



CITY of POOLER
— GEORGIA —

CITY COUNCIL REGULAR MEETING – AGENDA

August 19, 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. CONSENT AGENDA
 - A. City Council Executive Session Minutes of July 15, 2024
 - B. City Council Meeting Minutes of August 12, 2024
 - C. City Council Executive Session Minutes of August 12, 2024
 - VII. DEPARTMENT REPORTS
 - A. Public Works
 - B. Finance
 - C. Fire-Rescue
 - D. Police
 - E. Parks & Recreation
 - F. Planning & Development
 - VIII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS
 - A. Ordinance O2024-07.A - Public Hearing Requirements (First Reading, Public Hearing)
 - B. Ordinance O2024-08.A - Restated Georgia Municipal Employees Benefit System (GMEBS) Defined Benefit Retirement Plan Amendment 1 (Ordinance and Adoption Agreement)
 - IX. OUTSTANDING BUSINESS
-

- A. Encroachment and Construction Agreement with TTRES at POOLER GA, LLC
- X. NEW BUSINESS
 - A. Site Plan for Savannah Quarters Country Club Tennis & Pickleball Courts
 - B. Minor Subdivision for Lot 14, Mosaic Town Center
 - C. Vehicle Surplus List 2024-08
- XI. PUBLIC COMMENT
- XII. EXECUTIVE SESSION
- XIII. ADJOURNMENT



CITY of POOLER
— GEORGIA —

STATE OF GEORGIA }
 }
COUNTY OF CHATHAM }

AFFIDAVIT

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

Before an officer duly authorized to administer oaths appeared KAREN L. WILLIAMS 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 15th day of JULY, 2024. 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, city manager appointment/salary

- 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

15TH day of JULY, 2024.

CITY OF POOLER, GEORGIA

Karen L. Williams
 Karen L. Williams, Mayor

Sworn to and subscribed before me this

15TH day of JULY, 2024.

NOTARY PUBLIC



[Signature]



CITY of POOLER
— GEORGIA —

CITY COUNCIL SPECIAL CALLED MEETING – MINUTES

August 12, 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 *via teleconference*
Tom Hutcherson, Councilmember
Shannon Valim, Councilmember
John Wilcher, Councilmember
Craig Call, City Attorney
Matthew Saxon, City Manager
Chris Lightle, Finance Officer
Kiley Fusco, Clerk of Council

Absent:

II. CALL TO ORDER

Mayor Karen Williams called the meeting to order at 6:01 p.m.

III. INVOCATION

Executive Pastor Shirlinia Daniel of Bread of Life Ministries gave the invocation.

IV. PLEDGE OF ALLEGIANCE

Executive Pastor Shirlinia Daniel led the pledge.

V. ANNOUNCEMENTS

Candidate Joel Boblasky announced that he is running for Chatham County Commission Chair. Mayor Karen Williams congratulated the Pooler Recreation 10U basketball team on winning the GRPA state championship. Mayor Karen Williams and Interim City Manager Matthew Saxon reported on the City's management of Tropical Storm Debby.

VI. MILLAGE RATE PUBLIC HEARING #3

Councilmember Tom Hutcherson moved to amend the agenda to add IX. New Business, Item D. Millage Rate Adoption.

Motion to Amend; PASSED (6-0-0)

MOVER: Hutcherson

SECONDER: Wilcher

AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim, Wilcher
NAYS:

Mayor Karen Williams then opened the public hearing at 6:21 p.m. Citizens Waymond Allen, Vera Lamb, Brian Royal, John Hayden, Abigail Slentz, Amy Gilliam, Tonya Munn, and Renee Higgins commented. Mayor Karen Williams closed the public hearing at 6:46 p.m.

VII. CONSENT AGENDA

Councilmember John Wilcher moved to remove and postpone a vote on VII. Consent Agenda, Item B. City Council Executive Session Minutes of July 15, 2024 until the August 19, 2024 City Council Meeting.

Motion to Remove and Postpone; PASSED (6-0-0)

MOVER: Wilcher

SECONDER: Carpenter

AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim, Wilcher

NAYS:

A. City Council Meeting Minutes of July 15, 2024

~~B. City Council Executive Session Minutes of July 15, 2024~~

C. Millage Rate Public Hearing Minutes of July 22, 2024

D. Special Event Permit Application (No Alcohol) for Touch-a-Truck on February 22, 2025

E. Release of Performance Bond and Acceptance of Maintenance and Sidewalk Bonds for Clear Lake, Phase 1A, Subject to City Attorney Approval

F. Release of Performance Bond and Acceptance of Maintenance and Sidewalk Bonds for Clear Lake, Phase 1B, Subject to City Attorney Approval

Councilmember Tom Hutcherson moved to approve the Consent Agenda with the exception of Item B. City Council Executive Session Minutes of July 15, 2024.

Motion to Approve with Stipulations; PASSED (6-0-0)

MOVER: Hutcherson

SECONDER: Valim

AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim, Wilcher

NAYS:

VIII. ORDINANCES, PROCLAMATIONS, RESOLUTIONS

A. Ordinance O2024-07.B – To Amend Chapter 46 – Fire Prevention and Protection; Sections 7, 8, 9 (Second Reading)

City Manager Matthew Saxon presented the ordinance for consideration. Councilmember John Wilcher moved to approve the second reading of Ordinance O2024-07.B – To Amend Chapter 46 – Fire Prevention and

Protection; Sections 7, 8, 9.

Motion to Approve; PASSED (6-0-0)

MOVER: Wilcher

SECONDER: Valim

AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim, Wilcher

NAYS:

B. Proclamation for National Health Center Week

Mayor Karen Williams read aloud the proclamation.

IX. NEW BUSINESS

A. Conditional Use Request for a Warehouse, Showroom, and Office at 1323 East US Highway 80 (Public Hearing, Action)

City Manager Matthew Saxon presented the request for consideration. Greg Coleman was present on behalf of the petitioner. Mayor Karen Williams opened the public hearing, and citizens Renee Higgins, Amy Gilliam, and Brian Royal commented. Mayor Karen Williams closed the public hearing and Councilmember Wesley Bashlor, upon review of the criteria, moved to approve the Conditional Use Request for a Warehouse, Showroom, and Office at 1323 East US Highway 80 subject to the following condition:

1. All truck traffic must enter and exit the property using Old Louisville Road

Motion to Approve with Stipulations; PASSED (5-1-0)

MOVER: Bashlor

SECONDER: Valim

AYES: Bashlor, Higgins, Hutcherson, Valim, Wilcher

NAYS: Carpenter

B. Variance Request for Pooler Crossroads, Lot 5, Clear Lake Reserve, Phase 1 (Clear Lake Vista) Parking Requirements (Public Hearing, Action)

City Manager Matthew Saxon presented the request for consideration. Daniel Hawker was present on behalf of the petitioner. Mayor Karen Williams opened the public hearing, and citizens Tonya Munn, Azsha Hankerson, Emerson Holland, Latricia Brown, and Kendall Depascal commented. Mayor Karen Williams closed the public hearing and Councilmember John Wilcher, upon review of the criteria, moved to deny the Variance Request for Pooler Crossroads, Lot 5, Clear Lake Reserve, Phase 1 (Clear Lake Vista) Parking Requirements.

Motion to Deny; PASSED (6-0-0)

MOVER: Wilcher

SECONDER: Carpenter

AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim, Wilcher

NAYS:

C. Encroachment and Construction Agreement with TTRES at POOLER GA, LLC

City Manager Matthew Saxon reported a postponement request from the petitioner. Councilmember John Wilcher moved to postpone the Encroachment and Construction Agreement with TTRES at POOLER GA, LLC until the August 19, 2024 City Council Meeting.

Motion to Postpone; PASSED (6-0-0)

MOVER: Wilcher

SECONDER: Hutcherson

AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim, Wilcher

NAYS:

D. Millage Rate Adoption

Councilmember Wesley Bashlor moved to adopt a 2024 Millage Rate of 3.780.

Motion to Adopt; PASSED (6-0-0)

MOVER: Bashlor

SECONDER: Hutcherson

AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim, Wilcher

NAYS:

E. City Manager Contract and Appointment

Councilmember Michael Carpenter moved to approve the City Manager contract and appoint Heath Lloyd as City Manager.

Motion to Approve and Appoint; PASSED (4-2-0)

MOVER: Carpenter

SECONDER: Hutcherson

AYES: Bashlor, Carpenter, Higgins, Hutcherson,

NAYS: Valim, Wilcher

X. PUBLIC COMMENT

Citizen Emerson Holland, Kendall Depascal, Tonya Munn, and Veronica Wiesner commented.

XI. EXECUTIVE SESSION

With no further public business to conduct, Councilmember Tom Hutcherson moved to enter Executive Session. Mayor and Council entered at 7:40 p.m.

Motion to Enter; PASSED (6-0-0)

MOVER: Hutcherson

SECONDER: Wilcher

AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim, Wilcher

NAYS:

Mayor Karen Williams called the meeting back to order at 8:08 p.m.

Councilmember Michael Carpenter moved to amend the agenda to add IX. New Business, Item E. City Manager Contract and Appointment.

Motion to Amend; PASSED (5-1-0)

MOVER: Carpenter

SECONDER: Hutcherson
AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim
NAYS: Wilcher

XII. ADJOURNMENT

Councilmember Tom Hutcherson moved to adjourn the meeting.

Motion to Adjourn; PASSED (6-0-0)
MOVER: Hutcherson
SECONDER: Higgins
AYES: Bashlor, Carpenter, Higgins, Hutcherson, Valim, Wilcher
NAYS:

The meeting adjourned at 8:13 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



CITY of POOLER
— GEORGIA —

STATE OF GEORGIA }
 }
COUNTY OF CHATHAM }

AFFIDAVIT

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

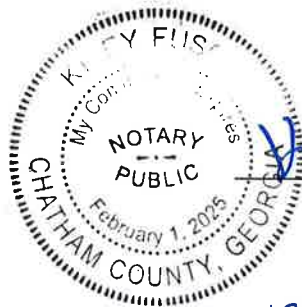
Before an officer duly authorized to administer oaths appeared Karen L. Williams, who, after being duly sworn, deposes and on oath states the following:

- (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 12th day of August, 2024. 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.
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- 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).
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Litigation update.
- 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

12TH day of AUGUST, 2024.



CITY OF POOLER, GEORGIA

Karen L. Williams
Karen L. Williams, Mayor

Sworn to and subscribed before me this

12TH day of AUGUST, 2024.

NOTARY PUBLIC

[Signature]



CITY of POOLER
— GEORGIA —

Council Report for July

Date: 8/13/2024
To: Council and Mayor
From: John Winn
Subject: Council Report
Cc: Kiley Fusco 5

Street:

- Continued routine maintenance throughout the city repairing potholes, sidewalks, and shoulder work.

Street Sweeping:

- **50** Miles

Signs:

- Replaced **23** signs throughout the city.
- Repaired **21** signs throughout the city.

Storm Water:

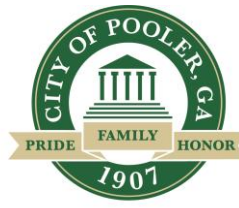
- Completed routine residential work orders.
- Completed **60,449** feet of routine roadside ditch and outfall maintenance.
- Cleaned out and dug roadside ditches in various locations.
- Removed **473 ft** of bamboo along S. Rogers Street.
- Completed **2** catch basin repairs and **2** catch basin lid replacements.
- Performed **18** Miles of roadside ditch inspections.

Canal Maintenance:

- Routine maintenance of canals throughout the city.
- Continue mowing access roads on canals.
- Removed debris from various canal crossings.
- Finished repairing the access road on Harden Canal off Pine Barren Rd.

Public Works Admin:

- Reviewed **4** sets of site plans.
- Approved **2** pre-construction meetings.



CITY of POOLER
— GEORGIA —

Council Report for July

Date: 8/13/2024
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:

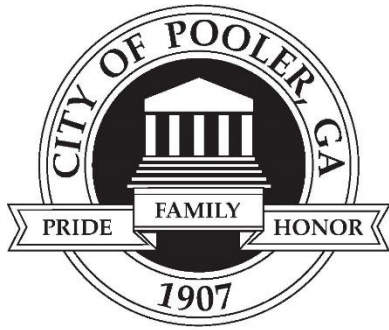
Water:

- **54** Grease trap inspections completed.
- **49** C.O. inspections conducted.
- Replaced **14** residential and/or commercial laterals.
- Completed multiple misc. service orders throughout the city.
- Repaired and/or replaced **42** water meters/mxu's.
- Reviewed **12** Excavation/Encroachment Permits.
- Witnessed the testing and certification of **89** backflow preventers.
- Assisted Benchmark with several locates.
- Repaired water main on 200 block of Pampas Dr.
- Repaired the entire water main on Herrin Court and looped it to Cemetery Road, including laterals to the meters.

Sewer & WWTP:

EOM report attached.

Respectfully submitted,
John Winn



JULY
2024

Monthly Report



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



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Appendix	6.0



SECTION 1.0 EXECUTIVE SUMMARY

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** – Completed (1) Manhole Inspection
- **SEWER** – Completed (2) Sewer Repairs
- **SEWER** – Responded to (1) Sewer Blockage
- **SEWER** – Completed (3) Grinder Pump Repairs
- **SEWER** – Completed (3) Grinder Pump Replacements

WASTEWATER LIFT STATIONS

Responded to (3) After Hours Call

- **PO-LS-21.02** East Spine Rd 2: Replaced Overloads
- **PO-LS-46.02** Harmony 2: Installed New Pump
- **PO-LS-48.07** Benton Tract: Repaired Fence
- **PO-LS-15.05** Benton Blvd: Replaced Fuse
- **PO-LS-22.02** East Spine Road 1: Replaced Thermals
- **PO-LS-05.02** Daniels Tract: Removed Pump Blockage

WASTEWATER TREATMENT PLANT

- **PO-WW-EQ-18** EQ Basin Pump_3: Replace Mini Cas
- **PO-WW-AS-01** Blower Room: Replaced Belt
- **PO-WW-GR-22** FINE SCREEN_1: Replaced VFD
- **PO-WW-UT-09** GENERATOR: Replaced Starter Coil
- **PO-WW-BP-29** Belt Filter Press 2: Replaced Seals
- **PO-WW-UT-04** Site Lighting: Replaced Site Lighting
- **PO-WW-EQ-15** EQ Basin Pump_2: Repaired Pump
-



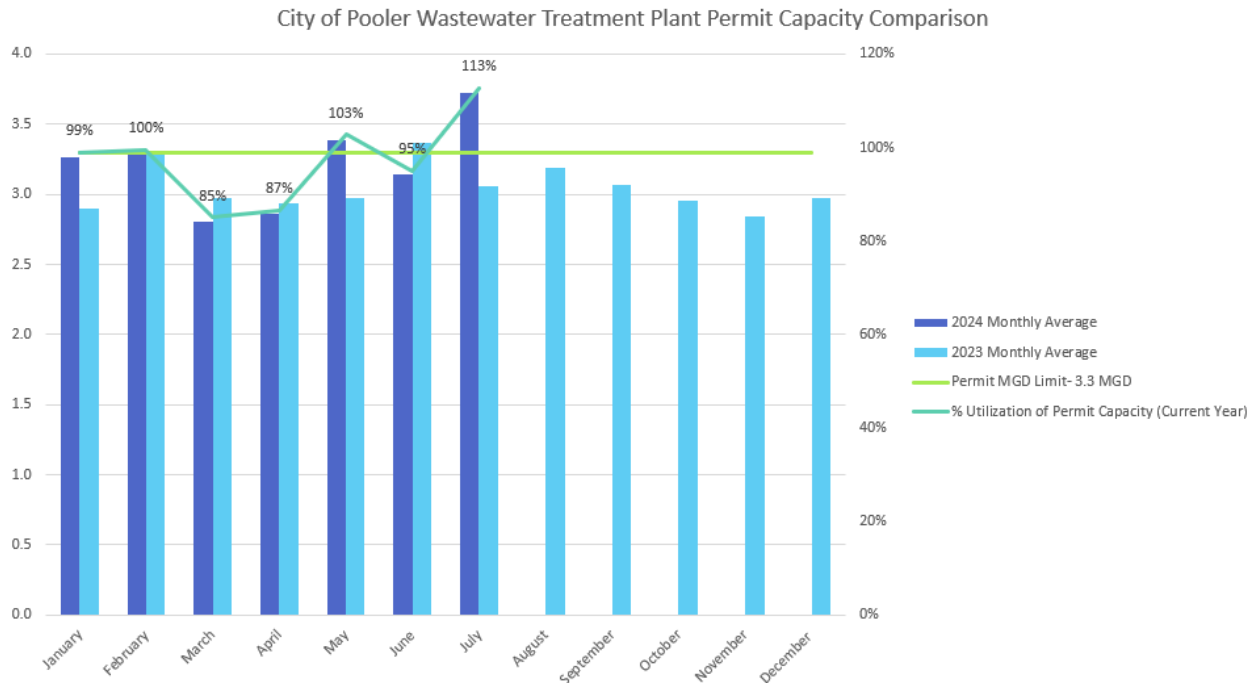
Section 2.0

WASTEWATER TREATMENT



SECTION 2.0 WASTEWATER TREATMENT

Table 1 – WASTEWATER TREATMENT PLANT PERMIT COMPARISON





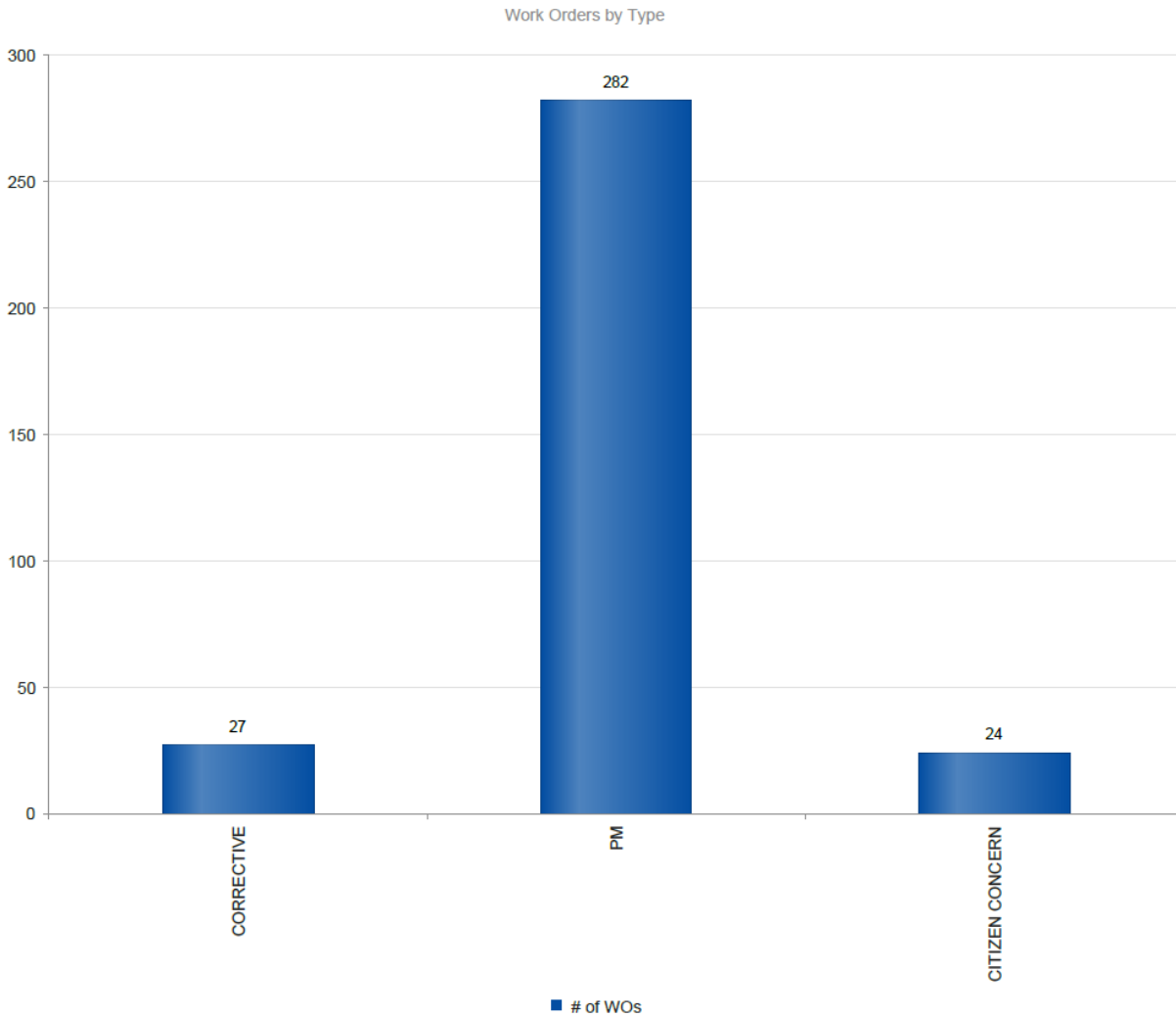
Section 3.0

COLLECTIONS &
DISTRIBUTION



SECTION 3.0 COLLECTIONS & DISTRIBUTION

Table 1 – SEWER MAINTENANCE WORK ORDER REPORT





Section 4.0

ENGINEERING



SECTION 4.0 ENGINEERING

Site Plan Review:

- I. Approved Projects
 - Pet Paradise (2024 Revised Plans)
 - Enmarket Improvements
 - Harmony Amenity (2024 Revised Plans)
 - Savannah Quarters Country Club Tennis & Pickleball Courts

- II. Projects Under Review
 - Pipemaker's Senior Living Center (Submittal #3)
 - 125 Houston St – Minor Subdivision (Submittal #1)
 - 317 W Collins St Office (Submittal #2)
 - Stoneweg Apartments (Submittal #3)
 - Morgan Lakes Industrial Trailer Transportation Facility (Submittal #1)

- III. Projects Waiting On Responses
 - MLI Trailer Yard (Recombination Plat) – 1st review 7/31/2024
 - 404 E Rothwell (Minor Subdivision) – 1st review 7/30/2024
 - Cross Creek Subdivision – 1st review 7/17/2024
 - SAV7 Parking Lot Expansion – 1st review 7/16/2024
 - Advanced Academics Fire Line – 2nd review 7/15/2024
 - Palmetto Cay Multifamily – 1st review 7/12/2024
 - 313 Collins St – 2nd review 7/10/2024
 - Pooler Vet Clinic – 1st review 7/1/2024
 - 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
 - Harmony Force Main Upgrades – 1st review 6/19/2024
 - 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
 - Little Neck Trailer Yard – 3rd review 9/7/2023



Bond Review:

I. Approved Bond Requests

- I-16 Mixed Use Access Road (Warranty & Sidewalk Performance Bond)
- I-16 West Phase 2B (Warranty Bond)
- Canal Towns Phase 1 (Warranty & Sidewalk Performance Bond)

II. Bond Requests Under Review

- 360 Communities Phase 2 (Warranty & Sidewalk Performance Bond)
- 360 Communities Phase 3 (Warranty & Sidewalk Performance Bond)

III. Bond Requests Reviewed

- The Farm – Phase 2 (Warranty & Sidewalk Performance Bond)

Additional Engineering Services:

- City Standard Specifications:
A number of updated construction details for Standard Specifications document were completed & submitted to City for review in July 2024. There was a Meeting with EOM & City Staff to discuss final comments and requests regarding details and specs update.



Section 5.0

ADMINISTRATION



SECTION 5.0
ADMINISTRATION

BUDGET

Description	Budget	Expense	Balance
Sewer Expenses	\$ 2,436,500.00	\$ 585,158.00	\$ 1,851,342.00
WWTP Expenses	\$ 1,400,000.00	\$ 942,789.77	\$ 457,210.23
TOTAL	\$ 3,836,500.00	\$ 1,527,947.77	\$ 2,308,552.23



Section 6.0

APPENDIX

NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)
DISCHARGE MONITORING REPORT (DMR)

Form Approved
 OMB No. 2040-0004

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

Page 1

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

DMR MAILING ZIP CODE:
 MAJOR

MONITORING PERIOD					
YEAR	MO	DAY	YEAR	MO	DAY
24	06	01	24	06	30

WPCP Discharge
 External Outfall

No Discharge

PARAMETER		QUANTITY OR LOADING			QUALITY OR CONCENTRATION				NO. EX	FREQUENCY OF ANALYSIS	SAMPLE TYPE
		VALUE	VALUE	UNITS	VALUE	VALUE	VALUE	UNITS			
OXYGEN, DISSOLVED (DO)	SAMPLE MEASUREMENT	****	****	****	6.4	****	****	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	56.4	81.6	lb/d	****	2.2	3.1	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	7204	7968	lb/d	****	265	303	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
PH	SAMPLE MEASUREMENT	****	****	****	6.4	****	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	27.0	90.4	lb/d	****	1.1	3.2	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	6128	7039	lb/d	****	226	268	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	****	****	****	****	0.991	****	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

NAME/TITLE PRINCIPAL EXECUTIVE OFFICER Marcus Hobgood Wastewater Manager WW1-015056 TYPED OR PRINTED	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 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 am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.	TELEPHONE		DATE		
		912	445-1894	24	07	10
SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT		AREA Code	NUMBER	YEAR	MO	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

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

Page 2

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

DMR MAILING ZIP CODE:
 MAJOR

MONITORING PERIOD					
YEAR	MO	DAY	YEAR	MO	DAY
24	06	01	24	06	30

WPCP Discharge
 External Outfall

No Discharge

PARAMETER		QUANTITY OR LOADING			QUALITY OR CONCENTRATION				NO. EX	FREQUENCY OF ANALYSIS	SAMPLE TYPE
		VALUE	VALUE	UNITS	VALUE	VALUE	VALUE	UNITS			
NITROGEN, AMMONIA TOTAL (AS N)	SAMPLE MEASUREMENT	11.1	16.1	lb/d	****	0.4	0.6	mg/L	4	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	****	****	****	****	0.807	****	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	****	****	****	****	15.7	****	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	18.5	26.0	****	****	1.6	2.2	mg/L	4	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	****	****	****	****	2.050	****	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	3.1	3.28	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	****	****	****	****	1.1	1.4	#/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 OFFICER Marcus Hobgood Wastewater Manager WW1-015056 TYPED OR PRINTED	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 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 am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.	TELEPHONE		DATE		
		SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT		912 445-1894	24	07
		AREA Code	NUMBER	YEAR	MO	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

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

Page 3

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

DMR MAILING ZIP CODE:
 MAJOR

MONITORING PERIOD					
YEAR	MO	DAY	YEAR	MO	DAY
24	06	01	24	06	30

WPCP Discharge
 External Outfall

No Discharge

PARAMETER		QUANTITY OR LOADING			QUALITY OR CONCENTRATION				NO. EX	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	99.5	****	****	%	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	****	****	****	99.1	****	****	%	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	29	****	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 OFFICER Marcus Hobgood Wastewater Manager WW1-015056 TYPED OR PRINTED	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 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 am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.	TELEPHONE 912 445-1894		DATE 24 07 10		
		SIGNATURE OF PRINCIPAL EXECUTIVE OFFICER OR AUTHORIZED AGENT	AREA Code	NUMBER	YEAR	MO

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

June 2024 Permit 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 Diss Oxygen MG/L	Pooler Effluent pH SU	Pooler Solids Removed Dry TON
							7.67	6.67	0.00
							7.56	6.75	0.00
							7.25	6.64	1.50
0.50	2.28	1.00					6.38	6.68	1.70
0.50	2.24	1.00					7.22	6.69	0.00
0.47	2.01						7.64	6.70	0.00
							7.00	6.69	0.00
							7.53	6.61	0.00
							7.13	6.47	0.00
							8.21	6.38	3.00
0.26	2.98	1.00					7.34	6.91	1.70
0.02	2.84	1.00					7.08	6.48	1.70
0.26	1.88		15.70	0.81	0.99	2.05	6.82	6.45	0.00
1.91	0.93						7.26	6.69	0.00
							6.79	6.63	0.00
							8.65	6.90	0.00
							7.20	6.86	0.00
0.38	1.45	1.00					7.48	6.42	1.70
0.05	0.06	1.00					7.13	6.96	1.50
0.18	1.34						7.37	6.74	1.60
							7.15	6.82	1.60
							7.40	6.75	0.00
							7.42	6.87	0.00
							6.81	6.85	1.10
0.74	0.85	2.00					7.24	6.50	3.00
0.20	0.70	1.00					7.17	6.71	5.40
0.06	0.82						7.37	6.79	3.10
							7.23	6.67	0.00
							7.63	6.75	0.00
							7.75	6.74	0.00
5.52	20.38	9.00	15.70	0.81	0.99	2.05	219.88	200.77	29.00
0.42	1.57	1.10	15.70	0.81	0.99	2.05	7.33	6.69	1.00
1.91	2.98	2.00	15.70	0.81	0.99	2.05	8.65	6.96	5.00
0.02	0.06	1.00	15.70	0.81	0.99	2.05	6.38	6.38	0.00
		1.10							

INTERIM
COMPARATIVE
OPERATING
STATEMENTS

City of Pooler, Georgia

For the Seven Months Ended July 31, 2024

*Prepared by:
Finance Department*



CITY *of* POOLER
— GEORGIA —

CITY OF POOLER, GEORGIA

Interim Comparative Operating Statements (*Unaudited*)

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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 For the Seven Months Ended July 31, 2024 and 2023

	2024	2023		
REVENUES				
Taxes.....	\$13,791,337.57	\$13,318,657.03		
Licenses and permits.....	1,462,663.88	619,451.82		
Intergovernmental.....	920,002.66	415,967.61		
Charges for services.....	1,882,406.10	1,817,575.72		
Fines and forfeitures.....	436,825.82	463,800.57		
Investment earnings.....	425,636.53	346,938.11		
Contributions and donations.....	38,695.23	71,542.27		
Miscellaneous.....	77,788.22	68,239.00		
Total revenues.....	19,035,356.01	17,122,172.13	1,913,183.88	11.17%
EXPENDITURES				
Current				
General government.....	2,636,941.98	2,450,274.73		
Judicial.....	235,936.57	283,659.31		
Public safety.....	8,719,461.80	8,002,851.20		
Public works.....	3,846,598.53	3,514,505.96		
Health and welfare.....	116,347.22	116,558.71		
Culture and recreation.....	1,221,597.32	1,034,781.00		
Housing and development.....	683,773.72	677,976.09		
Debt service				
Principal.....	1,743,244.15	1,834,333.08		
Interest.....	314,987.52	364,423.39		
Total expenditures.....	19,518,888.81	18,279,363.47	1,239,525.34	6.78%
Excess (deficiency) of revenues over (under) expenditures.....	(483,532.80)	(1,157,191.34)		
OTHER FINANCING SOURCES (USES)				
Transfers in.....	780,903.32	779,191.48		
Transfers out.....	(2,576,509.06)	(919,601.15)		
Sale of general capital assets.....	230,998.00	301,770.00		
Insurance recoveries.....	29,128.52	57,942.99		
Total other financing sources (uses)	(1,535,479.22)	219,303.32	(1,754,782.54)	-800.16%
Net changes in fund balances.....	(2,019,012.02)	(937,888.02)		
Fund balances at beginning of year.....	38,919,239.75	32,947,279.67		
Fund balances at end of year.....	\$36,900,227.73	\$32,009,391.65		

CITY OF POOLER, GEORGIA

Fund 201 - Tree Fund

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

For the Seven Months Ended July 31, 2024 and 2023

	2024	2023		
REVENUES				
Contributions.....	\$ 41,875.00	\$ 471,775.00		
Investment earnings.....	1,493.14	2,313.03		
Total revenues.....	43,368.14	474,088.03	(430,719.89)	-90.85%
EXPENDITURES				
Current				
Parks.....	191,079.45	123,018.80		
Total expenditures.....	191,079.45	123,018.80	68,060.65	55.33%
Net change in fund balance.....	(147,711.31)	351,069.23		
Fund balance, beginning of year.....	2,817,933.65	2,581,923.20		
Fund balance, end of year.....	\$ 2,670,222.34	\$ 2,932,992.43		

CITY OF POOLER, GEORGIA

**Fund 210 - Forfeiture Fund
Comparative Statement of Revenues, Expenditures, and Changes in Fund Balances**

For the Seven Months Ended July 31, 2024 and 2023

	<u>2024</u>	<u>2023</u>		
REVENUES				
Fines and forfeitures.....	\$ 5,920.00	\$ 5,164.75		
Investment earnings.....	94.11	173.23		
Total revenues.....	<u>6,014.11</u>	<u>5,337.98</u>	676.13	12.67%
EXPENDITURES				
Current				
Public safety.....	83,580.80	3,130.83		
Total expenditures.....	<u>83,580.80</u>	<u>3,130.83</u>	80,449.97	2569.61%
Excess (deficiency) of revenues over (under) expenditures.....	<u>(77,566.69)</u>	<u>2,207.15</u>		
Fund balance, beginning of year.....	182,668.11	120,812.07		
Fund balance, end of year.....	<u>\$ 105,101.42</u>	<u>\$ 123,019.22</u>		

CITY OF POOLER, GEORGIA

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

For the Seven Months Ended July 31, 2024 and 2023

	<u>2024</u>	<u>2023</u>		
REVENUES				
Intergovernmental grants.....	\$ -	\$ 9,595,073.00		
Investment earnings.....	-	6,696.45		
Total revenues.....	<u>-</u>	<u>9,601,769.45</u>	(9,601,769.45)	-100.00%
EXPENDITURES				
Current				
Health and welfare.....	-	-		
Total expenditures.....	<u>-</u>	<u>-</u>	-	
Excess (deficiency) of revenues over (under) expenditures.....	<u>-</u>	<u>9,601,769.45</u>		
OTHER FINANCING SOURCES (USES)				
Transfers out.....	-	(9,609,445.14)	9,609,445.14	-100.00%
Total other financing sources (uses)	<u>-</u>	<u>(9,609,445.14)</u>		
Net change in fund balance.....	-	(7,675.69)		
Fund balance, beginning of year.....	-	7,675.69		
Fund balance, end of year.....	<u>\$ -</u>	<u>\$ -</u>		

CITY OF POOLER, GEORGIA

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

For the Seven Months Ended July 31, 2024 and 2023

	<u>2024</u>	<u>2023</u>		
REVENUES				
Taxes.....	\$ 1,561,806.64	\$ 1,558,383.03		
Total revenues.....	<u>1,561,806.64</u>	<u>1,558,383.03</u>	3,423.61	0.22%
EXPENDITURES				
Intergovernmental:				
Assistance.....	780,903.32	779,191.52		
Total expenditures.....	<u>780,903.32</u>	<u>779,191.52</u>	1,711.80	0.22%
Excess (deficiency) of revenues over (under) expenditures.....	<u>780,903.32</u>	<u>779,191.51</u>		
OTHER FINANCING SOURCES (USES)				
Transfers out.....	(780,903.32)	(779,191.51)	(1,711.81)	0.22%
Total other financing sources (uses)	<u>(780,903.32)</u>	<u>(779,191.51)</u>		
Net change in fund balance.....	-	-		
Fund balance, beginning of year.....	-	-		
Fund balance, end of year.....	<u>\$ -</u>	<u>\$ -</u>		

CITY OF POOLER, GEORGIA

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

For the Seven Months Ended July 31, 2024 and 2023

	<u>2024</u>	<u>2023</u>		
REVENUES				
Intergovernmental.....	\$ 2,587,165.60	\$ 2,467,360.28		
Investment earnings.....	322,973.37	161,344.83		
Total revenues.....	<u>2,910,138.97</u>	<u>2,628,705.11</u>	281,433.86	10.71%
EXPENDITURES				
Capital outlay				
Public works.....	249,930.76	342,355.58		
Recreation.....	1,767,424.63	1,525,961.04		
Total expenditures.....	<u>2,017,355.39</u>	<u>1,868,316.62</u>	149,038.77	7.98%
Excess (deficiency) of revenues over (under) expenditures.....	<u>892,783.58</u>	<u>760,388.49</u>		
Fund balance, beginning of year.....	11,628,590.13	7,698,715.93		
Fund balance, end of year.....	<u><u>\$ 12,521,373.71</u></u>	<u><u>\$ 8,459,104.42</u></u>		

CITY OF POOLER, GEORGIA

Fund 350 - Local Resources Fund

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

For the Seven Months Ended July 31, 2024 and 2023

	<u>2024</u>	<u>2023</u>		
REVENUES				
Intergovernmental.....	\$ -	\$ -		
Total revenues.....	<u>-</u>	<u>-</u>	-	
EXPENDITURES				
Capital outlay				
General government.....	78,376.56	327,090.25		
Public safety.....	543,990.79	47,145.00		
Public works.....	1,909,471.11	445,305.53		
Recreation.....	44,670.60	100,060.37		
Total expenditures.....	<u>2,576,509.06</u>	<u>919,601.15</u>	1,656,907.91	180.18%
Excess (deficiency) of revenues over (under) expenditures.....	<u>(2,576,509.06)</u>	<u>(919,601.15)</u>		
OTHER FINANCING SOURCES (USES)				
Transfers in.....	2,576,509.06	919,601.15	1,656,907.91	180.18%
Total other financing sources (uses)	<u>2,576,509.06</u>	<u>919,601.15</u>		
Net change in fund balance.....	-	-		
Fund balance, beginning of year.....	-	-		
Fund balance, end of year.....	<u>\$ -</u>	<u>\$ -</u>		

CITY OF POOLER, GEORGIA

**Fund 505 - Water and Sewer Fund
Comparative Statement of Revenues, Expenses, and Changes in Net Position
For the Seven Months Ended July 31, 2024 and 2023**

	<u>2024</u>	<u>2023</u>		
OPERATING REVENUES				
Water fees.....	\$ 2,660,971.80	\$ 2,409,407.04		
Sewer fees.....	3,312,419.16	2,919,828.03		
Miscellaneous fees.....	105,446.22	148,391.66		
Total operating revenues.....	<u>6,078,837.18</u>	<u>5,477,626.73</u>	601,210.45	10.98%
OPERATING EXPENSES				
<u>Sewer and Wastewater Treatment Plant</u>				
Purchased and contracted services.....	1,461,938.64	1,424,110.49		
Materials and supplies.....	1,247,809.23	1,217,185.97		
Total sewer and wastewater treatment plant.....	<u>2,709,747.87</u>	<u>2,641,296.46</u>	68,451.41	2.59%
<u>Water</u>				
Personnel services and employee benefits.....	437,559.84	415,218.29		
Purchased and contracted services.....	420,251.92	402,451.42		
Materials and supplies.....	1,407,931.64	1,089,658.11		
Total water.....	<u>2,265,743.40</u>	<u>1,907,327.82</u>	358,415.58	18.79%
Total operating expenses.....	<u>4,975,491.27</u>	<u>4,548,624.28</u>	426,866.99	9.38%
Operating income (loss).....	<u>1,103,345.91</u>	<u>929,002.45</u>	174,343.46	18.77%
NONOPERATING REVENUES (EXPENSES)				
Interest income.....	320,461.30	271,953.56		
Interest expense.....	(202,705.41)	(182,095.34)		
Total nonoperating revenues (expenses).....	<u>117,755.89</u>	<u>89,858.22</u>	27,897.67	31.05%
Income (loss) before capital contributions.....	<u>1,221,101.80</u>	<u>1,018,860.67</u>	202,241.13	19.85%
CAPITAL CONTRIBUTIONS AND TRANSFERS				
Tap fees.....	1,099,244.76	508,889.80		
Capital cost recovery charges.....	3,431,700.12	2,439,323.50		
Total capital contributions.....	<u>4,530,944.88</u>	<u>12,557,658.44</u>	(8,026,713.56)	-63.92%
Change in net position.....	5,752,046.68	13,576,519.11	(7,824,472.43)	-57.63%
Net position, beginning of year.....	79,588,930.22	63,204,310.41		
Net position, end of year.....	<u><u>\$85,340,976.90</u></u>	<u><u>\$76,780,829.52</u></u>		



City of Pooler Fire-Rescue Services

Fire-Rescue Report July 1st – 31st , 2024

MAJOR INCIDENT TYPE	# INCIDENTS July 2024	% Of TOTAL July 2024	YEAR to Date 2024	YEAR to Date 2023
Fires	23	5.25%	95	94
❖ Structure Fires	11	-	30	28
Emergency Medical Service	195	44.52%	1609	1608
Motor Vehicle Collisions	60	13.70%	346	342
Technical Rescues	11	2.51%	56	62
Hazardous Condition (No Fire)	9	2.05%	55	48
Service Call	48	10.96%	338	296
Good Intent Call	45	10.27%	280	246
False Alarm & False Call	44	10.05%	245	265
Severe Weather & Natural Disaster	3	0.69%	7	14
Special Incident/Citizen Complaint	0	0%	1	0
TOTAL	438	100%	3032	2975

*July Call Volume **Decreased** from 462 in 2023 to 438 in 2024, (5.2 % decrease)*

For the year, call volume has increased by 57 calls or 1.92%.

