BRYAN COUNTY
PLANNING & ZONING COMMISSION
MEETING AGENDA

Meeting Date: April 2, 2019
Meeting Time: 6:30 p.m.
66 Captain Matthew Freeman Dr., Richmond Hill, GA 31324
Commissioner's Meeting Room

I. CALL TO ORDER

II. APPROVAL OF MINUTES

III. RECOGNITION OF GUESTS

IV. PUBLIC HEARINGS

SD# 3087-19, Simcoe at Belfast, LLC, requesting preliminary plat approval for Belfast Lake Subdivision located on Belfast River Rd., PIN# 056-048 and 056-047-01.

SD# 3096-19, Waterways Township Owner's Association, requesting preliminary plat approval for Village Center Townhomes Phase 1 located in Waterways Subdivision, PIN# 075-001.

SD# 3099-19, Scott Stafford, requesting preliminary plat approval for Woodland Trail phase 4 subdivision located on Oak Level Rd., PIN# 063-001.

SD# 3098-19, Kurt Mentzer, requesting to create a private road lot split located on Harbour Lane, PIN# 0632-077.

Z# 202-19, Alexander and Jane Honnor, requesting to rezone from AR-1 to B-2, for the use of a Pet Boarding and Pet Daycare facility located on 1701 Harris Trail Rd., PIN# 054-054-01.

Z# 203-19, Charles Way, requesting to amend the Bryan Land and Timber PUD, (also known as Buckhead East), for property located on Highway 144 and Veterans Memorial Parkway to be known as Lenox, PIN# 061-065-05 & 061-066.

V. OTHER BUSINESS

Consideration of a request by Charles Way to modify the Site and Building Guidelines (IDO Section 11) for garages for the Lennox portion of the Bryan Land and Timber PUD, (also known as Buckhead East).

VI. ADJOURNMENT

Please note that agenda items may not be considered in the exact order listed, and all times shown are tentative and approximate. Documents for the record may be submitted prior to the meeting by email, fax, mail, or in person. For questions about the agenda, contact Planning at ayoung@bryan-county.org or (912) 653-5252. The meeting is accessible to the disabled. If you need special accommodations to attend or participate in the meeting per the Americans with Disabilities Act (ADA), please contact Planning at (912) 653-5252. This information can be made in alternative format as needed for persons with disabilities.

Posted: March 20, 2019

Planning Commission Minutes
Pembroke March 5, 2019

BRYAN COUNTY
PLANNING & ZONING COMMISSION
MINUTES

Meeting Date: March 5, 2019
Meeting Time: 6:30 p.m.

Attendees: Ronald Carswell
Alex Floyd
Joseph Pecenka
Jonathan Goodman

Absent: Steve Scholar
Stacy Watson
Boyce Young

Staff: Audra Miller, Community Development Director
Amanda Clement, Planning Manager
Sara Farr-Newman, Planner II
Ashley Young, Planner Technician

1. CALL TO ORDER

Vice Chairman, Ronald Carswell, acting as Chairman, called the meeting to order at 6:30 p.m.

2. MINUTES

Commissioner Goodman made a motion to approve the February 5, 2019 Minutes, and a 2nd was made by Commissioner Pecenka. Vote 3:0, motion carried.

3. RECOGNITION OF GUESTS

Mrs. Meeks was recognized by the board as a guest.

4. REVIEW OF VARIANCE PROCEDURES

Mrs. Audra Miller described the variance procedures as now covered in the Interim Development Ordinance. She stated that the Planning and zoning board would have to open as

a board of adjustments and determine if the property is unique and if there is a hardship. She concluded that the board would have to establish a majority vote (80% of the members in attendance).

5. PUBLIC HEARINGS

A motion was made by Commissioner Goodman to open the public hearing, and a 2nd was made by Commissioner Pecenka. Vote 3:0, motion carried.

I. Z#198-18, Denise Buckner, proposed rezoning of 3.29 acres on 111 Clark Drive, Ellabell, PIN# 029-046, from A-5 to R-30, for the purpose of adding a home to the parcel.
   a. Mrs. Clement gave an overview of the application and stated the rezoning was compatible with the comprehensive plan, and the staff recommended approval.

II. V#315-19, Michael Roberts, requesting a variance to increase the square footage requirements for a pool house, located on 579 Riverbend Road, PIN# 0601-024.
   a. Mrs. Clement described the application and specified the criteria for a variance. She went on to state that the staff recommended denial based on the square footage requirements in the Interim Development Ordinance and the failure of the applicant to identify a hardship.
   b. Michael Roberts, applicant, pointed out the many other similar accessory structures existing in the area and other subdivisions. He stated that the intent of the IDO was not to preclude this type of structure.

III. Z#201-19, Judy Price, proposed rezoning of approximately 7 acres on 3689 Wilma Edwards Rd., Ellabell, PIN# 025-005, from A-5 to B-2.
   a. Mrs. Clement described the surrounding areas and stated that the comprehensive plan viewed this property as a community crossroad, suitable for small-scale neighborhood commercial use. She stated that staff recommended rezoning to B-N or B-1 and adding a condition for a transportation impact assessment be included if proposed use meets the threshold requirements, since there was no site plan or use requested with this application.
   b. Wade Price, representing the applicant, Judy Price, stated that the desire of rezoning it for future use. He stated a repair shop was located on the property when purchased.
   c. Tim Traywick, 26 Sheridan Court, spoke in opposition of the proposed rezoning request.
   d. Roger Cook, 3021 Wilma Edwards Rd., stated his concerns on traffic.
   e. Winford Bowen, 3003 Wilma Edwards Rd., spoke against the increase in traffic.
   f. Michael Getty, 25 English Dr., spoke for the proposed request, stating the increase of job availability.
   g. Benjamin Rodriguez, 1304 Olive Branch Rd., stated his concerns with traffic issues existing on Highway 280 and Wilma Edwards Road.

IV. CUP#154-19, Kern & Co., LLC, conditional use request for 659 acres located on Fort McAllister Rd, PIN# 061-045, for the purpose of a borrow pit.

a. Mrs. Clement gave a description of the application and surrounding residential areas, stating the requested borrow pit would consist of 23 acres of the 659-acre tract. She described the applicant's estimated trip generation for the excavation and that the pit would be filled in as a lake. In conclusion, Mrs. Clement stated that if the request was approved that staff recommended conditions be followed.
b. Mark Kreps, representative for Kern & Co., presented the application for the applicant and property owner, Mr. Meeks. Mr. Kreps stated that they would comply with staff's recommendations.
c. Rob Lee, Lanyard Development, mining contractor for this project. Stated he would be available to answer any questions.
d. Michael Balke, 129 Williams Dr., stated that he did support the pond however, specified they did not support anything larger than a six-acre pond. He later asked if the proposed project could be postponed until the US Highway 144 and spur interchange would be complete.
e. Jeff Barns, 1311 Ft. McAllister, stated his concerns with traffic and discharge of the excavation.
f. Bill Olsen, 360 Warnell Dr., stated his concerns with the depth of the mine and traffic.
g. Paul Ricker, 68 Roundtree Dr., questioned the volume and potential flood effects of the planned pit.
h. Rob Lee, Lanyard Development, commented on residents' concerns. He recited the five year projected work and site configuration, stating the project loads to be 40 to 50 loads per day.

V. SD# 3089-19, Michael Minard, requesting preliminary plat approval for PIN# 026-032, located on Toni Branch Rd., Ellabell.

a. Mrs. Clement detailed the application for preliminary plat approval stating the subdivision meets and exceeded the lot size requirements of the AR-1 district based on the Ordinances.
b. Michael Minard, applicant, stated he thought the property would be marketable because of the increased lot sizes.
c. Etrendel Anderson, 25 English Dr., stated her concerns with traffic and lack of job availability.
d. Michael Getty, 25 English Dr., stated his concerns with traffic and lack of job availability.
e. Larry Stanley, 190 Freeman Dr., questioned the lack of uses submitted for the applications and road maintenance.
f. Sandra Vang, 1449 Toni Branch Rd., stated her concerns with traffic and drainage.
g. Charles Hires stated his concerns with traffic and no alternative route available.
h. Gary Dire, 1449 Toni Branch Rd., stated his concerns with schools, taxes, and access.
i. Mrs. Clement affirmed that the use of the property was not ambiguous and if moved to the final plat process it would remain the same concept. She also stated that a traffic study would not be required based on the amount of lots for the proposed subdivision.

j. Hugh Barnwell stated his concerns on traffic and looking at alternatives.

A motion was made by Commissioner Floyd to close the public hearing, and a 2nd was made by Commissioner Goodman. Vote 3:0, motion carried.

A motion was made by Commissioner Floyd to open the regular meeting and a 2nd was made by Commissioner Goodman. Vote 3:0, motion carried.

A motion was made by Commissioner Goodman to recommend approval for the rezoning of case Z#198-18 and a 2nd was made by Commissioner Pecenka. Vote 3:0, motion carried.

A motion was made by Commissioner Pecenka to approve for Michael Roberts, Case V# 315-19 based on the hardship approved by the Commission under the IDO and a 2nd was made by Commissioner Goodman. Vote 2:1. Commissioners Pecenka and Goodman for, Commissioner Floyd against. Motion to approve failed due to the lack of 80% of the voting members voting in favor of the variance request.

A motion was made by Commissioner Floyd to recommend denial for Judy Price, case Z#201-19 based on inconsistency with the Comprehensive Plan and the North Bryan traffic study and a 2nd was made by Commissioner Pecenka. Vote 3:0, motion carried.

A motion was made by Commissioner Goodman to recommend approval with the staff recommendations for the borrow pit, case CUP# 154-19 and a 2nd was made by Commissioner Pecenka. Vote 3:0, motion carried.

A motion was made by Commissioner Pecenka to approve the preliminary plat with staff recommendations for Michael Minard, case SD# 3089-19 and a 2nd was made by Commissioner Goodman. Vote 3:0, motion carried.

6. OTHER BUSINESS

Mrs. Clement stated that a survey for the Comprehensive plan map would be available online and a public forum would be held at Hendrix Park on March 28 from 6:00 P.M. to 8:00 P.M.

7. ADJOURNMENT

A motion was made by Commissioner Goodman to adjourn the Planning and Zoning meeting, and a 2nd was made by Commissioner Floyd. Vote 3:0, motion carried. Acting Chairman Carswell adjourned the meeting at 8:38 P.M.

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: April 2, 2019

REGARDING THE APPLICATION OF: Simcoe at Belfast, LLC, requesting preliminary plat approval for Belfast Lake Subdivision, PIN# 056-048, in unincorporated Bryan County, Georgia.	Staff Report by Amanda Clement Dated: March 26, 2019

I. Application Summary

Requested Action: Public hearing and consideration for preliminary plat approval. The application by Simcoe at Belfast LLC, proposes 10 single-family lots to be known as Belfast Lake, PIN# 056-048, in unincorporated Bryan County, Georgia.

Representative: **Travis Bazemore, EMC Engineering**

Applicant: **Simcoe at Belfast, LLC**

Owner: **Simcoe at Belfast, LLC**
P.O. Box 3097
Richmond Hill, GA 31324

Applicable Regulations:

- Bryan County Subdivision Ordinance, Article XI. – Preliminary Plats and Constructions Plans, Section 1103. Review Criteria (Ord No. 2018-4, 10-9-18)
- Bryan County Subdivision Ordinance, Article XXV – Appendix (a), Required Items and Certifications

II. General Information

1. Application: A preliminary plat application was submitted by Travis Bazemore, on January 11, 2019. After reviewing the application, the Administrator certified the application as being generally complete on January 18, 2019.

2. Notice: Public notice for this application was as follows:

A. Legal notice was published in the Bryan County News on March 14, 2019.

B. Notice was sent to Surrounding Land Owners on March 22, 2019.

C. The site was posted for Public Hearing on March 18, 2019.

3. Background: The property that is the subject of the preliminary plat approval is a 15.65-acre tract of land, PIN# 056-048. The site consists of a lagoon which was formerly an excavation mine, permitted under a Conditional Use approval (CUP #141-13) by the Board of Commissioners on August 13, 2013. The final reclamation of the mining facility was certified compliant by the Georgia Department of Natural Resources, Environmental Protection Division and closed on February 21, 2018. The property was later rezoned to R-1, single-family residential on December 11, 2018 (Z#199-18). The Belfast Lake preliminary plat proposes 10 single-family lots with an 8.24-acre tract of common area for recreational/stormwater facilities, a 0.07-acre tract of common area for the placement of a centralized mail kiosk, a .06 square foot utility tract for a pump station; and a 60-foot wide public right-of-way.

4. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Planning office on January 11, 2019 unless otherwise noted.

"A" Exhibits- Application:

A-1 Preliminary Plat Application with cover letter

A-2 Preliminary Plat

"B" Exhibits- Agency Comments:

None provided

"C" Exhibits- Bryan County Supplements

C-1 Vicinity Map

C-2 Current South Bryan Zoning Map

C-3 Comprehensive Plan South Bryan Character Area Map

"D" Exhibits- Public Comment:

No Public Comments Received

III. Article XI. – Preliminary Plats and Constructions Plans, Section 1103. Review Criteria:

Each of the following criteria must be satisfied prior to preliminary plat approval.

a. The application is consistent with the approved sketch plat, if applicable.

