be revised and re-published on June 30,2024
Sign Posted:	June 17, 2024, revised on June 18, 2024
Letters Mailed:	June 11, 2024, will be revised and re-mailed June 21, 2024
Staff Recommendation:	Approval

Planning & Zoning Commission:	After review of the criteria, P & Z recommends approval of the request.
Recommended Motion:	"After review of the criteria, move for approval of the request."
Background:	The subject sites are approximately 133.34 acres in total. The Baker Tract (Parcel 1) is approximately 16.04 acres adjacent to Somersby and accessed from Pine Barren Road. The Cross Creek Tract is approximately 89.88 acres. The newly acquired Reclaimed Sprayfield site is approximately 27.42 acres and will be the new Harmony Amenity site. The masterplan will be updated to reflect the previously approved residential townhome land use on Harmony Parcel "W" and re-label "Optional Secondary Access Road" at the correct location.
	The applicant is requesting the amendment to add property to the overall PUD and update the Harmony residential portion of the Jabot Tract Masterplan. The proposed amendment includes:
	 Add the parcel known as the Baker Tract Parcel 1 to the Jabot PUD and assign single family detached residential land use. This parcel is approximately 16 gross acres which would allow 64 maximum dwelling units (4 DU/gross acre). The planned density is 35 dwelling units.
	2. Add the parcel known as Cross Creek Remaining to the Jabot PUD and assign single family detached residential land use. The parcel is approximately 89.88 gross acres which would allow 360 maximum dwelling units (4 DU/gross acre). The planned density is 105 single family units. Harmony Subdivision maximum density is adjusted to 2,130 dwelling units and the total proposed adjusted to 1,215 dwelling units.
	 Update Jabot Tract PUD Masterplan to relocate Harmony Amenity site from Tract "D" to new acquired location (Reclaimed Sprayfield) and add this parcel to the Jabot PUD. The addition of this parcel is excluded from density calculations.
	 Update Jabot Tract PUD Masterplan to reflect previously approved residential townhome land use on Harmony Parcel "W" and re-label "Optional Secondary Access Road" at correct location.
	The Pooler 2040 Comprehensive Plan identifies this area within the PUD Mixed-Use character area. The FLUM designates this site as Residential and Planned Development.

Relevant Ordinances:	Jabot PUD
	App. A, Art. IV, Table 4.1: Allowed Uses by Zoning District
Zoning Action Standards:	1. Is this request a logical extension of a zoning boundary which would improve the pattern of uses in the general area?
	• Yes, the requested zoning would be a logical extension of a zoning boundary. The request seeks to extend the Jabot PUD to include approximately 133 acres within the PUD itself. The proposed designation would be generally compatible with the surrounding areas, where there is existing residential zoning located along Pine Barren Rd and adjacent to the existing Cross Creek subdivision. The addition of the Reclaimed Sprayfield to relocate the Harmony Amenity site is a logical extension of the PUD boundary.
	2. Is this spot zoning and generally unrelated to either existing zoning or the pattern of development of the area?
	• No, the request is not considered spot zoning. The request would extend the Jabot PUD to property that is directly adjacent to PUD zoning and the nearby zonings include residential districts.
	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?
	• It is possible that any proposed developments could create traffic; however, any new development would require meeting the traffic impact provisions related to a site plan to mitigate any impacts. The Baker Tract Parcel 1 property only has access from Pine Barren Rd. As part of the Pine Barren Road Traffic Study performed by Kimley Horn all new development in this area should consider the recommendations listed in the study. An excerpt of the study has been provided by the applicant in Attachment D, page 50. Recommendations listed include extending the eastbound left-turn lane storage to a minimum of 150 feet with a 100-foot taper. The Baker Tract development access point should align with Parkside Lane, construct an exclusive eastbound right-turn lane, and construct an exclusive westbound left-turn lane. Construct a Restricted Crossing U-turn (RCUT) to prohibit left turns from the northbound and southbound approaches where the southbound left- turns would U-turn at Somersby Boulevard and the northbound left-turns would U-turn at Pooler Parkway

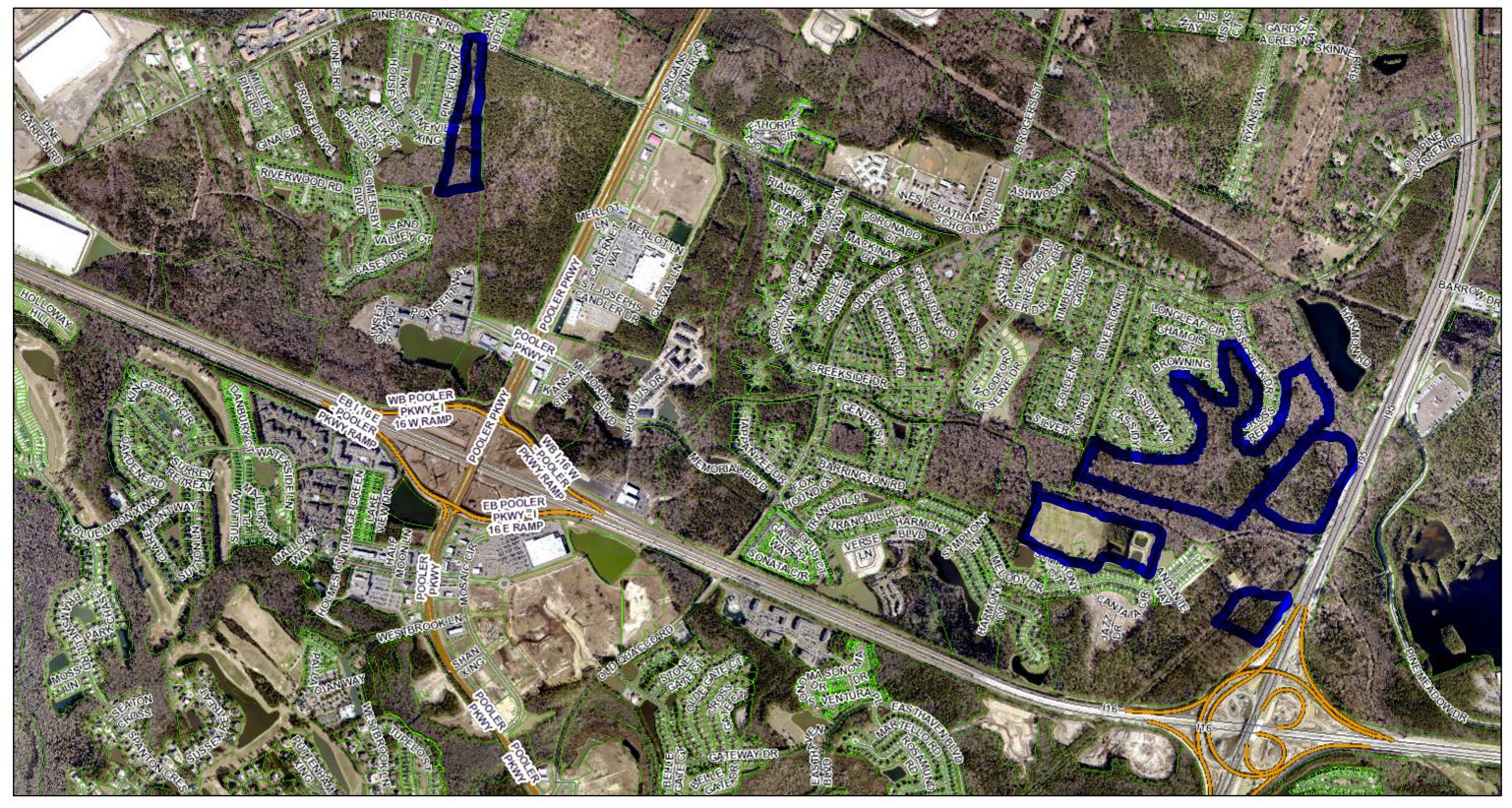
or a future intermediate intersection. The Remaining Cross Creek parcel will have access via the existing subdivision and a possible road connection via the Harmony subdivision. Additional congestion, noise, and traffic could rise to an unacceptable level if not mitigated appropriately and in a timely manner.

- 4. Will this request place irreversible limitations on the area as it is or on future plans for it?
 - No, the properties are presently undeveloped and zoned residential. The planned development for residential and amenity uses would be appropriate at these locations.
- 5. Is there an imminent need for the rezoning and is the property likely to be used for the use requested?
 - Yes, the properties are likely to be utilized as requested. They are currently vacant, and the intent is to provide single family residential and amenity uses.
- 6. Will the proposed use substantially conflict with existing density patterns in the zone or neighborhood?
 - No, the proposed development would not conflict with the existing density patterns in the vicinity and would be consistent with that of the general area related to land uses.
- 7. Would the proposed use precipitate similar requests which would generate or accelerate adverse land use changes in the zone or neighborhood?
 - It is possible that similar requests could be made but these would be consistent with the recommended type of development for this area and would not generate adverse impacts.
- 8. Will the action adversely impact adjacent or nearby properties in terms of:
 - A. Environmental quality or livability resulting from the introduction of uses or activities which would create traffic, noise, odor or visual hazards or the reduction of light and air that is incompatible with the established development pattern?
 - No, the request should not adversely impact the nearby properties as it relates to livability or cause incompatibility with the established development pattern.

	B. Property values, by rendering such properties less suitable and therefore less marketable for the type of development to which they are committed or restricted in order to promote the public welfare and protect the established development pattern?
	• No, the request would not adversely impact the nearby properties as it relates to property values or make them less marketable.
	C. Will the action create development opportunities of such increased intensity that stormwater runoff from the site cannot be controlled within previous limits, with [which] results in adverse impacts upon existing down-stream drainage problems or potential problems?
	• No, the request would not adversely impact the nearby properties as it relates to stormwater runoff. Any large site development proposed in the City 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.
	D. 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 development would be the sole responsibility of the developer and would not place a burden on the City.
Conclusion:	Staff finds the request does comply with the required criteria for a zoning map amendment. As such, staff recommends Approval of the request.
Attachments:	A. Vicinity Map
	B. Zoning Map
	C. Proposed PUD Master Plan Map
	D. Application and Submittal Documentation

E. Letter of Opposition

SAGIS Map Viewer



6/17/2024, 10:27:25 AM

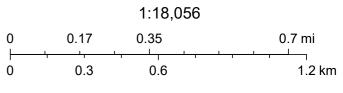
- ____ Local Roads
- Local Roads

Major Roads

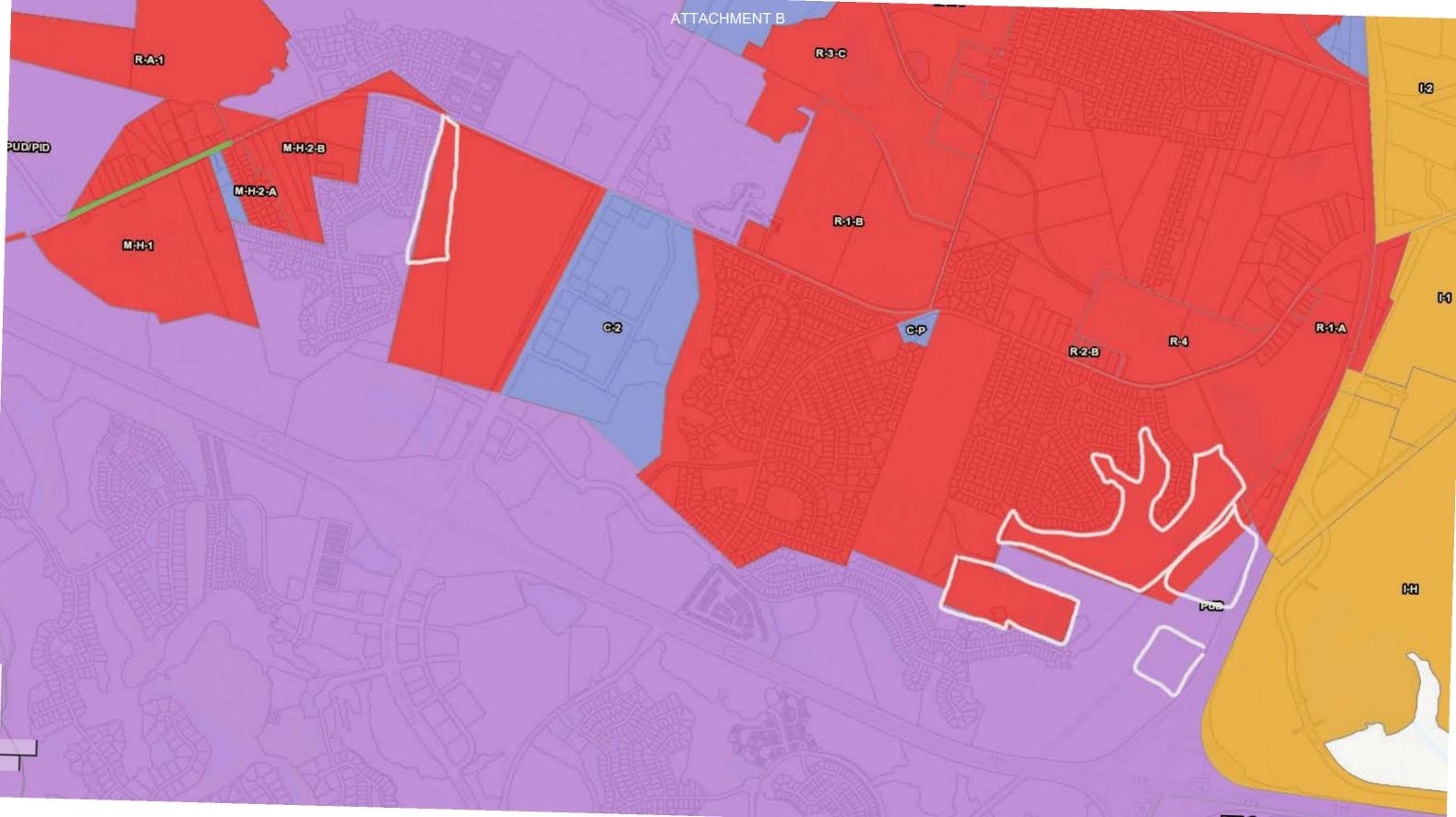
Property Boundaries (Parcels)

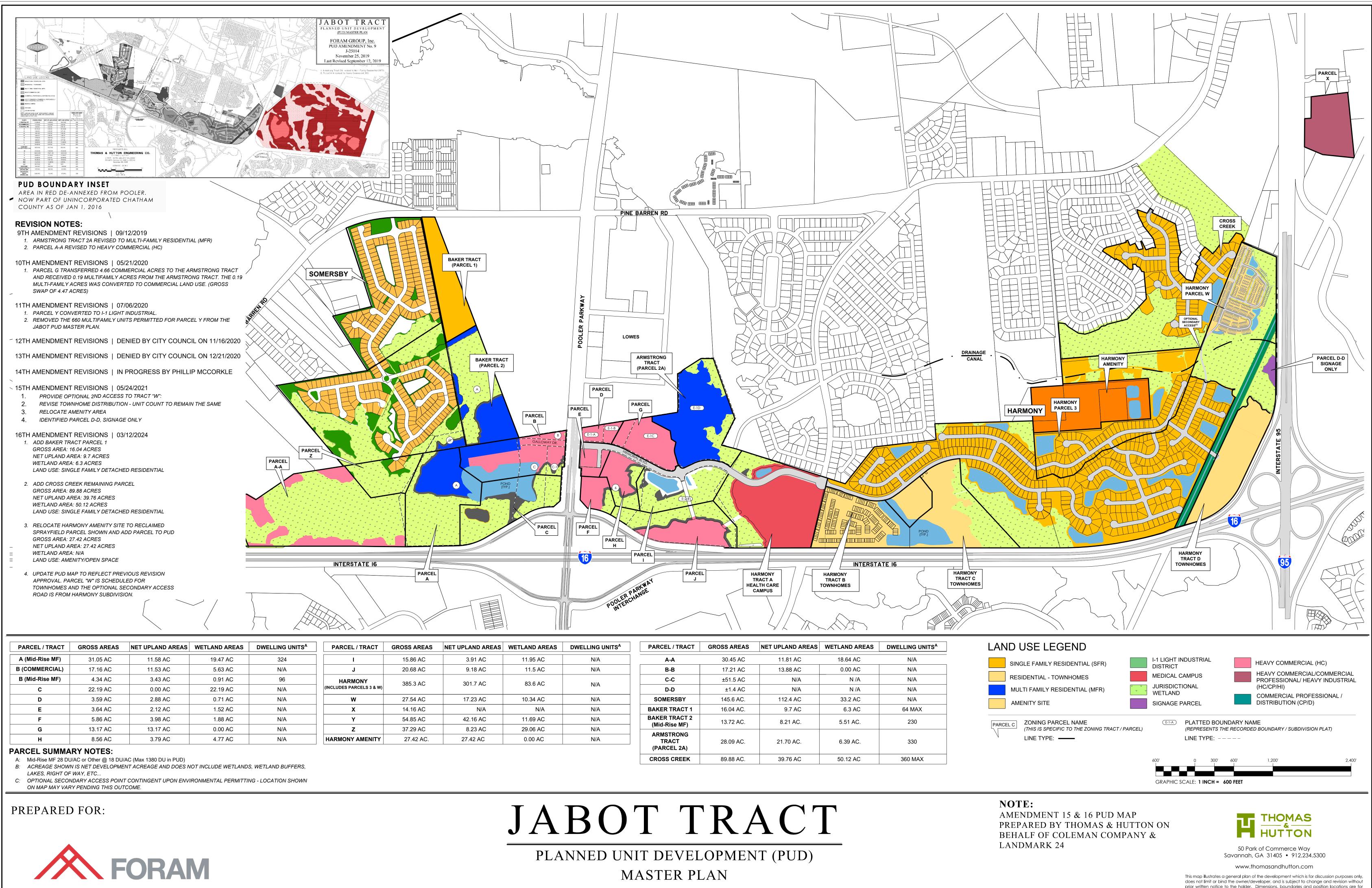
Parcels Outline

- Major Roads
- Parkways
- Interstate
- Parkways Interstate



SAGIS



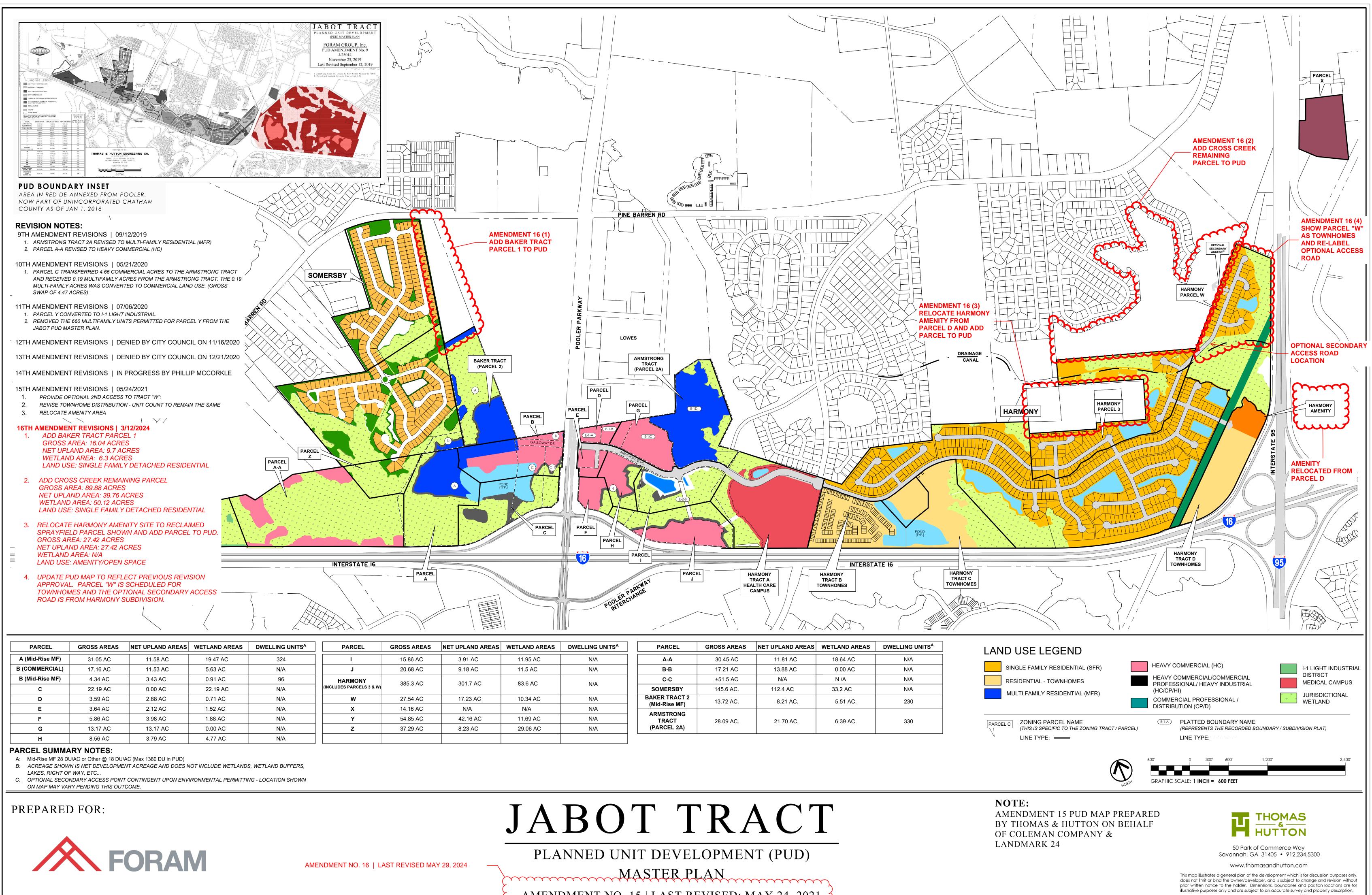


PARCEL / TRACT	GROSS AREAS	NET UPLAND AREAS	WETLAND AREAS	DWELLING UNITS ^A	PARCEL / TRACT	GROSS AREAS	NET UPLAND AREAS	WETLAND AREAS	DWELLING UNITS ^A	PARCEL / TRACT	GROSS AREAS	NET UPLAND AREAS	WETLAND AREAS	DWELLING UNITS ^A
A (Mid-Rise MF)	31.05 AC	11.58 AC	19.47 AC	324	I	15.86 AC	3.91 AC	11.95 AC	N/A	A-A	30.45 AC	11.81 AC	18.64 AC	N/A
B (COMMERCIAL)	17.16 AC	11.53 AC	5.63 AC	N/A	J	20.68 AC	9.18 AC	11.5 AC	N/A	B-B	17.21 AC	13.88 AC	0.00 AC	N/A
B (Mid-Rise MF)	4.34 AC	3.43 AC	0.91 AC	96	HARMONY	385.3 AC	301.7 AC	83.6 AC	N1/A	C-C	±51.5 AC	N/A	N /A	N/A
С	22.19 AC	0.00 AC	22.19 AC	N/A	(INCLUDES PARCELS 3 & W)	305.3 AC	301.7 AC	03.0 AC	N/A	D-D	±1.4 AC	N/A	N /A	N/A
D	3.59 AC	2.88 AC	0.71 AC	N/A	W	27.54 AC	17.23 AC	10.34 AC	N/A	SOMERSBY	145.6 AC.	112.4 AC	33.2 AC	N/A
E	3.64 AC	2.12 AC	1.52 AC	N/A	X	14.16 AC	N/A	N/A	N/A	BAKER TRACT 1	16.04 AC.	9.7 AC	6.3 AC	64 MAX
F	5.86 AC	3.98 AC	1.88 AC	N/A	Y	54.85 AC	42.16 AC	11.69 AC	N/A	BAKER TRACT 2	13.72 AC.	8.21 AC.	5.51 AC.	230
G	13.17 AC	13.17 AC	0.00 AC	N/A	Z	37.29 AC	8.23 AC	29.06 AC	N/A	(Mid-Rise MF)				
н	8.56 AC	3.79 AC	4.77 AC	N/A	HARMONY AMENITY	27.42 AC.	27.42 AC	0.00 AC	N/A	ARMSTRONG TRACT	28.09 AC.	21.70 AC.	6.39 AC.	330
ARCEL SUMMA	RY NOTES:									(PARCEL 2A)				
		AC (Max 1380 DU in PUD)								CROSS CREEK	89.88 AC.	39.76 AC	50.12 AC	360 MAX



AMENDMENT NO. 16 | LAST REVISED: MAY 29, 2024

prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description. COPYRIGHT © 2024 THOMAS & HUTTON



PARCEL	GROSS AREAS	NET UPLAND AREAS	WETLAND AREAS	DWELLING UNITS ^A	PARCEL	GROSS AREAS	NET UPLAND AREAS	WETLAND AREAS	DWELLING UNITS ^A	PARCEL	GROSS AREAS	NET UPLAND AREAS	WETLAND AREAS	DWELLING UNITS ^A
A (Mid-Rise MF)	31.05 AC	11.58 AC	19.47 AC	324	I	15.86 AC	3.91 AC	11.95 AC	N/A	A-A	30.45 AC	11.81 AC	18.64 AC	N/A
B (COMMERCIAL)	17.16 AC	11.53 AC	5.63 AC	N/A	J	20.68 AC	9.18 AC	11.5 AC	N/A	B-B	17.21 AC	13.88 AC	0.00 AC	N/A
B (Mid-Rise MF)	4.34 AC	3.43 AC	0.91 AC	96	HARMONY	385.3 AC	301.7 AC	83.6 AC	N1/A	C-C	±51.5 AC	N/A	N /A	N/A
С	22.19 AC	0.00 AC	22.19 AC	N/A	(INCLUDES PARCELS 3 & W)	383.3 AC	301.7 AC	03.0 AC	N/A	SOMERSBY	145.6 AC.	112.4 AC	33.2 AC	N/A
D	3.59 AC	2.88 AC	0.71 AC	N/A	W	27.54 AC	17.23 AC	10.34 AC	N/A	BAKER TRACT 2	13.72 AC.	8.21 AC.	5.51 AC.	230
E	3.64 AC	2.12 AC	1.52 AC	N/A	X	14.16 AC	N/A	N/A	N/A	(Mid-Rise MF)				
F	5.86 AC	3.98 AC	1.88 AC	N/A	Y	54.85 AC	42.16 AC	11.69 AC	N/A	ARMSTRONG TRACT	28.09 AC.	21.70 AC.	6.39 AC.	330
G	13.17 AC	13.17 AC	0.00 AC	N/A	Z	37.29 AC	8.23 AC	29.06 AC	N/A	(PARCEL 2A)				
н	8.56 AC	3.79 AC	4.77 AC	N/A						·		•		





AMENDMENT NO. 15 | LAST REVISED: MAY 24, 2021

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5/29/2024

Mrs. Nicole Dixon City of Pooler Planning and Zoning 100 SW Highway 80 Pooler, GA 31322

RE: Jabot PUD Amendment 16 CCI Project #: 19-679/18-541

Dear Nicole:

Please accept this request to amend the Jabot PUD and the associated Harmony Masterplan. This will be Amendment 16 and includes the following:

- 1. Add Baker Tract (Parcel 1) to the PUD, assign single family residential use.
- 2. Add Cross Creek Remaining Parcel to PUD, assign single family residential use.
- 3. Relocate Harmony Amenity from Parcel "D" to newly acquired Reclaimed Sprayfield Parcel
- 4. Update the Jabot Tract PUD Masterplan to show previously approved townhome use on Harmony Parcel "W" and relocate "Optional Secondary Access Road" to correct location, from Harmony Subdivision/

Please review and consider this request for amendment on the next available Planning and Zoning and City Council meetings.

Thank You, Coleman Company, Inc.

Neil McKenzie, P.E. Residential Group Leader

CC: Cole Chenowith Harmony Partners, LLC

916 🛛 🔎 cci@cci-sav.com



TRANSMITTAL

Date: 5/29/24

To: City of Pooler Planning and Zoning Mrs. Nicole Dixon

From: Neil McKenzie Re: Jabot Tract PUD Amendment 16 Application

CCI Project #: 19-679/18-541

Name of Project: Jabot Tract PUD Amendment 16

Project Location: Harmony S/D, Pine Barren Road - City of Pooler

ATTACHMENT D

AZ - 0089

This Package includes:

- Zoning Map Amendment Application
- Submittal Fee
- Amendment 16 Text Changes
- Amended Jabot Tract PUD Masterplan (11 x 17)
- Supporting documentation

Remarks: Let me know if you have any questions.

Thank you, Neil McKenzie Coleman Company, Inc

Received By: Kin AJA

Date: 5

🕒 912-200-3041 🏟 912-200-3056 🗃 cci@cci-sav.com

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City of Pooler Ing Map Amendment Application

Date:		Zoning Map Amendment Application 5/24 24 5/24 24 6/24 24
	Тур	e or print and attach additional sheets if necessary to fully answer any of the following sections.
		General Information
	1.	Name of owner/authorized agent: Neil McKenzie
	2.	Address of owner/authorized agent: 1480 Chatham Parkway, Ste 100 Svannah, GA
		Telephone number of owner/agent: (912) 200-3041
	4.	Have any previous applications been made for a text or map amendment affecting these same
		premises? X Yes or No
	5.	If yes, give file number, date and action taken: July 2021 - Amendment 15 - Approved
		(If exact file number, date or action is not known, please give approximate date of previous application.)
		Action Requested
	Infor	mation Required:
		General location of property (the area) street number and location with respect to nearby public
		roads in common use: Harmony Subdivision, Memorial Drive, Pine Barren Road
		Legal description of property (name of subdivision, block and lot number: Parcel 1 Baker Tract,
		Harmony Subdivision, Part of Parcels 2A and 3, now known as Jabot PUD, SW Bragg Tract
		PIN #: 51023 01025 (Baker), 51010 01001A (Cross Creek), 51010 01068 (Reclaimed Sprayfield/Amenity
		Zone Classification: Present PUD (Jabot) Requested: PUD (Jabot)
		Owner of property: (If same as applicant, leave blank) <u>Harmony Partners, LLC</u>
		Address of owner: 2702 Whatley Avenue Savannah, GA 31404
		Telephone number of owner: (912) 354-7995
		Total area of property: (acres or approximate sq. feet) 133.18 acres (added)
	9.	Existing land use (specify such as grocery store, single-family residence, vacant land, etc
		Residential
	10.	Desire land use (specify such as residence, grocery store, mobile home park, etc.) <u>Residential</u> / Recreation
	15	Reasons and Certifications

City of Pooler Zoning Map Amendment Application

Adjacent Property Owners

Name, address & zip codes 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.

SEE ATTACHED	 	
	 -	
	 ·	

Campaign Contributions

Have you made campaign contributions to one or more Pooler City Official(s), including any member(s) of the Planning Commission, during the past two years that when combined, total an amount greater than \$250.00?

No, I have not made campaign contributions to any Pooler City Official(s).

□ **Yes**, I have made campaign contributions to one or more Pooler City (Official(s).

City Official	Title	Dollar Value	Description of Gift
		1000	A

I attest that all the information p

(Applicant's signature)

Date:

City of Pooler Zoning Map Amendment Application Filing Requirements

Applicant must submit the following information 30 days prior to the regularly scheduled meeting on the second and fourth Monday of each month. 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.

- Filing fee (see schedule of fees). Make checks payable to the City of Pooler.
- □ For Power Point presentation, please e-mail PDF file on project to kclassen@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 copy if 11" x 17" or smaller, 16 copies if larger.
- Legal description of property.
- Complete Campaign Contributions and Acknowledge receipt of Zoning Standards for Map Amendment.
- If Agent, Authorization of property owner, signed, dated and notarized.
- Copy of current tax bill showing payment or a certification from the City of Pooler Tax Office stating taxes were paid.
- I acknowledge receipt of Zoning Standards for a Map Amendment. I understand the standards and any other
- initial 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 have received and understand the "checklist" of actions needed to amend the City of Pooler Zoning Map.

1	I herby certify that the above stated facts are		Sworn to and sub	oscribed		
t	true to the best of my knowledge and I am		before me on this	292		
t	the owner or authorized agent for		day of Me	THE T. Main		
t	the owner of subject property.		20.24	RACIA		
	NOPY	(Viacie (V.)	Montipe	ANTAPL M		
(Owner's or authorized agent's signature	TRACIE Note NOTARY F		THAN COUNTY, GEORGIUM		
Application Statuse of Georgia						
This portion to be completed by Zoning Administrator						
-	Hearing date has been set for: Notice published in newspaper on: Letters of notification mailed to adjacent pro		1/1/24 5 days prior to hearin	ng date)		
	This action was approved or de action are attached).	enied (copy	of minutes disposing	g of this		
	Notification of the results of this action mailed to the applicant on:					
	Sign posted:					
		3				



Property Owner Authorization

Page 1 of 1

Updated SEPT 2023

Authorization

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

🛛 Rezoning 🔄 Conditional Use 🔄 Variance 🔄 Site Plan 🔄 Subdivision

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.

Neil McKenzie, Coleman Company Inc	nmckenzie@cci-sav.com	(912) 200-3041
Applicant/Agent Name	Email	Phone

1480 Chatham Parkway Suite 100 Savannah, GA 31405

Applicant/Agent Address

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

Pine Barren Road (PIN 51023 01025)

Property Address Forest Lakes Developers, LLC **Owner Name Owner Signature** Date **Notary Public** 200 2024 IARL Subscribed and Sworn This Day Of 3-26-26 Rovano rovano Notary Name Notary Signature Commission Expiration 188888 0 0 A MARC 26

BAKER TRACT

- PIN 5-1023B-01-003 Tien-dat Trinh 105 Pine View Xing Pooler, GA 31322
- PIN 5-1023B-01-004 Wardlaw Investments, LLP 2702 Whatley Ave. Suite B1 Savannah, GA 31405
- PIN 5-1023B-01-005
 Daniel Luong
 109 Pine View Xing
 Pooler, GA 31322
- PIN 5-1023B-01-006 Angelo G. Sojico 111 Pine View Xing Pooler, GA 31322
- 5. PIN 5-1023B-01-007 Absalon A. Gomez 113 Pine View Xing Pooler, GA 31322
- PIN 5-1023B-01-008 Jamie J Smith Frazier 115 Pine View Xing Pooler, GA 31322
- PIN 5-1023B-01-009
 Nguyen & Tran Phuoc & Phuong 117 Pine View Xing Pooler, GA 31322
- PIN 5-1023B-01-010
 119 PINE VIEW PROPERTY, LLC
 120 TAHOE DRIVE
 POOLER, GA, 31322
- PIN 5-1023B-01-011
 Konev & Shapovalova Maxim & Ma 121 Pine View Xing Pooler, GA 31322
- 10. PIN 5-1023B-01-012 Ricky Colon
 123 Pine View Xing Pooler, GA 31322 PIN 5-1023B-01-013 Joshua Ryan & Monica Willison

125 Pine View Xing Pooler, GA 31322 11. PIN 5-1023B-01-014 John D. Isbell 127 Pine View Xing Pooler, GA 31322 12. PIN 5-1023B-01-015 JOELLA J. CONOVER, AS TRUSTEE **127 SWIFT STREET** SANTA CRUZ, CA, 95060 13. PIN 5-1023B-01-051 131 PINE VIEW, LLC 2025 SW 20TH STREET BAY 101 FORT LAUDERDALE, FL, 33315 14. PIN 5-1023B-01-052 Adam T. Crozier 133 Pine View Xing Pooler, GA 31322 15. PIN 5-1023B-01-053 Patrick T. & Teresa L Lynch 135 Pine View Xing Pooler, GA 31322 16. PIN 5-1023B-01-016 Michael Wilson & Kristin Wyn 137 Pine View Xing Pooler, GA 31322 17. PIN 5-1023B-01-017 Vance L. & Regina Fuller 139 Pine View Xing Pooler, GA 31322 18. PIN 5-1023B-01-018 Raymond C. Jr. & Barbara Rennert 141 Pine View Xing Pooler, GA 31322 19. PIN 5-1023B-01-019 KICKLIGHTER ZACHARY KICKLIGHTER COURTNEY **143 PINE VIEW XING** POOLER, GA, 31322 20. PIN 5-1023B-01-020 Kiley Jo Michels 145 Pine View Xing Pooler, GA 31322 21. PIN 5-1023B-01-021

SMITH, III MANNIE BENJAMIN

147 Pine View Xing Pooler, GA 31322 22. PIN 5-1023B-01-022 Mahesh B & Ila M. Patel 149 Pine View Xing Pooler, GA 31322 23. PIN 5-1023B-01-023 THOMPSON, SR. TRUIT WILLIAMS VIVI LASHAWN 151 Pine View Xing Pooler, GA 31322 24. PIN 5-1023B-01-024 Knofcynski & Skyberg-Kbofczyns 153 Pine View Xing Pooler, GA 31322 25. PIN 5-1023B-01-025 GONZALEZ & JESSOP ELMARIS & GARETH T* **155 PINE VIEW XING** POOLER, GA, 31322 26. PIN 5-1023B-01-026 Monica R. Battle 157 Pine View Xing Pooler, GA 31322 27. PIN 5-1023B-04-019 Jeffery S. & Cheryl B. Hillis 158 Hawthorne Trl. West End, NC 27576 28. PIN 5-1023B-04-020 **NIEVES-SIFRE & CHAPARRO-FIGUREROA GERMAN L & CARMEN E* 146 PINE VIEW XING** POOLER, GA, 31322 29. PIN 5-1023B-04-021 AH4R PROPERTIES TWO, LLC, A DELAWARE LIMITED LIABILITY COMPANY 23975 PARK SORRENTO SUITE 300 CALABASAS, CA, 91302 30. PIN 5-1023B-04-022 Asok Patel 142 Pine View Xing Pooler, GA 31322 31. PIN 5-1023B-04-023 HALEY CHRISTL KAY 140 PINE VIEW CROSSING POOLER, GA, 31322

- 32. PIN 5-1023B-04-024 Hung P & Ivy M Nguyen 138 Pine View Xing Pooler, GA 31322
- 33. PIN 5-1023B-04-025
 L.M.F. 1 RENTAL LLC
 45-05 50TH AVENUE, APT.A2
 FLUSHING, NY, 11377
- 34. PIN 5-1023B-04-026Gwendolyn Walker-Brack134 Pine View XingPooler, GA 31322
- 35. PIN 5-1023B-04-027AH4R Properties LLC23975 PARKER SORRENTO SUITE 300CALABASAS, CA 91302
- 36. PIN 5-1023B-04-028A & S HOSPITALITY OF GA, INC.3 BREVARD COURTSAVANNAH, GA, 31410
- 37. PIN 5-1023B-04-029Sandra D & Ronald Hamilton Sr.128 Pine View XingPooler, GA 31322
- 38. PIN 5-1023B-04-030Jason R. Burns & Zaedra Shantri126 Pine View XingPooler, GA 31322
- 39. PIN 5-1023B-04-031Howard L. & Louise H. Pipkin124 Pine View XingPooler, GA 31322
- 40. PIN 5-1023B-04-032 GARCIA JUAN GARCIA SOFIA 122 Pine View Xing Pooler, GA 31322
- 41. PIN 5-1023B-04-033 Kenneth Wayne Jr. and Kr Saunders 120 Pine View Xing Pooler, GA 31322
- 42. PIN 5-1023B-04-034 Givens & Moss-Givens Roosevelt 118 Pine View Xing Pooler, GA 31322

- 43. PIN 5-1023B-04-035 Irvin M. Moore P.O. Box 553 Pooler, GA 31322
- 44. PIN 5-1023B-04-036 Wardlaw Investments, LLP 2702 Whatley Ave. Suite B1 Savannah, GA 31405
- 45. PIN 5-1011E-02-026
 Carriage Square Homes at Morgan Pines HOA
 22 Commerce Place
 Savannah, GA 31406
- 46. PIN 5-1023-01-001 MAYS, JR. WAYNE BARNARD MAYS SANDRA 101 PINE VIEW CROSSING POOLER, GA, 31322

AMENITY

- PIN 5-1010F-05-021 GARVIN DOMINIQUE CAMPBELL LAMIKHAEL
 42 MELODY DR POOLER, GA, 31322
- PIN 5-1010F-05-022
 HOAGLAND BRADLEY JAMES & LINDA
 44 MELODY DR
 POOLER, GA 31322
- PIN 5-1010F-05-023
 RIOS, JR. ALBERTO
 46 MELODY DR
 POOLER, GA, 31322
- PIN 5-1010F-05-024
 ELBERT KATRINE E & ROBERT E JR.
 100 STONE CHASE WAY
 SPRING LAKE, NC, 28390
- 5. PIN 5-1010F-05-027 STEVENSON BRIAN KEVIN 50 MELODY DR POOLER, GA, 31322
- PIN 5-1010F-05-028
 MANNING JERARD & CANDACE
 52 MELODY DR
 POOLER, GA, 31322

- PIN 5-1010F-05-029
 PAMPERIN RODNIE A & SHELLEY M
 56 MELODY DR
 POOLER, GA, 31322
- PIN 5-1010F-05-030
 ROBERTS JAMES K & RHONDA C
 58 MELODY DR
 POOLER, GA, 31322
- 9. PIN 5-1010F-05-031
 HOLY SPIRIT COVENANT CHURCH INTERNATIONAL, INC.
 P.O. BOX 22006
 SAVANNAH, GA 31403
- 10. PIN 5-1010F-05-032 BALABAN ANTHONY J ETAL 62 MELODY DR POOLER, GA, 31312
- 11. PIN 5-1010F-05-033 MCMILLAN JOYCE A 64 MELODY DR POOLER, GA, 31322
- 12. PIN 5-1010F-05-034
 SOO JHY-CHARM CHEN WEICHIH
 66 MELODY DR
 POOLER, GA, 31322
- PIN 5-1010F-05-035
 NIXON YASMEEN C
 68 MELODY DR
 POOLER, GA, 31322
- 14. PIN 5-1010F-05-037
 BURROUGHS OMAR S & CHRIS
 72 MELODY DR
 POOLER, GA, 31322
- 15. PIN 5-1010F-05-038
 WILLIAMS & HASELDEN MICHAEL D & MONICA M
 74 MELODY DR
 POOLER, GA, 31322
- 16. PIN 5-1010F-05-039
 MCKOY WAYMAN MCKOY KATE
 76 MELODY DR
 POOLER, GA, 31322
- 17. PIN 5-1010F-05-040
 CASANOVA & GIERBOLINI JORGE GUSTAVO OTER O & C
 78 MELODY DR
 POOLER, GA, 31322

- 18. PIN 5-1010F-05-041
 MODICUE ALEX P & FABYOLLA
 2 SYMPHONY CT
 POOLER, GA, 31322
- 19. PIN 5-1010F-05-042
 ORR JAPETH C SR & JESSICA M
 4 SYMPHONY CT
 POOLER, GA, 31322
- 20. PIN 5-1010F-05-043 TURK ASHLEY 6 SYMPHONY CT POOLER, GA, 31322
- 21. PIN 5-1010F-05-044 EDRISHA THIVANKA & NERANDIKA LAYANVI 8 SYMPHONY CT POOLER, GA, 31322
- 22. PIN 5-1010F-05-045
 SCHRODER DANIEL MICHAEL SCHROEDER SHANNON
 13 SYMPHONY CT
 POOLER, GA 31322
- 23. PIN 5-1010F-05-046 HARMON JOSIE NICOLE 11 SYMPHONY CT POOLER, GA, 31322
- 24. PIN 5-1010F-05-047 PARKER ESHA 9 SYMPHONY CT POOLER, GA, 31322
- 25. PIN 5-1010F-05-048
 ALACAN NICOLAS ALACAN COURTNEY
 7 SYMPHONY CT
 POOLER, GA, 31322
- 26. PIN 5-1010F-05-049
 NGUYEN & TRAN MY THI & LUC
 5 SYMPHONY CT
 POOLER, GA, 31322
- 27. PIN 5-1010F-05-050 RIVERS DARIN M & CASSANDRA M 3 SYMPHONY CT POOLER, GA, 31322
- 28. PIN 5-1010F-05-051 THOMAS W. BURKART AND KAREN D. BURKART, AS TRUSTEES 155 HAMPSHIRE RD SAVANNAH, GA, 31410

- 29. PIN 5-1010F-05-052 JACKSON JOHNITA 80 MELODY DR POOLER, GA 31322
- 30. PIN 5-1010F-05-054
 PATEL NILESH & PATEL ALPABEN
 82 MELODY DR
 POOLER, GA 31322
- 31. PIN 5-1010F-05-055 PHAM ELIZABETH 84 MELODY DR POOLER, GA 31322
- 32. PIN 5-1010F-05-056 SULLIVAN LAWANDA MARIEANN 86 MELODY DR POOLER, GA 31322
- 33. PIN 5-1010F-05-057
 CERNA LUIS & CERNA FRANCES PEREZ
 88 MELODY DR
 POOLER, GA 31322
- 34. PIN 5-1010F-05-058
 FIELDS JOSEPH
 90 MELODY DR
 POOLER, GA 31322
- 35. PIN 5-1010F-05-059
 NGUYEN ANH NGUYEN DAO T
 92 MELODY DR
 POOLER, GA 31322
- 36. PIN 5-1010F-05-060
 STRINGER JODFREY H & STRINGER CYNTHIA E
 94 MELODY DR
 POOLER, GA 31322
- 37. PIN 5-1010F-05-061
 CAMPBELL TYLER
 96 MELODY DR
 POOLER, GA 31322
- 38. PIN 5-1010F-05-062BUTLER MICHAEL A & BUTLER WANDA J98 MELODY DRPOOLER, GA 31322
- 39. PIN 5-1010F-05-063
 DURAN MANUEL P.
 100 MELODY DR
 POOLER, GA, 31322