Total Fire Loss Year to Date 2024 - \$969,448

Total Fire Loss Year to Date 2023 - \$837,770

	<u>July</u>	<u>Year to Date</u>
1. Child Locked in Auto	2	13
2. Animal Locked in Auto	1	5
3. Blood Draws	6	60

SIGNIFICANT INCIDENTS

1. **7/12 – Bamford Blvd** – Structure Fire - Engine 601, Engine 602, Truck 601, Battalion 601 responded to a fire alarm activation. On arrival, crews found the building being evacuated and a report of a machine on fire. Crews located a fire in the dust collector systems filters, plant employees had contained the fire. Units extinguished the remaining fire and checked for further extension throughout the dust collecting system. Units were on scene for just over an hour.
2. **7/13 – Benton Blvd** – Structure Fire - Hotel – Engine 601, Engine 602, Engine 605, Truck 601, Battalion 601 and Chief 601 responded for a structure fire in a hotel. Upon arrival, units found smoke on the third floor with sprinkler activation. Once in the room, crews found the fire was confined to the bed and numerous combustibles that were piled up on it. The room had been damaged with all water turned on and the drained clogged. Units searched the entire hotel to ensure all guests were out while working to control the extensive water flow that was on three floors of the structure. Pooler PD handed the arson case. Units operated for two hours.
3. **7/13 – Interstate 95/Highway 80** – Vehicle Extrication – Engine 604, 601, 602, Rescue 601, Truck 605, Battalion 601 – responded to a collision with involving 5 vehicles and multiple patients. 1 victim extricated after removing the doors from a vehicle. A total of 5 patients were treated and transported by EMS.
4. **7/17 – Pooler Pkwy/Interstate 95** – Vehicle Extrication – Engine 602, Rescue 601, Battalion 601 – responded to a collision with possible entrapment. Engine 602 found a two-vehicle accident with 2 patients, Rescue 601 secured and stabilized car, then extricated the patient by removing the driver's side doors. Both patients were transported to Memorial.
5. **7/31 – Highway 80/City Hall** – Vehicle Fire/Extrication – Engine 601,602, Truck 601, Battalion 601, Chief 601 responded to a reported car fire with person trapped. On arrival, found a vehicle had struck a pole at a high rate of speed. Multiple Police Officers had used fire extinguishers to try to keep the fire from the trapped driver. Units began extinguishment while simultaneously working to extricate the driver. Driver rapidly extricated and lifesaving measuring were performed, patient care transferred to EMS when they arrived. 1 firefighter rode in with EMS to the Trauma Center.

GRANT AWARDS

1. **Farm Medic Course** –Georgia EMS Association (GEMSA) through the Georgia Trauma Care Network Commission has awarded Pooler a grant for a Farm Medic course. Due to the unique requirements of the training, it is an all-inclusive (instructors & materials) package provided by the state for our students valued at approximately \$5,000. Any other attendees will have to pay. This class has tremendous value for crossover training into the construction/industrial industries that we encounter daily. GEMSA not only saw value in this, but also our ability to assist our neighboring counties to award us this class. This training is essential for ensuring the proper response and safety of both the rescuer and the patient. Emergency responders often lack knowledge of the nature of farm machinery, chemicals, and farm structures. Some rescue techniques may actually increase the risk to the victim and rescue personnel. GEMSA's goal is to teach a systematic approach to farm rescue procedures that address the safety of both patients and responders.
2. **Prehospital Trauma Life Support (PHTLS) Course grant** –Georgia EMS Association (GEMSA) through the Georgia Trauma Care Network Commission, has awarded Pooler a grant not to exceed \$5,850.00 for required textbooks and instructor costs. NAEMT is recognized around the world as the leading continuing education program for prehospital emergency trauma care.

The PHTLS course improves the quality of trauma care and decrease mortality. The program is based on a philosophy stressing the treatment of the multi-system trauma patient as a unique entity with specific needs. PHTLS promotes critical thinking as the foundation for providing quality care. It is based on the belief that, given a good foundation of knowledge and key principles, EMS practitioners are capable of making reasoned decisions regarding patient care.

3. **EMT Course grant** - Georgia EMS Association (GEMSA) through the Georgia Trauma Care Network Commission has awarded Pooler a grant not to exceed \$5,400.00 for required textbooks and instructor costs. This grant will cover the cost of for an Emergency Medical Technician course. We will use the funds for our next recruit class beginning in September. It will also provide up to \$1,650.00 to help offset instructor overtime pay, as well as cover the \$150.00 dollar cost of books and materials per student.

Below is a copy of an email received from our Medical Director in reference to the grant awards we have received.

Dear Chief Simmons, Deputy Chief Cribbs, and Training Chief Schulte,

I am writing to recognize Corey for his outstanding work and contributions to Pooler Fire-Rescue some of which are highlighted below. Because of these efforts, the EMS education and training initiatives are truly making Pooler Fire-Rescue one of the most sophisticated programs in the state.

It is a privilege for me to serve as your medical director, and I'm extremely proud of the wonderful services you all provide to Pooler and beyond. Keep up the great work, Corey!

Regards,

Sanjay

Sanjay Iyer, MD, FACEP
Medical Director
Pooler Fire-Rescue
National Medical Director
Sound Physicians
Emergency Department
Memorial University Medical Center
Cell: 912-346-6366
siyer82@gmail.com



Pooler Police Department

Monday August 19, 2024

July 2024



- A total of **55 Part 1 crimes** were reported in the month of July.
- From the prior year 2023, there is a **decrease of 22%**.
- A total of **19 shopliftings** were reported in the month of July.
- From the prior year 2023, this is a **decrease of 20%**.
- **Total Calls for service** in July were **2,087**.
- From the prior year 2023, this is a **decrease of 3%**.
- A total of **945 citations** were issued in the month of July.
- From the prior year 2023, this is a **decrease of 33%**.
- A total of **114 arrests** were made in the month of July.
- From the prior year 2023, this is a **decrease of 8%**.
- A total of **16 DUI arrests** were made in the month of July.
- From the prior year 2023, this is a **decrease of 23%**.

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	55	358	461	-22%
SHOPLIFTINGS	19	151	189	-20%
CALLS FOR SERVICE	2,087	14,962	15,426	-3%
CITATION	945	6,567	9,810	-33%
ARRESTS	114	807	879	-8%
DUI ARRESTS	16	131	170	-23%

Pooler Parks & Recreation



Monthly Report: July 2024

Recreation Department

- 1 The pickleball and tennis courts facility opened to the public for freeplay.
- 2 Gymnastics, classes continued in July. Registrations for new fall sessions remained open.
- 3 Registration for dance continued for fall classes. Classes Resume in August.
- 4 Summer basketball season concluded at the gyms on Rogers Street.
- 5 PRD hosted the annual soccer camp with the professional Tormenta Soccer Club from Statesboro, GA.
- 6 Gaelic football, as well as the Hispanic Softball league continued thru July.
- 7 The TMAC basketball camp was held at the gyms on Rogers St.
- 8 A 'Breakthrough Basketball' camp was also held at the gyms on Rogers St.
- 9 Registration for fall youth sports continued. Includes flag and tackle football, soccer and cheerleading.

9

Senior Center

- 1 All regularly scheduled classes and activities continued in July.
- 2 The center's monthly party also celebrated July 4th.
- 3 Seniors can now register for a water aerobics class at the Chatham County Aquatics Center, with the senior center providing transportation to the facility.
- 4 Seniors were invited to the American Legion for a fish fry and bingo, with the center providing transportation.

5

6

Parks

- 1 Performed routine maintenance at the parks, the community and senior centers, as well as Newton Cemetery.

2

3

City of Pooler
Planning & Zoning Minutes
July 22, 2024

CALL TO ORDER:

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

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

APPROVAL OF MINUTES

The minutes of the July 8, 2024, Planning and Zoning Commission were reviewed and accepted.

Result: *Approved*

1-Motion: Commissioner Rife

2-Second: Commissioner Simmons

Passed without opposition.

NEW BUSINESS:

A. Conditional Use Request for 1323 E US Hwy. 80 for Warehousing

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is to establish three warehousing units to include a showroom, an office and storage facility for Livingoods. The site is approximately 29 acres and is undeveloped. The property is bordered by US Hwy. 80 to the South and Old Louisville Road to the North. This property was rezoned from R-A-1 and C-2 to I-1, with the condition that the I-1 zoned portion only have truck access from Old Louisville Road. Beverly Waters, property owner, appeared before the Board with questions concerning the availability of water and sewer, as well as wetlands in the area being disturbed. Greg Coleman, with Coleman Company was present to answer any questions.

Result: After review of the criteria, a motion was made to recommend approval of the conditional use, contingent upon truck access is only permitted via Old Louisville Road.

1- Motion: Commissioner Simmons

2- Second: Commissioner Rife

Passed without opposition

B. Variance Request for Clear Lake Vista for reduction in parking

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is to reduce the minimum required parking of 1.75 parking spaces per unit to 1.5 parking spaces per unit, for a multi-family development, to provide additional green space and reduce impervious surface. The subject property is currently vacant, proposed as a multi-family residential development known as Clear Lake Vista, and is located off Clear Lake Way and Kita Avenue. Chase Beasley, with Vista Residential Partners, was present at the meeting to answer any questions. Mr. Beasley stated that this approval would reduce the required number of parking spaces by 63.

Result: After review of the criteria, a motion was made to recommend denial of the variance request.

1- Motion: Commissioner Brown

2- Second: Commissioner Daniel

Motion to deny passed without opposition

Adjournment

There being no further business, Chair Johnson asked for a motion to adjourn at approximately 3:19 p.m.

1- Motion: Commissioner Daniel

2- Second: Commissioner Brown

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
August 12, 2024

CALL TO ORDER:

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

Attendee Name	Title	Status
Nicole Johnson	Chair	Present
Shirlinia Daniel	Commissioner	Present
Brad Rife	Commissioner	Present
Jeremy Kelly	Alternate	Present
Wade Simmons	Commissioner	Present
Mark Williams	Commissioner	Present
Ashley Brown	Commissioner	Present
Pete Chaison	Commissioner	Absent
Marcy Benson	City Planner	Present
Rachel Brown	Building & Zoning Clerk	Present

APPROVAL OF MINUTES

The minutes of the July 22, 2024, Planning and Zoning Commission were reviewed and accepted.

***Result:** Approved*

1-Motion: Commissioner Rife

2-Second: Commissioner Daniel

Motion passed without opposition.

NEW BUSINESS:

A. Minor Subdivision Plat Approval for Lot 14 - Mosaic Town Center

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is to divide one parcel into three (3) parcels for lease. The site is approximately 3.9 acres and is located at Lot 14 Mosaic Town Center at the corner of Mosaic Circle and Blue Moon Circle. Commissioner Williams noted this is just a plat approval and there will need to be a site plan review conducted. Chair Johnson confirmed this application is just to subdivide the property into three (3) parcels. The petitioner was not present to make comments.

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

1- **Motion:** Commissioner Simmons
2- **Second:** Commissioner Williams
Motion passed without opposition

B. Site Plan Approval for Savannah Quarters Tennis & Pickleball Courts – 8 Palladian Way

City Planner Ms. Benson presented the request to the Commission for their review and recommendation. This request is to add two (2) clay tennis courts and four (4) asphalt pickleball courts to the existing tennis center at Savannah Quarters Country Club. The subject property is approximately 13.026 acres and located at 8 Palladian Way. The applicant/authorized agent, Mr. Patrick Graham with CHA Solutions, was present to discuss the project and answer questions.

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

1- **Motion:** Commissioner Williams
2- **Second:** Commissioner Kelly
Motion passed without opposition

C. Text Amendment Related to Public Hearing Procedure Requirements

Chair Johnson presented the text amendment noting it was a recommendation from the City attorney. The amendment clarifies language related to public hearing procedure requirements to allow for a specific amount of time for each side of a zoning action to present comments.

Result: After discussion, a motion was made to recommend approval of the text amendment.

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

Adjournment

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

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

Adjourned without opposition.

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

Marcy Benson, City Planner

**City of Pooler
Single Family Detached Permits
July 2024**

Date	Permit #	Subdivision	Address	Contractor	Owner	PIN #	Flood Zone/Flood Way
7/9/2024	24-0605	Forest Lakes	142 Champlain Dr., Lot 1001	Landmark 24 Homes of Savannah	Same	51014C11011	Yes/No
7/9/2024	24-0637	Forest Lakes	168 Champlain Dr., Lot 1014	Landmark 24 Homes of Savannah	Same	51014C11014	Yes/No
7/9/2024	24-0638	Harmony	30 Blues Dr., Lot 852	Landmark 24 Homes of Savannah	Same	51010F17008	
7/9/2024	24-0639	Harmony	34 Blues Dr., Lot 879	Landmark 24 Homes of Savannah	Same	51010F17035	
7/17/2024	24-0655	Westbrook	129 Greenhill Close, Lot 752	Tippins Homes	Greg and Luz Dickman	51009P02013	
7/16/2024	24-0656	Telfair Park	133 Juliette Low Ln., Lot 402	Mungo Homes	Same	51009S05004	
7/16/2024	24-0657	Telfair Park	131 Juliette Low Ln., Lot 403	Mungo Homes	Same	51009S05004	
7/16/2024	24-0658	Telfair Park	125 Juliette Low Ln., Lot 406	Mungo Homes	Same	51009S05008	
7/25/2024	24-0692	Harmony	28 Jazz Dr., Lot 886	Landmark 24 Homes of Savannah	Same	51010F17042	
Total	9						

**City of Pooler
Commercial Permits
July 2024**

Date	Permit #	Address	Contractor	Owner	Type/Project	PIN #	Flood Zone/Flood Way
7/1/2024	24-0564	1480 Pooler Pkwy	Buffalo Construction	DG Pooler Parkway LLC	WAWA Convenience Store	5101101027	
7/1/2024	24-0565	1481 Pooler Pkwy	Buffalo Construction	DG Pooler Parkway LLC	WAWA Gas Canopy	5101101027	
7/1/2024	24-0566	1482 Pooler Pkwy	Buffalo Construction	DG Pooler Parkway LLC	WAWA Dumpster Enclosure	5101101027	
7/1/2024	24-0611	101 Coleman Blvd	Basin Company	BenHoltz Properties LLC	Interior Renovation	5098504031	
7/8/2024	24-0624	40 Traders Way	Bricco Construction Co.	CGI-Traders LLC	Dialysis Clinic Interior Expansion		
7/9/2024	24-0625	500 Fox Farm St.	Year Round Pool	Oxford Properties LLC	Community Pool	5101101073	
7/9/2024	24-0633	246 Pooler Pkw Ste E	Branch Building Group LLC	West Plaza RE Holdings LLC	Nothing Bundt Cakes Buildout	50017C02035	
7/9/2024	24-0640	125 Southern Junction Blvd. Bldg 900 Ste 100	Omega Construction	Towne Lake Park of Commerce	Office Building Shell and Buildout	50017A01116	
7/11/2024	24-0646	810 Towne Center Blvd. Ste 108	Excel Home Inspections	SAI Pooler Investments	Poach Egg Café Buildout	50017C02056	
7/31/2024	24-0277	500 Mosaic Cir.	Choat Construction	Savannah Health Services	Galen College of Nursing	5100901117	
Total	10						

Misc. Permits July 2024

Date	Permit #	Address	Contractor	Owner	Project Type	PIN #	Flood Zone
7/2/2024	231902	Blue Moon Xing	Southeast Utilities	Comcast	Excavaion/Encroachment		
7/3/2024	231904	63 Columbus Dr.	Southeast Utilities	Comcast	Excavaion/Encroachment		
7/3/2024	231905	Oldwood Dr/Petworth/Overbrook	Southeast Utilities	Comcast	Excavaion/Encroachment		
7/12/2024	231906	Easthaven Blvd	Georgia Power Company	Same	Excavaion/Encroachment		
7/12/2024	231907	Blue Moon Xing	Georgia Power Company	Same	Excavaion/Encroachment		
7/15/2024	231908	Pine Meadow Dr.	Seimitsu	Same	Excavaion/Encroachment		
7/16/2024	231908	Pine Meadow Dr.	Seimitsu	Same	Excavaion/Encroachment		
7/18/2024	231909	2221 Pooler Pkwy	Southeast Utilities	Comcast	Excavaion/Encroachment		
7/18/2024	231910	120 S H Morgan Pkwy	Southeast Utilities	Comcast	Excavaion/Encroachment		
7/22/2024	231911	Old Dean Forest Rd	Southeast Utilities	Comcast	Excavaion/Encroachment		
7/22/2024	231912	230 Nordic Way	Southeast Utilities	Comcast	Excavaion/Encroachment		
7/22/2024	231913	Farm at Morgan Lakes	Southeast Utilities	Comcast	Excavaion/Encroachment		
7/31/2024	231914	Blue Moon Xing/Mosaic Cir.	Southeast Utilities	Comcast	Excavaion/Encroachment		
7/30/2024	24-0300	600 Manden Ln	Quality Deck Builders	Patricia Hernandez	6' Wood Privacy Fence	5000904008	
7/11/2024	24-0409	102 Busbridge Cove	Regency Pools	Derrall Durrence	Inground Pool	51009F01029	
7/11/2024	24-0574	4 Cottingham Way	Coastal Construction and Fencing	Bradley Weaver	White Vinyl and Aluminum Fence	51009R03013	
7/17/2024	24-0583	122 Binscombe Ln	JDH Decks and Fences	Southwest Quarter Holdings	Aluminum Fence	51009R05066	
7/15/2024	24-0584	308 Pinewood Dr.	Andrew Waller	Same	Detached Garage		
7/1/2024	24-0601	1407 Pine Barren Rd.	Highway Signs	AGAP Pooler LLC	Freestanding Sign		
7/12/2024	24-0602	700 Clear Lake Way	Century Fire Protection	Pet Paradise Resorts LLC	Fire Sprinkler System	51011F01004A	
7/3/2024	24-0612	169 Benelli Dr.	Veterans Fenc and Supply	Beazer Homes	Privacy Fence	51015B10070	
7/2/2024	24-0613	10 Deer Walk Rd.	Lotus Energy Solar	Marcella Quincy	Roof Mounted Solar Panels	51010B01115	
7/1/2024	24-0614	113 Buttermere Way	EMPWR	Major Kevano	Roof Mounted Solar Panels	51009O06031	
7/2/2024	24-0615	124 Legends Rd.	Generator Supercenter	Leslie Statlier	Electrical		
7/2/2024	24-0616	118 Kingfisher Cir.	Galbeath Heating & Air	Mike and Debrah Harper	Mechanical	51009L01059	
7/17/2024	24-0617	120 Como Dr.	Halleluyah Restorations	Godley Station West LLC	5' Aluminum Fence		
7/2/2024	24-0618	113 Cherian Ct.	Pride Pools & Spas	Roger & Jennifer McCoy	Inground Fiberglass Pool	51023B01130	
7/3/2024	24-0619	111 Arnold ST.	Austin Exteriors	Jenny Koch	Covered Patio	5000805001E	
7/12/2024	24-0620	236 Tigers Paw Dr	JDH Decks and Fences	Christopher and Lindsay Johns	Privacy Fence	51015B01020	
7/1/2024	24-0621	1328 Lasivsta Cir.	EMPWR	David Fogle	Roof Mounted Solar Panels	5001301028	
7/1/2024	24-0622	1212 Homer City Way	EMPWR	Timothy Bennett	Roof Mounted Solar Panels	51011A110101	
7/3/2024	24-0623	315 Brighton Woods dr.	Thompson & Thompson	Jonathan Venier	Mechanical	50004B06027	
7/5/2024	24-0626	2321 Pooler Pkwy Ste 110	Signs by James	Oliver Mueller	Wall sign		
7/3/2024	24-0627	6 A J Garcia Rd	Joyner Electri and Security	6 Garcia Partners LLC	Electrical		
7/8/2024	24-0628	5214 Old Louisville Rd. Ste A	Catamount Constructors	Treeless Plain I, LLC	Commercial Fence and Gate	5098701042	
7/16/2024	24-0629	50 Columbia Dr.	AKO Signs	Bragg Development LLLP	Wall Sign	5098707041	
7/8/2024	24-0630	1465 Quacco Rd.	AES Mechanical	HDK Properties LLLP	Mechanical		
7/8/2024	24-0631	500 Mosaic Cir	Choat Construction	Savannah Health Services	Construction Trailer	5100901117	
7/8/2024	24-0632	5212 Old Louisville Rd.	Champion Fire Protection	Mana Nutritive Aid Products Inc	Fire Sprinkler System		
7/9/2024	24-0634	100 Kita Ave	Atlantic Coastal Signs	Pittman Real Estate Holding	Wall signs and Freestanding Sign	51011F01002A	
7/8/2024	24-0636	128 Kingfisher Cir.	Thompson & Thompson	Lucina Jane & Horna Postong	Mechanical	51009L01026	
7/23/2024	24-0641	260 Tanger Outlets Blvd	Dewitt Tilton Group Inc	260 Ink Properties Inc	Den's Clothing Buildout	50017A01112	
7/11/2024	24-0642	132 Hamilton Grove Dr.	Superior Fence and Rail	Shannon Reddick	6' White Privacy Fence	51009K01058	
7/11/2024	24-0643	1261 Robers Way	Superior Fence and Rail	Kevin Greene	6' White Privacy Fence	510111A12032	
7/12/2024	24-0645	231 Moore Ave	Veterans Fenc and Supply	David and Debbie Burke	Privacy Fence	5001105012	
7/12/2024	24-0647	5240 Old Louisville Rd.	SangHuyn Kim	Pooler Distribution Complex LLC	Electrical	50987 01037	

Misc. Permits July 2024

Date	Permit #	Address	Contractor	Owner	Project Type	PIN #	Flood Zone
7/12/2024	24-0648	117 Holloway Hill	Veterans Fenc and Supply	Southwest Quarter Holdings	4' Aluminum Fence	51009R05084	
7/11/2024	24-0649	207 Lake View Dr.	Mr. Electric	Jason Texada	Electrical	51009F01027	
7/12/2024	24-0650	1525 Dean Forest Rd	Signs by James	1525 Dean Forest Paroperties LLC	Monument Sign		
7/15/2024	24-0652	135 Coleman Blvd.	VOS Electric	Sunport Holdings LLC	Electrical	5098504078	
7/29/2024	24-0653	110 Melody Dr.	Heritage Electrical Contracting	Harmony Partners LLC	Electrical	51010F05069	
7/15/2024	24-0654	1220 Hwy 80	Signs by James	The Dewitt Tilton Group	Freestanding Sign		
7/18/2024	24-0673	260 Tanger Outlets Blvd	Signs by James	Kunal Patel	Wall and Monument Signs		
7/22/2024	24-0674	1018 W Hwy 80 Unit 300	Pye Barker Fire and Safety	Dozier Enterprises	Fire Suppression System	5001801019	
7/18/2024	24-0675	1384 S. Rogers St	Be Smart Home Solutions	Eastside Places LLC	Roof Mounted Solar Panels	5101102071	
7/18/2024	24-0677	412 Lions Den Dr.	Superior Fence and Rail	James and Rebecca McGaffin	6' White Privacy Fence	51015B03061	
7/18/2024	24-0679	238 Pooler Pkwy Ste D	United Fire Sprinkler Serv ice LLC	West Plaza RE Holdings LLC	Fire Sprinkler System	50017C02051	
7/22/2024	24-0680	1224 E Hwy 80	Pye Barker Fire and Safety	JHCC Holding LLC	Fire Suppression System	5098707017	
7/18/2024	24-0681	120 Jones Rd.	Travis Lane	Same	Electrical	5102301028	
7/18/2024	24-0682	115 Newton St.	Robert Irwin Krohmer	Aaron & Betty Stewart	Remodel	5000602008	
7/18/2024	24-0683	890 Pine Barren Rd	Betacom Inc	Optasite Towers LLC	Cell Tower Colocate	5101101002	
7/18/2024	24-0684	128 Pipemakers Cir	Ericsson	2H Holdings LLC	Cell Tower Colocate	50017B06088	
7/19/2024	24-0686	50 Columbia Dr.	AKO Signs	Bragg Development LLLP	Monument Sign	5098707041	
7/23/2024	24-0687	1703 Old Dean Forest Rd.	David Ortiz	Old Dean Forest Properties LLC	Storage Building	5098804006	
7/23/2024	24-0688	220 Tanger Outlets Blvd	Georgia Automatic Sprinkler	Yogesh Patel	Fire Sprinkler System	50017A0112	
7/30/2024	24-0695	216 Merganser Dr	Freedom Forever LLC	Oluwasegun Moko-olu	Roof Mounted Solar Panels	51010G03010	
7/30/2024	24-0696	302 S Chestnut St	Jones Custom Holdings LLC	Linus Lindroos	Roof Mounted Solar Panels	5000404001	
7/31/2024	24-0697	504 Forest Dr.	Thompson & Thompson	Norman Farquharson	Mechanical		
7/31/2024	24-0698	115 Oakdene Rd.	Thompson & Thompson	Christopher Kennally	Mechanical		
7/30/2024	24-0700	1407 Pine Barren Rd.	Richared Pastenak	AGAP Pooler LLC	Tree Removal		
7/30/2024	24-0701	2311 Pooler Pkwy	Signs by James	DJ Desai	Monument Sign		
7/29/2024	24-0705	262 Oldwood Dr.	Quality Electric	Dram Finders Homes	Electrical		
Total	72						

City of Pooler
Mobile Home Permits
July 2024

Date	Permit #	Subdivision	Address	Mobile Home Installer	Owner
7/29/2024	24-0704	Miller Pines	108 Miller Pines Rd.	Todd Padgett Homes	Saul Zavaleta Martinez
Total	1				

City of Pooler
Certificate of Occupancy
July 2024

Date	Permit #	Subdivision	Address	Type of Construction	Contractor	Owner
7/1/2024	24-0462		122 Canal St., Ste. 103	Office Remodel	Horizon Retail Construction Inc	Ameridevelopment Pooler LLC
7/1/2024	231419	Forest Lakes	169 Champlain Dr., Lot 1017	Single Family Detached	Landmark 24 Homes of Savannah	Same
7/1/2024	231511	Towne Park	470 Governor Treutlen Cr, Lot 34	Townhome	Horizon Home Builders	Same
7/1/2024	231512	Towne Park	472 Governor Treutlen Cr, Lot 35	Townhome	Horizon Home Builders	Same
7/1/2024	231513	Towne Park	474 Governor Treutlen Cr., Lot 36	Townhome	Horizon Home Builders	Same
7/1/2024	231514	Towne Park	476 Governor Treutlen Cr., Lot 37	Townhome	Horizon Home Builders	Same
7/1/2024	231515	Towne Park	478 Governor Treutlen Cr., Lot 38	Townhome	Horizon Home Builders	Same
7/2/2024	231383	Towne Park	487 Governor Treutlen Cr., Lot 130	Townhome	Horizon Home Builders	Same
7/2/2024	231385	Towne Park	483 Governor Treutlen Cr., Lot 132	Townhome	Horizon Home Builders	Same
7/2/2024	231386	Towne Park	481 Governor Treutlen Cr., Lot 133	Townhome	Horizon Home Builders	Same
7/2/2024	24-0071	Westbrook	634 Blue Moon Xing, Lot 893	Townhome	Logan Homes SC LLC	Same
7/3/2024	24-0070	Westbrook	636 Blue Moon Xing, Lot 892	Townhome	Logan Homes SC LLC	Same
7/8/2024	24-0124	Westbrook	114 Binscombe Ln., Lot 1004	Single Family Detached	Lennar Carolinas	Same
7/8/2024	24-0125	Westbrook	112 Binscombe Ln., Lot 1005	Single Family Detached	Lennar Carolinas	Same
7/8/2024	24-0121	Westbrook	716 Blue Moon Xing, Lot 941	Single Family Detached	Lennar Carolinas	Same
7/9/2024	231487	Forest Lakes	149 Champlain Dr., Lot 1027	Single Family Detached	Landmark 24 Homes of Savannah	Same
7/9/2024	231484	Forest Lakes	163 Champlain Dr., Lot 1020	Single Family Detached	Landmark 24 Homes of Savannah	Same
7/12/2024	24-0086	Telfair Park	146 Jepson Way, Lot 391	Single Family Detached	Mungo Homes	Same
7/12/2024	24-0130	Telfair Park	148 Jepson Way, Lot 392	Single Family Detached	Mungo Homes	Same
7/15/2024	220853	Westbrook	124 Kent Trl., Lot 539	Single Family Detached	KC Brothers Buildiers	Same
7/15/2024	231384	Towne Park	485 Governor Treutlen Cr., Lot 131	Townhome	Horizon Home Builders	Same
7/16/2024	231744	Westbrook	187 Holloway Hill, Lot 1065	Townhome	DR Horton	Same
7/17/2024	24-0655	Westbrook	129 Greenhill Close, Lot 752	Single Family Detached	Tippins Homes	Greg and Luz Dickman
7/17/2024	231749	Westbrook	194 Holloway Hill, Lot 1118	Townhome	DR Horton	Same
7/17/2024	231828	Westbrook	138 Holloway Hill, Low 1044	Single Family Detached	Lennar Carolinas	Same
7/17/2024	230665		100 Kita Ave.	Pittman Subaru	West Construction	Pittman Real Estate Holding
7/17/2024	24-0460		238 Pooler Pkwy Ste D	Milan Laser Hair Removal	West Plaza RE Holdings	Horizon Retail
7/19/2024	230195		200 Preston B Stokes Dr.	Bathrooms & Concessions Bldg	Parker Properties LLC	City of Pooler
7/22/2024	230639	Westbrook	139 Puttenham Xing, Lot 25	Single Family Detached	Michael Rogers Construction	Harish Kurani
7/22/2024	231743	Westbrook	189 Holloway Hill, Lot 1064	Townhome	DR Horton	Same
7/23/2024	231822	Westbrook	110 Binscombe Ln., Lot 1006	Single Family Detached	Lennar Carolinas	Same
7/23/2024	231819	Westbrook	109 Binscombe Ln., Lot 959	Single Family Detached	Lennar Carolinas	Same
7/23/2024	24-0218	Westbrook	127 Holloway Hill, Lot 1012	Single Family Detached	Lennar Carolinas	Same
7/23/2024	24-0225	Westbrook	105 Binscombe Ln., Lot 957	Single Family Detached	Lennar Carolinas	Same
7/25/2024	231814	Westbrook	715 Blue Moon Xing., Lot 912	Single Family Detached	Lennar Carolinas	Same
7/29/2024	24-0030	Forest Lakes	161 Champlain Dr., Lot 1021	Single Family Detached	Landmark 24 Homes of Savannah	Same
7/29/2024	231516	Towne Park	475 Governor Treutlen Cir, Lot 182	Townhome	Horizon Home Builders	Same
7/29/2024	231517	Towne Park	473 Governor Treutlen Cir. Lot 183	Townhome	Horizon Home Builders	Same
7/29/2024	231518	Towne Park	471 Governor Treutlen Cir, Lot 184	Townhome	Horizon Home Builders	Same
7/29/2024	231519	Towne Park	469 Governor Treutlen Cir, Lot 185	Townhome	Horizon Home Builders	Same
7/29/2024	231520	Towne Park	467 Governor Treutlen Cir, Lot 186	Townhome	Horizon Home Builders	Same

**City of Pooler
Certificate of Occupancy
July 2024**

Date	Permit #	Subdivision	Address	Type of Construction	Contractor	Owner
7/30/2024	24-0131	Telfair Park	119 Juliette Low Ln., Lot 409	Single Family Detached	Mungo Homes	Same
7/30/2024	24-0132	Telfair Park	117 Juliette Low Ln., Lot 410	Single Family Detached	Mungo Homes	Same
7/31/2024	24-0215	Westbrook	714 Blue Moon Xing	Single Family Detached	Lennar Carolinas	Same
Total	44					

**Monthly Report
July 2024**

INSPECTORS

Scott MacPherson	228	Inspections (Included in Salary)
Frank Garza	241	Inspections (Included in Salary)
Josh Moody	14	Inspections
Total Inspections:	483	Inspections



CITY of POOLER
— GEORGIA —

STATE OF GEORGIA }
 }
COUNTY OF CHATHAM }

ORDINANCE O2024-07.A

Public Hearing Requirements

AN ORDINANCE TO AMEND THE CITY OF POOLER CODE OF ORDINANCES APPENDIX A- ZONING, ARTICLE V- PROCEDURES FOR ADMINISTRATION AND ENFORCEMENT, SECTION 6 – PUBLIC HEARING REQUIREMENTS TO CLARIFY LANGUAGE RELATED TO PUBLIC HEARING PROCEDURE REQUIREMENTS; TO REPEAL ALL ORDINANCES IN CONFLICT HEREWITH; TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES

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

I

That APPENDIX A – ZONING, ARTICLE V. PROCEDURES FOR ADMINISTRATION AND ENFORCEMENT, SECTION 6 – PUBLIC HEARING REQUIREMENTS, be amended by deleting the strikethrough text and adding the underline text as follows:

ARTICLE V – Procedures for Administration and Enforcement

Section 6. Public hearing requirements.