►**Staff comment:** A sketch plan for Belfast Lake subdivision was included with the rezoning application that was approved in December 2018, and provided for a maximum of 10 lots. The preliminary plat is consistent with the general layout of that prior approval.

b. The application is consistent with the Comprehensive Plan, as well as any other adopted plans for roads, alleys, trails, parks, playgrounds, and public utility facilities.

►**Staff comment:** The County's Comprehensive Plan identifies this area of the county as Low Density Suburban Characteristics and supports the existing R-1 zoning.

c. The proposed subdivision complies with applicable County, state and federal regulations.

►**Staff comment:** Based on the preliminary review, the proposed subdivision complies with applicable requirements, and continued compliance will be monitored during the development process.

d. The proposed subdivision, including its lot sizes, density, access, and circulation, is compatible with the existing and/or permissible zoning and future land use of adjacent property.

►**Staff comment:** A comparison between the development standards required by the R-1 zoning district and the proposed preliminary plat is shown in *Table 1* below; and demonstrates that the proposed subdivision is compatible with the lot sizes and density permissible by the zoning.

Table 1: **Comparison of Development Standards Required and Proposed**

Development Standard	Required by R-1	Proposed
Maximum Density	3 units per acre	1.5 units per acre
Min. Lot Width	75 feet	80 feet +/-
Min. Lot Area	15,000 square feet	15,040 square feet

Access to the Belfast Lake Subdivision will be provided via two entrances on Belfast River Road. A new 60-foot wide right-of-way consisting of 2-lanes for vehicular traffic and 4-foot wide sidewalks for pedestrian travel will support internal circulation.

e. The proposed subdivision will not have detrimental impacts on the safety or viability of permitted uses on adjacent properties.

►**Staff comment:** The Belfast Lake subdivision is proposed along Belfast River road, where residential growth and development is already occurring; and therefore, should not have detrimental impacts on the safety or viability of permitted uses on adjacent properties.

Staff is, however, concerned that the extension of the proposed property boundaries into the existing lagoon will have detrimental impacts on the affected lots (1-7). This concern was raised during the rezoning request based on the sketch plan submitted. Staff recommended that a condition be placed on the rezoning that would prohibit the developer from utilizing portions of the existing lagoon to achieve minimum lot sizes, but the rezoning was approved without this condition. To address concerns regarding future maintenance and rights of access for the lagoon, the applicant has shown an easement across the rear portion of the lots on which it lies.

f. The proposed public facilities are adequate to serve the normal and emergency demands of the proposed development, and to provide for the efficient and timely extension to serve future development.

►**Staff comment:** Bryan County water and sewer services are available on Belfast River road and the preliminary plat is proposing a public road to be dedicated to Bryan County. All proposed extensions and improvement of public infrastructure must meet applicable county standards.

g. That the subdivision design provides adequate amenities and connectivity to roads, sidewalks and trails.

►**Staff comment:** Through its intersection with Belfast River Road, the Belfast Lake Subdivision will connect to the larger network of county streets. Internally, 4-foot wide sidewalks are being planned which will connect to an 8-foot wide walking trail, providing access from all lots within the subdivision to the common/recreational facilities. The proposed preliminary plat does provide for an 8.24-acre recreation tract (1-acre required) to serve as an amenity for the 10 lots. A plan for the recreation tract will have to be submitted and approved with construction plans and shall contain at least 2 active and 2 passive components.

h. That utilities for all major subdivisions are placed underground**.**

►**Staff comment:** The placement of utilities will be reviewed during the engineering construction plan review, and undergrounding of utilities will be enforced.

i. That the tree protection requirements of Article 18 of the Bryan County Engineering Design Standards are satisfied.

►**Staff comment:** The tree protection requirements of Article 18 of the Bryan County Engineering Design Standards will be reviewed with the engineering construction plans.

IV. Staff Recommendation

Staff recommends approval of the preliminary plat, with the following conditions, based upon its conformity with the prior rezoning and sketch plan approval.

1. The 60' wide access and drainage easement shall be extended where necessary to provide for a path at least 10' from the water's edge.

2. Private maintenance provisions must be made for the common area and lagoon; and the final plat shall provide for suitable notes and easements to indicate responsibility for maintenance.

3. The final location and size of pump station site and other utilities are subject to change based on construction plan review.

V. Recommendation

Recommendation: The Commission may recommend that the preliminary plat be approved, conditionally approved, or denied.

The Commission may continue the hearing for additional information from the applicant, additional public input or for deliberation.

►**Motion Regarding Recommendation:** Having considered the evidence in the record, upon motion by Commissioner _____, second by Commissioner _____, and by vote of __ to __, the Commission hereby recommends approval as proposed/approval with conditions/denial of the proposed preliminary plat.

ENGINEERING SERVICES, INC.
• Environmental • Marine • Civil • Survey

10 Chatham Center South Dr.
Suite 100
Savannah, GA 31405
Phone: (912) 232-6533
Fax: (912) 233-4580
www.emc-eng.com

LETTER OF TRANSMITTAL

TO: Bryan County
Planning & Zoning Dept.
66 Capt. Matthew Freeman Dr.
Suite 201
Richmond Hill, GA 31324

DATE: 1-11-19 FILE: 19-0001

RE: Belfast Lake Subdivision
Belfast River Road

RECEIVED
JAN 11 2019
SD#3087-19

We are transmitting ☑ herewith, ☐ under separate cover, the following:

ITEM	ACTION	VIA
☑ Prints	☑ For your use	☐ Mail
☐ Tracings	☑ For review	☐ Air mail
☐ Specifications	☐ No exceptions taken	☑ Messenger
☐ Shop drawings	☐ Make corrections noted	
☑ Correspondence	☐ Rejected-resubmit	
☑ Other		

COPIES	DATE	DESCRIPTION
1		Preliminary Plat Checklist and Application with Check
1		Verification of Current Tax Status for Application
1		Authorization by Property Owner
1		Disclosure Statement
2		Wetland Letters
1		Current Property Deed and Plat
4		Preliminary Plat (11x17)

REMARKS: Submitting preliminary plat package for Belfast Lake Subdivision. All pertinent documents and plans are attached for review and execution. Please let me know if there are any questions or additional information if required.

BY: Travis Bazemore

Travis Bazemore
Senior Design Engineer

APPLICATION FOR PRELIMINARY PLAT AND CONSTRUCTION PLAN APPROVAL

CASE SD# _____ DATE RECEIVED _____

Map and Parcel # 056-047-01 & 056-048 Zone R-1 (APPROVED BY COMMISSIONERS IN DEC. 2018)

Owner(s) of property: SIMCOE AT BELFAST, LLC.

Owners' address P.O. BOX 3097
RICHMOND HILL, GA 31324

Owners' phone no. 912-729-2920

E-MAIL ADDRESS: john@hoiconstruction.com

Applicant: SAME AS OWNER

Applicant's address SAME AS OWNER

Applicant's phone no. SAME AS OWNER

E-MAIL ADDRESS: SAME AS OWNER

Location of Property

Address of Property BELFAST RIVER ROAD

Total Acreage 15.65 AC

Existing structures NONE

Current use of property RECLAIMED SURFACE MINE SITE

Proposed use of property(s) SINGLE FAMILY RESIDENTIAL SUBDIVISION

Signature of property owner/applicant

Date 1/8/19

Signature of property owner/applicant

b. The undersigned fee simple owner of all the real estate depicted on this plat, and identified as owned by the undersigned, does hereby dedicate and transfer to the bryan county board of commissioners all streets, street rights of way and necessarily attendant drainage facilities and easements for the streets, all as shown on this plat.

Owner _____ attest: _____ witness

Cynthia Horne notary

3. The following statements should be included on Article XIII Subdivision Plat:

a. Lots abutting an approved Private Road System established under an Article XIII cannot be further subdivided unless such subdivisions meet all the requirements of Article V, which includes Road Paving.
b. The recording of this Plat has been approved on the condition that the Private Road shown on this Plat may not be dedicated to or accepted by the County Commission as a County Maintained Road.
c. No Building Permits will be issued until the road is built according to standards described in Article 9, Section 907 of the Bryan County Engineering and Design Standards.

CYNTHIA HORNE NOTARY PUBLIC Comm. Exp. 04/05/22 BRYAN COUNTY, GA

VERIFICATION OF CURRENT TAX STATUS

FOR APPLICATION

✓ The undersigned below is authorized to make this application. The undersigned certifies that all Bryan County property taxes, billed to date for the parcel listed below have been paid in full the Tax Commissioner of Bryan County, Georgia.

✓ The undersigned verifies that all fire and garbage tax has been paid in full to the Tax Commissioner of Bryan County for the parcel listed below.

*NOTE: A separate verification form must be completed for each tax parcel included in rezoning request.

~~055-047~~ 056-047-01 and 056-048

Parcel Identification Number

John J Mowey

BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

Name: _____ Title: _____

Signature _____ Date: _____

AUTHORIZATION BY PROPERTY OWNER

I, John Mowry, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Bryan County, Georgia.

He/She authorizes the person named below to act as applicant in the pursuit of a subdivision of this property.

I hereby authorize the staff of the Bryan County Department of Planning and Zoning to inspect the premises which are subject of this zoning application.

Name of Applicant: John Mowry

Address: P.O. Box 3097

City: Richmond Hill State: Ga Zip Code: 31324

Telephone Number: (912) 727-2920 Fax Number: _____

Signature of Owner

10/26/2018
Date

John Mowry
Owners Name (Print)

Personally appeared before me

Cynthia Horne
Applicant (Print)

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

This 26 day of October, 2018.

Cynthia Horne
Notary Public

(Notary Seal)

CYNTHIA HORNE NOTARY PUBLIC Comm. Exp. 04/05/22 BRYAN COUNTY, GA

DISCLOSURE STATEMENT

Title 3, chapter 67A-3 of O.C.G.A. requires an applicant for rezoning action, within two years immediately preceding the filing of the applicant's application for the rezoning action, to disclose campaign contributions aggregating $250.00 or more to a local government official who will consider the application.

- ☑ No, I have not made any campaign contributions to County Officials voting on this application exceeding $250 in the past two years.
- ☐ Yes, I have made campaign contributions to County Officials voting on this application exceeding $250 in the past two years.

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

I have read and understand the above and hereby agree to all that is required by me as the applicant.

_____
Signature of Applicant

Personally appeared before me

John Mowry
Applicant (Print)

Who on oath deposes and says that the above is true to the best of his or her knowledge and belief.

This 26 day of October, 2018.

Cynthia Horne
Notary Public

(Notary Seal)

CYNTHIA HORNE
NOTARY
Comm. Exp.
04/05/22
PUBLIC
BRYAN COUNTY, GA

DEPARTMENT OF THE ARMY
SAVANNAH DISTRICT, CORPS OF ENGINEERS
100 W. OGLETHORPE AVENUE
SAVANNAH, GEORGIA 31401-3640

REPLY TO
ATTENTION OF:

APRIL 0 1 2014

Regulatory Division
SAS-2013-00422

Jurisdictional Wetland Determination approval for 10 acres

Mr. John Mowry
Simcoe Investment Group
Post Office Box 3097
579 Turkey Trot Trail
Richmond Hill, Georgia 31324

Dear Mr. Mowry:

I refer to a letter dated May 24, 2013, submitted on your behalf by Mr. Russell Parr of Resource and Land Consultants, requesting an Approved Jurisdictional Determination (JD) for your site located at off of Belfast River Road, near the City of Richmond Hill, Bryan County, Georgia (Latitude 31.8707, Longitude -81.2816). This project has been assigned number SAS-2013-00422 and it is important that you refer to this number in all communication concerning this matter.

We have completed a JD for the site pursuant to the June 5, 2007, "US Army Corps of Engineers JD Form Instructional Guidebook." I have enclosed an "Approved JD Form," which details how the U.S. Army Corps of Engineers determined jurisdiction and a "JD Check Sheet," which summarizes the JD, delineation, verification, and appeals process.

There are no wetlands/other waters on the subject property within the jurisdiction of Section 404 of the Clean Water Act (33 United States Code 1344). The placement of dredged or fill material into any waterways and/or their adjacent wetlands or mechanized land clearing of those wetlands would not require prior Department of the Army authorization pursuant to Section 404.

If you intend to sell property that is part of a project that requires Department of the Army Authorization, it may be subject to the Interstate Land Sales Full Disclosure Act. The Property Report required by Housing and Urban Development Regulation must state whether, or not a permit for the development has been applied for, issued or denied by the U.S. Army Corps of Engineers (Part 320.3(h) of Title 33 of the Code of Federal Regulations).

This communication does not convey any property rights, either in real estate or material, or any exclusive privileges. It does not authorize any injury to property, invasion of rights, or any infringement of federal, state or local laws, or regulations. It

does not obviate your requirement to obtain state or local assent required by law for the development of this property. If the information you have submitted, and on which the U.S. Army Corps of Engineers has based its determination is later found to be in error, this decision may be revoked.