- 40. PIN 5-1010F-05-064 MAI TRUNG NGUYEN THI LE HA 102 MELODY DR POOLER, GA 31322
- 41. PIN 5-1010F-05-065 FOOTE JODI-KAYE ALECIA 104 MELODY DR POOLER, GA. 31322
- 42. PIN 5-1010F-05-066 GROOVER, IV JAMES DANIEL 106 MELODY DR POOLER, GA, 31322
- 43. PIN 5-1010F-05-067 LE THI H & TRAN SOAN V 108 MELODY DR POOLER, GA 31322
- 44. PIN 5-1010F-05-069 HARMONY PARTNERS, LLC 2702 WHATLEY AVENUE SAVANNAH, GA, 31404
- 45. PIN 5-1010F-05-070 HEARN MARK ANTHONY 112 MELODY DR POOLER, GA 31322
- 46. PIN 5-1010F-05-071 DELSOL PETER DELSOL SHARON 114 MELODY DR POOLER, GA 31322
- 47. PIN 5-1010F-05-073 MOORE LORENZO 116 MELODY DR POOLER, GA, 31322
- 48. PIN 5-1010F-05-074 WANG YING 118 MELODY DR POOLER, GA, 31322

CROSS CREEK

- PIN 5-1010C-01-073 SEBASTIAN-HOOKS LAURA JEAN 158 SILVERTON RD POOLER, GA 31322
- 2. PIN 5-1010C-01-074

REESE JOEL SCOTT REESE ANNA MARIE 491 LUNA BELLA LANE NEW SMYRNA BEACH, FL, 32168

- 3. PIN 5-1010C-01-075 ROBINSON YANCY 154 SILVERTON RD POOLER, GA, 31322
- 4. PIN 5-1010C-01-076 PINERO HAYDEE G 152 SILVERTON RD POOLER, GA, 31322
- 5. PIN 5-1010C-01-077 FORD TOMMYL JR 150 SILVERTON RD POOLER, GA, 31322
- PIN 5-1010D-01-012 CONNER MARVA J & JAMES C
 263 LONGLEAF CIR POOLER, GA, 31322
- PIN 5-1010D-01-011 CARACOL ALAN
 261 LONGLEAF CIR POOLER, GA, 31322
- 8. PIN 5-1010D-01-010 CHAMBLEE WILLIAM B 259 LONGLEAF CIR POOLER, GA, 31322
- 9. PIN 5-1010D-01-009 HENDRIX JOHNNY S 257 LONGLEAF CIR POOLER, GA, 31322
- 10. PIN 5-1010D-01-008 WASHINGTON VICTOR 33 NEPHEW ST SAVANNAH, GA, 31405
- 11. PIN 5-1010D-01-007 AMH 2014-2 BORROWER LP 23975 PARKER SORRENTO SUITE 300 CALABASSAS, CA, 91302

12. PIN 5-1010D-01-006 HULETT SHONNA M 251 LONGLEAF CIR POOLER, GA, 31322

13. PIN 5-1010D-01-005

AMH 2014-2 BORROWER LP 23975 PARKER SORRENTO SUITE 300 CALABASSAS, CA, 91302

- 14. PIN 5-1010D-01-004BECKUM CASSANDRA B. LEVERETT KEVIN K.247 LONGLEAF CIRPOOLER, GA, 31322
- 15. PIN 5-1010D-01-003 KEOUGH MARK SCHULDT SAMANTHA 245 LONGLEAF CIR POOLER, GA, 31322
- PIN 5-1010D-01-002
 JOHNSON DARRYL L & MARSHA G
 243 LONGLEAF CIR
 POOLER, GA, 31322
- 17. PIN 5-1010D-01-001 HIGGINS JOSEPH & RENEE D 241 LONGLEAF CIR POOLER, GA, 31322
- 18. PIN 5-1010A-05-043 GARCIA PERRY
 239 LONGLEAF CIR POOLER, GA, 31322
- 19. PIN 5-1010A-05-042 TRABUE RENEE 237 LONGLEAF CIR POOLER, GA, 31322
- 20. PIN 5-1010A-05-041 MOON KEVIN 235 LONGLEAF CIR POOLER, GA, 31322
- 21. PIN 5-1010A-05-040 JONES VERONICA 233 LONGLEAF CIR POOLER, GA, 31322
- 22. PIN 5-1010A-05-039 BURRAGE ROBERT EDWARD 231 LONGLEAF CIR POOLER, GA, 31322
- 23. PIN 5-1010A-05-038 BRANTLEY JOHN C 229 LONGLEAF CIR POOLER, GA, 31322

- 24. PIN 5-1010A-05-037 JAMES JIM A 227 LONGLEAF CIR POOLER, GA, 31322
- 25. PIN 5-1010A-05-036 AH4R PROPERTIES LLC 23975 PARK SORRENTO, SUITE 300 CALABASSAS, CA, 91302
- 26. PIN 5-1010A-05-035 AH4R PROPERTIES LLC 23975 PARK SORRENTO, SUITE 300 CALABASSAS, CA, 91302
- 27. PIN 5-1010A-05-034 HUMBLE JOHN & JAN E 221 LONGLEAF CIR POOLER, GA, 31322
- 28. PIN 5-1010A-05-033 CHIPP WALTER 219 LONGLEAF CIR POOLER, GA, 31322
- 29. PIN 5-1010A-05-032 HARRIS ERNEST ROBERT & VIVIAN 217 LONGLEAF CIR POOLER, GA, 31322
- 30. PIN 5-1010A-05-031
 HUDGINS BRYCE ALLEN & SARAH LOUISE
 215 LONGLEAF CIR
 POOLER, GA, 31322
- 31. PIN 5-1010A-05-030
 KAVIRANTA PADMA D & HEMAMALI D
 213 LONGLEAF CIR
 POOLER, GA, 31322
- 32. PIN 5-1010A-05-029 NELSON JERAD 211 LONGLEAF CIR POOLER, GA, 31322
- 33. PIN 5-1010A-05-028 TURNER KRISTEN S 209 LONGLEAF CIR POOLER, GA, 31322
- 34. PIN 5-1010A-05-011
 DOCTOR BERNARD AND YOLANDA O
 1622 PICKFORD ST
 FLORENCE, SC, 29501

- 35. PIN 5-1010A-05-010 JONES MARK D 205 LONGLEAF CIR POOLER, GA, 31322
- 36. PIN 5-1010A-05-009 ELKINS, JR JEFFERY LEE 203 LONGLEAF CT POOLER, GA, 31322
- 37. PIN 5-1010A-05-001 HARRIS DWAYNE M & LISA A 1 BROWNING DR POOLER, GA, 31322
- 38. PIN 5-1010A-05-002WALKER CARRIE E3 BROWNING DRPOOLER, GA, 31322
- 39. PIN 5-1010A-05-003REITER CAMILLE DONALDSON5 BROWNING DRPOOLER, GA, 31322
- 40. PIN 5-1010A-05-004 LINK TAMMY E 7 BROWNING DR POOLER, GA, 31322
- 41. PIN 5-1010A-05-005
 BROWN MICHAEL BERNARD SR
 9 BROWNING DR
 POOLER, GA, 31322
- 42. PIN 5-1010A-05-006 JACKSON KIMBERLY 11 BROWNING DR POOLER, GA, 31322
- 43. PIN 5-1010A-05-007 WALKER THIRKIELD & LESA 13 BROWNING DR POOLER, GA, 31322
- 44. PIN 5-1010A-05-008 TRAN HONGNHUNG T. CHI CAO TRAN & VY CAO TRAN 112 REDFIELD DR POOLER, GA, 31322
 45. PIN 5-1010A-05-012 MARSHALL FELTON L & WILLA H
- MARSHALL FELTON L & WILLA F 114 REDFIELD DR POOLER, GA, 31322

- 46. PIN 5-1010A-05-013 BIRDTAIL GEORGE BIRDTAIL CARLA JUNE 116 REDFIELD DR POOLER, GA, 31322
- 47. PIN 5-1010A-05-015 SHELEY DWIGHT B & DEBORAH W 117 REDFIELD DR POOLER, GA, 31322
- 48. PIN 5-1010A-05-016 COX COURTNEY 115 REDFIELD DR POOLER, GA, 31322
- 49. PIN 5-1010A-05-017 GILLIAM AMY L 11 REDFIELD DR POOLER, GA, 31322
- 50. PIN 5-1010A-05-018 BUTLER JAMES W JR & GISELA 111 REDFIELD DR POOLER, GA, 31322
- 51. PIN 5-1010A-05-019 NELSON AVA S & BRUCE J 109 REDFIELD AVE POOLER, GA, 31322
- 52. PIN 5-1010A-05-021 SINGLETON HENRY LEE 105 REDFIELD DR POOLER, GA, 31322
- 53. PIN 5-1010A-05-022 BROWN KREG M SR 103 REDFIELD DR POOLER, GA, 31322
- 54. PIN 5-1010A-05-023 STEVENS LINDA P 101 REDFIELD DR POOLER, GA, 31322
- 55. PIN 5-1010A-05-024 FIELDS DEMLA 23 LONGLEAF CIR POOLER, GA, 31322
- 56. PIN 5-1010A-05-025
- PHILIP MCCRAY AS TRUSTEE OF THE PHILIP MCCRAY REVOCABLE FAMILY TRUST DATED MAY 9 109 CROSS CREEK DR POOLER, GA, 31322

- 57. PIN 5-1010A-05-026 PATEL JAIMINI R 111 CROSS CREEK DR POOLER, GA, 31322
- 58. PIN 5-1010A-05-027 PATEL ALKESH & BHAVNA 201 CROSS CREEK LN POOLER, GA, 31322
- 59. PIN 5-1010A-06-001 WRIGHT LEONARD A 110 MANOR ROW POOLER, GA, 31322
- 60. PIN 5-1010A-06-002 CRAIG ZACHARY R. 119 CROSS CREEK RD POOLER, GA, 31322
- 61. PIN 5-1010A-06-003 CRAFT FRANKLIN BRADDY & PEGGY 121 CROSS CREEK DR POOLER, GA, 31322
- 62. PIN 5-1010A-06-004 FRAZIER PERCY LEE & SABRINA 123 CROSS CREEK DR POOLER, GA, 31322
- 63. PIN 5-1010A-06-019 THOMPSON JANICE OLIVIA LEE 125 CROSS CREEK DR POOLER, GA, 31322
- 64. PIN 5-1010A-06-006 SPIVEY QUINCY 127 CROSS CREEK DR POOLER, GA, 31322
- 65. PIN 5-1010A-06-007 GRESHAM-SIMMONS PAPRICE 129 CROSS CREEK DR POOLER, GA, 31322
- 66. PIN 5-1010A-06-008 GOMEZ ABSALON ARNOLDO 201 SPANTON CRESCENT POOLER, GA, 31322
- 67. PIN 5-1010A-06-009 GARDINER LUKE 133 CROSS CREEK DR POOLER, GA, 31322

- 68. PIN 5-1010A-06-010 GRIFFIN ADRIAN D 135 CROSS CREEK DR POOLER, GA, 31322
- 69. PIN 5-1010A-06-011 ELLISON COURY & SHIKEARA 137 CROSS CREEK DR POOLER, GA, 31322
- 70. PIN 5-1010A-06-012 THOMAS DRYEL & ROSA H 139 CROSS CREEK DR POOLER, GA, 31322
- 71. PIN 5-1010A-06-013
 WALLACE & WILLIAMS MARIA T & ALEXANDER JR
 5 CROSS CREEK CT
 POOLER, GA, 31322
- 72. PIN 5-1010A-06-014 BADR OMARSAMIR MOHAMMED 7 CROSS CREEK CT POOLER, GA, 31322
- 73. PIN 5-1010A-06-015 CARTER DELORES 9 CROSS CREEK POOLER, GA, 31322
- 74. PIN 5-1010A-06-016
 POOL TRAVIS A. VITOLS BRENNAN A
 6 CROSS CREEK CT
 POOLER. GA, 31322
- 75. PIN 5-1010A-06-017 BAGNOLL ANTHONY A 4 CROSS CREEK CT POOLER, GA, 31322
- 76. PIN 5-1010A-06-018 AH4R PROPERTIES LLC 23975 SORRENTO SUITE 300 CALABASSAS, CA, 91302
- 77. PIN 5-1010A-07-021 LEE OK HUI 142 CROSS CREEK RD POOLER, GA 31322
- 78. PIN 5-1010A-07-020 HARDEN STEWART D & PAULA 140 CROSS CREEK DR POOLER, GA, 31322

- 79. PIN 5-1010A-07-019 JONES DAVID E & WON KYOUNG 138 CROSS CREEK DR POOLER, GA, 31322
- 80. PIN 5-1010A-07-018 FORREST CHARLES W & CAROL W 136 CROSS CREEK DR POOLER, GA, 31322
- 81. PIN 5-1010A-07-017 SWAIN DANIEL 134 CROSS CREEK DR POOLER, GA, 31322
- 82. PIN 5-1010A-07-016
 BROOKSIE BEAR INVESTMENTS, LLC
 3 PINEBROOK CT
 SAVANNAH, GA, 31405
- 83. PIN 5-1010A-07-015 COCHRAN KELLYE ELIZABETH 156 WOODYARD RD BROOKLET, GA, 30415
- 84. PIN 5-1010A-07-014
 ROACH MATTHEW STEPHEN
 9 ALTHEA PKWY
 SAVANNAH, GA, 31405
- 85. PIN 5-1010A-07-013 RAMIREZ JOSE R 126 CROSS CREEK DR POOLER, GA, 31322
- 86. PIN 5-1010A-07-012 BITTER CHARLES S 124 CROSS CREEK DR POOLER, GA, 31322
- 87. PIN 5-1010A-07-011
 COASTAL EXECUTIVE REAL ESTATE GROUP, LLC
 920 MORGAN'S CORNER SUITE E
 POOLER, GA, 31322
- 88. PIN 5-1010A-07-010
 FONTANEZ & SAMPSON BRIAN A & SHERRIDAN K
 120 CROSS CREEK RD
 POOLER, GA, 31322
 89. PIN 5-1010A-07-009
- JOHNSON MAMIE H 118 CROSS CREEK DR POOLER, GA, 31322

- 90. PIN 5-1010A-07-008 FENNELL TRAVIS
 116 CROSS CREEK DR POOLER, GA, 31322
 91. PIN 5-1010A-07-007 DEMBY LOUISE B
 114 CROSS CREEK DR
- POOLER, GA 31322 92. PIN 5-1010A-07-006 HATFIELD JESSICA LYNN DODGE STEVEN RYAN 112 CROSS CREEK DR POOLER, GA, 31322
- 93. PIN 5-1010A-07-005 DYER JOSEPH F & CATHY L 110 CROSS CREEK DR POOLER, GA, 31322
- 94. PIN 5-1010A-07-004 HAGEN PATRICIA W HAGAN EARNEST 108 CROSS CREEK DR POOLER, GA, 31322
- 95. PIN 5-1010A-03-040 AIKEN CEDRIK 106 REDFIELD DR POOLER, GA, 31322
- 96. PIN 5-1010A-03-053
 SHEPPARD, JR. LARRY GENE & WHITEHEAD LAURENCE RAIMOND 108 REDFIELD DR POOLER, GA, 31322
- 97. PIN 5-1010A-03-042 POLOTE KIM MICHAEL 110 REDFIELD DR POOLER, GA, 31322
- 98. PIN 5-1010A-03-043
 THORNBURG JEFFREY R & KAREN L
 16 BROWNING DR
 POOLER, GA, 31322
- 99. PIN 5-1010A-03-044 SCOTT ANTHONY R 14 BROWNING DR POOLER, GA, 31322
- 100. PIN 5-1010A-03-045 LEBLANC ARTHUR J & MARIE A 12 BROWNING DR POOLER, GA, 31322

- 101. PIN 5-1010A-03-046 BURNSED MICHAEL D SR & VELINDA D 10 BROWNING DR POOLER, GA, 31322
- 102. PIN 5-1010A-03-047 PAYTOE GEE T. 8 BROWNING DR POOLER, GA 31322
- 103. PIN 5-1010A-03-048 PARKER ELIJAH JR 6 BROWNING DR POOLER, GA, 31322
- 104. PIN 5-1010A-03-049 MYERS RICHARD LOUIS 4 BROWNING DR POOLER, GA, 31322
- 105. PIN 5-1010A-03-050 WALKER PATRICK C & SHERRY C 123 LONGLEAF CIR POOLER, GA, 31322
- 106. PIN 5-1010A-03-023 HOLDEN SHENANDOAH MICHELLE 202 LONGLEAF CIR POOLER, GA, 31322
- 107. PIN 5-1010A-03-024 BENNETT XUAN LE BENNETT LARRY MARTIN 204 LONGLEAF CIR POOLER, GA, 31322
- 108. PIN 5-1010A-03-025 ILLINGWORTH DAVID A. & MARY 206 LONGLEAF CIR POOLER, GA, 31322
- 109. PIN 5-1010A-03-026 WEBSTER KENNETH 208 LONGLEAF CIR POOLER, GA, 31322
- 110. PIN 5-1010A-03-027 ARTIS CICELY M & JOSHUA 210 LONGLEAF CIR POOLER, GA, 31322
- 111. PIN 5-1010A-03-028 BOYD ROBERT 212 LONGLEAF CIR POOLER, GA, 31322

- 112. PIN 5-1010A-03-029
 GOERING KENT L.
 411 MAGNOLIA AVE
 ST SIMONS ISLAND, GA, 31522
- 113. PIN 5-1010A-03-030 LEWIS SANDRA PO BOX 1436 POOLER, GA, 31322
- 114. PIN 5-1010A-03-031 EASON BRENDA & EASON MICHAEL A 218 LONGLEAF CIR POOLER, GA, 31322
- 115. PIN 5-1010A-03-032 SHUFORD TOKYA BUTLER 220 LONGLEAF CIR POOLER, GA, 31322
- PIN 5-1010A-03-033
 FIELDS RICKY
 2051 36TH ST APT 135
 GRAND FORKS, ND, 58201
- PIN 5-1010A-03-034
 DANIEL REUDAL A & VERONICA SMALLS
 228 LONGLEAF CIR
 POOLER, GA, 31322
- 118. PIN 5-1010A-03-035 NIENKE SCOTT & NIENKE SYBIL 230 LONG LEAF CIR POOLER, GA, 31322
- 119. PIN 5-1010D-02-001 SWAN CAROLINE M & MARVIN 232 LONGLEAF CIR POOLER, GA, 31322
- 120. PIN 5-1010D-02-002 STECKROTH CHRISTOPHER 234 LONGLEAF CIR POOLER, GA, 31322
- 121. PIN 5-1010D-02-009 DUBOIS MICHELLE EDENFIELD 15326 GEORGIA HWY 169 CLAXTON, GA, 30417
- 122. PIN 5-1010D-02-010 ANDINO RENE S & IRIS M 248 LONGLEAF CIR POOLER, GA, 31322

- 123. PIN 5-1010D-02-011 MORALES BASILO J 250 LONGLEAF CIR POOLER, GA, 31322
- 124. PIN 5-1010D-02-012 DOVE SCOTTY G & WENDY L 252 LONGLEAF CIR POOLER, GA, 31322
- 125. PIN 5-1010D-02-013 KING SHANNON R 254 LONGLEAF CIR POOLER, GA, 31322

Jabot Tract PUD Amendment No. <mark>16</mark>

Pooler, Georgia

Prepared for: Harmony Partners, LLC c/o Foram Group

Prepared by: Thomas & Hutton and Coleman Company

J-25014

<mark>May 29, 2024</mark>

I. Jabot PUD

The Jabot Tract is master planned as a Planned Unit Development ("PUD") in accord with the Code of Ordinances of the City of Pooler, Georgia. As part of its submission the site developer, Foram Group, Inc., submitted Development Standards establishing zoning districts within the planned community. On September 5, 2000 those Development Standards and corresponding PUD map were adopted by the City of Pooler.

The Jabot PUD has been amended as summarized below;

- 1. Amendment No. 1 to the PUD, approved by the City of Pooler on March 4, 2002 defined previously undefined land uses of property incorporated into the PUD. Included in this amendment was the designation of the Harmony Tract as R-1A (Single Family Residential).
- 2. Amendment No. 2 to the PUD, approved by the City of Pooler on July 6, 2004 rezoned and incorporated portions of the Hugh Armstrong Tract (Somersby) changing its zoning from multi-family to single-family residential in order to develop Somersby (formerly known as Barren Pointe).
- 3. Amendment No. 3 to the PUD, approved by the City of Pooler on November 1, 2004, incorporated The Harmony Tract master plan, established Development Standards for the Harmony Tract, and the change in zoning of Parcel J from single-family residential to heavy commercial.
- Amendment No. 04 to the PUD, approved by the City of Pooler on July 5, 2005 updated land use locations and development standards for the Harmony Tract. Parcel C-C (48 ac.) of adjacent property was added to the PUD under the Harmony designation as single family homes. Harmony Tract A land use was changed from single family town-homes to a Health Care / Medical Campus use. Health Care Campus development standards were defined. Harmony Tract B, C, and D were designated as town-home land uses. The development standards for town-homes were incorporated. Parcel W of the original Jabot PUD was incorporated into the Harmony designation. A small, one (1) acre upland adjacent to I-95 labeled Parcel D-D was designated as heavy commercial restricted for signage use only.
- 5 Amendment No. 5 to the PUD, approved by the City of Pooler on December 15, 2008 included further updates to the Harmony master plan by showing a single-family lot layout of Parcel 3 and Parcel W. The original PUD master plan showed all the Harmony project area as a single-family land use with an allowable development density of 4 units per acre allowing the 358 acre Harmony project an allowable density of 1432 dwelling units. The updated Harmony master plan

indicates approximately 1070 units providing a gross development density at 3 dwelling units per acre. The Harmony project will have access from Quacco road and Memorial Boulevard to Pooler Parkway. The Harmony project includes approximately 570 single family lots and 500 town-home units. A seven (7) acre amenity site is proposed for all home owners within the Harmony project to access. The amenity site may include a fishing pond, pavilion, pool, tennis courts, and playground area.

- 6. Amendment No. 06 to the PUD, approved by the City of Pooler on October 5, 2015 included; 1.) incorporating the 24.89 acre (8.96 net acres) Parcel 2 Baker Tract into the PUD, designating the land use as Multi-Family Residential, 2.) incorporating the 21.73 acre (17.17 net acres) Parcel 2A of the Armstrong Tract into the PUD, keeping the land use designation as Heavy Commercial, 3.) revising the land use designation of Parcel "B" to allow the net acreage adjacent to Pooler Parkway and a portion adjacent to the existing pond as Heavy Commercial, and 4.) added development standards for Mid-Rise Multi-Family residential development for up to 4 stories and designate the Baker Tract Parcel 2, Parcel A and portions of Parcel B as designations for the mid-rise multi-family land use. The Jabot PUD allows a maximum of 7,230 residential dwelling units of which 1,380 dwelling units may be multi-family. This amendment maintained the original cap, although additional property was added to the PUD.
- 7. Amendment No. 07 to the PUD, approved by City Council on October 7, 2019, deleted Section III. E(2) and added that signs and entry standards are to be governed by the City of Pooler sign ordinance.
- 8. Amendment No. 08 to the PUD, approved by City Council on December 02, 2019, updated the Harmony Portion of the Jabot Tract PUD Master Plan to revise the Master Plan to include townhouse lots within Parcel W. The original PUD master plan showed all of the Harmony project area as a single family land use with an allowable development density of 4 units per acre. Amendment No. 04 converted approximately 32 acres to a Health Care Campus (HCC). The total acreage of the Harmony project is approximately 385 acres. Excluding the 32 acre Health Care Campus, the remaining 353 acres of the Harmony project would have an allowable density of 1,412 dwelling units. This amendment resulted in the Harmony PUD containing approximately 1,101 units. The gross development density is 3.2 dwelling units per acre. Following is a table for clarification.

Harmony Master Plan Density Ca	Harmony Master Plan Density Calculations						
Acreage Summary:							
Total Harmony Acreage	385.3	Acres					
Tract A – Health Care Campus	32.3	Acres					
Remaining Harmony Acreage	353.0	Acres					
Allowable Density Summary:							
Remaining Harmony Acreage	353.0	Acres					

Harmony Master Plan Density Ca	lculations	5
Allowable Gross Development Density	4.0	Units/Acre
Allowable Approved Units	1,412	Units
Proposed Density Summary:		
Remaining Harmony Acreage	353.0	Acres
Proposed Single Family Units	504	Units
Proposed Townhomes	597	Units
Total Proposed Units	1,101	Units
Total Proposed Density	3.2	Units/Acre

- 9. Amendment No. 09 to the PUD, approved by City Council on January 21, 2020, consisted of the of the following modifications:
 - Revise the Jabot PUD Master Plan to change the use of the Armstrong Tract (Parcel 2A) from Heavy Commercial (HC) to Multi Family Residential (MFR) and allocate 330 dwelling units to this tract. As part of this revision, the boundaries of this tract and the adjacent Tract G will be adjusted also. The result is an increase in size of the Armstrong Tract (Parcel 2A) by 1.89 acres (Gross), and a corresponding decrease to Tract G. 117 Units were removed from Parcel Y, while 213 Units were removed from Parcel A-A to account for this re-allocation to the Armstrong Tract (Parcel 2A) [117 + 213 = 330]. The total maximum Multi Family Residential (MFR) density will remain at 1,380 DUs.
 - 2. Revise EX02, Sign Location Exhibit, to depict the proposed Directory Sign location at the intersection of Pooler Parkway/Memorial Drive from the East side of Pooler Parkway to the West side.
- 10. Amendment No. 10 to the PUD, approved by City Council on July 6, 2020, consisted of the of the following modifications:
 - Revise the Jabot PUD Master Plan to amend the boundary of the Armstrong Tract (Parcel 2A) to reflect a larger acreage for this parcel, and a correspondingly smaller acreage for the adjacent parcel G. This boundary revision to the Armstrong Tract (Parcel 2A) is being increased to accommodate a proposed site plan for this parcel. The result is an increase in size of the Armstrong Tract (Parcel 2A) by 4.47 acres (Gross), and corresponding decrease to Tract G. There is no increase in density. It shall remain at 330 Multi Family Residential (MFR) DUs.
 - 2. Revise item III.C of the Jabot PUD to incorporate a reduction of the City of Pooler's minimum off-street parking requirements for Multifamily Residential (MFR) use only. This reduction is being requested based upon previous project experience and to allow for a reduction in asphalt to accommodate increased green space and pedestrian connectivity strategies.

- 11. Amendment No. 11 to the PUD, approved by City Council on July 6, 2020, consisted of the of the following modifications:
 - 1. Add item III.I to incorporate an I-1 Light Industrial Zoning District into the Jabot PUD along with the allowed uses within that district. Development standards within the I-1 District shall comply with the applicable City of Pooler Code of Ordinances requirements.
 - 2. Revise the Jabot PUD Master Plan to change the land use of Parcel Y from Multifamily Residential (MFR) to I-1 Light Industrial District.
 - 3. Remove the 660 multifamily units permitted for Parcel Y from the Jabot PUD Master Plan.
- 12. Amendment No. 12 to the PUD, denied by City Council on November 16, 2020
- 13. Amendment No. 13 to the PUD, denied by City Council on December 21, 2020
- 14. Amendment No. 14 to the PUD, submitted by Phillip McCorkle is waiting traffic study results and status of amendment is pending.
- 15. Amendment No. 15 to the Jabot Tract PUD is proposed to update the Harmony portion of the Jabot Tract Master Plan. This proposed amendment includes the following:
 - 1. Provide optional 2nd access to Tract "W": This development has been limited to a single access since it began. Contingent upon environmental permitting, the Owner is considering an access road to connect Harmony proper to Tract "W". This access will provide residents and emergency responders another access point. The environmental contingency is in place due to wetland permitting constraints.
 - 2. Revise townhome distribution: It is proposed to move 63 townhome DUs from Tract "D" to the Harmony Greene Townhome Pod. This re-allocation makes possible a larger future amenity site on Tract "D". The 63 re-allocated townhomes will be "FOR SALE", and not associated with the existing Harmony Greene townhome development.
 - 3. Relocate amenity area: the proposed new amenity area will be larger than the existing amenity and offer more features. This larger amenity will be constructed to serve the buildout of Harmony. The old amenity area playground will be converted to make the space available for the 63 additional townhomes from Tract "D". The existing playground will remain in operation until the new amenity is constructed.

16.	Amendment No. 16 to the Jabot Tract PUD is	s proposed to add property to the overa	<mark>.11</mark>
	PUD and update the Harmony "Residential"	portion of the Jabot Tract Masterplan.	This
	proposed amendment includes the following:		

- 1. Add parcel known as the Baker Tract Parcel 1 to the Jabot PUD and assign land use of single family detached residential. The parcel is 16.0 gross acres (9.7 ac upland and 6.3 ac wetland) equating to 64 maximum allowable dwelling units (4 DU/gross acre). The planned density is 35 dwelling units.
- 2. Add parcel known as Cross Creek Remaining (SW Bragg) to the Jabot PUD and assign land use of single family detached residential. The parcel is 89.88 gross acres (39.76 ac upland and 50.12 ac wetland) equating to 360 maximum allowable dwelling units (4 DU/gross acre). The planned density is 105 single family units. Harmony Subdivision max density is adjusted to 2,130 dwelling units and the total proposed adjusted to 1,215 dwelling units.
- Update Jabot Tract PUD Masterplan to relocate Harmony Amenity Site from Tract "D" to new permitted location. Add parcel to the Jabot PUD. The addition of this parcel is excluded from the density calculations.
- 4. Update Jabot Tract PUD Masterplan to reflect previously approved residential townhome land use on Harmony Parcel "W" and re-label "Optional Secondary Access Road" at correct location.

Harmony Master Plan Density Ca	Harmony Master Plan Density Calculations									
Allowable Gross Development Density		4.0	Units/Acre							
Allowable Approved Units (through AMD 15)		1,412	Units							
Proposed Density Summary (with AMD	16 upda	i <mark>tes):</mark>								
Total Harmony Acreage	442.0	Acres								
Total Single Family Units	644	Units								
Total Townhomes	565	Units								
Total Proposed Units	1,209	Units								
Total Proposed Density	2.7	Units/	Acre							

II. Definitions

Anything not defined below shall be as defined in Article II of Appendix A, Zoning, of the Code of Ordinances, City of Pooler, Georgia.

a. Master Plan shall mean the latest Approved Amendment to the PUD Master Plan for the Jabot Tract.

- b. Jabot Tract shall mean all property shown on the Master Plan and incorporated into the Jabot PUD.
- c. Harmony Tract shall mean that portion of the Jabot Tract as shown as Parcel 2A on the "Harmony Plat", as defined below.
- d. Harmony Plat shall mean that plat entitled "Parcel 2A, Being a Portion of Parcel 2 of the Lands of 929 Properties, LLC, 7th and 8th G.M.D., City of Pooler, Chatham County, Georgia", dated October 12, 2004, and recorded in Book 30P, page 22, Chatham County Records, said Plat being incorporated herein and made part hereof by reference.
- e. PUD shall mean the zoning ordinance for the Jabot Tract Planned Unit Development (PUD) Master Plan and referred to as the Jabot PUD.
- f. Amenity / Recreation Areas shall mean any commonly owned area within the development that is intended to be used for public gatherings, passive recreation and/or active recreation. (Examples: pools, walking trails, public picnic areas, etc.)
- g. Detached Single Family Residence shall mean a dwelling, which does not share party or lot line walls with any adjacent building.
- h. Jurisdictional Wetland shall mean an area that meets the definitional requirements for wetlands as defined by the U.S. Army Corps of Engineers.
- i. Net Acreage shall mean the total area of high ground, excluding jurisdictional wetlands.
- j. Sales Center / Model Home shall mean any and all area used for the purposes of display and sales. Sales center may be a temporary structure. Sales center parking may be temporary in nature and is not required to be asphalt or cement.
- k. Parcel 2 Baker Tract shall mean that plat entitled "Parcel 1 & 2, Being a 40.903 Acre Portion of the Former Baker Tract, 8th G.M.D., City of Pooler, Chatham County, Georgia", dated December 13, 2010, and recorded in Plat Book 42S, page 53, Chatham County Records, said Plat being incorporated herein and made part hereof by reference.
- 1. Parcel 2A shall mean that plat entitled "Parcel 2A Being a 21.731 Acre Portion of the Armstrong Tract, 8th G.M.D., City of Pooler, Chatham County, Georgia", dated December 13, 2010, and recorded in Plat Book 32-P, page 4, Chatham County Records, said Plat being incorporated herein and made part hereof by reference.

- m. Parcel 1 Baker Tract shall mean that plat titled, "Parcel 1 & 2 Being 40.903 acre Portion of the Former Baker Tract", Plat Book 42-S Page 53 (1).
- n. Reclaimed Spray Field Parcel shall mean plat titled, "A Recombination and Minor Subdivision Plat of Parcel B-2 of a Division of the Adeline Wessels Tract, Portion of Parcel 3 and a Portion of the Levy Thompson Tract", Plat Book 50 Page 425.
- Cross Creek Remaining Parcel shall mean land transferred via Quitclaim Deed Book 281F, Page 9.

III. Development and Land Use Standards

The following and land use standards shall be incorporated into the Jabot PUD.

A. <u>Residential– Single Family Lots</u>

Somersby (formerly Barren Pointe); Including Baker Tract Parcel 1

Land-Use	Minimum Lot Area	*Minimum Lot	Lot Impervious		Minimu etbacks		Maximum Building Height	Required Sidewalk Width
	(in sq. ft.)	width	Area	Front	Rear	Side		
Single Family	6,000	55'	60 %	25'	15'	3'/ 7'	35'	4'

* Flag lots shall be allowed provided that the minimum lot area and setbacks are met.

Harmony

Land-Use	Minimum *Minimum Maximum Minimum Lot Area Lot Impervious Setbacks				Maximum Building Height	Required Sidewalk Width		
	(sq. ft.) Width Area	Front	Rear	Side				
Single Family	7,000	55'	60 %	25'	20'	5'	35'	4'

* Flag lots shall be allowed provided that the minimum lot area and setbacks are met.

- Permitted uses within single family developments shall include
 - i. Detached Single Family Residences

- ii. Amenity / Recreation Areas
- iii. Public Utilities
- iv. Buffers
- v. Accessory Buildings
- vi. Sales Center / Model Homes

B. Residential– Harmony Townhomes

- a. Density shall not exceed 10 units per net acre
- **b.** Buildings shall have maximum of six (6) dwelling units per building
- **c.** Minimum unit width shall be 20 feet
- **d.** Maximum impervious surface shall be 60% for the project
- e. Minimum setback distance for each residential building shall be 25 feet for the front yard (from edge of nearest travel lane), 20 feet rear setback (from property line), 20 feet between buildings, other improvements, or property line
- f. A mail kiosk may be located within 5 feet of any building
- **g.** Maximum height of building shall be 45 feet.
- **h.** Permitted uses in a townhome project shall include a sales center or model unit, amenity, recreation area, buffers, public utilities, and accessory buildings

C. <u>Residential– Multi-Family</u>

Multi-Family development within the Jabot PUD shall be in accordance with the R-3 (A-C) Zoning District, Appendix A – Zoning, Article III General Provisions – Section 6 Schedule of Development regulations of the City of Pooler Code of Ordinances except as noted below;

Mid-Rise Multi-family (Maximum 4 Stories)

Land- Use	Maximum Density (DU/AC)	Minimum Lot Width	Maximum Impervious Area	S	inimur etbacks		Maximum Building Height
	(D0/AC)	vv lutil	width Area	Front	Rear	Side	
Multi- Family	28 DU/AC	None	75 %	20'	20'	20'	N/A

All mid-rise Multi-Family residential buildings may include elevator access to each floor that complies with the latest International Building Code. Parking requirements will be meet by surface parking outside the building or may be incorporated inside the building structure.

Minimum parking requirements within the Multifamily Residential District (MFR) shall be as follows:

- 1.2 parking spaces per 1 bedroom unit
- 1.5 parking spaces per 2 bedroom unit
- 2.0 parking spaces per 3 bedroom unit
- 1 parking space per employee for any on-site amenities, leasing office, and/or clubhouse

D. Harmony Tract A "Health Care Campus"

Harmony Tract A will be designated as a Health Care Campus (HCC) district. The purpose of this district is as follows:

"This district is defined as an area designated for the development of health care related facilities and ancillary services in a manner which will meet the needs of the community without adversely affecting nearby residential uses. This district is composed of lands and structures used primarily for the provision of health care services. Regulations within this district are intended to permit and encourage full development of the necessary uses while at the same time protecting nearby residential properties from possible adverse effects of the development activities."

Permitted uses in a HCC district: Land may be used and buildings or structures may be erected or used for the land uses listed below.

- 1. Medical or physician's office and treatment facilities;
- 2. Imaging and other diagnostic service centers;
- 3. Surgical facilities;
- 4. Out-patient care facilities;
- 5. In-patient care facilities;
- 6. Laboratories;
- 7. Health and fitness centers;
- 8. Health education facilities;
- 9. Urgent care treatment facilities;
- 10. Surgery centers;
- 11. Rehabilitation facilities; and
- 12. Ancillary medical services, including, but not limited to, drug stores and optometry centers;
- 13. Any other inpatient or outpatient facilities providing products or services related to medical treatment or healthcare; and
- 14. All uses allowed under the PUD-CP designation as defined in this Amendment.

All other uses not listed as permitted or conditional uses shall require the approval of the aldermanic board through the ordinance text amendment process.

The Schedule for Minimum Yard requirements applicable to the C-P zoning district, as defined by the City of Pooler Zoning Ordinance, shall apply to the HCC

designation, except as to building height requirements.

E. Sign and Entry Standards:

The public and the developers of the Jabot Tract have a legitimate interest and concern in the construction, maintenance, and regulation of outdoor signs within the PUD and it is, therefore, necessary to regulate the size, number, length, height, clearance, setback, maintenance, illumination, safe construction, and aesthetics of signs and entry markers located in the PUD.

Chapter 66, Sections 66-1 through 66-14 of the current Pooler City Ordinance ("Sign Regulations") are adopted in their entirety for all signs located in the PUD other those specifically listed hereinbelow. Notwithstanding the foregoing, the following signs and entry markers to be located in the PUD and are exempt from the provisions of the Sign Ordinance:

- 1. A Directory Sign consistent with the design shown on Attachment A (dated 5/19/05) shall be permitted at the general locations shown on Exhibit 02 attached.
- 2. A Monument Sign located in the road right of way consistent with the design shown on Attachment C shall be permitted at the general locations shown on Exhibit 02 attached.
- **F. PUD-C1 Commercial Light District** An area designated within the Jabot PUD where permitted uses in a PUD-C1 district are allowed. This district is an area designated for the development of light commercial properties with land uses less than two acres. All site plans for development in the PUD-C1 district must be submitted to the building official for review by the Planning Commission and the Aldermanic Board for approval.

Land may be used and buildings or structures may be erected or used for the land uses listed below.

- i. Professional Offices
- ii. Banks
- iii. Laundry and dry-cleaning establishments
- iv. Grocery stores
- v. Barber shops and beauty shops
- vi. Dry goods stores
- vii. Churches and fraternal organizations
- viii. Gift shops

- ix. Eating establishments with no live entertainment
- x. Theaters
- xi. Arcades and game rooms
- xii. Heating and air conditioning sales and service
- xiii. Television sales and service
- xiv. Childcare facilities
- xv. Household furniture
- xvi. Hardware stores
- xvii. Retail sales
- xviii. Neighborhood shopping center 10,000 square feet or less
 - xix. Drugstores

Conditional Uses for PUD-C1 Commercial Light District

- i. Garages, automobile repair and service
- ii. Teen clubs
- iii. Residential Construction that is part of smart growth principals in commercial areas
- iv. Eating establishments with live entertainment
- v. Funeral Homes
- vi. Service Stations
- vii. Mini-Warehouses
- viii. New or Used Auto Sales and Service
- ix. Skating Rinks
- x. Miniature Golf Courses
- xi. Pawn Shops
- **G. PUD C2 Commercial Heavy District** An area designated within the Jabot PUD where permitted uses in a Commercial Heavy District are allowed. This district is an area designated for the development of heavy commercial properties with land uses of more than two acres. A height limit of 75 feet has been established for this district. All site plans for development in the PUD-C2 district must be submitted to the building official for review by the Planning Commission and the Aldermanic Board for approval.

Land may be used and buildings or structures may be erected or used for the land uses listed below.

- i. All approved uses in the PUD-C1 Commercial Light District and PUD CP Commercial Professional District
- ii. Hotels and motels having 50 or more units may have restaurants, nightclubs, dining rooms or bars located in the main building
- iii. Hotels and motels having 100 or more guest rooms may have retail stores, personal service shops, offices and similar uses for the convenience of their guests
- iv. Shopping centers with total floor space exceeding 10,000 square feet

- v. Any sales facility exceeding 10,000 square feet
- vi. Open air market or flea market (when developed as a planned development which allows for adequate parking for covered spaces rented out on a daily basis
- vii. Liquor, beer and wine package shops
- viii. Restaurant with or without alcohol sales
- ix. Service stations
- x. Mini-Warehouses
- xi. New or used auto sales and service
- xii. Skating rinks
- xiii. Miniature golf courses

Conditional Uses for PUD-C2 District

- i. Truck Service Centers
- ii. Mobile home sales
- iii. Bars or night clubs
- iv. Family entertainment centers, including go-cart rides, batting cages, arcade games, food courts, and other similar forms of family amusement, provided however that no such activity shall exceed the following noise limits at any point along the boundary of the property on which the family entertainment center is located: 55 dB(A)(sound pressure level) between 10:00pm and 7:00am, or 60dB(A)(sound pressure level) between 7:00am and 10:00pm.
- **H. PUD-CP Commercial Professional District** An area within the Jabot PUD where permitted uses in a PUD-CP Commercial Professional District are allowed. Land may be used, and buildings or structures may be erected or used for the land uses listed below.
 - i. Professional offices,
 - ii. Banks,
 - iii. Professional office plazas,
 - iv. Gift shops,
 - v. Drug stores,
 - vi. Barber Shops,
 - vii. Dry Goods Stores,
 - viii. Churches and fraternal organizations,
 - ix. Eating establishments with no live entertainment and no drive through,
 - x. Household furniture stores,
 - xi. Specialty shops,
 - xii. Retail sales, and

xiii. Neighborhood shopping centers 10,000 square feet or less of building area.

Conditional uses PUD CP District

- i. Motels
- ii. Hotels and motels having 50 or more units may have restaurants, dining rooms or bars, which are located in the main building; and,
- iii. Hotels and motels having 100 or more guest rooms may have retail stores, personal service shops, offices, and similar uses for the convenience of their guests,
- iv. Restaurant with or without alcohol sales.

All other uses not listed as permitted or conditional uses shall require the approval of the aldermanic board through the ordinance text amendment process.

The Schedule for Minimum Yard requirements applicable to the CP zoning district, as defined by the City of Pooler Zoning Ordinance, shall apply to the PUD-CP designation, except that the maximum height on the district shall be 35 feet. For a building height in excess of 35 feet, in no event shall a building permit be granted without the following restrictions:

1. Structure beyond 35 feet in height shall have safeguards consisting of fire escapes, sprinkler systems, smoke detectors and non-combustible materials and any other fire protection equipment deemed necessary at the time by the aldermanic board.

2. Before a permit can be granted on said request, an affidavit of the builder and owner must be executed agreeing to same to be completed within an agreed upon reasonable time.

3. Federal Aeronautics [Aviation] Administration (FAA) approval must be granted in certain areas of the city prior to requesting permission to construct structures above 35 feet.