The following requirements are hereby established in accordance with the Zoning Procedures Law, for zoning actions as defined by this ordinance. Whenever a zoning action takes place, a hearing must be held before the public as noticed per Section 5 above. When an applicant requires more than one zoning action ~~or subdivision procedure~~ for a development project, a separate public hearing must be held for each procedure or action. The official public hearing before the city council is the public hearing of record. A public meeting, allowing for comments, shall be held by the planning and zoning commission prior to the official public hearing and shall follow the rules of conduct in subsection (A) below. The purpose of the public hearing is to consider information pertinent to the requested zoning action. During the hearing the following rules and actions shall be followed:

(A) *General rules of conduct.* Whenever a public hearing is required by this ordinance or by state law prior to approving a zoning action, such public hearing, when conducted by the city council, or public meeting conducted by the planning and zoning commission, shall be conducted in accordance with the following procedures:

- (1) The public hearing shall be called to order by the presiding officer.

- (2) The presiding officer shall explain the procedures to be followed in the conduct of the public hearing.
- (3) Each side of a zoning action item has a minimum of ten minutes to present either for or against the item. The presiding officer may allow additional time for each side if circumstances at the time warrant it.
- (4) ~~(3)~~ The presiding officer or administrative staff shall be heard first, introducing the item and requested action and shall present any information or materials pertinent to the request.
- (5) ~~(4)~~ If the subject of the hearing is initiated by an applicant other than the city, the petitioner requesting such zoning decision, or the applicant's agent, if present, shall be recognized first and shall be permitted to present reasoning and justification for the request for the zoning decision. Thereafter, all individuals who so desire shall be permitted to speak in favor of the zoning decision.
- (6) ~~(5)~~ If the request is initiated by the city, all members of the city council shall be allowed to speak as they are recognized by the mayor or presiding officer, regardless of whether such city council member speaks in favor of or in opposition to the proposed zoning decision. Thereafter, all individuals who so desire shall be permitted to speak in favor of the zoning decision.
- (7) ~~(6)~~ After all individuals have had an opportunity to speak in accordance with subsection 6(A)~~(-45)~~ above, those individuals present at the public hearing who wish to speak in opposition to the requested zoning decision shall have an opportunity to speak.
- (8) ~~(7)~~ When any person wishes to speak at a public hearing, he shall raise his hand and, after being recognized by the presiding officer, shall stand and give his name, address, and make any comment appropriate to the proposed zoning decision. If within two years immediately preceding the filing of the applicant's application for a zoning action, the speaker has made campaign contributions aggregating to more than \$250.00 to any member of the city council or any member of the city planning and zoning commission, it shall be the duty of the speaker to disclose the following information five days prior to the official public hearing:
 - a. The name of the local government official to whom the campaign contribution or gift was made;
 - b. The dollar amount of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the ~~map amendment~~ zoning action and the date of each contribution; and
 - c. An enumeration and description of each gift having a value of \$250.00 or more made by the applicant to the local government official during the two years immediately preceding the filing of the application for the zoning action.
 - d. In the event that no such gift or contribution was made, the applicant shall affirmatively so state. Campaign disclosure forms are available at the Pooler City Hall during normal hours of operation. Also, campaign disclosure forms

shall be made available to the public at the planning and zoning commission public meeting for use at the official public hearing before the city council.

(9) ~~(8)~~ No time limit shall be imposed upon any person speaking at a public hearing, but all speakers are urged to make their comments brief and avoid repeating other comments.

(10) ~~(9)~~ The applicant, if present, shall have an opportunity, after all comments in opposition have been made, to make summary remarks concerning the proposed zoning decision.

(11) ~~(10)~~ Thereafter, the presiding officer shall announce that the public hearing, or public comment period, for the requested zoning decision is closed, and the city council or the planning and zoning commission, as the case may be, shall immediately and openly discuss the proposed zoning decision and vote on action which they are authorized to take.

(12) ~~(11)~~ The public hearing shall provide the opportunity for hearing and addressing comments, questions, and concerns related to zoning actions from an applicant or members of the public. No further public comments shall be made relating to the zoning action once the public hearing has been closed, except when waived via motion approved by Council per its rules of procedure or recalling a speaker per subsection 6(C)(3) below.

(B) and (C) no changes

(D) *Public hearings records standards.* The city clerk or agent of the city clerk shall ~~mechanically~~ record the proceedings of all zoning public hearings. If requested by any party, verbatim transcripts of the public hearing can be prepared, but only if requested and purchased in advance by the requesting part, who must arrange at his expense for a certified court reporter to record and transcribe the hearing and furnish the original of the transcript to the city council for its records. The record of the public hearing and all evidence (e.g. maps, drawings, traffic studies, etc.) submitted at the public hearing ~~shall be noted as such and~~ shall become a permanent part of the particular zoning action's file.

II

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

III

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

IV

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

FIRST READING: _____ day of _____, _____

SECOND READING: _____ day of _____, _____

ADOPTED: _____ day of _____, _____

CITY OF POOLER, GEORGIA

Karen L. Williams, Mayor

ATTEST:

Kiley Fusco, Clerk of Council

GEORGIA MUNICIPAL EMPLOYEES
BENEFIT SYSTEM

DEFINED BENEFIT RETIREMENT PLAN

AN ORDINANCE
and
ADOPTION AGREEMENT
for
City of Pooler

**Form Pre-approved Plan Adoption Agreement
Amended and Restated for Third Six-Year Cycle, 2020 Cumulative List**

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I. AN ORDINANCE

An Ordinance to amend and restate the Retirement Plan for the Employees of the City of Pooler, Georgia, in accordance with and subject to the terms and conditions set forth in the attached Adoption Agreement, any Addendum to the Adoption Agreement, the Georgia Municipal Employees Benefit System (GMEBS) Basic Plan Document, and the GMEBS Trust Agreement. When accepted by the authorized officers of the City and GMEBS, the foregoing shall constitute a Contract between the City and GMEBS, all as authorized and provided by O.C.G.A. § 47-5-1 et seq.

BE IT ORDAINED by the Mayor and Council of the City of Pooler, Georgia, and it is hereby ordained by the authority thereof:

Section 1. The Retirement Plan for the Employees of the City of Pooler, Georgia, is hereby amended and restated as set forth in and subject to the terms and conditions stated in the following Adoption Agreement, any Addendum to the Adoption Agreement, the Georgia Municipal Employees Benefit System (GMEBS) Basic Plan Document, and the GMEBS Trust Agreement.

Ordinance continued on page 38

II. GMEBS DEFINED BENEFIT RETIREMENT PLAN
ADOPTION AGREEMENT

1. ADMINISTRATOR

Georgia Municipal Employees Benefit System
201 Pryor Street, SW
Atlanta, Georgia 30303
Telephone: 404-688-0472
Facsimile: 404-577-6663

2. ADOPTING EMPLOYER

Name: **City of Pooler, Georgia**

3. GOVERNING AUTHORITY

Name: **Mayor and Council**
Address: **100 SW U.S. Highway 80, Pooler, GA 31322**
Phone: **(912) 748-7261**
Facsimile: **(912) 330-0987**

4. PLAN REPRESENTATIVE

[To represent Governing Authority in all communications with GMEBS and Employees]
(See Section 2.49 of Basic Plan Document)

Name: **City Manager**
Address: **100 SW U.S. Highway 80, Pooler, GA 31322**
Phone: **(912) 748-7261**
Facsimile: **(912) 330-0987**

5. PENSION COMMITTEE

[Please designate members by position. If not, members of Pension Committee shall be determined in accordance with Article XIV of the Basic Plan Document]

Position: **Finance Officer**

Position: **Director of Human Resources**

Position: **Employee from Planning & Zoning Department**

Position: **Employee from Police Department**

Position: **Employee from Leisure Service Department**

Position: **Employee from Public Works Department**

Position: **Employee from Fire Department**

Employee representatives for positions 3-7 above will be recommended by the other members of the Pension Committee and appointed by the Governing Authority. Should the Mayor and Council reject the nominations of the Pension Committee, the Mayor and Council shall select an employee of their choice from the subject department.

Pension Committee Secretary: **Director of Human Resources**

Address: **100 SW U.S. Highway 80, Pooler, GA 31322**

Phone: **(912) 748-7261**

Facsimile: **(912) 330-0987**

6. TYPE OF ADOPTION

This Adoption Agreement is for the following purpose (**check one**):

- This is a new defined benefit plan adopted by the Adopting Employer for its Employees. This plan does not replace or restate an existing defined benefit plan.
- This is an amendment and restatement of the Adopting Employer's preexisting non-GMEBS defined benefit plan.
- This is an amendment and restatement of the Adoption Agreement previously adopted by the Employer, as follows (**check one or more as applicable**):
 - To update the Plan to comply with the PATH Act, and other applicable federal laws and guidance under IRS Notice 2020-14 (the 2020 Cumulative List).
 - To make the following amendments to the Adoption Agreement (**must specify below revisions made in this Adoption Agreement; all provisions must be completed in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)**): _____

7. EFFECTIVE DATE

NOTE: This Adoption Agreement and any Addendum, with the accompanying Basic Plan Document, is designed to comply with Internal Revenue Code Section 401(a), as applicable to a governmental qualified defined benefit plan, and is part of the GMEBS Defined Benefit Retirement Plan. Plan provisions designed to comply with certain provisions of the Protecting Americans from Tax Hikes Act of 2015 ("PATH Act"); and Plan provisions designed to comply with certain provisions of additional changes in federal law and guidance from the Internal Revenue Service under Internal Revenue Service Notice 2020-14 (the 2020 Cumulative List) are effective as of the applicable effective dates set forth in the Adoption Agreement and Basic Plan Document. By adopting this Adoption Agreement, with its accompanying Basic Plan Document, the Adopting Employer is adopting a plan document intended to comply with Internal Revenue Code Section 401(a), as updated by the PATH Act and the 2020 Cumulative List with the applicable effective dates.

- (1) Complete this item (1) only if this is a new defined benefit plan which does not replace or restate an existing defined benefit plan.**

The effective date of this Plan is _____.

(insert effective date of this Adoption Agreement but not earlier than the first day of the current Plan Year in which the Plan is adopted).

- (2) Complete this item (2) only if this Plan is being adopted to replace a non-GMEBS defined benefit plan.**

Except as otherwise specifically provided in the Basic Plan Document or in this Adoption Agreement, the effective date of this restatement shall be _____ **(insert effective date of this Adoption Agreement but not earlier than the first day of the current Plan Year in which the Plan is adopted (unless a retroactive corrective amendment is permitted under EPCRS, Rev. Proc. 2021-30 (or subsequent updated guidance))**. This Plan is intended to replace and serve as an amendment and restatement of the Employer's preexisting plan, which became effective on _____ **(insert original effective date of preexisting plan)**.

- (3) Complete this item (3) only if this is an amendment and complete restatement of the Adopting Employer's existing GMEBS defined benefit plan.**

Except as otherwise specifically provided in the Basic Plan Document or in this Adoption Agreement, the effective date of this restatement shall be **the date of its approval by the Governing Authority** **(insert effective date of this Adoption Agreement but not earlier than the first day of the current Plan Year in which the Plan is adopted (unless a retroactive corrective amendment is permitted under EPCRS, Rev. Proc. 2021-30 (or subsequent updated guidance))**.

This Plan is adopted as an amendment and restatement of the Employer's preexisting GMEBS Adoption Agreement, which became effective on **October 7, 2019** **(insert effective date of most recent Adoption Agreement preceding this Adoption Agreement)**.

The Employer's first Adoption Agreement became effective September 17, 2007 (insert effective date of Employer's first GMEBS Adoption Agreement). The Employer's GMEBS Plan was originally effective September 17, 2007 (insert effective date of Employer's original GMEBS Plan). (If the Employer's Plan was originally a non-GMEBS Plan, then the Employer's non-GMEBS Plan was originally effective _____ (if applicable, insert effective date of Employer's original non-GMEBS Plan).)

8. PLAN YEAR

Plan Year means (check one):

- Calendar Year
- Employer Fiscal Year commencing _____.
- Other (must specify month and day commencing): _____.

9. CLASSES OF ELIGIBLE EMPLOYEES

Only Employees of the Adopting Employer who meet the Basic Plan Document's definition of "Employee" may be covered under the Adoption Agreement. Eligible Employees shall not include non-governmental employees, independent contractors, leased employees, nonresident aliens, or any other ineligible individuals, and this Section 9 must not be completed in a manner that violates the "exclusive benefit rule" of Internal Revenue Code Section 401(a)(2).

A. Eligible Regular Employees

Regular Employees include Employees, other than elected or appointed members of the Governing Authority or Municipal Legal Officers, who are regularly employed in the services of the Adopting Employer. Subject to the other conditions of the Basic Plan Document and the Adoption Agreement, the following Regular Employees are eligible to participate in the Plan (check one):

- ALL** - All Regular Employees, provided they satisfy the minimum hour and other requirements specified under "Eligibility Conditions" below.
- ALL REGULAR EMPLOYEES EXCEPT** for the following employees (must specify; specific positions are permissible; specific individuals may not be named): _____.

B. Elected or Appointed Members of the Governing Authority

An Adopting Employer may elect to permit participation in the Plan by elected or appointed members of the Governing Authority and/or Municipal Legal Officers, provided they otherwise meet the Basic Plan Document's definition of "Employee" and provided they satisfy any other requirements specified by the Adopting Employer. Municipal Legal Officers to be covered must be specifically identified by position. Subject to the above conditions, the Employer hereby elects the following treatment for elected and appointed officials:

- (1) Elected or Appointed Members of the Governing Authority (check one):

- ARE NOT eligible to participate in the Plan.
- ARE eligible to participate in the Plan.

Please specify any limitations on eligibility to participate here (e.g., service on or after certain date, or special waiting period provision): Elected or appointed members of the Governing Authority who are in office as of January 1, 2014, shall participate in the Plan as of such date. Each elected or appointed member of the Governing Authority who initially takes office after January 1, 2014, shall participate in this Plan as of the date said member initially takes such office. Former elected or appointed members of the Governing Authority who do not hold office as of January 1, 2014, but who return to office after said date shall participate in this Plan as of the date that they return to such office (see Section 13(A)(1) of the Adoption Agreement for limitations on credit for Service as an elected or appointed member of the Governing Authority prior to the effective date of this amendment). In accordance with Section 4.03(b) of the Basic Plan Document, an elected or appointed member of the Governing Authority who initially takes office or returns to office on or after January 1, 2015, shall be qualified to participate in the Plan on the date said member initially takes such office or returns to office.

(2) **Municipal Legal Officers (check one):**

- ARE NOT eligible to participate in the Plan.
- ARE eligible to participate in the Plan. The term "Municipal Legal Officer" shall include only the following positions (must specify - specific positions are permissible; specific individuals may not be named): _____.

Please specify any limitations on eligibility to participate here (e.g., service on or after certain date) (must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)): _____.

10. ELIGIBILITY CONDITIONS

A. **Hours Per Week (Regular Employees)**

The Adopting Employer may specify a minimum number of work hours per week which are required to be scheduled by Regular Employees in order for them to become and remain "Eligible Regular Employees" under the Plan. **It is the responsibility of the Adopting Employer to determine whether these requirements are and continue to be satisfied.** The Employer hereby elects the following minimum hour requirement for Regular Employees:

- No minimum
- 20 hours/week (regularly scheduled)
- 30 hours/week (regularly scheduled)
- Other: _____ (must not exceed 40 hours/week regularly scheduled)

Exceptions: If a different minimum hour requirement applies to a particular class or classes of Regular Employees, please specify below the classes to whom the different requirement applies and indicate the minimum hour requirement applicable to them.

Class(es) of Regular Employees to whom exception applies **(must specify - specific positions are permissible; specific individuals may not be named):** Eligible Regular Employees who are employed by the City as of December 31, 2010, provided they do not become reemployed by the City on or after January 1, 2011.

Minimum hour requirement applicable to excepted Regular Employees:

- No minimum
- 20 hours/week (regularly scheduled)
- 30 hours/week (regularly scheduled)
- Other: _____ (must not exceed 40 hours/week regularly scheduled)

B. Months Per Year (Regular Employees)

The Adopting Employer may specify a minimum number of work months per year which are required to be scheduled by Regular Employees in order for them to become and remain "Eligible Employees" under the Plan. **It is the responsibility of the Adopting Employer to determine whether these requirements are and continue to be satisfied.** The Employer hereby elects the following minimum requirement for Regular Employees:

- No minimum
- At least 6 months per year (regularly scheduled)

Exceptions: If different months per year requirements apply to a particular class or classes of Regular Employees, the Employer must specify below the classes to whom the different requirements apply and indicate below the requirements applicable to them.

Regular Employees to whom exception applies **(must specify - specific positions are permissible; specific individuals may not be named):** _____.

The months to year requirement for excepted class(es) are:

- No minimum
- At least _____ months per year (regularly scheduled)

11. WAITING PERIOD

Except as otherwise provided in Section 4.02(b) of the Basic Plan Document, Eligible Regular Employees shall not have a waiting period before participating in the Plan. Likewise, elected or appointed members of the Governing Authority and Municipal Legal Officers, if eligible to participate in the Plan, shall not have a waiting period before participating in the Plan.

12. ESTABLISHING PARTICIPATION IN THE PLAN

Participation in the Plan is considered mandatory for all Eligible Employees who satisfy the eligibility conditions specified in the Adoption Agreement, except as provided in Section 4.03(e) of the Basic Plan Document. However, the Employer may specify below that participation is optional for certain classes of Eligible Employees, including Regular Employees, elected or appointed members of the Governing Authority, Municipal Legal Officers, City Managers, and/or Department Heads. If participation is optional for an Eligible Employee, then in order to become a Participant, the Employee must make a written election to participate within 120 days after employment, election or appointment to office, or if later, the date the Employee first becomes eligible to participate in the Plan. The election is irrevocable, and the failure to make the election within the 120 day time limit shall be deemed an irrevocable election not to participate in the Plan.

Classes for whom participation is optional (**check one**):

- None (Participation is mandatory for all Eligible Employees except as provided in Section 4.03(e) of the Basic Plan Document).
- Participation is optional for the following Eligible Employees (**must specify - specific positions are permissible; specific individuals may not be named; all positions or classes specified must be Eligible Employees**): _____.

13. CREDITED SERVICE

In addition to Current Credited Service the Adopting Employer may include as Credited Service the following types of service:

A. Credited Past Service with Adopting Employer

Credited Past Service means the number of years and complete months of Service with the Adopting Employer prior to the date an Eligible Employee becomes a Participant which are treated as credited service under the Plan.

(1) **Eligible Employees Employed on Original Effective Date of GMEBS Plan.**

With respect to Eligible Employees who are employed by the Adopting Employer on the original Effective Date of the Employer's GMEBS Plan, Service with the Adopting Employer prior to the date the Eligible Employee becomes a Participant (including any Service prior to the Effective Date of the Plan) shall be treated as follows (**check one**):

- All Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service).
- All Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service), except for Service rendered prior to _____ (**insert date**).
- All Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service), except as follows (**must specify other limitation in a manner that satisfies the definite written program**

requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i): _____.

- No Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service).

(2) Previously Employed, Returning to Service after Original Effective Date. If an Eligible Employee is not employed on the original Effective Date of the Employer's GMEBS Plan, but returns to Service with the Adopting Employer sometime after the Effective Date, said Eligible Employee's Service prior to becoming a Participant (including any Service prior the Effective Date) shall be treated as follows (**check one**):

- All Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service), subject to any limitations imposed above with respect to Eligible Employees employed on the Effective Date.
- All Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service), provided that after returning to employment, the Eligible Employee performs Service equal to the period of the break in Service or one (1) year, whichever is less. Any limitations imposed above with respect to Eligible Employees employed on the Effective Date shall also apply.
- No Service prior to the date the Eligible Employee becomes a Participant shall be credited (as Credited Past Service).

Other limitation(s) on Recognition of Credited Past Service (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i): To receive any Credited Past Service, returning Eligible Employees must repay in a lump sum all Employee Contributions previously withdrawn plus interest upon reemployment.**

Credited Past Service shall not include any tenure of office as an elected or appointed member of the Governing Authority prior to January 1, 2014, unless the Participant was serving as an elected or appointed member of the Governing Authority as of such date.

(3) Eligible Employees Initially Employed After Effective Date. If an Eligible Employee's initial employment date is after the original Effective Date of the Employer's GMEBS Plan, said Employee's Credited Past Service shall include only the number of years and complete months of Service from the Employee's initial employment date to the date the Employee becomes a Participant in the Plan.

(4) Newly Eligible Classes of Employees. If a previously ineligible class of Employees becomes eligible to participate in the Plan, the Employer must specify in an addendum to this Adoption Agreement whether and to what extent said Employees' prior service with the Employer shall be treated as Credited Past Service under the Plan.

B. Prior Military Service

Note: This Section does not concern military service required to be credited under USERRA – See Section 3.02 of the Basic Plan Document for rules on the crediting of USERRA Military Service.

(1) Credit for Prior Military Service.

The Adopting Employer may elect to treat military service rendered prior to a Participant's initial employment date or reemployment date as Credited Service under the Plan. Unless otherwise specified by the Employer under "Other Conditions" below, the term "Military Service" shall be as defined in the Basic Plan Document. Except as otherwise required by federal or state law or under "Other Conditions" below, Military Service shall not include service which is credited under any other local, state, or federal retirement or pension plan.

Military Service credited under this Section shall not include any service which is otherwise required to be credited under the Plan by federal or state law. Prior Military Service shall be treated as follows **(check one)**:

- Prior Military Service is **not** creditable under the Plan **(if checked, skip to Section 13.C. – Prior Governmental Service)**.
- Prior Military Service shall be counted as Credited Service for the following purposes (check one or more as applicable):
 - Computing amount of benefits payable.
 - Meeting minimum service requirements for vesting.
 - Meeting minimum service requirements for benefit eligibility.

(2) Maximum Credit for Prior Military Service.

Credit for Prior Military Service shall be limited to a maximum of _____ years **(insert number)**.

(3) Rate of Accrual for Prior Military Service.

Credit for Prior Military Service shall accrue at the following rate **(check one)**:

- One month of military service credit for every _____ month(s) **(insert number)** of Credited Service with the Adopting Employer.
- One year of military service credit for every _____ year(s) **(insert number)** of Credited Service with the Adopting Employer.
- All military service shall be creditable (subject to any caps imposed above) after the Participant has completed _____ years **(insert number)** of Credited Service with the Employer.
- Other requirement **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

(4) Payment for Prior Military Service Credit (check one):

- Participants shall **not** be required to pay for military service credit.
- Participants shall be required to pay for military service credit as follows:
 - The Participant must pay ____% of the actuarial cost of the service credit (as defined below).
 - The Participant must pay an amount equal to **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i):** _____.

Other Conditions for Award of Prior Military Service Credit **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i):** _____.

(5) Limitations on Service Credit Purchases. Unless otherwise specified in an Addendum to the Adoption Agreement, for purposes of this Section and Section 13.C. concerning prior governmental service credit, the term "actuarial cost of service credit" is defined as set forth in the Service Credit Purchase Addendum. In the case of a service credit purchase, the Participant shall be required to comply with any rules and regulations established by the GMEBS Board of Trustees concerning said purchases.

C. Prior Governmental Service

Note: A Participant's prior service with other GMEBS employers shall be credited for purposes of satisfying the minimum service requirements for Vesting and eligibility for Retirement and pre-retirement death benefits as provided under Section 9.05 of the Basic Plan Document, relating to portability service. This Section 13(C) does not need to be completed in order for Participants to receive this portability service credit pursuant to Section 9.05 of the Basic Plan Document.

(1) Credit for Prior Governmental Service.

The Adopting Employer may elect to treat governmental service rendered prior to a Participant's initial employment date or reemployment date as creditable service under the Plan. Subject to any limitations imposed by law, the term "prior governmental service" shall be as defined by the Adopting Employer below. The Employer elects to treat prior governmental service as follows **(check one):**

- Prior governmental service is **not** creditable under the Plan **(if checked, skip to Section 13.D. – Unused Sick/Vacation Leave).**
- Prior governmental service shall be counted as Credited Service for the following purposes under the Plan **(check one or more as applicable):**
 - Computing amount of benefits payable.
 - Meeting minimum service requirements for vesting.

- Meeting minimum service requirements for benefit eligibility.

(2) Definition of Prior Governmental Service.

Prior governmental service shall be defined as follows: **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)):** _____.

Unless otherwise specified above, prior governmental service shall include only full-time service (minimum hour requirement same as that applicable to Eligible Regular Employees).

(3) Maximum Credit for Prior Governmental Service.

Credit for prior governmental service shall be limited to a maximum of _____ years **(insert number)**.

(4) Rate of Accrual for Prior Governmental Service Credit.

Credit for prior governmental service shall accrue at the following rate **(check one)**:

- One month of prior governmental service credit for every _____ month(s) **(insert number)** of Credited Service with the Adopting Employer.
- One year of prior governmental service credit for every _____ year(s) **(insert number)** of Credited Service with the Adopting Employer.
- All prior governmental service shall be creditable (subject to any caps imposed above) after the Participant has completed _____ years **(insert number)** of Credited Service with the Adopting Employer.
- Other requirement **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)):** _____.

(5) Payment for Prior Governmental Service Credit.

- Participants shall **not** be required to pay for governmental service credit.
- Participants shall be required to pay for governmental service credit as follows:
 - The Participant must pay _____% of the actuarial cost of the service credit.
 - The Participant must pay an amount equal to **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)):** _____.

Other Conditions for Award of Prior Governmental Service Credit **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)):** _____.

D. Leave Conversion for Unused Paid Time Off (e.g., Sick, Vacation, or Personal Leave)

(1) Credit for Unused Paid Time Off.

Subject to the limitations in Section 3.01 of the Basic Plan Document, an Adopting Employer may elect to treat accumulated days of unused paid time off for a terminated Participant, for which the Participant is not paid, as Credited Service. The only type of leave permitted to be credited under this provision is leave from a paid time off plan which qualifies as a bona fide sick and vacation leave plan (which may include sick, vacation or personal leave) and which the Participant may take as paid leave without regard to whether the leave is due to illness or incapacity. The Credited Service resulting from the conversion of unused paid time off must not be the only Credited Service applied toward the accrual of a normal retirement benefit under the Plan. The Pension Committee shall be responsible to certify to GMEBS the total amount of unused paid time off that is creditable hereunder.

Important Note: Leave cannot be converted to Credited Service in lieu of receiving a cash payment. If the Employer elects treating unused paid time off as Credited Service, the conversion to Credited Service will be automatic, and the Participant cannot request a cash payment for the unused paid time off.

The Employer elects the following treatment of unused paid time off:

- Unused paid time off shall **not** be treated as Credited Service (**if checked, skip to Section 14 – Retirement Eligibility**).
- The following types of unused paid time off for which the Participant is not paid shall be treated as Credited Service under the Plan (**check one or more as applicable**):
 - Unused sick leave
 - Unused vacation leave
 - Unused personal leave
 - Other paid time off (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)**): _____.

(2) Minimum Service Requirement.

In order to receive credit for unused paid time off, a Participant must meet the following requirement at termination (**check one**):

- The Participant must be 100% vested in a normal retirement benefit.
- The Participant must have at least _____ years (**insert number**) of Total Credited Service (not including leave otherwise creditable under this Section).

- Other (must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)): _____.

(3) Use of Unused Paid Time Off Credit. Unused paid time off for which the Participant is not paid shall count as Credited Service for the following purposes under the Plan (check one or more as applicable):

- Computing amount of benefits payable.
- Meeting minimum service requirements for vesting.
- Meeting minimum service requirements for benefit eligibility.

(4) Maximum Credit for Unused Paid Time Off.

Credit for unused paid time off for which the Participant is not paid shall be limited to a maximum of ____ months (insert number).

(5) Computation of Unused Paid Time Off.

Unless otherwise specified by the Adopting Employer under "Other Conditions" below, each twenty (20) days of creditable unused paid time off shall constitute one (1) complete month of Credited Service under the Plan. Partial months shall not be credited.

(6) Other Conditions (please specify, subject to limitations in Section 3.01 of Basic Plan Document; must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i): _____.

14. RETIREMENT ELIGIBILITY

A. Early Retirement Qualifications

Early retirement qualifications are (check one or more as applicable):

- Attainment of age 55 (insert number)
- Completion of 10 years (insert number) of Total Credited Service

Exceptions: If different early retirement eligibility requirements apply to a particular class or classes of Eligible Employees, the Employer must specify below the classes to whom the different requirements apply and indicate below the requirements applicable to them.

Eligible Employees to whom exception applies (must specify - specific positions are permissible; specific individuals may not be named): _____.

Early retirement qualifications for excepted class(es) are (check one or more as applicable):

- Attainment of age _____ (insert number)
- Completion of _____ years (insert number) of Total Credited Service

B. Normal Retirement Qualifications

Note: Please complete this Section and also list "Alternative" Normal Retirement Qualifications, if any, in Section 14.C.

(1) Regular Employees

Normal retirement qualifications for Regular Employees are **(check one or more as applicable):**

- Attainment of age **62** (insert number)
- Completion of **5** years (insert number) of Total Credited Service
- In-Service Distribution to Eligible Employees permitted (*i.e.*, a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if Participant meets minimum age and service requirements specified immediately above and satisfies the minimum age parameters for In-Service Distribution described in Section 6.06(a)(3) of the Basic Plan Document, subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to **(check one):** all Participants only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named):** _____.

Exceptions: If different normal retirement qualifications apply to a particular class or classes of Regular Employees, the Employer must specify below the classes to whom the different requirements apply and indicate below the requirements applicable to them.

Class(es) of Regular Employees to whom exception applies **(must specify - specific positions are permissible; specific individuals may not be named):** _____.

Normal retirement qualifications for excepted class(es) are **(check one or more as applicable):**

- Attainment of age _____ (insert number)
- Completion of _____ years (insert number) of Total Credited Service
- In-Service Distribution to Eligible Employees permitted (*i.e.*, a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if Participant meets minimum age and service requirements specified immediately above and satisfies the minimum age parameters for In-Service Distribution described in Section 6.06(a)(3) of the Basic Plan Document, subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to **(check one):** all Participants only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named):** _____.

(2) **Elected or Appointed Members of Governing Authority**

Complete this Section only if elected or appointed members of the Governing Authority or Municipal Legal Officers are permitted to participate in the Plan. Normal retirement qualifications for this class are (check one or more as applicable):

- Attainment of age **62 (insert number)**
- Completion of _____ years (insert number) of Total Credited Service
- In-Service Distribution to Eligible Employees permitted (i.e., a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if Participant meets minimum age and service requirements specified immediately above and satisfies the minimum age parameters for In-Service Distribution described in Section 6.06(a)(3) of the Basic Plan Document, subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to (check one): all Participants only the following class(es) of Participants (must specify - specific positions are permissible; specific individuals may not be named):_____.

Exceptions: If different normal retirement qualifications apply to particular elected or appointed members of the Governing Authority or Municipal Legal Officers, the Employer must specify below to whom the different requirements apply and indicate below the requirements applicable to them.

Particular elected or appointed members of the Governing Authority or Municipal Legal Officers to whom exception applies (must specify - specific positions are permissible; specific individuals may not be named): _____.

Normal retirement qualifications for excepted elected or appointed members of the Governing Authority or Municipal Legal Officers are (check one or more as applicable):

- Attainment of age _____ (insert number)
- Completion of _____ years (insert number) of Total Credited Service
- In-Service Distribution to Eligible Employees permitted (i.e., a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if Participant meets minimum age and service requirements specified immediately above and satisfies the minimum age parameters for In-Service Distribution described in Section 6.06(a)(3) of the Basic Plan Document, subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to (check one): all Participants only the following class(es) of Participants (must specify - specific positions are permissible; specific individuals may not be named):_____.

C. Alternative Normal Retirement Qualifications

The Employer may elect to permit Participants to retire with unreduced benefits after they satisfy service and/or age requirements other than the regular normal retirement qualifications specified above. The Employer hereby adopts the following alternative normal retirement qualifications:

Alternative Normal Retirement Qualifications (check one or more, as applicable):

(1) Not applicable (the Adopting Employer does not offer alternative normal retirement benefits under the Plan).

(2) **Alternative Minimum Age & Service Qualifications (if checked, please complete one or more items below, as applicable):**

Attainment of age **55 (insert number)**

Completion of **30 years (insert number)** of Total Credited Service

In-Service Distribution to Eligible Employees permitted (*i.e.*, a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if Participant meets minimum age and service requirements specified immediately above and satisfies the minimum age parameters for In-Service Distribution described in Section 6.06(a)(3) of the Basic Plan Document, subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to **(check one)**: all Participants only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: ___.

This alternative normal retirement benefit is available to:

All Participants who qualify.

Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

A Participant **(check one)**: is required is not required to be in the service of the Employer at the time the Participant satisfies the above qualifications in order to qualify for this alternative normal retirement benefit.

Other eligibility requirement **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i))**: _____.

(3) **Rule of _____ (insert number)**. The Participant's combined Total Credited Service and age must equal or exceed this number. Please complete additional items below:

To qualify for this alternative normal retirement benefit, the Participant (**check one or more items below, as applicable**):

- Must have attained at least age _____ (**insert number**)
- Must not satisfy any minimum age requirement
- In-Service Distribution to Eligible Employees permitted (*i.e.*, a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if the Participant meets the minimum age and service requirements specified immediately above and satisfies the minimum age parameters for In-Service Distribution described in Section 6.06(a)(3) of the Basic Plan Document, subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to (**check one**): all Participants only the following class(es) of Participants (**must specify - specific positions are permissible; specific individuals may not be named**): _____.

This alternative normal retirement benefit is available to:

- All Participants who qualify.
- Only the following Participants (**must specify - specific positions are permissible; specific individuals may not be named**): _____.

A Participant (**check one**): is required is not required to be in the service of the Employer at the time the Participant satisfies the Rule in order to qualify for this alternative normal retirement benefit.

Other eligibility requirement (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)**): _____.

- (4) **Alternative Minimum Service.** A Participant is eligible for an alternative normal retirement benefit if the Participant has at least _____ years (**insert number**) of Total Credited Service, regardless of the Participant's age.
- In-Service Distribution to Eligible Employees permitted (*i.e.*, a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if the Participant meets the minimum service requirement specified immediately above and satisfies the minimum age parameters for In-Service Distribution described in Section 6.06(a)(3) of the Basic Plan Document, subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to (**check one**): all Participants

only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named):** __.

This alternative normal retirement benefit is available to:

- All Participants who qualify.
- Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named):** _____.

A Participant **(check one)**: is required is not required to be in the service of the Employer at the time the Participant satisfies the qualifications for this alternative normal retirement benefit.

Other eligibility requirement **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)):** _____.

(5) Other Alternative Normal Retirement Benefit.

Must specify qualifications (in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)): _____.

- In-Service Distribution to Eligible Employees permitted (i.e., a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if the Participant meets minimum age and service requirements specified immediately above and satisfies the minimum age parameters for In-Service Distribution described in Section 6.06(a)(3) of the Basic Plan Document, subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to **(check one)**: all Participants only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named):**_____.

This alternative normal retirement benefit is available to:

- All Participants who qualify.
- Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named):** _____.

A Participant **(check one)**: is required is not required to be in the service of the Employer at the time the Participant satisfies the qualifications for this alternative normal retirement benefit.

Other eligibility requirement (must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)): _____.

(6) **Other Alternative Normal Retirement Benefit for Public Safety Employees Only.**

Must specify qualifications (in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i): Rule of 75. The Participant's combined Total Credited Service and age must equal or exceed 75. The Participant must be at least 50 years of age to qualify.

- In-Service Distribution to Eligible Employees who are Public Safety Employees permitted (i.e., a qualifying Participant may commence receiving retirement benefits while in service without first incurring a Bona Fide Separation from Service), if the Participant meets minimum age and service requirements specified immediately above and satisfies the minimum age parameters for In-Service Distribution Described in Section 6.06(a)(3) of the Basic Plan Document, subject to applicable Plan provisions concerning recalculation and offset applied at re-retirement to account for the value of benefits received prior to re-retirement. This rule shall apply to (check one): all Participants only the following class(es) of Participants (must specify - specific positions are permissible; specific individuals may not be named): _____.