A copy of this letter is being provided to the following party: Mr. Russell Parr, Resource and Land Consultants, 41 Park of Commerce Way, Suite 303, Savannah, Georgia 31405.

Thank you in advance for completing our on-line Customer Survey Form located at http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey. We value your comments and appreciate your taking the time to complete a survey each time you have interaction with our office.

If you have any questions, please call Mr. Donald Hendrix, Regulatory Specialist, Coastal Branch at 912-652-6210.

Sincerely,

Kimberly L. Garvey
Chief, Permits Section, Coastal Branch

Enclosures

RLC

27 October 2014

Mr. Alec Metzger
EMC Engineering
PO Box 2086
Statesboro, GA 30458

Wetland letter for
5.65 acres

Subject: **John Mowry - Simcoe at Belfast, LLC / 5.65 Acre Parcel (Parcel 2)** **RLC# 13-062.1**
Bryan County, Georgia

Dear Mr. Metzger:

At your request, Resource & Land Consultants (RLC) conducted an on-site preliminary wetland determination for the ± 5.65- acre tract (Parcel 2, shown on EMC's Recombination Plat). The project site is located northwest of Belfast River Road in Bryan County, Georgia (31.870047°, -81.280887°). The preliminary wetland determination included a 20 October 2014 site visit as well as a review of readily available data sources including aerial photographs, the National Wetlands Inventory, and the Natural Resources Conservation Service Soils Survey.

Based on our on-site assessment and review of the available materials, it is our opinion that the site does not contain wetlands and is solely comprised of uplands. The area near data point two shown on the attached Figure-3, demonstrates two of the three required parameter to be considered a wetland by the US Army Corps of Engineers (USACE). It is the opinion of RLC that this area does not have hydric soils, therefore does not meet minimum requirements to be considered a wetland. RLC wanted to point the client's attention to this area (±0.2-acres) as it has some potential to be considered a wetland by the USACE; however RLC considers it to be unlikely.

RLC appreciates the opportunity to assist with this project. Should you have any questions or require any additional information, please do not hesitate to contact us at (912) 443-5896.

Sincerely,

Troy N. Smith
Project Manager
Resource & Land Consultants

1147 0085

2014 SEP -3 AM 8:27

BOOK#_____ PAGE#_____
CLERK OF SUPERIOR COURT
BRYAN COUNTY, GA

HENDERSON LAW FIRM, LLC
POST OFFICE BOX 580
10950 FORD AVENUE
RICHMOND HILL, GA 31324
70389-04

GEORGIA INTANGIBLE TAX PAID
$ 495.00
9-2 2014
Tax Collector/Commissioner
Bryan County

Note to Clerk:
The final maturity date of the Note secured by this Security Deed is September 3, 2019.

Intangible recording tax in the amount of $495.00 is due upon recording.

Return to: HENDERSON LAW FIRM, LLC
P. O. Box 580
Richmond Hill, GA 31324
Our File: 07389-04-10

STATE OF GEORGIA
COUNTY OF BRYAN

DEED TO SECURE DEBT, SECURITY AGREEMENT AND ASSIGNMENT OF LEASES AND RENTS

THIS INDENTURE is made this 22nd day of August, 2014, by and between SIMCOE AT BELFAST, LLC, a Georgia limited liability company, party of the first part, hereinafter referred to as "Grantor"; and THE CLAXTON BANK, a Georgia corporation, 121 West Main Street, Post Office Box 247, Claxton, GA 30417 party of the second part, hereinafter referred to collectively with its successors and assigns as "Grantee";

WITNESSETH:

FOR AND IN CONSIDERATION of the financial accommodations by Grantee resulting in the obligation which is hereinafter more particularly described, and in order to secure that obligation, Grantor hereby grants, bargains, conveys, assigns and sells unto Grantee the following described land

TRACT 1: All those certain lots, tracts or parcels of land, situate, lying and being in Bryan County, Georgia, and being shown as "10.00 acre" on a certain plat of survey entitled "Plat of 10.00 acre, being a Division of a Portion of Rayonier Tract, 20th G.M. District Bryan County, Georgia" for TMH, LLC Properties, dated April 15, 2013, prepared by Michael A. Hussey, G.R.L.S #2509, and recorded in the Office of the Clerk of Superior Court of Bryan County, Georgia in Plat Book 648, Page 1B. For a more particular description of said lot conveyed herein, reference is made to said subdivision map which is incorporated herein by specific reference.

THIS is a portion of the property conveyed to TMH, LLC, by Limited Warranty Deed dated March 18, 2013, and filed in Deed Book 1101, Page 968, Bryan County, Georgia records.

TRACT 2: All that certain tract or parcel of land, situate, lying and being in Bryan County, Georgia, and being shown as "5.66 acres" on a certain plat of survey entitled "Subdivision Survey, Being a Re-subdivision of a 12.42 Acre Tract of Lands of Glenn Pelletier, 20th G.M. District, Bryan County, Georgia" for Glen Pelletier, dated July 17, 2014, prepared by Michael A. Hussey, G.R.L.S #2509, and recorded in the Office of the Clerk of Superior Court of Bryan County, Georgia in Plat Book 659, Page 3B. For a more particular description of said property conveyed herein, reference is made to said plat which is incorporated herein by specific reference.

This is a portion of the property conveyed to TMH, LLC by Limited Warranty Deed dated March 18, 2013, and filed in Deed Book 1093, Page 536, Bryan County, Georgia records.

TOGETHER WITH ANY AND ALL of the following: (I) all buildings, structures and other improvements now or hereafter located thereon or on any part or parcel thereof and all fixtures affixed or attached, actually or constructively, thereto; (ii) all and singular the tenements, or remainders thereof; (iii) all rents, issues, income, revenues, and profits accruing therefrom, whether now or hereafter due; (iv) all accounts and contract rights now or hereafter arising in connection with any part or parcel thereof of any buildings, structures or improvements now or hereafter affecting the land or any buildings, structures, or improvements thereon; (v) all minerals, flowers, crops, trees, Timber, shrubbery and other emblements now or hereafter located thereon or thereunder or on or under any part or parcel thereof; (vi) all estates, rights, title and interest therein, or in any part or parcel thereof; (vii) all equipment, machinery, apparatus, fittings, fixtures whether actually or constructively attached thereto and including all trade, domestic and ornamental fixtures, furniture, furnishings and all personal property of every kind or description whatsoever now or hereafter located thereon, or in or on the buildings, structures and other improvements thereon, and used in connection with the operation and maintenance thereof, and all additions thereto and replacements thereof; and (viii) all buildings, materials, supplies , goods and equipment delivered thereto and paced thereon for the purpose of being affixed to or installed or incorporated or otherwise used in the buildings, structures, or other improvements now or hereafter located thereon or any part or parcel thereof. All of the foregoing are hereinafter sometimes referred to collectively as the "Premises."

TO HAVE AND HOLD the Premises to the only proper use, benefit and behoof of Grantee, forever, in fee simple.

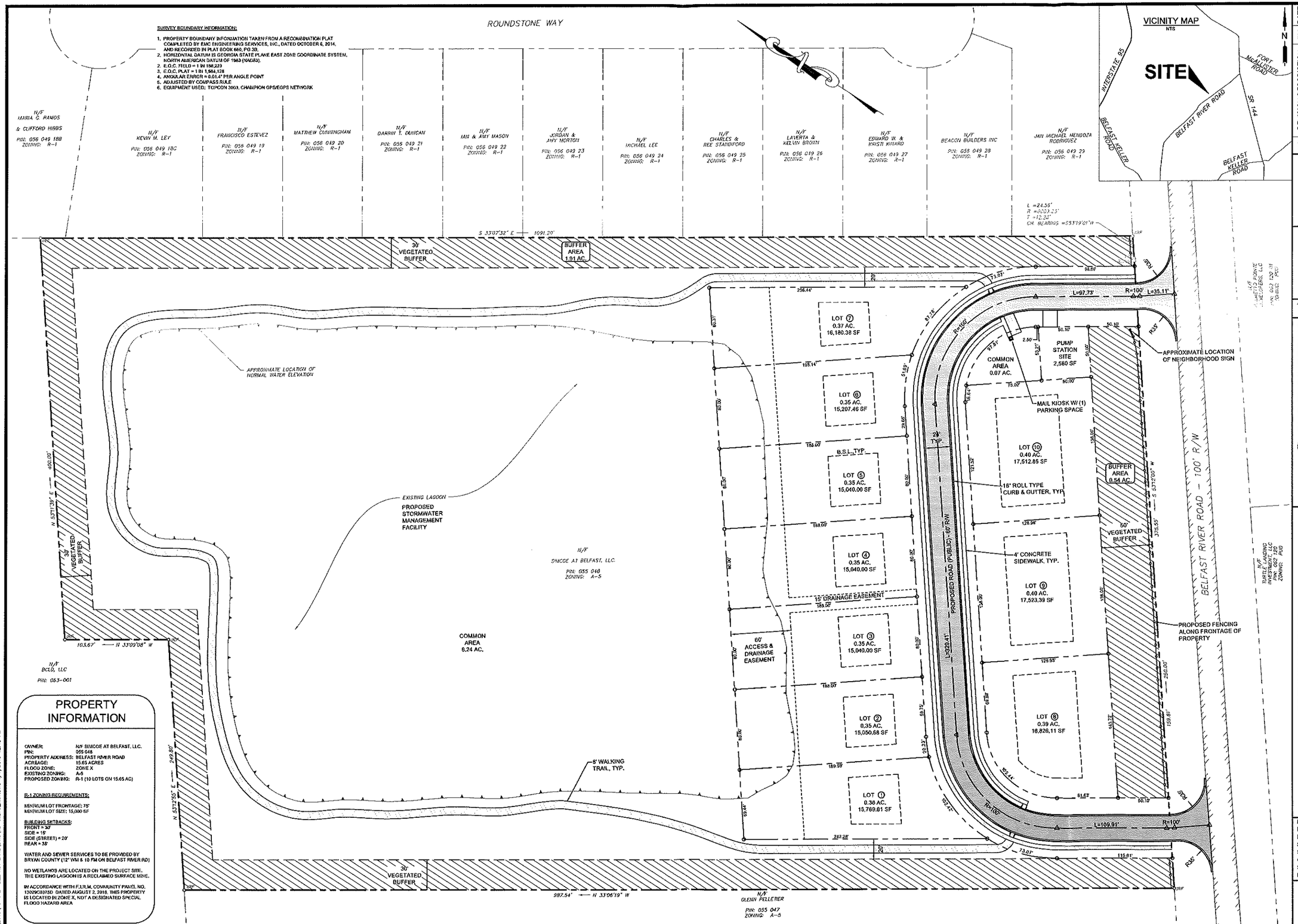
GRANTOR WARRANTS that Grantor has good title to the Premises, that Grantor is lawfully seized and possessed of the Premises, that Grantor has the right to convey the Premises, that the Premises are unencumbered except as may be herein expressly provided and that Grantor shall forever warrant and defend the title to the Premises unto Grantee against the claims of all persons whomsoever.

THIS INSTRUMENT IS A DEED passing legal title pursuant to the laws of the State of Georgia governing deeds to secure debt (O.C.G.A. §44-14-60) and security agreement granting a security interest pursuant to the Uniform Commercial Code of the State of Georgia, and it is not a mortgage. This deed and security agreement is made and intended to secure (I) Grantor to Grantee under that Certain promissory note (the "Note") dated August 22, 2014, made by Grantor in favor of Grantee in the original principal amount of ONE HUNDRED SIXTY-FIVE THOUSAND AND 00/100 dollars ($165,000.00); (ii) any and all renewal or renewals, extension or extensions, modification or modifications

Grantor Initials

SURVEY BOUNDARY INFORMATION:

1. PROPERTY BOUNDARY INFORMATION TAKEN FROM A RECOMBINATION PLAT COMPLETED BY EMC ENGINEERING SERVICES, INC., DATED OCTOBER 6, 2014, AND RECORDED IN PLAT BOOK 660, PG 30.
2. HORIZONTAL DATUM IS GEORGIA STATE PLANE EAST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83).
2. E.O.C. FIELD = 1 IN 196,223
3. E.O.C. PLAT = 1 IN 1,564,128
4. ANGULAR ERROR = 0.01.4" PER ANGLE POINT
5. ADJUSTED BY COMPASS RULE
6. EQUIPMENT USED: TOPCON 3003, CHAMPION GPS/EGPS NETWORK



PROPERTY INFORMATION

OWNER:	N/F SIMCOE AT BELFAST, LLC.
PIN:	055 048
PROPERTY ADDRESS:	BELFAST RIVER ROAD
ACREAGE:	15.65 ACRES
FLOOD ZONE:	ZONE X
EXISTING ZONING:	A-5
PROPOSED ZONING:	R-1 (10 LOTS ON 15.65 AC)

R-1 ZONING REQUIREMENTS:

MINIMUM LOT FRONTAGE: 75'
MINIMUM LOT SIZE: 15,000 SF

BUILDING SETBACKS:
FRONT = 30'
SIDE = 15'
SIDE (STREET) = 20'
REAR = 35'

WATER AND SEWER SERVICES TO BE PROVIDED BY BRYAN COUNTY (12" WM & 10 PM ON BELFAST RIVER RD)

NO WETLANDS ARE LOCATED ON THE PROJECT SITE. THE EXISTING LAGOON IS A RECLAIMED SURFACE MINE.