I. I-1 Light Industrial District – An area within the Jabot PUD where permitted uses in a I-1 Light Industrial District are allowed, provided that such uses are conducted in such a manner that noxious odors, fumes, dust and similar particles, or noise are not emitted or detectable beyond the property lines of the lots on which the uses are located. Land may be used, and buildings or structures may be erected or used for the land uses listed below

Permitted uses in I-1 District

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

lines,

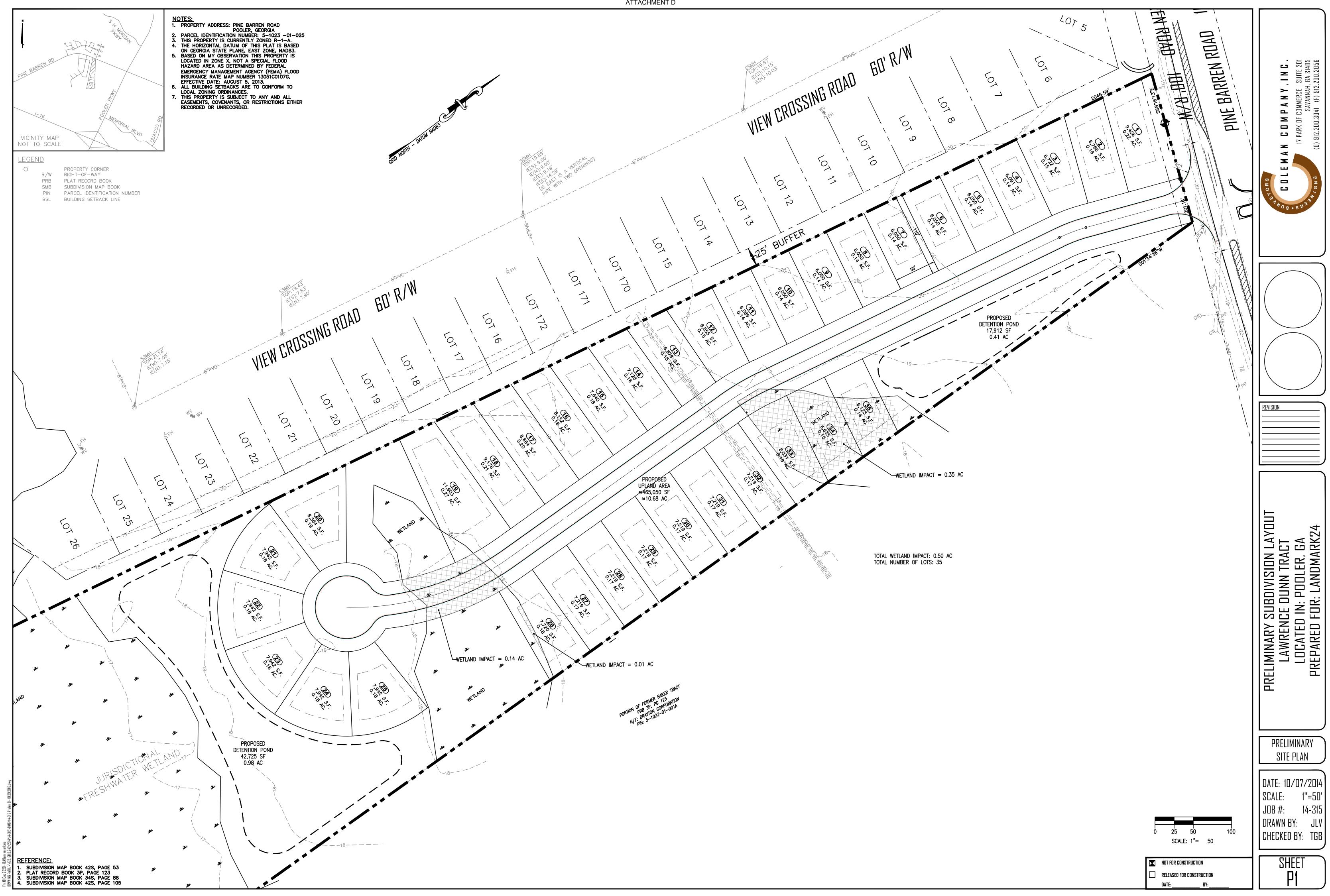
- ii. Warehousing, storage and distributing of any product or commodity,
- iii. Offices, including medical and dental,
- iv. Repair garages provided that all business is conducted inside an enclosed building and/or inside an aesthetically pleasing barrier which will shield the business activity from view of passing motorists and surrounding property owners,
- v. Truck terminals, provided the use of trucks entering or leaving the road will not constitute a traffic hazard or impede highway traffic,
- vi. Animal hospitals, kennels and/or boarding facilities (see article III, section 22 for specific regulations),
- vii. Outdoor drive-in theaters (see article III, section 23, for specific regulations),
- viii. Building material sales yards and lumber yards, including the sales of rock, sand, gravel, and the like,
- ix. Public utilities, including buildings, necessary structures, storage yards, and other related uses, but specifically excluding waste processing, handling, or storage,
- x. Research or experimental stations and laboratories,
- xi. Radio and/or television station transmission or reception towers (see article III, section 16 for specific regulations),
- xii. Horticultural nurseries,
- xiii. Office buildings for business, governmental, professional, or other general purposes; and,
- xiv. Accessory buildings, structures, and uses customarily incidental to permitted uses,
- xv. Truck service centers,
- xvi. Manufactured home sales, and service
- xvii. Bars or nightclubs.

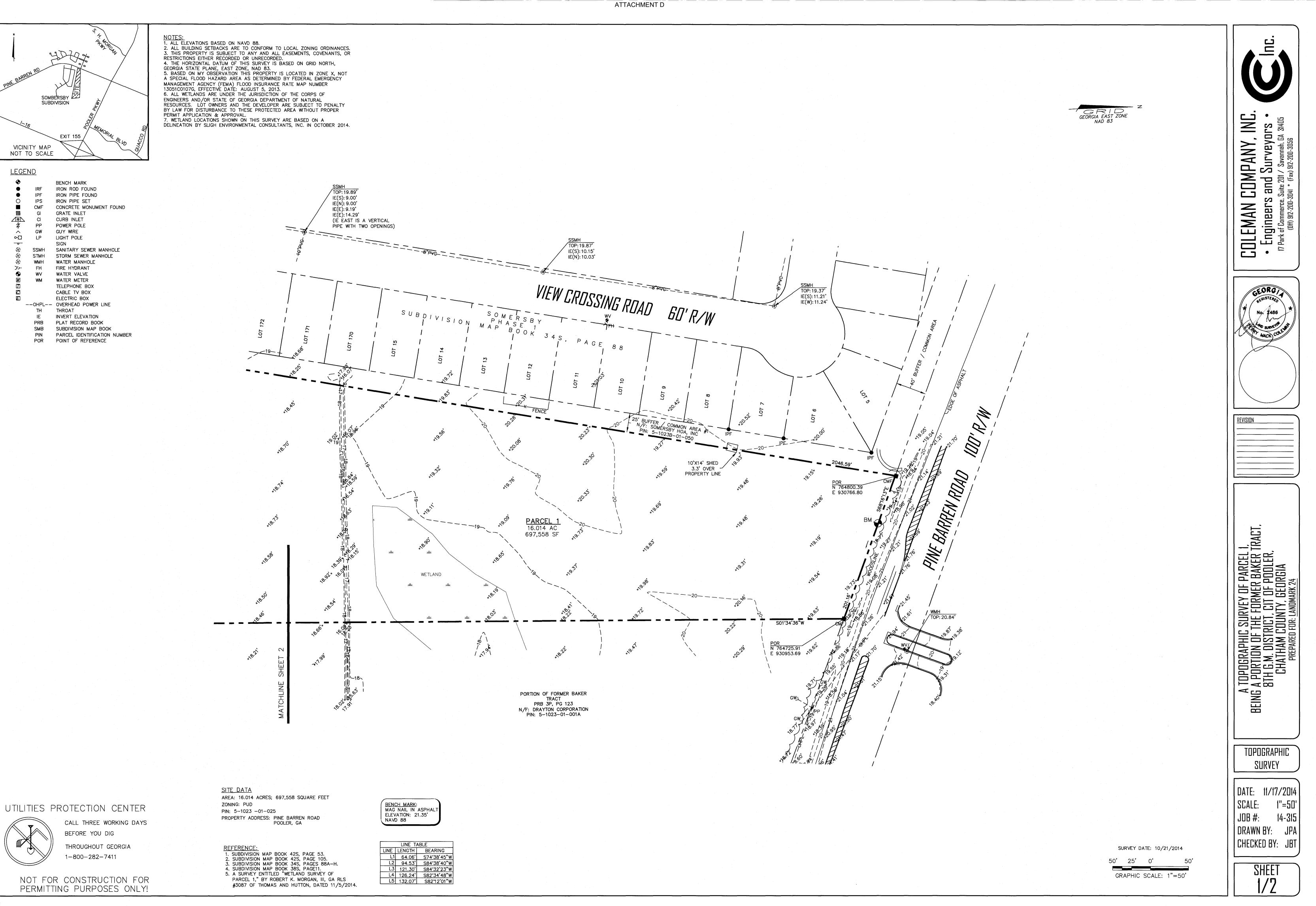
IV. Conditional uses in I-1 District

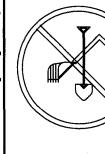
- i. Retail businesses or services provided such businesses or services are incidental to a permitted light-industrial use and located on the same premises; and,
- ii. Watchman or caretaker's one- or two-family dwelling provided that such dwelling is located on the premises of the permitted light- industrial use and a member of the household is employed by the industry as a watchman or caretaker,
- iii. Hotels and motels having 100 or more guest rooms may have retail stores, personal service shops, offices, and similar uses for the convenience of their guests,
- iv. Consumer fireworks retail sales facility, store or temporary structure.

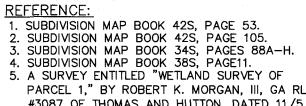
All other uses not listed as permitted or conditional uses shall require the approval of the aldermanic board through the ordinance text amendment process.

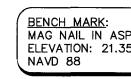
BAKER TRACT



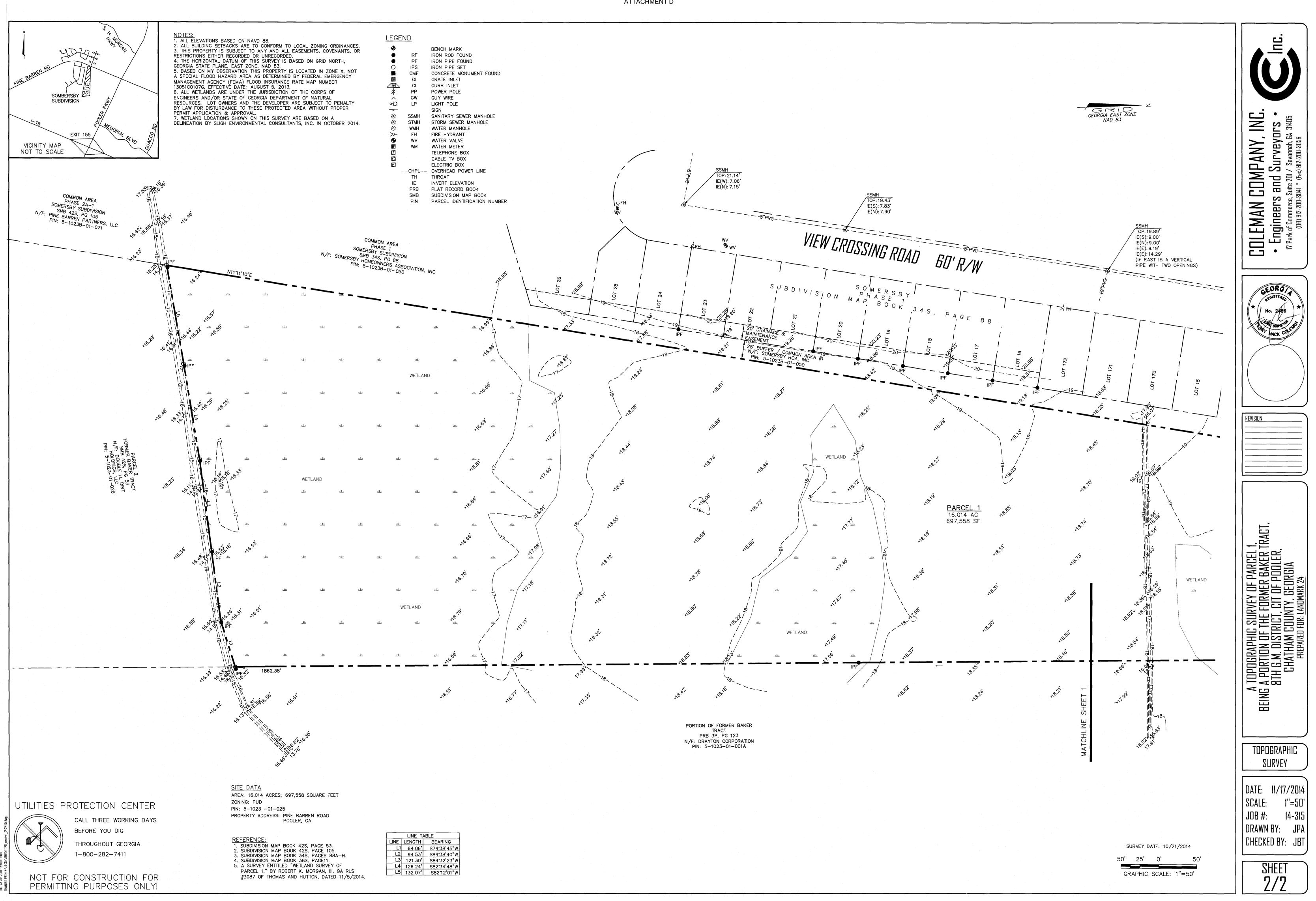


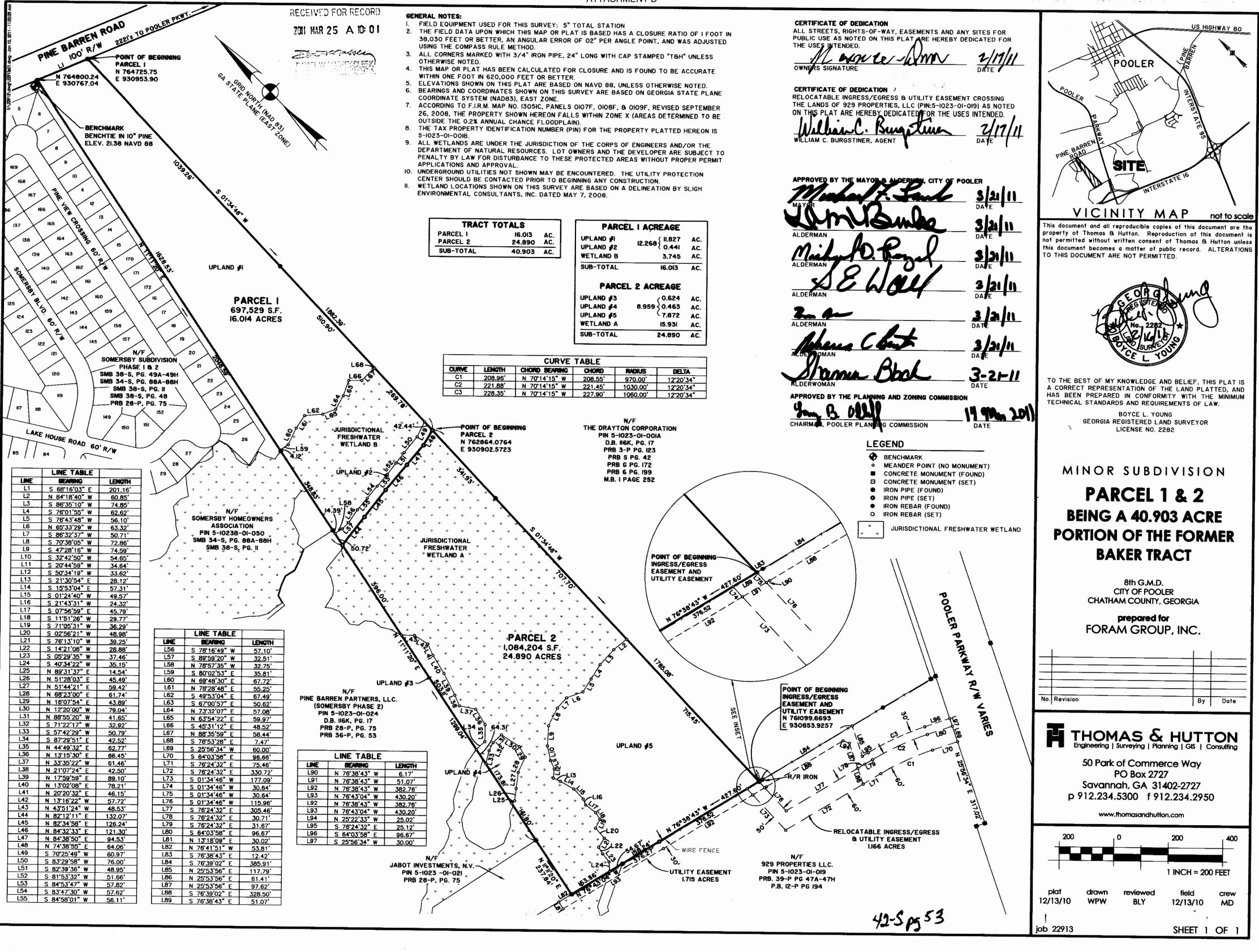






	LINE T	ABLE
LINE	LENGTH	В
L1	64.06'	S7
L2	94.53'	SS
L3	121.30'	SS
L4	126.24'	SS
L5	132.07'	S





...



PINE BARREN ROAD CORRIDOR TRAFFIC STUDY

LEGEND EXISTING R.O.W. / PROPERTY MUNICIPAL BOUNDARY EXISTING TRANSMISSION POLE (APPROX. LOCATION) PROPOSED CONCRETE MEDIAN PROPOSED GRASSED MEDIAN PROPOSED PERMANENT PAVING

Survey of the second se



With the implementation of these improvements, the intersection is expected to operate at LOS A during the AM peak hour and LOS D during the PM peak hour for 2030 Build-out conditions. These results are identified in **Table 7.2** as 2030 Build-out IMP.

7.3 Pine Barren Road at Parkside Lane/Baker Tract

Table 7.3 below summarizes the LOS, control delay, and 95th percentile queue length at the intersection of Pine Barren Road at Parkside Lane/Baker Tract each analysis scenario.

Table 7.3 - Pine Barren Road at Parkside Lane/Baker Tract											
Condition	Measure		EB			WB		NB		SB	
Condition	Measure	EBL	EBT	EBR	WBL	WBR	WBTR	NBL	NBTR	SBL	SBTR
AM Peak Hour											
2020 Existing	HCM 6th LOS (Delay)		A (2.2)	1		A (0.0))	1	N/A	В (13.7)
2030 Background	HCM 6th LOS (Delay)		A (2.0)		A (0.0)		N/A		B (14.0)		
2030 Build-out	HCM 6th LOS (Delay)		A (0.1)		A (0.0)		F (\$)		F (\$)		
2030 Build-out IMP	HCM 6th LOS (Delay)		A (0.1)		A (0.0)		C (15.7)		C (16.7)		
PM Peak Hour		-			-						
2020 Existing	HCM 6th LOS (Delay)		A (0.3)		A (0.0)		N/A		B (14.9)		
2030 Background	HCM 6th LOS (Delay)	A (0.1)		A (0.1) A (0.0) N/A		A (0.0)		N/A	В (14.2)	
2030 Build-out	HCM 6th LOS (Delay)		A (0.3)		A (0.1)		A (0.3) A (0.1) F (\$)		(\$)	F	(\$)
2030 Build-out IMP	HCM 6th LOS (Delay)		A (0.3)			A (0.1))	C (18.4)		D (30.1)

\$ Delay exceeds 300s N/A Not Applicable

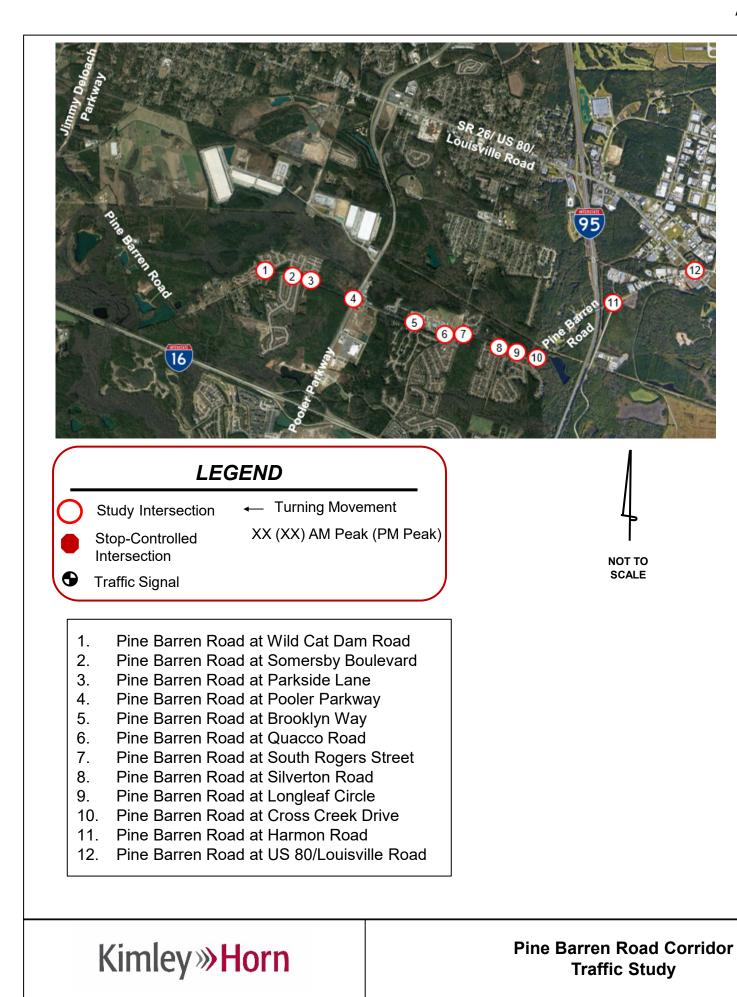
<u>Results</u>

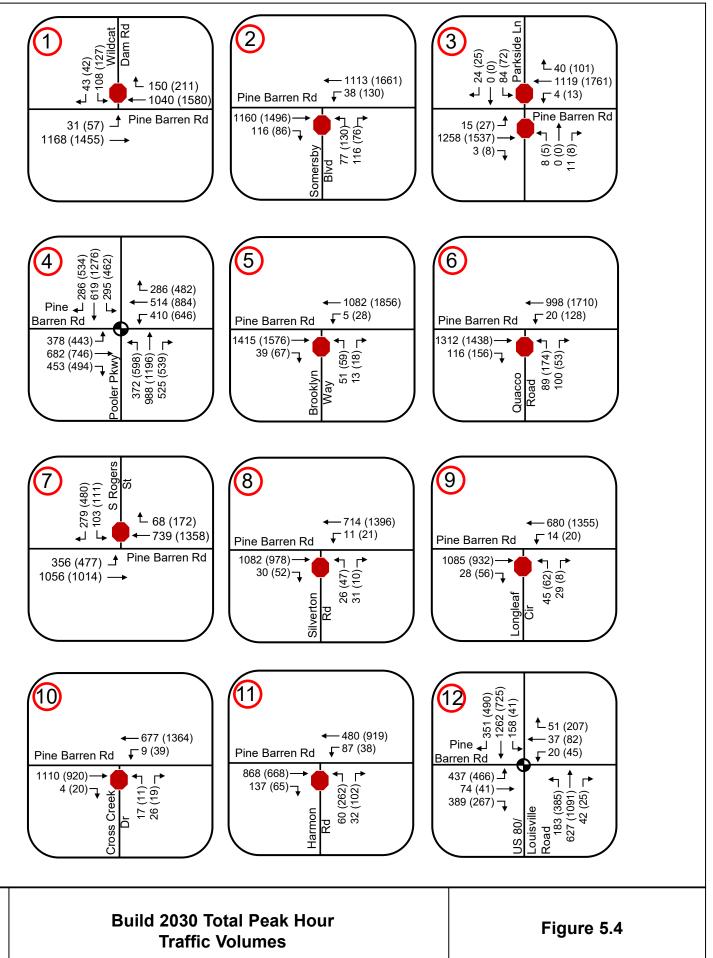
As shown in **Table 7.3**, minimal delays on the Parkside Lane (southbound) approach are exhibited in the 2020 Existing conditions scenario. The 2030 Background traffic scenario also exhibits minimal delays, but the addition of potential development traffic along Pine Barren Road results in lengthy side street delays. These longer delays are a result of a lack of available gaps in the Pine Barren Road traffic flow with the projected 2030 Build-out volumes.

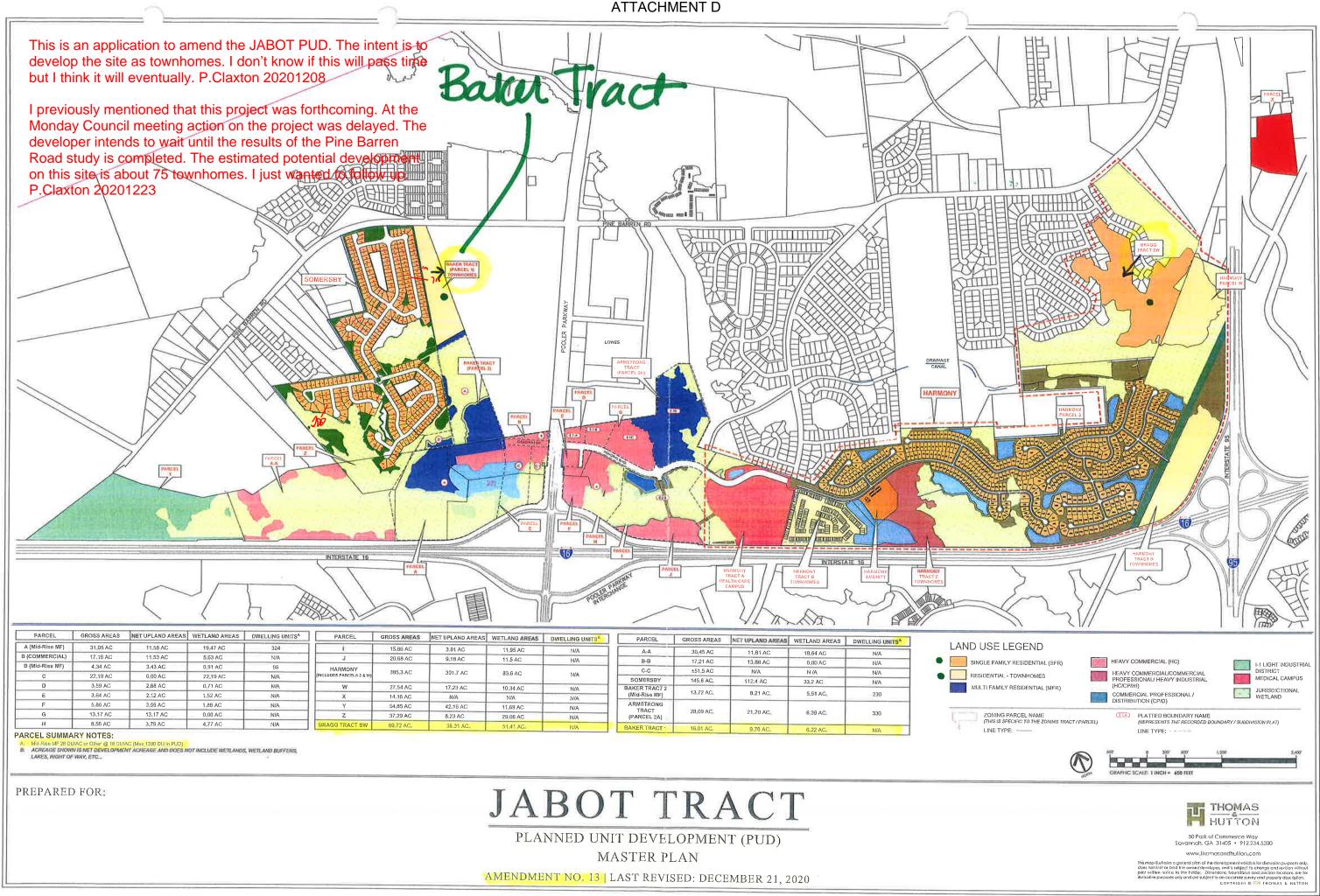
Recommendations

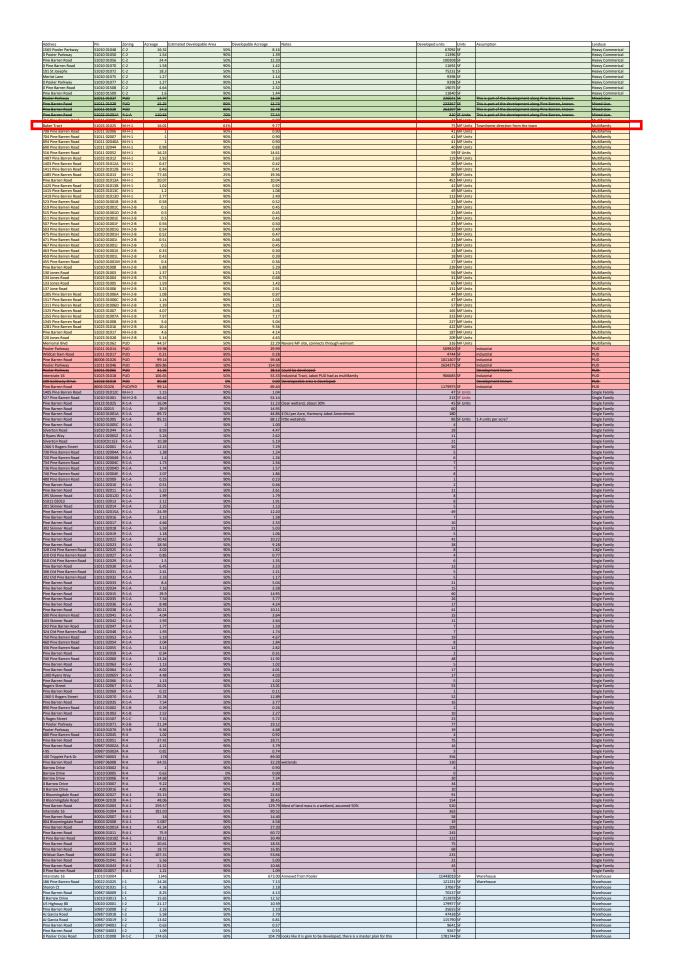
The following improvements are recommended to accommodate the 2030 Build-out volumes. These recommendations are based on capacity analyses that include proposed improvements at adjacent intersections.

- Extend the eastbound left-turn lane storage to a minimum of 150 feet with a 100-foot taper
- Proposed Baker Tract Development
 - Access point should align with Parkside Lane
 - o Construct an exclusive eastbound right-turn lane
 - o Construct an exclusive westbound left-turn lane
- Construct a Restricted Crossing U-turn (RCUT) to prohibit left turns from the northbound and southbound approaches
 - The southbound left-turns would U-turn at Somersby Boulevard
 - The northbound left-turns would U-turn at Pooler Parkway or a future intermediate intersection

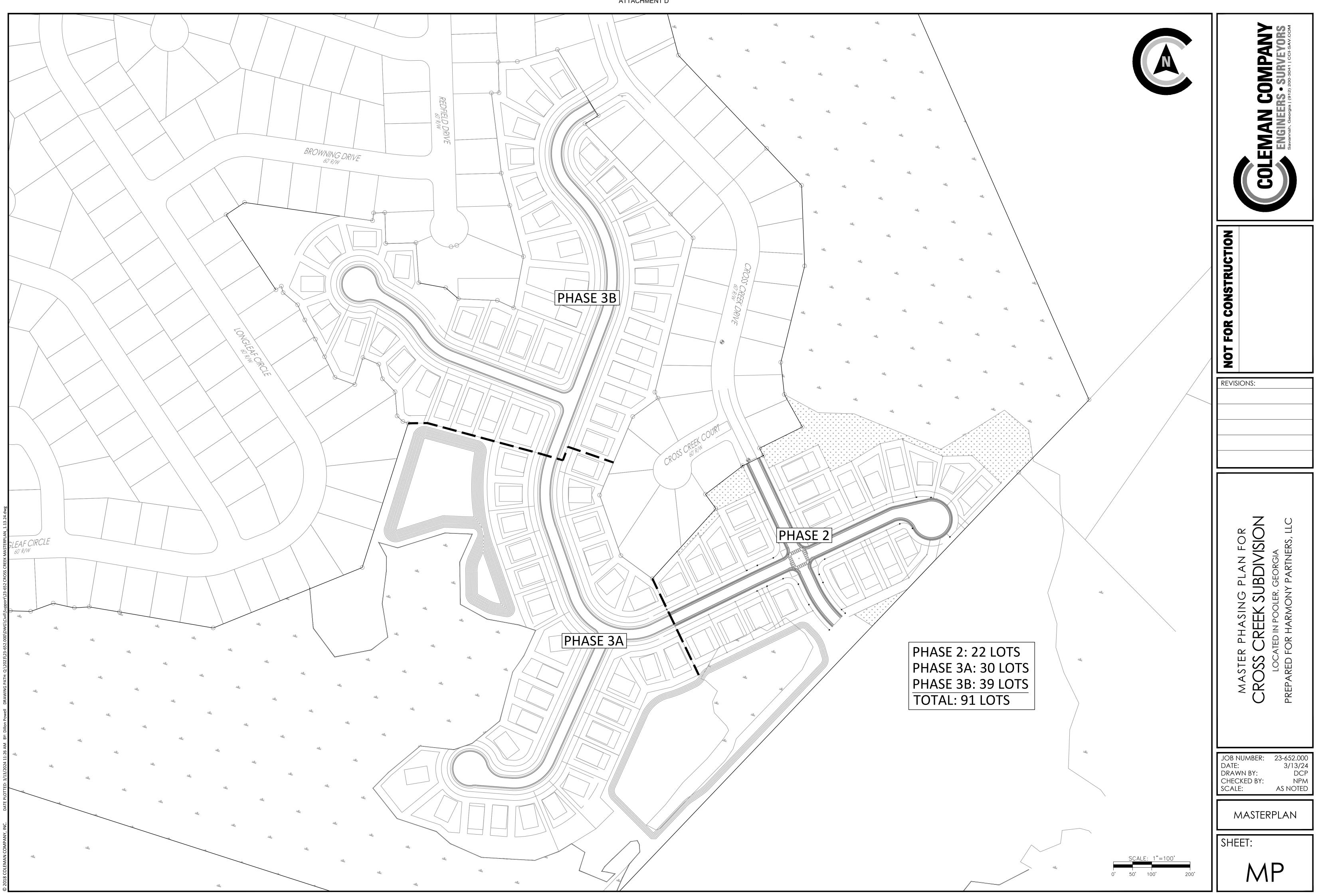




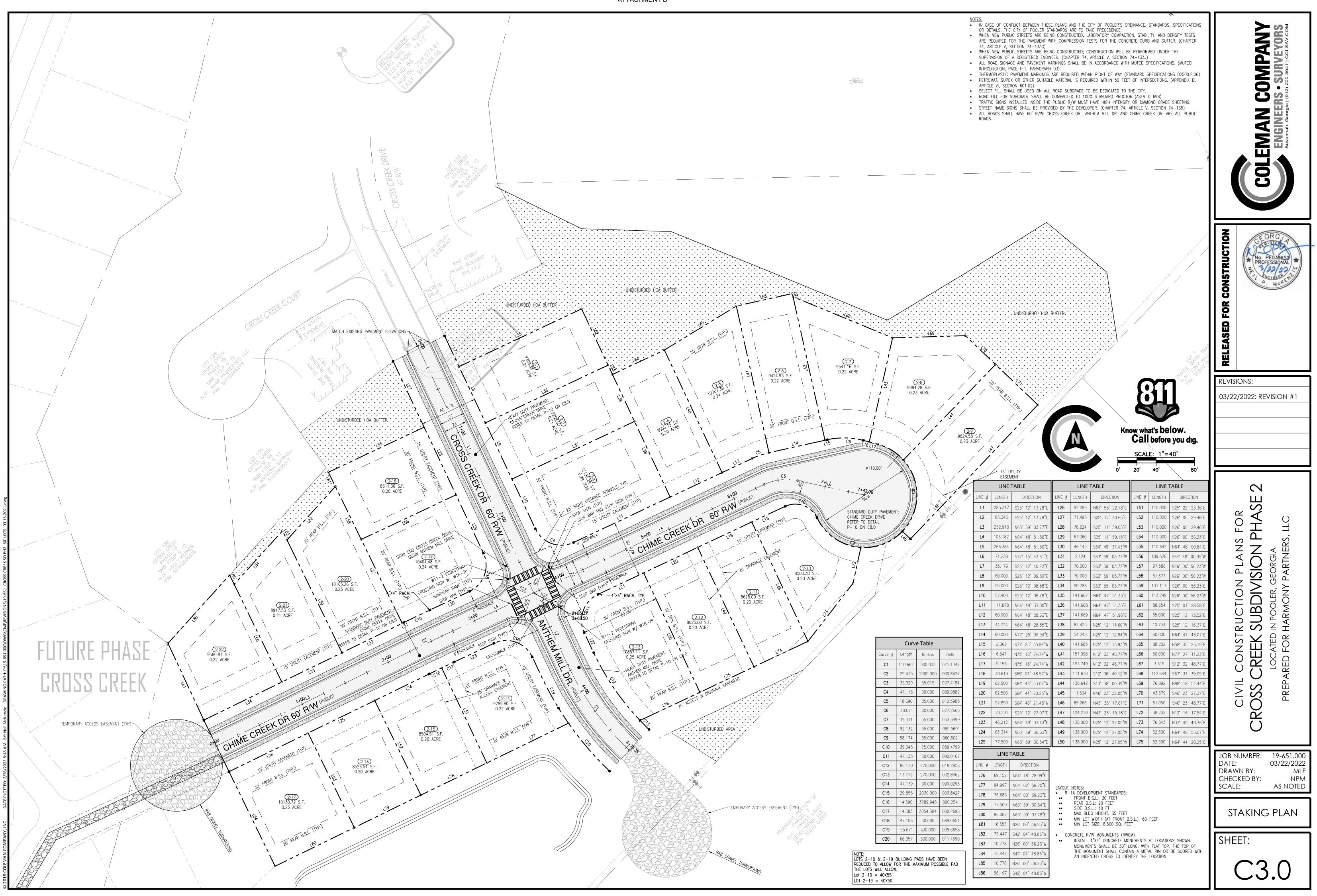




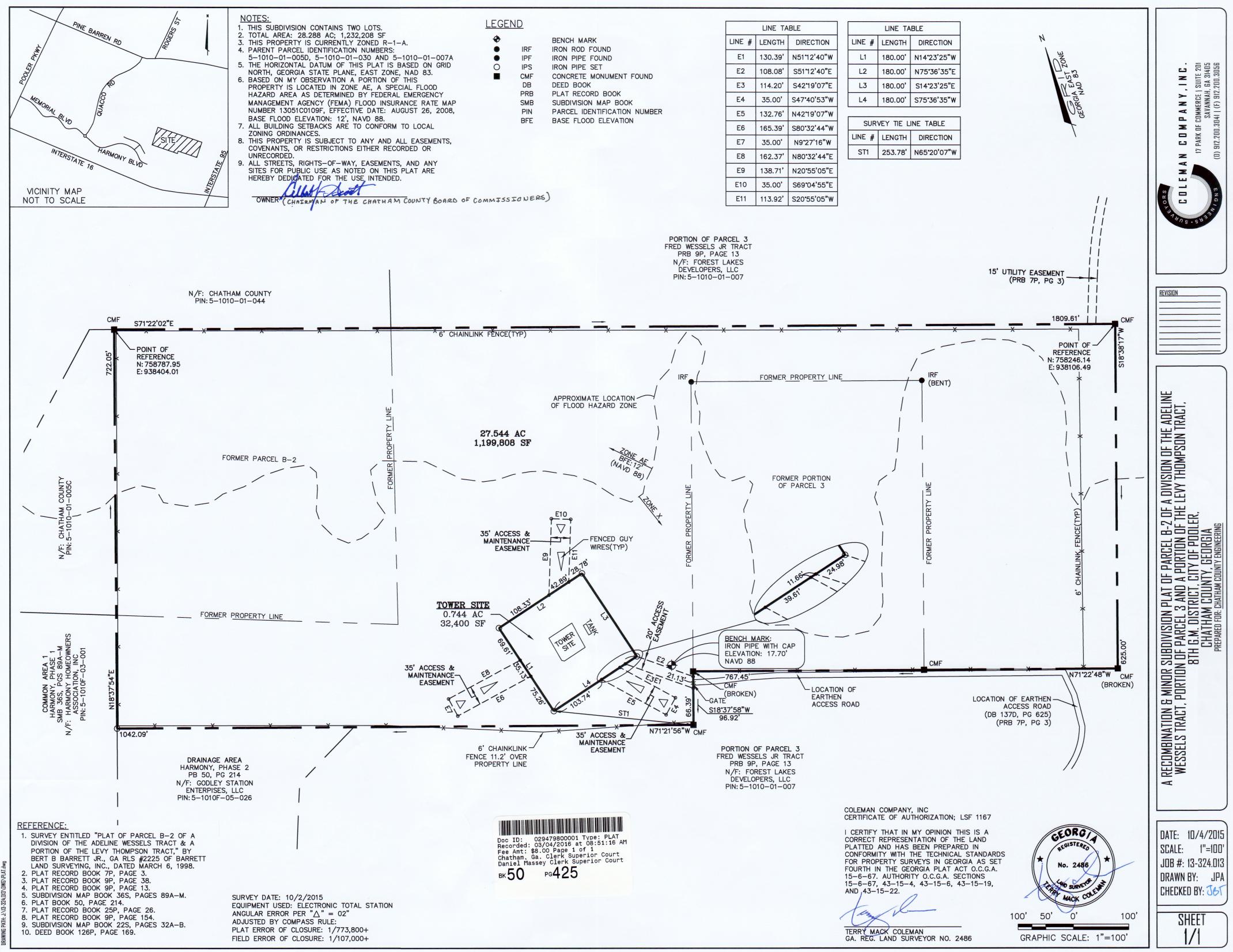
CROSS CREEK



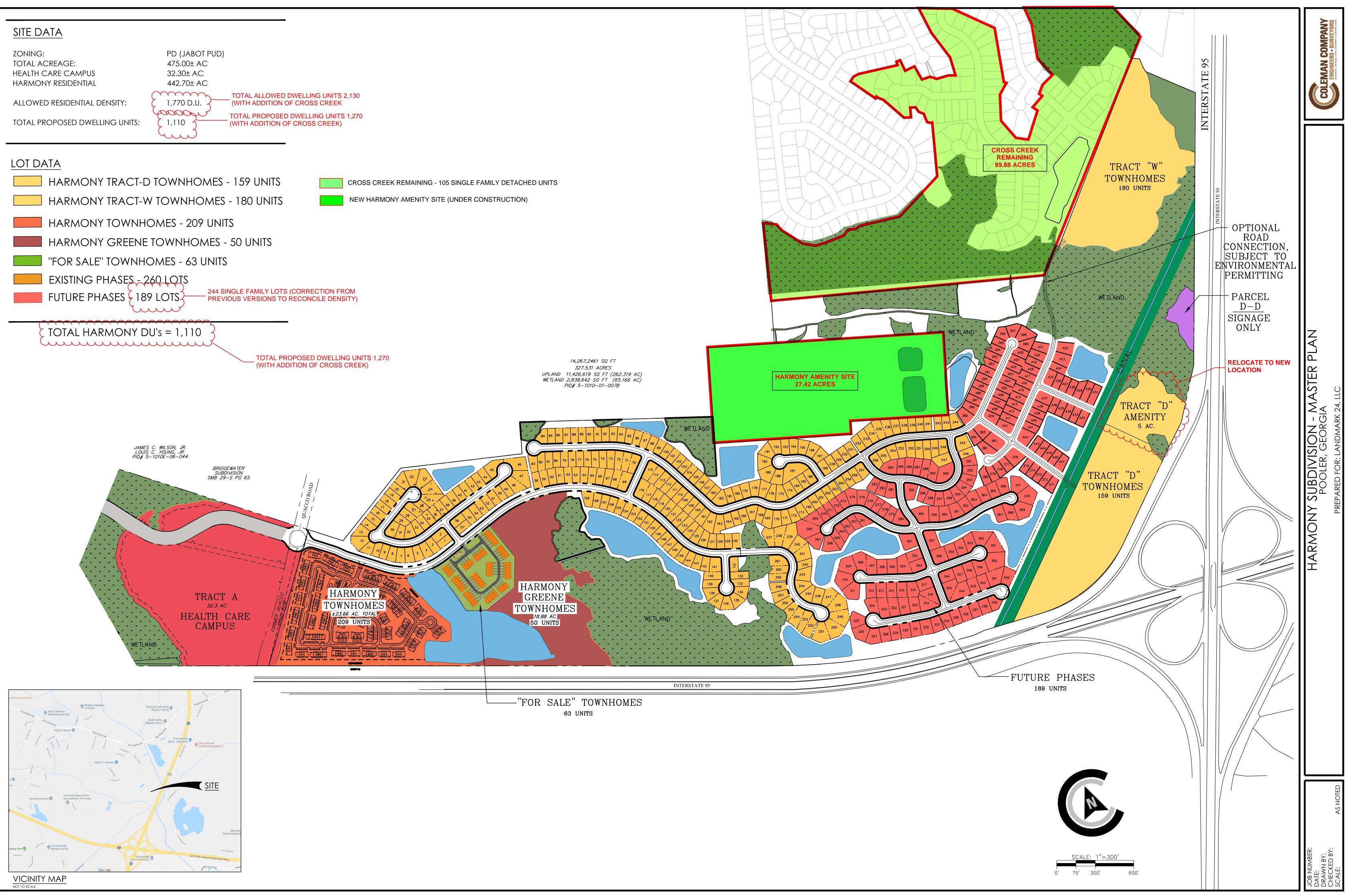




HARMONY AMENITY

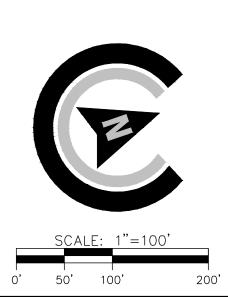


d, O2 Mar 2016 - 2:48pm Awing Path: J:\13-324.C

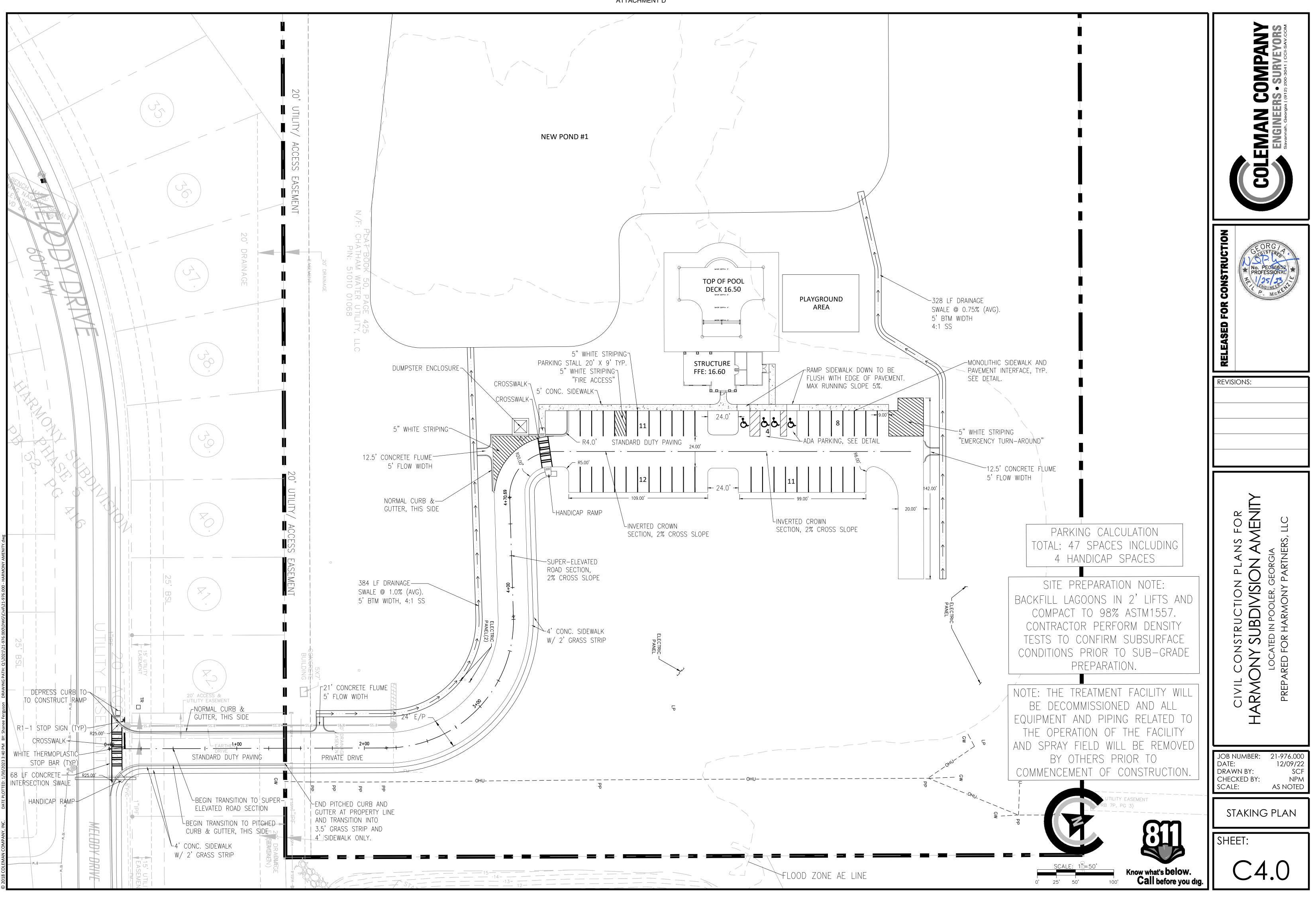




	COLEDADADADADADADADADADADADADADADADADADADA
	RELEASED FOR CONSTRUCTION
	REVISIONS:
	CIVIL CONSTRUCTION PLANS FOR HARMONY SUBDIVISION AMENITY LOCATED IN POOLER, GEORGIA PREPARED FOR HARMONY PARTNERS, LLC
	JOB NUMBER: 21-976.000 DATE: 12/09/22 DRAWN BY: SCF CHECKED BY: NPM SCALE: AS NOTED
dıg.	SHEET: C2.0







June 24, 2024

Mayor & Council City of Pooler 100 US Hwy 80 SW Pooler, GA 31322 RE: Jabot PUD Amendment #16

Dear Mayor & Council,

The Jabot PUD Amendment #16, PIN #: 51023 01025, 51010 01001A and 51010 01068, Owner: Harmony Partners LLC, Project #A240089 is requesting several Council approvals to move forward in their redevelopment of Pooler. The following points dispute their requests. Due to the severe consequences to the wetlands, trees and wildlife living in Pooler, dangerous congestion of traffic near West Chatham Elementary and Middle Schools and a total disruption to the current floodplain, the requests should be denied.