This alternative normal retirement benefit is available to:

- All public safety employee Participants who qualify.
- Only the following public safety employee Participants (must specify - specific positions are permissible; specific individuals may not be named): **Firefighters and Police Officers, as defined in Sections 2.34 and 2.51 of the Basic Plan Document, respectively, who are in Service with the City on or after July 1, 2017.**

A public safety employee Participant (check one): is required is not required to be in the service of the Employer at the time the Participant satisfies the qualifications for this alternative normal retirement benefit.

Other eligibility requirement (must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)): _____.

Note: "Public safety employees" are defined under the Internal Revenue Code for this purpose as employees of a State or political subdivision of a State who provide police

protection, firefighting services, or emergency medical services for any area within the jurisdiction of such State or political subdivision.

D. Disability Benefit Qualifications

Subject to the other terms and conditions of the Basic Plan Document and except as otherwise provided in an Addendum to this Adoption Agreement, disability retirement qualifications are based upon Social Security Administration award criteria or as otherwise provided under Section 2.23 of the Basic Plan Document. The Disability Retirement benefit shall commence as of the Participant's Disability Retirement Date under Section 2.24 of the Basic Plan Document.

To qualify for a disability benefit, a Participant must have the following minimum number of years of Total Credited Service (**check one**):

- Not applicable (the Adopting Employer does not offer disability retirement benefits under the Plan).
- No minimum.
- _____ years (**insert number**) of Total Credited Service.

Other eligibility requirement (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)**): _____.

15. RETIREMENT BENEFIT COMPUTATION

A. Maximum Total Credited Service

The number of years of Total Credited Service which may be used to calculate a benefit is (**check one or all that apply**):

- not limited.
- limited to **33 1/3** years for all Participants.
- limited to _____ years for the following classes of Eligible Regular Employees:
 - All Eligible Regular Employees.
 - Only the following Eligible Regular Employees: _____.
- limited to _____ years as an elected or appointed member of the Governing Authority.
- limited to _____ years as a Municipal Legal Officer.
- Other (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)**): _____.

B. Monthly Normal Retirement Benefit Amount

(1) Regular Employee Formula

The monthly normal retirement benefit for Eligible Regular Employees shall be 1/12 of **(check and complete one or more as applicable)**:

- (a) **Flat Percentage Formula. 3.0% (insert percentage) of Final Average Earnings multiplied by years of Total Credited Service as an Eligible Regular Employee.**

This formula applies to:

- All Participants who are Regular Employees.
- Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

- (b) **Alternative Flat Percentage Formula. _____% (insert percentage) of Final Average Earnings multiplied by years of Total Credited Service as an Eligible Regular Employee. This formula applies to the following Participants (must specify - specific positions are permissible; specific individuals may not be named): _____.**

- (c) **Split Final Average Earnings Formula. _____% (insert percentage) of Final Average Earnings up to the amount of Covered Compensation (see subsection (2) below for definition of Covered Compensation), plus _____% (insert percentage) of Final Average Earnings in excess of said Covered Compensation, multiplied by years of Total Credited Service as an Eligible Regular Employee.**

This formula applies to:

- All Participants who are Regular Employees.
- Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

- (d) **Alternative Split Final Average Earnings Formula. _____% (insert percentage) of Final Average Earnings up to the amount of Covered Compensation (see subsection (2) below for definition of Covered Compensation), plus _____% (insert percentage) of Final Average Earnings in excess of said Covered Compensation, multiplied by years of Total Credited Service as an Eligible Regular Employee.**

This formula applies to:

- All Participants.
- Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

[Repeat above subsections as necessary for each applicable benefit formula and Participant class covered under the Plan.]

(2) Covered Compensation (complete only if Split Formula(s) is checked above):

Covered Compensation is defined as (check one or more as applicable):

- (a) **A.I.M.E. Covered Compensation** as defined in Section 2.18 of the Basic Plan Document. This definition of Covered Compensation shall apply to **(check one)**:
 - All Participants who are Regular Employees.
 - Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.
- (b) **Dynamic Break Point** Covered Compensation as defined in Section 2.19 of the Basic Plan Document. This definition of Covered Compensation shall apply to **(check one)**:
 - All Participants who are Regular Employees.
 - Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.
- (c) **Table Break Point** Covered Compensation as defined in Section 2.20 of the Basic Plan Document. This definition of Covered Compensation shall apply to **(check one)**:
 - All Participants who are Regular Employees.
 - Only the following class(es) of Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.
- (d) **Covered Compensation** shall mean a Participant's annual Earnings that do not exceed \$ _____ **(specify amount)**. This definition shall apply to **(check one)**:
 - All Participants who are Regular Employees.
 - Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named)**: _____.

(3) Final Average Earnings

Unless otherwise specified in an Addendum to the Adoption Agreement, Final Average Earnings is defined as the monthly average of Earnings paid to a Participant by the Adopting Employer for the **60 (insert number not to exceed 60)** consecutive months of Credited Service preceding the Participant's most recent Termination in which the Participant's Earnings were the highest, multiplied by 12. Note: GMEBS has prescribed forms for calculation of Final Average Earnings that must be used for this purpose.

This definition of Final Average Earnings applies to:

- All Participants who are Regular Employees.
- Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named):** _____.

[Repeat above subsection as necessary for each applicable definition and Participant class covered under the Plan.]

(4) Formula for Elected or Appointed Members of the Governing Authority

The monthly normal retirement benefit for members of this class shall be as follows **(check one)**:

- Not applicable (elected or appointed members of the Governing Authority or Municipal Legal Officers are not permitted to participate in the Plan).
- \$35.00 (insert dollar amount)** per month for each year of Total Credited Service as an elected or appointed member of the Governing Authority or Municipal Legal Officer (service of at least 6 months and 1 day is treated as a year of Total Credited Service; provided, however, than an elected or appointed member of the Governing Authority or Municipal Legal Officer may accrue a maximum of one year of Total Credited Service for every 12-month period of Service as an elected or appointed member of the Governing Authority or Municipal Legal Officer).

This formula applies to:

- All elected or appointed members of the Governing Authority or Municipal Legal Officers eligible to participate.
- Only the following elected or appointed members of the Governing Authority or Municipal Legal Officers eligible to participate **(must specify - specific positions are permissible; specific individuals may not be named):** _____.

[Repeat above subsection as necessary for each applicable formula for classes of elected or appointed members covered under the Plan.]

C. Monthly Early Retirement Benefit Amount

Check and complete one or more as applicable:

- (1) **Standard Early Retirement Reduction Table.** The monthly Early Retirement benefit shall be computed in the same manner as the monthly Normal Retirement benefit, but the benefit shall be reduced on an Actuarially Equivalent basis in accordance with Section 12.01 of the Basic Plan Document to account for early commencement of benefits. This provision shall apply to:
 - All Participants.
 - Only the following Participants **(must specify - specific positions are permissible; specific individuals may not be named):**_____.
- (2) **Alternative Early Retirement Reduction Table.** The monthly Early Retirement benefit shall be computed in the same manner as the monthly

Normal Retirement benefit, but the benefit shall be reduced to account for early commencement of benefits based on the following table. This table shall apply to:

- All Participants.
- Only the following Participants (**must specify - specific positions are permissible; specific individuals may not be named**):_____.

Alternative Early Retirement Reduction Table

<u>Number of Years Before Age 62</u> (check as applicable)	<u>Percentage of Normal Retirement Benefit*</u> (complete as applicable)
<input checked="" type="checkbox"/> 0	1.000
<input checked="" type="checkbox"/> 1	0.975
<input checked="" type="checkbox"/> 2	0.950
<input checked="" type="checkbox"/> 3	0.925
<input checked="" type="checkbox"/> 4	0.900
<input checked="" type="checkbox"/> 5	0.875
<input checked="" type="checkbox"/> 6	0.850
<input checked="" type="checkbox"/> 7	0.825
<input type="checkbox"/> 8	0.____
<input type="checkbox"/> 9	0.____
<input type="checkbox"/> 10	0.____
<input type="checkbox"/> 11	0.____
<input type="checkbox"/> 12	0.____
<input type="checkbox"/> 13	0.____
<input type="checkbox"/> 14	0.____
<input type="checkbox"/> 15	0.____

*Interpolate for whole months

D. Monthly Late Retirement Benefit Amount (check one):

- (1) The monthly Late Retirement benefit shall be computed in the same manner as the Normal Retirement Benefit, based upon the Participant's Accrued Benefit as of the Participant's Late Retirement Date.
- (2) The monthly Late Retirement benefit shall be the greater of: (1) the monthly retirement benefit accrued as of the Participant's Normal Retirement Date, actuarially increased in accordance with the actuarial table contained in Section 12.05 of the Basic Plan Document; or (2) the monthly retirement benefit accrued as of the Participant's Late Retirement Date, without further actuarial adjustment under Section 12.06 of the Basic Plan Document.

E. Monthly Disability Benefit Amount

The amount of the monthly Disability Benefit shall be computed in the same manner as the Normal Retirement benefit, based upon the Participant's Accrued Benefit as of the Participant's Disability Retirement Date.

Minimum Disability Benefit. The Adopting Employer may set a minimum Disability Benefit. The Employer elects the following minimum Disability benefit (**check one**):

- Not applicable (the Adopting Employer does not offer disability retirement benefits under the Plan).
- No minimum is established.
- No less than (**check one**): 20% 10% ____% (**if other than 20% or 10% insert percentage amount**) of the Participant's average monthly Earnings for the 12 calendar month period (excluding any period of unpaid leave of absence) immediately preceding the Participant's Termination of Employment as a result of a Disability. (Unless otherwise specified in an Addendum to the Adoption Agreement, no minimum will apply to elected or appointed members of the Governing Authority or Municipal Legal Officers.)
- No less than (**check one**): 66 2/3 % _____% (**if other than 66 2/3%, insert percentage amount**) of the Participant's average monthly Earnings for the 12 calendar month period (excluding any period of unpaid leave of absence) immediately preceding the Participant's Termination of Employment as a result of a Disability, less any monthly benefits paid from federal Social Security benefits as a result of disability as reported by the Employer. (Unless otherwise specified in an Addendum to the Adoption Agreement, no minimum will apply to elected or appointed members of the Governing Authority or Municipal Legal Officers.)

F. Minimum/Maximum Benefit For Elected Officials

In addition to any other limitations imposed by federal or state law, the Employer may impose a cap on the monthly benefit amount that may be received by elected or appointed members of the Governing Authority. The Employer elects (**check one**):

- Not applicable (elected or appointed members of the Governing Authority do not participate in the Plan).
- No minimum or maximum applies.
- Monthly benefit for Service as an elected or appointed member of the Governing Authority may not exceed 100% of the Participant's final salary as an elected or appointed member of the Governing Authority.
- Other minimum or maximum (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)**): _____.

G. Multiple Plans

In the event that the Employer maintains multiple plans, the following provisions will apply to the extent necessary to satisfy Code § 415.

16. SUSPENSION OF BENEFITS FOLLOWING BONA FIDE SEPARATION OF SERVICE; COLA

A. Re-Employment as Eligible Employee After Normal, Alternative Normal, or Early Retirement and Following Bona Fide Separation of Service (see Basic Plan Document Section 6.06(c) Regarding Re-Employment as an Ineligible Employee and Basic Plan Document Section 6.06(e) and (f) Regarding Re-Employment After Disability Retirement)

(1) Reemployment After Normal or Alternative Normal Retirement. In the event that a Retired Participant 1) is reemployed with the Employer as an Eligible Employee (as defined in the Plan) after the Participant's Normal or Alternative Normal Retirement Date and after a Bona Fide Separation from Service, or 2) is reemployed with the Employer in an Ineligible Employee class, and subsequently again becomes an Eligible Employee (as defined in the Plan) due to the addition of such class to the Plan after the Participant's Normal or Alternative Normal Retirement Date, the following rule shall apply (**check one**):

- (a) The Participant's benefit shall be suspended in accordance with Section 6.06(a)(1) of the Basic Plan Document for as long as the Participant remains employed.
- (b) The Participant may continue to receive retirement benefits in accordance with Section 6.06(b) of the Basic Plan Document. This rule shall apply to (**check one**): all Retired Participants only the following classes of Retired Participants (**must specify (specific positions are permissible; specific individuals may not be named) - benefits of those Retired Participants not listed shall be suspended in accordance with Section 6.06(a) of the Basic Plan Document if they return to work with the Employer**): _____.

(2) Reemployment After Early Retirement. In the event a Participant Retires with an Early Retirement benefit after a Bona Fide Separation from Service 1) is reemployed with the Employer as an Eligible Employee before the Participant's Normal Retirement Date; or 2) is reemployed with the Employer in an Ineligible Employee class, and subsequently again becomes an Eligible Employee (as defined in the Plan) before the Participant's Normal Retirement Date due to the addition of such class to the Plan, the following rule shall apply (**check one or more as applicable**):

- (a) The Participant's Early Retirement benefit shall be suspended in accordance with Section 6.06(a)(1) of the Basic Plan Document for as long as the Participant remains employed.

This rule shall apply to **(check one)**: all Retired Participants; only the following classes of Retired Participants **(must specify - specific positions are permissible; specific individuals may not be named)**:
_____.

- (b) The Participant's Early Retirement benefit shall be suspended in accordance with Section 6.06(a)(1) of the Basic Plan Document. However, the Participant may begin receiving benefits after satisfying the qualifications for Normal Retirement or Alternative Normal Retirement, as applicable, and after satisfying the minimum age parameters of Section 6.06(a)(3) of the Basic Plan Document, in accordance with Section 6.06(b)(2)(B)(i) of the Basic Plan Document.

This rule shall apply to **(check one)**: all Retired Participants; only the following classes of Retired Participants **(must specify - specific positions are permissible; specific individuals may not be named)**:
_____.

- (c) The Participant's Early Retirement benefit shall continue in accordance with Section 6.06(b)(2)(B)(ii) of the Basic Plan Document.

This rule shall apply to **(check one)**: all Retired Participants; only the following classes of Retired Participants **(must specify - specific positions are permissible; specific individuals may not be named)**:
_____.

B. Cost Of Living Adjustment

The Employer may elect to provide for an annual cost-of-living adjustment (COLA) in the amount of benefits being received by Retired Participants and Beneficiaries, which shall be calculated and paid in accordance with the terms of the Basic Plan Document. The Employer hereby elects the following **(check one)**:

- (1) No cost-of-living adjustment.
- (2) Variable Annual cost-of-living adjustment not to exceed _____% **(insert percentage)**.
- (3) Fixed annual cost-of-living adjustment equal to 2.0% **(insert percentage)**.

The above cost-of-living adjustment shall apply with respect to the following Participants (and their Beneficiaries) **(check one)**:

- All Participants (and their Beneficiaries).
- Participants (and their Beneficiaries) who terminate employment on or after _____ **(insert date)**.
- Other **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of**

Treasury Regulation 1.401-1(b)(1)(i)); specific positions are permissible; specific individuals may not be named): Participants (and their Beneficiaries) initially employed before July 1, 2017. See below for Cost of Living Adjustment for Participants (and their Beneficiaries) initially employed on or after July 1, 2017.

The Adjustment Date for the above cost-of-living adjustment shall be (if not specified, the Adjustment Date shall be January 1): _____.

- (1) No cost-of-living adjustment.
- (2) Variable Annual cost-of-living adjustment not to exceed **1.5%** (insert percentage).
- (3) Fixed annual cost-of-living adjustment equal to _____% (insert percentage).

The above cost-of-living adjustment shall apply with respect to the following Participants (and their Beneficiaries) (check one):

- All Participants (and their Beneficiaries).
- Participants (and their Beneficiaries) who terminate employment on or after _____ (insert date).
- Other (must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)); specific positions are permissible; specific individuals may not be named): **Participants (and their Beneficiaries) initially employed on or after July 1, 2017.**

The Adjustment Date for the above cost-of-living adjustment shall be (if not specified, the Adjustment Date shall be January 1): _____.

17. TERMINATION OF EMPLOYMENT BEFORE RETIREMENT; VESTING

A. Eligible Regular Employees

Subject to the terms and conditions of the Basic Plan Document, a Participant who is an Eligible Regular Employee and whose employment is terminated for any reason other than death or retirement shall earn a vested right in the Participant's accrued retirement benefit in accordance with the following schedule (check one):

- No vesting schedule (immediate vesting).

- Cliff Vesting Schedule.** Benefits shall be 100% vested after the Participant has a minimum of 5 years (**insert number not to exceed 10**) of Total Credited Service. Benefits remain 0% vested until the Participant satisfies this minimum.
- Graduated Vesting Schedule.** Benefits shall become vested in accordance with the following schedule (**insert percentages**):

<u>COMPLETED YEARS OF TOTAL CREDITED SERVICE</u>	<u>VESTED PERCENTAGE</u>
1	%
2	%
3	%
4	%
5	%
6	%
7	%
8	%
9	%
10	%

Exceptions: If a vesting schedule other than that specified above applies to a special class(es) of Regular Employees, the Employer must specify the different vesting schedule below and the class(es) to whom the different vesting schedule applies.

Regular Employees to whom exception applies (**must specify - specific positions are permissible; specific individuals may not be named**): _____.

Vesting Schedule for excepted class (**Must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i). Must be at least as favorable as one of the following schedules: (i) 15-year cliff vesting, (ii) 20-year graded vesting, or (iii) for qualified public safety employees, 20-year cliff vesting.**): _____.

B. Elected or Appointed Members of the Governing Authority

Subject to the terms and conditions of the Basic Plan Document, a Participant who is an elected or appointed member of the Governing Authority or a Municipal Legal Officer shall earn a vested right in the Participant's accrued retirement benefit for Credited Service in such capacity in accordance with the following schedule (**check one**):

- Not applicable (elected or appointed members of the Governing Authority are not permitted to participate in the Plan).
- No vesting schedule (immediate vesting).
- Other vesting schedule (**Must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i). Must be at least as favorable as one of the following schedules: (i) 15-year**

cliff vesting, (ii) 20-year graded vesting, or (iii) for qualified public safety employees, 20-year cliff vesting.): _____.

18. PRE-RETIREMENT DEATH BENEFITS

A. In-Service Death Benefit

Subject to the terms and conditions of the Basic Plan Document, the Employer hereby elects the following in-service death benefit, to be payable in the event that an eligible Participant's employment with the Employer is terminated by reason of the Participant's death prior to Retirement (**check and complete one**):

(1) **Auto A Death Benefit.** A monthly benefit payable to the Participant's Pre-Retirement Beneficiary, equal to the decreased monthly retirement benefit that would have otherwise been payable to the Participant, had the Participant elected a 100% joint and survivor benefit under Section 7.03 of the Basic Plan Document. In order to be eligible for this benefit, a Participant must meet the following requirements (**check one**):

- The Participant must be vested in a normal retirement benefit.
- The Participant must have _____ years (**insert number**) of Total Credited Service.
- The Participant must be eligible for Early or Normal Retirement.
- Other eligibility requirement (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i): Participants will be eligible upon becoming a Participant in the Plan.**

(2) **Actuarial Reserve Death Benefit.** A monthly benefit payable to the Participant's Pre-Retirement Beneficiary, actuarially equivalent to the reserve required for the Participant's anticipated Normal Retirement benefit, provided the Participant meets the following eligibility conditions (**check one**):

- The Participant shall be eligible upon satisfying the eligibility requirements of Section 8.02(c) of the Basic Plan Document.
- The Participant must have _____ years (**insert number**) of Total Credited Service.
- Other eligibility requirement (**must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i): _____.**

Imputed Service. For purposes of computing the actuarial reserve death benefit, the Participant's Total Credited Service shall include (**check one**):

- Total Credited Service accrued prior to the date of the Participant's death.
- Total Credited Service accrued prior to the date of the Participant's death, plus **(check one)**: one-half (½) _____ **(insert other fraction)** of the Service between such date of death and what otherwise have been the Participant's Normal Retirement Date. **(See Basic Plan Document Section 8.02(b) regarding 10-year cap on additional Credited Service.)**

Minimum In-Service Death Benefit for Vested Employees Equal to Terminated Vested Death Benefit. Unless otherwise specified under "Exceptions" below, if a Participant's employment is terminated by reason of the Participant's death prior to Retirement, and if as of the date of death the Participant is vested but does not qualify for the in-service death benefit, then the Auto A Death Benefit will be payable, provided the Auto A Death Benefit is made available to terminated vested employees under the Adoption Agreement (see "Terminated Vested Death Benefit" below).

(3) Exceptions: If an in-service death benefit other than that specified above applies to one or more classes of Participants, the Employer must specify below the death benefit payable, the class(es) to whom the different death benefit applies, and the eligibility conditions for said death benefit.

Alternative Death Benefit **(must specify formula that satisfies the definite written program and definitely determinable requirements of Treasury Regulations Sections 1.401-1(a)(2) and 1.401-1(b)(1)(i) and does not violate limits applicable to governmental plans under Code Sections 401(a)(17) and 415):** _____.

Participants to whom alternative death benefit applies **(must specify - specific positions are permissible; specific individuals may not be named):** _____.

Eligibility conditions for alternative death benefit **(must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)):** _____.

B. Terminated Vested Death Benefit

(1) Complete this Section only if the Employer offers a terminated vested death benefit. The Employer may elect to provide a terminated vested death benefit, to be payable in the event that a Participant who is vested dies after termination of employment but before Retirement benefits commence. Subject to the terms and conditions of the Basic Plan Document, the Employer hereby elects the following terminated vested death benefit **(check one)**:

- Auto A Death Benefit.** A monthly benefit payable to the Participant's Pre-Retirement Beneficiary, equal to the decreased monthly retirement benefit that would have otherwise been payable to the Participant had the Participant elected a 100% joint and survivor benefit under Section 7.03 of the Basic Plan Document.

- Accrued Retirement Benefit.** A monthly benefit payable to the Participant's Pre-Retirement Beneficiary which shall be actuarially equivalent to the Participant's Accrued Normal Retirement Benefit determined as of the date of death.

(2) **Exceptions:** If a terminated vested death benefit other than that specified above applies to one or more classes of Participants, the Employer must specify below the death benefit payable, the class(es) to whom the different death benefit applies, and the eligibility conditions for said death benefit.

Alternative Death Benefit (must specify formula that satisfies the definite written program and definitely determinable requirements of Treasury Regulations Sections 1.401-1(a)(2) and 1.401-1(b)(1)(i) and does not violate limits applicable to governmental plans under Code Sections 401(a)(17) and 415): _____.

Participants to whom alternative death benefit applies (must specify - specific positions are permissible; specific individuals may not be named): _____.

Eligibility conditions for alternative death benefit (must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)): _____.

19. EMPLOYEE CONTRIBUTIONS

(1) **Employee contributions (check one):**

- Are not required.
- Are required in the amount of ___ % (insert percentage) of Earnings for all Participants.
- Are required in the amount of **4.0%** (insert percentage) of Earnings for Participants in the following classes (must specify - specific positions are permissible; specific individuals may not be named): **Eligible Regular Employees who are initially employed or reemployed by the City on or after January 1, 2014.**
- Are required in the amount of **3.0%** (insert percentage) of Earnings for Participants in the following classes (must specify - specific positions are permissible; specific individuals may not be named): **Eligible Regular Employees initially employed or reemployed by the City on or after January 1, 2011, but before January 1, 2014, provided they do not become reemployed by the City on or after January 1, 2014.**
- Are required in the amount of **2.0%** (insert percentage) of Earnings for Participants in the following classes (must specify - specific positions are permissible; specific individuals may not be named): **Eligible Regular Employees employed by the City as of December 31, 2010, provided they do not become reemployed by the City on or after January 1, 2011.**

- Are required in the amount of **0.0% (insert percentage)** of Earnings for Participants in the following classes **(must specify - specific positions are permissible; specific individuals may not be named): Elected or appointed members of the Governing Authority (elected or appointed members of the Governing Authority are not required to make Employee Contributions).**

[Repeat above subsection as necessary if more than one contribution rate applies.]

(2) Pre-Tax Treatment of Employee Contributions. If Employee Contributions are required in Subsection (1) above, an Adopting Employer may elect to "pick up" Employee Contributions to the Plan in accordance with IRC Section 414(h). In such case, Employee Contributions shall be made on a pre-tax rather than a post-tax basis, provided the requirements of IRC Section 414(h) are met. If the Employer elects to pick up Employee Contributions, it is the Employer's responsibility to ensure that Employee Contributions are paid and reported in accordance with IRC Section 414(h). The Adopting Employer must not report picked up contributions as wages subject to federal income tax withholding.

The Employer hereby elects **(check one)**:

- To pick up Employee Contributions. By electing to pick up Employee Contributions, the Adopting Employer specifies that the contributions, although designated as Employee Contributions, are being paid by the Employer in lieu of Employee Contributions. The Adopting Employer confirms that the executor of this Adoption Agreement is duly authorized to take this action as required to pick up contributions. This pick-up of contributions applies prospectively, and it is evidenced by this contemporaneous written document. On and after the date of the pick-up of contributions, a Participant does not have a cash or deferred election right (within the meaning of Treasury Regulation Section 1.401(k)-1(a)(3)) with respect to the designated Employee Contributions, which includes not having the option of receiving the amounts directly instead of having them paid to the Plan.
- Not to pick up Employee Contributions.

(3) Interest on Employee Contributions. The Adopting Employer may elect to pay interest on any refund of Employee Contributions.

- Interest shall not be paid.
- Interest shall be paid on a refund of Employee Contributions at a rate established by GMEBS from time to time.
- Other rate of interest **(must specify rate in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)):**
_____.

20. MODIFICATION OF THE TERMS OF THE ADOPTION AGREEMENT

If an Adopting Employer desires to amend any of its elections contained in this Adoption Agreement (or any Addendum), the Governing Authority by official action must adopt an amendment of the Adoption Agreement (or any Addendum) or a new Adoption Agreement (or Addendum) must be adopted and forwarded to the Board for approval. The amendment of the new Adoption Agreement (or Addendum) is not effective until approved by the Board and other procedures required by the Plan have been implemented.

The Administrator will timely inform the Adopting Employer of any amendments made by the Board to the Plan.

21. TERMINATION OF THE ADOPTION AGREEMENT

This Adoption Agreement (and any Addendum) may be terminated only in accordance with the Plan. The Administrator will inform the Adopting Employer in the event the Board should decide to discontinue this pre-approved plan program.

22. EMPLOYER ADOPTION AND AUTHORIZATION FOR AMENDMENTS

Adoption. The Adopting Employer hereby adopts the terms of the Adoption Agreement and any Addendum, which is attached hereto and made a part of this ordinance. The Adoption Agreement (and, if applicable, the Addendum) sets forth the Employees to be covered by the Plan, the benefits to be provided by the Adopting Employer under the Plan, and any conditions imposed by the Adopting Employer with respect to, but not inconsistent with, the Plan. The Adopting Employer reserves the right to amend its elections under the Adoption Agreement and any Addendum, so long as the amendment is not inconsistent with the Plan or the Internal Revenue Code or other applicable law and is approved by the Board of Trustees of GMEBS. The Adopting Employer acknowledges that it may not be able to rely on the pre-approved plan opinion letter if it makes certain elections under the Adoption Agreement or the Addendum, and that the failure to properly complete the Adoption Agreement may result in a failure of the Adopting Employer's Plan to be a qualified plan.

The Adopting Employer hereby agrees to abide by the Basic Plan Document, Trust Agreement, and rules and regulations adopted by the Board of Trustees of GMEBS, as each may be amended from time to time, in all matters pertaining to the operation and administration of the Plan. It is intended that the Act creating the Board of Trustees of GMEBS, this Plan, and the rules and regulations of the Board are to be construed in harmony with each other. In the event of a conflict between the provisions of any of the foregoing, they shall govern in the following order:

- (1) The Act creating the Board of Trustees of The Georgia Municipal Employees' Benefit System, O.C.G.A. Section 47-5-1 *et seq.* (a copy of which is included in the Appendix to the Basic Defined Benefit Plan Document) and any other applicable provisions of O.C.G.A. Title 47;

- (2) The Basic Defined Benefit Plan Document and Trust Agreement;
- (3) This Ordinance and Adoption Agreement (and any Addendum); and
- (4) The rules and regulations of the Board.

In the event that any section, subsection, sentence, clause or phrase of this Plan shall be declared or adjudged invalid or unconstitutional, such adjudication shall in no manner affect the previously existing provisions or the other section or sections, subsections, sentences, clauses or phrases of this Plan, which shall remain in full force and effect, as if the section, subsection, sentence, clause or phrase so declared or adjudicated invalid or unconstitutional were not originally a part hereof. The Governing Authority hereby declares that it would have passed the remaining parts of this Plan or retained the previously existing provisions if it had known that such part or parts hereof would be declared or adjudicated invalid or unconstitutional.

This Adoption Agreement (and any Addendum) may only be used in conjunction with Georgia Municipal Employees Benefit System Basic Defined Benefit Retirement Plan Document approved by the Internal Revenue Service under opinion letter Q705465a dated August 31, 2023. The Adopting Employer understands that failure to properly complete this Adoption Agreement (or any Addendum), or to operate and maintain the Plan and Trust in accordance with the terms of the completed Adoption Agreement (and any Addendum), Basic Plan Document and Trust, may result in disqualification of the Adopting Employer's Plan under the Internal Revenue Code. Inquiries regarding the adoption of the Plan, the meaning of Plan provisions, or the effect of the IRS opinion letter should be directed to the Administrator. The Administrator is Georgia Municipal Employees Benefit System, with its primary business offices located at: 201 Pryor Street, SW, Atlanta, Georgia, 30303. The business telephone number is: (404) 688-0472. The primary person to contact is: GMEBS Legal Counsel.

Authorization for Amendments. Effective on and after February 17, 2005, the Adopting Employer hereby authorizes the pre-approved plan provider who sponsors the Plan on behalf of GMEBS to prepare amendments to the Plan, for approval by the Board, on its behalf as provided under Revenue Procedure 2005-16, as superseded by Revenue Procedure 2015-36, Revenue Procedure 2011-49, and Announcement 2005-37. Effective January 1, 2013, Georgia Municipal Association, Inc., serves as the pre-approved plan provider for the Plan. Employer notice and signature requirements were met for the Adopting Employer before the effective date of February 17, 2005. The Adopting Employer understands that the implementing amendment reads as follows:

On and after February 17, 2005, the Board delegates to the Provider the authority to advise and prepare amendments to the Plan, for approval by the Board, on behalf of all Adopting Employers, including those Adopting Employers who have adopted the Plan prior to the January 1, 2013, restatement of the Plan, for changes in the Code, the regulations thereunder, revenue rulings, other statements published by Internal Revenue Service, including model, sample, or other required good faith amendments (but only if their adoption will not cause such Plan to be individually designed), and for corrections of prior approved plans. These amendments shall be applied to all Adopting Employers. Employer notice and signature requirements have been met for all Adopting Employers before the effective date of February 17, 2005. In any event, any amendment

prepared by the Practitioner and approved by the Board will be provided by the Administrator to Adopting Employers.

Notwithstanding the foregoing paragraph, no amendment to the Plan shall be prepared on behalf of any Adopting Employer as of either:

- the date the Internal Revenue Service requires the Adopting Employer to file Form 5300 as an individually designed plan as a result of an amendment by the Adopting Employer to incorporate a type of Plan not allowable in a pre-approved plan as described in Revenue Procedure 2017-41; or
- as of the date the Plan is otherwise considered an individually designed plan due to the nature and extent of the amendments.

If the Adopting Employer is required to obtain a determination letter for any reason in order to maintain reliance on the opinion letter, the Provider's authority to amend the Plan on behalf of the Adopting Employer is conditioned on the Plan receiving a favorable determination letter.

The Adopting Employer further understands that, if it does not give its authorization hereunder or, in the alternative, adopt another pre-approved plan, its Plan will become an individually designed plan and will not be able to rely on the pre-approved plan opinion letter.

Reliance on Opinion Letter. As provided in Revenue Procedure 2017-41, the Adopting Employer may rely on the Plan's opinion letter, provided that the Adopting Employer's Plan is identical to the GMEBS Plan, and the Adopting Employer has not amended or made any modifications to the Plan other than to choose the options permitted under the Plan, Adoption Agreement, and any Addendum.

AN ORDINANCE (continued from page 1)

Section 2. Except as otherwise specifically required by law or by the terms of the Basic Plan Document or Adoption Agreement (or any Addendum), the rights and obligations under the Plan with respect to persons whose employment with the City was terminated or who vacated office with the City for any reason whatsoever prior to the effective date of this Ordinance are fixed and shall be governed by such Plan, if any, as it existed and was in effect at the time of such termination.

Section 3. The effective date of this Ordinance shall be the date of its approval by the Governing Authority **(not earlier than the first day of the current Plan Year in which the Plan is adopted, unless a retroactive corrective amendment is permitted under EPCRS, Rev. Proc. 2021-30 (or subsequent updated guidance))**.

Section 4. All Ordinances and parts of ordinances in conflict herewith are expressly repealed.

Approved by the Mayor and Council of the City of Pooler, Georgia this _____ day of _____, 20____.

Attest:

CITY OF POOLER, GEORGIA

City Clerk

Mayor

(SEAL)

Approved:

City Attorney

The terms of the foregoing Adoption Agreement are approved by the Board of Trustees of Georgia Municipal Employees Benefit System.

IN WITNESS WHEREOF, the Board of Trustees of Georgia Municipal Employees Benefit System has caused its Seal and the signatures of its duly authorized officers to be affixed this _____ day of _____, 20____.

Board of Trustees
Georgia Municipal Employees
Benefit System

(SEAL)

Secretary

**GENERAL ADDENDUM TO THE
GEORGIA MUNICIPAL EMPLOYEES BENEFIT SYSTEM
DEFINED BENEFIT RETIREMENT PLAN
ADOPTION AGREEMENT**

This is an Addendum to the Adoption Agreement completed by the City of Pooler, Georgia, as follows (complete one or more sections, as applicable):

***** Items (1) through (15) of General Addendum – Not Applicable *****

(16) Other (may include, but shall not be limited to, provisions relating to Basic Plan Document Sections 6.03, 6.06, 8.04, 8.06, 8.08, 8.09, 8.10, 8.12, 9.01, and 9.02) (must specify in a manner that satisfies the definite written program requirement of Treasury Regulation 1.401-1(a)(2) and the definitely determinable requirement of Treasury Regulation 1.401-1(b)(1)(i)):

- (a) Transfer of Plan Assets and Administration. The City of Pooler was to make every reasonable effort to ensure that the transfer of retirement plan assets and administration to GMEBS was effected immediately upon approval of the GMEBS Adoption Agreement and Addendum (September 17, 2007). The City was to see to it that its staff and third party plan vendors provided GMEBS with records and information reasonably requested or necessary to facilitate the timely transfer of retirement plan assets and administration, including but not limited to the following information and records on active employees, terminated employees, and Beneficiaries: name, address, social security number, birth date, years and months of prior credited service, accrued monthly normal retirement benefits, employee contribution account balances (including interest earnings), current and new pre-retirement beneficiary designation forms, retirement or death benefit applications, direct deposit forms, participant tax withholding forms, and 1099 tax reporting information for 2007. In particular with respect to terminated vested Participants under the predecessor retirement plan, the City was to provide a list, indicating the amount of each such terminated vested Participant's accrued normal retirement benefit under the predecessor plan, and their normal retirement eligibility date. Benefits will be paid to said terminated vested Participants based upon said information (unless the Participant returns to service with the City of Pooler).**
- (b) Pension Committee Approval of Retirement Plan Changes. Subject to any applicable limitations contained in the GMEBS Basic Plan Document, any proposed amendments to the City's Adoption Agreement or Addendum must be approved by the Mayor and Council and the Pension Committee (as designated on p. 3 of the Adoption Agreement). If the Mayor and Council do**

not concur with the Pension Committee, the Mayor and Council's decision shall control.

- (c) **Mandatory Participation.** Notwithstanding any provision of the Basic Plan, including but not limited to subsection 4.03(e), or Adoption Agreement to the contrary, participation in this Plan is mandatory for all Eligible Employees (i.e., Eligible Regular Employees and elected or appointed members of the Governing Authority). An Employee who otherwise meets the eligibility requirements for participation in the Plan shall not be permitted to opt out of participation in the Plan pursuant to a written agreement or employment contract stating that such Employee will be ineligible to participate in the Plan. Specifically, the provisions of subsection 4.03(e) of the Basic Plan Document are not applicable to the City's Plan.

The terms of the foregoing Addendum to the Adoption Agreement are approved by the Mayor and Council of the City of Pooler, Georgia this _____ day of _____, 20____.

Attest:

CITY OF POOLER, GEORGIA

City Clerk

Mayor

(SEAL)

Approved:

City Attorney

The terms of the foregoing Addendum are approved by the Board of Trustees of the Georgia Municipal Employees Benefit System.

IN WITNESS WHEREOF, the Board of Trustees of the Georgia Municipal Employees Benefit System has caused its Seal and the signatures of its duly authorized officers to be affixed this _____ day of _____, 20____.