IN ACCORDANCE WITH F.I.R.M. COMMUNITY PANEL NO. 13029C0315D DATED AUGUST 2, 2018, THIS PROPERTY IS LOCATED IN ZONE X, NOT A DESIGNATED SPECIAL FLOOD HAZARD AREA

NO.	REVISION DESCRIPTION	BY	DATE

GEORGIA REGISTERED No. PE30129 PROFESSIONAL ENGINEER 1/7/19 ALEC B. METZGER

GRAPHIC SCALE: 1" = 40'

EMC ENGINEERING SERVICES, INC.
10 Chatham Center South, Suite 100
Savannah, GA 31405
Ph: (912) 232-5533
Fax: (912) 235-4560
savannah@emcengr.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

PRELIMINARY PLAT

BELFAST LAKE

BELFAST RIVER ROAD
BRYAN COUNTY, GEORGIA
Prepared for:
SIMCOE AT BELFAST, LLC.

PROJECT NO.:	18-0127
DRAWN BY:	TCB
DESIGNED BY:	-
SURVEYED BY:	-
SURVEY DATE:	-
CHECKED BY:	ABM
SCALE:	1" = 40'
DATE:	JAN. 2019

SHEET 1 OF 1

O:\2018\18-0127 BELFAST LAKE\DWG\18-0127C_MOI.DWG 1/7/2019 12:13 PM

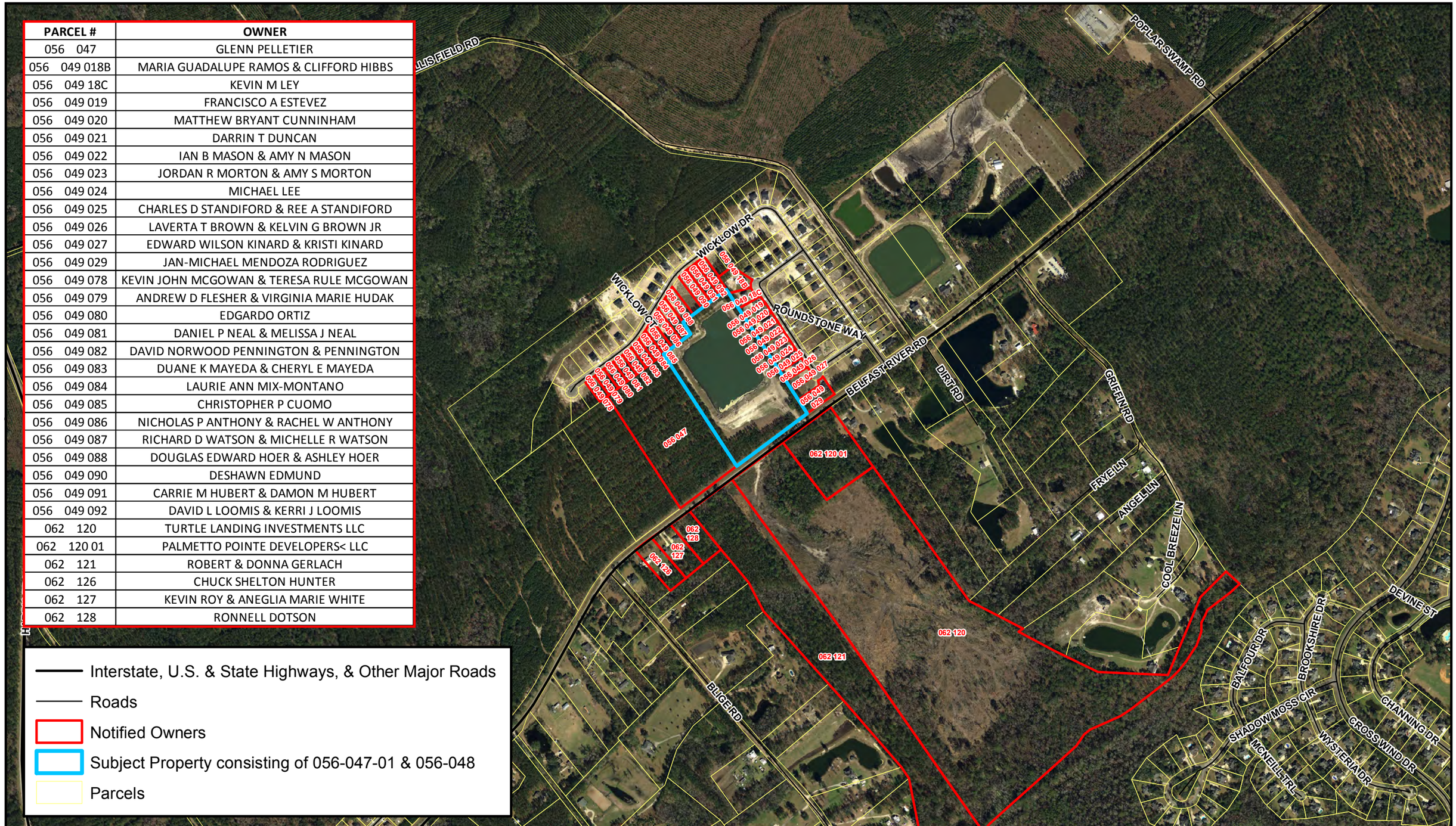
Produced by Bryan County GIS
November 2018

N

Location Map
Simcoe at Belfast c/o John Mowry
Case SD# 3087-19

DISCLAIMER
Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The areas depicted in this GIS Map Product are approximate, and is not necessarily accurate to surveying or engineering standards. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for the information contained therein or if information is used for other than its intended purpose. Reproduction, dissemination, altering this data is not authorized without prior consent. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.

PARCEL #	OWNER
056 047	GLENN PELLETIER
056 049 018B	MARIA GUADALUPE RAMOS & CLIFFORD HIBBS
056 049 18C	KEVIN M LEY
056 049 019	FRANCISCO A ESTEVEZ
056 049 020	MATTHEW BRYANT CUNNINHAM
056 049 021	DARRIN T DUNCAN
056 049 022	IAN B MASON & AMY N MASON
056 049 023	JORDAN R MORTON & AMY S MORTON
056 049 024	MICHAEL LEE
056 049 025	CHARLES D STANDIFORD & REE A STANDIFORD
056 049 026	LAVERTA T BROWN & KELVIN G BROWN JR
056 049 027	EDWARD WILSON KINARD & KRISTI KINARD
056 049 029	JAN-MICHAEL MENDOZA RODRIGUEZ
056 049 078	KEVIN JOHN MCGOWAN & TERESA RULE MCGOWAN
056 049 079	ANDREW D FLESHER & VIRGINIA MARIE HUDAK
056 049 080	EDGARDO ORTIZ
056 049 081	DANIEL P NEAL & MELISSA J NEAL
056 049 082	DAVID NORWOOD PENNINGTON & PENNINGTON
056 049 083	DUANE K MAYEDA & CHERYL E MAYEDA
056 049 084	LAURIE ANN MIX-MONTANO
056 049 085	CHRISTOPHER P CUOMO
056 049 086	NICHOLAS P ANTHONY & RACHEL W ANTHONY
056 049 087	RICHARD D WATSON & MICHELLE R WATSON
056 049 088	DOUGLAS EDWARD HOER & ASHLEY HOER
056 049 090	DESHAWN EDMUND
056 049 091	CARRIE M HUBERT & DAMON M HUBERT
056 049 092	DAVID L LOOMIS & KERRI J LOOMIS
062 120	TURTLE LANDING INVESTMENTS LLC
062 120 01	PALMETTO POINTE DEVELOPERS< LLC
062 121	ROBERT & DONNA GERLACH
062 126	CHUCK SHELTON HUNTER
062 127	KEVIN ROY & ANEGLIA MARIE WHITE
062 128	RONNELL DOTSON

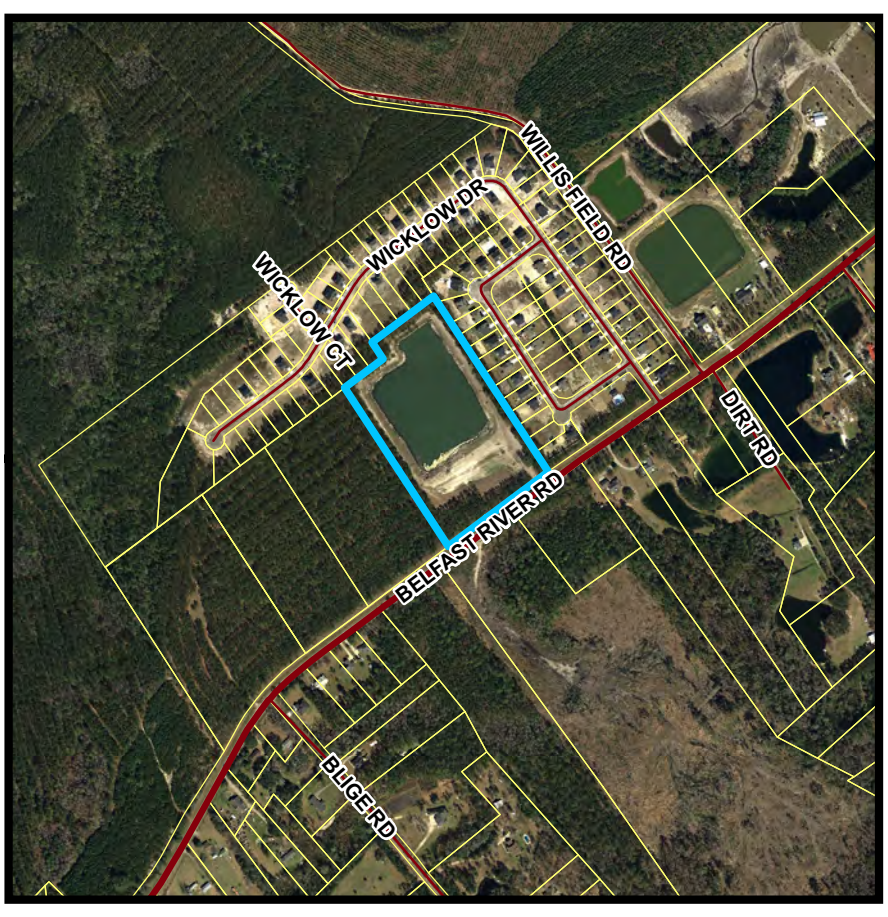


Produced by Bryan County GIS
November 2018

N

Notification Map
Simcoe at Belfast c/o John Mowry
Case SD# 3087-19

DISCLAIMER
Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The areas depicted in this GIS Map Product are approximate, and is not necessarily accurate to surveying or engineering standards. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for the information contained therein or if information is used for other than its intended purpose. Reproduction, dissemination, altering this data is not authorized without prior consent. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.



Interstate, U.S. & State Highways, & Other Major Roads

Roads

Subject Property consisting of 056-047-01 & 056-048

Parcels

Produced by Bryan County GIS
November 2018

N

Overview Map
Simcoe at Belfast c/o John Mowry
Case SD# 3087-19

DISCLAIMER
Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The areas depicted in this GIS Map Product are approximate, and is not necessarily accurate to surveying or engineering standards. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for the information contained therein or if information is used for other than its intended purpose. Reproduction, dissemination, altering this data is not authorized without prior consent. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: April 2, 2019

REGARDING THE APPLICATION OF: Waterways Township Owners Association, Inc. requesting preliminary plat approval for Village Center Townhomes Phase 1, PIN# 075-001, in unincorporated Bryan County, Georgia. The applicant is requesting the preliminary plat approval as a part of the Waterways Subdivision	Staff Report by Amanda Clement Dated: March 26, 2019

I. Application Summary

Requested Action: Public hearing and consideration for preliminary plat approval. The application by Waterways Township Owners Association, Inc., proposes 67 townhome lots in the Waterways Subdivision, PIN# 075-001, in unincorporated Bryan County, Georgia.

Representative: **Haydon Rollins, Hussey Gay Bell**

Applicant: **Waterways Township Owners Association, Inc.**

Owner: **Waterways Township Owners Association, Inc.**
101 E. Town Place, Suite 150
St. Augustine, FL 32092

Applicable Regulations:

- Bryan County Subdivision Ordinance, Article XI. – Preliminary Plats and Constructions Plans, Section 1103. Review Criteria (Ord No. 2018-4, 10-9-18)
- Bryan County Subdivision Ordinance, Article XXV – Appendix (a), Required Items and Certifications

II. General Information

1. Application: A preliminary plat application was submitted by Haydon Rollins with Hussey Gay Bell, on February 15, 2019. After reviewing the application, the Administrator certified the application as being generally complete on March 11, 2019.