Wetlands, wildlife and trees

See map # 1- The maps submitted does not accurately show that the property is only 10ft above sea level and is in a wetland. Map #1 shows how many feet above sea level the property is compared to the existing neighborhoods which are 20 ft above sea level. When the developer brings in fill dirt to raise the property it will move the flood waters out of the wetlands and off 95 & 16 and into the existing neighborhoods which will flood single family homes.

See map #2 – The map shows the proposed development is in a designated wetland. Wildlife living in the area will continue to die off as the developer fills in the wetlands and destroys their habitat. There is already an increase in dead animals on the side of the roads because they are being driven out of the woods that have been paved. The landscape is healthy and thriving as an existing freshwater forested/shrub wetland. There is a movement in Pooler to save the wetlands, trees and animals that are being devastated by the clear cutting and paving of their natural habitat. Please save the trees, wetlands and wildlife in Pooler by saying no to the changes requested.

Dangerous amount of traffic on Pine Barren Road next to West Chatham Elementary and Middle Schools

See map #3 – The elementary and middle schools are not annotated on the developer's map. These schools are special and mean a lot to this community and the location where the schools exist are blank on their map. West Chatham Elementary & West Chatham Middle Schools are located on Pine Barren Road in the middle of single-family subdivisions. The School Board mandates all school children who live less than 1 mile from their school to walk, and bus service is not provided. That means even elementary school kids have to walk from the back of their subdivisions, 1 mile to their school. If you allow that much extra traffic to accommodate the developer, you will be putting elementary and middle school kids at a greater risk as they walk down Pine Barren Road to school.

Please vote no on the destruction of the wetlands and habitats for animals, cutting down all the trees, increasing flooding and creating dangerous traffic conditions for West Chatham Elementary and Middle School children who walk down Pine Barren Road to school.

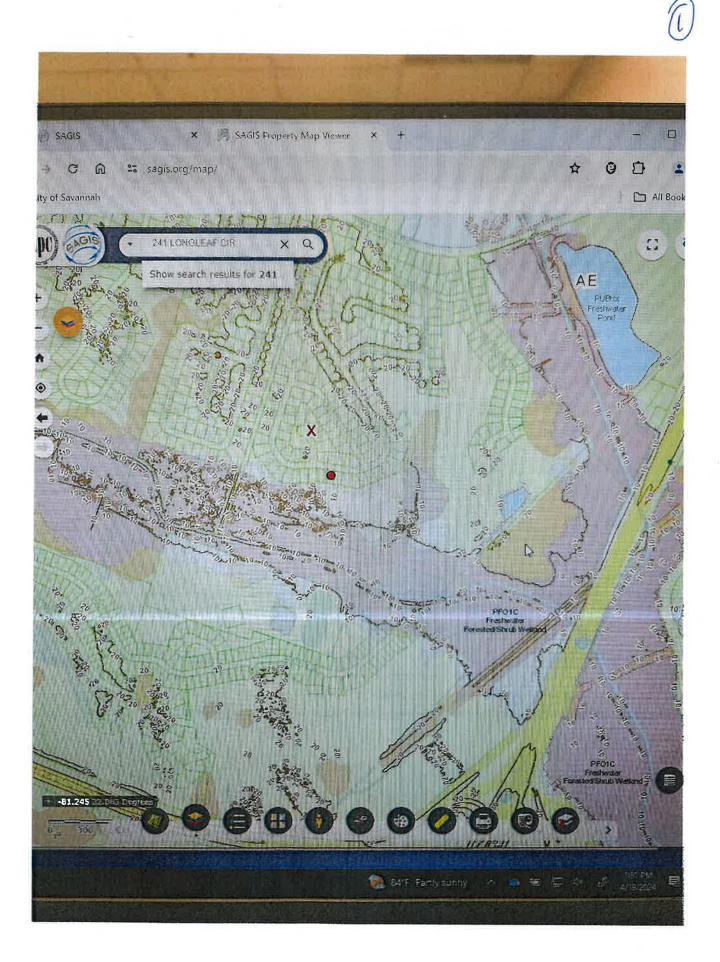
Thank you for your time,

Romes Higgins

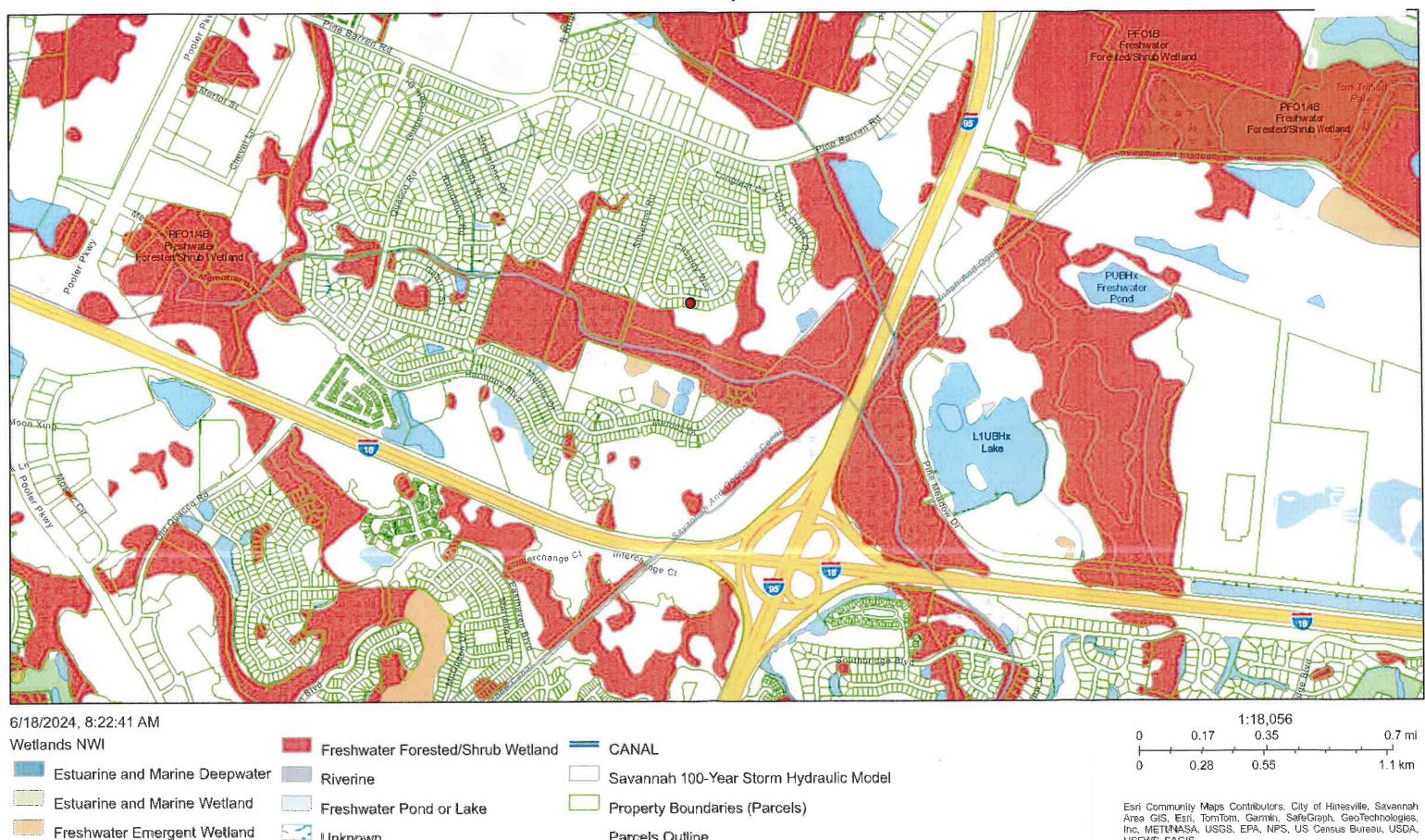
Renee Higgins 241 Longleaf Cir. Pooler, GA 31322 912-272-8701 rhiggy1@yahoo.com

Attachments:

Map # 1- elevation of proposed site with contour lines Map # 2 – freshwater forested/shrub wetlands Map #3 – developer's proposed changes Letter dated June 5, 2024, re: Jabot PUD Amendment # 16



SAGIS Map Viewer

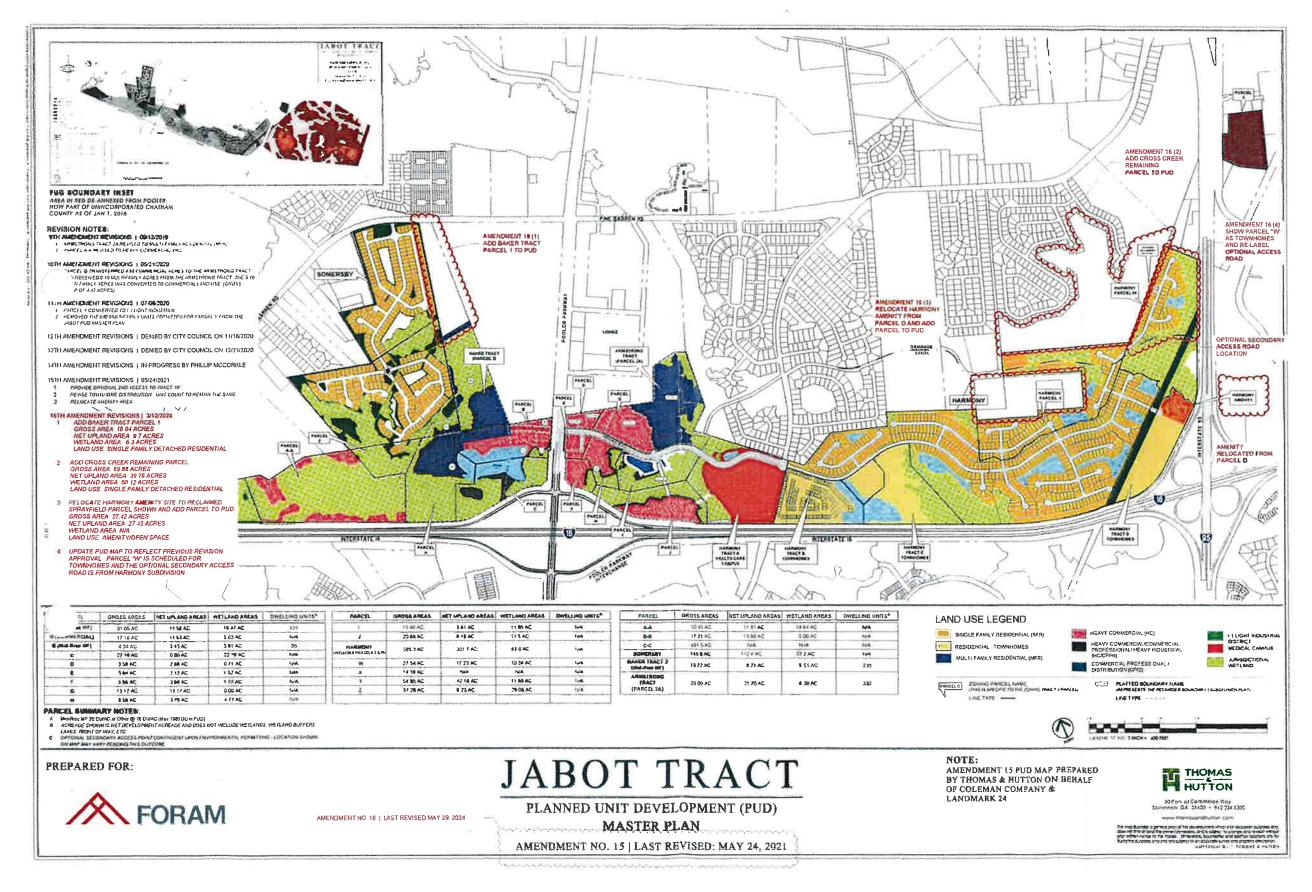


Parcels Outline



Esri Community Maps Contributors. City of Hinesville, Savannah Area GIS, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc. METUNASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS, SAGIS

SAGIS







PLANNING & ZONING STAFF REPORT

Variance for 130 Towne Center Drive Buffer Requirements

Project:	#A24-0101
P&Z Meeting Date:	July 8, 2024
Public Hearing Date:	July 15, 2024
Applicant and Authorized Agent:	Dan Fischer EMC Engineering Services
Location (Address):	130 Towne Center Drive
Parcel (PIN):	50017C 02030
Existing Zoning:	PUD (Planned Unit Development)- Godley Station
Zoning Action:	Variance
Request:	Request to encroach 4 feet into the 15-foot required buffer to construct required parking for a multi-family development.
Application Filed:	June 6, 2024
Legal Notice Published:	June 30, 2024
Sign Posted:	June 21, 2024
Letters Mailed:	June 21, 2024
	Julie 21, 2024
Staff Recommendation:	Denial
Planning & Zoning Commission:	After review of the criteria, P&Z recommends denial of the request.
Recommended Motion:	"After review of the criteria, move for denial of the request."

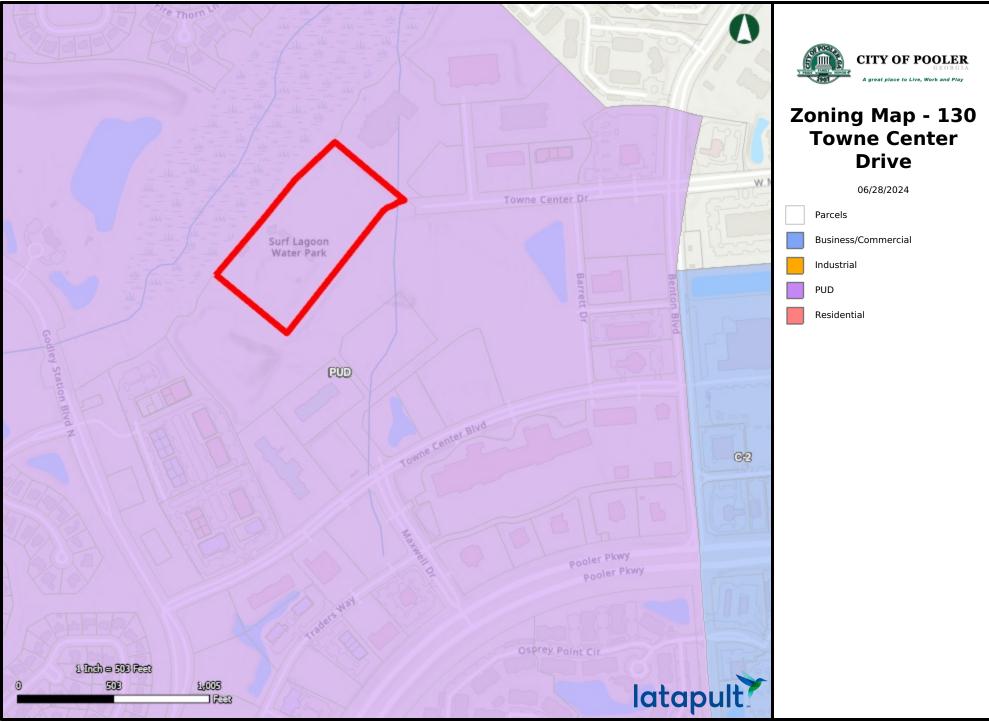
Background:	The subject property is located in the Godley Station PUD, within a commercial tract and is approximately 10 acres in size. The site is accessed via Towne Center Drive and was previously developed as the Surf Lagoon Water Park. The applicant is seeking approval for a variance to encroach 4 feet into the required 15-foot buffer to construct required parking for a multi-family development. Preliminary site, landscape and architectural plans have been approved by the Architectural Review Board of the Southern Portion of Godley Association, Inc. The developer owns the adjacent right-of-way and the subject parcel.
Relevant Ordinances:	App. A, Art. V, Sec. 9 - Variances
Zoning Action Standards:	 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. Although previously developed, the subject parcel is currently vacant but is generally the same size and shape as other parcels in the vicinity, and they do not have unique physical constraints that give them peculiar circumstances or conditions. 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. The parcel does not have any unique physical circumstances or conditions that apply to it. The layout of the proposed multi-family development can be reconfigured to accommodate the required parking to comply with parking requirements. The property could be developed meeting the requirements of the ordinance. 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.

Conclusion:	Staff finds the request does not comply with the required criteria for a variance in meeting only one of three criteria. As such, staff recommends Denial of the request.
Attachments:	 A. Vicinity Map B. Zoning Map C. Application and Submittal Documentation

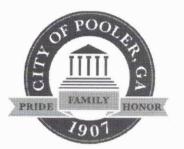
A great place to Live, Work and Play



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



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



Zoning Variance Application

Page 1 of 2

Updated MAY 2024

NOTIC	E TO APPLICANT
This application will not be processed until the fo	llowing items are submitted:
 Site plan and/or architectural rendering of lot restrictions One copy if 11" x 17" or smaller; 16 million Signed and dated Campaign Contribution Authorization of property owner signed 	amped by a State of Georgia Certified Land Surveyor ng of proposed development depicting location copies if larger tion and Variance Standards forms ed, dated, and notarized ephone numbers do not have to be repeated if already
OFF	ICE USE ONLY
Hearing Date:	Published in Legal Organ:
Letters of Notification Mailed:	Sign Posted:
Action (minutes attached): Approved De	enied Results Mailed to Applicant:
Contact Information	
Jay Patel	912-695-2939
Applicant Name	Applicant Phone
111 Greenview Drive, Savannah, GA. 31405	jay.patel@tcholdings.co
Applicant Mailing Address	Applicant Email
Coastal Southeast Development Group, LLC.	912-695-2939
Property Owner Name	Property Owner Phone
111 Greenview Drive, Savannah, GA. 31405	jay.patel@tcholdings.co
Property Owner Mailing Address	Property Owner Email
Dan Fischer	912-232-6533
Contact Person Name	Contact Person Phone
27 Chatham Center S, Suite A	dan_fischer@emc-eng.co
Contact Person Mailing Address	Contact Person Email
Property Information	
130 Towne Center Drive	5-0017C-02-030
Location Address	Parcel Identification #

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Zoning Variance Application

Page 2 of 2

Updated MAY 2024

PUD-C	Vacant
Current Zoning	Current Use

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

Requesting a 4' buffer variance along the southern property line due to the size and shape of the parcel to allo

(See attached narrative)

Adjacent Property Owners

FAMILY

1901

PRIDE

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.

Falgun Patel	8 Towne Lake Court, Pooler, GA	31322
Name	Address	Zip
Roy Patel	227 Westbrook Lane, Pooler, GA	31322
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.

Jay Patel	Harr Patel	5/30/2024
Applicant Name	Applicant Signature	Date
Dan Fischer	EMC Engineering Services, Inc	6/6/24
Attestant Name	Attestant Title	Date

PURPOSE OF THE BUFFER VARIANCE REQUEST – TOWNE CENTER MULTIFAMILY

Requesting a 4' buffer variance along the southern property line due to the size and shape of the parcel to allow for the construction of required parking for a multifamily development. The current buffer requirement is 15' as per section V.B. of the Development Guidelines of the Southern Portion of Godley Station PUD. Preliminary site, landscape, and architectural plans have been approved by the ARB that include a planted evergreen buffer in the remaining 11' of space. The proposed buffer variance is typical of previous developments in the area and will not be a detriment to the neighborhood. The developer owns the adjoining private ROW and undeveloped parcel.



Campaign Contribution Disclosure Form (Zoning Action Applicant)

Page 1 of 1

Updated MAY 2024

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

Attachment C

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?

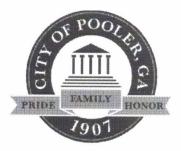
XI

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.		
Jay Patel	Clars Potel		5/30/2024
Applicant Name	Applicant Signature		Date

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Zoning Variance Standards

Page 1 of 1

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

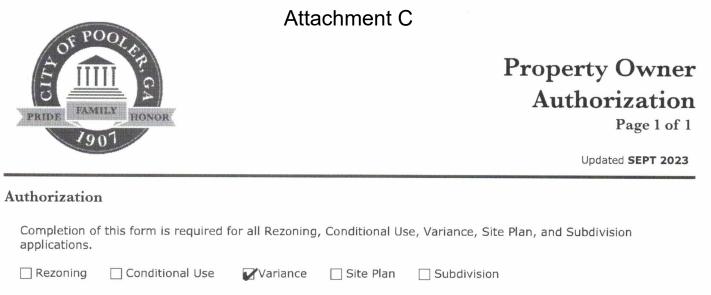
I have received a copy of the standards for consideration of my variance request and understand that Mayor & Council may grant my variance only if my request meets two of these standards.

Jay Patel

Applicant Name

Applicant Signature

012026



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.

Dan Fischer	dan_fischer@emc-eng.com	912-232-6533
Applicant/Agent Name	Email	Phone
EMC Engineering Services, Inc., 27 Chatham Cente	r South, Suite A, 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.

130 Towne Center Drive

Property Address	\bigcirc \land \land	
Jay Patel	Jary Potel	5/30/2024
Owner Name	Owher Signature	Date
otary Public	0	
5/30/24		
Subscribed and Sworn This Day Of	1.2	
KUNAL PATEL	Jul. Juglith - tale.	AN12, 2027
Notary Name	Notary Signature	Commission Expiration
	AGDISH PAT	Seal
	TARL AND TARL	

CERTIFICATE OF APPROVAL

THE SOUTHERN PORTION OF GODLEY STATION ASSOCIATION, INC.

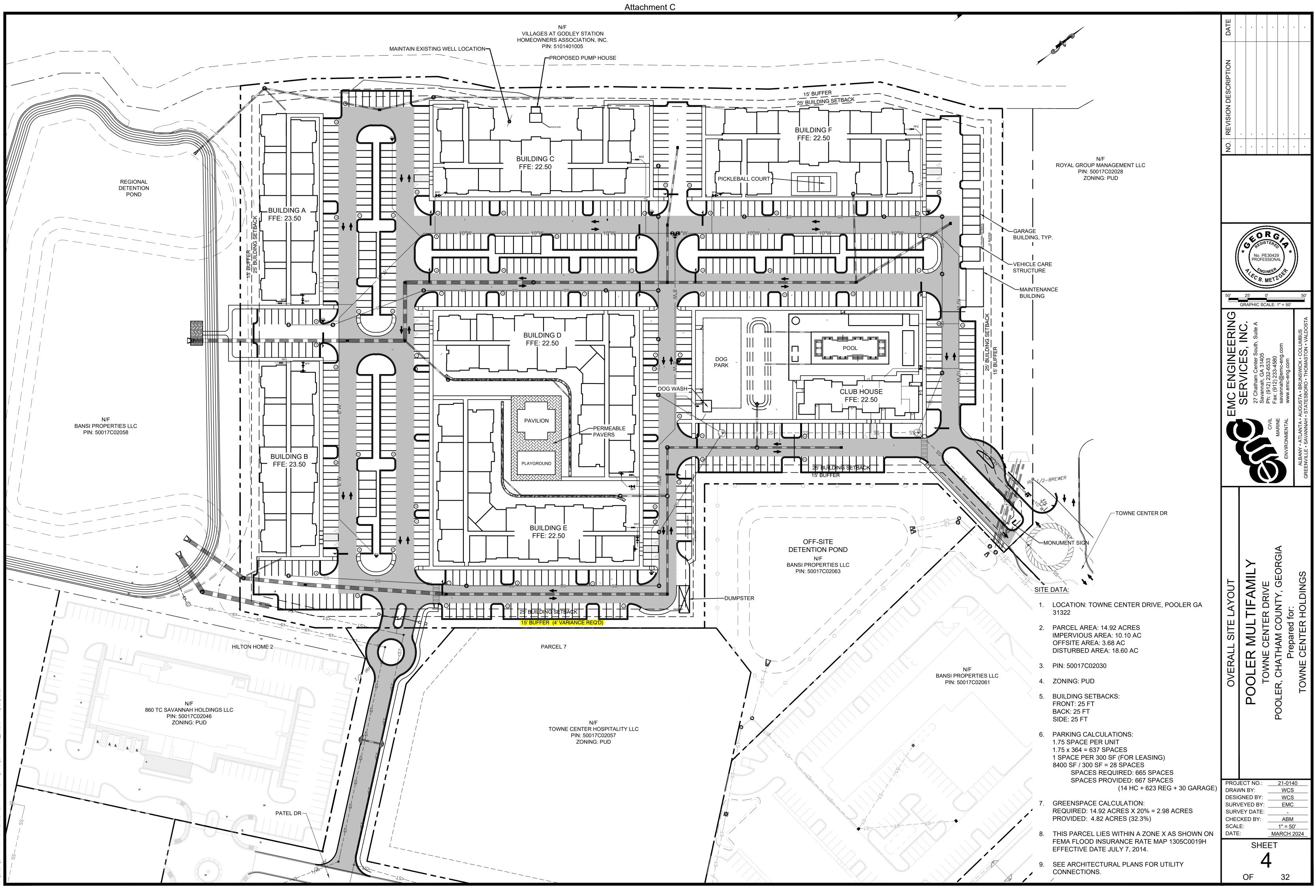
WE DO HEREBY CERTIFY that the undersigned members of the Board of Directors and the Architectural Review Board of the Southern Portion of Godley Station Association, Inc. (the "Association") do hereby adopt the following resolutions in full compliance with the By-Laws of the Association and the laws of the State of Georgia; and that the business contemplated by the resolutions is authorized by the said By-Laws; and that the resolutions are still of full force and effect and have not been amended or rescinded.

APPROVED by the Board of Directors and Architectural Review Board of the Association that the submission for the Towne Center Future Multifamily is Approved on Towne Center Drive in Pooler, GA. No other variances are requested, and no other submissions are required.

WE FURTHER CERTIFY that there is no provision in the Articles of Incorporation or By-Laws of the Association limiting the power of the Board of Directors and the Architectural Review Board to pass the foregoing resolutions, and that the same are in conformity with the provisions of said Articles of Incorporation and By-Laws.

Executed as of this ______ of May, 2024.









PLANNING & ZONING STAFF REPORT

Variance for 850 Patel Drive Buffer Requirements

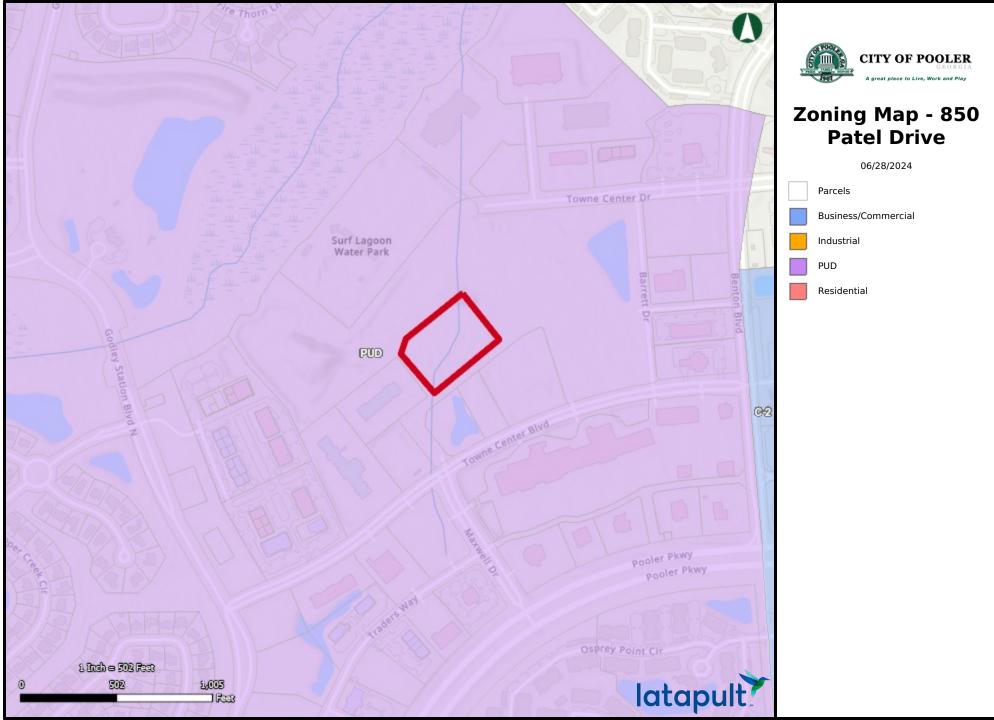
Project:	#A24-0090
P&Z Meeting Date:	July 8, 2024
Public Hearing Date:	July 15, 2024
Applicant and Authorized Agent:	Dan Fischer EMC Engineering Services
Location (Address):	850 Patel Drive
Parcel (PIN):	50017C 02057
Existing Zoning:	PUD (Planned Unit Development)- Godley Station
Zoning Action:	Variance
Request:	Request to encroach 5 feet into the 20-foot required road buffer to construct required parking for a hotel development.
Application Filed:	June 6, 2024
Legal Notice Published:	June 30, 2024
Sign Posted:	June 21, 2024
Letters Mailed:	June 25, 2024
Staff Recommendation:	Denial
Planning & Zoning Commission:	After review of the criteria, P&Z recommends denial of the request.
Recommended Motion:	"After review of the criteria, move for denial of the request."

Background:	The subject property is located in the Godley Station PUD, within a commercial tract. The southern property line is adjacent to Patel Drive and the western property line is adjacent to Kusum Way. Both streets are private rights-of-way. The lot subject to the variance request is approximately 3.5 acres in size. The applicant is seeking approval for a variance to encroach 5 feet into the required 20-foot road setback to construct required parking for a site planned for two hotels. Preliminary site, landscape and architectural plans have been approved by the Architectural Review Board of the Southern Portion of Godley Association, Inc.
Relevant Ordinances:	App. A, Art. V, Sec. 9 - Variances
Zoning Action Standards:	 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. The subject parcel is generally the same size and shape as other parcels in the vicinity, and they do not have unique physical constraints that give them peculiar circumstances or conditions. 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. The parcel does not have any unique physical circumstances or conditions the property. The parcel does not have any unique physical circumstances or conditions the property. The parcel does not have any unique physical circumstances or conditions the property. The parcel does not have any unique physical circumstances or conditions that apply to it. The layout of the proposed two hotels can be reconfigured to accommodate the required parking, or the number of guest rooms can be adjusted to comply with parking requirements. The property could be developed meeting the requirements of the ordinance. 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.

Conclusion:	Staff finds the request does not comply with the required criteria for a variance in meeting only one of three criteria. As such, staff recommends Denial of the request.
Attachments:	 A. Vicinity Map B. Zoning Map C. Application and Submittal Documentation



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



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



27 Chatham Center South Dr. Suite A Savannah, GA 31405 Phone: (912) 232-6533 Fax: (912) 233-4580 www.emc-eng.com



LETTER OF TRANSMITTAL

TO: City of Pooler City Hall, 2nd floor Pooler, Ga 31322 Attn: Kimberly Dyer

DATE: 6/5/24

FILE: 24-0018

RE: Towne Center Future Hotels

We are transmitting Ø herewith, □ under separate cover, the following .

ITEM Prints □ Tracings Specifications □ Shop drawings ☑ Correspondence Other

ACTION ☑ For your use ✓ For review □ No exceptions taken □ Make corrections noted □ Rejected-resubmit

VIA □ Mail □ Air mail ☑ Messenger

COPIES	DATE	DESCRIPTION

1	Variance Request Application w/ required docs – Buffer Variance
1	Copy of ARB Approval
1	\$350 review fee

REMARKS: Please process for buffer variance approval. Application #A-0090

COPY TO:

line 6/6/24 BY: Dah Project Manager

EMC Engineering Services, Inc. Albany Atlanta Augusta Brunswick Columbus Savannah Statesboro Valdosta



Zoning Variance Application

Page 1 of 2

Updated MAY 2024

AZ4-0090 Nec. 6/6/24

		NOTICE TO API	LICANT
This application	will not be processe	d until the following iter	ns 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.

	USE ONLY
Hearing Date: 1/8 P/2 7/15 Connul	Published in Legal Organ: 6/30/24
Letters of Notification Mailed: 6/25/24	Sign Posted:
Action (minutes attached): Approved Denied	Results Mailed to Applicant:

Contact Information

Roy Patel	912-663-7000
Applicant Name	Applicant Phone
227 Westbrook Lane, Pooler, GA 31322	roypatel111@gmail.com
Applicant Mailing Address	Applicant Email
Towne Center Hospitality, LLC	912-663-7000
Property Owner Name	Property Owner Phone
227 Westbrook Lane, Pooler, GA 31322	roypatel111@gmail.com
Property Owner Mailing Address	Property Owner Email
Dan Fischer	912-232-6533
Contact Person Name	Contact Person Phone
27 Chatham Center S, Suite A	dan_fischer@emc-eng.cor
Contact Person Mailing Address	Contact Person Email
operty Information	
850 Patel Drive	5-0017C-02-057
Location Address	Parcel Identification #

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Zoning Variance Application

Page 2 of 2

Updated MAY 2024

PUD-C	Vacant	
Current Zoning	Current Use	

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

Requesting a 5' buffer variance along the southern (Patel Dr) and western (Kusum Way) property lines due to

(see attached narrative)

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.

Arunbhai Patel	129 Magnolia Drive, Pooler, GA	31322
Name	Address	Zip
Roy Patel	227 Westbrook Lane, Pooler, GA	31322
Name	Address	Zip
Agree Stores LLC	2 358 Saw Mill River Rd, Millwood, NY	10546
Name	Address	Zip
860 TC Sav Holdings LL0	100 St. Paul St, Suite 800, Denver, CO	80206
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.

is one and confect.	
filled	05/31/2024
Applicant Signature	Date
EMC Engineering Services, Inc	5/31/24
KUNAL . PATEL	
	Applicant Signature EMC Engineering Services, Inc

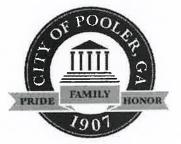
City of Pooler • Planning & Development Department • 100 US Hwy 80 SW • Pooler, Georgia 31322 • (912) 748-7261 planning@pooler-ga.gov | www.pooler-ga.gov

PURPOSE OF THE BUFFER VARIANCE REQUEST – FUTURE HOTELS

Requesting a 5' buffer variance along the southern (Patel Dr) and western (Kusum Way) property lines due to the size and shape of the parcel to allow for the construction of required parking for a hotel development. The current buffer requirement is 20' as per section V.B. of the Development Guidelines of the Southern Portion of Godley Station PUD. Preliminary site, landscape, and architectural plans have been approved by the ARB that include attractive landscape plantings in the remaining 15' of space. The proposed buffer variance is typical of previous developments in the area and will not be a detriment to the neighborhood. The developer owns the adjoining private ROW's.

35

1



Zoning Variance Standards Page 1 of 1

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.

Roy Patel

Applicant Name

Date Duch Daypliker Rutel. 5/31/24 KUNAL. PATIZL 04/12/2027 (comission expires) Date

5/01/2024





Campaign Contribution Disclosure Form (Zoning Action Applicant)

Page 1 of 1

Updated MAY 2024

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

Hearing Information

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
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COUNTY Poder Prannin	g & Zoning Department • 100 planning@pooler-ga.g	US Hwy 80 SW • Pooler, Georgia 3 Jov www.pooler-ga.gov	1322 • (912) /48-0032
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City of Pooler

AUTHORIZATION OF PROPERTY OWNER

Application for Rezoning, Conditional Use, Variance, Site Plans & Subdivision Submittals

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.

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

Name of applicant:	Dan Fischer / EMC Engineering Services, Inc.

Address: 27 Chatham Center South, Suite A

City & State: Savannah, GA Zip 31405

Telephone number: ____912-232-6533

Signature of owner

Personally appeared before me _____ Roy Patel

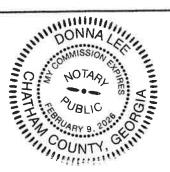
Who swears that the information contained in this authorization is true and correct to the best his/her knowledge and belief.

ee onna

Notary Public

Date

4-22-24



CERTIFICATE OF APPROVAL

THE SOUTHERN PORTION OF GODLEY STATION ASSOCIATION, INC.

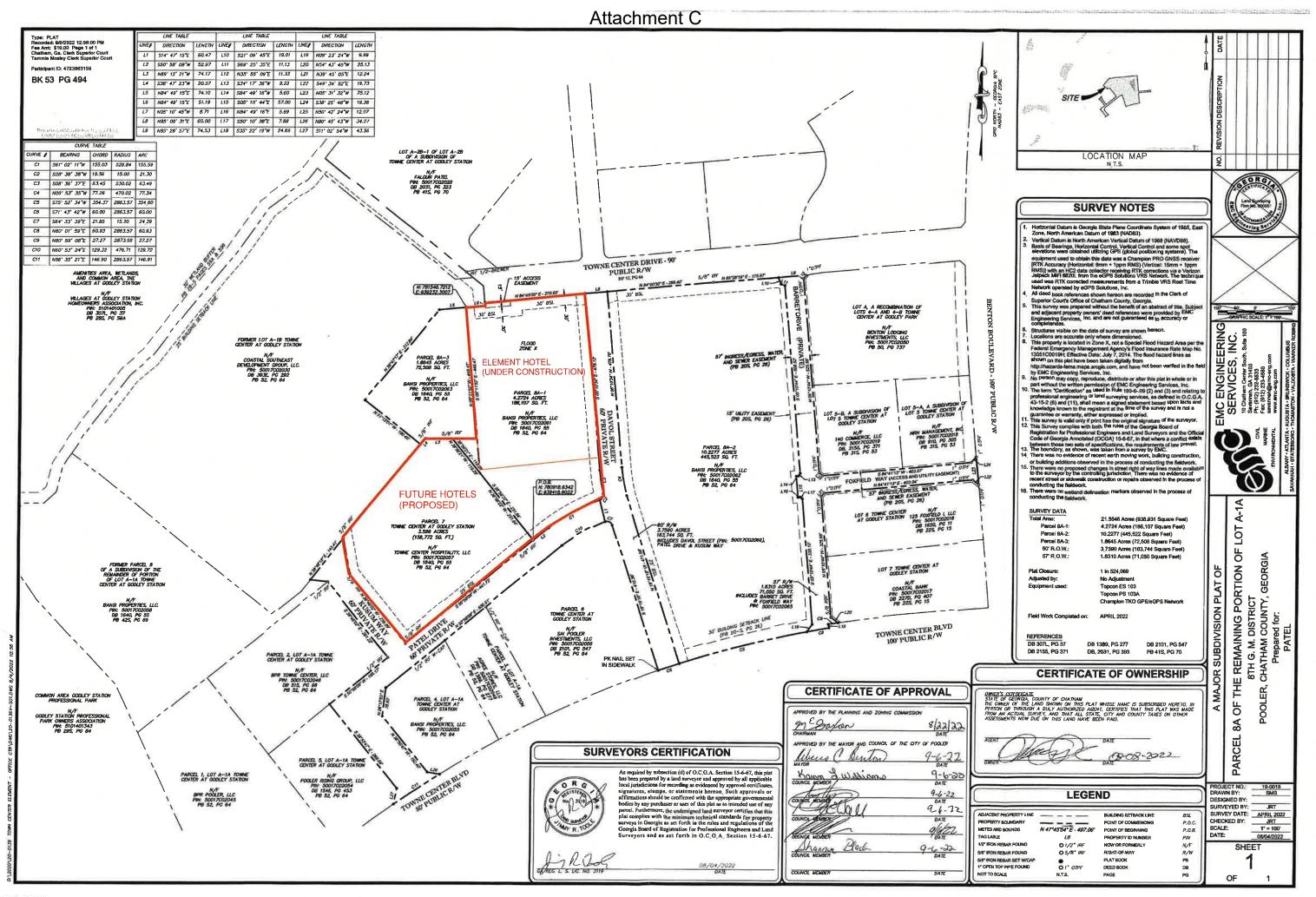
WE DO HEREBY CERTIFY that the undersigned members of the Board of Directors and the Architectural Review Board of the Southern Portion of Godley Station Association, Inc. (the "Association") do hereby adopt the following resolutions in full compliance with the By-Laws of the Association and the laws of the State of Georgia; and that the business contemplated by the resolutions is authorized by the said By-Laws; and that the resolutions are still of full force and effect and have not been amended or rescinded.