**Board of Trustees
Georgia Municipal Employees
Benefit System**

(SEAL)

Secretary

Prepared by and return to:
Thompson Thrift Development, Inc
901 Wabash Avenue, Suite 300
Terre Haute, IN 47807

ENCROACHMENT AND CONSTRUCTION AGREEMENT

This ENCROACHMENT AND CONSTRUCTION AGREEMENT (this “**Agreement**”) is made and entered into as of _____ (“**Effective Date**”), by and between **TTRES AT POOLER GA, LLC**, a Delaware limited liability company, whose mailing address is 901 Wabash Avenue, Suite 300, Terre Haute, IN 47807 (“**Grantee**”), and the **CITY OF POOLER, GEORGIA** (“**City**”).

WITNESSETH

WHEREAS, Grantee is developing a multi-family residential community on certain property legally described and depicted on Exhibit A, attached hereto and incorporated by reference (“**Residential Property**”); and

WHEREAS, City is in the process of acquiring a certain portion of the Residential Property, as legally described and depicted on Exhibit B, attached hereto and incorporated by reference, to construct a right-of-way (“**Right-Of-Way**”); and

WHEREAS, City’s construction of the Right-Of-Way will happen subsequent to Grantee’s construction of a certain access drive on the Residential Property, as legally described and depicted on Exhibit C, attached hereto and incorporated by reference, which will be located within the future Right-Of-Way (“**Access Drive**”); and

WHEREAS, the Access Drive will contain a median, landscaping, retaining wall, and monument sign, together with electrical and irrigation utilities to serve the monument sign and landscaping, respectively, as depicted on Exhibit D, attached hereto and incorporated by reference (collectively, the “**Improvements**”);

WHEREAS, City requires the parties to enter into this Agreement ensuring Grantee’s continued maintenance of the Improvements after City’s acquisition and construction of the Right-Of-Way; and

WHEREAS, Grantee desires to ensure continued access to the Residential Property throughout City’s construction of the Right-Of-Way.

NOW THEREFORE, in consideration of the promises contained herein, and for other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor and Grantee do hereby covenant and agree as follows:

1. Use of Encroachment Area. For and in consideration of the true and faithful performance of the mutual covenants herein contained, City hereby grants to Grantee a license to construct, install, use, operate, maintain, repair and replace the Improvements that encroach upon, use and/or occupy portions of the space under, and/or above the Right-Of-Way. The location and description of the encroachment is more particularly described in Exhibit E, attached hereto and incorporated by reference (the “**Encroachment Area**”). The City also grants Grantee the right to install irrigation, utilities and lights to complement the Improvements in the Encroachment Area and the rights of access, ingress and egress over the City Right-Of-Way in order to provide Grantee and its contractors, agents and representatives access to the Encroachment Area and the Improvements for all of the purposes set forth herein.

2. Ownership of Improvements. The Improvements shall remain the property of Grantee and Grantee shall take full responsibility for maintenance and/or repair of the Improvements, and there shall be no cost to City for the purchase, installation, operation, maintenance, and/or removal of said Improvements. Notwithstanding the foregoing, in the event City knowingly damages any portion of the Improvements during City's construction of the Right-Of-Way, City shall promptly repair the damage to the Improvements at City's sole cost and expense. In the event Grantee believes City unknowingly caused damages to any portion of the Improvements, Grantee shall deliver written notice to City detailing such damages. City shall have ten (10) days from the receipt of such written notice to inspect the damages and confirm whether City intends to repair the damages.

3. Removal of Improvements. If Grantee, its heirs, successors and/or assigns desires to remove the Improvements and terminate this Agreement, Grantee shall, at the option of City and at no expense to City, restore the Right-Of-Way by filling in any holes or other damage by the removal of the Improvements, to a condition acceptable to City, and in accordance with then existing City specifications. It is understood and agreed to by Grantee that if this Agreement terminates and Grantee fails to remove the Improvements, Grantee hereby gives City permission to remove the Improvements and supporting structures and agrees to reimburse City for the costs expended by City to remove such Improvements.

4. Use by City. City may enter and utilize the Encroachment Area at any time for the purpose of installing or maintaining improvements necessary for the health, safety and welfare of the public or for any other public purpose. In this regard, Grantee understands and agrees that City shall bear no responsibility or liability for damage or disruption of Improvements installed by Grantee.

5. Maintenance of Right-Of-Way. The City shall remain fully responsible for maintenance and/or repair of the Right-Of-Way, and there shall be no cost to Grantee for the maintenance and/or repair of the Right-Of-Way. In the event Grantee believes that City fails to maintain the Right-Of-Way in accordance with the then-prevailing local codes and ordinances, Grantee shall deliver written notice to City detailing such failure. City shall have ten (10) days from the receipt of such written notice to inspect the failure and confirm whether City intends to perform the maintenance.

6. Maintenance of Access Drive. Grantee shall remain fully responsible for maintenance and/or repair of the Access Drive, and there shall be no cost to City for the maintenance and/or repair of the Access Drive. In the event Grantee believes that City fails to maintain the Access Drive in accordance with the then-prevailing local codes and ordinances, Grantee shall deliver written notice to City detailing such failure. City shall have ten (10) days from the receipt of such written notice to inspect the failure and confirm whether City intends to perform the maintenance. In the event that Grantee fails to maintain the Access Drive in accordance with the standards of a Class A multifamily project similar to Grantee's project on the Residential Property, City shall have the right, after ten (10) days' written notice and a failure to cure by Grantee, to perform such maintenance on the Access Drive.

7. No Ownership. Grantee understands and agrees that the granting of any encroachment rights pursuant to this Agreement grants no ownership rights to any real property making up a portion of the City's Right-Of-Way.

8. Compliance with Laws. Grantee agrees to comply fully with all applicable federal, state and local laws, statutes, ordinances, codes or regulations in connection with the construction, operation and maintenance of said Improvements.

9. Recording. Grantee agrees to the recording of this Agreement in the Chatham County Clerk's Office in order to memorialize of record the understanding between the parties hereto. Upon

removal and non-replacement of the said Improvements, the parties agree to record a termination of encroachment agreement to remove this Agreement of record.

10. Access to Residential Property. At all times during City's construction of the Right-Of-Way, City shall ensure that access to the Residential Property remains unobstructed.

11. Successors and Assigns. This Agreement shall be binding upon the parties hereto, their successors and assigns, including subsequent owners of the Improvements, in perpetuity or until a termination of encroachment agreement signed by both parties is recorded. Grantee shall not assign, sublicense, or otherwise convey the license to any other party without the prior written consent of the City, whose consent can be withheld in the City's sole discretion, but not unreasonably so.

12. Governing Law. This Agreement shall be interpreted and construed in accordance with the laws of the State of Georgia.

13. Entire Agreement. This Agreement constitutes the entire agreement between the parties pertaining to the subject matter hereof and supersedes all prior and contemporaneous agreements and understandings of the parties in connection therewith.

14. No Waiver. Any failure by a party hereto to assist upon the strict performance by the other party of any of the provisions of this Agreement shall not be deemed a waiver of any of the provisions hereof, and such priority, and notwithstanding any such failure shall have the right thereafter to insist upon the strict performance by the other party of the provisions of this Agreement to be performed by the other party.

15. Enforceability. If any provision of this Agreement is invalid or unenforceable as against any person or under certain circumstances, the remainder of this Agreement and applicability of such provision to other persons or circumstances shall not be affected thereby. Each provision of this Agreement except as otherwise herein provided, shall be valid and enforceable to the fullest extent permitted by law.

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SIGNATURES BEGIN ON FOLLOWING PAGE.

IN WITNESS WHEREOF, Grantee has caused this Agreement to be executed as of the day and year first above written.

Grantee:

TTRES GA POOLER LAND, LLC, a Delaware limited liability company

By: _____

Name: _____

Title: _____

STATE OF INDIANA)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me on this ____ day of _____, 2024, by _____ as _____ of **TTRES GA POOLER LAND, LLC**, a Delaware limited liability company.

WITNESS my hand and official seal.

My commission expires _____.

My county of residence is _____.

(SEAL)

Notary Public

[Signatures Continue on Next Page]

EXHIBIT A
Residential Property

LEGAL DESCRIPTION

A PORTION OF A TRACT OR PARCEL OF LAND LYING IN OR BEING IN THE 7TH. G.M.D., CITY OF POOLER, CHATHAM COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4" CAPPED IRON PIPE SET ON THE WESTERN RIGHT OF WAY OF POOLER PARKWAY AND ON THE COMMON PROPERTY LINE TO WESTBROOK AT SAVANNAH QUARTERS COMMUNITY AND SOUTHWEST QUADRANT DEVELOPMENT COMPANY, LLC. SAID CAPPED IRON PIPE SET HAVING A GEORGIA STATE PLANE COORDINATE IN THE EAST ZONE OF NORTH=754903.79' AND EAST=931470.29' NAD 1983. THENCE SOUTH 30 DEGREES 49 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 55.78 FEET ALONG THE WESTERN RIGHT OF WAY OF POOLER PARKWAY TO A NAIL FOUND; THENCE SOUTH 59 DEGREES 15 MINUTES 24 SECONDS WEST FOR A DISTANCE OF 34.03 FEET ALONG THE WESTERN RIGHT OF WAY OF POOLER PARKWAY TO A NAIL FOUND; THENCE SOUTH 30 DEGREES 29 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 22.01 FEET ALONG THE WESTERN RIGHT OF WAY OF POOLER PARKWAY TO A NAIL FOUND; THENCE NORTH 59 DEGREES 13 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 34.10 FEET ALONG THE WESTERN RIGHT OF WAY OF POOLER PARKWAY TO A NAIL FOUND; THENCE SOUTH 30 DEGREES 45 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 186.16 FEET ALONG THE WESTERN RIGHT OF WAY OF POOLER PARKWAY TO A NAIL FOUND; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 138.50 FEET AND AN ARC LENGTH OF 101.94 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 09 DEGREES 31 MINUTES 03 SECONDS EAST FOR A DISTANCE OF 99.66 FEET ALONG THE WESTERN RIGHT OF WAY OF POOLER PARKWAY TO A NAIL FOUND; THENCE SOUTH 30 DEGREES 52 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 9.49 FEET ALONG THE WESTERN RIGHT OF WAY OF POOLER PARKWAY TO A NAIL FOUND; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 144.54 FEET AND AN ARC LENGTH OF 105.27 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 35 DEGREES 12 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 102.96 FEET ALONG THE WESTERN RIGHT OF WAY OF POOLER PARKWAY TO A NAIL FOUND; THENCE SOUTH 30 DEGREES 40 MINUTES 28 SECONDS EAST FOR A DISTANCE OF 83.28 FEET ALONG THE WESTERN RIGHT OF WAY OF POOLER PARKWAY TO A NAIL FOUND; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 173.69 FEET AND AN ARC LENGTH OF 71.30 FEET, BEING SUBTENDED BY A CHORD OF NORTH 78 DEGREES 08 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 70.80 FEET ALONG THE WESTERN RIGHT OF WAY OF POOLER PARKWAY TO A NAIL FOUND; THENCE SOUTH 30 DEGREES 46 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 82.24 FEET ALONG THE WESTERN RIGHT OF WAY OF POOLER PARKWAY TO A NAIL FOUND; THENCE SOUTH 73 DEGREES 13 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 32.58 FEET ALONG THE WESTERN RIGHT OF WAY OF POOLER PARKWAY TO A NAIL FOUND; THENCE SOUTH 30 DEGREES 44 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 101.02 FEET ALONG THE WESTERN RIGHT OF WAY OF POOLER PARKWAY TO A NAIL FOUND; THENCE SOUTH 45 DEGREES 44 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 46.62 FEET ALONG THE WESTERN RIGHT OF WAY OF POOLER PARKWAY TO A NAIL FOUND; THENCE SOUTH 30 DEGREES 45 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 499.74 FEET ALONG THE WESTERN RIGHT OF WAY OF POOLER PARKWAY TO A NAIL FOUND; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5087.00 FEET AND AN ARC LENGTH OF 149.39 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 29 DEGREES 51 MINUTES 53 SECONDS EAST FOR A DISTANCE OF 149.39 FEET ALONG THE WESTERN RIGHT OF WAY OF POOLER PARKWAY TO A NAIL FOUND; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 76.72 FEET AND AN ARC LENGTH OF 26.98 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 50 DEGREES 53 MINUTES 29 SECONDS WEST FOR A DISTANCE OF 26.84 FEET ALONG THE WESTERN RIGHT OF WAY OF POOLER PARKWAY TO A NAIL FOUND; THENCE SOUTH 61 DEGREES 46 MINUTES 06 SECONDS WEST FOR A DISTANCE OF 5.07 FEET ALONG THE WESTERN RIGHT OF WAY OF POOLER PARKWAY TO A NAIL

FOUND; THENCE SOUTH 28 DEGREES 25 MINUTES 02 SECONDS EAST FOR A DISTANCE OF 49.96 FEET ALONG THE WESTERN RIGHT OF WAY OF POOLER PARKWAY TO A NAIL FOUND; THENCE NORTH 61 DEGREES 57 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 18.92 FEET ALONG THE WESTERN RIGHT OF WAY OF POOLER PARKWAY TO A NAIL FOUND; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 75.62 FEET AND AN ARC LENGTH OF 34.02 FEET, BEING SUBTENDED BY A CHORD OF NORTH 73 DEGREES 53 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 33.73 FEET ALONG THE WESTERN RIGHT OF WAY OF POOLER PARKWAY TO A NAIL FOUND; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5107.00 FEET AND AN ARC LENGTH OF 237.61 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 27 DEGREES 02 MINUTES 34 SECONDS EAST FOR A DISTANCE OF 237.58 FEET ALONG THE WESTERN RIGHT OF WAY OF POOLER PARKWAY TO A NAIL FOUND; THENCE NORTH 64 DEGREES 24 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 13.01 FEET ALONG THE WESTERN RIGHT OF WAY OF POOLER PARKWAY TO A NAIL FOUND; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5120.00 FEET AND AN ARC LENGTH OF 60.92 FEET, BEING SUBTENDED BY A CHORD OF SOUTH 25 DEGREES 21 MINUTES 35 SECONDS EAST FOR A DISTANCE OF 60.92 FEET ALONG THE WESTERN RIGHT OF WAY OF POOLER PARKWAY TO A 1/2" CAPPED REBAR SET; THENCE SOUTH 77 DEGREES 56 MINUTES 15 SECONDS WEST FOR A DISTANCE OF 85.70 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A 1/2" CAPPED REBAR SET; THENCE NORTH 67 DEGREES 17 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 171.08 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE SOUTH 83 DEGREES 02 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 33.82 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 55 DEGREES 38 MINUTES 27 SECONDS WEST FOR A DISTANCE OF 47.65 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE SOUTH 84 DEGREES 49 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 55.33 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 25 DEGREES 30 MINUTES 38 SECONDS WEST FOR A DISTANCE OF 19.24 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A 1/2" CAPPED REBAR SET; THENCE SOUTH 86 DEGREES 08 MINUTES 39 SECONDS WEST FOR A DISTANCE OF 23.60 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 74 DEGREES 56 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 44.54 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 19 DEGREES 29 MINUTES 44 SECONDS WEST FOR A DISTANCE OF 94.49 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 78 DEGREES 16 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 65.90 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 55 DEGREES 11 MINUTES 25 SECONDS WEST FOR A DISTANCE OF 58.00 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A 1/2" CAPPED REBAR SET; THENCE SOUTH 74 DEGREES 20 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 60.94 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 64 DEGREES 05 MINUTES 33 SECONDS WEST FOR A DISTANCE OF 43.60 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE SOUTH 81 DEGREES 01 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 53.66 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 38 DEGREES 53 MINUTES 51 SECONDS WEST FOR A DISTANCE OF 52.03 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 57 DEGREES 47 MINUTES 13 SECONDS WEST FOR A DISTANCE OF 79.60 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 84 DEGREES 44 MINUTES 34 SECONDS WEST FOR A DISTANCE OF 83.29 FEET ALONG THE PROPERTY LINE OF

WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A 3/4" CAPPED IRON PIPE SET; THENCE NORTH 50 DEGREES 13 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 48.57 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 00 DEGREES 59 MINUTES 48 SECONDS WEST FOR A DISTANCE OF 31.59 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 54 DEGREES 51 MINUTES 36 SECONDS WEST FOR A DISTANCE OF 43.43 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 21 DEGREES 49 MINUTES 55 SECONDS WEST FOR A DISTANCE OF 68.28 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 41 DEGREES 09 MINUTES 17 SECONDS WEST FOR A DISTANCE OF 39.60 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A 3/4" CAPPED IRON PIPE SET; THENCE NORTH 60 DEGREES 14 MINUTES 20 SECONDS WEST FOR A DISTANCE OF 66.87 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 30 DEGREES 12 MINUTES 37 SECONDS WEST FOR A DISTANCE OF 45.86 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 36 DEGREES 54 MINUTES 22 SECONDS WEST FOR A DISTANCE OF 48.26 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 20 DEGREES 54 MINUTES 12 SECONDS WEST FOR A DISTANCE OF 91.12 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 27 DEGREES 53 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 57.41 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A 3/4" CAPPED IRON PIPE SET; THENCE NORTH 21 DEGREES 27 MINUTES 32 SECONDS WEST FOR A DISTANCE OF 73.34 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 29 DEGREES 08 MINUTES 01 SECONDS WEST FOR A DISTANCE OF 90.30 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 35 DEGREES 57 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 109.13 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 37 DEGREES 03 MINUTES 57 SECONDS WEST FOR A DISTANCE OF 123.09 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 46 DEGREES 19 MINUTES 07 SECONDS WEST FOR A DISTANCE OF 49.50 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 14 DEGREES 51 MINUTES 08 SECONDS WEST FOR A DISTANCE OF 69.36 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A 3/4" CAPPED IRON PIPE SET; THENCE NORTH 01 DEGREES 58 MINUTES 25 SECONDS EAST FOR A DISTANCE OF 115.51 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 22 DEGREES 55 MINUTES 02 SECONDS WEST FOR A DISTANCE OF 43.95 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 02 DEGREES 25 MINUTES 10 SECONDS EAST FOR A DISTANCE OF 47.32 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A 3/4" CAPPED IRON PIPE SET; THENCE NORTH 17 DEGREES 50 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 41.45 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 31 DEGREES 57 MINUTES 15 SECONDS EAST FOR A DISTANCE OF 57.23 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 43 DEGREES 16 MINUTES 01 SECONDS EAST FOR A DISTANCE OF 44.37 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 46 DEGREES 57 MINUTES 17 SECONDS EAST FOR A DISTANCE OF 53.89 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE SOUTH 79 DEGREES 37 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 34.50 FEET ALONG THE PROPERTY LINE OF

WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE SOUTH 71 DEGREES 00 MINUTES 57 SECONDS EAST FOR A DISTANCE OF 212.02 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A 3/4" CAPPED IRON PIPE SET; THENCE NORTH 67 DEGREES 49 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 77.71 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 11 DEGREES 02 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 36.15 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 76 DEGREES 23 MINUTES 49 SECONDS EAST FOR A DISTANCE OF 56.61 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 89 DEGREES 20 MINUTES 14 SECONDS EAST FOR A DISTANCE OF 96.88 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A 3/4" CAPPED IRON PIPE SET; THENCE SOUTH 82 DEGREES 59 MINUTES 46 SECONDS EAST FOR A DISTANCE OF 21.20 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A POINT; THENCE NORTH 54 DEGREES 17 MINUTES 56 SECONDS EAST FOR A DISTANCE OF 0.71 FEET ALONG THE PROPERTY LINE OF WESTBROOK AT SAVANNAH QUARTERS COMMUNITY TO A 3/4" CAPPED IRON PIPE SET AND THE POINT OF BEGINNING; TOGETHER WITH AND SUBJECT TO COVENANTS, EASEMENTS, AND RESTRICTIONS OF RECORD. SAID PROPERTY CONTAINS 22.99 ACRES MORE OR LESS.

EXHIBIT B
Right-Of-Way

All that tract or parcel of land, lying and being in the City of Pooler, Georgia Militia District 8, Chatham County, Georgia, being more particularly described as follows;

BEGINNING at a point on the western right-of-way of Pooler Parkway a/k/a Quacco Road (variable right-of-way), said point being the un-monumented corner common to Stonecutter Pooler Multifamily Owner LLC (per deed book 2987, page 438) and Southwest Quadrant Development Company LLC (per deed book 209A, page 330), and being northwest of the right-of-way monument found at the mitered intersection of the eastern right-of-way of Pooler Parkway and the northwestern right-of-way of Old Quacco Road (variable right-of-way), north 44 degrees 47 minutes 15.0 seconds west, a distance of 675.0 feet;

Thence, leaving the line common to Stonecutter Pooler Multifamily Owner LLC, southeast, along the existing western right-of-way of Pooler Parkway, 127.79 feet along the arc of a curve to the right, having a radius of 5,659.44 feet, being subtended by a chord having a bearing and distance of south 31 degrees 15 minutes 44.9 seconds east, 127.79 feet, to a point;

Thence, southeast, along the western right-of-way of Pooler Parkway, south 30 degrees 36 minutes 32.7 seconds east, a distance of 542.93 feet, to a right-of-way monument found;

Thence, southeast, along the western right-of-way of Pooler Parkway, south 30 degrees 35 minutes 18.3 seconds east, a distance of 654.28 feet, to a right-of-way monument found;

Thence, northeast, along the western right-of-way of Pooler Parkway, north 58 degrees 32 minutes 56.9 seconds east, a distance of 22.84 feet, to a right-of-way monument found;

Thence, southeast, along the western right-of-way of Pooler Parkway, south 30 degrees 35 minutes 07.4 seconds east, a distance of 194.28 feet, to a right-of-way monument found;

Thence, southeast, along the western right-of-way of Pooler Parkway, 689.06 feet along the arc of a curve to the right, having a radius of 5,521.43 feet, being subtended by a chord having a bearing and distance of south 27 degrees 11 minutes 58.0 seconds east, 688.61 feet, to a point on the corner common to Savannah Presbytery Inc (per deed book 263F, page 700);

Thence, leaving the western right-of-way of Pooler Parkway, northwest, along the line common to Savannah Presbytery Inc, north 87 degrees 54 minutes 37.8 seconds west, a distance of 23.88 feet, to a point;

Thence, leaving the line common to Savannah Presbytery Inc, northwest, along the required right-of-way of Pooler Parkway, 178.30 feet along the arc of a curve to the left, having a radius of 5,120.00 feet, being subtended by a chord having a bearing and distance of north 24 degrees 42 minutes 18.5 seconds west, 178.29 feet, to a point;

Thence, southwest, along the required right-of-way of Pooler Parkway, south 64 degrees 17 minutes 49.9 seconds west, a distance of 13.00 feet, to a point;

Thence, northwest, along the required right-of-way of Pooler Parkway, 237.80 feet along the arc of a curve to the left, having a radius of 5,107.00 feet, being subtended by a chord having a bearing and distance of north 27 degrees 02 minutes 12.2 seconds west, 237.77 feet, to a point;

Thence, southwest, along the required right-of-way of Pooler Parkway, 33.91 feet along the arc of a curve to the left, having a radius of 75.62 feet, being subtended by a chord having a bearing and distance of south 73 degrees 44 minutes 37.5 seconds west, 33.62 feet, to a point;

Thence, southwest, along the required right-of-way of Pooler Parkway, south 61 degrees 43 minutes 40.8 seconds west, a distance of 19.00 feet, to a point;

Thence, northwest, along the required right-of-way of Pooler Parkway, north 28 degrees 16 minutes 19.2 seconds west, a distance of 50.00 feet, to a point;

Thence, northeast, along the required right-of-way of Pooler Parkway, north 61 degrees 43 minutes 40.8 seconds east, a distance of 5.00 feet, to a point;

Thence, northeast, along the required right-of-way of Pooler Parkway, 27.01 feet along the arc of a curve to the left, having a radius of 76.72 feet, being subtended by a chord having a bearing and distance of north 51 degrees 00 minutes 16.9 seconds east, 26.87 feet, to a point;

Thence, northwest, along the required right-of-way of Pooler Parkway, 149.44 feet along the arc of a curve to the left, having a radius of 5,087.00 feet, being subtended by a chord having a bearing and distance of north 29 degrees 54 minutes 39.5 seconds west, 149.44 feet, to a point;

Thence, northwest, along the required right-of-way of Pooler Parkway, north 30 degrees 45 minutes 09.3 seconds west, a distance of 499.70 feet, to a point;

Thence, northwest, along the required right-of-way of Pooler Parkway, north 45 degrees 41 minutes 02.4 seconds west, a distance of 46.57 feet, to a point;

Thence, northwest, along the required right-of-way of Pooler Parkway, north 30 degrees 45 minutes 09.3 seconds west, a distance of 101.00 feet, to a point;

Thence, northwest, along the required right-of-way of Pooler Parkway, north 73 degrees 15 minutes 46.9 seconds west, a distance of 32.56 feet, to a point;

Thence, northwest, along the required right-of-way of Pooler Parkway, north 30 degrees 45 minutes 09.3 seconds west, a distance of 82.39 feet, to a point;

Thence, southwest, along the required right-of-way of Pooler Parkway, 71.34 feet along the arc of a curve to the left, having a radius of 173.69 feet, being subtended by a chord having a bearing and distance of south 78 degrees 11 minutes 38.1 seconds west, 70.84 feet, to a point;

Thence, southeast, along the required right-of-way of Pooler Parkway, south 30 degrees 45 minutes 09.3 seconds east, a distance of 83.00 feet, to a point;

Thence, northeast, along the required right-of-way of Pooler Parkway, 105.27 feet along the arc of a curve to the left, having a radius of 144.54 feet, being subtended by a chord having a bearing and distance of north 35 degrees 10 minutes 18.9 seconds east, 102.96 feet, to a point;

Thence, northwest, along the required right-of-way of Pooler Parkway, north 30 degrees 45 minutes 09.3 seconds west, a distance of 9.46 feet, to a point;

Thence, northwest, along the required right-of-way of Pooler Parkway, 102.16 feet along the arc of a curve to the left, having a radius of 138.50 feet, being subtended by a chord having a bearing and distance of north 9 degrees 37 minutes 16.9 seconds west, 99.86 feet, to a point;

Thence, northwest, along the required right-of-way of Pooler Parkway, north 30 degrees 45 minutes 09.3 seconds west, a distance of 186.00 feet, to a point;

Thence, southwest, along the required right-of-way of Pooler Parkway, south 59 degrees 14 minutes 50.7 seconds west, a distance of 34.00 feet, to a point;

Thence, northwest, along the required right-of-way of Pooler Parkway, north 30 degrees 45 minutes 09.3 seconds west, a distance of 22.00 feet, to a point;

Thence, northeast, along the required right-of-way of Pooler Parkway, north 59 degrees 14 minutes 50.7 seconds east, a distance of 34.00 feet, to a point;

Thence, northwest, along the required right-of-way of Pooler Parkway, north 30 degrees 45 minutes 09.3 seconds west, a distance of 169.00 feet, to a point;

Thence, southwest, along the required right-of-way of Pooler Parkway, south 59 degrees 14 minutes 50.7 seconds west, a distance of 28.00 feet, to a point;

Thence, northwest, along the required right-of-way of Pooler Parkway, north 30 degrees 45 minutes 09.3 seconds west, a distance of 138.67 feet, to a point;

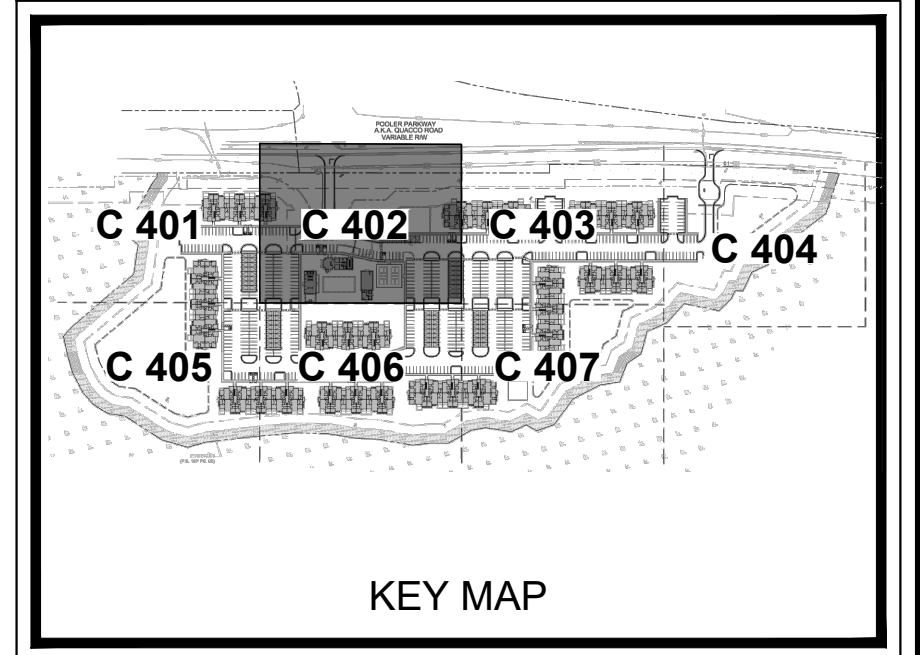
Thence, northwest, along the required right-of-way of Pooler Parkway, 61.66 feet along the arc of a curve to the left, having a radius of 5,388.00 feet, being subtended by a chord having a bearing and distance of north 31 degrees 04 minutes 49.4 seconds west, 61.66 feet, to a point on the line common to Stonecutter Pooler Multifamily Owner LLC;

Thence, northeast, along the line common to Stonecutter Pooler Multifamily Owner LLC, north 81 degrees 15 minutes 19.2 seconds east, a distance of 39.11 feet, back to the un-monumented point on the existing western right-of-way of Pooler Parkway, said point being the POINT OF BEGINNING.

The tract described above contains 2.126 acres and is further described on the Right-of-Way Plans for the City of Pooler - of the widening of Pooler Parkway/Quacco Road, Project ID 211722, which is incorporated herein by reference.

EXHIBIT C
Access Drive

VARIABLE R/W

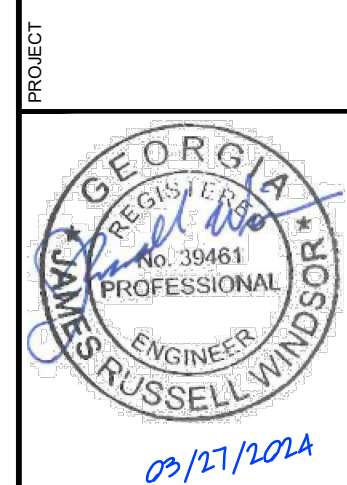


- SITE KEYNOTE LEGEND:**
- 1 ACCESSIBLE CURB RAMP (TYPE A, C 804)
 - 2 ACCESSIBLE CURB RAMP (TYPE B, C 804)
 - 3 ACCESSIBLE PARKING SIGN (3, C 808)
 - 4 ACCESSIBLE PAVEMENT MARKINGS (5, C 808)
 - 5 PAINTED WHITE CROSSWALK STRIPING (5' WIDE, 18" THICK, 4' OC) (8, C 808)
 - 6 MONUMENT SIGN (SEE LANDSCAPE PLANS FOR DETAILS)
 - 7 CALL BOX
 - 8 24" WIDE PAINTED WHITE STOP BAR (2, C 808)
 - 9 STOP SIGN (TYP.) (1, C 808)
 - 10 6" SIDEWALK TURN DOWN (CURB W/ SIDEWALK) (C 807)
 - 11 TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - 12 WHEEL STOP (TYP.) (6, C 808)
 - 13 TRANSFORMER PAD (PHASE 1 & 3, C 804)
 - 14 FIRE HYDRANT (TYP.) (W-04, C 800)
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 - 16 1' WIDE HEAVY DUTY GATE CONCRETE CHANNEL (C 807)
 - 17 6" REVEAL HEADER CURB (MONOLITHIC STRAIGHT CURB C 807)
 - 18 STRAIGHT BACK CURB AND GUTTER (C 807)
 - 19 TABLE TOP CROSSWALK (7, C 808)
 - 20 CONCRETE SIDEWALK (C 806)
 - 21 ELECTRIC CHARGING STATION
 - 22 FEATHER CURB (9, C 808)
 - 23 "RIGHT TURN ONLY" SIGN (R3-5R)
 - 24 BOLLARD (10, C 808)

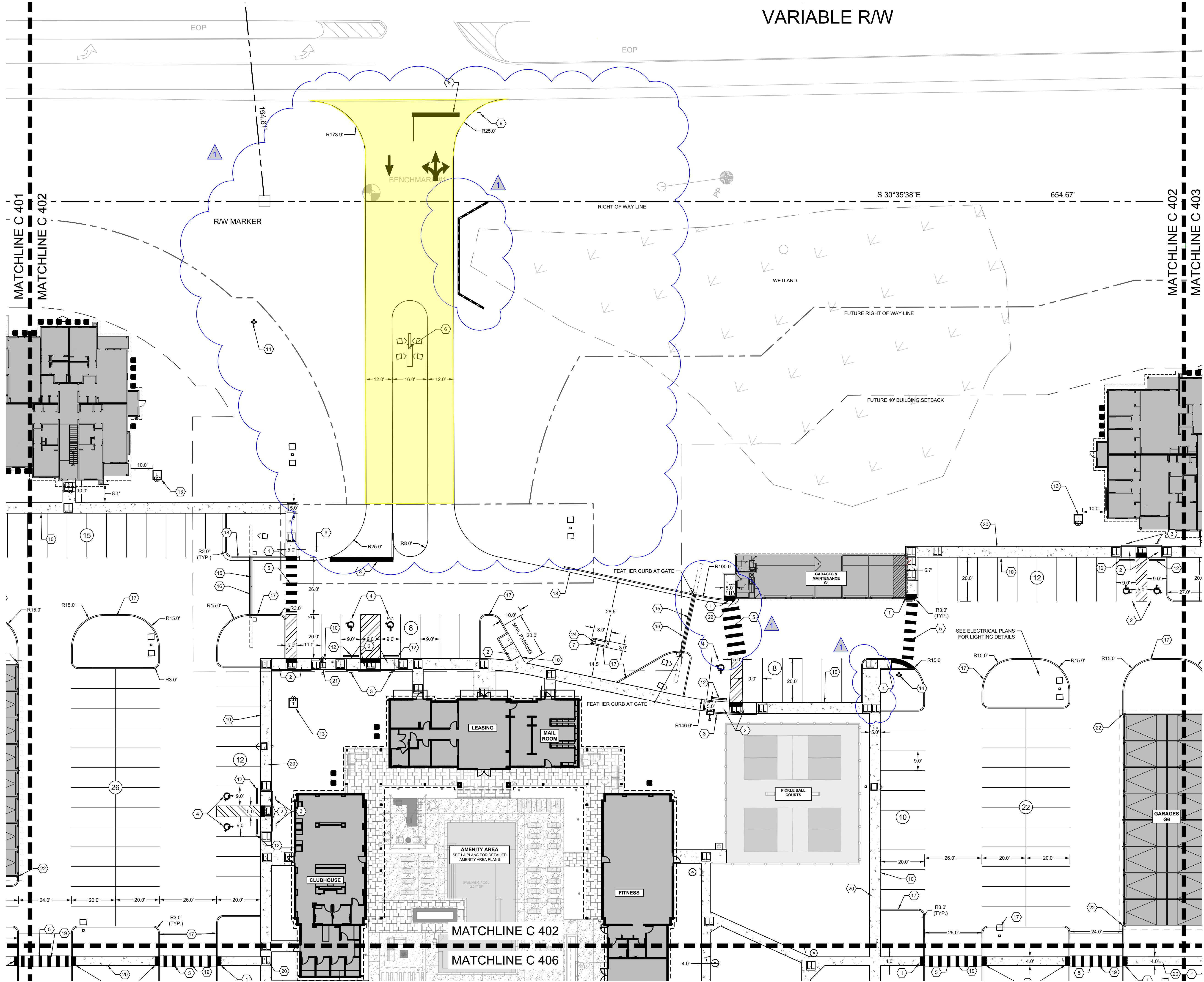
PREPARED FOR
THOMPSON THRIFT RESIDENTIAL
 111 MONUMENT CIRCLE, SUITE 1500
 INDIANAPOLIS, IN 46204
 PHONE: 463.237.3269

ADDENDUM C	DATE	BY
2024-03-27	R/W	
	ISSUANCE AND REVISION DESCRIPTIONS	

TRES POOLER
 POOLER PARKWAY @ OLD QUACCO ROAD
 INTERSECTION, POOLER GA 31322
 PARCEL ID: 51009 01041



GSWCC NO. (LEVEL II) 0000073900
 DRAWN BY BC
 DESIGNED BY BC
 REVIEWED BY JW
 DATE 3/27/2024
 PROJECT NO. 013205013
 TITLE **SITE PLAN (2 OF 7)**
 SHEET NUMBER **C 402**