2. Notice: Public notice for this application was as follows:

A. Legal notice was published in the Bryan County News on March 14, 2019.

B. Notice was sent to Surrounding Land Owners on March 25, 2019.

C. The site was posted for Public Hearing on March 18, 2019.

3. Background: The area that is the subject of the preliminary plat approval is for a 10-acre portion of PIN# 075-001, which is the parent parcel for the larger Waterways Community (formerly referred to as Genesis Point). Waterways is a master planned community which originally received approval under the Planned Unit Development (PUD) zoning district in 2003; and had a subsequent PUD amendment approved on August 7, 2007. The PUD Master Plan documents for this project consist of written description/development guidelines that are dated May 7, 2007, and a conceptual master plan dated April 17, 2007. The PUD encompasses a total of 2,231 acres, with a maximum of 2,946 residential units being permitted. The concept for the Waterways Community is to provide for multiple residential neighborhoods or *Villages*, which surround a *Village Center,* and provides for a mix of land uses and housing types to include single-family homes, townhouses, and multi-family units. This a multi-phase development and other *villages* which have already been platted for single-family lots include Ridgewood Park, Long Creek, The Enclave, Parkway South, and Lakewood. The Village Center Townhomes preliminary plat proposes 67 townhouse lots with a park tract and private roads to be located within the community's *Village Center.*

4. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Planning office on February 15, 2019 unless otherwise noted.

"A" Exhibits- Application:

A-1 Preliminary Plat Application with cover letter

A-2 Preliminary Plat

"B" Exhibits- Agency Comments:

None provided

"C" Exhibits- Bryan County Supplements

C-1 Vicinity Map

C-2 Current South Bryan Zoning Map

C-3 Comprehensive Plan South Bryan Character Area Map

"D" Exhibits- Public Comment:

No Public Comments Received

III. Article XI. – Preliminary Plats and Constructions Plans, Section 1103. Review Criteria:

Each of the following criteria must be satisfied prior to preliminary plat approval.

a. The application is consistent with the approved sketch plat, if applicable.

►**Staff comment:** The approved PUD Conceptual Master Plan for Waterways (formerly referred to as Genesis Point), identifies this approximately 10-acre portion proposed for subdivision to be located within the *Village Center* which allows for townhouse development with ancillary uses.

b. The application is consistent with the Comprehensive Plan, as well as any other adopted plans for roads, alleys, trails, parks, playgrounds, and public utility facilities.

►**Staff comment:** The County's Comprehensive Plan identifies this area of the county as Low Density Suburban Characteristics and supports the existing PUD zoning.

c. The proposed subdivision complies with applicable County, state and federal regulations.

►**Staff comment:** Based on the preliminary review, the proposed subdivision complies with applicable requirements, and continued compliance will be monitored during the development process.

d. The proposed subdivision, including its lot sizes, density, access, and circulation, is compatible with the existing and/or permissible zoning and future land use of adjacent property.

►**Staff comment:** The comparison between the townhouse development standards for the *Village Center* land use as required by the PUD Master Plan and the proposed Village Center Townhomes preliminary plat are shown in *Table 1* on the following page; and demonstrates that the proposed subdivision is compatible with the lot sizes and density permissible by the PUD zoning.

Table 1: **Comparison of Development Standards Required and Proposed**

Development Standard	Required by PUD	Proposed
Maximum Density	10 units per acre	6.7 units per acre
Min. Lot Width	16 feet	24 feet +/-
Min. Lot Area	1,200 square feet	.05 ac (2,178 sf)

The Waterways Community has one primary entrance at Oak Level Road, providing direct access to Waterways Parkway (an 80-foot wide loop road) which connects to Harborview Drive (a 100-foot wide spine road); both are private roads and serve as main thoroughfares through the Waterways Community. Access to the Village Center Townhomes site will be via Harborview Drive and internal circulation will be provided by three 60-foot wide rights-of-way consisting of 2-lanes for vehicular traffic and a 4-foot wide sidewalk for pedestrian travel.

e. The proposed subdivision will not have detrimental impacts on the safety or viability of permitted uses on adjacent properties.

►**Staff comment:** This community has been master planned and the proposed preliminary plat only represents one phase of the entire Waterways development. Since the areas surrounding this phase are planned for future development per the master plan documents, the proposed subdivision should not have detrimental impacts on the safety or viability of the adjacent properties.

f. The proposed public facilities are adequate to serve the normal and emergency demands of the proposed development, and to provide for the efficient and timely extension to serve future development.

►**Staff comment:** The roads within the proposed subdivision are to remain private, and the drainage facilities and common areas will be dedicated to the Waterways Township Owners Association. Water, sewer, and utility easements will be dedicated to the county.

g. That the subdivision design provides adequate amenities and connectivity to roads, sidewalks and trails.

►**Staff comment:** Through its intersection with Harborview Drive, the Village Center Townhomes subdivision will connect to the larger network of streets and sidewalks that are being planned and

developed throughout the Waterways Community. The proposed preliminary plat does provide for a park tract to serve as an amenity for the 67 lots and in addition to this, the lots will also have access to the many planned amenities throughout the community.

h. That utilities for all major subdivisions are placed underground**.**

►**Staff comment:** The placement of utilities will be reviewed during the engineering construction plan review, and undergrounding of utilities will be enforced.

i. That the tree protection requirements of Article 18 of the Bryan County Engineering Design Standards are satisfied.

►**Staff comment:** The tree protection requirements of Article 18 of the Bryan County Engineering Design Standards will be reviewed with the engineering construction plans.

IV. Staff Recommendation

Staff recommends approval of the preliminary plat.

V. Recommendation

Recommendation: The Commission may recommend that the preliminary plat be approved, conditionally approved, or denied.

The Commission may continue the hearing for additional information from the applicant, additional public input or for deliberation.

►**Motion Regarding Recommendation:** Having considered the evidence in the record, upon motion by Commissioner _____, second by Commissioner _____, and by vote of __ to __, the Commission hereby recommends approval as proposed/approval with conditions/denial of the proposed preliminary plat.

RECEIVED
FEB 15 2019

APPLICATION FOR PRELIMINARY PLAT AND CONSTRUCTION PLAN APPROVAL

CASE SD# 3096-19 DATE RECEIVED 2-15-19

Map and Parcel # 070 075 001 Zone PUD

Owner(s) of property: WaterWays Township Owners' Association, Inc.

Owners' address 101 E. Town Place, Suite 150, St. Augustine, FL 32092

Owners' phone no. (904)285-6921

E-MAIL ADDRESS:

Applicant: (Same As Above)

Applicant's address (Same As Above)

Applicant's phone no. (Same As Above)

E-MAIL ADDRESS:

Location of Property WaterWays Township - Village Center Townhomes Phase 1

Address of Property WaterWays - Harborview Drive

Total Acreage 11.0

Existing structures -0-

Current use of property Undeveloped

Proposed use of property(s) Single Family Development

Signature of property owner/applicant

12/13/18
Date

Signature of property owner/applicant

BRYAN COUNTY
CLERK OF COURTS

AND Grantor will warrant and forever defend the right and title to the Property unto Grantee against the claims of all persons or entities claiming by, through or under Grantor, subject only to the matters set forth on Exhibit "B" attached hereto and made a part hereof by this reference.

BOOK ____ PAGE ____
CLERK OF SUPERIOR COURT
BRYAN COUNTY, GA

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed, the day, month and year first above written.

Signed, sealed and delivered
in the presence of:

Witness

Notary Public

(Notary Seal)

Witness

Notary Public

(Notary Seal)

GENESIS PARTNERS, LLC,
a Florida limited liability company

By: Fletcher Realty Group, LLC, a Florida limited liability company, its Member

By: _____
Name: Paul Z. Fletcher
Title: Sole Manager

By: Genesis Point Development, LLC, a Florida limited liability company, its Member

By: Fletcher Realty Group, LLC, a Florida limited liability company, its Sole Member

By: _____
Name: Paul Z. Fletcher
Title: Sole Manager

BRYAN COUNTY
CLERK OF COURTS

673 0409 2006 DEC -1 PM 3:33

Exhibit A

BOOK# _____ PAGE# _____
CLERK OF SUPERIOR COURT

All that tract or parcel of land lying and being in the 20th Georgia Militia District, Bryan County, Georgia, and shown as TRACT NE 65 POINT, on that plat entitled "ALTA/ACSM Land Title Survey, Genesis Point, 2229.43 acres in the 20th G.M. District, Bryan County, Georgia," prepared by James M. Sims, G.R.L.S. No. 2280, dated May 23, 2005, last revised October 18, 2006, said plat being incorporated herein and made a part hereof by this reference. Said property being more particularly described as follows:

Commencing at the intersection of the northern right of way line of Belvedere Road and the western right of way line of Cottonham Road, at the intersection with Oak Level Road, said point being the POINT OF BEGINNING, at coordinates N 676,306.7508, E 952,566.3216, said coordinates based on North American Datum - 83; thence along the western edge of Cottonham Road and the southeastern property line of State of Georgia, Department of Natural Resources (herein after referred to as D.N.R.) Tract 63 the following courses and distances: N 21° 21' 19" E, a distance of 318.16 feet; thence N 68° 35' 49" E, a distance of 1967.34 feet to a found iron pipe; thence N 36° 33' 02" E, a distance of 933.01 feet to a found iron pipe; thence leaving said Cottonham Road and running in a northerly direction along the eastern property line of said D.N.R. Tract 63 the following courses and distances: N 16° 54' 25" W, a distance of 1908.46 feet to a found iron pipe; thence N 51° 08' 35" W, a distance of 329.63 feet to a found concrete monument marked as D.N.R.17-1977; thence N 26° 47' 33" E, a distance of 341.03 feet to a found iron pipe marked as D.N.R.16-1977; thence leaving said property line and running in a easterly direction along the Salt Marshes of Redbird Creek the following courses and distances: S 68° 51' 06" E, a distance of 96.97 feet; thence N 50° 41' 21" E, a distance of 418.47 feet; thence N 37° 30' 19" E, a distance of 818.69 feet; thence S 77° 43' 04" E, a distance of 252.06 feet; thence N 72° 19' 59" E, a distance of 259.27 feet, thence N 21° 54' 20" E, a distance of 69.33 feet, thence S 82° 48' 01" E, a distance of 194.29 feet; thence S 10° 01' 03" E, a distance of 210.90 feet, thence S 78° 11' 34" E, a distance of 132.40 feet; thence S 7° 26' 39" E, a distance of 421.95 feet, thence S 7° 19' 54" W, a distance of 210.09 feet; thence S 20° 54' 04" E, a distance of 289.19 feet; thence S 54° 21' 12" E, a distance of 106.25 feet; thence S 70° 55' 06" E, a distance of 306.16 feet; thence S 69° 11' 20" W, a distance of 247.43 feet; thence S 23° 45' 45" E, a distance of 386.83 feet; thence S 61° 57' 05" E, a distance of 228.26 feet; thence S 85° 08' 51" E, a distance of 268.71 feet; thence N 7° 53' 47" E, a distance of 167.79 feet; thence S 34° 20' 49" E, a distance of 312.52 feet; thence N 35° 35' 50" E, a distance of 365.03 feet, thence S 68° 29' 23" E, a distance of 143.99 feet, thence N 0° 39' 35" W, a distance of 546.81 feet, thence S 88° 38' 18" W, a distance of 75.33 feet, thence N 20° 48' 10" E, a distance of 88.86 feet, thence N 9° 43' 11" E, a distance of 500.76 feet; thence S 88° 40' 38" W, a distance of 109.12 feet, thence N 5° 18' 45" E, a distance of 132.74 feet, thence N 48° 18' 10" E, a distance of 184.37 feet, thence N 10° 03' 45" W, a distance of 240.64 feet; thence N 64° 00' 42" W, a distance of 155.76 feet, thence N 14° 23' 35" E, a distance of 107.86 feet, thence N 57° 32' 07" E, a distance of 81.18 feet, thence N 46° 32' 09" W, a distance of 266.11 feet, thence N 14° 55' 20" W, a distance of 128.92 feet, thence N 65° 01' 13" E, a distance of 108.73 feet thence N 69° 31' 48" E, a distance of 117.80 feet, thence N 28° 42' 21" E, a distance of 86.80 feet; thence N 7° 28' 30" W, a distance of 79.78 feet, thence N 49° 59' 45" W, a distance of 171.74 feet, thence N 7° 52' 32" W, a distance of 272.23 feet; thence N 51° 18' 59" E, a distance of 340.39 feet, thence S 46° 05' 13" E, a distance of 476.69 feet, thence S 85° 02' 30" E, a distance of 251.28 feet, thence N 83° 24' 23" E, a distance of 235.24 feet, thence N 10° 51' 24" E, a distance of 571.01 feet, thence N 58° 18' 09" E, a distance of 183.33 feet, thence S 73° 17' 16" E, a distance of 236.65 feet, thence N 14° 13' 27" E, a distance of 206.34 feet, thence N 57° 25' 12" E, a distance of 688.61 feet, thence N 46° 19' 03" E, a distance of 181.85 feet, thence N 22° 30' 54" E, a distance of 144.93 feet; thence N 32° 00' 33" E, a distance of 357.29 feet; thence N 47° 10' 49" E, a distance of 348.56 feet; thence N 36° 05' 32" E, a