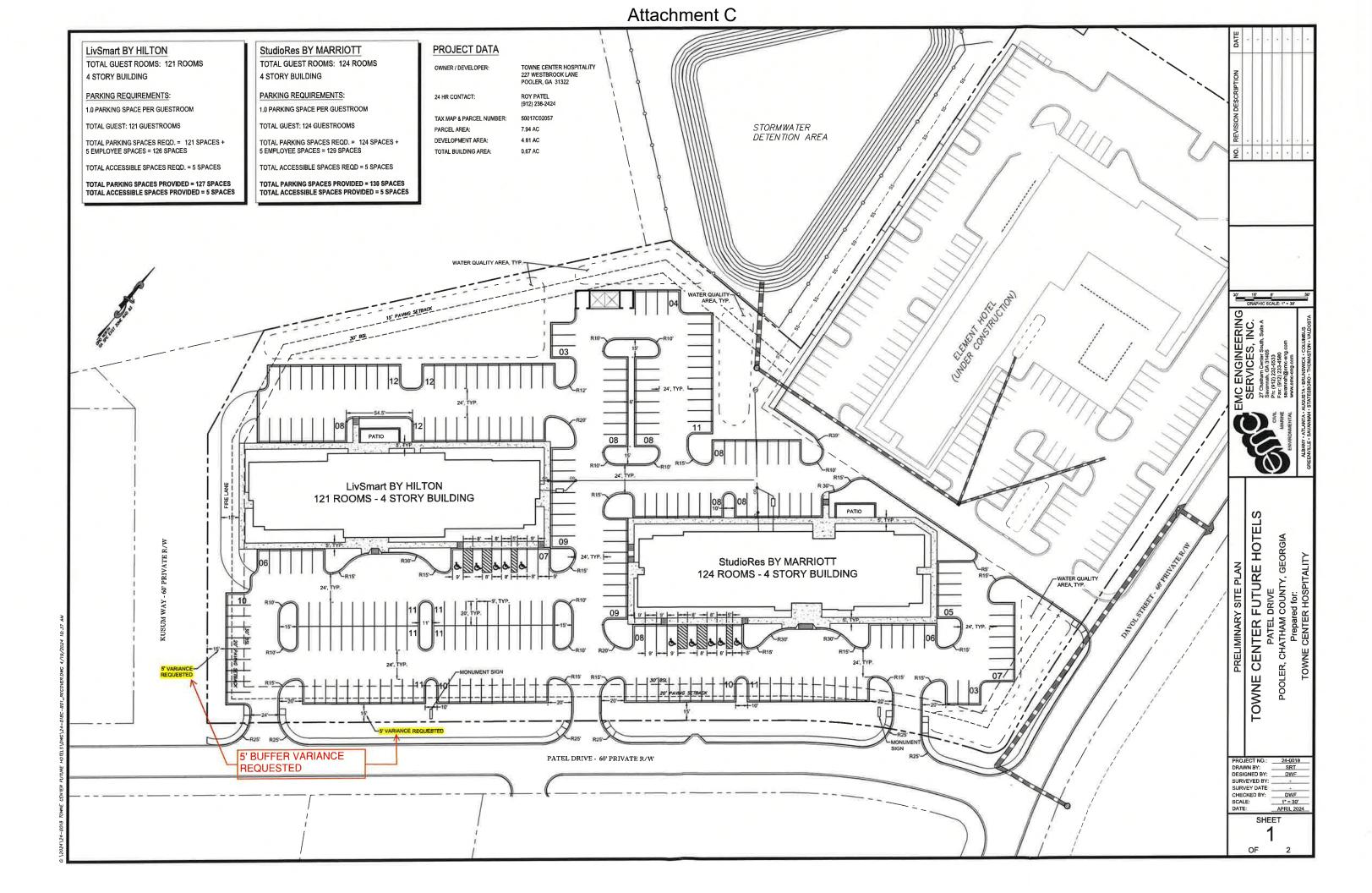
APPROVED by the Board of Directors and Architectural Review Board of the Association that the submission for the Towne Center Future Hotel is Approved on Patel Drive in Pooler, GA. No other variances are requested, and no other submissions are required.

WE FURTHER CERTIFY that there is no provision in the Articles of Incorporation or By-Laws of the Association limiting the power of the Board of Directors and the Architectural Review Board to pass the foregoing resolutions, and that the same are in conformity with the provisions of said Articles of Incorporation and By-Laws.

Executed as of this ____17____ of May, 2024.

75 Jack B Wardlaw







PLANNING & ZONING STAFF REPORT

Variance for 1565 Pooler Parkway (Lowe's Outparcel) Setback Requirements

Project:	#A24-0104
P&Z Meeting Date:	July 8, 2024
Public Hearing Date:	July 15, 2024
Applicant and Authorized Agent:	Robert Forrest
Location (Address):	1565 Pooler Parkway (Lowe's Outparcel)
Parcel (PIN):	51010 01051
Existing Zoning:	C-2 (Heavy Commercial)
Zoning Action:	Variance
Request:	Request to encroach 12.7 feet and 25 feet into the 60-foot required setback to construct two buildings on the subject parcel.
Application Filed:	June 14, 2024
Legal Notice Published:	June 30, 2024
Sign Posted:	June 21, 2024
Letters Mailed:	June 21, 2024
Staff Recommendation:	Approval
Planning & Zoning Commission:	After review of the criteria, P&Z recommends approval of the request.
Recommended Motion:	"After review of the criteria, move for approval of the request."

Background:	The subject property is located at 1565 Pooler Parkway, is adjacent to Lowe's and contains parking that was constructed when Lowe's was developed. Even though there is a drive aisle that runs through the front portion of the property that serves Lowe's and other commercial establishments, the actual parcel front yard is St. Joseph's/Candler Drive, which runs along the southern property line. The subject parcel is approximately 3.24 acres in size. The applicant is seeking approval for a variance to encroach 12.7 feet into the required 60-foot setback on the western portion of the parcel and to encroach 25 feet into the required 60-foot setback on the eastern portion of the parcel to develop future retail and commercial uses.
Relevant Ordinances:	App. A, Art. V, Sec. 9 - Variances
Zoning Action Standards:	 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. Although the parcel is rectangular in shape and generally the same size and shape as other parcels in the vicinity, it does have unique physical constraints that give it peculiar conditions. There is an existing drive aisle that runs through and along the western property line which provides access to Lowes and other commercial establishments. The parcel is also bisected by a large parking lot servicing Lowe's. These circumstances have created two undeveloped padready sites on the eastern and western ends of the parcel. Parking needs are currently met as configured, however, there is not a significant amount of surplus parking which would only allow for minor parking lot modifications. 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 progerty. The parcel does have unique physical circumstances or conditions that apply to it. Due to the current drive aisle serving other commercial establishments running through the property and the parking lot configuration bisecting the subject parcel the 60-foot setback from the front yard requirement creates a condition whereby strict conformity with the provisions of zoning ordinance does result in a hardship to the property.

	 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.
Conclusion:	Staff finds the request does comply with the required criteria for a variance in meeting two of three criteria. As such, staff recommends Approval of the request.
Attachments:	A. Vicinity MapB. Zoning MapC. Application and Submittal Documentation



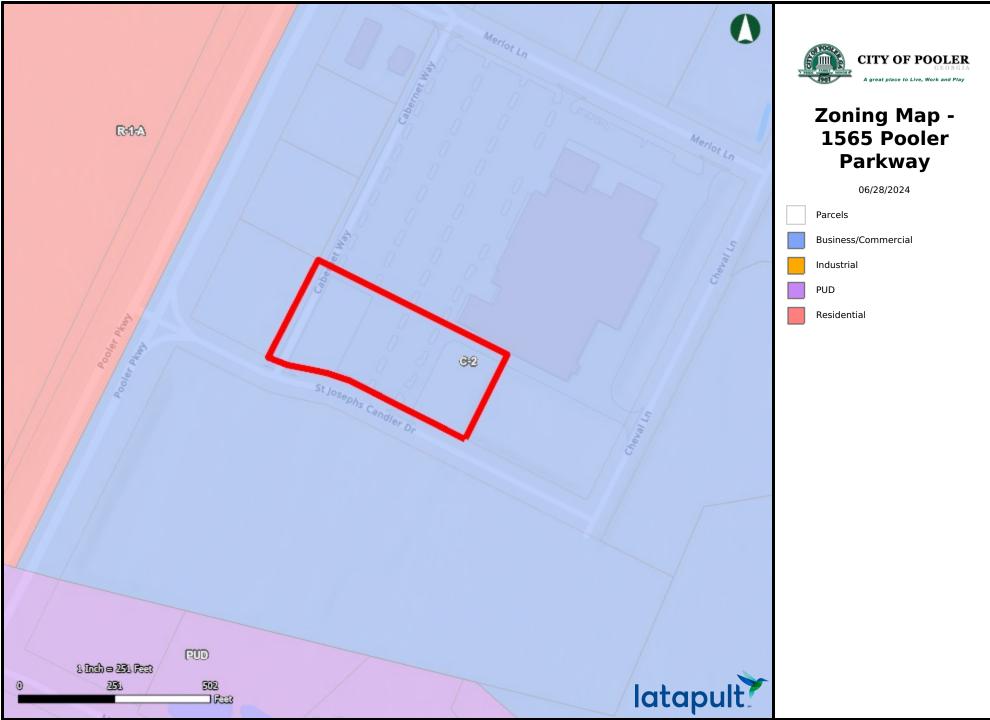


Vicinity Map -1565 Pooler Parkway

06/28/2024

Parcels

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



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



Zoning Variance Application

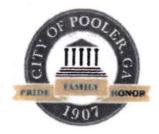
Page 1 of 2

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Updated MAY 2024

NOTICE TO AP	PLICANT
This application will not be processed until the following iter	ms are submitted:
 Filing fee (checks payable to: City of Pooler) Survey of the property signed and stamped by a Site plan and/or architectural rendering of properof lot restrictions One copy if 11" x 17" or smaller; 16 copies if lat Signed and dated Campaign Contribution and Va Authorization of property owner signed, dated, a 	osed development depicting location rger ariance Standards forms
Under Contact Information, addresses and telephone nu provided. Staff correspondence will be sent to one design	mbers do not have to be repeated if already nated contact person, not all listed.
OFFICE USE	ONLY
Hearing Date: Pub	lished in Legal Organ:
Letters of Notification Mailed: Sign	n Posted:
Action (minutes attached): Approved Denied Res	sults Mailed to Applicant.
ontact Information Robert Forrest	
Applicant Name	404-514-8575 Applicant Phone
3810 Heritage Walk Milton, GA 30009	rob@forrplaces.com
Applicant Mailing Address	Applicant Email
Barry L. Storey	
Property Owner Name	706-855-4062 Property Owner Phone
3638 Walton Way Ext. Suite ZOI, Augusta, G Property Owner Mailing Address	A 30909 DStore Oblsholdingsgroup Property Owner Email
T' T 11 - 711 727 2120	
Contact Person Name	Liam Welch 706-513-9996 Contact Person Phone
3615 Walton Way Ext., Augusta, 6A 3 Contact Person Mailing Address	
	Contact Person Email
operty Information	
1565 Pooler Parkway Pooler, GA 31322	5101001051
Location Address	Parcel Identification #

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Zoning Variance Application Page 2 of 2

Updated MAY 2024

C2

Current Zoning

Current Use

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

Reduce the 60 ft setback on St Josephs Candler Dr

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	
SAINT JOSEPH'S HOSPITA	5353 REYNOLDS ST. SAVANNAH, GA	31405	
Name	Address	Zip	
H/S POOLER OUTPARCEL	LS 3638 WALTON WAY EXT. STE 201 AUGUSTA, GA	30909	
Name	Address	Zip	and the second se
QUENSBOROUGH NATION BANK & TRUST	NAL 322 BROUGHTON ST. E. SAVANNAH, GA	31401	
Name	Address	Zip	
LOWES HOME CENTERS	INC. 1000 LOWES BOULEVARD MOORESVILLE, NC	28117	

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.

Robert Forrest	AN/L	6/10/2024
Applicant Name	Applicant Signature	Date
James Case	Broker	6/10/2024
Attestant Name	Attestant Title	Date



Property Owner Authorization Page 1 of 1

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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.

b@forrplaces.com	Robert Forrest	404-514-8575
mail	Applicant/Agent Name	Phone
	3810 Heritage Walk Milton, GA 30009	
	3810 Heritage Walk Milton, GA 30009	1

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.

31322 Parcel No. 5101001051 Pooler 64 **Property Address** Barry L Storey Owner Signature **Owner** Name Date **Notary Public** 13TH Day of JUNE, 2024 Subscribed and Sworn This Day Of Brittany Egbert 10/03/2025 Notary Name Commission Expiration Seal 1111111 DARES FORGL MB

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Zoning Variance Standards Page 1 of 1

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:

- 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
- 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
- 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.

Robert Forrest

Applicant Name

Applicant Signature

6/10/2024 Date

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Campaign Contribution Disclosure Form (Zoning Action Applicant)

Page 1 of 1

Updated MAY 2024

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Hearing Information

Variance for setback

Zoning Action/Agenda Item

6/24/2024

Planning & Zoning Public Hearing/Meeting Date and Time

7/15/2024

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

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

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

City Official Name	Title	Dollar Value	Description of Gift >\$250
City Official Name	Title	Dollar Value	Description of Gift >\$250
City Official Name	Title	Dollar Value	Description of Gift >\$250
I attest that all information	provided above is true to fage.	4	
Robert Forrest	17	25	6/10/2024
Applicant Name	Applicant Signature		Date

City of Pooler • Planning & Zoning Department • 100 US Hwy 80 SW • Pooler, Georgia 31322 • (912) 748-6652 planning@pooler-ga.gov | www.pooler-ga.gov



1211 Merchant Way Suite 201 Statesboro, GA 30458 Phone: (912) 764-7022 Fax: (912) 233-4580 www.emc-eng.com

June 13, 2024

Mrs. Nicole Johnson The City of Pooler 100 US Hwy 80 SW Pooler, GA 31322

RE: Pooler Lowe's Outparcel Pooler Parkway & St. Joseph's/Candler Drive PIN # 51010-01051 Pooler, Georgia

Dear Mrs. Johnson:

Exceptional circumstances applicable to our site exist such that strict adherence to the provisions of the Pooler Development Code will result in unnecessary hardship and we will not be able to completely fulfill the intent of the code. We respectfully request a variance from a portion of Article 3- Section 6.B of the Pooler Development Code. More specifically, we are requesting a variance to the 60-foot minimum front yard setback on St. Joseph's/Candler Drive.

In accordance with Section 9.A of the Development Code, a variance from the strict application of the provisions of this ordinance will be granted 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 conditions, peculiar to the property.

The subject property has a unique shape compared to the surrounding properties and currently hosts a large parking lot between two pad-ready sites on the eastern and western ends of the property. While parking needs for the current use (Lowe's) and future uses (retail and commercial) are met with the existing parking lot, this lot does constrain the developable area on the parcel. Though parking needs are met as currently configured, there is not a large surplus of parking, therefore only minor parking lot modifications could be made without asking for a parking variance. Additionally, the proposed uses will not truly "front" St. Joseph's / Candler Drive and therefore should not be made to strictly adhere to the primary front building setback on what will be the side of each proposed building. Each of the proposed buildings "front" private access roads within the parent tract. To comply with the required 60-foot front building setback listed in Article 3 - Section 6.B of the Pooler Development Code would result in a reduction of the width of the buildings proposed for the property. As currently configured, the development is meeting the 35-foot minimum front setback requirements of the C-2 ordinance for a secondary frontage which provides access.



1211 Merchant Way Suite 201 Statesboro, GA 30458 Phone: (912) 764-7022 Fax: (912) 233-4580 www.emc-eng.com

(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.

See response to Item #1. Meeting the requirement of a minimum 60-foot building setback from St. Joseph's / Candler Drive on this property would cause hardship by reducing the width of buildings that could be built on the property and thereby reducing the feasibility of funding the project.

(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 for or cause substantial determination for the public good.

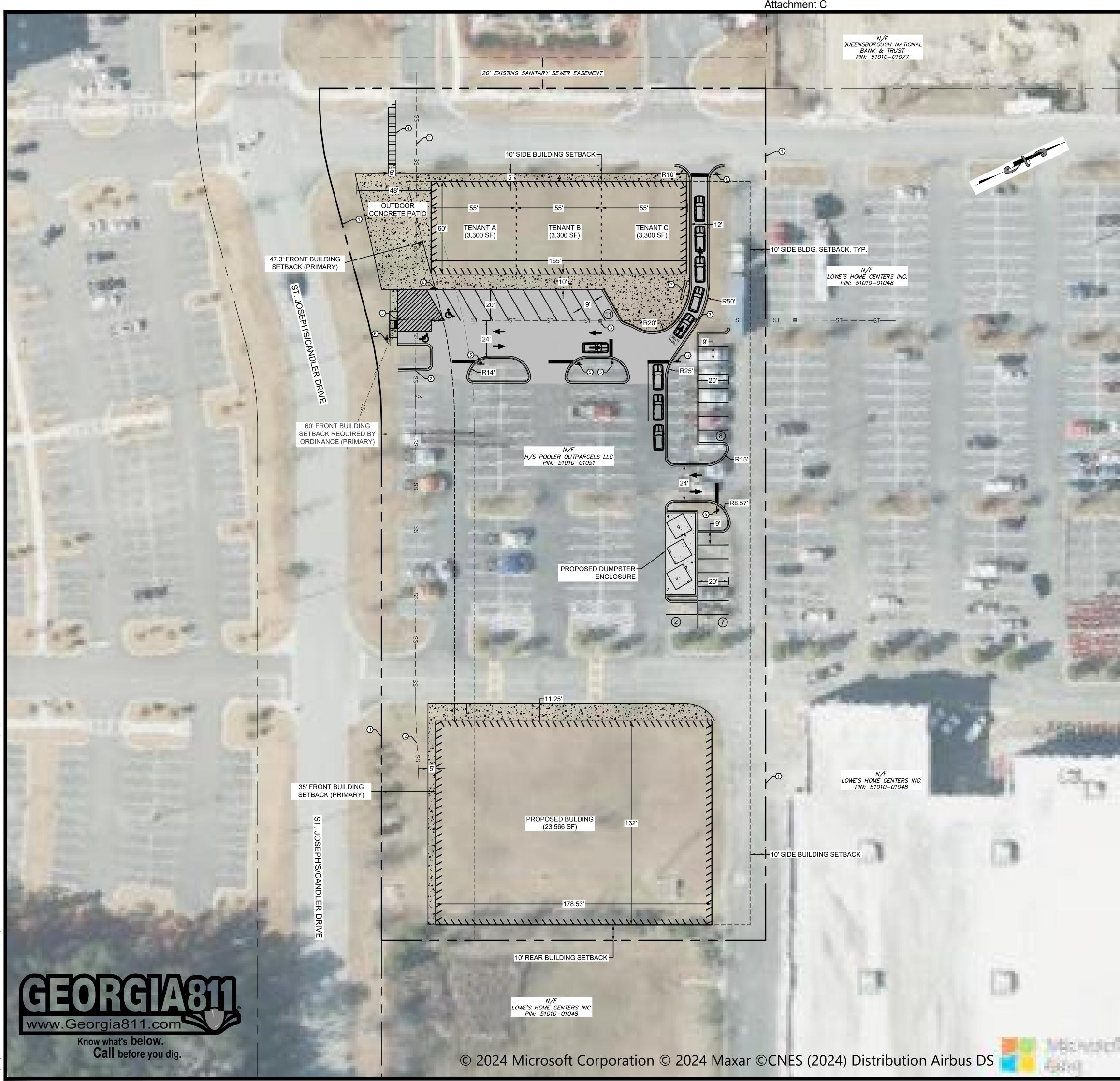
The current request is related to a building setback. The current request would not allow for any use that is not currently allowable under City of Pooler ordinances.

Thank you for your consideration.

Sincerely,

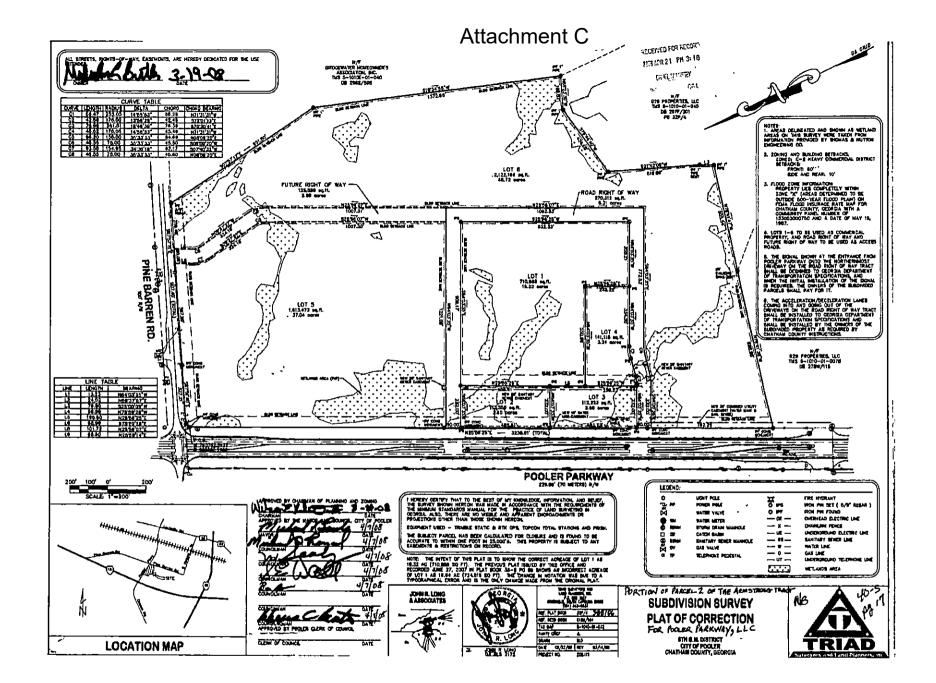
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Cody Rogers, PE Statesboro Branch Manager



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ALL ILLUSTRATIONS / DRAWINGS ARE SUBJECT TO CHANGE



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Bond No.: ES00017890 Premium: \$6,017.00/1 yr. Principal Amount: \$802,305.27

SUBDIVISION PERFORMANCE BOND

Project: Westbro	ok, Area L-1
City of Pooler Per	mit No.: (if applicable)
Project Location:	Savannah Quarters, Pooler, GA

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 "PRINCIPAL," and
Everest Reinsurance Company as Surety,
hereinafter called the "SURETY," registered business address of
100 Everest Way, Warren Corporate Center, Warren, NJ 07059, a Surety insurer, chartered and
existing under the laws of the State of <u>Delaware</u> , 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 Eight Hundred Two Thousand Three Hundred Five & 27/100 and 00/100 Dollars
(\$ 802,305.27), 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: <u>Westbrook, Area L-1</u>. Said improvements shall be constructed in accordance with all applicable federal, state, and local rules, regulations, laws, etc. including without limitation the Code of Ordinances for the City of Pooler. Georgia.

NOW THEREFORE, until this obligations hereunder cease as outlined herein:

1. This bond shall not automatically expire, but in the sole discretion of Obligee, if the said Principal shall construct, or have constructed, the improvements herein described, and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void, otherwise to remain in full force and effect.

2. The Surety, upon receipt of written notice from the Obligee indicating any non-performance or default by Principal, will complete the improvements or pay to the Obligee such amount up to the Principal Amount of this bond which will allow the Obligee to complete the improvements.

3. In the event any non-performance or default is not cured within ten (10) days following the date of the written notice being received by Surety, Obligee may proceed to have the work completed. Upon completion, Obligee shall present a written statement of costs to Surety for any work completed pursuant to the terms herein. The Surety shall provide payment in full of the amount shown on the statement of costs to Obligee within three (3) business days of receipt of the statement of costs, up to the Principal Amount of this bond. The Surety shall pay all costs and expenses, including reasonable attorney fees incurred by Obligee in enforcing the terms of this bond.

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

IN WITNESS WHEREOF, Contractor and Surety do hereby duly execute this Bond No.: ES00017890 _____, this _1st ____ day of _____ July _____, 2024 ____.

(SEAL) ATTEST

WITNESS AS TO CONTRACTOR

Kather Karchi WITNESS AS TO CONTRACTOR

CONTRACTOR SQ Res Land, LLC

Be OR - Signature CONTR

JESSE R. Baker

(Print Name)

By: AUTHORIZED SIGDATORY Title

(SEAL) ATTEST:

WITNESS AS TO SURETY

WITNESS AS TO SURETY

COMPANY NAME

Everest Reinsurance Company SURETY (Print Company Name)

26 Plaza Square, Suite 200, Orange, CA 92866 Business Address

By:

Authorized Signature

(Print Name)

OR

(SEAL) ATTEST:

WITNESS AS TO AGENT

Wrenetta Walker WITNESS AS TO AGENT SURETY'S AGENT

Clent X. The As Attorney in Fact (Attached Power) By:

Cheryl L. Thomas, Attorney-in-Fact (Print Name)

0K07568

Agent's License Number Acrisure of California, LLC DBA: Rohm Insurance Agency, LLC Agent's Name

Page 2 of 2

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 July 1, 2024 before me, Susan E. Morales, Notary Public

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.

usan Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION DESCRIPTION OF THE ATTACHED DOCUMENT Bond #ES00017890

(Title or description of attached document)

Everest Reinsurance Company

(Title or description of attached document continued)

Number of Pages 1 Document Date 7/1/24

2015 Version www.NotaryClasses.com 800-873-9865

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)Corporate Officer
- (Title)
- Partner(s)Attorney-in-Fact
- Attorney-in-Fac
 Trustee(s)
- □ Trustee(s) □ Other ____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. 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
 - 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.



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

Jule Febre

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 1st day of JULY 2024





By: Sylvia Semerdjian, Assistant Secretary



June 20th, 2024

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

Subject: Performance Bond Request Savannah Quarters Westbrook – Area L-1

Dear Mrs. Dyer,

We have reviewed the requested Savannah Quarters Westbrook Area L-1 – 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 remaining infrastructure and site development elements required for project completion.

Based on the provided information and calculations, the cost of the remaining construction work covered by the bond is \$534,870.18, which is correct. Therefore, the calculated value of the 150% Performance Bond of \$802,305.27 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.

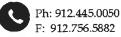
If you have you have any questions and/or comments, please feel free to contact me via email or phone at <u>tshoemaker@eomworx.com</u> or (912) 445-0050 Ext 4400.

Sincerely,

Trevor Shoemaker Trevor Shoemaker Project Manager EOM







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

HUSSEY GAY BELL Established 1958

June 11, 2024

Mrs. Kimberly Dyer City of Pooler 100 Southwest Highway 80 Pooler, Georgia 31322

RE: Savannah Quarters West Parcels – Area L-1 Performance Bonding Request

Construction is nearing completion on this project, but is not yet complete. We are submitting the subdivision plat for Area L-1 at Savannah Quarters under separate cover. Since construction of the infrastructure for this phase is not complete, performance bonding will be required for final plat approval.

This project is part of a large overall development tract at Savannah Quarters that was broken up into three separate projects for permitting and contract purposes (Areas L-1 through L-3). Enclosed is the (revised per EOM comments) breakdown of construction costs for the overall development tract based on the contractor's Bid Schedule showing unit costs associated with the infrastructure but broken out into the three separate subdivision projects.

This request is for the Area L-1 project only. The total cost of the incomplete improvements for the project infrastructure for Area L-1 is \$534,870.18, and at the 150% performance bonding rate the proposed **performance bond amount would be \$802,305.27**. We are requesting approval of this bond amount so that the Owner can order the bond documents for plat approval. Please let me know if you have any questions.

Sincerely, HUSSEY GAY BELL

Hageh Kello

Haydon Rollins

cc: Savannah Quarters

329 Commercial Drive • Savannah, Georgia 31406 • 912.354.4626 • husseygaybell.com

|--|

SCHEDULE OF VALUES

 PROJECT:
 Westbrook Areas L1-L3

 OWNER:
 #REF!

 ENGINEER:
 Hussey Gay Bell

0.00

16

PROJECT #:	23-284	

Phase	item	Description		Origin	al Contract	2	Total Previ	ous Billing	Remaining	Work Completed	Current Billing	Total Complete	d
L1	nem	Site Prep & Gen Mobilization		Cright	di continet				-			- 5	
	1	Site Con - Mobilization	1.00	LS	7,000.00	\$ 7,000.00	1	7,000.00				1.00 5	5 7,000
u			1.00	LS	6,750.00	5 8,750.00	0.50	4,375.00	4,375.00			0.50 5	4.375
u	2	Site Con - GPS, Staking Site Con - Asbuilts	1.00	LS	4 500 00	\$ 4,500.00	0.50	4,272,00	2 250 00	0.50	2.250.00	0.50 5	2,750
u	3		1.00	LS	10,000,00	5 10.000.00			10.000.00	0.00			
11	4	Site Con - Materials & Compaction Testing for Road	50.00	EA	160.000	\$ 8,000.00		1.00	4,800.00	20.00	3,200.00	20.00 5	3,200
11	5	Site Con - Soits Testing for Pads	50.00	EA.	100.00	5 8,000,00			4,000.00			5	5
LI	-	Demolition & Removal		LF.	375	\$ 101.25			101 25				
u	1	Saw Cut Pavement For Tie In	27.00	LP	3.15	5 101.25			10125				
L1		Earthwork			-		1000					3.065.00 5	5 14,71
11	1	Dirt swap topsoil for suitable fill	3,065.00	CY	4.00	\$ 14,712,00	3,065	14,712.00				429.00 5	2.03
u	2	Géneral Cuta	429.00	CY	4.75	5 2,037.75	429	2,037.75				1,300.00 5	
11	3	Import Fill - Place & Compact for Pads	2,567.00	CY	26.40		1,300	34,320.00	33,448.80			3,114.00 5	5 82.20
11	4	Import Fill - Place & Compact for Roads	3,114.00	CY	26.40	\$ 82,209.50	3,114	82,209.60				1,939.00 5	\$ 82,20 \$ 9,11
0	5	Muck Roads	1,939.00	CY	4.70	5 9,113.30	1,939	9,113.30					
u	6	Place and Compact Pad Fill	5,211.00	CY	1.55	\$ 8,598.15	2,350	3,877.50	1,255.65	2,100.00	3,465.00	4,450,00 \$	5 7,34
11	7	Place and Compact general fill from cuts	5,713.00	CY		5 9,426,45	5,713	9,426.45				5,713.00 \$	
11	8	DryMix pond cuts for pad fill	7,778.00	CY	1.90	5 14,778.20	i series i			7,778.00	14,778.20	7,778.00 5	5 14,77
11	2	Grade Aresa Outside Pavement	42,592.00	SY.	0.98	5 41,740.16	20,000	19,500.00	22,140.16			20,000.00 5	\$ 19,60
11	10	Strip and Stockpile Topsol	5,099.00	CY	4.15	5 25,310.85	6,099	25,310.85				6,099.00 5	\$ 25,31
11	11	Respread Topsoil	6,099.00	CY.	4.15	\$ 25,310.85	6,099	25,310.85				6,099.00 \$	
Lt		Finish Grading			1				Sec. 19.		/#	- 5	
11	1	Fine Grade Sub-Grade for Curb	2,420.00	LF	3.50	\$ 8,470.00			8,470.00			- 1	
LL L	2	Backfill & Oress Behind Curb	2,420,00	UF	2.06	\$ 4,985.20		- 95	4,985.20		24	. 5	£
11	3	Fine Grade Road Sub-Grade	3,500.00	SY	3.50	\$ 12,250.00			12,250.00				£
u	4	Fine Grade GABC & Paving Prep	3,500.00	SY	3.50	\$ 12,250,00			12.250.00		6	- 5	6
u u	S	Final Grade Lots & Common Areas for Grassing	42,592.00	SY	0.32				13,629 44			- 5	£
LI		Erosion Control				P. OFAIRSING		1.1					6
u	1	Construction Entrance - Install and Maintain	1.00	EA	2 200 00	5 2,200.00	1	2,200.00				1.00 5	\$ 2,20
ü		Silt Fence - Sd1-NS (TP-A) Single Row	325.00	UF	3 65		325	1,186.25				325.00 5	5 1,18
		Sitt Fence - Sd1-S (TP-C) Double Row	325.00	LF		\$ 2,307.50	325	2,307.50				325.00 \$	\$ 2,30
u	3	Injet Protection - Before Paving	10.00	EA	170.00		10	1,700.00				10.00 5	5 1,70
			7.00	EA	125.00		10	1,100.00	875.00			- 1	
11	5	Iniet Protection - After Paving	42,592.00	SY	0.87	s 37.055.04			37,055.04				
ш	6	Grassing - Stabilized		SY	145 00	\$ 1.450.00			1,450.00			- 3	
11	7	Rip Rap AT FES	10.00		2 100 00		3	6,300.00	4,200.00	1.00	2,100.00	4.00 1	5 B.40
u		NPDES Monitoring (per Month)	6.00	MO	2.100.00	5 12,000.00		6,300.00	4,200.00	1.00	4,100,00		
11	1	Sewer System								_		1.00 1	5 6.85
11	1	Connect Extg Sewer MANHOLE 10-12 DEEP	1.00	EA	6.850.00	\$ 6,950.00	1.00	6,850.00				2,128.00 5	5 43,19
11	2	4" PVC Service Lateral	2,128.00	UF		\$ 43,198.40	2,128.00	43,198,40				50.00	
u	3	8'x4' Service Wye	\$0.00	EA	750.00	S 37,500.00	50.00	37,500.00				50.00	, gr ₂ 20
11	4	8" PVC Sever 0-6 cut		UF		\$.						364.00	5 17,89
11	5	8" PVC Sewer 6-8 cut	364.00	UF	49.15		364.00	17,890.60					5 17.02
11	6	8" PVC Sever 8-10 cut	532.00	LF	51.36		532.00	27,323.52				532.00 5	
11	7	8" PVC Sever 10-12 out	294.00	LF	55.00		294.00	16,170.00	1 N 1			294.00 5	
U	8	Manholes 48" 0"-6" Deep	1.00	EA	3,500.00	\$ 3,500.00	1.00	3,500.00				1.00 3	\$ 3,50
11	9	Manholes 48" 6"-8" Deep	2.00	ÉA	3,750.00	\$ 7,500.00	2.00	7,500.00				2.00	s 7,50
u	10	Manholes 45" 8"-10" Deep	2.00	EA	4,300.00	5 8,600.00	2.00	8,500.00	1			2.00 1	\$ 8,60
u	11	Manholes 48" 10-12 Deep	1.00	EA	5.000.00	\$ 5,000.00		(#C				1-00 5	\$ 5.00
u	12	Onsite Backfill	752.00	CY	450	5 3,384.00	752.00	3,384.00			1.	752.00 5	
u	13	Stone Bedding	66.00	CY	126 00	\$ 8,316.00	66.00	8,316.00				65.00 5	
u	14	TV Test - Laterals	2.128.00	LF	0.90	5 1,915.20			1,915 20				£
u	19	Mandrel & Air - Test - Main/MH	1,190.00	LF.		5 6,247.50			6,247.50				5
LI I	45	Storm System	1,170.00						WAR TING				5
			1.00	EA	4.650.00	\$ 4,650.00	1.00	4,650.00				1.00	\$ 4,65
u	1	Connect to Existing System 24" FES	1.00	EA	1,300,00		1.00	1,300.00				1.00	\$ 1.30

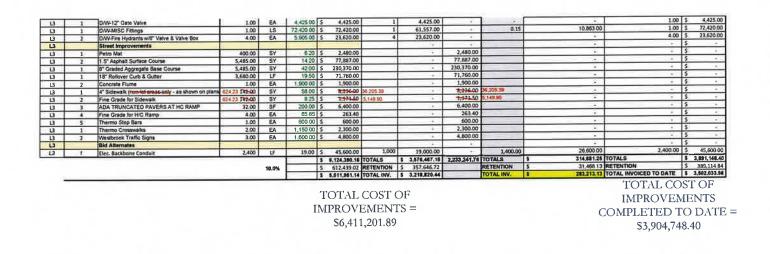
PAY REQUEST #: 4 PERIOD BEGINNING: 3/1/2024 PERIOD ENDING: 3/31/2024

_					1.000	íí	\$ 14,700.00	r r		14,700.00			- 13	
1	3		6" Sock Storm Drain	700.00	UF	21.00		96.00	6 300 00	14,700.00			96.00 5	
1	4		18" RCP Storm Drain	96.00	LF	09.80			6,700.80		5		516.00 5	
1	5		24" RCP Storm Drain	616.00	UF	88 70		616.00	54,639.20				352.00 5	
1	б		30" RCP Storm Drain	352.00	LF	116 50		352.00	41,712.00				1.00 5	
	7		Storm test, clean, inspect	1.00	LS	3,600 00		1.00	3,600.00				7.00 5	
1	8		Curb Inlet - Roll Over C8 w/S0lf 6" SGD each way -	7.00	EA	7,170 00		7.00	50,190.00					
1	9		Storm Manhole	3.00	EA	4.050.00		3.00	12,150.00	41			1.00 5	
1	10		Select backfill in road ROW only	450.00	CY	25.40	\$ 11,880.00	450.00	11.880.00				450.00 5	
1	2	_	Water Distribution System					1						
1	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 5	
1	2		D/W - 5" Ductile Iron Wir Main	40.00	LF	59.30	\$ 2,372.00	40.00	2,372.00				40.00 5	2,372.00
1	3		D/W-8" PVC Water Main	1,360.00	LF	42.40	\$ 57,664.00	1,360.00	\$7,664.00				1,360.00 5	
1	4		6" Fire Hydrant Lead	80.00	UF		\$ 4,180.00	80.00	4,180.00			+	80.00 5	
	5	_	D/W-1" HDPE Service Tubing	2,140.00	UF	13.40	\$ 28,676.00	2,140.00	28,676.00	*/			2,140.00 5	28,676.00
1	6		D/W-1" Service Lateral to 8"	50.00	EA	630.00	\$ 31,500.00	\$0.00	31,500.00				50.00 5	
1	7		Test & Chiorinate	1.00	LS	3 850.00	\$ 3,850.00	1.00	3,850.00	+5			1.00 5	
1			O/W-8" Gate Valves	3.00	EA.	2 275 00		3.00	6,825.00				3.00 5	6,825.00
u	9		D/W-MISC Fittings	1.00	LS	49,700.00	\$ 49,700.00	1.00	49,700.00				1.00 5	49,700.00
u	10		D/W-Fire Hydrants w/5" Valve & Valve Box	4.00	EA	5.905.00	\$ 23,620.00	4.00	23,620.00				4.00 5	\$ 23,620.00
	10	-	Street Improvements			5.005.00							- 5	
11	-		1 5" Asphalt Surface Course	3,500.00	SY	14.20	\$ 49,700.00			49,700.00			- 5	
u	1			3,500.00	57	42.00		-		147,000.00			2 3	
1	2		8" Graded Aggregate Base Course					-		47,190.00			- 3	
u	3	_	18" Rollover Curb & Gutter	2,420.00	UF	19.50				3,423.00	78,175.43			
4	4		4" Sidewalk (mm+c) emps only - as shown on plans	1347 85 59:90	5Y		5 3,422-00	78,175.43		-606.75				
1	5		Fine Grade for Sidewalk	1347.85 59:90	SY.	8.25		11,510.70	1.00	4,800.00	11,110.76			
1	6		Westbrook Traffic Signs	3.00	ła	1.600.00	\$ 4,800.00	1		4,800.00				
.1			Bid Alternates										3,060.00	
.1	1		Elec. Backhone Conduit	3,060	UF	19.00	\$ 58,140.00	3,050.00	\$8,140.00				3,060.00	
ASE		-	No. of the second se	_						*			2 3	
2	Ê	-	Sile Prep & Gen Mobilization				ii	1			1	•		
2	1		Sile Con - Mobilization	1.00	1.5	7,000,00		1.00	7,000.00	*			1.00 5	
2	2		Site Con - GPS, Staking	1.00	LS	10,150.00	\$ 10,150.00	0.50	5,075.00	\$,075.00			0.50 5	
2	3		Site Con - Asbuilts	1.00	1.5	4,500.00	5 4,500.00		1.4.2	2,250,00	0.50	2,250.00	0.50 5	
2	4		Site Con - Materials & Compaction Testing for Road	1.00	LS	11,600.00	\$ 11,600.00	t	- Ca15;	11,600.00	in the second second		- 3	
12	5		Site Con - Soits Testing for Pads	\$8.00	EA	160.00	\$ 9,280.00	1		6,880,00	15.00	2,400.00	15.00 5	
2	1		Demolition & Removal				and the second		7413	÷.				
2	1		Saw cut pyrnt for tie in	54.00	LF	3.75	\$ 202.50			202.50			- 1	5 · · ·
2	<u> </u>		Earthwork		SY		-			•			 A 	6
2	1		Dirt swap topsoil for suitable fill	5,626.00	CY	4.60	\$ 27,004.80	5,626.00	27,004.80	- K	1		5,626.00 5	27,004.80
2	- 2		General Cuts	8,518.00	CY	475		8.518.00	40,460.50		1000	5 B	8,518.00	40,460.50
			Pond Excavation required for fill	40,763.00	CY	4.75		33,000.00	147,250.00	17,874.25	6,000.00	28,500.00	37,000.00	175,750.00
12	3			40,763.00	CY	20.40		2,155.00	56,892.00	10,929.60	1,950.00	51,480.00	4,105.00 5	
2	4		Import Fill - Place & Compect for Pads		CY	26.40		4,155.00	10051.00	146,388.00				
2	5		Import Fill - Place & Compact for Roads	5,545.00				550.00	2,585.00	140,300,007	3.396.00	15,961,20	3,946.00	18,546.20
2	6		Muck Reads	3,945.00	CY	4 70			2,585.00	1,113.75	3,390.00	13,301,20	8,500.00	
2	7	<u> </u>	Place and Compact Pad Fill	9,175.00	CY	1.65		8,500.00		1,113,75	4,619.00	7,621.35	13,119.00	
2	ă		Place and Compact general fill from cuts	13,119.00	CY	1.65		8,500.00	14,025.00	36 010 50	4,013.00	7,021,33	40,000 0	A COMPANY
2	9		Dry/Mix Pond Excavation for pad fill	13,694.00	CY	1.90			49 394 37	26,018.60			65,000.00	63,700.00
2	10		Grade Areas Outside Pavement	102,608.00	SY	0.98		65,000.00	63,700.00	36,855 B4			6,500.00	
2	11		Dress Pond Slope	11,532.00	SY	1.75		6,500.00	11,375.00	8,806.00				
2	12		Strip & Stockpile Topsoil	14,193.00	CY	4.15		14,193.00	58,900.95	*.			14,193.00 1	
	13		Respread Topsoil	14,193.00	CY	4.15	5 \$8,900.95	14,193.00	58,900.95			•		
			Finish Grading	- university	SY				147			2	- 1	
	1		Fine Grade Sub-Grade for Curb	4,400.00	LF	3.50	5 15,400.00			15,400.00	\$ i			
2			Backfill & Dress Behind Curb	4,400.00	LF.	2.06				9,054.00			. 1	
2 2	2		Fine Grade Road Sub-Grade	6,165.00	SY	3.50		é		21,577.50		•		
2	2		Fine Grade GABC & Paving Prep	6,165.00	SY	3.50				21,577.50			- 1	
2 2 2 2	3		Final Grade Lots & Common Areas for Grassing	102,608.00	SY	0.32				32,834.56				\$ •
2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	1			102,000,00					2451				- 1	
2 2 2 2 2 2 2 2 2	3				E4	2,200.00	5 2,200.00	1.00	2,200.00		1	+	1.00 1	2,200.00
2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	1		Erosion Control	1.00									350.00	
	3 4 5		Erosion Control Construction Entrance - Install and Maintain	1.00	EA		5 1 377 50	350.001	1,277,50 /	*				
	3 4 5 1 2		Erosion Control Construction Entrance - Install and Maintain Silt Fence - Sd1-NS (TP-A) Single Row	350.00	LF	3.65		350.00	1,277.50					
	3 4 5 1 2 3		Erosion Control Construction Entrance - Install and Maintain Sitt Fence - Sd1-NS (TP-A) Single Row Sitt Fence - Sd1-S (TP-C) Double Row	350.00 350.00	LF	3.65	5 2,485.00	350.00	2,485.00				350.00	2,485.00
	3 4 5 1 2 3 4		Erosion Control Construction Entrance - Install and Maintain Sill Fence - SdtI-NS (TP-A) Single Row Sill Fence - SdtI-S (TP-C) Double Row Inlet Protection - Before Paving	350.00 350.00 14.00	LF LF EA	3.65 7.10 170.00	5 2,485.00 5 2,380.00		2,485.00				350.00 S	\$ 2,485.00 \$ 2,380.00
2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	3 4 5 1 2 3		Erosion Control Construction Entrance - Install and Maintain Sitt Fence - Sd1-NS (TP-A) Single Row Sitt Fence - Sd1-S (TP-C) Double Row	350.00 350.00	LF	3.65	5 2,485.00 5 2,380.00 5 1,500.00	350.00	2,485.00				350.00	\$ 2,485.00 \$ 2,380.00 \$ -

a.