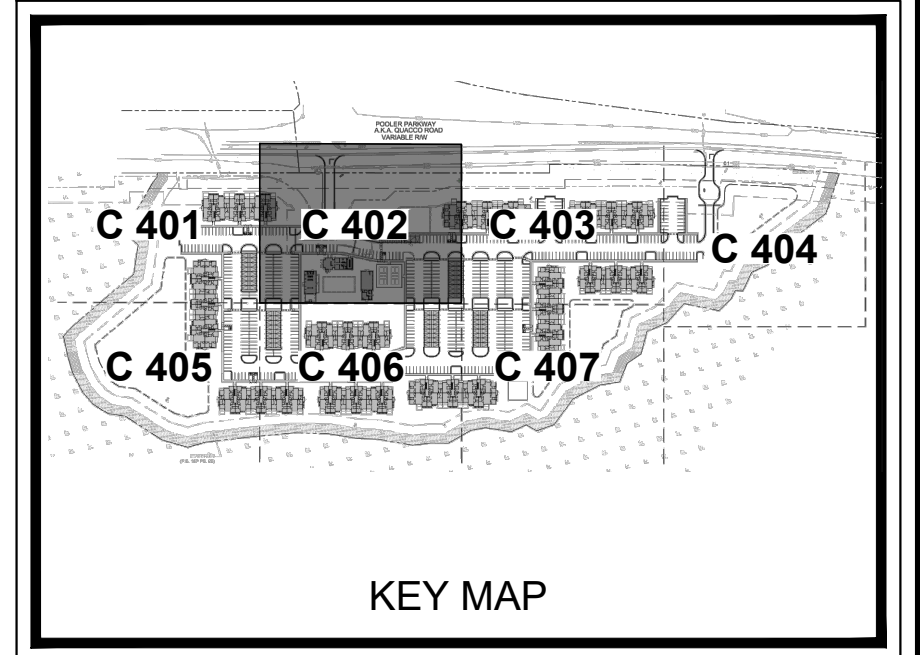


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EXHIBIT D
Improvements

VARIABLE R/W

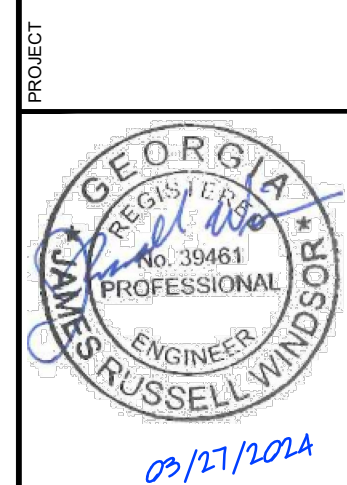


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 - 23 "RIGHT TURN ONLY" SIGN (R3-5R)
 - 24 BOLLARD (10, C 808)

PREPARED FOR
THOMPSON THRIFT RESIDENTIAL
111 MONUMENT CIRCLE, SUITE 1500
INDIANAPOLIS, IN 46204
PHONE: 463.237.3269

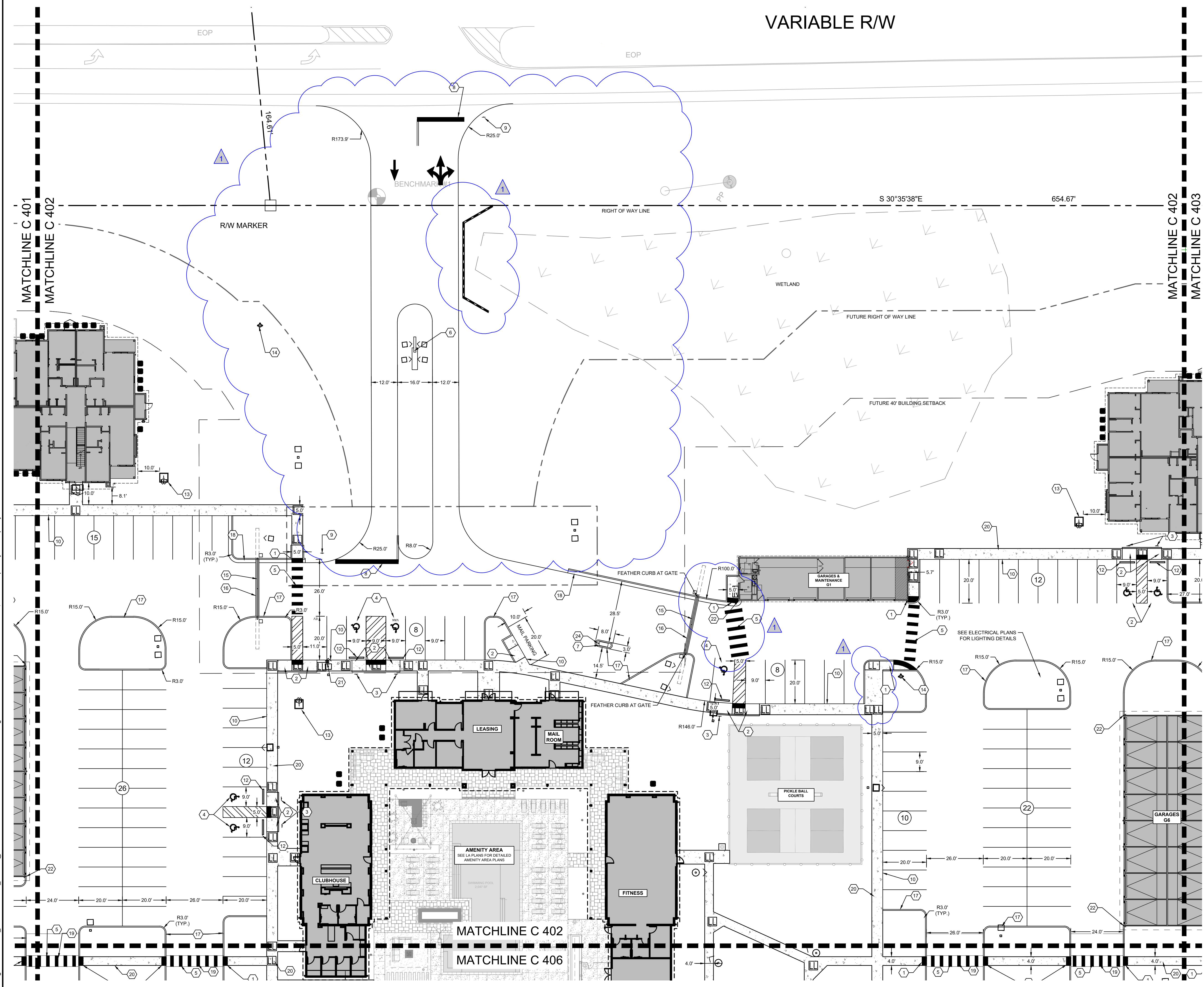
ADDENDUM C	DATE	BY
2024-03-27	R/W	
	ISSUANCE AND REVISION DESCRIPTIONS	

TRES POOLER
POOLER PARKWAY @ OLD QUACCO ROAD
INTERSECTION, POOLER GA 31322
PARCEL ID: 51009 01041



GSWCC NO. (LEVEL II) 0000073900
DRAWN BY BC
DESIGNED BY BC
REVIEWED BY JW
DATE 3/27/2024
PROJECT NO. 013205013

TITLE
SITE PLAN (2 OF 7)
SHEET NUMBER
C 402

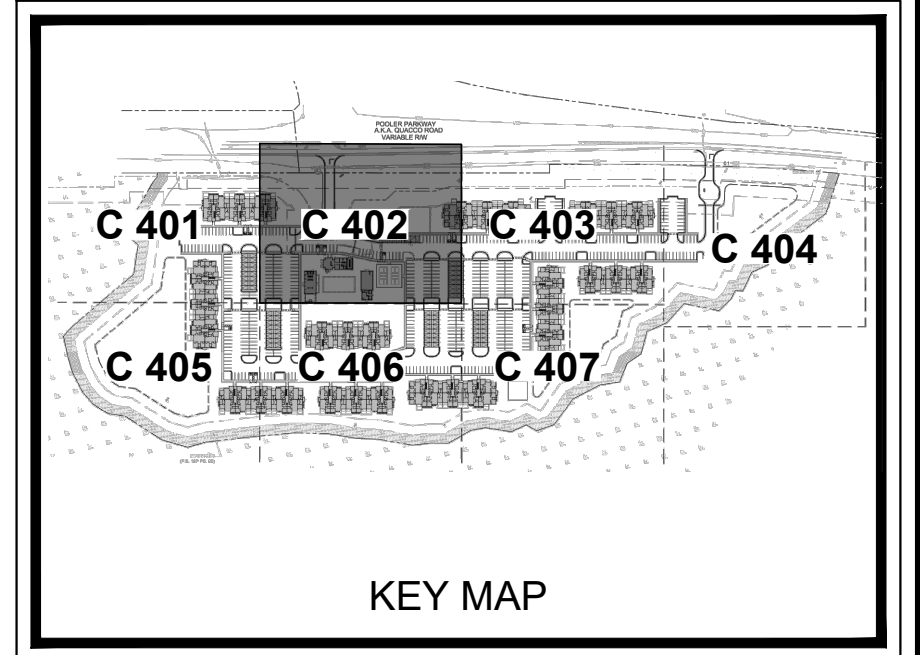


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EXHIBIT E
Encroachment Area

VARIABLE R/W

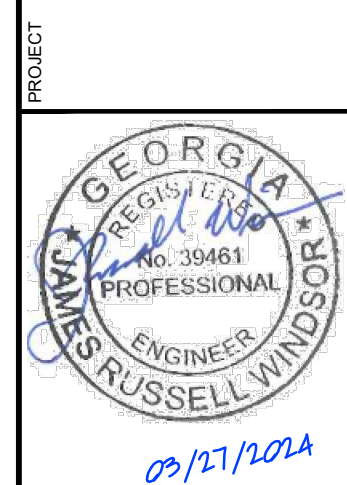


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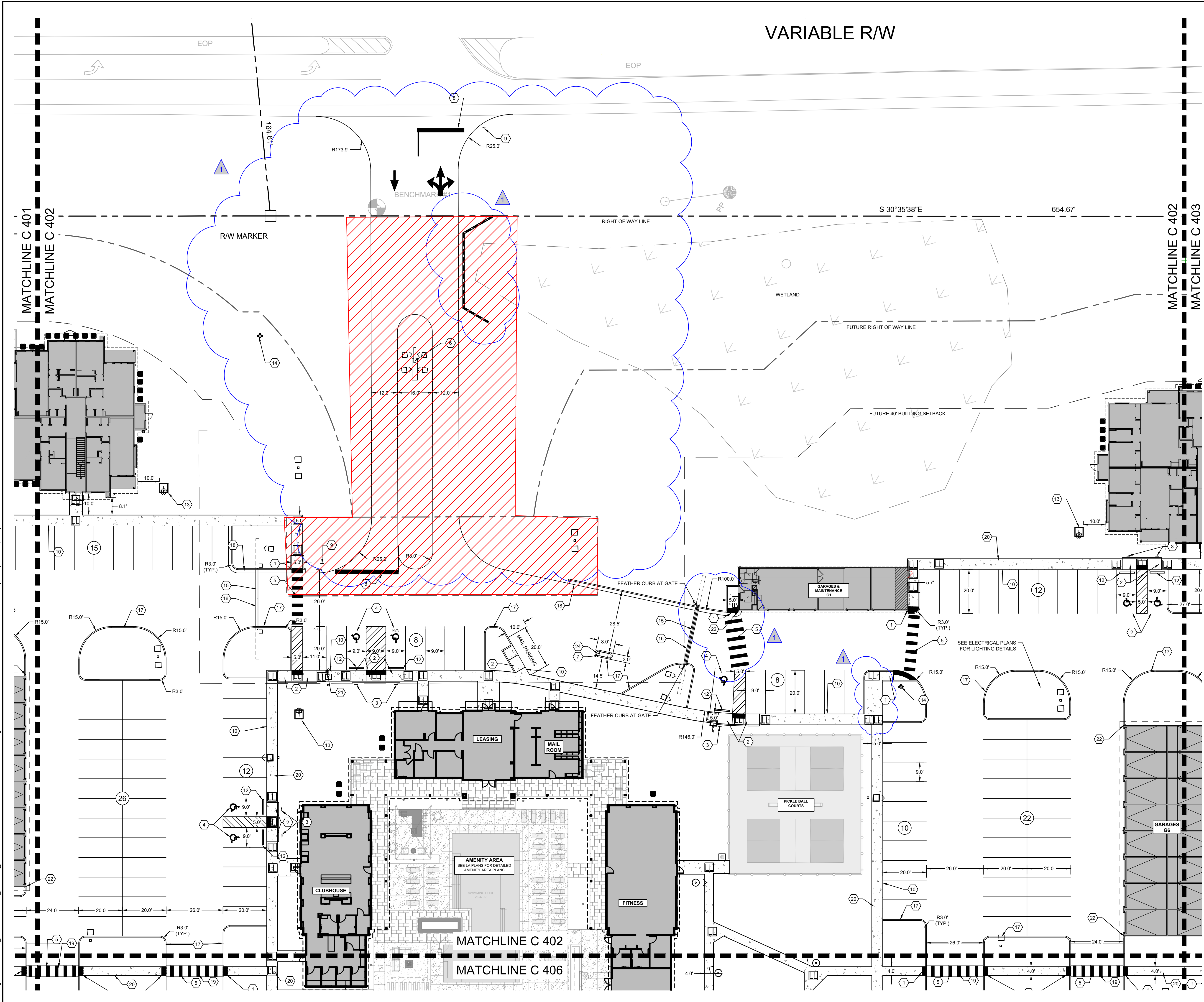
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C 402



Drawing name: K:\SAV_CW\1013205013_TTRES @ Pooler\CAD\Plansheets\C 400 - SITE PLAN.dwg C 402 ENLARGED SITE PLAN Mar 27, 2024 4:45pm by christopher.james

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CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT

Site Plan for Savannah Quarters Country Club Tennis & Pickleball Courts

Project:	#240023
P&Z Meeting Date:	August 12, 2024
City Council Meeting Date:	August 19, 2024
Applicant and Authorized Agent:	Patrick Graham/CHA Solutions
Location (Address):	8 Palladian Way
Parcel (PIN):	51009 01029
Acreage:	Approximately 13.026
Zoning:	PUD (Planned Unit Development) Savannah Quarters Phase 1
Proposed Use:	Addition of two clay tennis courts and four asphalt pickleball courts to the existing tennis center.
Staff Recommendation:	Approval
Planning & Zoning Commission:	After review of the criteria, P & Z recommends approval of the request.
<i>Recommended Motion:</i>	<i>"After review of the criteria, move for approval of the request."</i>
Zoning Action Standards:	<ol style="list-style-type: none"> 1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans. <ul style="list-style-type: none"> ○ The site plan is consistent with the recommendations and policies of the 2040 Comprehensive Plan for the FLUM designation and Character Area. 2. Whether the site plan provides for adequate pedestrian and traffic access.

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

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

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

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

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

Conclusion:

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

Attachments:

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



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

8 Palladian Way Vicinity Map

08/05/2024





Site Plan Application

Page 1 of 3

Updated OCT 2023

NOTICE TO APPLICANT

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

Upon submittal of the site plans, the City Planner will review for noticeable discrepancies and determine if there is a need to apply for other zoning actions. Site plans are also provided to the City Engineer, the Public Works Department, and the Fire-Rescue Services Department for review. Once the applicant has addressed **all** engineering comments, the plan will be placed on the Planning & Zoning Meeting agenda for recommendations. If no revisions are needed, it will move to the next regularly scheduled City Council Meeting agenda. **Please note that site plan approval does not constitute approval of any other zoning action or permit.**

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

Packet Contents (City Forms)

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

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

Additional Items for Submission

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

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



Site Plan Application

Page 2 of 3

Updated OCT 2023

Contact Information

Savannah Quarters Country Club	
Applicant Name	Applicant Phone
8 Palladian Way, Pooler, GA 31322	
Applicant Mailing Address	Applicant Email
HGC Savannah Quarters, LLC	
Property Owner Name	Property Owner Phone
13873 Park Center Road, Suite 203N Herndon, VA 20171	
Property Owner Mailing Address	Property Owner Email
Patrick Graham	(912) 721-6999
Contact Person Name	Contact Person Phone
317 Tattnell Street, Savannah, GA 31401	PGraham@chasolutions.com
Contact Person Mailing Address	Contact Person Email

Property Information

8 Palladian Way, Pooler, GA 31322	
Location Address	
C4 - COMMERCIAL SMALL TRACTS	51009 01029
Current Zoning	Parcel Identification #
Addition of (2) clay tennis courts and (4) pickleball courts to the existing Savannah Quarters Tennis Center.	
Brief Description of Proposed Land Development Activity and Use of Land Thereafter	

Contractor Information

Howard B. Jones & Son, Inc.	SC GC License #G114482	843.388.4124
Contractor Name	Contractor License #	Contractor Phone
PO Box 747, Mount Pleasant, SC 29465		todd@howardbjones.com
Contractor Mailing Address		Contractor Email

Zoning Actions

List any zoning actions applied for within the past three (3) years. If possible, include application number, date of application, and action taken on all prior applications filed for the zoning action of the whole or part of the land proposed under this application.

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



Site Plan Application

Updated OCT 2023

Application Number	Date	Action Requested	Action Taken

Approvals

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

Affidavit

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

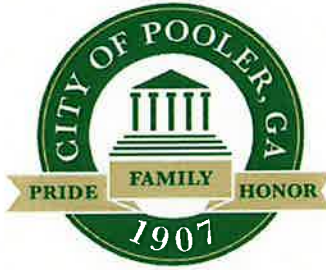
I hereby certify that this proposed subdivision/site plan does not violate any covenants or deed restrictions currently in effect for the property being subdivided/developed.

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

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

CHRIS BOWEN  2-20-24
 Applicant Name Applicant Signature Date

 Zoning Administrator/Agent Name Zoning Administrator Signature Date



Site Plan Submission Checklist

Page 1 of 1

Updated JUNE 2023

NOTICE TO APPLICANT

The site plan approval process is intended to provide the general public, Planning & Zoning Commission, Mayor, and Councilmembers with information pertinent to how a new development will affect the surrounding area and the City as a whole. There is no evaluation process or set of regulations other than what is required to be shown on the map and listed upon the application. **Site plan approval does not constitute approval of any zoning action or permit. If the documents listed below are not submitted, your project will neither be reviewed, nor processed.**

The Planning & Zoning Commission may require elevations or other engineering or architectural drawings covering the proposed development. Mayor & Council will not act upon a zoning decision that requires a site plan until the site plan has met the approval of the City Engineer or his designee.

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



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.

CHA Consulting, Inc./Patrick N. Graham, PE	pgraham@chasolutions.com	912-335-8366
Applicant/Agent Name	Email	Phone

317 Tattnall Street, Savannah, GA 31401

Applicant/Agent Address

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

8 Palladian Way, Pooler, GA 31322

Property Address

Savannah Quarters Country Club		2-20-2024
Owner Name	Owner Signature	Date

Notary Public

Feb 20, 2024

Subscribed and Sworn This Day Of

Leigh Ann Bryan		Jan 22, 2028
Notary Name	Notary Signature	Commission Expiration





Site Plan Approval Standards

Page 1 of 1

Updated **SEPT 2023**

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

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

1. Whether the site plan is consistent with the Comprehensive Plan for the City of Pooler and any other small area plans;
2. provides for adequate pedestrian and traffic access;
3. provides adequate space for off-street parking and loading/unloading zones where applicable;
4. provides for appropriate location, arrangement, size, and design of buildings, lighting, signs, giving due consideration to the applicable zoning district(s);
5. is appropriate in scale and relation to proposed use(s) to one another and those of adjacent properties;
6. the proposed development site is adequately served by existing or proposed public facilities, including roads, water, sanitary sewer, and stormwater infrastructure;
7. the proposed development site is adequately served by other public services to account for current or projected needs;
8. provides adequate protection for adjacent properties against noise, glare, unsightliness, or other objectionable features;
9. provides adequate landscaping, including the type and arrangement of trees, shrubs, and other landscaping, which may (or may not) provide a visual or noise-deterring buffer between adjacent properties; and
10. provides for improvements in accordance with all applicable federal, state, and local laws including without limitation, the Code of Ordinances for the City of Pooler.



Campaign Contribution Disclosure Form (Rezoning Action Applicant)

Page 1 of 1

Updated **MAY 2023**

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

Hearing Information

Rezoning Action/Agenda Item

Planning & Zoning Public Hearing/Meeting Date and Time

City Council Public Hearing/Meeting Date and Time

Disclosure Statement

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

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

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

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

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

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

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

Chris Bowen
 Applicant Name

[Signature]
 Applicant Signature

2-20-2024
 Date



Site Plan Review Checklist

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NOTICE TO APPLICANT

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

Project Information

Savannah Quarters Tennis and Pickleball Courts

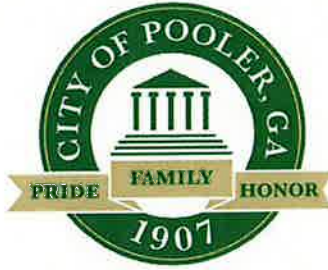
1-29-2024

Project Name

Date

Basic Engineering Information

- G-000 1. Development name; If not obvious, add a description of the development
- G-000 2. Location of site / location map: Sufficiently detailed to pinpoint the site's location
- all sheets 3. Date of plans with space for revision dates
- G-000 4. Name and contact information of the engineer and engineering firm responsible for the plans
- G-000 5. Name and contact information of owner, authorized agent of the owner, and/or developer
- G-000 6. 24-hour contact with phone number
- all sheets 7. Signed and dated P.E. stamp or other licensed professional as allowed by law
- G-000 8. Sheet index
- G-000 9. Property size, disturbed area, impervious area, property zoning, maximum building height, proposed square footage, proposed height
10. Show property boundaries with metes and bounds descriptions
- C-100 11. North arrow, graphic scale
- C-001 12. Show existing site features of the property, existing contours at 1-foot intervals (Appendix A, Article V, Section 4 C), existing buildings, parking, driveways, undeveloped areas, etc
- C-001 13. Identify the ownership and use of all adjacent surrounding properties
14. n/a Show adjacent roads and curb cuts within 500 feet (Appendix A, Article V, Section 4 C)
15. n/a Name of adjacent roads. Route number if state or federal route (Appendix A, Article V, Section 4 C)
16. n/a Show and label the right-of-way of adjacent roads. (Appendix A, Article V, Section 4 C)



Site Plan Review Checklist

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- C-001 17. Existing improvements inside adjacent road rights-of-way such as turn lanes, drainage systems, sidewalks/pathways, utilities, and any other items that may have an impact on this development
- C-001 18. Show existing drainage features on or around this site that may impact the development: creeks, ponds, ditches, swales, buffers, pipe systems, drainage easements, existing detention ponds, lakes, wetlands, floodplain limits, etc
- C-001 19. Indicate whether or not FLOODPLAIN exists on the site. Provide a FEMA map reference and date of FEMA map
- C-001 20. Indicate whether or not STATE WATERS exist on the site and if wrested vegetation is present. If State waters, with wrested vegetation, are present on site, delineate required buffers, extending from the wrested vegetation. (Georgia EPD jurisdiction)
21. Indicate whether or not WETLANDS exist on the site. All wetlands shall be delineated on the site plans and identified as jurisdictional or non-jurisdictional. If applicable, show required buffer (Corps of Engineers' jurisdiction)
- C-001 22. Location of existing utilities (Appendix A, Article V, Section 4 C 5)
- C-001 23. Easements existing upon the property
24. n/a Provide cut/fill computations for all proposed grading in the floodplain. If the cut/fill calculations result in a net fill, provide FEMA no- rise certification, accompanied by the calculations utilized to perform analysis (NFIP 60.3(d)(3)).

Proposed Development

1. New Developments & redevelopments - reminder: Please assure the bonds are provided in accordance with 42-183.8 (stormwater), 42-204.1 (landscaping), and 74.136 (sidewalks)
- C-100 2. The site plan shall provide all pertinent data for proposed building construction or expansion, proposed parking, open areas, landscaping. (Appendix A, Article V, Section 4 C)
- C-100 3. Show building setback lines and buffers from property lines and street right-of-way lines. (Appendix A, Article V, Section 4 C)
4. n/a For commercial and industrial developments, provide details of the proposed driveway(s) onto the public rights-of-way. This may need to be at an enlarged scale to show all necessary information
- C-100 5. Show sidewalk that is to be constructed or extended; in accordance with Appendix B, Article VI, Section 601.02. Include the City's sidewalk detail
6. n/a Show location of freestanding signage if proposed. Make sure intersection sight distance is not impacted
7. n/a Show interior traffic pattern
- C-401 8. Erosion control plans in accordance with State and local ordinances. Checkoff list is required if to C-407 disturbed area is > 1 acre



Site Plan Review Checklist

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9. n/a GDOT permit is required if any work is proposed in a State or US right-of-way. A copy of the approved Georgia DOT encroachment permit shall be required prior to obtaining a land disturbance permit
 10. n/a At least two benchmarks shall be established within a subdivision. Such benchmarks shall be at opposite corners of the property being subdivided. Benchmarks shall be included on site development plans with coordinates and elevation (Appendix B, Article VI, Section 607)
 11. n/a Show all required easements (around utilities, around drainage structures, 25' access easements, etc)
 12. n/a Provide a utility plan that shows any proposed gas, electric, telephone and/or cable lines
 13. n/a Greenbelt required as a buffer between incompatible zonings. (Appendix A, Article III, Section 27)
 14. n/a Provide a fire access road meeting the requirements of the Fire Code. (Exceptions exist, but generally a paved road extending to within 150' of all portions of the facility with a minimum width of 20 feet and with a vertical clearance of 13'6"). See IFC 503
 15. n/a Provide a Fire Protection Plan sheet that identifies all existing and proposed fire hydrant locations with hose lay distance in linear footage around each building from hydrant
 16. n/a Show location of Mailbox Kiosk and provide details demonstrating it is ADA compliant
 17. n/a Provide building elevations and proposed architectural materials or proposed architectural materials if no elevations exist
 18. n/a Provide Phasing Plan when project is proposed to be constructed in phases (multi building sites)
 - C-100 19. x Provide site lighting plan for all proposed lighting
 20. n/a Traffic Impact Study or technical memo for traffic

New Streets

1. n/a If new streets are to be private, clearly indicate this
2. n/a An identifying name of each new street with the proposed right-of-way
3. n/a Street alignment to be in conformance with the approved Preliminary Plat
4. n/a Plan and profile of proposed streets; include profile grades, vertical curve lengths, K factors, etc
5. n/a The maximum change in grade that does not require a vertical curve shall be as follows:
20 mph – 1.2%, 25 mph – 1.1%, 30 mph – 1.0%, 35 mph – 0.9%, 40 mph – 0.8%, 45 mph – 0.7%,
50 mph – 0.6%, 55 mph – 0.5%, 60 mph – 0.4%, 65 mph – 0.3%. If the cumulative effect of vertical grade breaks violates stopping sight distance criteria, these values shall be reduced
6. n/a Minimum street profile grade is 0.3% (Chapter 74, Article V, Section 74-133f)



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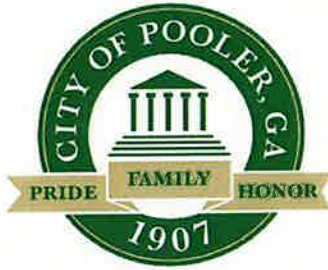
Updated OCT 2023

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7. n/a Roadway pavement shall at a minimum meet the requirements outlined in the City of Pooler Standards and Specifications unless a geotechnical engineer requires a thicker pavement section more suitable for the proposed use of the road. (Chapter 74, Article V, Section 74-133b and c)
 8. n/a Provide the City's standard details that relate to street construction (street typical section, pavement specifications, curb detail, sidewalk detail, etc.)
 9. n/a A Neighborhood Grading and Drainage Plan is required for all subdivisions. (Appendix B, Article VI, Section 601.02)
 10. n/a Demonstrate that intersection sight distance is achieved
 11. n/a Show the location of all proposed R/W monuments - "Stone or concrete monuments four inches in diameter or square, 30 inches long, with a flat top, which shall be set at each street corner, and at all points where the street lines intersect the exterior boundaries of the subdivision, and at the P.C. and P.T. of each street. The top of the monuments shall contain a metal pin or be scored with an indented cross to identify the location." (Appendix B, Article VI, Sec. 605)
 12. n/a The city will not accept for maintenance any unpaved street or road. (Chapter 74, Article V, Section 74-134)
 13. n/a Show the location of all proposed road signs
 14. n/a Show the location of all proposed pavement markings
 15. n/a All pavement markings and other traffic control items shall be in accordance with the latest edition of the MUTCD on both public streets and private streets that are "open to public travel". (MUTCD Introduction, page I-1, paragraph 03)
 16. n/a Commercial developments: Show traffic control items (directional arrows, stop bars, stop signs, etc)
 17. n/a Label the curb radius at intersections
 18. n/a Gutter spread shall not extend beyond the center of the travel lane for 10-year design storm event
 19. n/a Ensure that the season high groundwater table elevation is a minimum of 24 inches below the bottom of the base course for proposed streets

Required Notes

Include the following notes as applicable to the project:

- G-000 1. x "In case of conflict between these plans and the City of Pooler's ordinances, standards, specifications or details, the City of Pooler requirements shall be required."
2. n/a Add the following note when new public streets are being constructed: "Laboratory compaction, stability and density tests are required for the pavement with compression for the concrete curb and gutter." (Chapter 74, Article V, Section 74-133g)



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3. n/a Add the following note when new public streets are to be constructed: "Construction will be performed under the supervision of a registered engineer." (Chapter 74, Article V, Section 74-133j)
4. n/a "All road signage and pavement markings shall be in accordance with MUTCD specifications." (MUTCD Introduction, page I-1, paragraph 03)
5. n/a Thermoplastic pavement markings are required within right of way (Standard Specifications 02500.2.06)
6. n/a When new public streets are being constructed, include the following: Add a note or sufficient information on the plans to indicate that Petromat, Supex or other suitable material is required within 50 feet of intersections. (Appendix B, Article VI, Section 601.02)
7. n/a Select fill SHALL be use in all roads to be dedicated to the City
8. n/a Road fill shall be compacted to 100% standard proctor or 95% modified proctor (ASTM D698 or ASTM D1557)
9. n/a Traffic signs installed inside the public R/W must have High Intensity or Diamond Grade Sheeting
10. n/a Street name signs shall be provided by the developer. (Chapter 74, Article V, Section 74-135)
11. x The owner must certify that all land disturbing and development activities will be completed in accordance with the approved stormwater management design plan (Chapter 42, Article V, Section 42- 183.4(6))
12. x The designer must certify that the design meets the requirements of the City of Pooler and the latest edition of the coastal stormwater supplement to the Georgia Stormwater Management Manual, and any relevant local addenda (Chapter 42, Article V, Section 42-183.4(5))

Drainage

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

1. n/a Internal subdivision drainage to be designed for a minimum of a 10-year 24-hour storm event with immediate runoff. (Chapter 74, Article V, Section 74-132i)
2. n/a Storm drain pipe beneath city maintained streets shall be a minimum of 18 inches in diameter and shall be RCP. (Chapter 74, Article V, Section 74-132a)
3. n/a Storm side-drain under driveways and walkways shall be 15 inch minimum. Plastic culverts are acceptable but shall have concrete headwalls to protect the pipe ends. (Chapter 74, Article V, Section 74-132b)
4. n/a Metal pipe is not permitted in the city's rights-of-way or easements. (Chapter 74, Article V, Section 74-132c)
5. n/a Provide a plan and profile of the proposed storm drainage system; Show the hydraulic grade line for the applicable design-year storm, for the full extent of the stormwater conveyance system. The high



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

- C-200 & C-300 6. Lot drainage shall be from the rear to the front of lots; 0.5% grade minimum. Exceptions will be considered. (Chapter 74, Article V, Section 74-132d)
- C-200 & C-300 7. Side lot drainage shall be piped; ditches on side lot lines are not permitted. Exceptions will be considered. (Chapter 74, Article V, Section 74-132e)
8. n/a All drainage ditches/canal shall have a maintenance easement. The structure itself shall be in an easement with an additional 25-foot access easement on one side for mechanical cleaning access purposes. Side slopes shall be grassed and shall be 2:1 or flatter. Side slopes shall be constructed in such a manner that they do not erode and can be maintained with riding grass cutting equipment. The soil type encountered will be considered in selecting the proper slope. Slope approval shall be at the discretion of the city, with a laboratory report on the angle of repose. (Ch 74, Art V, Section 74-132f & h)
9. n/a A swale is a drainage feature that receives stormwater from sheet flow and/or overland flow. Storm drainage pipe or gutter flow shall not discharge into a swale. (Chapter 74, Article V, Section 74-132g)
10. n/a Swales less than one foot deep shall be paved a minimum of two feet wide. Swales greater than one foot deep but less than three feet deep shall have a 4(H):1(V) side slope with a permanent stand of grass established on both slopes. (Chapter 74, Article V, Section 74-132g)
11. n/a A drainage swale or ditch greater than three feet deep shall be piped unless it is a primary or secondary outfall. (Chapter 74, Article V, Section 74-132g)
12. n/a The 100-yr floodplain shall be delineated on the site development plans, with Base Flood Elevation (BFE), when required. (Chapter 74, Article V, Section 74-132j)
13. n/a Minimum lot elevation: finished floor elevations shall be at least one foot above the level of the Base Flood Elevation, associated with the 100-year floodplain. The entire lot shall be properly drained. (Appendix B, Article VI, Section 602 e)
- Hydrology Report 14. The peak post development discharge shall not exceed the predevelopment discharge. (Chapter 74, Article V, Section 74-132k; also Sec 601.02)
- C-200 & C-300 15. Detention ponds: must be located outside wetlands. (Chapter 42, Article V, Sec 42-156)
- C-200 & C-300 16. The City will not accept detention areas for maintenance or ownership. (Chapter 74, Article V, Section 74-132k)

Mobile Home Parks

1. n/a Verify correct zoning
2. n/a Minimum lot size 40' x 100' and a minimum of 4000 sf. (Appendix A, Article III, Section 10 A(2))
3. n/a Setback - front: At least 20' from front lot line or 35' from center of road. (Appendix A, Article III, Section 10 B 1)



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4. n/a Setback -sides: At least 5' with a 20' minimum between manufactured homes; (Appendix A, Article III, Section 10 B 2)
5. n/a Setback - rear: At least 5' with a 20' minimum between manufactured homes. (Appendix A, Article III, Section 10 B 3)
6. n/a At least two (2) paved parking spaces per lot (Appendix A, Article III, Section 10 C)
7. n/a Streets shall be 2-way and a minimum of 20 feet wide. No on-street parking. (Appendix A, Article III, Section 10 I)
8. n/a Water supply - City of Pooler when available. The development of an independent water supply can be used only upon approval of the county health officer. (Appendix A, Article III, Section 10 D)
9. n/a Sewerage disposal - City of Pooler when available. Alternative methods can only be used upon approval in writing by the county health officer. (Appendix A, Article III, Section 10 E)
10. n/a Utilities - underground only. (Appendix A, Article III, Section 10 G)
11. n/a Street Lights - Street lighting shall be provided, not to exceed 200 feet separation, including park entrance. (Appendix A, Article III, Section 10 H)
12. n/a Recreation area - < 25 units: a minimum of 5,000 square feet shall be reserved for recreation. > 25 units, a minimum of 10% of the total area. (This 10% shall not include bodies of water.) Such recreation areas shall be made safe from traffic by an enclosure or other device. (Appendix A, Article III, Section 10J)
13. n/a Maximum distance to a fire hydrant shall be 250 feet. (Appendix A, Article III, Section 10 L)

Utilities

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

General:

1. n/a Look at the overall layout of the water lines. The plan needs to show the location of where it connects to an existing system with all the usual information
2. n/a All utilities are to be installed underground
3. n/a Utilities shall not be placed longitudinally under street pavement. (Chapter 74, Article V, Section 74- 138 c)
4. n/a Minimize unnecessary water/sewer crossings to the extent possible. Minimum parallel separation: 10' horizontal and 18" vertical separation between water & sewer (Sanitary & Storm)
5. n/a Water mains must be DIP when crossing under storm or sewer mains. Include detail W-16



Site Plan Review Checklist

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6. n/a Provide the City-approved street typical section detail that shows the placement location of utility lines. (Chapter 74, Article V, Section 74-139 c)
7. n/a Developments must be served by public water and public sewers when available. (Appendix B, Article VI, Section 606.01)
8. n/a Plans for wells or septic systems shall require approval by the Chatham County Health Department. (Appendix B, Article VI, Section 606.02)
9. n/a All water and sewer lines running under streets/sidewalks shall be sleeved. (Appendix B, Article VI, Section 606.03)
10. n/a All publicly owned utilities shall be installed in the road rights-of-way or approved access easements. (Appendix B, Article VI, Section 604 and 606.04)
11. n/a Sanitary sewer, water mains, service laterals or other publicly owned utilities shall not be installed behind or between lots without the express approval of the City of Pooler. If allowed the utility will need to be in a proper easement. (Appendix B, Article VI, Section 606, Utilities 2)
12. n/a A #12 gauge solid copper tracing wire shall be installed on all water mains, water laterals, fire hydrants, post hydrants, and/or blow offs and along all sanitary sewer lines, laterals, and force mains. (Appendix B, Article VI, Section 606)
13. n/a If water main, gravity sewer main, or force main are proposed, provide profiles on site plan. Include all underground utility crossings with required vertical separation
14. n/a Submit all applicable outside agency and other jurisdiction approvals such as LDA, Chatham County, City of Savannah and Georgia EPD forms (forms extending water and sewer main lines)
15. n/a All private and dry utilities shall be shown on plans in easements. Clearly mark all city-owned utilities with "city utility easements" and private utilities with "private utilities easements". Provide associated easement agreement.