distance of 457.73 feet; thence N 88° 13' 13" E, a distance of 320.06 feet; thence S 72° 15' 11" E, a distance of 246.78 feet; thence S 13° 42' 37" E, a distance of 363.07 feet; thence S 8° 29' 13" E, a distance of 260.41 feet; thence S 80° 01' 54" E, a distance of 303.46 feet; thence N 86° 29' 58" E, a distance of 338.86 feet; thence S 30° 05' 25" E, a distance of 334.77 feet; thence N 67° 49' 47" E, a distance of 290.94 feet; thence N 8° 24' 87" W, a distance of 193.50 feet; thence N 26° 38' 40" E, a distance of 361.10 feet; thence N 31° 10' 07" E, a distance of 392.45 feet; thence S 58° 36' 50" E, a distance of 244.56 feet; thence [illegible] of 117.62 feet; thence S 71° 47' 38" E, a distance of 555.05 feet; thence S 62° [illegible] distance of 506.59 feet; thence S 71° 01' 22" E, a distance of 243.62 feet; thence S 17° 51' 11" E, a distance of 77.60 feet; thence S 2° 51' 42" E, a distance of 176.66 feet; thence S 67° 42' 07" E, a distance of 144.61 feet; thence S 7° 56' 40" W, a distance of 261.84 feet; thence S 36° 31' 49" W, a distance of 380.35 feet; thence S 12° 26' 37" W, a distance of 483.25 feet; thence S 19° 37' 36" W, a distance of 532.51 feet; thence S 32° 14' 25" E, a distance of 336.11 feet; thence S 53° 02' 27" E, a distance of 203.97 feet; thence S 6° 21' 14" E, a distance of 183.55 feet; thence S 50° 03' 13" E, a distance of 63.18 feet; thence N 49° 12' 57" E, a distance of 170.15 feet; thence S 70° 51' 23" E, a distance of 196.35 feet; thence S 1° 50' 41" W, a distance of 648.27 feet; thence S 22° 06' 25" W, a distance of 439.16 feet; thence S 41° 18' 03" W, a distance of 307.44 feet; thence S 1° 45' 44" W, a distance of 164.21 feet; thence N 81° 09' 18" E, a distance of 125.26 feet; thence S 52° 19' 08" E, a distance of 180.57 feet; thence S 80° 26' 00" E, a distance of 176.12 feet; thence S 6° 20' 50" E, a distance of 299.22 feet; thence S 2° 59' 04" E, a distance of 252.97 feet; thence N 53° 10' 40" E, a distance of 206.25 feet; thence S 88° 01' 00" E, a distance of 370.16 feet; thence N 50° 50' 53" E, a distance of 137.87 feet; thence N 24° 08' 24" E, a distance of 276.08 feet; thence N 44° 47' 48" E, a distance of 163.49 feet; thence S 65° 18' 42" E, a distance of 90.40 feet; thence S 14° 30' 40" E, a distance of 203.94 feet; thence S 63° 40' 55" E, a distance of 107.91 feet; thence S 27° 42' 48" W, a distance of 107.51 feet; thence S 6° 06' 16" W, a distance of 226.76 feet; thence S 19° 58' 55" E, a distance of 286.45 feet; thence S 4° 29' 42" W, a distance of 268.09 feet; thence S 28° 03' 23" W, a distance of 412.93 feet; thence S 44° 51' 13" W, a distance of 547.58 feet; thence S 63° 16' 40" W, a distance of 271.46 feet; thence N 77° 53' 56" W, a distance of 148.20 feet; thence N 2° 12' 27" W, a distance of 210.81 feet; thence N 32° 09' 47" E, a distance of 564.94 feet; thence N 4° 35' 40" W, a distance of 249.18 feet; thence S 83° 02' 00" W, a distance of 287.14 feet; thence N 48° 28' 15" W, a distance of 196.38 feet; thence S 75° 51' 38" W, a distance of 129.24 feet; thence S 12° 14' 05" W, a distance of 387.60 feet; thence S 72° 13' 43" W, a distance of 238.67 feet; thence S 23° 41' 37" W, a distance of 273.62 feet; thence S 36° 15' 40" E, a distance of 130.65 feet; thence S 72° 53' 39" E, a distance of 291.14 feet; thence S 7° 40' 17" E, a distance of 212.75 feet; thence S 18° 38' 09" W, a distance of 59.34 feet; thence S 31° 34' 22" W, a distance of 525.83 feet; thence S 6° 13' 50" E, a distance of 320.74 feet; thence S 85° 27' 08" E, a distance of 416.38 feet; thence S 20° 36' 05" E, a distance of 146.55 feet; thence N 84° 17' 75" E, a distance of 97.63 feet; thence S 63° 53' 27" E, a distance of 345.37 feet; thence S 30° 04' 24" W, a distance of 116.69 feet; thence S 67° 46' 34" W, a distance of 410.63 feet; thence S 46° 58' 46" E, a distance of 287.04 feet; thence S 7° 47' 30" E, a distance of 35.62 feet; thence S 75° 54' 15" W, a distance of 494.81 feet; thence S 86° 50' 06" W, a distance of 251.85 feet; thence S 31° 00' 11" E, a distance of 206.59 feet; thence S 51° 38' 42" W, a distance of 167.49 feet; thence S 2° 02' 46" E, a distance of 92.43 feet to a found iron pipe marked D N R 13-1977, thence leaving said salt marsh and running in a westerly direction, S 85° 23' 47" W, a distance of 802.72 feet to a found concrete monument marked as D N R 14-1977 on the eastern edge of Back Trail Road and the western property line of the State of Georgia D N R Tract #2; thence extend in a southerly direction, along the eastern edge of Back Trail Road and the western property line of the State of Georgia D N R Tract #2 the following courses and distances: S 27° 07' 15" W, a distance of 217.43 feet; thence S 10° 51' 37" W, a distance of 168.16 feet; thence S 31° 50' 10" W, a distance of 205.53 feet; thence S 12° 36' 44" W, a distance of 334.71 feet; thence S 22° 47' 06" W, a distance of 329.04 feet; thence S 27° 08' 34" W, a distance of 345.54 feet; thence S 32° 34' 40" W, a distance of 355.69 feet; thence S 19° 58' 21" W, a distance of 452.37 feet; thence S 33° 30' 05" W, a distance of 322.84 feet;

BOOK 6 PAGE 13
CLERK OF COURT
2001 OCT 17 PM 4:43
BLECHER OF SUPERIOR COURT
LEE COUNTY, GEORGIA

BRYAN COUNTY
CLERK OF COURTS

thence S 22° 51' 43" W, a distance of 172.99 feet, thence S 47° 11' 42" W, a distance of 34.46 feet, thence S 18° 09' 26" W, a distance of 282.75 feet, thence S 6° 31' 12" W, a distance of 214.12 feet, thence S 36° 57' 18" W, a distance of 418.85 feet, thence S 20° 57' 12" W, a distance of 402.25 feet, thence S 24° 25' 3 8" W, a distance of 498.65 feet to a found iron rebar, thence S 31° 01' 15" W, a distance of 319.75 feet to a found iron rebar, thence S 20° 57' 12" W, a distance of 383.44 feet to a found concrete monument marked D.N.R. 15-1977, thence S 31° 01' 15" W, a distance of 670.25 feet to a found iron rebar, thence leaving said Black Trail Road and said property line and running in a northwesterly direction along the northern 65 foot right of way of Belvedere Road the following courses and distances: N 59° 53' 41" W, a distance of 2253.00 feet to a found iron rebar, thence N 41° 58' 46" W, a distance of 1640.39 feet to a found iron rebar, thence N 31° 02' 50" W, a distance of 1888.78 feet to a found iron rebar, thence N 30° 54' 21" W, a distance of 2702.57 feet to a found iron rebar, thence N 37° 32' 17" W, a distance of 109.94 feet to a found iron rebar, thence N 47° 57' 51" W, a distance of 126.61 feet to a found iron rebar, thence N 59° 59' 32" W, a distance of 486.73 feet to a iron rebar on the eastern boundary line of a Bryan County well site, thence leaving said Belvedere Road and running around the said Bryan County well site the following courses and distances: N 30 00' 27" E, a distance of 208.71 feet to an iron rebar, thence N 59 59' 33" W, a distance of 208.71 feet to an iron rebar, thence S 30 00' 27" W, a distance of 208.71 feet to an iron rebar on the north right of way line of Belvedere Road, thence leaving said well site and running in a westerly direction, along the north right of way line of Belvedere Road, the following courses and distances: N 62° 51' 02" W, a distance of 63.33 feet to a found iron rebar, thence N 71° 03' 37" W, a distance of 61.97 feet to a found iron rebar, thence N 75° 59' 59" W, a distance of 2238.24 feet to a found iron rebar, thence N 71° 19' 07" W, a distance of 62.36 feet to a found iron rebar, thence N 61° 49' 24" W, a distance of 64.30 feet to a found iron rebar, thence N 56° 48' 36" W, a distance of 523.00 feet to a found iron rebar, thence N 38° 12' 34" W, a distance of 122.96 feet to the POINT OF BEGINNING, said described tract containing 7,229.983 acres, more or less.

This being the same property conveyed by Fountainhead Development, LLC and A&G Holdings, LLC to Genesis Fairview, LLC, by Limited Warranty Deeds dated June 7, 2005 and recorded in Deed Book 572, Page 86 and Deed Book 572, Page 107, Bryan County records, exclusive of a 1.0 acre well site conveyed to the Board of Commissioners of Bryan County, Georgia by Warranty Deed dated November 28, 2005 and recorded in Deed Book 572, page 472, Bryan County records.

BRYAN COUNTY
CLERK OF COURTS

673 EXHIBIT "B" 0412 2006 DEC -1 PM 3:33

PERMITTED EXCEPTIONS

BOOK ____ PAGE ____
CLERK OF SUPERIOR COURT
BRYAN COUNTY, GA

1. Taxes for the year 2006 and subsequent years, a lien not yet due and payable.

2. Covenant contained in Limited Warranty Deed from Rayland, LLC, to Fourmilehead Development Corporation, Inc., dated December 29, 1999, and recorded in Deed Book 97, Page 27, with the Clerk of Superior Court of Bryan County, Georgia.

3. The marshlands adjacent to and surrounding the insured property to the north, east and south consist of salt marshes which have been dedicated by Executive Order dated January 15, 1999, and recorded in Deed Book 55, Page 328, aforesaid records, to the Georgia Heritage Trust Program which was created by an Act of the 1975 Session of the General Assembly of Georgia.

4. Title, rights or claims of the State of Georgia to any part of the insured premises which is or may be alleged by the State to be, or is hereafter determined to be, salt, marsh, tidelands or meadowland or land now or formerly flowed by the waters of the ocean or any bays, rivers, streams, creeks, or their tributaries, or which is marshland as defined in the Coastal Marshlands Protection Act of 1970.

5. Possible outstanding ownership of the State of Georgia in that part of the land, if any, extending beyond the mean high water mark of the Redbird Creek or its tributaries.

6. Drainage ditch located in the northwestern portion of the Property running across the pr, and other matters, as shown on plat of Genesis Point prepared by Thomas & Hutton Engineering Co. for Fourmilehead Development Company, Inc., dated November 10, 1999.

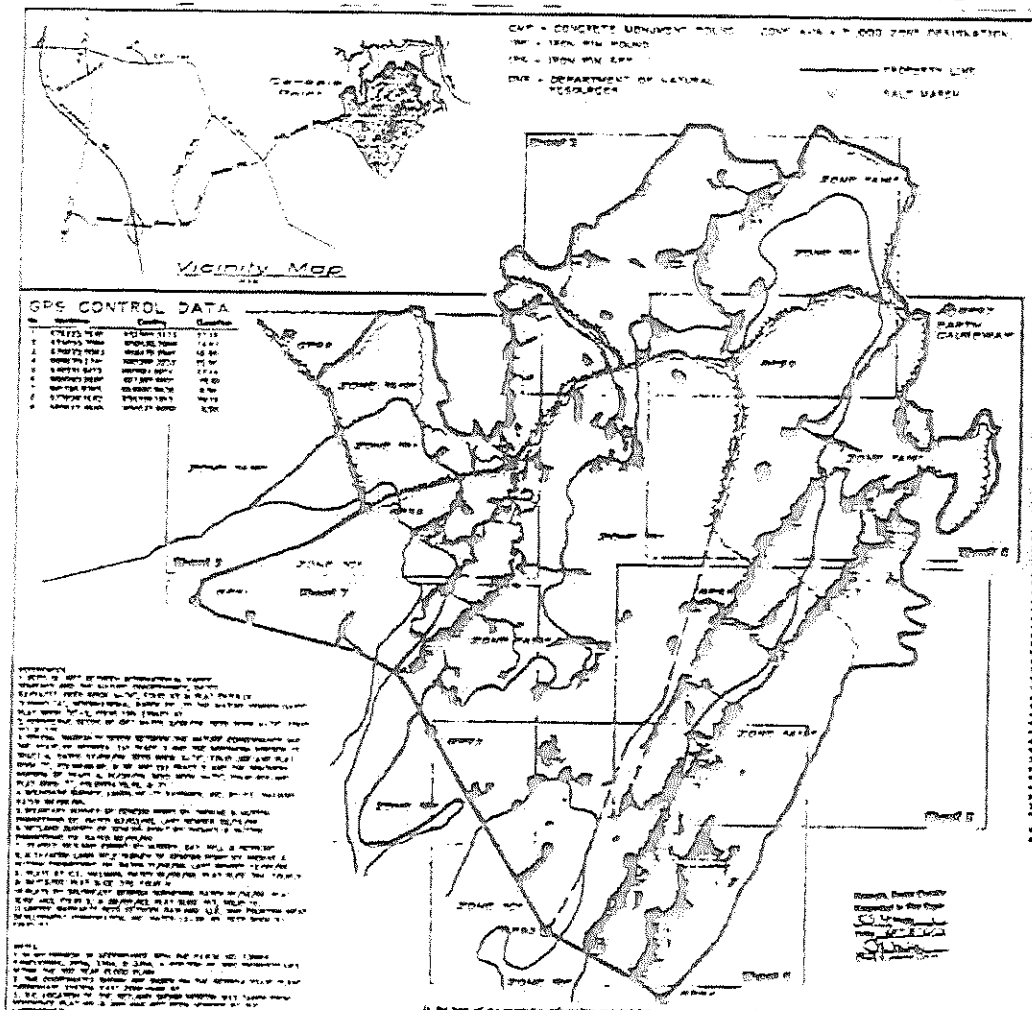
7. Jurisdictional and non-jurisdictional wetlands areas located on the Property.