	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
1	Sanitary Sewer Pipe Connect Estg Stub Out 14-16	1.00	EA	7,835.00	5 7,835.00	1	7,835.00			÷	1.00	
2	10" PVC Sewer 14-16 cut	70.00	내	72.31	5 5.061.70 5 50,303.40		5,051.70				70.00 1	
3	4" PVC Service Lateral 8'x4" Service Wye	58.00	EA	750.00	\$ 43,500.00	58	43,500.00			•	58.00	43,500.00
5	6" PVC Sever 6-8 cut	602.00	ال 17	49.15	5 29,588.30 5 20,133.12	602 392	29,588.30 20,133.12	242	-		602.00	29,588.30 20,133.12
6	8" PVC Sever 8-10 cut 8" PVC Sever 10-12 cut	392.00	UF	\$5.00	\$ 43,890.00	798	43,890.00				798.00	43,890.00
	8" PVC Sever 12-14 cut	308.00	LF	57.61	5 17,743.88	308	17,743.88				308.00	5 17,743.88 3,500.00
9	Manholes 48" 0"-6" Deep Manholes 48" 6"-8" Deep	2.00	EA	3,500.00	\$ 3,500.00 \$ 7,500.00	2	7,500.00	(*);			2.00	5 7,500.00
11	Manholes 48" 8"-10" Deep	2 00 1.09	EA	4,300.00	\$ 8.0004,300.00	1	4,300.00	14.		*	2.00 700. 1	5 18,200.00
12	Manholes 45" 10'-12" Deep Manholes 45" 12'-14" Deep	4.00	EA	4,550.00	5 18,200.00 5 4,900.00	4	18,200.00			-	1.00	4,900.00
14	Onsite Backfill	1,136.00	CY	4 50	5 5,112.00	1,116	5,112.00	. + .		•	1,136.00 1	5,112.00 5 15,120.00
15	Stone Bedding TV Test - Laterals	120.00	CY	125.00	\$ 15,120.00 \$ 2,230.20		15,120.00	2,230.20	-		12000	5 19,120.00
17	Mandrei & Air - Test - Main/MH	2,170.00	LF	525	5 11,392.50			11,392.50				
1	Storm System Connect to Existing System	1.00	EA	4.650.00	5 4,650.00	1	4,650.00				1.00	4,650.00
2	CONNECT TO EXISTING 48" RCP	1.00	EA	3,900.00	\$ 3,900.00	1	3,900.00			*	1.00	5 3,900.00 5 4,350.00
3	30° FES 48° FES	3.00	EA EA	1,450.00	5 4,350.00 5 12,150.00	3					3.00	4,350.00 12,150.00
1	6" Sock Storm Drain	1,200.00	LF	21.00	5 25,200.00			25,200.00				5
5	15" RCP Storm Drain 24" RCP Storm Drain	192.00	LF		5 13.401.60 5 95.086.40	192	13,401.60 95,086.40				192.00	5 13,401.60 95,086.40
8	30° RCP Storm Drain	568.00	LF	118.50	5 67,308.00	568	67,308.00			2	568.00	67,308.00
9	48" RCP Storm Drain	536.00 1.00	LF	247.10	5 132,445.60 5 3,600.00	536	132,445.60		1.00	3,600.00	336.00	5 132,445.60 5 3,600.00
10	Storm test, clean, inspect Curb Inlet - Roll Over CB w/SOIf 6" SGD each way	12.00	EA	7,170,00	5 86,040.00	12				•	12.00	5 86,040.00
12	Yard Inlet Storm Manhole	1.00	EA	5,100.00	\$ 5,100.00 \$ 4,050.00	1	5,100.00 4,050.00				1.00	\$ 5,100.00 \$ 4,050.00
13	Select backfill in road ROW only	260.00		26.40	5 22,704.00		22,704.00		in and		860.00	5 22,704.00
15	Rock Outfall - Overflow	152.00	SY	145.00	\$ 22,040.00				152.00	22,040.00	152.00	\$ 22,040.00
1	Water Distribution System 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
1	D/W-12" Ductile Iron Wir Main	80.00 2,450.00	UF	80.00	5 6,400.00 5 185,504.00	80	5,400.00 185,504.00	<u></u>			80.00	\$ 6,400.00 \$ 185,504.00
3	D/W-12" PVC Water Main D/W-14" PVC Water Main	11.00	ĻF	170.00	\$ 1,870.00	11	1,870.00	320			11.00	\$ 1,870.00
5	6" Fire Hydrant Lead	120.00	LF	52.25	5 6,270,00 5 33,500,00	120	6,270.00				120.00	5 6,270.00 5 33,500.00
6	D/W-1" HDPE Service Tubing D/W-1" Service Lateral to 12"	58.00	EA	775.00	5 44,950.00	58					\$8.00	\$ 44,950.00
8	Test & Chlorinate D/W-12' Gate Valve	1.00	LS EA	3,850.00	5 3,850.00 5 17,700.00	4	17,700.00	200	1.00	3,850.00	1.00	5 3,850.00 5 17,700.00
9	DAV-MUSC Fittings	1.00	LS	91,270 50	5 91,270.50	1	91,270.50	2.6			1.00	5 91,270.50
11	D/W-Fire Hydrants w/6" Valve & Valve Box Pavement	6.00	EA	5.905.00	5 35,430.00	6	35,430.00				6.00	\$ 35,430.00
1	Petro Mat	400.00	SY	6.20	5 2,480.00	1		2,480.00	1			s .
2	1.5" Asphalt Surface Course	6,165.00	SY SY	14.20	5 87,543.00 5 258,930.00			87,543.00				<u>.</u>
3	8" Graded Aggregate Base Course 18" Rollover Curb & Gutter	4,400.00	LF	19.50	\$ 85,800.00			85,800.00		•		s .
5	Concrete Flume	1.00	EA	1,900.00	\$ 1,900.00 \$ 8,984.00	136,388.20		1,900.00	136.388.20			5 .
6	4" Sidewalk (normal areas only - as shown on plans Fine Grade for Sidewalk	2351.52128-00	SY	8.25	5 1,221-00			7:721.00	19,400.05	· · · · · ·	F	s .
8	ADA TRUNCATED PAVERS AT HC RAMP	24.00	SF	200.00	5 4,800.00 5 197.55			4,800.00		:		5
9	Fine Grade for H/C Ramp Thermo Stop Bars	3.00	EA	600.00	5 600.00			600.00			•	5) +
11	Thermo Crosawalka	2.00	EA	1,150.00	5 2,300.00			2,300.00				5 .
12	Westbrook Traffic Signs Bid Alternates	5.00	EA	1,660.00	\$ 8,000.00			1,000,000				\$.
1	Elec. Backbone Conduit	2,460	LF	19.00	5 46,740.00	2,460	46,740.00	(#) (#)			2,460.00	s 46,740.00
	Site Prep & Gen Mobilization		-	TT		1		28				5 .
	Site Con - Mobilization	1.00	LS	7,000.00	5 7,000.00	1.00	7,000.00				1.00	\$ 7,000.00

13	2	Site Con - GPS, Staking	1.00	LS	9 200.00	13	9,800.00	0.50	4,900.00	4,900.00			0.50	5 4,900.0
0	1	Site Con - Asbuilts	1.00	LS	4,500.00	5	4,500.00			2.250.00	0.50	2,250.00	0.50	\$ 2,250.0
u	4	Site Con - Materials & Compaction Testing for Road	1.00	LS	11,200.00	15	11,200.00		1	11,200.00			000	5 -
		Site Con - Solis Testing for Pads	\$6.00	EA	160.00	i c	8,960.00			7,360.00	10.00	1,600.00	10.00	\$ 1,600.0
U U	5	Earthwork	30.00	- 67	.100.00	-	4,100,00						543	5 -
0	1	Dirt swap topsoil for suitable fill	4,475.00	CY	4.80	<	21,480.00	4,475	21,480.00	2421			4,475.00	\$ 21,480.0
u	2	General Cuts	575.00	CY	475		2,731.25	\$75	2,731.25	1201			575.00	5 2,731.2
13		Import Fill - Place & Compact for Pada	3.636.00	CY	26.40		95,990.40	2.685	70,884.00		951.00	25,106.40	3,636.00	5 95,990.4
	3	Import Fill - Place & Compact for Roads	4,837.00	CY	26.40		127,695.80	1,050	27,720.00	99.976.80		Q	1,050.00	\$ 27,720.0
8	5	Muck Roads	1.648.00	CY			17,145.60	1,200	5,640.00		2,448.00	11,505.60	3,648.00	5 17,145.6
u	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	5 12,181.9
13	7	Place and Compact general fill from cuts	10,487.00	CY	1.65	6	17,303.55	4,000	6,600.00		6,487.00	10,703.55	10,487.00	5 17,303.5
0	1	Mo/Dry Pond excavation required for pad 58	11,019.00	CY	1.90	12	20,936.10			20,936.10		2	(a.)	s .
U	9	Grade Areas Outside Pavement	66,308.00	SY	0.90	5	64,981.84	18,500	18,130.00	46,851.84			18,500.00	5 18,130.0
3	10	Ship & Stockpie Topsoil	9,149.00	CY	4.15	-	37,968.35	9,149	37,968.35	10,000			9,149.00	\$ 37,968.3
		Respread Topsol	9,149.00	CY	415		37,968.35	9,149	37,968.35				9,149.00	\$ 37,968.3
13	11	Finish Grading	3,143,00			1	31,300.33	394.58	41,000.00				- R	s .
L3	1.4.11		3.680.00	LF	3.50	ć	12,880.00		-	12,880.00				s .
13	1	Fine Grade Sub-Grade for Curb	3,680.00	LF LF	2.06		7,580.80			7,580.80			1 DE 1	\$.
U	2	Backfill & Dress Behind Curb	\$,680.00	SY	3 50		19,197.50			19,197.50				s .
13	3	Fine Grade Road Sub-Grade	5,485.00	SY	3 50		19,197.50			19,197.50				\$
11	4	Fine Grade GABC & Paving Prep	66,308.00	SY	0.32	5	21,218.56			21,218.56				\$.
0	5	Final Grade Lots & Common Areas for Grassing	08,308.00	16	0.32	3	21,210.30			- Andrews				5 .
u	-	Erosion Control	1.00	EA	2,200,00	10	2,200.00	1	2,200.00				1.00	\$ 2,200.0
u	1	Construction Entrance - Install and Maintain	325.00	LF	3 65		1,186.25	325	1,185.25	1997			325.00	\$ 1,186.3
ы	2	Silt Fence - Sd1-NS (TP-A) Single Row		UF	7.10	13	2,307.50	325	2,307.50				325.00	5 2.307.5
L3	3	Silt Fence - Sd1-S (TP-C) Double Row	325.00		170.00	3	2,040.00	343	2,307.30		12.00	2.040.00	12.00	\$ 2,040.0
UJ UJ	4	Inlet Protection - Before Paving	12:00	EA			1,250.00			1,250.00	12.00			\$.
u	5	Iniet Protection - After Paving	10.00	EA	125.00	3				57,687.96				5 .
u	6	Grassing - Stabilized	66,308.00	SY	0.87	13	57,687.96			5,800.00				s .
13	7	Rip Rap AT FES	40.00	SY		12			2,100.00	8,400.00	1.00	2,100.00	2.00	\$ 4,200.0
0	8	NPDES Monitoring (per Month)	6.00	MO	2.100.00	3	12,600.00		2,100.00	8,400.00		2.100.00		4
U	-	Sewer System		-		-		2,380	48,314.00				2 380.00	\$ 48.314.0
13	1	4" PVC Service Lateral	2,380.00	LF	20 30	5	48,314.00		48,314.00				and the second	\$ 42,000.0
U	2	5"x4" Service VVye	56.00	EA	750.00	5	42,000.00	56 88	4,210.80					5 4,210,8
13	3	0" PVC Sever 0-6" cut	88.00	عا	47.85	15	4,210.80						the second se	\$ 39,909.8
u	- 4	8" PVC Sever 6-8" cut	812.00	UF	49.15	\$	39,909.80	812	39,909.80					\$ 48,175.6
13	5	8" PVC Sewer 8-10 cut	938.00	LF	51.36	s	48.175.68						3.00	
u	6	Manholes 45" 0"-6" Deep	3.00	EA	3,500.00		10,500.00	3	10,500.00					\$ 15,000.0
u	7	Manholes 48" 6"-5" Deep	4.00	EA	3,750.00	5	15,000.00	2	8,600.00					12,900 8,580.0
13	8	Manholes 45" 5'-10' Deep	3.00 7.00	EA			90012060.00	1.010	4,545.00					\$ 4,545.0
8	9	Onsite Backfill	1,010.00	CY			4,545.00							\$ 12,726.0
L3	10	Stone Bedding	101.00	CY	126.00		12,726.00	101	12,726.00	-				\$.
L3	11	TV Test - Laterals	2,380.00	LF	0.90	15	2,142.00			2,142.00				5 .
13	12	Mandrei & Air - Test - Main/MH	1,834.00	LF	5.25	5	9,628.50			9,648.50				5 .
ы.		Storm System				-			1 100 (2					5 1,300.0
U	1	24" FE5	1.00	EA	1,300.00		1,300.00	1	1,300.00					5 2,900.0
13	2	30' FES	2.00	EA	1,450.00		2,900.00	2	2,900.00					5 4,30545
u .	3	6" Sock Storm Drain 2X1' W/ SAND	1,000.00	LF	21,00		21,000.00			21,000.00			160.00	
U .	4	18" RCP Storm Drain	160.00	LF.	69.80		11,168.00	160	11,168.00				744.00	
13	5	24" RCP Storm Drain	744.00	LF	85.70		65,992.80	744	65,992.80				336.00	
13	6	30" RCP Storm Drain	336.00	LF	118.50		39,816.00	336	39,816.00		1.00	3.600.00		5 1,600.0
13	7	Storm lest, clean, inspect	1.00	LS	3,600.00		3,600.00		-		1.00	3,600.00		5 71,700.0
u	8	Curb Inlet - Roll Over CB w/50lf 5" SGD each way	10.00	EA	7,170.00		71,700.00	10	71,700.00					5 8,100
13	9	Storm Manhole	2.00	EA	4,050.00		8,100.00	2	8,100.00					5 21,357.
U .	10	Select backfill in road ROW only	809.00	CY	25.40	5	21,357.60	809	21,357.60					5 21,357.5
L3		Water Distribution System	2	1							1000			
U	1	D/W-Connect Extg Water Main 12" W/SLEEVE	1,00	EA	7.200.00		7,200.00				1.00	7,200.00		
L3	2	DAW - 8" Ductrie Iron Wir Main	80.00	LF	59.30		4,744.00	80	4,744.00			*	80.00	5 4,744
13	3	D/W-8" PVC Water Main	1,840.00	LF	42.40		78,016.00	1,840	78,016.00				1,840.00	5 78,016.
5	4	D/W-12" PVC Water Main	120.00	LF	74.60		8,976.00	120	8,976.00				120.00	5 8,976
13	5	6" Fire Hydrant Lead	80.00	LF.	\$2.25	5	4,180.00	60	4,190.00			•		5 4,180.
13	6	DAW-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	5 32,160
U	1	D/W-1" Service Lateral to 8"	56.00	ËA	630.00	15	35,280.00	39	24,570.00		17.00	10,710.00		5 35,280.0
U	2	Test & Chlorinate	1.00	15	3,850.00	\$	3,850.00				1.00	3,850.00		\$ 3,850.0
		DW-8" Gate Valves	2.00	EA	2,275.00	6	4,550.00	2	4,550.00		1		2.00	\$ 4,550.

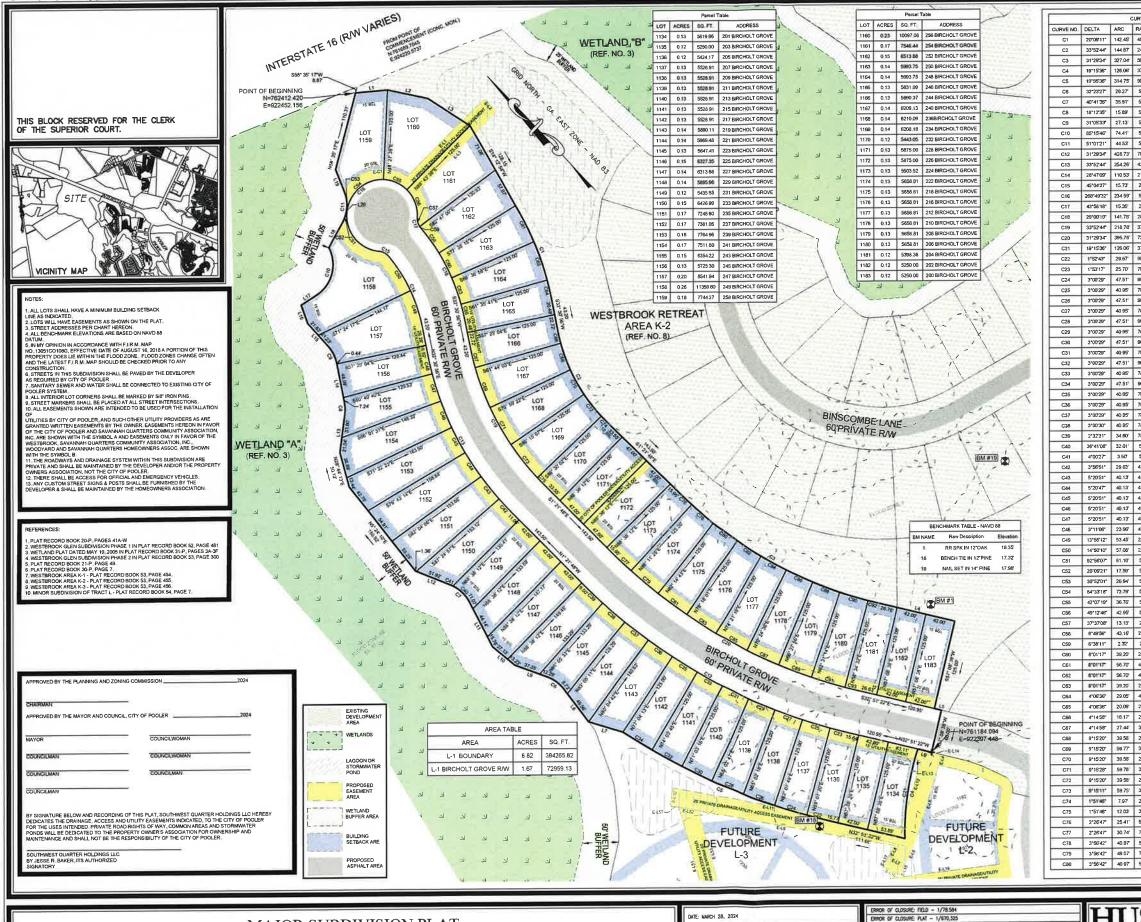


8.0.4.4

PROJECT L-1	\$1,458,231.95	COST OF IMPROVEMENTS	PROJECT L-1	\$ 923,361.77	COMPLETED TO DATE
PROJECT L-2	\$3,018,449.31	COST OF IMPROVEMENTS	PROJECT L-2	\$1,875,846.75	COMPLETED TO DATE
PROJECT L-3	\$1,934,520.63	COST OF IMPROVEMENTS	PROJECT L-3	\$1,105,539.88	COMPLETED TO DATE

PROJECT PERFORMANCE BOND AMOUNT = TOTAL COST OF IMPROVEMENTS - COMPLETED TO DATE X 150%

PROJECT L-1 PERFORMANCE BOND AMOUNT = \$ 802,305.27 PROJECT L-2 PERFORMANCE BOND AMOUNT = \$1,713,903.84 PROJECT L-3 PERFORMANCE BOND AMOUNT = \$1,243,471.12



MAJOR SUBDIVISION PLAT
BEING A PORTION OF TRACT L-1, LANDS OF SOUTHWEST QUARTER HOLDINGS LLC., EIGHTH
G.M. DISTRICT, POOLER, CHATHAM COUNTY, GEORGIA
FOR: SOUTHWEST QUARTER HOLDINGS LLC

DATE: MARCH 28, 2024 REWISED: JOB NO. SCALE: 1" = 60"	ERROR OF CLOSURE: FILE - 1/78.584 ERROR OF CLOSURE: FILE - 1/670.325 ANGULAR ERROR: 1" FER FORM	HUS
JOB NO.	EQUIPNENT USED: TOTAL STATION	
SCALE: 1" = 60"	0 50 120 150 240	329 COMMER

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Sime Sime <th< td=""><td></td><td>8.01"</td><td>N41*52'33*E</td><td>15.82</td><td>C88</td><td>3*56*42*</td><td>40 97</td><td>595 00'</td><td>20 49'</td><td>\$25*30725*E</td><td>40.96</td></th<>		8.01"	N41*52'33*E	15.82	C88	3*56*42*	40 97	595 00'	20 49'	\$25*30725*E	40.96
Sum Automation Sum Automation Sum Automation Sum Automation Sum Automation Sum	50.00'	13.91	N17*13'28*E	26 80	C89	3*56*42*	49 57	720 00'	24 80'	N25*30*25*W	49 56
Norm Norm <th< td=""><td>50.00"</td><td>46 03</td><td>N58*16'50*E</td><td>67.73</td><td>C90</td><td>3'56'42'</td><td>40 97</td><td>595.00'</td><td>20.49'</td><td>S29'27'07"E</td><td>40.96</td></th<>	50.00"	46 03	N58*16'50*E	67.73	C90	3'56'42'	40 97	595.00'	20.49'	S29'27'07"E	40.96
No. No. <td>50 00'</td> <td>23 86</td> <td>N47*25'51*E</td> <td>43.07</td> <td>C91</td> <td>3"56"42"</td> <td>49 57</td> <td>720.00</td> <td></td> <td></td> <td></td>	50 00'	23 86	N47*25'51*E	43.07	C91	3"56"42"	49 57	720.00			
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19.00 19.10 </td <td></td> <td></td> <td></td> <td></td> <td>C93</td> <td>1*26'32*</td> <td>18.12</td> <td>720.00</td> <td>9.06</td> <td>N32*06*44*W</td> <td>16.12</td>					C93	1*26'32*	18.12	720.00	9.06	N32*06*44*W	16.12
Current P Current P <t< td=""><td>_</td><td></td><td></td><td></td><td></td><td></td><td>EAS</td><td>EMENT CU</td><td>RVE TABLE</td><td></td><td></td></t<>	_						EAS	EMENT CU	RVE TABLE		
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Bond No.: ES00017891 Premium: \$12,854.00/1 yr. Principal Amount: \$1,713,903.84

SUBDIVISION PERFORMANCE BOND

Project: We	stbrook, Area L-2
City of Pooler	r Permit No.: (if applicable)
Project Locat	ion: Savannah Quarters, Pooler, GA

KNOW ALL MEN BY THESE PRESENTS:

That	SQ Res Land, LLC				registered	business		
address of _	100 Blue Moon Cro	ssing, Suite 114,	Pooler, GA 3132	22		as		
Principal,	hereinafter	called		"PRIN	CIPAL,"	and		
Everest Reins	urance Company				, as	Surety,		
hereinafter	called the	"SURETY,"	registered	busines	ss addre	ess of		
100 Everest W	ay, Warren Corporate	Center, Warren,	<u>NJ 07059</u> a S	Surety in	nsurer, chart	ered and		
existing under	the laws of the Sta	ate of Delaware	, and	d authori	zed to do bu	usiness in		
the State of	Georgia, are held	and firmly bou	ind unto City o	of Pooler	r, Georgia, i	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 Million Seven H	undred Thirteen	Thousand Nine*	and	00/100	Dollars		
(\$1,713,903.84), 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. *Hundred Three & 84/100ths								

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, Principal has agreed to construct in Pooler, Georgia, the following improvements: Westbrook, Area L-2 Said improvements shall be constructed in accordance with all applicable federal, state, and local rules, regulations, laws, etc. including without limitation the Code of Ordinances for the City of Pooler, Georgia.

NOW THEREFORE, until this obligations hereunder cease as outlined herein:

1. This bond shall not automatically expire, but in the sole discretion of Obligee, if the said Principal shall construct, or have constructed, the improvements herein described, and shall save the Obligee harmless from any loss, cost or damage by reason of its failure to complete said work, then this obligation shall be null and void, otherwise to remain in full force and effect.

2. The Surety, upon receipt of written notice from the Obligee indicating any non-performance or default by Principal, will complete the improvements or pay to the Obligee such amount up to the Principal Amount of this bond which will allow the Obligee to complete the improvements.

3. In the event any non-performance or default is not cured within ten (10) days following the date of the written notice being received by Surety, Obligee may proceed to have the work completed. Upon completion, Obligee shall present a written statement of costs to Surety for any work completed pursuant to the terms herein. The Surety shall provide payment in full of the amount shown on the statement of costs to Obligee within three (3) business days of receipt of the statement of costs, up to the Principal Amount of this bond. The Surety shall pay all costs and expenses, including reasonable attorney fees incurred by Obligee in enforcing the terms of this bond.

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

IN WITNESS WHEREOF, Contractor and Surety do hereby duly execute this Bond No.: ES00017891 _____, this 1st _____ day of ______July _____, 2024 ____.

(SEAL) ATTEST

WITNESS AS TO CONTRACTOR

WITNE AS TO CONTR.

CONTRACTOR SQ Res Land, LLC

OR - Signature CONTRACT

Jesse R. Baker (Print Name)

By: Authorized Sicontory Title

(SEAL) ATTEST:

WITNESS AS TO SURETY

WITNESS AS TO SURETY

COMPANY NAME

Everest Reinsurance Company SURETY (Print Company Name)

26 Plaza Square, Suite 200, Orange, CA 92866 Business Address

By:

Authorized Signature

(Print Name)

OR

SURETY'S AGENT

(SEAL) ATTEST: TNESS FNT

Wrenetta Walker WITNESS AS TO AGENT

Cherry L. Thomas By:

As Attorney in Fact (Attached Power)

Cheryl L. Thomas, Attorney-in-Fact (Print Name)

0K07568

Agent's License Number Acrisure of California, LLC DBA: Rohm Insurance Agency, LLC Agent's Name

Page 2 of 2

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 July 1, 2024 before me, Susan E. Morales, Notary Public

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.

(Notary Public Seal)

WITNESS my hand and official seal.

usan 2 Notary Public Signature



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Bond #ES00017891

(Title or description of attached document)

Everest Reinsurance Company

(Title or description of attached document continued)

Number of Pages 1 Document Date 7/1/24

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)Corporate Officer
- (Title)
- Partner(s)
 Attorney-in-Fact
- Trustee(s)
- □ Other ____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. 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 title or type of attached document, number of pages and date.
 Indicate the capacity claimed by the signer. If the claimed capacity is a
- 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.
- 2015 Version www.NotaryClasses.com 800-873-9865



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

Luce Polen

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 1st _____ day of JULY _____2024



By: Sylvia Semerdjian, Assistant Secretary



June 20th, 2024

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

Subject: Performance Bond Request Savannah Quarters Westbrook – Area L-2

Dear Mrs. Dyer,

We have reviewed the requested Savannah Quarters Westbrook Area L-2 – 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 remaining infrastructure and site development elements required for project completion.

Based on the provided information and calculations, the cost of the remaining construction work covered by the bond is \$1,142,602.56, which is correct. Therefore, the calculated value of the 150% Performance Bond of \$1,713,903.84 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.

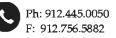
If you have you have any questions and/or comments, please feel free to contact me via email or phone at <u>tshoemaker@eomworx.com</u> or (912) 445-0050 Ext 4400.

Sincerely,

Trevor Shoemaker Trevor Shoemaker Project Manager EOM







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

HUSSEY GAY BELL Established 1958

June 11, 2024

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* **4**

Mrs. Kimberly Dyer City of Pooler 100 Southwest Highway 80 Pooler, Georgia 31322

RE: Savannah Quarters West Parcels – Area L-2 Performance Bonding Request

Construction is nearing completion on this project, but is not yet complete. We are submitting the subdivision plat for Area L-2 at Savannah Quarters under separate cover. Since construction of the infrastructure for this phase is not complete, performance bonding will be required for final plat approval.

This project is part of a large overall development tract at Savannah Quarters that was broken up into three separate projects for permitting and contract purposes (Areas L-1 through L-3). Enclosed is the (revised per EOM comments) breakdown of construction costs for the overall development tract based on the contractor's Bid Schedule showing unit costs associated with the infrastructure but broken out into the three separate subdivision projects.

This request is for the Area L-2 project only. The total cost of the incomplete improvements for the project infrastructure for Area L-2 is \$1,142,602.56, and at the 150% performance bonding rate the proposed **performance bond amount would be \$1,713,903.84**. We are requesting approval of this bond amount so that the Owner can order the bond documents for plat approval. Please let me know if you have any questions.

Sincerely, HUSSEY GAY BELL

Hogh Kello

Haydon Rollins

cc: Savannah Quarters

329 Commercial Drive • Savannah, Georgia 31406 • 912.354.4626 • husseygaybell.com

BARFIELD-BRANDON ENTERPRISES, INC.

PROJECT: Westbrook Areas L1-L3 OWNER:

1 7.3

#REFI

Phase	ltem	Description		Origin	al Contract			Total Previo	ous Billing	Remaining
LI		Site Prep & Gen Mobilization			I					
u	1	Site Con - Mobilization	1.00	LS	7.000.00	\$	7,000.00	1	7,000.00	
11	2	Site Con - GPS, Staking	1.00	LS	0,750.00		8,750.00	0.50	4,375.00	4,375.00
11	1	Site Con - Asbuitta	1,00	LS	4,500.00	\$	4,500.00			2,250.00
u	4	Site Con - Materials & Compaction Testing for Road	1,00	LS	10,000.00		10,000.00			10,000.00
u	5	Site Con - Soits Testing for Pada	\$0.00	EA	160.00	5	8,000.02			4,800.00
L1		Demolition & Removal				1				
11	1	Saw Cut Pavement For Tie In	27.00	LF	3.75	5	101.25			101.25
LI		Earthwork								
u	1	Dirt swap topsoil for suitable fill	3,065.00	CY	4.80		14,712.00	3,065	14,712.00	
11	2	General Cuts	429.00	57	475		2,037.75	429	2,037.75	-
u	3	Import Fill - Place & Compact for Pads	2,567.00	CY	36.40		67,768.80	1,300	34,320.00	33,448.80
u	- 4	Import Fill - Place & Compact for Roads	3,114.00	CY	26.40		82,209.60	3,114	82,209.60	
11	5	Muck Roads	1,939.00	CY	470		9,113.30	1,939	9,113.30	
L1	5	Place and Compact Pad Fill	5,211.00	CY	1.65		8,598.15	2,350	3,877.50	1,255.65
11	7	Place and Compact general fill from cuts	5,713.00	CY	1.65		9,426.45	5,713	9,426.45	+ -
u	8	Dry Mix pond cuts for pad fill	7,778.00	CY	1.90		14,778.20	20,000	19,600.00	22,140.16
u	9	Grade Aresa Outside Pavement	42,592.00	57	0.98		41,740.16			22,140.16
11	10	Strip and Stockpile Topsoil	6,099.00	CY	415		25,310.85	6,099	25,310.85	
11	11	Respired Topsoil	6,095.00	CY	4.15	2	25,310.85	6,099	15,310.85	
L1		Finish Grading		1.5			8,470.00			8,470.00
u	1	Fine Grade Sub-Grade for Curb	2,420,00	LF	3.50		4,985.20		247	4,585.20
u	2	Backfill & Dress Behind Curb	2,420.00	57	3.50		12,250.00		7.5	12,250.00
u	3	Fine Grade Road Sub-Grade	3,500.00	SY	3.50		12,250.00			12,250.00
13	4	Fine Grade GABC & Paving Prep	3,500.00	57	0.32		13,629.44			13,629,44
u I	5	Final Grade Lots & Common Areas for Grassing	42,592.00	- 16	4.42	3	13,023.44			12,010,44
L1		Erosion Control Construction Entrance - Install and Maintain	1.00	EA	2,200,00		2,200.00	1	2,200.00	
u	1	Sitt Fence - Sd1-NS (TP-A) Single Row	325.00	LF	3.65		1,186.25	325	1,185.25	-
u u	2		325.00	UF	7.10		2,307.50	325	2,307.50	1.000
	3	Sit Fence - Sd1-S (TP-C) Double Row Inlet Protection - Before Paving	10.00	EA	170.00		1,700.00	10	1,700.00	
1	4	Inlet Protection - Berote Paying	7.00	EA	125.00		875.00	10	1,100.00	875.00
u			42,592.00	SY	0.57		37,055.04	_	-	37,055.04
u	6	Grassing - Stabilized Rip Rap AT FES	10.00	SY	145.00		1,450.00			1,450.00
u	8	NPDES Monitoring (per Month)	6.00	MO	2,100.00		12,600.00	3	6,300.00	4,200.00
LI		Sewer System	5.00	- Miles	2,100.00	-	12,000.00			
u	1	Connect Extg Sewer MANHOLE 10-12 DEEP	1.00	EA	6,650.00	5	6,850.00	1.00	6,850.00	1
u	2	4" PVC Service Lateral	2,128.00	LF	20.30		43,198.40	2,128.00	43,198.40	¥6.
u	3	8"x4" Service Califian	50.00	EA	750.00		37,500.00	50.00	37,500.00	
u	4	6" PVC Sewer 0'-6 cut	~~~	LF	1.00	5				
u l	5	8" PVC Sever 6-6 cut	364.00	LF	49.15		17,890.80	364.00	17,890.60	- 27
ü	6	8" PVC Sever 6-10' cut	532.00	LF	51 36		27,323.52	532.00	27,323.52	
ii	7	8" PVC Sever 10-12 cut	294.00	LF	55.00		16,170.00	294.00	15,170.00	
ü	8	Manholes 48° 0'-6' Deep	1.00	EA	3,500.00		3,500.00	1.00	3,500.00	*1
u	9	Manholes 48" 6'-8' Deep	2.00	EA	3,750.00		7,500.00	2.00	7,500.00	
u l	10	Manholes 45° 6'-10' Deep	2.00	EA	4,300.00		8,600.00	2 00	8,600.00	
u I	10	Manholes 48" 10-12 Deep	1.00	EA	5,000.00		5.000-00			
u	12	Onsite Backfill	752.00	CY	4 50		3,384.00	752.00	3,384.00	
u	13	Stone Bedding	66.00	CY	126.00		8,316.00	66.00	8,316.00	
u	14	TV Test - Laterais	2,128.00	LF	0.90		1,915.20			1,915.20
u	15	Mandrel & Air - Test - Main/MH	1,190.00	LF	5 25		6,247.50		- Ca.).	6,247.50
LI		Storm System	1,150.00		-	-	-			
ii I	1	Connect to Existing System	1.00	EA	4,650 00	Ś	4,650.00	1.00	4,650.00	
u	2	24 FES	1.00	EA	1,300.00		1,300.00	1.00	1,300.00	

SCHEDULE OF VALUES

PAY REQUEST #:

20.00 5

3.065.00 \$ 14.712.00 429.00 \$ 2.037.75 1.300.00 \$ 34.320.00

 1,100.00
 5
 34,120.00

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1.00 \$ 2,200.00 325.00 \$ 1,186.25 325.00 \$ 2,307.50 10.00 \$ 1,700.00

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1.00 5 4,650.00 1.00 5 1,300.00

4

3,200.00

PERIOD BEGINNING: 3/1/2024 PERIOD ENDING: 3/31/2024 Total Previous Billing Remaining Work CompletedCurrent Billing Total Completed
 S

 1.00
 S
 7,000.00

 0.50
 S
 4,375.00

 0.50
 S
 2,250.00

2,250.00

3,290.00

3,465.00

14,778,20

2,100.00

0.50

20.00

2,100.00

7,778.00

1.00

	3	6* Sock Storm Drain	700.00		21.00			6 300 40	14,700.00	I	:	96.00	5 5 6,700.80
+	4	18" RCP Storm Drain 24" RCP Storm Drain	96.00 616.00	LF	69 80 81 70	\$ \$4,639.20	96.00 616.00	6,700.80 54,639.20				616.00	\$ \$4,639.20
-	6	30° RCP Storm Drain Storm test, clean, inspect	352.00		118 50 3,600 00	\$ 3,600.00	352.00	41,712.00 3,600.00				1.00	\$ 3,600.00
	8.9	Curb Inlet - Roll Over C8 w50l16" SGD each way - Storm Manhole	7.00	EA EA	7,170.00	\$ \$0,190.00	7.00	50,190.00 12,150.00				7.00	
	10	Select backfill in road ROW only	450.00	CY	26.40		450.00	11,880.00				450.00	\$ 11,880.00
	1	Water Distribution System DWI-Connect Extg Water Main - 8" WISLEEVE	2.00	EA	4,000.00		2.00	8,000.00			÷.	2.00	\$ 8,000.00
	2	D/W-8" Ductile Iron Wtr Main D/W-8" PVC Water Main	40.00	LF	59 30 42 40		40.00	2,372.00				40.00	\$ \$7,664.00
+	4	6" Fire Hydrant Lead	80.00	LP LF	52.25 13.40	\$ 4,180.00	80.00	4,180.00 28,676.00	-			#0.00 2,140.00	5 4,180.00 \$ 28,676.00
+	5	D/W41* HOPE Service Tubing D/W41* Service Lateral to 6*	2,140.00	EA	630 00	\$ 31,500.00	50.00	31,500.00				\$0.00	\$ 31,500.00
-	7	Test & Chlorinate D/W-5' Gate Volves	1.00	LS EA	3,850,00		1.00	3,850.00			•	1.00	\$ 6,825.00
+	9	D/W-MISC Fittings	1.00	LS	49,700.00	\$ 49,700.00	1.00	49,700.00 23,620.00	÷.			1.00	
	10	D/W-Fire Hydrants w/6" Valve & Valve Box Street Improvements	4.00	EA	5,905.00		4,00	23,820.00					s ,
+	1	1.5" Asphalt Surface Course	3,500.00	SY SY	14.20				49,700.00				s + s +
	2 3	8" Graded Aggregate Base Course 18" Rollover Curb & Gutter	2,420.00	LF	19.50	\$ 47,190.00			47,190.00	10 175 11			<u>s</u>
-	4	4" Sidewalk (remited areas only - as shown on plants Fine Grade for Sidewalk	1347 65 59:90 1347 85 59:90	5Y SY	58 00 8 25	5 "405-75	78.175.43 11,119.76		-446.25	78,175.43			5
-	6	Westbrook Traffic Signs Bid Alternates	3.00	15	1,600.00	\$ 4,800.00			4,800.00			1	s .
	1	Elec. Backbone Conduit	3,060	Ű	19.00	\$ 58,140.00	3,060.00	58,140.00				3,060.00	5 58,140.00 5
Т		Site Prep & Gen Mobilization	l	-				-					s .
-	1 2	Site Con - Mobilization Site Con - GPS, Staking	1.00	LS	7,000.00		1.00	7,000.00	5,075.00		*	1.00	5 5,075.00
+	3	Site Con - Asbuilts	1.00	LS	4,500,00	\$ 4,500.00			2,250.00	0.50	2,250.00	0.50	s 2.250.00 s
	4	Site Con - Materials & Compaction Testing for Road Site Con - Soils Testing for Pads	58.00		160.00				6,880.00	15.00	2,400.00	15.00	\$ 2,400.00 \$
3	1	Demolition & Removal Saw cut pert for the in	54.00	LF	3.75	\$ 202.50			202.50			2	5 -
		Earthwork		GY CY	4.80		5,626.00	27,004.80	*(5,626.00	\$ 27,004 BD
-	1	Dirt swap topsoil for suitable fill General Cuts	5,626.00 8,518.00	CY	4,75	\$ 40,460.50	8,518.00	40,460.50	*			8,518.00	\$ 40,460 50
+	3	Pond Excavation required for fill Import Fill - Place & Compact for Pada	40,763.00	CY	4.75		31,000.00	147,250.00	17,874.25	6,000.00 1,950.00	28,500.00 51,480.00	4,105.00	
+	5	Import Fill - Place & Compact for Roads	5,545.00	CY	26.40 4.70	5 146,388.00	550.00	2,585.00	146,388.00	3,396.00	15.961.20	3,946.00	5 18,546.20
1	- 6 7	Muck Roads Place and Compact Pad Fill	9,175.00	CY	1.65	5 15,138.75	8,500.00	14,025.00	1,113.75			8,500.00	5 14,025.00
+	8	Place and Compact general fill from cuts Ony/Mix Pond Excavation for pad fill	13,119.00	CY	1.65		8,500.00	14,025,00	26,018 60	4,619.00	7,621.35		5 -
1	10	Grade Areas Outside Pavement	102,608.00	5Y	0.98	\$ 100,555.84	65,000.00	63,700.00	36,855.84			65,000.00	
+	11 12	Oreas Pond Slope Strip & Stockpile Topsol	11,532.00	SY CY	1.75	\$ \$8,900.95	6,500.00 14,193.00	11,375 00 58,900 95	8,806.00			14,193.00	\$ \$8,900.95
-		Respread Topsoil	14,193.00	CY SY	4.15	\$ 58,900.95	14,193.00	58,900.95					\$ v
	13			LF	3.50			1.	15,400.00				5 .
1	1	Fine Grade Sub-Grade for Curb	4,400.00			\$ 9,064.00			9,064.00				5
-	1 2	Fine Grade Sub-Grade for Curb Backfill & Dress Behind Curb Fine Grade Road Sub-Grade	4,400.00 6,165.00	LF	2.06				21,577.50				
	1 2 3 4	Fine Grade Sub-Grade for Curb Backtill & Dress Behind Curb Fine Grade Road Sub-Grade Fine Grade GABC & Paving Prep	4,400.00 6,165.00 6,165.00	LF 5Y SY	3.50 3.50	\$ 21,577.50 \$ 21,577.50			21,577.50				\$.
	1 2 3	Fine Grade Sub-Grade for Curb Backfill & Dress Behind Curb Fine Grade Road Sub-Grade Fine Grade Road Sub-Grade Fine Grade Lots & Common Areas for Grassing Erosion Control	4,400.00 6,165.00 6,165.00 102,608.00	U ⁴ 5Y 5Y 5Y	3.50 3.50 0.32	5 21,577,50 5 21,577,50 5 32,834,56			21,577.50 32,834.56			*	s - s - s -
	1 2 3 4 5	Fine Grade Sub-Grade for Curb Backett & Derase Behrind Curb Fine Grade Road Sub-Grade Fine Grade GABC & Paving Prep Final Grade Lot & Common Areas for Grassling Erosion Control Construction Enfrance - Install and Maintain	4,400.00 6,165.00 6,165.00 102,608.00 1.00	UF SY SY SY EA	3 50 3 50 0 32 2,200 00	5 21,577.50 5 21,577.50 5 32,834.56 5 2,200.00	1.00		21,577.50 32,834.56		*	- - 1.00 350.00	\$
	1 2 3 4 5	Fine Grade Sub-Grade for Cure Bachtil & Orwas Behind Curo Fine Grade Road Sub-Grade Fine Grade CABC & Paving Prep Final Grade Lote & Common Areas for Grassing Erosion Control Construction Entrance - Install and Maintain Stif Eroce - Sd1 +35 (TP-A) Strople Row Stif Faroe. 3 (5) (TP-A) Strople Row	4,400.00 6,165.00 6,165.00 102,608.00 1.00 350.00 350.00	LF SY SY EA LF	350 350 032 2,200 00 365 7.10	\$ 21,577.50 \$ 21,577.50 \$ 32,834.56 \$ 2,200.00 \$ 1,277.50 \$ 2,485.00	350.00 350.00	2,200.00 1,277.50 2,485.00	21,577.50 32,834.56		*	- 1.00 350.00 350.00	\$ \$ \$ 2,200.00 \$ 1,277.50 \$ 2,485.00
-	1 2 3 4 5 1 2	Fine Grade Sub-Grade for Curb Backfill & Oreas Behind Curb Fine Grade Road Sub-Grade Fine Grade CABC & Paving Prep Finel Grade Loke & Common Areas for Grassing Erosion Control Construction Entrance - Install and Maintain Stiff Force - Soft 153 (TPA) Sign Row	4,400.00 6,165.00 102,608.00 1.00 350.00	LF SY SY EA LF	350 350 032 2,200,00 365 7,10	\$ 21,577.50 \$ 21,577.50 \$ 32,834.56 \$ 2,200.00 \$ 1,277.50 \$ 2,485.00 \$ 2,380.00 \$ 1,500.00	350.00 350.00 34	2,200.00	21,577.50 32,834.56		*	- - 1.00 350.00	\$ \$