Water:

1. n/a Fire hydrant spacing:
 - 300 feet maximum in multi-family, commercial & industrial zonings
 - 500 feet maximum for single family; (Appendix B, Article VI, Section 606.03)
 - 250 feet spacing in mobile home parks (Appendix A, Article III, Section 10 L)
2. n/a All fire hydrants shall be painted yellow. (Appendix B, Article VI, Section 606)
3. n/a Provide Detail W-03 - Standard Fire Hydrant Assembly (Appendix B, Article VI, Section 606)
4. n/a Provide an engineering report for the proposed water distribution system. Calculations shall, at a minimum, include needed fire flow, expected domestic demand, and fire hydrant flow test results demonstrating that the required fire protection will be achieved on site. If extending water main, a complete water distribution system model and analysis shall be provided
5. n/a Residential water laterals: 1" diameter minimum. (Appendix B, Article VI, Section 606)



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6. n/a Residential water laterals shall be installed no more than 5' feet from the property corner. (Appendix B, Article VI, Section 606 Water 16)
7. n/a The water mains at the cul-de-sac shall be installed around the cul-de-sac thereby eliminating the laterals from being installed under the cul-de-sac. (Appendix B, Article VI, Section 606 Water 14)
8. n/a Water mains in subdivisions shall be 8" diameter minimum. In cul-de-sacs without fire hydrants, the minimum size can be reduced to 4". (Appendix B, Article VI, Section 606)
9. n/a When feasible all water mains shall be looped into the nearest main of the same size or larger size as the line of origin. (Appendix B, Article VI, Section 606)
10. n/a Cut-off valves will be located at all tees where lines are two inches or larger. (Appendix B, Article VI, Section 606.03)
11. n/a All gate valves 4" or larger that are installed on a transmission line shall be installed in a manhole. All gate valves at the entrance of a subdivision that tie into a transmission line shall be installed in a manhole. All other gate valves can be installed in a cast iron valve box with a concrete collar and concrete value marker posts. (Appendix B, Article VI, Section 606 Water 6)
12. n/a All valves shall have a concrete monument with "W/Valve" inscribed on two sides of the monument, installed no more than 6" away from the valve. (Appendix B, Article VI, Section 606 Water 9)
13. n/a All meter connection points must have an approved, reduced pressure backflow device. This includes fire lines, irrigation lines, and domestic supply lines. (Appendix B, Article VI, Section 606)
14. n/a The private water main starts at the property line. Therefore, meters and back flow preventers shall be placed at the property line
15. n/a Minimum cover 3 feet. (Standard Specifications Section 02700 3.01 D)
16. n/a Service laterals under roads are to be sleeved and at least 30" beneath the road surface. (Standard Specifications Section 02700 3.01 F 2)
17. n/a Pipe material: (City of Pooler Standard Specifications, Section 02700 and 02730). For line size < 4" polyethylene pipe, 200 psi, SIDR-7CTS For line size 4" - 12" PVC C900 DR 18. For line size > 12" DIP is required. ANSI / AWWA C151 A21.51 and thickness according to ANSI / AWWA C150 A21.50 for pressure class 250. Flange Pipe or Victaulic grooved pipe shall be Pressure Class 350. (Standard Specifications 02700 Section 2.01 A 2)

Sanitary Sewer:

1. n/a Sanitary manholes shall not exceed 350-foot spacing. (Appendix B, Article VI, Section 606, Sewer 1)
2. n/a 8 inches diameter minimum. (Appendix B, Article VI, Section 606, Sewer 3)
3. n/a If proposing a gravity sanitary sewer main, an engineering report shall be provided, with calculations for expected demand and sewer pipe sizing



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4. n/a Minimum size sanitary lateral is 4". (Appendix B, Article VI, Section 606, Sewer 4)
5. n/a Laterals shall connect directly to the manhole when possible, entering at an angle of at least 90 degrees to the direction of flow. (Appendix B, Article VI, Section 606, Sewer 2)
6. n/a Residential sewer laterals shall be installed within 15 feet of the property corner. (Appendix B, Article VI, Section 606, Sewer 9)
7. n/a Please assure that the sanitary sewer cleanouts are flood proofed and designed prevent infiltration of flood waters into the system (Appendix B, Article VI, Section 606.01 and Chapter 50, Section 50-91)
8. n/a Use watertight manhole rings and covers within or below Base Flood Elevation + 1' (Standard Specifications.02720.2.02.G.2)
9. n/a Sewer laterals: Cleanouts should be provided every 100' and at the bends. Cleanouts located within the pavement should be traffic rated
10. n/a Try to move manholes out of sidewalk
11. n/a Pipe Material:
- SDR 26 PVC sewer pipe meeting the requirements of ASTM D3034 for pipes 15" and smaller and ASTM F679 for 18" and larger
 - DIP manufactured in accordance with ANSI A21.51 with thickness according to ANSI A21.50
12. n/a Min cover 3'
13. n/a Drop manholes are required when the 'invert in' is 2.0 feet or more above the 'invert out'. The MH must be a 6' diameter precast MH and conform to ASTM C478. The drop pipe shall be the same size as the influent pipe. All hardware on ductile iron piping associated with drop manholes must be stainless steel. (Standard Specifications Section 02720 2.02)
14. n/a Drop manholes - inside and outside drop manhole details S-7, S-8
15. n/a Sanitary sewer line - minimum slope:
- | | | | |
|-----|-------|-----|-------|
| 8" | 0.40% | 21" | 0.10% |
| 10" | 0.28% | 24" | 0.08% |
| 12" | 0.22% | 27" | 0.07% |
| 14" | 0.17% | 30" | 0.06% |
| 15" | 0.15% | 33" | 0.05% |
| 16" | 0.14% | 36" | 0.05% |
| 18" | 0.12% | 42" | 0.04% |

Grease Traps:

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



Site Plan Review Checklist

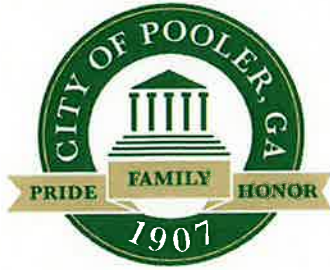
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and directly accessible from the exterior of the building. (Chapter 86, Article V, Division 4, Section 86-226 and 228)

Sanitary Sewer Lift Stations:

1. n/a City must approve lift station locations. Lift stations should not be located behind residential homes or commercial property. (Appendix B, Article VI, Section 606, Utilities 3)
2. n/a The lift station shall have a 25-ft (minimum) access easement from a paved public road. (Appendix B, Article VI, Section 606, Utilities 4 and 5)
3. n/a The easement shall provide an all-weather access road at least 15 feet wide, constructed of 8-inches of graded aggregate base with geo-textile fabric (or grid) if necessary to assure stability. (Appendix B, Article VI, Section 606, Utilities 5)
4. n/a The immediate entrance at the paved public roadway to the access easement shall be constructed of a 15' x 15' x 4" thick concrete pad. The concrete shall be 4,000 psi @ 28 days fiber reinforced concrete mixture. (Appendix B, Article VI, Section 606, Utilities 6)
5. n/a The lift station access shall have a vehicle turn-a-round drive provided, unless it is deemed not necessary by the water and sewer superintendent. (Appendix B, Article VI, Section 606, Utilities 7)
6. n/a All lift stations, with three HP or larger motors, shall have a true three phase power supply. No single phase, rotophase, capacitor banks, shall be permissible. (Appendix B, Article VI, Section 606, Utilities 8)
7. n/a All lift stations shall be constructed with submersible pumps only. (Appendix B, Article VI, Section 606, Utilities 9)
8. n/a The city and its engineers shall approve the pump size and manufacturer. (Appendix B, Article VI, Section 606 Utilities 9)
9. n/a All lift stations sites shall be fenced in. The minimum gate opening is 12-foot with a 180 degree gate swing. The fence material can be either wood or cyclone. All fences shall be of privacy manner. (Appendix B, Article VI, Section 606, Utilities 10)
10. n/a The mounting panel for the controls, etc., shall be constructed out of three-inch galvanized post and galvanized support brackets. (Appendix B, Article VI, Section 606, Utilities 11)
11. n/a All proposed Lift Stations shall be accompanied by an engineering report. The following information shall be included in the report:
 - Title page – Title page should include the project name, date, developer/owner's name, the engineering firm preparing the plans and PE stamp
 - Sewer system information – type, location and size of development
 - Existing sewer system – location and type of gravity system the force main will discharge into
 - Future plans for sewer system – the number of lots this phase will encompass initially, if future



Site Plan Review Checklist

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

- Pump Station and Force Main Design Calculations – the Average Daily Flow (ADF), Peak Daily Flow (PDF), Total Dynamic Head, Force Main (velocity produced in force main and maximum operating pressure) and Wet Well Buoyancy Calculation
- Cycle Times – volume in wet well needed to turn primary pump on, cycle time for ADF, cycle time for PDF and total cycle time

Force Mains:

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

1. n/a Show force main location and all associated appurtenances. All force mains shall be installed in the access easement or public road right-of-way
2. n/a Identify the size and material type of the force main pipe
3. n/a Manholes that are the termination point for force mains are be lined with Raven Lining Systems spray-in liner
4. n/a Force main markers are to be place every 500 feet and at change of direction. Attach the #12 solid copper tracing wire to each marker. (City of Pooler Standards & Specifications Section 02710.3.05)

Stormwater Management

References:

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

General:

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

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

1. X What developments do the City of Pooler Stormwater Management provisions apply to? (Chapter 42, Article V, Section 42-180.3 (1))
 - a. New development that involves the creation of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or
 - b. Redevelopment that involves the creation, addition or replacement of 5,000 sf or more of impervious cover or that involves other land disturbing activities of 1 acre or more; or
 - c. New development or redevelopment, regardless of size, that is part of a larger common plan



Site Plan Review Checklist

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

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

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

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

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

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

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

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

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

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

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

a. existing site impervious cover by at least 20 percent

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

c. Provide off-site stormwater management practices

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

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

Hydrology Report

a. Existing conditions map

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



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size, soil types, land cover characteristics)

- c. Describe the existing conditions of off-site drainage areas that contribute runoff to the development site (e.g. size, soil types, land cover characteristics)
- d. Information about the stormwater runoff rates and volumes generated, under existing conditions, in each on-site drainage area of the development site
- e. Information about the stormwater runoff rates and volumes generated, under existing conditions, in each off-site drainage area that contributes runoff to the development site
- f. Documentation showing how the existing conditions hydrologic analysis was completed

Hydrology Report

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

- a. Proposed conditions map (Sec 42-183.2(4))
- b. Describe the proposed conditions of each on-site drainage area of the development site (e.g. size, soil types, land cover characteristics)
- c. Describe the proposed conditions of off-site drainage areas that contribute runoff to the development site (e.g. size, soil types, land cover characteristics)
- d. Information about the stormwater runoff rates and volumes generated, under proposed conditions, in each on-site drainage area of the development site
- e. Information about the stormwater runoff rates and volumes generated, under proposed conditions, in each off-site drainage area that contributes runoff to the development site
- f. Documentation (e.g. model diagram) and calculations showing how the proposed conditions hydrologic analysis was completed

Hydrology Report

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

- a. Proposed topography
- b. Proposed drainage divides and patterns
- c. Existing and proposed roads, buildings, parking areas and other impervious surfaces
- d. Existing and proposed primary and secondary conservation areas
- e. Plan view of existing and proposed low impact development and stormwater management practices
- f. Cross-section and profile views of existing and proposed low impact development and stormwater management practices, including information about water surface elevations, storage volumes and inlet and outlet structures (e.g. orifice sizes)



Site Plan Review Checklist

- g. Plan view of existing and proposed storm drain infrastructure (e.g. inlets, manholes, storm drains)
- h. Cross-section and profile views of existing and proposed storm drain infrastructure (e.g. inlets, manholes, storm drains), including information about invert and water surface elevations
- i. Existing and proposed channel modifications (e.g. bridge or culvert installations)

Hydrology Report

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

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

Hydrology Report

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

Hydrology Report

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

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

10. _____ An Inspection and Maintenance Agreement and Plan must be submitted. This document is a binding agreement signed by the applicant or owner that is binding on all subsequent owners unless the stormwater management system is dedicated to and accepted by the City. The plan must include the following:
- a. Identification by name or official title the person(s) responsible for carrying out the inspection and maintenance
 - b. A statement confirming that responsibility for the operation and maintenance of the stormwater management system shall remain with the property owner and shall pass to any successive owner
 - c. A provision stating that, if portions of the development site are sold, legally binding arrangements shall be made to pass the responsibility for the operation and maintenance of the stormwater management system to the appropriate successors in title. These arrangements shall designate, for each portion of the stormwater management system, the person(s) to be permanently responsible for its inspection and maintenance
 - d. A maintenance schedule stating when, what, and how often routine inspection and maintenance will occur to ensure proper function of the system. (Section 42-186.2)

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



Site Plan Review Checklist

Hydrology Report

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

- a. Located on property legally dedicated to that purpose
- b. Be designed and sized to meet the post-construction stormwater management criteria presented below
- c. Provide stormwater quality and quantity control that is equal to or greater than that which would be provided by on-site green infrastructure and stormwater management practices
- d. Stormwater management practices shall be installed, where necessary, to protect properties and drainage channels that are located between the development site and the location of the off-site or regional stormwater management practice

Hydrology Report

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

- a. Increased threat of flood damage or endangerment to public health or safety
- b. Deterioration of existing culverts, bridges, dams and other structures
- c. Accelerated streambank or streambed erosion or siltation
- d. Degradation of in-stream biological functions or habitat
- e. Water quality impairment in violation of state water quality standards and/or violation of any other state or federal regulations

Post-Construction Stormwater Management (Section 42-184)

Hydrology Report

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

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

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

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



Site Plan Review Checklist

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

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

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

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

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

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

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

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

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



Site Plan Review Checklist

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Tree Protection Ordinance

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

Minimum Tree Coverage (Section 42-197)

1. n/a Residential tree requirement—A residential lot shall have a minimum of 3 preferred trees, of which one shall be located in the front of the residence and selected from large or medium tree species list. (Chapter 42, Article VI, Section 42-197)
2. x Multi-family, commercial and industrial requirement—The minimum allowable post development tree coverage for all development sites shall be 15 existing trees (excluding pine trees and Sweet Gums), six-inch diameter at breast height (dbh) or larger per acre of developable land (excluding buffers and wetlands). Each tree with a diameter of 24 inches dbh or larger (18 inches dbh for Live Oaks) must be designated on the landscape plan and may count as three trees towards meeting the minimum allowable coverage. Each tree with a diameter of 40 inches dbh or larger must also be designated on the landscape plan and may count as five trees towards meeting the minimum allowable coverage. (Chapter 42, Article VI, Section 42-197)

C-401
& C-500

Significant Trees (Section 42-198)

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

C-001

Replacement (Section 42-199)

5. n/a Where pre-development tree coverage is less than the prescribed minimum, replacement trees shall be at least 2" dbh and 8' tall. (Chapter 42, Article VI, Section 42-199)
6. n/a If a developer will be contributing to the city's tree planting program in order to meet the provisions of this ordinance, provide a statement on the plans to this effect along with supporting documentation as to why the payment is necessary and cannot be achieved through design alternatives. (Chapter 42, Article VI, Section 42-199(3))

Parking Lot Coverage (Section 42-200)

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

Protection Zones (Section 42-201)

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

C-401



Site Plan Review Checklist

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C-406 9. The protection zone is defined as a circle with a radius of 1' per 1" dbh extending outwardly from the tree to be protected or the extent of the drip line, whichever is more restrictive. (Chapter 42, Article VI, Section 42-201)

C-406 10. Tree protective barriers must be at least 4' in height, be prominent visually and erected completely around the protection zone. The use of chain link fencing is required as a minimum. No change in grade within the protection zone shall be allowed around existing trees except for a max two inches of mulch. Those trees to be preserved as shown on the approved landscaping plan shall be marked on-site with a bright blue ribbon encircling the trunks prior to clearing and grading. The construction plan must clearly state the purpose of the blue ribbon to prevent any confusion at the site. (Chapter 42, Article VI, Section 42-201)

Landscape Plan (Section 42-204)

C-500 11. Each phase of a development must include a landscape plan. (Chapter 42, Article VI, Section 42-204). The Landscaping Plan must show utility easements and areas to be covered with asphalt or concrete

C-500 12. Required note - "Trees shall not be planted within 10 feet of any underground utility or storm drain."

C-001 13. A tree survey showing existing tree coverage, completed by a state registered land surveyor. If a portion of the tract is not to be disturbed, then a tree survey is not required on that portion. Provide an arborist report of significant tree conditions. (Chapter 42, Article VI, Section 42-204)

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

C-002 14. A clearing plan showing the location of significant trees to be removed; (Chapter 42, Article VI, Section 42-204.2)

C-500 15. A tree replacement plan; (Chapter 42, Article VI, Section 42-204.3)

C-406 16. The method of tree protection to be used; (Chapter 42, Article VI, Section 42-204.3)

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

C-500 18. Location, size and types of trees, shrubs and groundcover to be planted on the site. (Chapter 42, Article VI, Section 42-204.6)

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



Site Plan Review Checklist

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

Preferred Tree List: (Section 42-198)

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

- No more than 30% of trees may be from the small species list or from one species
- Upon recommendation of the City Arborist, a species different from one listed may be approved

Attachment B

PARID: 51009 01029
 HGC SAVANNAH QUARTERS, LLC

WESTBROOK LN

Tax Commissioner Summary

Status	ACTIVE
Alternate ID	2964453
Bill #	2964453
Tax District/Description	050-POOLER
Legal Description	TRACT 10B-1, RECOMB & MINOR SUB - PORTIONS OF WOODYARD GOLF CLUB, TRANT 9, 10A & 10B
Appeal Status	

Parcel Status

Parcel Status	Deferral Exist	Years Support	Total Millage Rate
Active	No		31.9290

Parcel Information

Property Class	C4 - Commercial Small Tracts
Mortgage Company	
Exemptions	

Most Current Owner

Current Owner	Co-Owner	Care Of	Mailing Address
HGC SAVANNAH QUARTERS, LLC			13873 PARK CENTER ROAD SUITE 203N HERNDON VA 20171

Digest Owner (January 1)

Owner	Co-Owner	Care Of	Mailing Address
HGC SAVANNAH QUARTERS, LLC			13873 PARK CENTER ROAD SUITE 203N HERNDON VA 20171

Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2023	1	69,909.18	-69,909.18	0.00
2022	1	61,175.71	-61,175.71	0.00
2021	1	57,513.58	-57,513.58	0.00
2020	1	58,911.58	-58,911.58	0.00
2019	1	59,913.90	-59,913.90	0.00
2018	1	50,202.40	-50,202.40	0.00
2017	1	46,975.18	-46,975.18	0.00
2016	1	47,063.20	-47,063.20	0.00
2015	1	39,340.33	-39,340.33	0.00
Total:		491,005.06	-491,005.06	0.00

Payment Information

Payment Sequence	User ID Location	Effective Date Source	Business Date Pymt Type	Payment Applied	Tolerance/Overpayment	Payment Methods	Total Payment
4164042077	GOVWIN-88888 WEB	05/31/2023 WEB	05/31/2023 Z23	\$30,586.90	\$0.00 \$0.00	EC/30,586.90	\$30,586.90

Attachment B

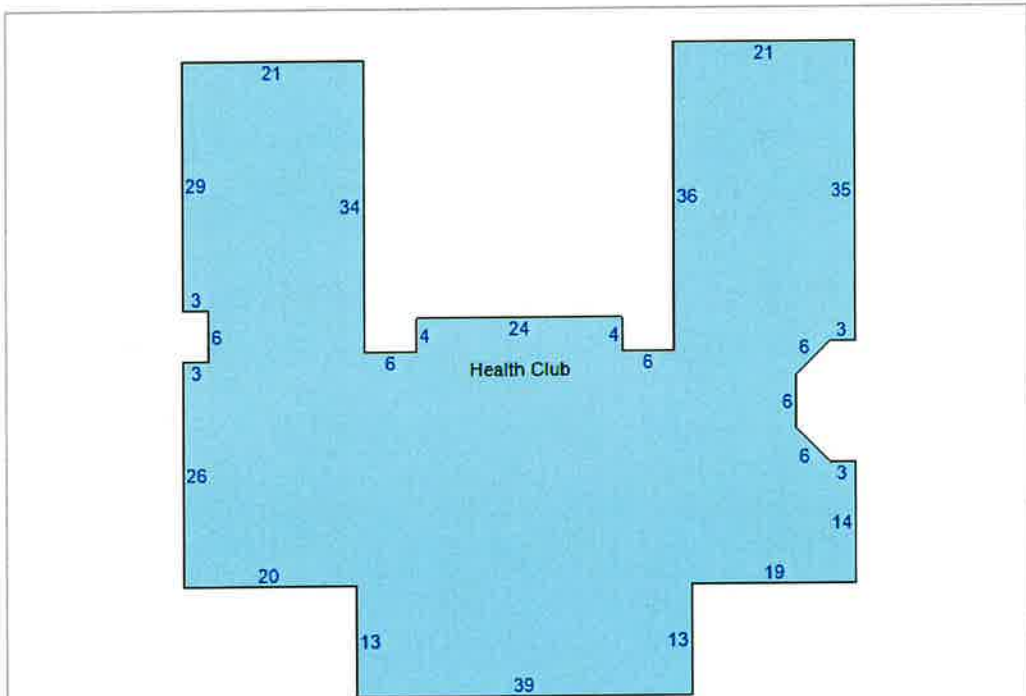
4164144425	GOVWIN-88888	11/13/2023	11/13/2023	\$39,322.28	\$0.00	EC/39,322.28	\$39,322.28
	WEB	WEB	Z23		\$0.00		

Payer Details

Payment Sequence	User ID Location	Effective Date Source	Total Payment	Payer Information
4164042077	GOVWIN-88888 WEB	05/31/2023 WEB	\$30,586.90	HGC Savannah Quarters LLC 13873 Park Center Road, Suite 203N Herndon, VA, 20171
4164144425	GOVWIN-88888 WEB	11/13/2023 WEB	\$39,322.28	HGC Savannah Quarters LLC 13873 Park Center Road, Suite 203N Herndon, VA, 20171

Billings Detail

Authority Code	Code	Authority Name	Millage	Billed	Paid	Due
COUNTY - OPER	TAX	COUNTY M&O	-1.3950	\$23,029.37	-\$23,029.37	\$0.00
POOLER - CITY	TAX	CITY OF POOLER	-4.1290	\$8,276.38	-\$8,276.38	\$0.00
SCHOOL - OPER	TAX	COUNTY SCHOOL M&O	0.0000	\$38,603.43	-\$38,603.43	\$0.00
Total:			-5.5240	\$69,909.18	-\$69,909.18	\$0.00



Item	Area
Health Club - 418:Health Club	4079
- 6201:PAVING, ASPHALT	24343
- 1243:CANOPY, WOOD FRAME, LIGHT FALSE MANSARD	4175
- 1243:CANOPY, WOOD FRAME, LIGHT FALSE MANSARD	480
- 6201:PAVING, ASPHALT	53032
- 1243:CANOPY, WOOD FRAME, LIGHT FALSE MANSARD	174

Attachment B	
- 9105:PAVING, CONCRETE	3164
- 1243:CANOPY, WOOD FRAME, LIGHT FALSE MANSARD	650
- 9105:PAVING, CONCRETE	96
- 1722:BUILDING, CONCRETE FLOOR, PLAIN	128
- 1243:CANOPY, WOOD FRAME, LIGHT FALSE MANSARD	368
- 6701:TENNIS COURT, CONCRETE W/POSTS, NET, STRIPING	12650
- 6601:CHAIN LINK FENCE, GALVANIZED	450



SAVANNAH QUARTERS COUNTRY CLUB PROPOSED TENNIS & PICKLEBALL COURTS

8 PALLADIAN WAY, POOLER, GA 31322

CONSTRUCTION DRAWINGS, JUNE 2024

SITE DATA

1. PARCEL IDENTIFICATION: 51009 01029
2. OWNER: SAVANNAH QUARTERS COUNTRY CLUB
8 PALLADIAN WAY, POOLER, GA. 31322
3. CURRENT ZONING: PUD
4. PROPOSED DISTURBED AREA: 1.56 ACRES
-- 15% IMPERVIOUS PICKLEBALL COURTS
-- 23% PERVIOUS PAVER, TENNIS COURT
5. 24 HOUR CONTACT: PATRICK GRAHAM
912-429-5796



SCOPE OF WORK:

1. CLEARING AND GRADING
2. CONSTRUCTION OF DRAINAGE SYSTEMS
3. CONSTRUCTION OF HAR-TRU HYDROCOURT, PERIMETER FENCE AND NETTING, COURT LIGHTING AND ACCESSORY STRUCTURE
4. CONSTRUCTION OF PICKLEBALL COURTS WITH PERIMETER FENCING.
5. CONSTRUCTION OF RAIN GARDENS AND GRADING.
6. IN CASE OF CONFLICT BETWEEN THESE PLANS AND THE CITY OF POOLER'S ORDINANCES, STANDARDS AND SPECIFICATIONS, OR DETAILS, THE CITY OF POOLER REQUIREMENTS SHALL BE REQUIRED.

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER ANY ITEM OR ANY PART OF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SAVANNAH QUARTERS
TENNIS/ PICKLEBALL
COURTS

No.	Submitted / Revision	App'd. By	Date
1	PER CITY COMMENTS / P.G.	CAC	7/15/24

TITLE SHEET

Designed By: CAC	Drawn By: CAC	Checked By: PNG
Issue Date: JUNE, 2024	Project No: 084148	Scale: AS SHOWN

Drawing No.:

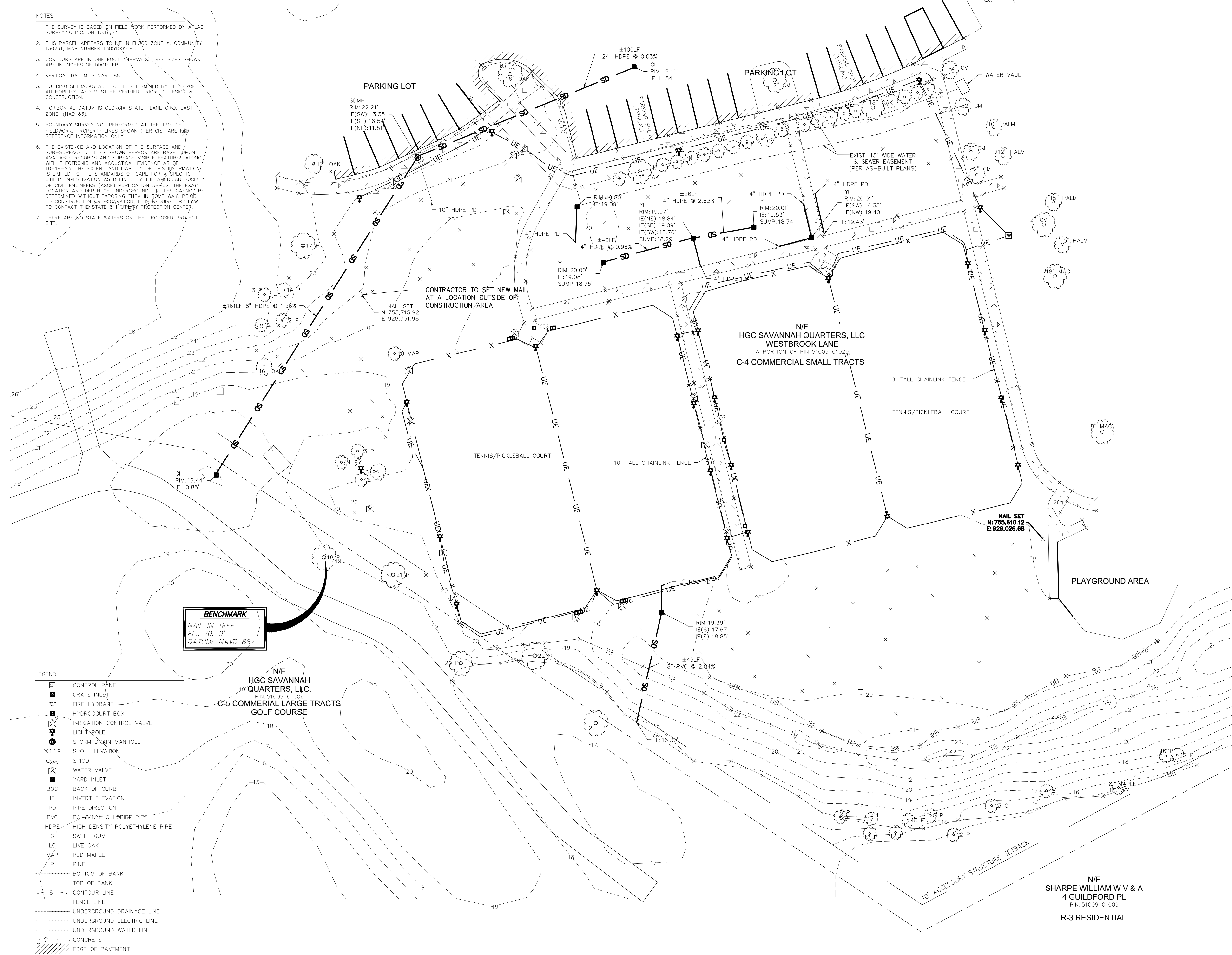
G-000

SHEET INDEX
TITLE

SHEET	TITLE
G-000	TITLE SHEET
C-001	EXISTING CONDITIONS
C-002	DEMOLITION PLAN
C-100	LAYOUT PLAN
C-200	GRADING PLAN
C-300	UTILITY PLAN
C-401	PHASE I EROSION SEDIMENTATION & POLLUTION CONTROL PLAN
C-402	PHASE II EROSION SEDIMENTATION & POLLUTION CONTROL PLAN
C-403	PHASE III EROSION SEDIMENTATION & POLLUTION CONTROL PLAN
C-404	EROSION SEDIMENTATION & POLLUTION CONTROL PLAN NOTES
C-405	EROSION SEDIMENTATION & POLLUTION CONTROL PLAN NOTES
C-406	EROSION SEDIMENTATION & POLLUTION CONTROL PLAN DETAILS
C-407	EROSION SEDIMENTATION & POLLUTION CONTROL PLAN DETAILS
C-500	LANDSCAPE PLAN
C-600	DETAILS
C-601	DETAILS
C-602	DETAILS

NOTES

1. THE SURVEY IS BASED ON FIELD WORK PERFORMED BY ATLAS SURVEYING INC. ON 10/19/23.
2. THIS PARCEL APPEARS TO BE IN FLOOD ZONE X, COMMUNITY 130261, MAP NUMBER 1305100108G.
3. CONTOURS ARE IN ONE FOOT INTERVALS. TREE SIZES SHOWN ARE IN INCHES OF DIAMETER.
4. VERTICAL DATUM IS NAVD 88.
5. BUILDING SETBACKS ARE TO BE DETERMINED BY THE PROPER AUTHORITIES, AND MUST BE VERIFIED PRIOR TO DESIGN & CONSTRUCTION.
6. HORIZONTAL DATUM IS GEORGIA STATE PLANE GRID, EAST ZONE, (NAD 83).
7. BOUNDARY SURVEY NOT PERFORMED AT THE TIME OF FIELDWORK. PROPERTY LINES SHOWN (PER GIS) ARE FOR REFERENCE INFORMATION ONLY.
8. THE EXISTENCE AND LOCATION OF THE SURFACE AND SUB-SURFACE UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS AND SURFACE VISIBLE FEATURES ALONG WITH ELECTRONIC AND ACQUISITION EVIDENCE AS OF 10-19-23. THE EXTENT AND LIABILITY OF THIS INFORMATION IS LIMITED TO THE STANDARDS OF CARE FOR A SPECIFIC UTILITY INVESTIGATION AS DEFINED BY THE AMERICAN SOCIETY OF CIVIL ENGINEERS (ASCE) PUBLICATION 38-02. THE EXACT LOCATION AND DEPTH OF UNDERGROUND UTILITIES CANNOT BE DETERMINED WITHOUT EXPOSING THEM IN SOME WAY. PRIOR TO CONSTRUCTION OR EXCAVATION, IT IS REQUIRED BY LAW TO CONTACT THE STATE 811 "TIGER" PROTECTION CENTER.
9. THERE ARE NO STATE WATERS ON THE PROPOSED PROJECT SITE.