12		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 5	
		Sanitary Sewer Pipe	No.	1							4		
2	1	Connect Extg Stub Out 14-16	1.00	EA	7.835.00	7,835.00	1	7,435.00			2	1.00 5	
2	2	10" PVC Sever 14-16 cut	70.00	LF	72 31	5.061.70	70	5,061.70				70.00 5	
12	1	4" PVC Service Lateral	2,478.00	LF	20.30		2,478	50,303.40	8			2,478.00 5	
u l	4	8"x4" Service Wve	58.00	EA	750.00		58	43,500.00				58.00 5	
i l	5	8" PVC Sever 6-8 out	602.00	LF	49.15		602	29,588.30				602.00 5	29,588.30
u l	6	8" PVC Sever #-10" cut	392.00	LE	51.26	20,133.12	392	20,133.12				392.00 5	
12	7	8" PVC Sever 10-12 out	798.00	UP.	55.00		798	43,890.00				798.00 5	43,890.00
u l	8	6" PVC Sever 12-14 cut	308.00	LF	57.61	17,743.88	308	17,743.88				308.00	17,743.88
u l	9	Manholes 48' 0'-6' Deep	1.00	EA	3,500.00	3,500.00	1	3,500.00				1.00 5	3,500.00
u l	10	Manholes 48° 6'-8' Deep	2.00	EA	3,750.00		2	7,500.00				2.00 1	7,500.00
0	10	Manholes 48" 8-10" Deep	2.00 1.00	EA		00.000 000.8	1 1	4,300.00				2.00 700. 5	8.000 4 390.00
12	12	Manholes 48" 10"-12" Deep	4.00	EA	4,550,00		4	18,200.00				4.00 5	18,200.00
12	13	Manholes 46" 12-14" Deep	1.00	EA	4,900,00 1	4,900.00	1	4,900.00				1.00 5	4,900.00
12	14	Onste Backfil	1,136.00	CY	450	5,112.00		5,112.00				1,136.00 5	5,112.00
12	14	Stone Bedding	1,158.00	CY	126.00		120	15,120.00				120.00 5	15,120.00
12	15	TV Test - Laterals	2,478.00	LF	0.90			10,140.00	2,230 20			- 1	8 - 1 31
2	10	Mandrei & Air - Test - Main/MH	2,170.00	UF	5,25 1		-		11,392.50			. 3	
12	17	Storm System	2,170.00	er:		14,444.39		2411				- 1	
	1		1.00	EA	4.650.00	4,650.00	1	4,650.00				1.00	4,650.00
12		Connect to Existing System CONNECT TO EXISTING 48" RCP	1.00	EA	3 900 00 1	3,900.00	i ii	3.900.00				1.00	
	2		3.00	EA	1,450.00	4.350.00	3	4,350.00				3.00 9	
12	3	30' FES	3.00	EA	4.050.00	12,150.00	3	12,150.00		7		3.00	
4	4	48" FES 6" Sock Storm Drain	1,200.00	LF	21.00			12,150.00	25,200.00			- 1	
12	5		1,200.00	UP	00.12		192	13,401.60	13,200.00		-	192.00	
12	5	18" RCP Storm Drain 24" RCP Storm Drain	192.00	LP	38.70		1,072	95.086.40				1,072.00 5	
2			1,072.00	UF	118.50		568	67,308.00				568.00	
12	8	30" RCP Storm Drain	536.00	UF	247.10		536	132,445.60		2		536.00	
2	9	48" RCP Storm Drain	536.00	LS	3 600 00	3.600.00	340	132,443,60	-	1.00	3,600,00	1.00 5	
12	10	Storm test, clean, inspect Curb Inlet - Roll Over CB w/S0lf 6" SGD each way	1.00	EA	7,170.00	86,040.00	12	15.040.00				12.00	
2	11			EA	5,100.00	5,100.00	14	5,100.00				1.00	
2	12	Yard inlet	1.00		4,050.00	4,050.00	1	4,050.00				1.00 1	
2	13	Storn Manhole	1.00	EA	4,050.00		860	22,704.00				860.00	
12	14	Select backfill in road ROW only	860.00	CY	145.00		000			152.00	22,040.00	152.00	
12	15	Rock Outfall - Overflow	152.00	5Y	145.00	22,040.00				114.92			
12		Water Distribution System	0		14 500 00 3	14,500.00				1.00	14,500,00	1.00	
2	1	D/W-Connect Extg Water Main 12" & 14" WISLEEV	1.00	EA			80	6,400.00		4.00	14.300.00	80.00	
2	2	D/W-12" Ductile Iron Wir Main	80.00	UP	80.00		2,450	185,504.00				2,480.00	
2	3	DW-12" PVC Water Main	2,480.00	LF	74 80 1		2,480	1,870.00				11.00	1,870.00
12	4	D/W-14" PVC Water Main	11.00	LP	170.00 1							120.00	
12	5	6" Fire Hydrant Lead	120.00	LF	52.25		120	6,270.00				2,500.00	
2	6	D/W-1* HDPE Service Tubing	2,500.00	LF	13.40		2,500	44,950.00				58.00	
12	7	D/W-1* Service Lateral to 12*	58.00	EA	775 00		58	44,950.00		1.00	3,850.00	1.00	
12	8	Test & Chlorinate	1.00	LS	3,850,00		l	11 100		1.00	3,050,00	4.00	
12	9	O/W-12' Gate Valve	4.00	EA	4,425 00		4	17,700.00				1.00	
12	10	D/W-MISC Fittings	1.00	LS	91,270 50		1	91,270.50				6.00	
12	.11	D/W-Fire Hydrants wi6" Valve & Valve Box	6.00	EA	5 905 00	35,430.00	6	35,430.00				0.00	
2		Pavement	l nmar					< e.	-				
2	1	Petro Mat	400.00	SY	620 5	2,480.00			2,480.00				
12	2	1.5" Asphalt Surface Course	6,165.00	5Y	14.20 1			(A)	87,543.00				
2	3	8" Graded Aggregate Base Course	6,165.00	5Y	42.00				258,930.00				
2	4	18" Rollover Curb & Gutter	4,400.00	LP	19:50 1				85,800.00				
2	5	Concrete Flume	1.00	EA	1,900.00 1				1,900.00				
2	6	4" Sidewalk (non-lot greas only - as shown on plans	2351 52148.90	57	58.00		38,388 20		8,584.00	136.368.20			
2	7	Fine Grade for Sidewalk	2351 52148.00	5Y	8.25		19.400.05		1.111.00	19,400.05			
2	8	ADA TRUNCATED PAVERS AT HC RAMP	24.00	SF	200.00			26	4,800.00			: 1	
2	9	Fine Grade for H/C Ramp	3.00	EA	(6.65		1		197.55				
2	10	Thermo Stop Bars	1.00	EA	600.00 1				600.00				
12	11	Thermo Crosswalks	2.00	EA	1,150.00 5	2,300.00			2,300.00				
12	12	Westbrook Traffic Signs	5.00	EA	1,600,00 1	8,000.00		240	8.000.00				
12		Bid Alternates				1			-				
12	Ť	Elec. Backbone Conduit	2,460	Ŭ.	19.00	46,740.00	2,460	46,740.00	- A			2,460.00	
ASE		A MARKED MOTOR	1. 1. N. W.		Sec. 23								
UT	-	Site Prep & Gen Mobilization	1				11	240	×.				
		Site Con - Mobilization	1.00	LS	7,000.00	7,000.00	1.00	7,000.00				1.00	5 7,000.00

* × 4

13	2	Site Con - GPS, Staking	1.00	LS	9.800.00 5	9,800.00	0.50	4,900.00	4,900.00			0.50	\$ 4,900.0
13	÷.	Site Con - Asbuilts	1.00	LS	4 500 00 \$	4,500.00	4.64		2,250.00	0.50	2,250.00	0.50	\$ 2,250.0
	4	Site Con - Ascuns Site Con - Materials & Compaction Testing for Road	1.00	LS	11 200 00 \$	11,200.00			11,200.00	- Constant			\$.
13		Site Con - Sola Testing for Pads	\$6.00	EA	160.00 \$	8,950.00			7,360.00	10.00	1.600.00	10.00	\$ 1,600.0
13	5		90.00	C/A.	100.00 2	6,700.00				JANIER.			\$.
10		Earthwork Dirt swap toosoil for suitable fill	4,475.00	CY.	4.60 5	21,480.00	4,475	21,480.00				4,475.00	\$ 21,480.0
13	1	General Cuta		CY	475 5		575	2,731.25				575.00	\$ 2,731.2
13	2	Import Fill - Place & Compact for Pads	575.00 3,636.00	CY	26.40 5		2,685	70,884.00	5 M	951.00	25,106.40	3,616.00	\$ \$5,550.4
13	3	Import Fill - Place & Compact for Roads	4,837.00	CY	26.40 5		1,050	27,720.00	99,976.50	CONTRACT.		1,050.00	\$ 27,720.0
13	4		3,648.00	CY	4.70 5	and the second se	1,200	5,640.00	-	2,448.00	11,505.60	3.648.00	\$ 17,145.6
13	5	Muck Roads	7,383.00	CY	1.55 \$	12,181.95	3,500	5,775.00		1.883.00	6,406,95	7,383.00	5 12,181.9
13	6	Place and Compact Pad Fill		CY	1.65 5	17,303.55	4,000	6.600.00		6.487.00	10,703.55	10,487.00	\$ 17,303.5
13	7	Place and Compact general fill from cuts	10,487.00	CY	1 90 5		4,000	10,000,000	20,935.10	of the line			5 .
13	8	Mix/Dry Pond excavation required for pad fill	66,308.00		0.98 \$		18,500	18,130.00	46,851.84			18,500.00	\$ 18,130.0
13	. 9	Grade Areas Outside Pavement		SY CY			9,149	37,968.35	40,031.04				\$ 37,968.3
В	- 10	Strip & Stockpile Topsoil	9,149.00 9,149.00	CY	4 15 5	37,968.35	9,149	37,968.35					\$ 37,968.3
13	11	Respired Topsol	9,149,00	UT	4.12 3	24,368,32	9,149	37,308.35	1 1				5 .
13		Finish Grading							12,880.00				¢ .
13	1	Fine Grade Sub-Grade for Curb	3,680.00	LF	350 \$	12,880.00			7,580.80				\$.
13	2	Backfill & Dress Behind Curb	3,680.00	UF	2.06 5	7,580.80			19,197.50				\$.
13	3	Fine Grade Road Sub-Grade	5,485.00	SY	3 50 \$	19,197.50			19,197.50				5
13	4	Fine Grade GABC & Paving Prep	5,485.00	SY	3.50 \$	19,197.50			21,218.56				\$
L3	5	Final Grade Lots & Common Areas for Grassing	66,308,00	\$¥.	032 5	21,218.56							5 .
L3		Erosion Control						2 200 00					\$ 2,200.0
13	1	Construction Entrance - Install and Maintain	1.00	EA	2,200.00 \$	2,200.00	1	2,200.00	• 1			325.00	5 1,186.1
13	2	Sit Fence - 5d1-N5 (TP-A) Single Row	325.00	LF	3 65 \$		325	1,186.25	• 1				5 2.307.5
13	3	Sit Fence - Sd1-S (TP-C) Double Row	325.00	LF	7 10 \$	2,307.50	325	2,307.50		12.00	2,040.00		\$ 2,040.0
B	4	Inlet Protection - Before Paving	12.00	EA	170.00 \$	2,040.00				12.00	2,040,00		\$
13	5	Inlet Protection - After Paving	10.00	EA	125.00 \$	1,250.00		-	1,250.00				5 .
13	6	Grassing - Stabilized	66,308.00	SY	0.87 5	57,687.96			\$7,687.96		×		5 .
13	7	Rip Rap AT FES	40.00	SY	145 00 \$	5,800.00			5,800.00			2.00	5 4,200.0
13	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	2.50	5 9,200.0
13		Sewer System											\$ 48,314.0
13	1	4" PVC Service Lateral	2,380.00	UF	20.30 \$	48,314.00	2,380	48,314.00			-	2,380.00	\$ 42,000.0
13	2	5"x4" Service Wye	56.00	EA	750.00 \$	42,000.00	56	42,000.00	*		*	88.00	
13	3	8" PVC Sewer 0-6" cut	\$8.00	UF	47.65 \$	4,210.80	88	4,210.80				812.00	
L3	4	6" PVC Sewer 6-8 cut	812.00	LF	49.15 5	39,909.80	812	39,909.80					
13	5	8" PVC Sewer 5-10' cut	938.00	LF	51 30 \$	48,175.68	938	48,175.68				938.00	
13	6	Manholes 48" 0"-6" Deep	3.00	EA	3,500.00 \$	10,500.00	3	10,500.00					
13	7	Manholes 48" 6"-8" Deep	4.00	EA	3,750 00 \$	15,000.00	4	15,000.00	•				
13	8	Manholes 48" 8-10" Deep	3.00 7.04	EA		12.9008;600.00	2	£,600.00	· · ·				\$12,0008,000.0
0	9	Onute Backfill	1,010.00	CY	450 \$	4,545.00	1,010	4,545.00				1,010.00	\$ 4,545.0
13	10	Stone Bedding	101.00	CY	126.00 \$		101	12,726.00		1	×		\$ 12,726.0
U	11	TV Test - Laterats	2,380.00	LF	0.90 \$	2,142.00		- CE -	2,142.00				\$.
13	12	Mandrei & Air - Test - Main/MH	1,834.00	UF	5 25 \$	9,628.50			9,628.50				\$.
13	_	Storm System							× 0				5 -
13	1	24" FES	1.00	EA	1,300.00 \$	1,300.00	1	1,300.00				1.00	
13	2	30° FES	2.00	EA	1,450.00 \$	2,900.00	2	2,900.00		14 52 52		2.00	
13	3	6" Sock Sterm Drain 2X1' W/ SAND	1,000.00	LF	21.00 \$	21,000.00			21,000.00				\$ -
13	4	18" RCP Storm Drain	160.00	LF	69.80 \$	11,168.00	160	11,168.00	-			160.00	
13	5	24" RCP Storm Drain	744.00	LF	88.70 \$	65,992.60	744	65,992.80	• 5			744.00	
13	6	30" RCP Storm Drain	336.00	UF	118.50 \$	19,816.00	336	39,816.00	8			336.00	
u	7	Storm test, clean, inspect	1.00	LS	3,600.00 \$	3,600.00			A 10	1.00	3,600.00	1.00	
U	8	Curts 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	
0	9	Storm Manhole	2.00	EA	4,050.00 \$	8,100.00	2	8,100.00	- 6			2.00	
0	10	Select backfill in road ROW only	809.00	CY	25.40 5		809	21,357.60				809.00	5 21,357.
3	10	Water Distribution System	1										\$ *
0	1	DW-Connect Extg Water Main 12" W/SLEEVE	1.00	EA	7.200.00 \$	7,200.00				1.00	7,200.00	1.00	
3	2	D/W - 5" Ductile Iron Wr Main	80.00	LF	59.30 \$	4,744.00	80	4,744.00			-	80.00	\$ 4,744
3	3	DW-5 DODIE I'DR WIT Main	1,840.00	LF	42.40 \$		1,840	78,016.00				1,840.00	5 78,016
		D/W-5 PVC Water Main D/W-12' PVC Water Main	1,840.00	LF	74.80 5	8,976.00	120	8,976.00	2 10			120.00	5 8,976.
9	4		80.00	LF	52.25 \$		80	4,180.00				80.00	
u	5	6" Fire Hydrant Lead		LF	13.40 \$	4,180.00	1.650	22,110.00	1	750.00	10.050.00	2,400.00	
0	6	DW-1* HDPE Service Tubing	2,400.00	EA	630.00 5		39	24,570.00		17.00	10,710.00	\$6.00	
	1	D/W-1* Service Lateral to 8*			3,850,00 \$	33,280.00	21	24,370.50		1.00	3,850,00	1.00	
	2	Test & Chlorinate	1.00	LS.									

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DVX-12* Gate Valve DVX-Pire Hydrantswit* Valve & Valve Box Street Improvements 1 Petro Mat 1 Febro Mat 2 I S* Asphalt Surboo Course 1 S* Graded Apgregate Base Course 1 IS* Robory Curb & Gutter 2 Concrete Flutte 2 Concrete Flutte 1 4* Sciewalk (tron-tikeness-only - as shown on p 1 Fine Grade for Sidewall 3 ADA TRUNCATED PAVERS AT HIC RAMP 4 Fine Grade for HIC RAMP 1.00 EA 4,425.00 5 4,425.00 1.00 LS 72,420.00 5 72,420.00 4.00 EA 5,005.00 5 23,620.00 4,425.00 61,557.00 23,620.00 10,863.00 1.00 5 4.00 EA 5.000.00 5 23.620.00 400.00 SY 6.20 5 23.620.00 5.485.00 SY 6.20 5 77,887.00 5.485.00 SY 4.200 5 77,887.00 3.680.00 LF 1959 5 77,780.00 1.00 EA 1.900.01 5 1.900.00 1.42.21 PR%00 SY 5.800 5 72,784.40 1.42.21 PR%00 SY 5.800 5 72,784.40 51.492.00 1.42.21 PR%00 SY 5.800 5 72,784.40 51.492.00 23.200 SF 200.00 5 6,400.00 4.000 5 4.00 EA 6585 2 23.40 1.000 2,200.00 5 6,400.00 2.00 EA 6585 2.300.00 3.000.00 3.000.00 5 4,800.00 2,480.00 230,370,00 230,370,00 1,900,00 5,235,00 2,374,56 6,400,00 2,53,40 6,400,00 2,53,40 6,400,00 2,300,00 4,800,000 4,900,000 4, 13 3 ADA TRUNCATED PAVERS AT 4 Fine Grade for HiC Ramp 5 Thermo Stop Bars 1 Thermo Crosswalks 2 Westbrock Traffic Signs Bid Alternates 26.600.00 \$ 45,600.00 \$ 45,600.00 \$ 45,600.00 \$ 45,600.00 \$ 45,600.00 \$ 14,881.28 TOTALS \$ 3,881,148.40 \$ 31,468.13 RETENTION \$ 389,114.84 \$ 383,213,13 TOTAL INVOICED TO DATE \$ 3,602,633,44 2,400 L5 19:00 5 45;600.00 1,000 19:00.00 . 1,400.00 18:0% 5 6.12,439.02 RETENTION 5 3.37,646.72 RETENTION 5 3.57,646.72 RETENTION 5 3.511,561.14 TOTAL INV. 7 3.218,820.44 TOTAL INV. 7 Elec. Backbone Conduit RETENTION S TOTAL COST OF TOTAL COST OF IMPROVEMENTS IMPROVEMENTS = COMPLETED TO DATE = \$6,411,201.89 \$3,904,748.40

- 64

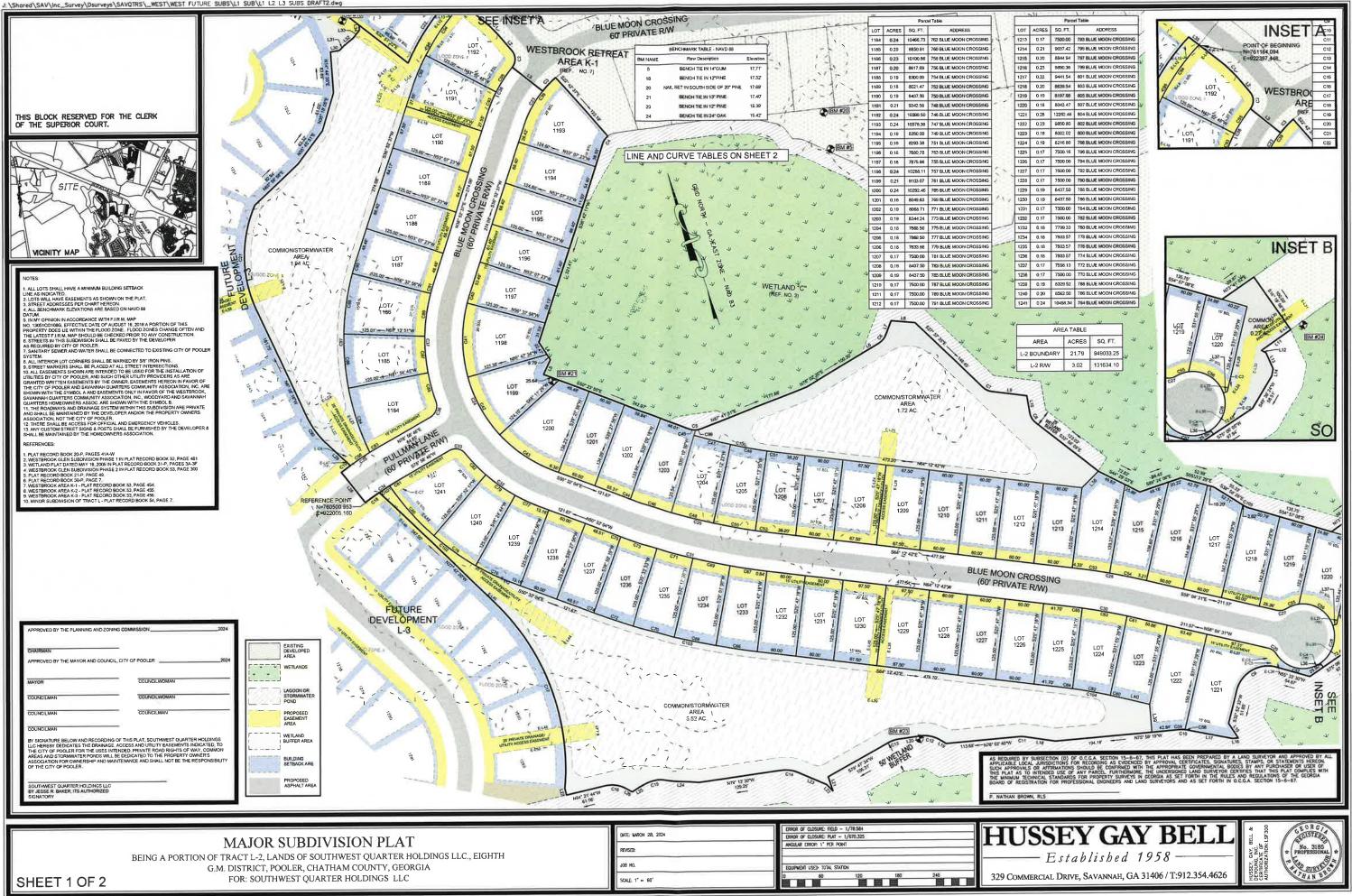
H 6

PROJECT L-1	\$1,458,231.95	COST OF IMPROVEMENTS	PROJECT L-1	\$ 923,361.77	COMPLETED TO DATE
PROJECT L-2	\$3,018,449.31	COST OF IMPROVEMENTS	PROJECT L-2	\$1,875,846.75	COMPLETED TO DATE
PROJECT L-3	\$1,934,520.63	COST OF IMPROVEMENTS	PROJECT L-3	\$1,105,539.88	COMPLETED TO DATE

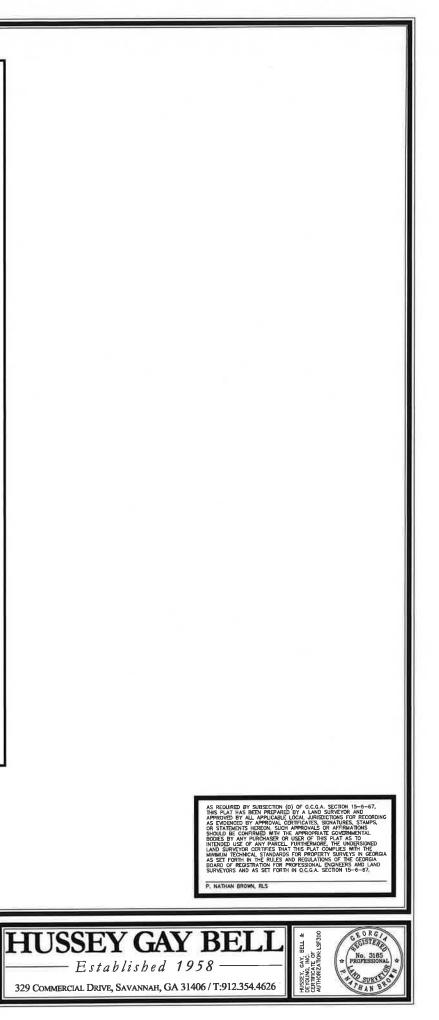
PROJECT PERFORMANCE BOND AMOUNT = TOTAL COST OF IMPROVEMENTS - COMPLETED TO DATE X 150%

PROJECT L-1 PERFORMANCE BOND AMOUNT = \$ 802,305.27 PROJECT L-2 PERFORMANCE BOND AMOUNT = \$1,713,903.84 PROJECT L-3 PERFORMANCE BOND AMOUNT = \$1,243,471.12





		CURVE TABLE	CURVE TABLE	LINE TABLE	EASEMENT LIVE TABLE	Easement Curve Table
		CURVE NO DELTA ARC RADIUS TANGENT CHORD DIR CHORD	CURVE NO DELTA ARC RADIUS TANGENT CHORD DR. CHORD	LINE NO DIRECTION LENGTH	LINE NO. DIRECTION LENGTH	Curve # Length Radius Delta
		C1 11"5441" 45 74' 220 00' 22.95 S26"5402"E 45 65	C62 4*03*53* 59.95 845.007 29.997 N60*56*18*W 59.93*	L1 \$32*51*22*E 39.75	E-L1 N88*43'35'E 152.08'	E-C1 102.229 65.000 090 1119
THIS BLOCK RESERVED FOR THE CLERK		C2 78*2747 27.39 20.00 16.33 S18*1712*W 25.30	C63 4"13729" 71.5Z 970.00' 35.78 S61"01'06"E 71.51'	L2 S20*56'42'E 23.14'	E-L2 S1*1633*E 24.99	E-C2 12.466 65.000 010.9884
OF THE SUPERIOR COURT.		C3 9'46'18" 28.99 170.00 14.53' N62'24'14"E 28.95	C64 1*14728* 18 30' 845 00' 9.15' N63*35728*W 18 30'	L3 \$32*28'55'E 60.00'	E-L3 \$88*4327"W 151.93"	E-C3 22.942 65.000 020.2232
		C4 34°13'15" 14 93 25 00" 7.70" S53°48'49"W 14.71"	C65 1"04"52" 18 30' 970 00' 9.15' \$63"40'16"E 18 30'	L4 S14*0509*E 32.27	E-L4 \$57"08"38"W 15.00"	E-C4 92 133 50.000 105.5767
TO THE MARKEN Y	1	C5 41"54'15" 18.28 25.00 9.57 S71"21'02"E 17.86"	C66 3*16*12* 65.92* 1155.00* 32.97* N62*3706*W 65.91*	L5 \$43*5622"W 25.07	E-L5 \$60°48'46"W 111.78'	E-C5 14,989 65.000 013,2124
		C6 38"15"25" 16.69' 25.00' 8.67' N58"54"38"E 16.38'	C67 3*13'42" 58.03 1030.007 29.02 \$62'3551"E 58.03'	L6 N78"02"20"E 31,70"	E-L6 \$70*28*41*W \$33.56*	E-C6 3.876 5.000 044.4163
The second second		C7 36"21"29" 15 86" 25 00" 8.21" \$45"48"19"E 15 60"	C68 3'16'27' 66.00' 1155.00' 33.01' NS9'20'47'W 65.99'	L7 N39*4655*E 23.67	E-L7 N19"31"19"W 25.00"	E-C7 16.040 455 000 002.0198
		C8 41"47'09" 18.23 25:00 9:54' \$12'04'35'E 17:83'	C69 3*1627 58.86 1030.00 29.44 S59*20'47"E 58.85"	LB S65"14"24"E 37,07" L9 S63"59"04"E 55.07	E-LB N70*28*41*E 15.78* E-L9 N35*57*19*W 320.35*	E-C8 13.064 545.000 001 3734
HTTE CITE		C9 91"33"58" 79 91 50 00 51.39 \$78"39"31"W 71 67	C70 3*16727* 58.607 1155.007 33.01* N56*04720*W 65.99*	L10 S8*49700*W 27.15	E-L10 N54102411E 25.00	
SITE		C10 15"44"40" 13.74" 50.00" 6.91' N68"06"59"W 13.70'		L11 \$73*41'0Z'W 55.93'	E-L11 \$35"57"19"E 325 97	
Why why I read		C11 13'14'15" 11.55 50'00" 5'80' N69'25'33'W 11.53' C12 38'25'35" 33'53 50'00" 17.42' N59'44'05'W 32'91'	C72 3*1627* 66.00* 1155.00* 33 01* N52*4754*W 65 99* C73 3*1627* 58.86 1030.00* 29.44* S52*4754*E 58.85*	L12 S43*40'34*E 7.83	E-L12 N60*48'46"E 98.02'	
		C12 38*2536* 33.53 50.00' 17.42' N59*44705*W 32.91' C13 21*15'33* 18.55 50.00' 9.38' N88*34739*W 18.45'	C74 0'3737 12 54 1155.00 6.32 N50'50'52'W 12 64'	L13 S5'09'55"E 27.11'	E-L13 N32*51'22'W 9.55'	
		C14 30'5255" 26 95 50 00" 13.81' N63'4702'W 26.62'	C75 0'37'37" 11.27 1030.00 5.64' S50'50'52'E 11.27	L14 S28*3523TW 11.35	E-L14 S32*51'22"E 13.60"	
		C15 34"5528" 30.45 50.00" 15.73" N84"27'44"W 30.01"	C76 8*56'47" 63.24 405 00" 31.68' N45"03'40"W 63.17'	L15 \$14*45'39"E 26.83"	E-L15 S70"28"41"W 17.50"	
		C16 40'31'30" 35'36' 50'00' 18'46' N64'05'59'W 34.63'	C77 8*56*47" 43.72' 280.00' 21.90' S46*03*40''E 43.68'	L16 N76"25"52"W 8.89	E-L16 N19"31"19"W 25.00	
VICINITY MAP		C17 51*30722 319 13' 355.00' 171.26' N1*57'08"W 308 45'	C78 11"27"33" 81.00" 405 00" 40 64" N35"51"30"W 80.87"	L17 N60*14739*W 70.24*	E-L17 N70"28'41"E 17.50"	
		C18 3*12'04" 26.26 470.00 13.13' \$72*14'15"W 26.26	C79 11*27*33 56.00 280.00 28.09 S35*51*30*E 55.91*	L18 N62*48'26'W 46.48'	E-L18 \$53'07'23'E 156.28'	
NOTES:		C19 1*52'46" 17.38 530.00" 8.69' N71*34'36"E 17.38'	C80 14*46*44* 104.47* 405.00* 52.52* N22*44*21*W 104.18*	L19 N40"31'17"W 10.28	E-L19 N53*07'23'W 156.28'	
1 ALL LOTS SHALL HAVE A MINIMUM BUILDING SETBACK		C20 21*04/03* 53.32* 145.00* 26.96* N17*10*18*W 53.02*	C81 2*45/42 Z3.20 470.00 11.60 N77*3355*E 23.20	L20 N78*5653*W 32.14*	E-L20 N36*52'36"E 25.00' E-L21 S11'33'14"E 87.85	
LINE AS INDICATED. 2 LOTS WILL HAVE EASEMENTS AS SHOWN ON THE PLAT.		C21 49"17"57" 167,78" 185.00" 89.48" N18"00"42"E 162.66"	C82 9"30"51" 46.49' 280 00' 23 30' \$25"22"18"E 46 44'	L21 S0'06'03"W 23.04" L22 N26'42'52"W 14.17	E-L21 \$11"33"14"E 87.85 E-L22 N11"33"14"W 89.36	
3. STREET ADDRESSES PER CHART HEREON. 4. ALL BENCHMARK ELEVATIONS ARE BASED ON NAVD 88		C22 19*1536 126.06 375.00 63.63 N52*12'44"E 125.46	C83 2'31'00" 23.28 530.007 11.64' \$77*43'16"W 23.28	L23 N48"20"34"W 48.64"	E-L23 N78*22'08*E 25.00	
DATUM		C23 20'38'28" 61.24 170.00" 30.96 \$47'11'51'W 60.91'	C84 14*55*58* 105:55* 405:00* 53:09* N0*37*17*E 105:25* C85 9*30751* 46:49* 280:00* 23:30* S3*19*50*W 46:44*	L24 N66*59759'W 56.04'	E-L24 N25*47*18*E 161.28	
NO, 13051C0108G, EFFECTIVE DATE OF AUGUST 16, 2018 A PORTION OF THIS PROPERTY DOES LIE WITHIN THE FLOOD ZONE. FLOOD ZONES CHANGE OFTEN		C24 B7*2440'' 335 63' 220.00' 210.26' S6*49/43*E 304.02' C25 13*40739'' 231.55' 970.00'' 116.33'' S57*2223*E 231.00''	C85 9 3051 46.45 28000 23.50 S5 15.0 W 10 44 C86 11*55727 84.64 405.00 42.47 N14*04729'E 84.49	L25 \$78"04"32"W 21.32"	E-L25 \$64*12*43*E 25.00	
AND THE LATEST F I R M MAP SHOULD BE CHECKED PRIOR TO ANY CONSTRUCTION		C25 13*40739* 231.55' 970.00' 116.33' \$57*22'23'E 231.00' C26 6'06'11'' 110.31' 1030.00' 55.21'' \$61'06'36'E 110.26''	C87 11'39'30' 56.97 280.00' 28.59' \$13'55'00'W 56.87	L26 N43*50*14*W 11.27	E-L26 \$25"47"18"W 161.28"	
6, STREETS IN THIS SUBDIVISION SHALL BE PAVED BY THE DEVELOPER AS REQUIRED BY CITY OF POOLER		C27 44'24'55' 15 50' 20 00' 8 16' \$80'16'58'E 15.12'	C68 13'23'20" 94.64 405 00' 47.54' N26'45'22''E 94.42'	L27 N5"38"16"E 10.64"	E-L27 N31*55'29'E 14.21'	
7 SANITARY SEWER AND WATER SHALL BE CONNECTED TO EXISTING CITY OF		C28 268*49'50" 234 60' 50.00' 51.03' \$31'55'29'W 71.43'	C89 13'42'17" 66.97 280.00' 33.65 \$26'35'54'W 66.81'	L28 N19"21'47"W 50.00"	E-L28 N54*25*29*E 9.83*	
8 ALL INTERIOR LOT CORNERS SHALL BE MARKED BY 5/8" IRON PINS. 9 STREET MARKERS SHALL BE PLACED AT ALL STREET INTERSECTIONS.		C29 44'24'55" 15.50' 20.00' 8.16' N35'5Z03"W 15.12'	C90 3'25'35" 24.2Z 405'00" 12.11' N35'09'49'E 24.2Z'	L29 N27*42'20'W 51.22'	E-L29 N28"41"02"E 72.32"	
10 ALL EASEMENTS SHOWN ARE INTENDED TO BE USED FOR THE INSTALLATION	4	C30 6"08"11" 103.89' 970.00' 51,99' N51"06"36"W 103.84"	C91 3*2535* 15.74* 280.00* 8.37* S35*09'49"W 16.74*	L30 \$80*53724"E 13.76	E-L30 N73'41'02"E 111.05 E-L31 S15"18"58"E 20.07	
UTILITIES BY CITY OF POOLER, AND SUCH OTHER UTILITY PROVIDERS AS ARE GRANTED WRITTEN EASEMENTS BY THE OWNER, EASEMENTS HEREON IN FAVOR	R	C31 13*40'39* 245 88' 1030 00' 123 53' N57*2223*W 245 29'	C92 9"14"36" 57.27 355.00 28.70 N41"2955"E 57.21"	L31 N63*46'08"E 11,92" L32 N69*28'31"E 16.51'	E-L31 S16*1858*E 20.00 E-L32 S73*41*02*W 102.76	
OF THE CITY OF POOLER AND SAVANNAH QUARTERS COMMUNITY ASSOCIATION.	l	C32 29'55'11" 146.22' 280.00' 74.82' N35'34'28'W 144.56	C93 9'14'36' 37.10' 230.00' 18.59' S41'29'55'W 37.06'	L33 N57'14'27'E 16'07	E-L33 \$28"41'02"W 68.60	
WESTBROOK, SAVANNAH QUARTERS COMMUNITY ASSOCIATION, INC, WOODYARD AND SAVANNAH QUARTERS HOMEOWNERS ASSOC, ARE SHOWN		C33 80'24'21" 28 07 20 00' 16 80' N60'49'03"W 25 82	C94 15*59′14* 99.06 355 00' 49 85 N54*06*50*E 98 74' C95 11*23*53* 45.75' 230 00' 22 95' S51*49*09*W 45 68'	L34 N13*09'41*E 7.91'	E-L34 S54*25'29'W 37.52'	
WITH THE SYMBOL B 11. THE ROADWAYS AND DRAINAGE SYSTEM WITHIN THIS SUBDIVISION ARE		C34 5'08'26" 68 40' 762.23' 34.22' S74'46'30'W 68 37' C35 8'20'33" 77.17' 530.00' 36 65' N74'46'30'E 77.10'	C95 11*23*53* 45.75* 230 00' 22 95' S51*49709*W 45 68' C96 25*1350* 156 33' 355 00' 79.45' S49*2973*W 155 07'	L35 S32*51*22*E 20 07	E-L35 N42*2656"W 15.00"	
PRIVATE AND SHALL BE MAINTAINED BY THE DEVELOPER AND/OR THE PROPERTY OWNERS ASSOCIATION, NOT THE CITY OF POOLER.	r I	C35 8*20*33" 77.17 530.00' 38.65' N74*46'30*E 77.10' C36 80*24*21" 28.07' 20.00' 16.90' N38*46'35*E 25.82'	C97 43*43*19" 309 05 405 00" 152 49' S15*00"57"W 301.51'	L36 N63*4235*E 36 16*	E-L36 S53*D7'40*W 15 00*	
12. THERE SHALL BE ACCESS FOR OFFICIAL AND EMERGENCY VEHICLES 13. ANY CUSTOM STREET SIGNS & POSTS SHALL BE FURNISHED BY THE		C37 38"15"12" 187 19" 280 00" 97.24" N17"43"31"E 183 72"	C98 3'56'47" 36 50 530 00' 18.25 S74'29'22'W 36.50'	L38 \$14*53'55"E 7.63'	E-L37 N58*04731*W 97.31*	
DEVELOPER & SHALL BE MAINTAINED BY THE HOMEOWINERS ASSOCIATION		C38 20"38'28" 82 86 230 00' 41 88' N47"11'51"E 82.41'	C99 18'25'32" 8.05 25.07 4.05 S83'04'53'E 8.01'	L39 N14*00'41"E 43.12'	E-L38 S25*47*18*W 160.60*	
		C39 20'38'28" 51.24 170 00' 30 95 N47"11'51"E 60 81'	C100 3*58'27" 58 61' 845 00' 29 32' N60*46'51"W 58 60'	L40 N58*04*31*W 50.86*	E-L39 N64'12'43'W 25'00' E-L40 N25'47'18'E 160'60'	
		C40 3*25'35' 13 16' 220 00' 6 58' N35'09'49'E 13 15'	C101 2"18'46" 18 97 470 00' 9 49' N74"59'41"E 18 97'		E-L40 N25*47*18*E 160.60* E-L41 S78*58*45*W 84.85	
REFERENCES		C41 30°14'36" 116.13 220.00" 59.45 N18'19'44"E 114.78	C102 35'11'04" 248 70' 405 00' 128 41' \$32'56'31"E 244 82'		E-L42 S25'03'27'E 83.58	
1. PLAT RECORD BOOK 20-P, PAGES 41A-W		C42 27*01'00* 103 74* 220 00* 52 85* N10*18'04*W 102.75	C103 13*43'08* 276 55* 1155 00* 138 94* S57*23'38"E 275 89*		E-L43 \$34"08"08"E 270.28	
2 WESTBROOK GLEN SUBDIVISION PHASE 1 IN PLAT RECORD BOOK 52, PAGE 481 3 WETLAND PLAT DATED MAY 19, 2005 IN PLAT RECORD BOOK 31-P, PAGES 3A-3F	F	C43 26*4330" 102 62' 220 00' 52.26' N37'10'19"W 101 69'	C104 6*08*11* 90.50* 845.00* 45.29* S61*08'36*E 90.45* C105 15*58'43* 6.97 2.500* 3.51* S46*57*47*E 6.85*		E-L44 \$56*12'00"W 25 00"	
4 WESTBROOK GLEN SUBDIVISION PHASE 2 IN PLAT RECORD BOOK 53, PAGE 300 5, PLAT RECORD BOOK 21-P, PAGE 49	0	C44 0°18'39F 5.25 970.00' 2.63' N50'41'23'W 5.26' C45 23'27'42" 10.24' 25.00' 5.19' \$562'07'45'E 10.17'			E-L45 N34*08'08'W 272.13	
5 PLAT RECORD BOOK 30-P. PAGE 7. 7. WESTBROOK AREA K-1 - PLAT RECORD BOOK 53, PAGE 454.		C45 3*5827 67.26 970.00 33.65 N52*4956*W 67.27			E-L46 N25*09*27*W 90 16*	
8 WESTBROOK AREA K-2 - PLAT RECORD BOOK 53, PAGE 455 9 WESTBROOK AREA K-3 - PLAT RECORD BOOK 53, PAGE 456		C47 3*58'27" 58 61' 845 00' 29 32' S56*48'24"E 58.60'			E-L47 N27*42'20*W 15 24	
10 MINOR SUBDIVISION OF TRACT L - PLAT RECORD BOOK 54, PAGE 7		C48 3'58'27 57.28' 970.00' 33.66' N56'48'24'W 67.27				
		C49 3'58'27" 58 61' 845 00' 29 32' S60'46'51'E 58 60'				
		C50 3*5827 57.28 970.00 33.66 N60*4651*W 67.27				
		C51 1*25'37" 21.29" 845.00" 10.65" \$63'29'23'E 21.29				
		C52 1*2537 24.44 970.00 12.22 N53*2923*W 24.44				
		C53 3'02'17' 54.61' 1030.00' 27.31' N62'41'34'W 57.31'				
		C54 3'05'55" 55.70" 1030.00" 27.86' N59"37'28'W 58.35' C55 24'06'29" 21.04' 50.00' 10.68' S89"33'49'W 27.44'			2	
		C55 24*0629* 21.04* 50.00* 10.69* S89*33'49*W 27.44* C57 91*14'20* 79.62* 50.00* 51.09* S59*16*46*E 71.47*				
		C58 4*43'36" 4.12' 50.00' 2.06' N62*35'28'W 4.12'				
		C59 11"01'03" 9.61' 50 00' 4.82' N70"28'47"W 9.60'				
		C60 0°4950° 12.25° 845.00′ 6.13′ N58°29'26°W 12.25′				
		C61 0*49'50" 14 06 970 00' 7 03' \$58*29'26"E 14 06'				



Bond No.: ES00017892 Premium: \$9,326.00/1 yr.

Principal Amount: \$1,243,471.12

SUBDIVISION PERFORMANCE BOND

Project: <u>Westbrook, Area L-3</u> City of Pooler Permit No.: (if applicable) Project Location: <u>Savannah Quarters, Pooler, GA</u>

KNOW ALL MEN BY THESE PRESENTS:

That	SQ Res Land, LLC	;		, registe	red business
address of _	100 Blue Moon Cro	ossing, Suite 114,	Pooler, GA 31322	, registe	
Principal,	hereinafter urance Company	called		RINCIPAL,	and
hereinafter 100 Everest Wa	called the ay, Warren Corporate	"SURETY," e Center, Warren,	NJ 07059 a Sure	siness a	as Surety, address of chartered and
subdivision of Highway 80, P sum of	the State of Georg ooler, Georgia 313 One Million Two Hur	and firmly bou lia, by and throu 22, (912) 748-726 adred Forty-Three	nd unto City of Po gh its Mayor and A 31, herein called the Thousand Four* a	oler, Georg Idermanic B "OBLIGEE," nd 00/10	jia, a political oard, 100 SW ' in the penal
and truly to be	2), lawful mone e made, we bind c and severally, firmly	urseives, our he	tates of America, for irs, executors, admi ts. *Hundred	nistrators, su	t of which wall

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

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.

IN WITNESS WHEREOF, Contractor and Surety do hereby duly execute this Bond No.: ES00017892 _____, this _1st ____ day of _____ July _____, 2024 ___.

(SEAL) ATTEST

WITNESS AS TO CONTRACTOR

WITNESS AS TO CONTRACTOR

CONTRACTOR SQ Res Land, LLC

CONTRACTOR – Signature

Jesse R. Baxer (Print Name)

By: Authorized Schattery Title

(SEAL) ATTEST:

(SEAL)

ATTEST:

WITNESS AS TO SURETY

WITNESS AS TO SURETY

COMPANY NAME

Everest Reinsurance Company SURETY (Print Company Name)

26 Plaza Square, Suite 200, Orange, CA 92866 Business Address

By:

Authorized Signature

(Print Name)

OR

SURETY'S AGENT

By: WITNESS AS TO AGENT

Wrenetta Walker WITNESS AS TO AGENT As Attorney in Fact (Attached Power)

Cheryl L. Thomas, Attorney-in-Fact (Print Name)

0K07568

Agent's License Number Acrisure of California, LLC DBA: Rohm Insurance Agency, LLC Agent's Name

Page 2 of 2

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 July 1, 2024 before me, Susan E. Morales, Notary Public

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.

usan C. Mora Notary Public Signature

(Notary Public Seal)

notarization.

the county clerk.

*



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

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

The notary public must print his or her name as it appears within his or her

Print the name(s) of document signer(s) who personally appear at the time of

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

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

acknowledgment is not misused or attached to a different document.

Indicate title or type of attached document, number of pages and date.