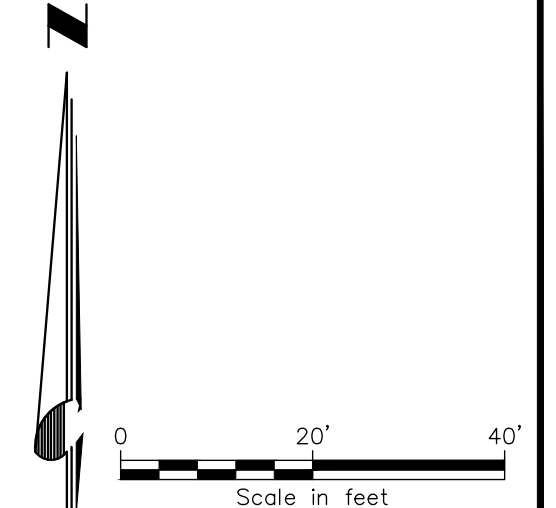


BENCHMARK
NAIL IN TREE
CL.: 20.39'
DATUM: NAVD 88

- LEGEND
- ☐ CONTROL PANEL
 - GRATE INLET
 - ⊕ FIRE HYDRANT
 - ⊕ HYDRO-COURT BOX
 - ⊕ IRRIGATION CONTROL VALVE
 - ⊕ LIGHT POLE
 - ⊕ STORM DRAIN MANHOLE
 - ⊕ SPOT ELEVATION
 - ⊕ SPIGOT
 - ⊕ WATER VALVE
 - ⊕ YARD INLET
 - ⊕ BOC BACK OF CURB
 - ⊕ IE INVERT ELEVATION
 - ⊕ PD PIPE DIRECTION
 - ⊕ PVC POLYVINYL-CHLORIDE PIPE
 - ⊕ HDPE HIGH DENSITY POLYETHYLENE PIPE
 - ⊕ G SWEET GUM
 - ⊕ LO LIVE OAK
 - ⊕ MAP RED MAPLE
 - ⊕ P PINE
 - ⊕ BOTTOM OF BANK
 - ⊕ TOP OF BANK
 - ⊕ CONTOUR LINE
 - ⊕ FENCE LINE
 - ⊕ UNDERGROUND DRAINAGE LINE
 - ⊕ UNDERGROUND ELECTRIC LINE
 - ⊕ UNDERGROUND WATER LINE
 - ⊕ CONCRETE
 - ⊕ EDGE OF PAVEMENT

N/F
HGC SAVANNAH
QUARTERS, LLC
PIN: 51009 01009
C-5 COMMERCIAL LARGE TRACTS
GOLF COURSE

N/F
SHARPE WILLIAM W V & A
4 GUILDFORD PL
PIN: 51009 01009
R-3 RESIDENTIAL



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED. BY ALTERING LICENSED ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SAVANNAH QUARTERS
TENNIS/PICKLEBALL
COURTS

No.	Submittal / Revision	App'd	By	Date
1	PER CITY COMMENTS	CAC	CAC	7/15/24

EXISTING
CONDITIONS

Designed By:	Drawn By:	Checked By:
CAC	CAC	PNG

Issue Date:	Project No.:	Scale:
JUNE, 2024	084148	AS SHOWN

Drawing No.:
C-001



BENCHMARK
 NAIL IN TREE
 EL.: 20.39'
 DATUM: NAVD 88

N/F
 HGC SAVANNAH
 QUARTERS, LLC
 PIN: 51009 01009
 C-5 COMMERCIAL LARGE TRACTS
 GOLF COURSE

N/F
 HGC SAVANNAH QUARTERS, LLC
 WESTBROOK LANE
 A PORTION OF PIN: 51009 01029
 C-4 COMMERCIAL SMALL TRACTS

N/F
 SHARPE WILLIAM W V & A
 4 GUILDFORD PL

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER AN ITEM IN ANY WAY IF AN ITEM BEARING THE STAMP OF A LICENSED PROFESSIONAL IS ALTERED. BY ALTERING LICENSED ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SAVANNAH QUARTERS
 TENNIS/PICKLEBALL
 COURTS

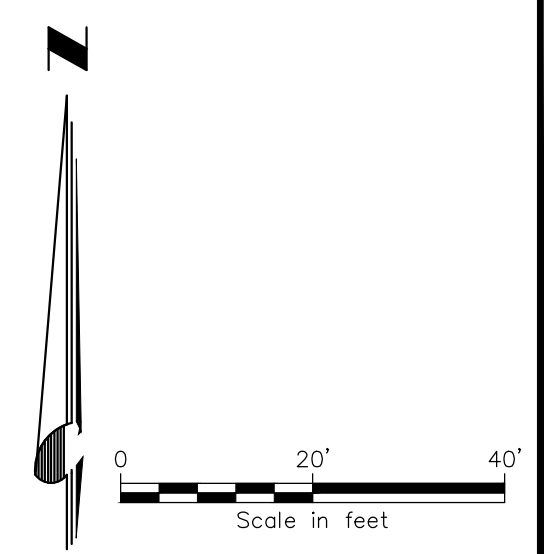
No.	Submittal / Revision	App'd	By	Date
1	PER CITY COMMENTS	P.G.	CAC	7/15/24

DEMOLITION PLAN

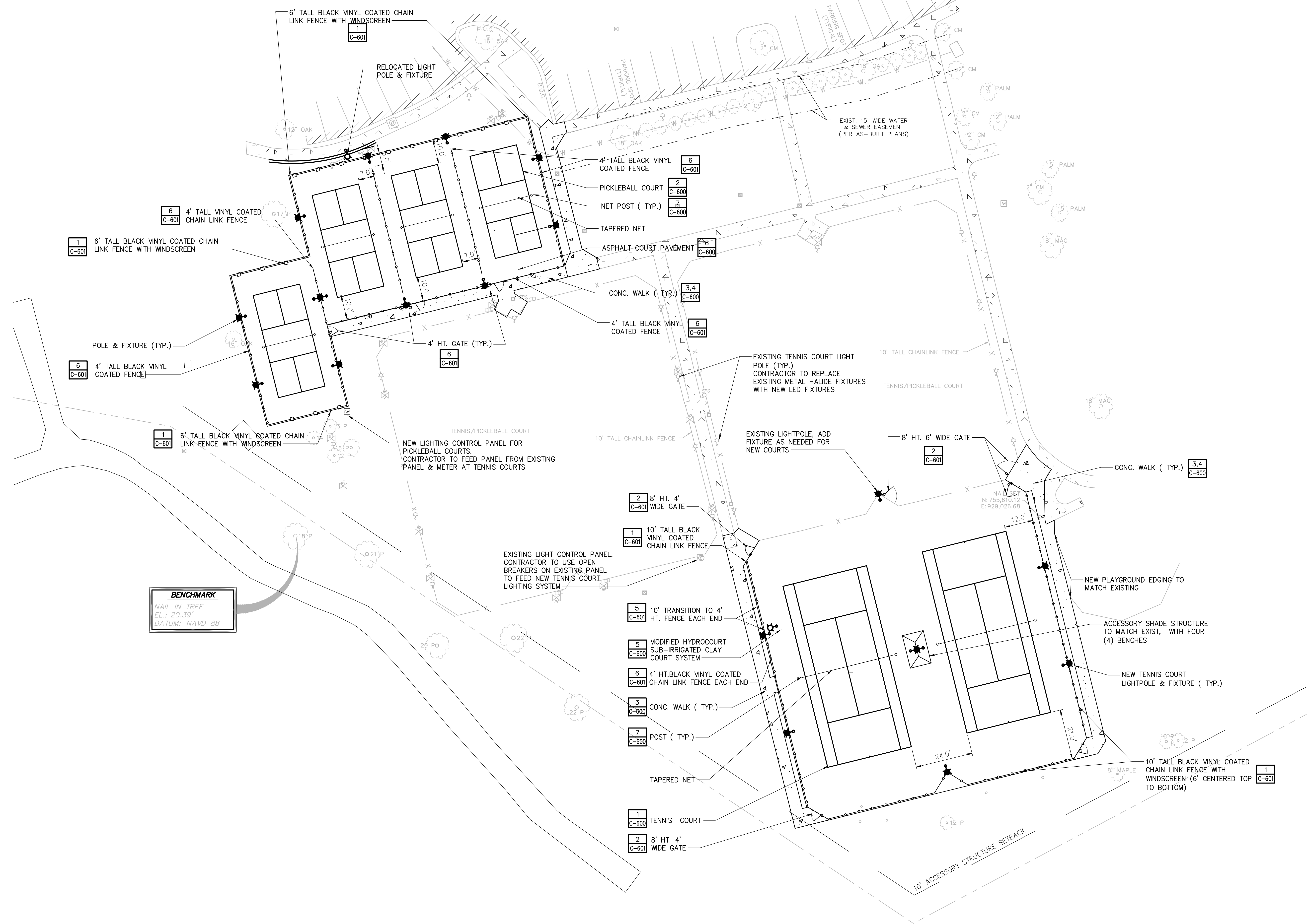
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CAC	CAC	PNG
Issue Date:	Project No.:	Scale:
JUNE, 2024	084148	AS SHOWN

Drawing No.:

C-002



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IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE LICENSURE UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER OR REPAIR ANY PART OF AN INSTRUMENTED STAMP OF A LICENSED PROFESSIONAL'S ALTERED. THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

SAVANNAH QUARTERS
TENNIS/ PICKLEBALL
COURTS

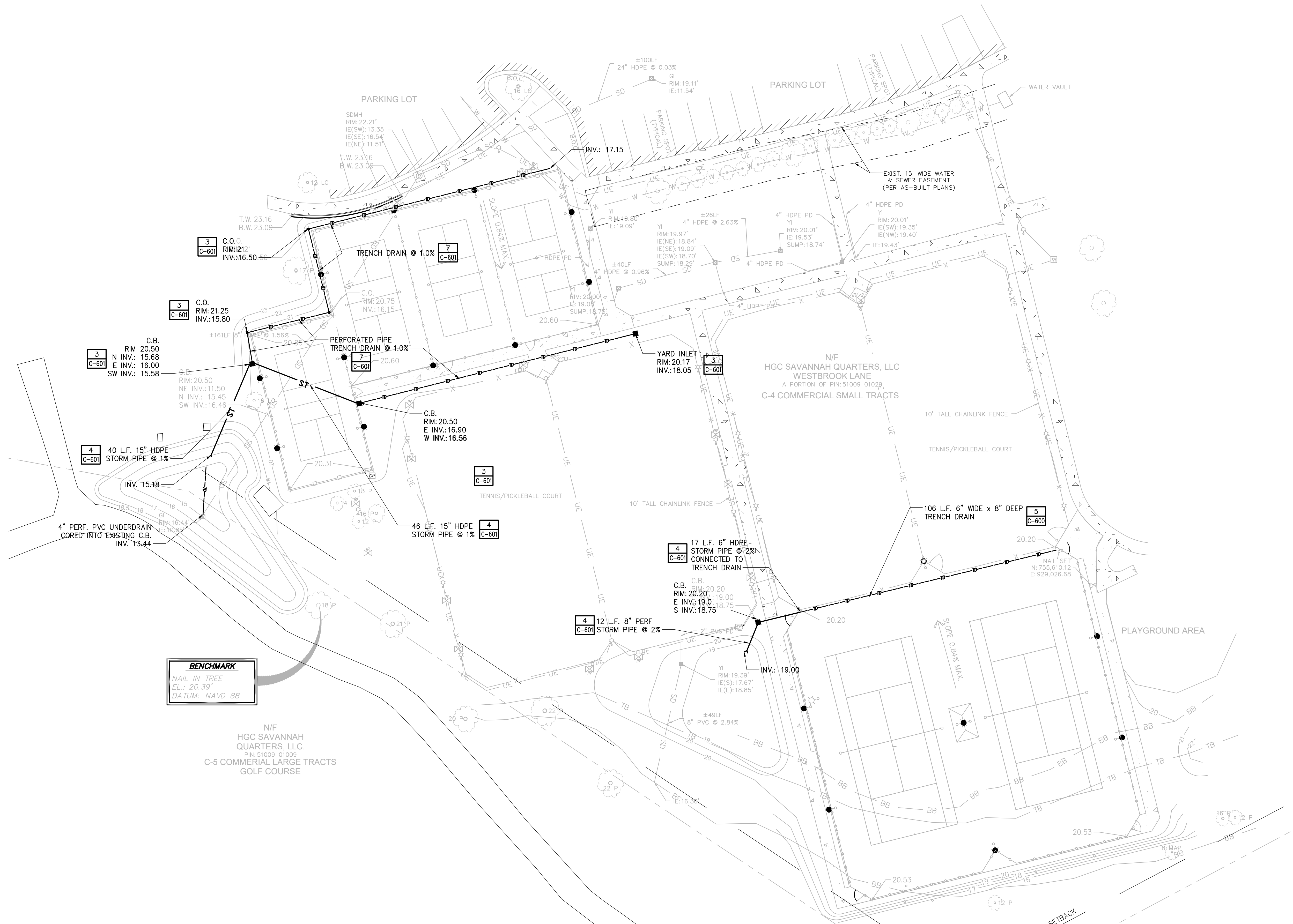
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1	PER CITY COMMENTS	P.G.	CAC	7/15/24

LAYOUT PLAN

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CAC	CAC	PNG
Issue Date:	Project No:	Scale:
JUNE 2024	084148	AS SHOWN


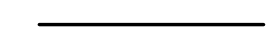

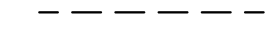
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BENCHMARK
NAIL IN TREE
E.L.: 20.39'
DATUM: NAVD 88

LEGEND

-  PERFORATED UNDERDRAIN
-  SOLID STORM DRAIN PIPE
-  DRAIN BASIN CLEANOUT
-  STORM TRENCH ROOT BARRIER

NOTES

1. PIPE TO BE HDPE, SIZED AS SHOWN.
2. DRAINS TO SLOPE AS INDICATED.
3. GEOTEXTILE FABRIC TO BE PLACED AT BOTTOM AND SIDES OF PIPE TRENCH PER DETAIL.
4. ALL ELEVATIONS SHOWN ARE INVERT ELEVATIONS UNLESS NOTED OTHERWISE.
5. CONTRACTOR TO COORDINATE AND BE AWARE OF SITE STORM PIPING AND STRUCTURES WITHIN THE CONSTRUCTION BOUNDARIES AS SHOWN ON THE DRAWINGS.
6. CONTRACTOR TO PROTECT DRAINAGE LINES DURING CONSTRUCTION FROM DEBRIS, INCLUDING SOIL OR GRAVEL MATERIAL OR OTHER TRASH FROM ENTERING OR BLOCKING LINES.

7. CONTRACTOR TO AVOID TRAFFIC OVER INSTALLED DRAINAGE TRENCHES TO PREVENT 10' CRUSHING OF PIPE.
8. FOUNDATION DRAIN TO BE LOCATED FROM EDGE OF PLAYING COURTS AND AS SHOWN ON DRAWINGS.
9. COORDINATE DRAINAGE CONNECTION AND INVERTS WITH EXISTING, IN-PLACE CONDITIONS.
10. CONTRACTOR SHALL CONTACT ENGINEER IMMEDIATELY IF DISCREPANCIES ARE FOUND IN FIELD.
11. DRAIN BASINS BASED ON NYLOPLAST STRUCTURES, OR APPROVED EQUAL. SUBMIT SHOP DRAWINGS / ORDER FORMS OF EACH BASIN FOR APPROVAL BY ENGINEER, RE: SPECIFICATIONS.

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER OR SIGN ANY PART OF ANY DRAWING OR STAMP OF A LICENSED PROFESSIONAL IS ALTERED. THE ALTERING ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION ALTERED BY FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

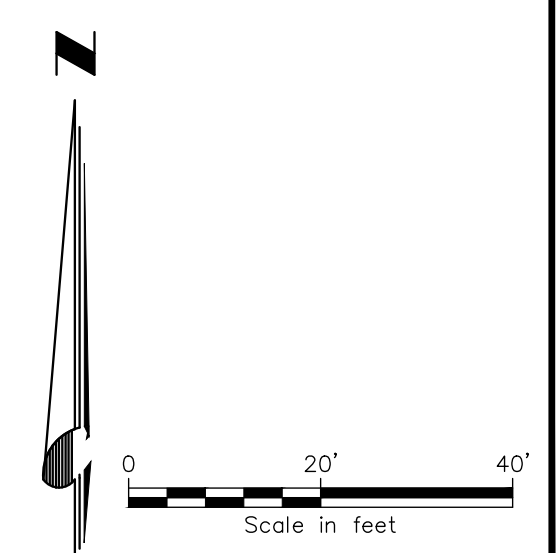
SAVANNAH QUARTERS TENNIS/ PICKLEBALL COURTS

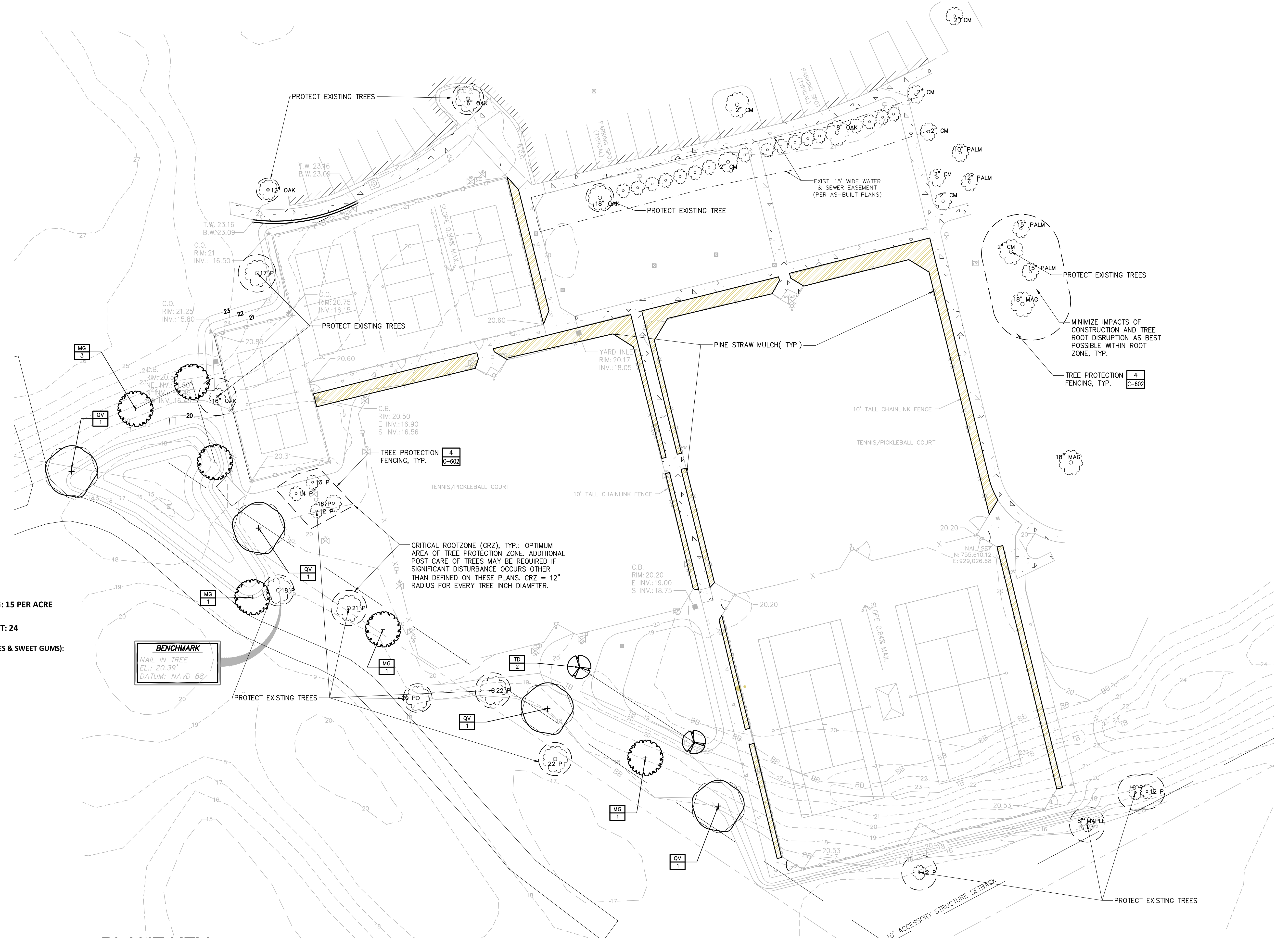
No.	Submittal / Revision	App'd	By	Date

UTILITY PLAN

Designed By: CAC	Drawn By: CAC	Checked By: PNG
Issue Date: JUNE 2024	Project No: 084148	Scale: AS SHOWN

Drawing No.:
C-300





TREES REQUIRED PER ZONING: 15 PER ACRE
PROJECT AREA: 1.6 ACRES
TREES REQUIRED FOR PROJECT: 24

EXISTING TREES (EXCLUDING PINES & SWEET GUMS):

TYPE	SIZE	POINTS
OAK	12"	1
OAK	16"	1
OAK	18"	3
OAK	18"	3
MAGNOLIA	18"	1
MAGNOLIA	18"	1
MAPLE	10"	1
EXISTING TREES:		12

PROPOSED TREES:

SOUTHERN MAG	4" DBH	1
SOUTHERN MAG	4" DBH	1
SOUTHERN MAG	4" DBH	1
SOUTHERN MAG	4" DBH	1
SOUTHERN MAG	4" DBH	1
SOUTHERN MAG	4" DBH	1
POND CYPRESS	4" DBH	1
POND CYPRESS	4" DBH	1
LIVE OAK	4" DBH	1
LIVE OAK	4" DBH	1
LIVE OAK	4" DBH	1
LIVE OAK	4" DBH	1
PROPOSED TREES:		12

TOTAL TREES: 24

PLANT KEY

#	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
TREES							
6	MG	Magnolia grandiflora	SOUTHERN MAGNOLIA	4" Cal.	B & B	AS SHOWN	
2	TD	Taxodium distichum	POND CYPRESS	4" Cal.	B & B	AS SHOWN	
4	QV	Quercus virginiana	LIVE OAK	4" Cal.	B & B	AS SHOWN	

NOTE: TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF ANY UNDERGROUND UTILITY OR STORM DRAIN



7-30-2024

IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER IN ANY MANNER ANY PART OF THE SEALING OR STAMP OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY" FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

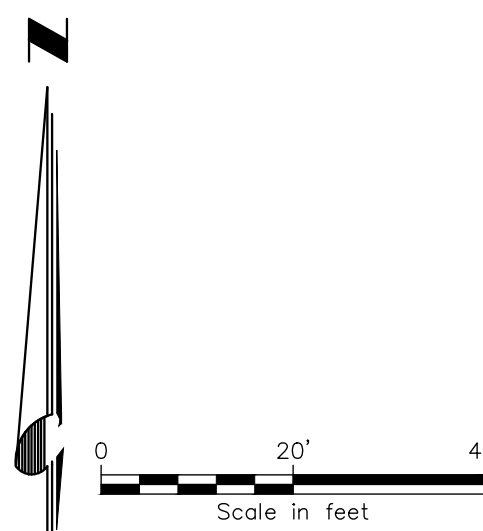
SAVANNAH QUARTERS
TENNIS/PICKLEBALL
COURTS

No.	Submittal / Revision	App'd	By	Date
1	PER CITY COMMENTS	P.G.	CAC	7/15/24
2	SUBMITTAL 2	P.G.	CAC	7/30/24

LANDSCAPE PLAN

Designed By:	Drawn By:	Checked By:
CAC	CAC	PNG
Issue Date:	Project No:	Scale:
JUNE 2024	084148	AS SHOWN

Drawing No.:
C-500





July 31st, 2024

Patrick N. Graham, P.E.
CHA Consulting, Inc.
317 Tattnall Street
Savannah, GA 31401

Dear Mr. Graham,

I am pleased to provide you with a recommendation for Approval of the site development plans submitted for Savannah Quarters Country Club Tennis & Pickleball Courts, which is provided below.

<u>Submittal Documents:</u>	Site Development Plan.....	<i>Jul. 2024</i>
	Landscape Plan.....	<i>Jul. 2024</i>
	Water Line As-Built Exhibit.....	<i>Jul. 2024</i>
	Approval Letter from Water Line Owner.....	<i>Jul. 2024</i>
	Hydrology Report.....	<i>Jun. 2024</i>
	Record Drawings & Exhibits.....	<i>Jun. 2024</i>

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

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



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Attachment C

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

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

Sincerely,

Trevor Shoemaker

Trevor Shoemaker

Project Manager

EOM

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



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



CITY of POOLER
— GEORGIA —

PLANNING & ZONING STAFF REPORT
Minor Subdivision for Lot 14 Mosaic Town Center

Project:	#A24-0113
P&Z Meeting Date:	August 12, 2024
City Council Meeting Date:	August 19, 2024
Applicant and Authorized Agent:	DJ Desai
Location (Address):	Lot 14 Mosaic Town Center, Corner of Mosaic Circle and Blue Moon Circle
Parcel (PIN):	51009 01139
Acreage:	Approximately 3.9
Zoning:	PUD (Planned Unit Development) – Savannah Quarters Phase 7
Proposed Use:	Dividing one parcel into three parcels for lease.
Staff Recommendation:	Approval
Planning & Zoning Commission:	After review of the application, P & Z recommends approval of the request
<i>Recommended Motion:</i>	<i>"After review of the application, move for approval of the request."</i>
Attachments:	A. Vicinity Map B. Application and Submittal Documentation



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

Lot 14 Mosaic Town Center Vicinity Map

08/05/2024

Parcels

Attachment B



Subdivision Application

Page 1 of 2

Updated MAY 2024

A24-0113

NOTICE TO APPLICANT

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

- Filing fee (checks payable to: City of Pooler)
- Four (4) sets of plans:
 - Preliminary plan - refer to Appendix B, Section 702
 - Final plat - refer to Appendix B, Section 703
- Required neighborhood grading and drainage plan (Amendment 10-03-06)
- List of adjacent property owners with mailing addresses (minor and major subdivision)
- Authorization of property owner signed, dated, and notarized (if agent)
- Copy of current tax bill showing payments or documentation certified by the City of Pooler
- Plat indicating where subdivision is proposed to take effect, in respect to the nearby public roads in common use

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

OFFICE USE ONLY

File Number: _____ Date Filed: 6/20/24

Planning & Zoning Commission: Approved Denied Remarks: _____

Mayor & Council: Approved Denied Remarks: _____

Recorded Plat Date: _____ Book: _____ Pages: _____

Subdivision Type (check all that apply)

- Recombination Minor Subdivision Major Subdivision Revised Plat Final Plat 5-Acre Tract

Contact Information

DJ Desai 912-257-9830

Owner/Authorized Agent Name Phone

Lot 14 - Mosaic town Center djdesai@hdcompaniesus.com

Property Address Email

463 Pooler Parkway Unit 223 Pooler GA 31322

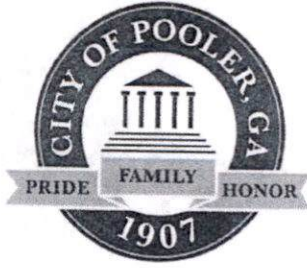
Mailing Address (if different)

Have any previous applications been made for a subdivision affecting these same premises? No Yes

If yes, date:

If yes, action taken:

Attachment B



Subdivision Application

Page 2 of 2

Updated **MAY 2024**

Action Requested

Lot 14 Mosaic Town Center, Corner of Mosaic Circle and Blue Moon Circle **51009 01139**
Property Location (area, street number, nearby public roads) PIN
Lot Number 14 **3.9 Acres**
Property Legal description (subdivision, block, lot number) Total Area (acres or sq ft)

Vacant

Existing Land Use (specify, such as grocery store, single family residents, vacant land, etc.)

Vacant

Proposed Land Use for Each Parcel (specify, such as grocery store, single family residents, vacant land, etc.)

Divide lot into 3 Parcels for lease

Reason(s) for Subdivision Request Which Support the Purposes of the Zoning Program

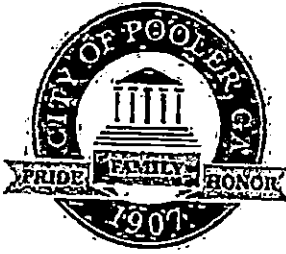
Affidavit

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.

Dhaval J Desai [Signature] 6/5/24
Applicant Name Applicant Signature Date

Attestant Name Attestant Title Date

Attachment B



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.

DJ Desai

djdesai@hdcompaniesus.com

912-257-9830

Applicant/Agent Name

Email

Phone

463 Pooler Parkway #223 Pooler GA 31322

Applicant/Agent Address

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

Lot 14 Mosaic Town Center, Corner of Mosaic Circle and Blue Moon Circle

Property Address

DJ Desai

[Signature]

6/5/24

Owner Name

Owner Signature

Date

Notary Public

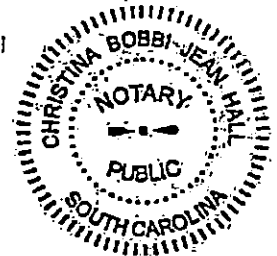
5th June, 2024
Subscribed and Sworn This Day Of

Christina Bobbi-Jean Hall
Notary Name

Christina Bobbi-Jean Hall
Notary Signature

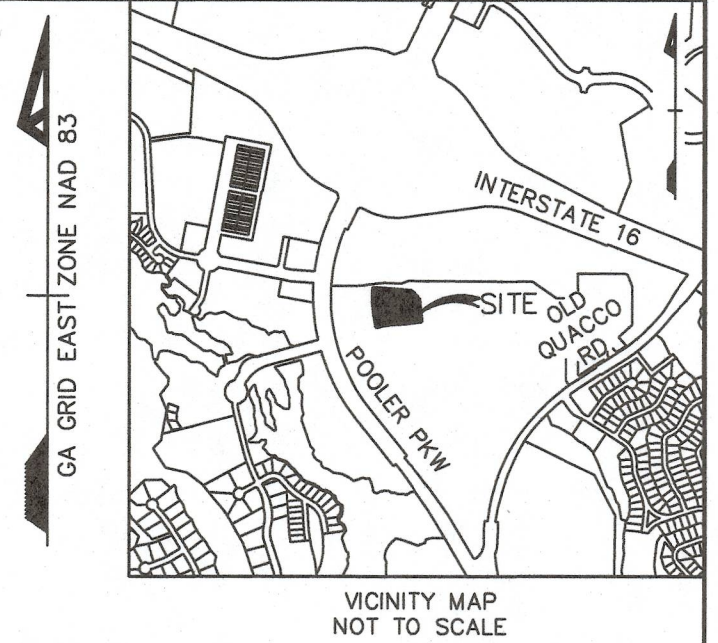
June 28, 2029
Commission Expiration

Seal



SURVEYORS NOTES

1. COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
2. THIS SUBDIVISION HAS ONE DIVIDED INTO THREE LOTS.
3. ALL ELEVATIONS ARE BASED ON NAVD 88.
4. LOTS TO BE SERVED BY CITY OF POOLER WATER AND SANITARY SEWER SYSTEMS.
5. WETLANDS ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNER AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
6. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USE INTENDED.

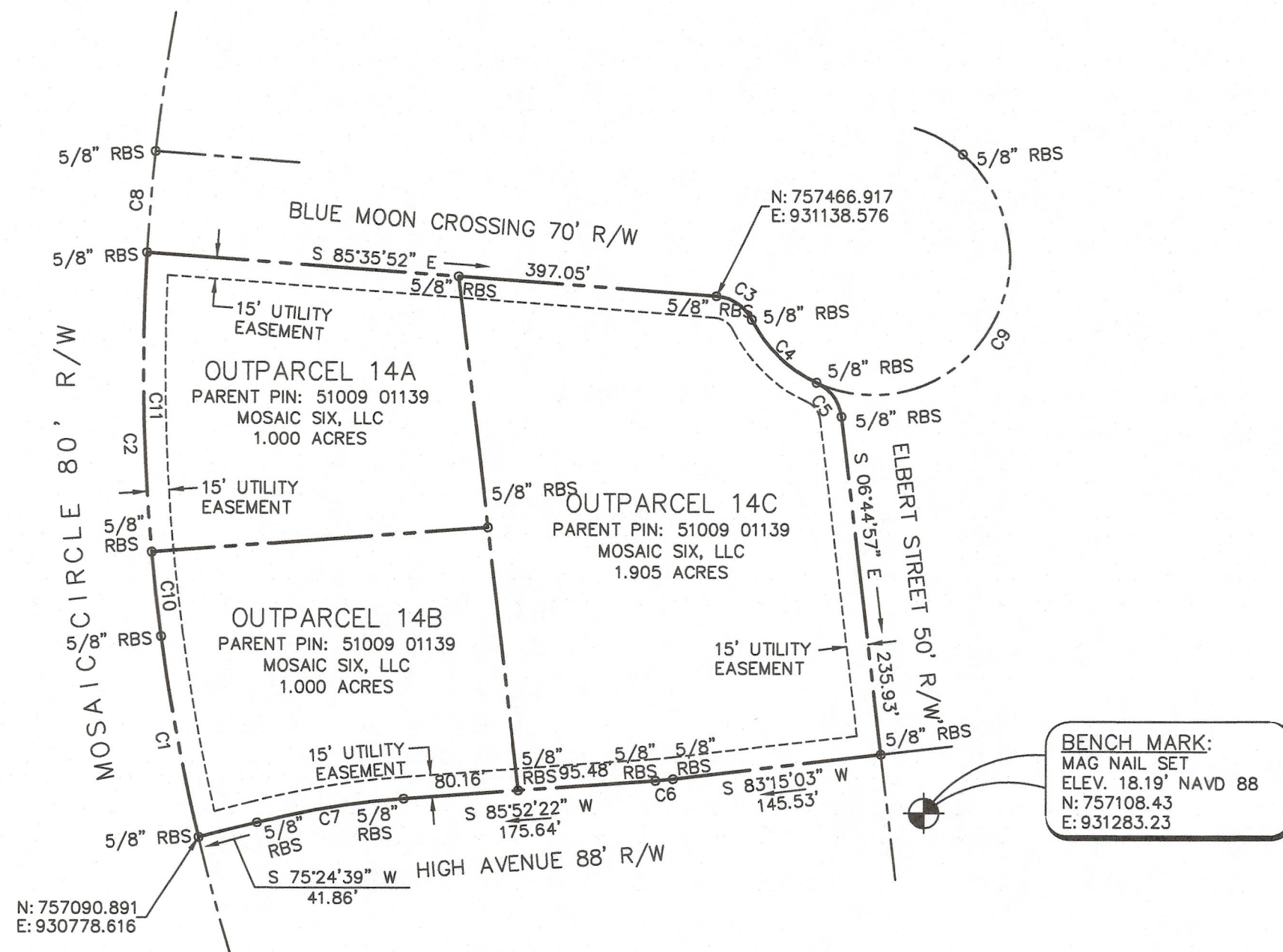


VICINITY MAP
NOT TO SCALE

THIS AREA RESERVED FOR
CLERK OF SUPERIOR COURT

SPECIAL NOTE

1. 30' FRONT SETBACK FROM CENTERLINE OF R/W.
2. 20' SIDE SETBACK FROM CENTERLINE OF R/W.
3. 15' REAR SETBACK FROM CENTERLINE OF R/W.



REFERENCE
PLAT BOOK 52, PAGE 678.

ACCORDING TO F.I.R.M. MAP
NO. 130561C0108 & 130561C0109,
REVISED 8/16/2018, THIS PROPERTY
SHOWN HEREON LIES IN ZONE X,
NOT A 100 YEAR FLOOD ZONE.

ERROR OF CLOSURE
FIELD: 1/30,000
ANGLE ERROR: 3" PER ANGLE POINT
ADJUSTED BY COMPASS METHOD.
PLAT: 1/570,458
EQUIPMENT: TOPCON GTS236W
TOTAL STATION: SINGLE PRISM

APPROVED BY THE MAYOR OF THE CITY OF POOLER

MAYOR _____ DATE _____

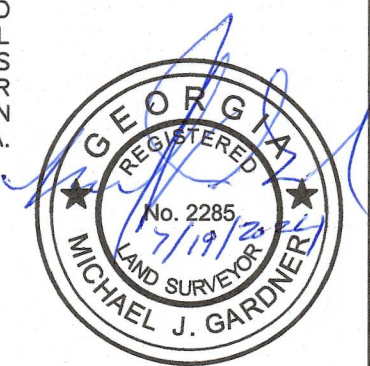
CITY CLERK _____ DATE _____

(WE) HEREBY CERTIFY THAT I AM(WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I(WE) HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY(OUR) FREE CONSENT, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS AND OTHER OPEN SPACES TO PUBLIC OR PRIVATE USE AS NOTED.

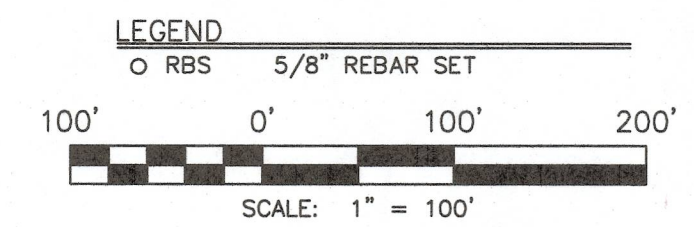
OWNER _____ DATE _____

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

Michael J. Gardner
MICHAEL J. GARDNER
GA. REG. LAND SURVEYOR NO. 2285
DATE 7/19/2024



CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	1403.62	142.14'	142.08'	N 10°30'28" W
C2	1403.62	267.40'	266.99'	N 02°08'57" W
C3	30.00'	30.72'	29.39'	S 56°15'50" E
C4	95.00'	63.81'	62.62'	S 46°10'24" E
C5	30.00'	30.72'	29.39'	S 36°04'59" E
C6	268.00'	12.26'	12.26'	S 84°33'43" W
C7	568.00'	103.71'	103.57'	S 80°38'30" W
C8	95.00'	271.63'	188.11'	N 32°40'17" E
C9	1403.62	70.01'	70.00'	N 04°44'14" E
C10	1403.62	59.19'	59.19'	N 06°23'54" W
C11	1403.62	208.20'	208.01'	N 00°56'27" W



A SUBDIVISION PLAT
OF LOT 14
MOSAIC TOWN CENTER
PHASE II, SOUTHWEST QUADRANT
POOLER, CHATHAM COUNTY, GEORGIA.
SURVEYED FOR: MOSAIC SEVEN, LLC.
SURVEYED MAY 22, 2024
LAST REVISED: JULY 18, 2024
JOB NO.20220726
DRAWN BY DJP

MICHAEL JIM GARDNER
LAND SURVEYOR
120 VARNEDOE AVENUE
GARDEN CITY, GEORGIA 31408
PHONE (912) 964-8262



Mayor
Karen L. Williams

Council Members
Wesley Bashlor
Michael Carpenter
Aaron C. Higgins
Thomas Hutcherson
M. Shannon Valim
John M. Wilcher

City of Pooler
Police Department
100 SW US Highway 80, Pooler, GA 31322
(912) 748-7333 www.pooler-ga.us

City Attorney
Craig Call

Chief of Police
Ashley Brown

To: Matt Saxon
CC: Chief Ashley Brown

From: Lt. James Self

Date: August 14, 2024

Reference: Surplus Vehicles

Mr. Saxon,

The following police department vehicles are considered outdated and unusable for the city. Each vehicle is 10 years old and has over 100,000 miles. Please add them to the agenda to be surplusd at the next city council meeting.

2014 Ford Explorer (V56)
2014 Ford Explorer (V58)
2014 Ford Explorer (V62)
2014 Ford Explorer (V63)

Sincerely,
Lt. James S. Self