Additional information is not required but could help to ensure this

wording does not require the California notary to violate California notary law.

must also be the same date the acknowledgment is completed.

information may lead to rejection of document recording.

commission followed by a comma and then your title (notary public).

ADDITIONAL OPTIONAL INFORMATION DESCRIPTION OF THE ATTACHED DOCUMENT

Bond #ES00017892

(Title or description of attached document)

Everest Reinsurance Company

(Title or description of attached document continued)

Number of Pages 1 Document Date 7/1/24

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)Corporate Officer
- (Title)
- □ Partner(s)
- ✓ Attorney-in-Fact☐ Trustee(s)
- □ Trustee(s)

□ Other _____

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.

2015 Version www.NotaryClasses.com 800-873-9865



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

Jude Folin

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 <u>1st</u> day of <u>JULY</u> 2024





By: Sylvia Semerdjian, Assistant Secretary



June 20th, 2024

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

Subject: Performance Bond Request Savannah Quarters Westbrook – Area L-3

Dear Mrs. Dyer,

We have reviewed the requested Savannah Quarters Westbrook Area L-3 – 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 remaining infrastructure and site development elements required for project completion.

Based on the provided information and calculations, the cost of the remaining construction work covered by the bond is \$828,980.75, which is correct. Therefore, the calculated value of the 150% Performance Bond of \$1,243,471.12 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.

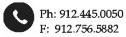
If you have you have any questions and/or comments, please feel free to contact me via email or phone at <u>tshoemaker@eomworx.com</u> or (912) 445-0050 Ext 4400.

Sincerely,

Trevor Shoemaker Trevor Shoemaker Project Manager EOM







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

HUSSEY GAY BELL Established 1958

June 11, 2024

Mrs. Kimberly Dyer City of Pooler 100 Southwest Highway 80 Pooler, Georgia 31322

RE: Savannah Quarters West Parcels – Area L-3 Performance Bonding Request

Construction is nearing completion on this project, but is not yet complete. We are submitting the subdivision plat for Area L-3 at Savannah Quarters under separate cover. Since construction of the infrastructure for this phase is not complete, performance bonding will be required for final plat approval.

This project is part of a large overall development tract at Savannah Quarters that was broken up into three separate projects for permitting and contract purposes (Areas L-1 through L-3). Enclosed is the (revised per EOM comments) breakdown of construction costs for the overall development tract based on the contractor's Bid Schedule showing unit costs associated with the infrastructure but broken out into the three separate subdivision projects.

This request is for the Area L-3 project only. The total cost of the incomplete improvements for the project infrastructure for Area L-3 is \$828,980.75, and at the 150% performance bonding rate the proposed **performance bond amount would be \$1,243,471.12**. We are requesting approval of this bond amount so that the Owner can order the bond documents for plat approval. Please let me know if you have any questions.

Sincerely, HUSSEY GAY BELL

Hangh Kello

Haydon Rollins

cc: Savannah Quarters

329 Commercial Drive • Savannah, Georgia 31406 • 912.354.4626 • husseygaybell.com

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PROJECT: Westbrook Areas L1-L3 #REF! OWNER:

ENGINEER: Hussey Gay Bell PROJECT #: 23-284

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SCHEDULE OF VALUES

PAY REQUEST #: 3/1/2024 PERIOD BEGINNING: PERIOD ENDING: 3/31/2024

 Russey Gay Bell

 Phase

 Phase

 Description

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 Description

 Item
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	_	1	0		() sour			1	14,700.00			- 15	
1	3	6" Sock Storm Drain	700.00	UF	21.00							96.00 5	6,700.80
	4	18" RCP Storm Drain	96.00	LF	69.00		96.00	6,700.80				616.00 5	54,639.20
1	5	24" RCP Storm Drain	616.00	UF	88.70		615.00	54,639.20				352.00 5	41,712.00
1	6	30" RCP Storm Drain	352.00	LF	118,50		352.00	41,712.00				1.00 5	1,600.00
1	7	Storm test, clean, inspect	1.00	LS	3,600.00		1.00	3,600.00				7.00 5	50,190.00
.1	8	Curb Inlet - Roll Over CB w/50lf 6" SGD each way -	7.00	EA	7,170.00		7.00	50,190.00				3.00 5	12,150.00
1	9	Stom Manhole	3.00	EA	4,050.00		3.00	12,150.00			~ ~	450.00 5	
1	10	Select backfill in road ROW only	450.00	CY	26.40	\$ 11,880.00	450.00	11,880.00		in the second	•		
1	1000	Water Distribution System					1					. 5	
11	1	D/W-Connect Extg Water Main - 8" WISLEEVE	2.00	EA	4 000 00	\$ 8,000.00	2.00	8,000.00			•	2.00 5	
11	2	D/W - 8" Ductile Iron Wir Main	40.00	LF	59 30	\$ 2,372.00	40.00	2,372.00	# (40.00 5	2,372.00
11	3	D/W-8" PVC Water Main	1,360.00	LF	42.40	\$ \$7,664.00	1,360.00	57,664.00				1,360.00 5	
u l	4	6" Fire Hydrant Lead	80.00	LF	52.25		80.00	4,180.00				80.00 5	4,180.00
11	5	D/W-1" HDPE Service Tubing	2,140.00	LF	13.40		2,140.00	28,676.00				2,140.00 5	
11	6	DAV-1* Service Lateral to 8*	50.00	EA	630.00		50.00	31,500.00				50.00 \$	
0	7	Test & Chlonnate	100	LS	3,850.00		1.00	3,850.00				1.00 \$	3,850.00
		DAV-8" Gate Valves	3.00	EA	2,275.00		3.00	6.825.00	- 67		¥ 1	3.00 5	6,825.00
4	8	D/W-8 Gate valves D/W-MISC Fittings	1.00	LS	49.700.00		1.00	49,700.00				1.00 5	49,700.00
u	9		4.00	EA	5.905.00		4.00	23,620.00				4.00 \$	
u	10	D/W-Fire Hydrants w/5" Valve & Valve Box	+.00	CA	234200	12,040.00		23,02000				. 5	
1		Street Improvements	2 6 00 00	SY	1420	5 49,700.00			49,700.00			. 5	
1	1	1.5" Asphalt Surface Course	3,500.00						147,000.00				
1	2	6" Graded Aggregate Base Course	1,500.00	SY	42.00				47,190.00				
1	3	18" Rollover Curb & Gutter	2,420 00	LF	19.50								
1	4	4" Sidewalk (normon-enage-enay - as shown on plans	1347 85 59:00	SY	58.00		78 175 43		3:422.00	78,175.43			
4	5	Fine Grade for Sidewalk	1347.55 59-00	SY	8 25		11.119.76		~406.35	11,119.70			
.1	6	Westbrook Traffic Signs	3.00	ls	1,600 00	\$ 4,800.00			4,800.00				
1	_	Bid Allemates	5 - anni		i							3.060.00 5	
1	1	Elec. Backbone Conduit	3,060	LF	19.00	\$ 58,140.00	3,060.00	58,140.00			-		
SE	-		20		1.1							• 5	
2		Site Prep & Gen Mobilization										. 5	
2	1	Site Con - Mobilization	1.00	LS	7,000.00	5 7,000.00	1.00	7,000.00				1,00 5	
	2	Site Con - GPS, Staking	1.00	LS	10,150.00	\$ 10,150.00	0.50	5.075.00	5,075.00			0.50 \$	
	3	Site Con - Asbuits	1.00	LS	4,500'00	4,500.00			2,250.00	0.50	2,250.00	0.50 5	
-	4	Site Con - Materials & Compaction Testing for Road	1.00	LS	11,600.00				11,600.00		and the second	. 5	
2	5	Site Con - Solts Testing for Pads	58.00	EA	160.00				6,880.00	15.00	2,400.00	15.00 \$	
2	-	Demolition & Removal										• \$	
2	1	Saw cut pyint for tie in	54.00	1.F	3.75	\$ 202.50		5.e.	202.50			. 5	
2		Earthwork		SY									š
2	1	Dirt swap topsoil for suitable fill	5,626.00	CY	4.50	\$ 27,004.80	5,626.00	27,004.80				5,626.00	27,004 80
		General Cuts	8,518.00	CY	4.75		8.518.00	40,460.50	-			8,518.00 S	40,460.50
2	2	Pond Excavation required for fill	40,763.00	CY	4.75		31,000.00	147,250.00	17,874.25	6,000.00	28,500.00	37,000.00	175,750.00
2	.1				25.40		2,155.00	56,892.00	10.929.50	1,950.00	51,480,00	4,105.00	
2	4	Import Fill - Place & Compact for Pada	4,519.00	CY	25.40		7,155.00	56,892.00	146.388.00	1,130.00	57,40,00		
2	5	Import Fill - Place & Compact for Roads	5,545.00	CY			550.00	2,585.00	140,388.00	3,356.00	15,961 20	3,946.00 5	
2	6	Muck Roads	1,946.00	CY	470		8,500.00	14,025.00	1,113.75		10,001,20	8,500.00 \$	
2	7	Place and Compact Pad Fill	9,175.00	CY	1.65				1,113.75	4.619.00	7,621.35	13,119.00 5	
2	8	Place and Compact general fill from cuts	13,119.00	CY	1.65		8,500.00	14,025.00		4,617.00	7,021.35	13,119,000 3	
2	9	Dry/Mix Pond Excevation for ped fill	13,694.00	CY	1.90				26,018 60			65,000.00 5	
2	10	Grade Areas Outside Pavement	102,608.00	SY	0.98		65,000.00	63,700.00	36 855 84			6,500.00 5	
2	11	Dress Pond Slope	11,532.00	SY	1.75		6,500.00	11,375.00	8,806.00			14,193.00 5	
2	12	Strip & Stockpile Topsoli	14,193.00	CY	4.15		14,193.00	58,900.95					
2	13	Respread Topsoil	14,193.00	ÇY	415	\$ \$8,900.95	14,193.00	58,900.95				14,193.00 5	
2	- 2010	Finish Grading	l	SY								- 5	
2	1	Fine Grade Sub-Grade for Curb	4,400.00	LF	3.50	\$ 15,400.00			15,400.00			- 5	
2	2	Backfill & Dress Behind Curb	4,400.00	LF	2.05			(L.)	9,064.00		~	- 1	
	3	Fine Grade Road Sub-Grade	6,165.00	SY	3.50				21,577.50			- 5	
	4	Fine Grade GABC & Paving Prep	6,165.00	SY	350			- Se 2	21,577.50		3	- 5	
	-	Final Grade Lots & Common Areas for Grassing	102,608.00	SY	0.32				32,834.56			- 5	
			102,008.00		w.de				and the second second			- 5	2 ÷
	1.41	Erosion Control	1.00		2,200,00	\$ 2,200.00	1.00	2,200.00				1.00 5	2,200.00
2	-1	Construction Entrance - Install and Maintain	1.00	EA			350.00	1,277.50				350.00 5	
2		Sitt Fence - Sd1-NS (TP-A) Single Row	350.00	LF.	3.65							350.00 5	
2 2	2		350.00	LF	7,10		350 00	2,485.00				14.00 5	
2	2	Silt Fence - Sd1-S (TP-C) Double Row										14.00 13	A10000
	2	Inlet Protection - Before Paving	14.00	EA	170.00		14					12	1
	2		12.00	EA	125.00	\$ 1,500.00	14		1,500.00			- 1	
	2 3 4	Inlet Protection - Before Paving				\$ 1,500.00 \$ 89,268.96	14					- 5	8

12	<u> </u>	NPDES Montoring (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 \$	
2		Sanitary Sewer Pipe						•					
2	1	Connect Extg Stub Out 14-16	1.00	EA	7 835 00	\$ 7,835.00	1	7,835.00			· · ·	1.00 5	
12	2	10" PVC Sewer 14-16 cut	70.00	LF	72.31	\$ 5,061.70	70	5,061.70		2		70.00 5	
12	3	4" PVC Service Lateral	2,478 00	LF	20.30	\$ 50,303.40	2,478	50,303.40	- ×		(*	2,478.00 5	
12	4	B"x4" Service Wye	58.00	EA	750.00	\$ 43,500.00	58	43,500.00				58.00 \$	
12	5	8" PVC Sever 6-8 cut	602.00	LF	49.15	\$ 29,588.30	602	29,588.30	×			602.00 2	
1.2	6	8" PVC Sewer 6-10 cut	392.00	LF	51.36	\$ 20,133.12	392	20,133.12	*			392.00	
12	7	8" PVC Seven 10-12 cut	798.00		55.00	\$ 43,890.00	798	43,890.00				798.00	
12	8	6" PVC Sewer 12-14" cut	308.00		57.61	5 17,743.88	308	17,743.88				308.00	
12	9	Manholas 48" 0"-6" Deep	1.00		3 500 00		1	3,500.00				1.00	5 3,500,00
12	10	Manholes 48" 6'-8' Deep	2.00		3,750.00		2	7,500.00				2.00 5	
12	11	Manholes 48" 8'-10' Deep	2 00 1.00			5 8.00047980.00	1	4,300.00	a		3	2.00 700. 5	5 8.500 4,960,00
u	12	Manholes 48" 10'-12" Deep	4.00		4 550 00		4	18,200.00				4.00 5	18,200.00
u l	13	Manholes 48" 12-14" Deep	1.00		4 900.00		1	4,900.00				1.00 \$	4,900.00
12	14	Onsite Backfill	1,136.00		4 50		1,136	5,112.00				1,136.00 9	5,112.00
12	15	Stone Bedding	120.00		126 00		120	15,120.00				120.00 \$	15,120.00
4		TV Test - Laterais	2,478.00		0.90			12,110.00	2,230 20				
12	16	Mandrel & Air - Test - Main/MH	2,170.00		525			1.00	11.392 50			- 5	
12		Storm System	2,170.00	-	0.0	· · · · · · · · · · · · · · · · · · ·							
12		Connect to Existing System	1.00	EA	4,650.00	\$ 4,650.00	1	4,650.00				1.00 5	4,650.00
	- 1	Connect to Existing System	1.00		3,900,00	5 3,900.00	1	3,900.00			2	1.00 5	
12	2	30" FES	3.00		1,450,00	\$ 4,350.00	3	4,350.00				3.00 5	
12	1		3.00		4.050.00		1	12,150.00		2		3.00 1	
2	4	48" FES	1,200.00	UF	21.00			11,170,00	25,200.00				
12	5	6" Sock Starm Orain	1,200.00	LF	69.80		192	13,401.60	23,200.00			192.00	13,401.60
12	6	16" RCP Storm Drain					1,072	95,085.40				1,072.00 5	
2	7	24" RCP Storm Drain	1,072.00	LF	85.70		568	67,308.00				568.00	
12	8	30" RCP Storm Drain	568.00		118.50							536.00 5	
12	9	48" RCP Storm Drain	536.00		247,10		\$36	132,445.60		1.00	3,600,00	1.00 5	
2	10	Storn test, clean, inspect	1.00		3,600.00	\$ 3,600.00				1.00	3,60/00	12.00	
12	11	Curb Inlet - Roll Over CB w/50lf 5" SGD each way	12.00		7,170.00			86,040.00				1.00	
12	12	Yard Inlet	1.00		5,100.00	5 5,100.00	1	5,100.00	-	1		1.00	
2	13	Storm Manhole	1.00	EA	4,050,00	5 4,050.00	1	4,050.00				860.00	
12	14	Select backfill in road ROW only	860.00	CY	26 40		860	22,704.00				152.00 5	
12	15	Rock Outfall - Overflow	152.00	SY	145 00	5 22,040.00				152.00	22.040.00	157.00	
12		Water Distribution System						14.1		1			
12	1	D/W-Connect Extg Water Main 12" & 14" W/SLEEV	1.00	EA	14,500,00					1.00	14,500.00	1.00 5	
2	2	DAV-12" Duckle Iron Wtr Main	80.00	UF	80.00		80	6,400.00				80.00	
2	1	D/W-12" PVC Water Main	2,480,00	LF	74.80		2,480	185,504.00		2	•	2,480.00 5	
12	4	DW-14" PVC Water Main	11.00	UF-	170.00	5 1,870.00	11	1,870.00				11.00 5	
12	5	6" Fire Hydrant Lead	120.00	UF	52.25		120	6,270.00		· · · · · · · · · · · · · · · · · · ·		120.00	
12	6	DW-1* HDPE Service Tubing	2,500.00	UF	13.40	5 33,500.00	2,500	33,500.00	÷		· · · · · · · · · · · · · · · · · · ·	2,500.00	
12	7	D/W-1" Service Lateral to 12"	58.00	EA	775.00		58	44,950.00				58.00 \$	
2		Test & Chlorinate	1.00	LS	3.850.00	\$ 3,850.00				1.00	3,850.00	1.00 5	3,850.00
12	9	D/W-12" Gate Valve	4.00	EA	4.425.00	5 17,700.00	4	17,700.00				4.00 1	
12	10	D/W-MISC Fittings	1.00	LS	91,270.50	5 91,270.50	1	91,270.50	8 - M-			1.00 5	
12	11	D/W-Fire Hydrants w/5" Valve & Valve Box	6.00	EA	5.905.00	5 35,430.00	6	35,430.00				6.00 1	
12		Pavement	£0		5	and the second			£.,		÷	- 3	
2	10	Petro Mat	400.00	SY	6.20	5 2,480.00			2,480.00				
12	2	1.5" Asphalt Surface Course	6,165.00		14.20				87,543.00			- 5	
2	3	8" Graded Aggregate Base Course	6,165.00	SY	42.00	5 258,930.00			258,930.00			- 1	
2	4	18" Rollover Curb & Gutter	4,400.00	UF	19.50	5 85,800.00		1931	85,800.00			2	
12	5	Concrete Flume	1.00	EA	1,900.00	5 1,900.00	11		1,900.00				5
0	6			SY	58.00	5 8,384-00	136,388.20	194	5564.00	156,368.20			s •
12	7	Fine Grade for Sidewalk	2351.52 78.00		825				1:121.00	19,400.05			s .
2	8	ADA TRUNCATED PAVERS AT HC RAMP	24.00		200.00			527	4,800.00		(A)	- 13	5 -
2	9	Fine Grade for HiC Ramp	3.00		65.85				197.55		÷		s
	10	Thermo Stop Bars	1.00		600.00			1927	600.00		5.4	4.13	s ,
2	11	Thermo Crosswalks	2.00		1,150,00				2,300.00				s .
		Westbrock Traffic Signs	5.00		1,000,000			(Q7)	8.000.00		2	× 1	5 .
2	12		3.00			0,000,000				-		2 4	s
2	_	Bid Alternates	3.000	UF	19.00	5 45,740.00	2,460	46,740.00				2,450,00 1	46,740.00
2	1	Elec. Backbone Conduit	2,460		19:00 [2 48,740.00	2,400	40,740.00					
			-	-	r								
UT		Site Prep & Gen Mobilization											

3 4 3

13	2	Site Con - GPS, Staking	1.00	LS	0.800.00	5 9,800.00	0.50	4,900.00	4,900.00			0.50 5	
u	1	Site Con - Asbuits	1.00	LS	4,500.00	5 4,500.00			2,250.00	0.50	2.250.00	0.50 5	2,250.0
U	4	Site Con - Materials & Compaction Testing for Road	1.00	LS	11,200.00	5 11,200.00			11,200.00			- 5	
u	5	Site Con - Soils Testing for Pads	56.00	EA	160.00	\$ 8,960.00	ř.		7,360.00	10.00	1,600.00	10,00 5	1,600/
L3	11	Earthwork			10				• 0			- 5	
13	1	Dirt swap topsoil for suitable fill	4,475.00	CY	4.60	\$ 21,480.00	4,475	21,480.00				4,475.00 5	
13	2	General Cuts	575.00	CY	4.75	5 2,731.2	575	2,731.25	•			575,00 5	
U	3	Import Fill - Place & Compact for Pads	3,636.00	CY	28.40	\$ 95,590.40	2,685	70,884.00		951.00	25,106.40	3,636.00 5	
13	4	Import Fill - Place & Compact for Roads	4,837.00	CY	26.40	5 127,696.00	1,050	27,720.00	99,976.80			1,050.00 5	
13	5	Muck Reads	3,648.00	CY	470	\$ 17,145.60	1,200	5,640.00		2,448.00	11,505.00	3,648.00 5	
13	6	Place and Compact Pad Fill	7,383.00	CY	1.65	5 12,181.95	3,500	5,775.00		3,883.00	6,406.95	7,383.00 5	
13	7	Place and Compact general fill from cuts	10,487.00	CY	1.65	\$ 17,303.55	4,000	6,600.00	- E 1	6,487.00	10,703.55	10,487.00 5	17,303.5
13	8	Mix/Dry Pond excavation required for pad fill	11,019.00	CY	1.90	5 20,936.10			20,936.10			. 5	
0	9	Grade Areas Outside Pavement	66,308.00	SY	0:0	5 64,981.84	18,500	18,130.00	46,851.84			18,500.00 5	
13	10	Strip & Stockpile Topsoli	9,149.00	CY	4.15	\$ 37,968.35	9,149	37,968.35			•	9,149.00 5	
0	11	Respread Topsoil	9,149.00	CY	4 15	\$ 37,968.3	9,149	37,968.35				9,149.00 5	37,968.3
13		Finish Grading	5 01-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-		Re						•	. 5	
U	1	Fine Grade Sub-Grade for Curb	3,680.00	LF	3.50	\$ 12,880.00			12,#80.00			. 5	
13	2	Backfill & Dress Behind Curb	1,650.00	LF	2.06	\$ 7,580.80			7,580.80			. 5	8
U I	3	Fine Grade Road Sub-Grade	5,485.00	SY	3.50	\$ 19,197.50		34	19,197.50			- 5	
u	4	Fine Grade GABC & Paving Prep	5,485.00	SY	3.50	\$ 19,197.50			19,197.50		•	. 5	
13	5	Final Grade Lots & Common Areas for Grassing	66,308.00	SY	0.32			19	21,218.56			. 5	
L3		Erosion Control	1						*/- B		•		
13	1	Construction Entrance - Install and Maintain	1.00	EA	2,200,00	\$ 2,200.00	1	2,200.00	1.00			1.00 5	
13	2	Silt Fence - 5d1-NS (TP-A) Single Row	325.00	UF	3.65	5 1,186.25	325	1,185.25				325.00 5	1,186.2
13	3	Silt Fence - Sd1-S (TP-C) Double Row	325.00	LF	7.10		325	2,307.50	0.01			325.00 5	2,307.5
13	4	Inlet Protection - Before Paving	12.00	EA	170.00	\$ 2,040.00				12.00	2.040.00	12.00 5	2,040.0
13	5	Inlet Protection - After Paving	10.00	EA	125.00	\$ 1,250.00			1,250.00			. 5	n
13	6	Grassing - Stablized	66,308.00	SY	0.87				57,687.96				1
13	7	Rip Rap AT FES	40.00	SY	145.00	5 5,800.00			5,800.00			. 5	
13	8	NPDES Monitoring (per Month)	6.00	MO		\$ 12,600.00	1	2,100.00	8,400.00	1.00	2,100.00	2.00 \$	4,200.0
13		Sewer System								100000	•	. 5	
13	1	4" PVC Service Lateral	2,360.00	LF	20.30	\$ 48,314.00	2,380	48,314.00				2,380.00 \$	48,314.0
3	2	8"x4" Service Wye	56.00	EA		\$ 42,000.00		42,000.00				56.00 S	42,000.0
U	3	8" PVC Sewer U-E cut	88.00	UF	47 85	5 4.210.80	88	4,210.80				88.00 S	4,210.1
13	4	8" PVC Sever 6-8 cut	812.00	LF	49.15			19,909.80				812.00 5	39,909.1
u	5	8" PVC Sever 8-10 cut	938.00	UF	51.36			48.175.68	14.5			938.00 5	48,175.6
0	6	Manholes 48" 0'-6' Deep	3.00	ÊA	3.500.00			10,500.00				3.00 5	10,500 0
13	7	Manholes 45° 5'-5' Deep	4.00	EA	3,750.00			15,000.00			×	4.00 5	15,000.0
u	8	Manholes 48" 8'-10' Deep	3.00 7:80.	EA		\$12,9008,600,00		8,600.00				3.00 7:02 5	12.900 87690.0
U	9	Onsite Backfill	1.010.00	CY		\$ 4,545.00		4,545.00	24-0		2	1,010.00 5	4,545.0
u	10	Stone Bedding	101.00	CY		5 12,726.00		12,726.00				101.00 \$	12,726.0
u	11	TV Test - Laterals	2,380.00	LF		5 2.142.00			2,142.00				1 (A
13	12	Mandrel & Air - Test - Main/MH	1.834.00	LF		5 9.628.50			9,628.50				
U	14	Storm System	2,034,00	- M		2 P.048-04						. 5	
8	1	24" FES	1.00	EA	1,300.00	5 1,300.00	1	1,300.00				1.00 \$	1,300.0
u	2	30" FES	2.00	EA	1,450.00			2,900.00	36			2.00 5	
0	3	6" Sock Storm Drain 2X1' W/ SAND	1.000.00	LF	21 00			A. 100.00	21,000.00				
13	4	18" RCP Storm Drain	160.00	UF		5 11,168.00		11,168.00	21,000.00			160.00 5	
13	5	24" RCP Storm Drain	744.00	LF		5 65,992.80		55,992,80				744.00 \$	
0	6	30" RCP Storm Drain	336.00	LF	118.50	5 39,816.00		39,816.00	24.5			336.00 \$	
13	7	Storm test, clean, inspect	1.00	LS	3 600 00	\$ 3,600.00		33,410.00		1.00	3,600.00	1.00 5	
13		Curb Inlet - Roll Over C8 w/50/f 6" SGD each way	10.00	EA	7,170.00	\$ 71,700.00		71,760.00				10.00 5	
0	9	Storm Manhole	2.00	EA	4 050 00	5 8,100.00		8,100.00				2.00 5	8,100.
8	10	Select backfill in road ROW only	809.00	CY	and the owner where the owner	5 21,357.60		21,357.60				109.00 5	
6	10	Water Distribution System	009.00		-005	2 21,537.60		21,057.00					
13	1	D/W-Connect Extg Water Main 12" WISLEEVE	1.00	EA	7,200.00	5 7,200.00				1.00	7,200.00	1.00 5	
		DW-Connect Exity Water Main 12 WISLEEVE DW-8" Dudile Iron Wir Main	80.00	UF	59.30	\$ 4,744.00	80	4,744.00		1.00	1,410,000	80.00 5	
u	2		1,840.00			5 4,744.00		78,016.00				1,840.00 5	
u	3	D/W-8" PVC Water Main		UF		5 78,016.00		8,976.00				120.00 5	
u	4	DW-12" PVC Water Main	120.00	UF	74 60	5 4,180.00	80	4,180.00				80.00 5	
u	5	6" Fire Hydrant Lead	80.00	LF						250.00	10.050.00	2,400.00 5	
13	6	DAW-1" HDPE Service Tubing	2,400.00	UF	13.40	\$ 32,160.00		22,110.00			10,050.00	56.00 5	35,280.0
13	1	O/W-1* Service Lateral to 6*	\$5.00	EA	630.00			24,570.00	2942	17.00			35,280.0
U	2	Test & Chlorinate	1.00	LS		\$ 3,850.00				1.00	3,850.00	1.00 5	
13	1	O/W-8* Gate Valves	2.00	EA	2 275 00	\$ 4,550.00	2	4,550.00	1.4.1			2.00 \$	4,550.

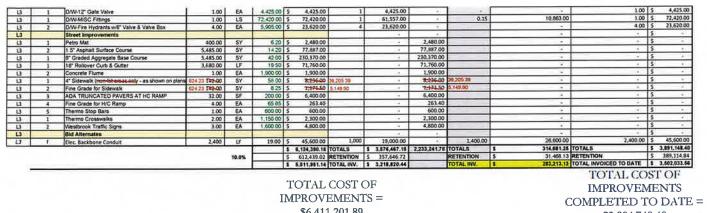
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PROJECT L-1 PERFORMANCE BOND AMOUNT = \$ 802,305.27 PROJECT L-2 PERFORMANCE BOND AMOUNT = \$1,713,903.84 PROJECT L-3 PERFORMANCE BOND AMOUNT = \$1,243,471.12

PROJECT PERFORMANCE BOND AMOUNT = TOTAL COST OF IMPROVEMENTS - COMPLETED TO DATE X 150%

		IMPROVEMI \$6,411,20			COMPLETED TO DATE = \$3,904,748.40
PROJECT L-1	\$1,458,231.95	COST OF IMPROVEMENTS	PROJECT L-1	\$ 923,361.77	COMPLETED TO DATE
PROJECT L-2	\$3,018,449.31	COST OF IMPROVEMENTS	PROJECT L-2	\$1,875,846.75	COMPLETED TO DATE
PROJECT L-3	\$1,934,520.63	COST OF IMPROVEMENTS	PROJECT L-3	\$1,105,539.88	COMPLETED TO DATE

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		CURVE TABLE	CURVE TABLE	CURVE TABLE	NO DELTA ARC
	CURVE NO, DELTA ARC PADILIS TANGENT CHORD DIR. CHORD C1 49'1757" 167,76' 195.00' 89.48' \$18'00'42'W 162.66'	C23 65'54'35' 264 58 230.00' 149.11' S5'14'58'W 250.23' C	45 13'16'28' 53'29' 230'00' 26'76' N3'47'35'E 53'17'	C67 21"33"00" 18.81" 50.00" 9.52" N13"06"03"E 18.70" C89	40*55'32" 35.7
	C2 21'04'03' 53'32' 145'00' 26'96' S17'10'16''E 53'02' C3 1'52'46' 17'38' 530'00' 8.69' S71'34'36''W 17'38'	C24 9'54'04" 28:38' 170:00' 14.73' S33'15'13'W 29:34' C0' C25 52'16'05' 18:26' 20:00' 9:82' S2'09'09'W 17.63' C'		C60 5'22'17 30.94' 330.00' 15.48' \$25'01'11"E 30.93' C91	1 37'36'44" 32.8
	C4 3'1Z04" 26 26 470 00 13,13' N72'14'15'E 26 26	C26 268°05'53" 233.96 50.00' 51.69' N89'56'57'W 71.87' C C27 36'00'31" 13.65' 20.00' 7.10' N44'32'44'E 13.39' C	48 13'22'14" 53 67 230.00 26 96 N17'05'56'E 53.55 49 14'24'13" 57.82 230.00 29.06 N31'00'09'E 57.67	C70 8*11*06* 47.14* 330.00* 23.61* S18*1430*E 47.10* J C92 C71 7*30*40* 43.26* 330.00* 21.66* S10*2336*E 43.23 C93	
	C6 48'53'15' 42.66 50.00' 22.73' S71*11'38'W 41.38'	C28 65*54'35* 195 56' 170.00' 110.21' N5*14'58*É 184.96' C		C72 37*44'23* 32:93* 50:00* 17:09* N13*2750*E 32:34* C94 C73 3*12'12* 21:25* 380:00* 10:63* \$5*02:10*E 21:24* C94	
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.	C? 54*19'26' 47.41' 50.00' 25.65' \$19'35'18'W 45.65' C3 14*33'18'' 12.70' 50.00' 6.39' N56'24'18'W 12.67	C30 65'07'40' 438 58' 380 00' 247'38' N26'25'34'E 414 64'	19'48'18" 43 46 50.00' 23.21' S11'08'55'W 42.11'	C74 7'09'43" 47.50' 380.00' 23.75' 50'06'48'W 47.47 C96	
	C9 45*2503* 39.63* 50.00* 20.92* N58*45*19*E 38.60* C10 131*43*48* 114.96* 50.00* 111.59* N5*04'00*E 91.26*	C01 39'51'07" 13 91' 20 00' 7.25' N34'5527'E 13 63' C C32 268'4801' 234 57' 50 00' 51.05' 530'36'06'E 71.45' C	54 2'52'30" 11.54 230,00 5.77 \$26'2543"W 11.54	C76 7'09'43" 47.50' 360.00' 23.78' \$14"28'14"W 47.47 C98	8 13*38'31* 46.4
	C11 52'09'47' 45 52' 50 00' 24.47' NS9'26'53'W 43.96' C12 77'42'30' 67.81' 50 00' 40.28' N14'56'42'W 62.73'	C33 42*53'41* 14.97 20.00* 7.85* S82*21'04*W 14.63* CC C34 67*32'29* 377.22 320.00* 213.96* S27*0759*W 355.76 CC	55 10°20'17* 41 50* 230.007 20.81* S33'020'7W 41.44* 56 13°12'47* 53.04* 230.007 26.64* N31'3552'E \$232'	C77 13*5743* 12.15 50.00 6.12 N19*3712*E 12.15 C99 C76 11*4949* 10.32 50.00' 5.15 N6*4325*E 10.31' C100	0 13"38"31" 76,1
	C13 21'54'47" 19.12 50.00' 9.68' N20'48'20"W 19.01'	C35 21*04/03* 99.26* 270.00* 50.21* \$17*10*18*E 98.72 C C36 50*00/00* 31.42* 20.00* 20.00* \$72*42*20*E 28.28 C	57 9'31'49' 28.28 170.00 14.17 S33'2621'W 28.24 15'2725' 14.36 50.00' 7.23' N73'1407E 14.31'	C79 7'09'43* 47.50' 380.00' 23.78' S21'3757'W 47.47' C10' C80 7'09'43* 47.50' 380.00' 23.78' S28'4740'W 47.47' C10'	
SITE	C15 25'47'32" 22 51" 50 00" 11,45" N13'42'18'E 22.32"	C37 8'20'33' 77.17 530.00' 38.65' N66'27'57'E 77.10' C		C81 7'09'43" 47.50' 380.00 23.78' S35'5723'W 47.47' C100' C62 7'09'43" 47.50' 380.00 23.78' S43'07'05'W 47.47' C100'	
	C16 16*19'00* 14 24 50 00 7.17 N64*38'59'E 14.19' C17 18'06'13* 15.80' 50 00' 7.97 N47'25'23'E 15.73'	C39 1*56'34" 7.80 230.00 3.90 N26'44'03'W 7.80	61 38'00'51" 33.17 50.00' 17.22 N11'3746'E 32.57	C63 7*09*43* 47.50* 380.00* 23.76* 550*16*49*W 47.47 C100 C84 5*37*43* 37.32 380.00* 18.68* 556*40*32*W 37.32 C100	
	C18 14'04'25' 12.28 50.00' 6.17' N31'21'04'E 12.25' C19 18'19'05' 15.99' 50.00' 8.05' N15'09'19'E 15.92'	C40 11*2733* 46 00* 230 00* 23 08* N20*01*59*W 45 92* 5* C C41 1*56*34* 12 04* 355 00* 6.02* 526*44*03*E 12 04* C C	EB 40°12'03" 119 26' 170 00' 52 21' S8'34'25'W 116.85'	C65 3*4727 1 32 20.00 0.66 \$52*57*17*W 1.32 C10*	7 4*43*11* 22.2
	C20 19*5536* 314.75 905.00* 158.96 522*5337E 313.16 C21 8*2033* 68.43* 470.00* 34.26* 566*2757*W 66.37	C42 11*2733* 71.00* 355.00* 35.62* \$20*01*59*E 70.86* C C43 11*2733* 71.00* 355.00* 35.62* \$8*34*26*E 70.86* C	64 16*10743* 48.00 170.00' 24.16' \$19*36587E 47.84' 85 40*0529* 34.99' 50.00' 18.24' N53*24457W 34.28'	C87 46°35′40″ 40 72′ 50.00′ 21 57 N85°35′46″W 38 60′ C100′	
VICINITY MAP	C22 90'00'00' 31.42' 20.00' 20.00' \$17'17'40'W 28.28'	C44 11'2733' 46.00' 230.00' 23.05' M8'34'25'W 45.92' C	96 12'04'17' 10 53 50 00' 5.29' N79'29'38'W 10 51'	C88 45'36'05' 40.57' 50.00' 21 53' N38'57'56'W 39 56	2.14
60'PKI	1137 POINT OF BEGINNING 138 N=761204 631	UNE TABLE UNE TABLE UNE TABLE UNE TABLE UNE TABLE UNE TABLE UNE NO. DIRECTION LENGTH	Manufactor (// <u>* / / / / / / / / / / / / / / / / / </u>	ix d
BENCHMARK TABLE - NAVD 88 BM NAME Raw Description Ekvation 1139 1	E=922235,381	L1 \$13'09'41'W 791' L14 N85'31'47'W 34.78 L2 \$57'14'27'W 16.07 L15 N66'53'13'W 5.06	SAVANNAH QUARTERS	*	Call
18 BENCH THE IN 12*PINE 17.32 SAVANNAH Q	UARTERS	L3 \$69'28'31'W 16 51' L16 N13'45'16'W 12 29	L-2	28 Contraction Contraction	
22 BENCH THE SET IN 12" PINE 14.45"	Support of STATIST STATES	L5 N80°53'24"W 13.76" L18 N0°48'32"E 29.66	WE .	and the second second	LOT
145 1144	and a state of the	L6 S19'2147'E 60.07 L19 N5'5947'E 7.38' L7 S5'38'16'W 10.64' L20 S32'51'22'E 15.77 4	REFERENCE POINT	1292 LOT 1292	1290
	LOT 1254	L6 \$23'35'19'W 37.78 L21 \$62'17'40'W 10.95' L9 N63'40'57'W 24 86 L22 N59'29'24'E 8 86'	NUAN NAME		ALL THE
and the second second	LOT 1255 1253 1253	L10 N81*2750*E 19.40* L11 N56*02*47*E 13.84* L24 N82*25735*E 20.52*		in the Lot and a lot out	C45 C23
COMMON AREA 0.57 AC	The state of the state	L12 N70'55'54'E 28 38 L13 N60'47'54'W 33 36	N=760500.953	a - la Lot la	
Luis Rost Bar	1 Constant of the lot water			LOT 1296	C21
	LOT 1256	TELIS	LC RATE AND A LC	Tr	and the second
Parcel Table	UNESS BY		tota	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	LOT
1242 0.16 7757 D4 133 WEYVIEW GARDENS	1014 1251	0	1 12 12 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	LOT LOT 1280	1281
1244 0.14 6250.00 129 WEYVIEW GARDENS 1245 0.14 6250.00 127 WEYVIEW GARDENS	1257 Jan 250 Cas	1250 A A	B LOT 1242 B	and and a start and the start	
1246 0.14 6250.00 125 WEYVIEW GARDENS		LOT 1249	1 1244	919 5 1279 8 1279	TCI0
1248 0.19 8306 51 117 WEYVIEW GARDENG	LOT 1258 de -	1240	and the state		BUFFER
1249 0.18 7663.69 115 WEYVIEW GARDENS 1250 0.18 7663.69 109 WEYVIEW GARDENS	and the second s	Chi Citto	100 244 Con	E LOT E LOT E JUST	A *
1251 0.18 8012.60 107 WEYVIEW GARDENS → 1252 0.18 7763.33 105 WEYVIEW GARDENS →	1259 1259	Citer	ARDENS	3 - HOT-1 - 1276 - 1276 - 1275	1 Age
1253 0.23 9813.37 103 WEYVIEW GARDENS 1254 0.23 9813.07 101 WEYVIEW GARDENS	LOT ALL ALL ALL ALL ALL ALL ALL ALL ALL AL	(60' PRIVAT	E RUNU		rcel Table
1255 0.25 11097.23 100 WEYVIEW GARDENS 1256 0.27 11722.99 102 WEYVIEW GARDENS	LOT 1281	CT6 C74 C73 2754 / 14900 sur	a i i i i	LOT ACRES SO FT	T. ADDRESS 53 108 WEYVIEW GA
→ 1257 0.21 9095.42 104 WEYVIEW GARDENS → →	LOT 1202	A A A A A A A A A A A A A A A A A A A		1260 0.23 98867 1261 0.20 86316	
7 7 7		LOT 1263	LOT 1270 1271 1	1262 0.19 84226 1263 0.20 85737	60 114 WEYVIEW GA
APPROVED BY THE PLANNING AND ZONING COMMISSION	2024	LOT 2 LOT 1266 1 1267 1 1267 1 1267 1 1267 1 1267 1 1266 1	1269 1 50 57W	1264 0.19 8420.4	41 118 WEYVIEW GA
APPROVED BY THE MAYOR AND COUNCIL, CITY OF POOLER	2024	C78	-600 00 00 00	→ → → → 1265 021 68324 1266 017 74423	36 122 WEYVIEW GA
		18 C15 41.00 1227 50.00 11220	EASEMENT LIN UNE NO DIRECTIO	1207 0113 0040	
MAYOR COUNCILWOMAN	\rightarrow \rightarrow \rightarrow \rightarrow	All Alary Mar Market Barry	→ E-L55 S0*35280 E-L56 N89*2431		_
COUNCILMAN COUNCILMAN COUNCILMAN		EASEMENT LINE TABLE EASEMENT LINE TABLE EASEMENT			77 132 WEYVIEW GA
	LINE NO. DIRECTION LENGTH LINE NO. DIRECTION LENGTH E-L1 N88'43'35'E 152 08 E-L10 N54'02'41'E 25 00'		TTOM LENGTH LENE NO. DIRECTION LENGTH 4'31'W 97.31' E-L46 N25'0327'W 90.16' CURVE NO. DELTA	ARC RADIUS TANGENT CHORD DIF CHORD A 1273 0.18 7960.2	23 136 WEYVIEW GA
BY SIGNATURE BELOW AND RECORDING OF THIS PLAT, SOUTHWEST QUARTER H	OLDINGS E-L2 S1'16'37'E 24 99 E-L11 535'57'19'E 325'97 ATED TO E-L2 S1'16'37'E 24 99 E-L11 535'57'19'E 325'97		718"W 160.60 E-L47 N27'4220"W 15.24 E-C1 90'00" 2'43"W 25.00' E-L48 \$79'34'11"E 159.95" E-C2 10'59"	8" 12 47' 65 00' 6 25' 55"26"23"E 12 45' 1275 0 16 7122 7	77 140 WEYVIEW GA
THE CITY OF POOLER FOR THE USES INTENDED. PRIVATE ROAD RIGHTS OF WAY AREAS AND STORMWATER PONDS WILL BE DEDICATED TO THE PROPERTY OWNI ASSOCIATION FOR OWNERSHIP AND MAINTENANCE AND SHALL NOT BE THE RES	COMMON R'S PONSIBILITY E-L4 S57'08'38'W 15:00 E-L13 N32'51'22'W 9:55' PONSIBILITY	E-L22 N11'33'14'W 89.36 E-L31 \$16'18'58'E 20.00 E-L40 N25'4	716*E 160.60 E-L49 S10*2548*W 25.00 E-C3 20*13* 346*W 84.85 E-L50 N79*34/11*W 159.95 E-C4 105*34		_
OF THE CITY OF POOLER	E-L5 S60*48*46*W 111.78 E-L14 S32*5122*E 13.60 E-L6 S70*2841*W 33.56 E-L15 S70*2841*W 17.50*	E-L24 NZ5*4718*E 161.28 E-L33 S28*41*02*W 68.60 E-L42 S25*0	Sterv Sterv Sterv Issue 327'E 83 58' E-L51 N27'44'02''E 138 24' E-C5 13'12'	47 14 99' 65 00' 7 53' N20'15'58'W 14 96' 1278 0 16 7699 9	_
SOUTHWEST QUARTER HOLDINGS LLC BY JESSE R. BAKER, ITS AUTHORIZED SIGNATORY	E-L7 N19"31"19"W 25.00" E-L16 N19"31"19"W 25.00" E-L6 N70"2841"E 15.78 E-L17 N70"2841"E 17.50"		2007W 25.00 E-L53 N27*44'02*E 125.88' E-G7 2*01*	1 1	_
	E-L9 1430'57'19'W 320 35 E-L18 S53'07'23'E 156 28'	E-L27 N31*55257E 14.21' E-L36 563*0740"W 15.00' E-L45 N34*0	8087W 272.13' E L54 589°24'31"E 159.18' E-C8 1*22'	4" 13.00" 545.00" 6.53" N72"55"06"E 13.06" 1281 0.21 9356.6	
				ERROR OF CLOSURE: FIELD - 1/78.584	TTT
	MAJOR SUBDIVISION PLA		DATE: APRIL 3, 2024 REVISED:	DRIOR OF CLOSURE: PLAT - 1/670,325 ANCLUAR ERROR: 1" PER POINT	Inc
	LOF TRACT L 2 LANDS OF SOUTHWEST OUADTE	D LIOL D DI LO CLOUTH			1001

BEING A PORTION OF TRACT L-3, LANDS OF SOUTHWEST QUARTER HOLDINGS LLC., EIGHTH

G,M, DISTRICT, POOLER, CHATHAM COUNTY, GEORGIA

FOR: SOUTHWEST QUARTER HOLDINGS LLC

JOB NO.

SCALE 1" = 60'

EQUIPMENT USED: TOTAL STATION

120 150

240

	Shared\SAV\Inc.		5	HEAT HAT	ATT 1 199 1891	Pri 1997 1 4 4	CURNES	1213	SLIBS	DRAFT2 duin
1-1	Shornd SAV Inc.	Survey Dell	TUHUS \SAVUIRS \	WESINWESI	FUIURE	SUBS \LI	SUBALI	LC LJ	2002	DUNE 12 OWG