8. Rights of upper and lower riparian owners in and to the waters of the creek crossing or adjoining the subject property, and the natural flow thereof, free from diminution or pollution.

9. The following matters shown on the survey entitled "ALTA/ACSM Land Title Survey Genesis Point 2230.943 Acres in the 20th G.M. District, Bryan County, Georgia," prepared by James M. Sims, GRLS No. 2280, Hussey, Gay, Bell & DeYoung, Inc., dated May 23, 2005 and last revised on October 18, 2006 (the "Survey")

   a) Drainage ditch located on the northwestern portion of the property running across the property.

   b) Possible access rights of the State of Georgia to utilize King Salty Road, Lemonbitter Road and Rock Trail Road for access, ingress and egress to their parcels shown on the Survey as DNR Tracts 2, 3 and 4.



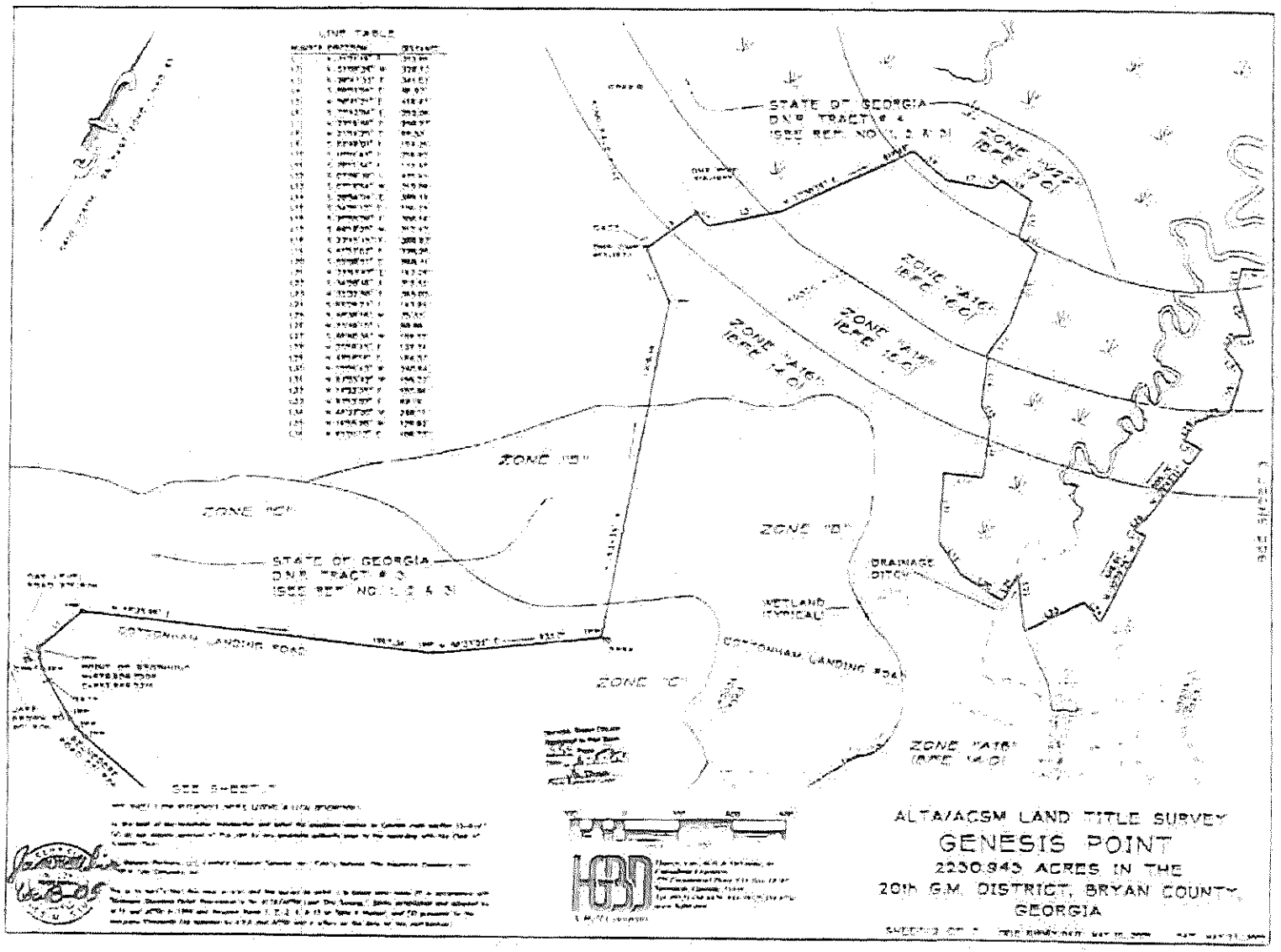
ALTA/ACSM LAND TITLE SURVEY

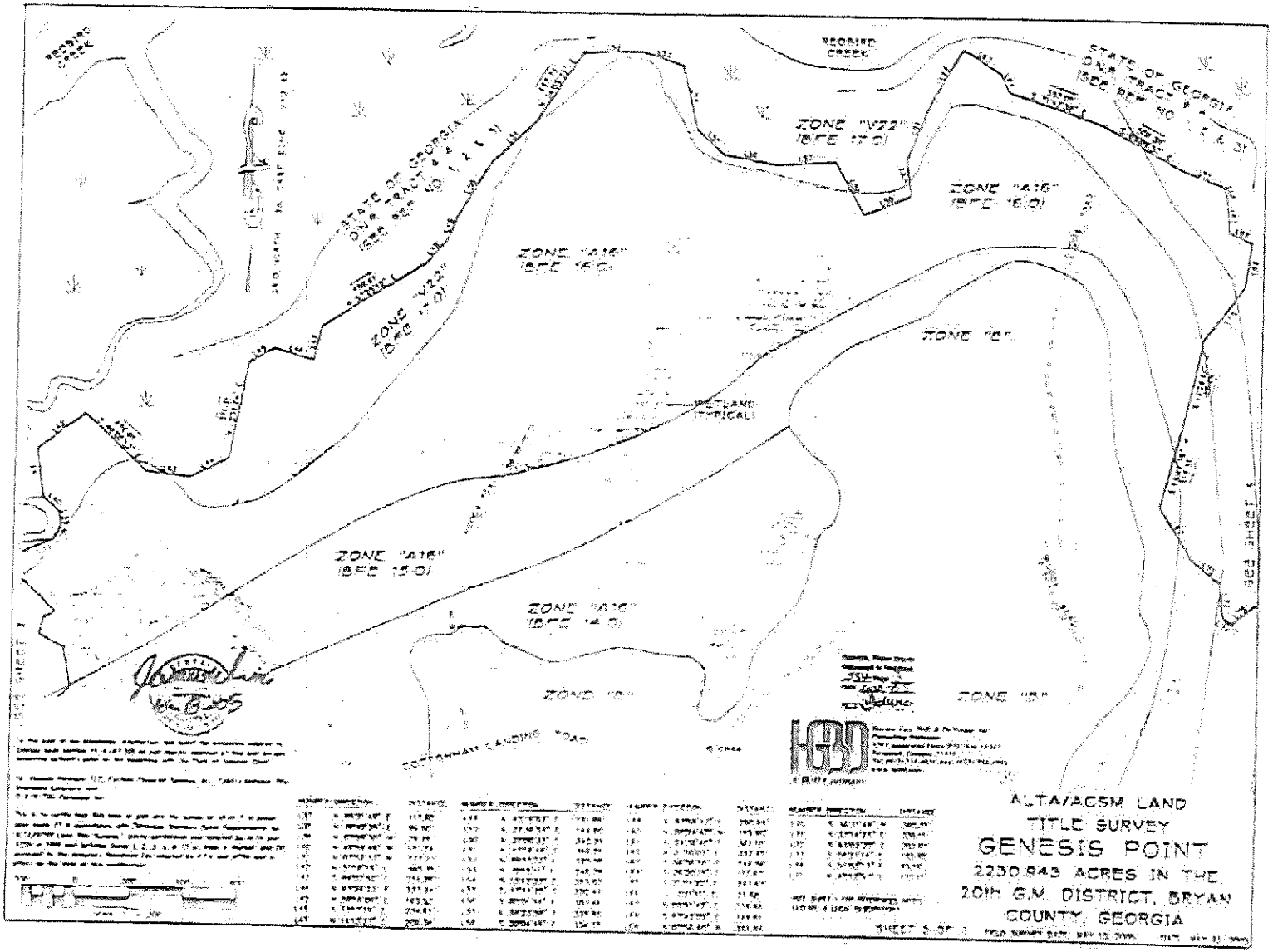
GENESIS POINT

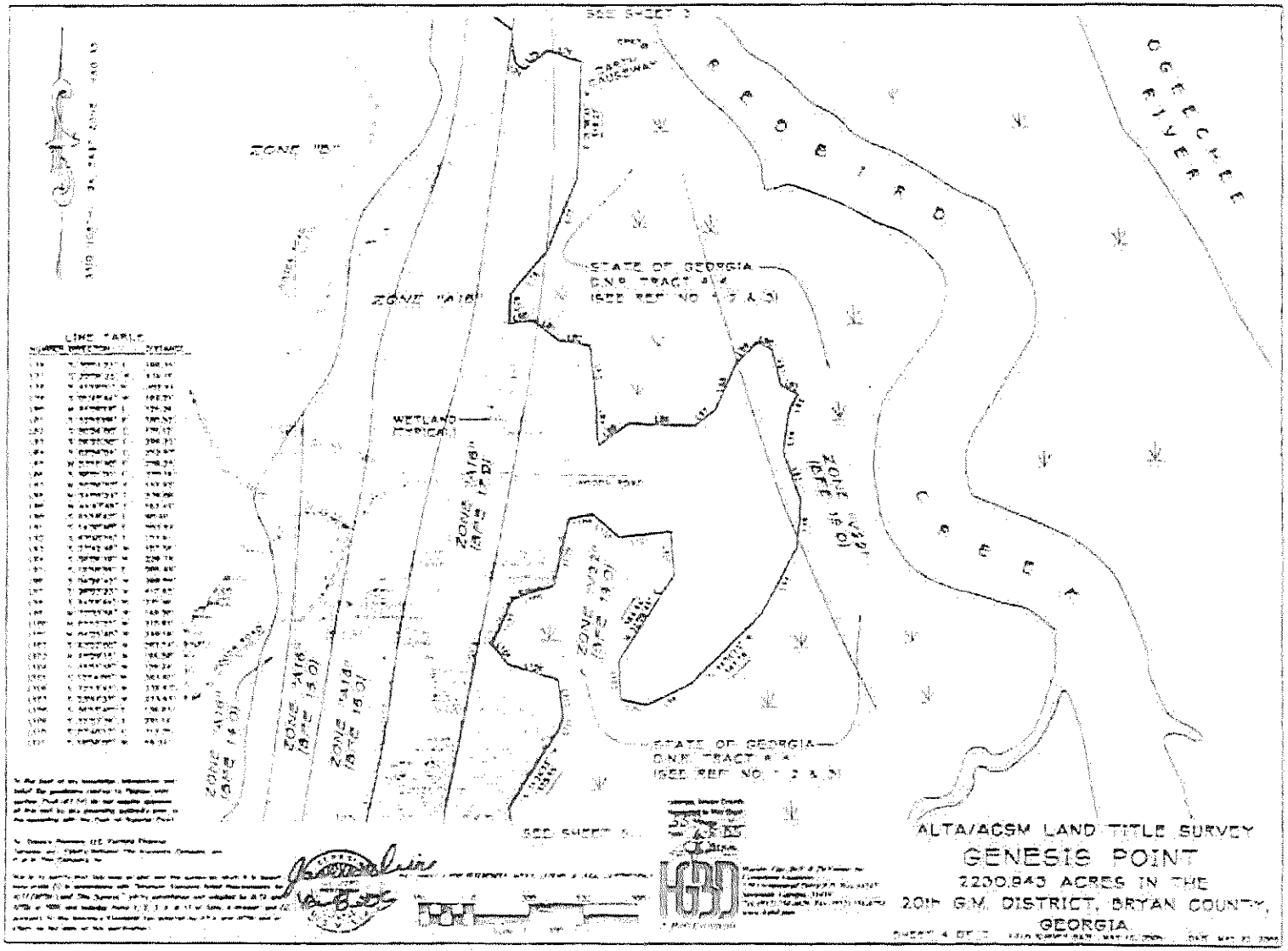
2230.943 ACRES IN THE

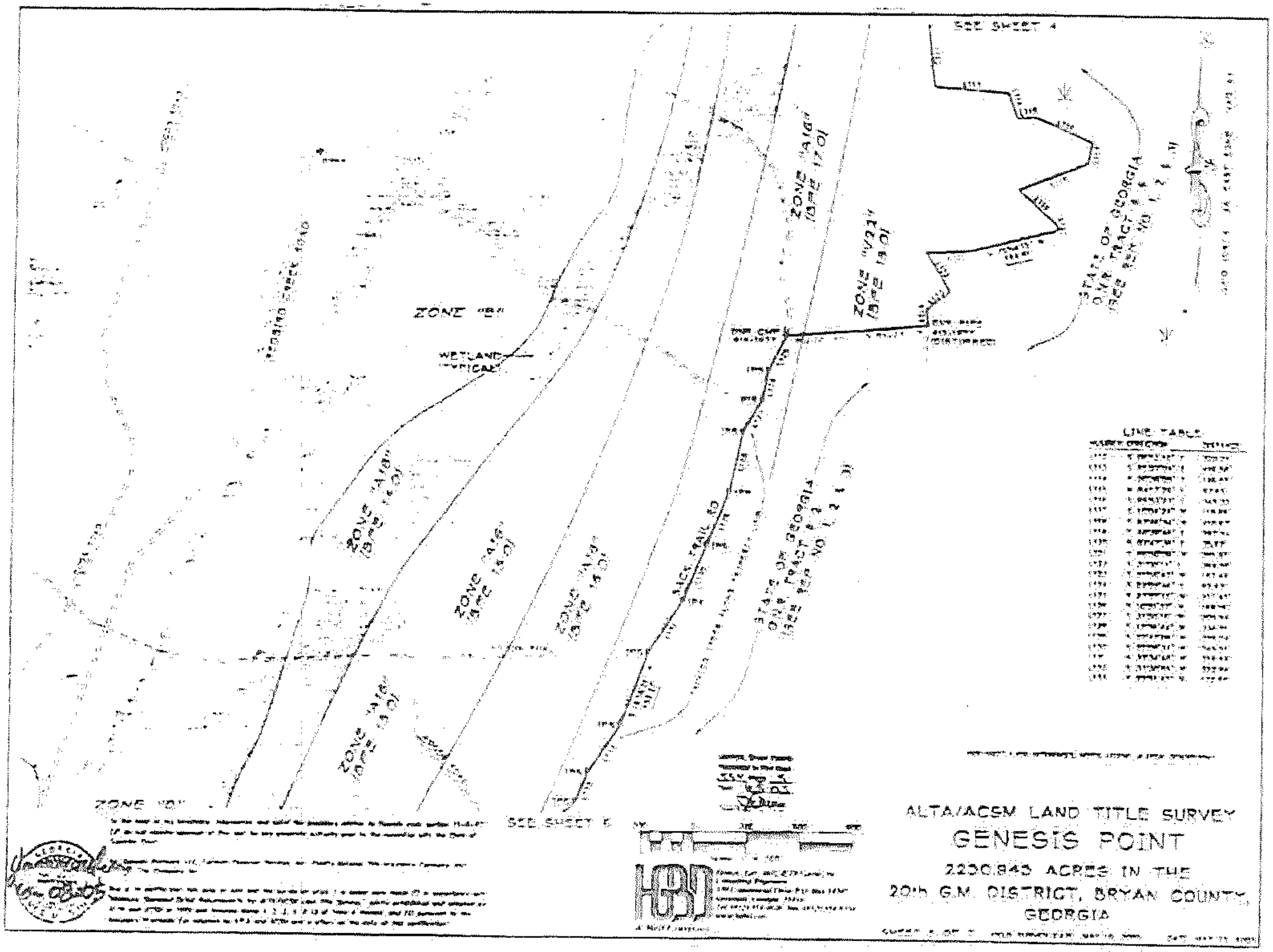
20th G.M. DISTRICT, BRYAN COUNTY,

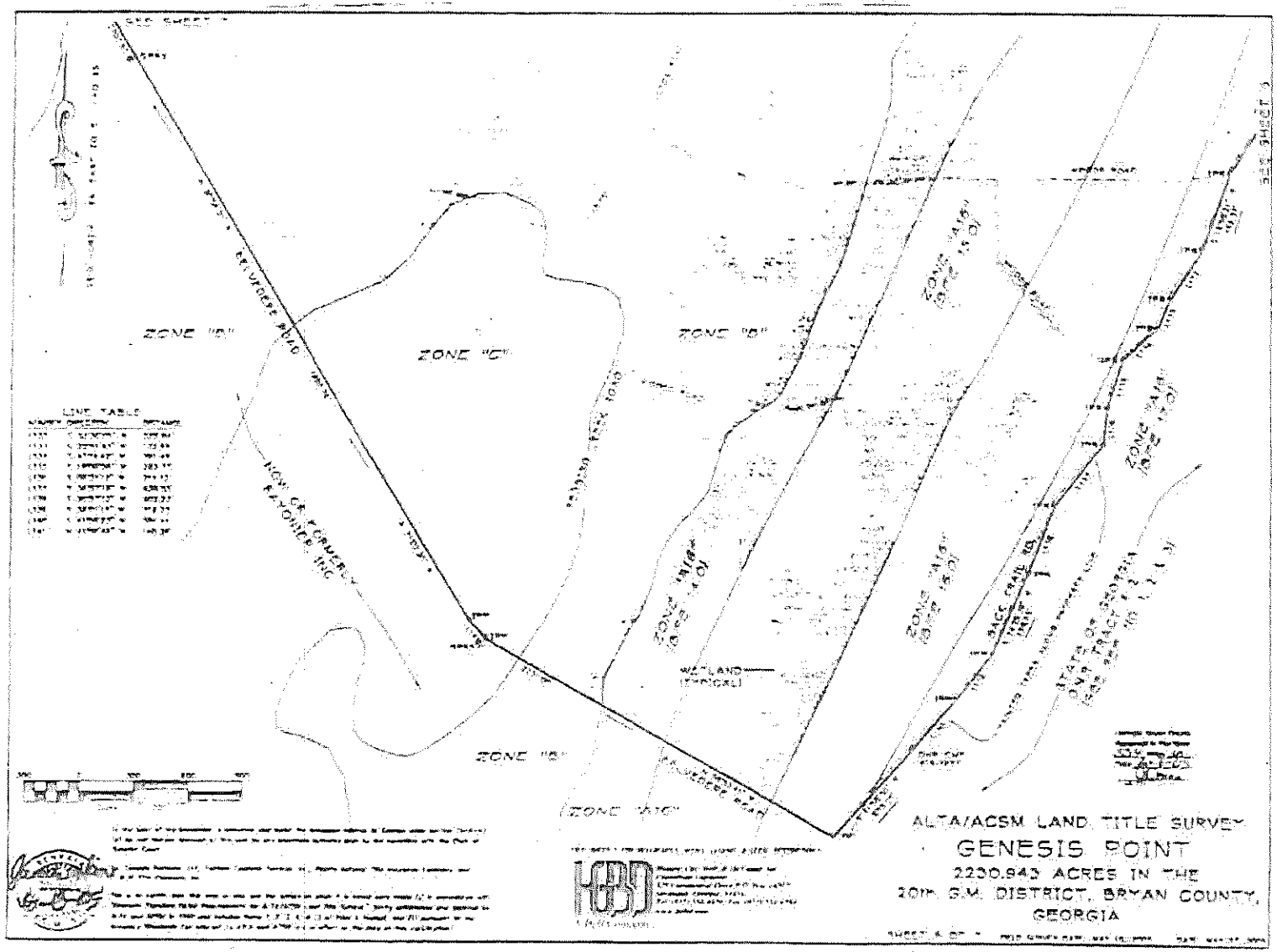
GEORGIA

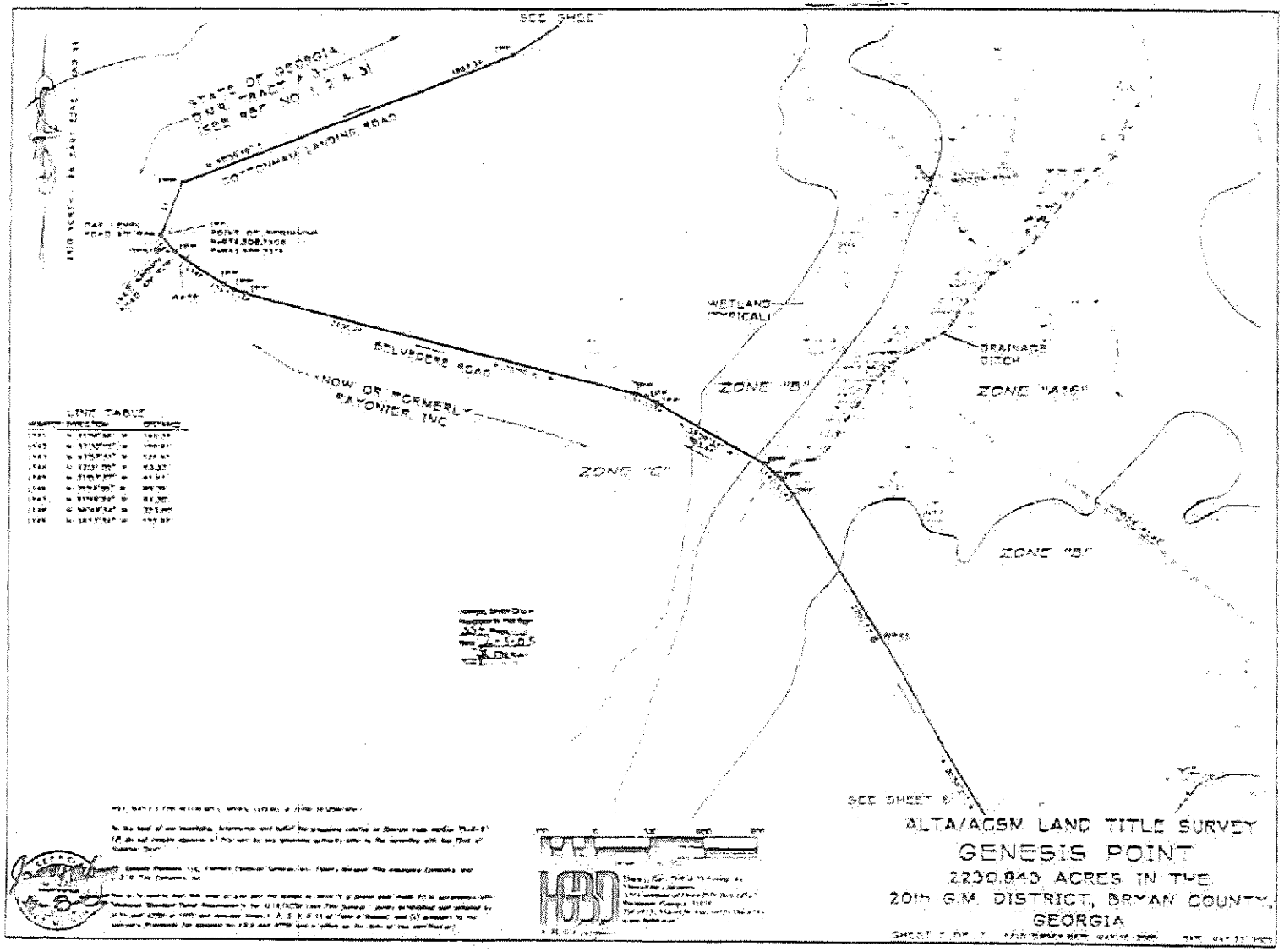

LINE TABLE
STATE OF GEORGIA
DNR TRACT # 4
STATE OF GEORGIA
DNR TRACT # 3
ZONE "A"
ZONE "B"
ZONE "C"
ZONE "A16"
ZONE "A15"
ZONE "A14"
ZONE "A13"
ZONE "A12"
ZONE "A10"
COTTONHAM LANDING ROAD
DRAINAGE DITCH
WETLAND (TYPICAL)
SEE SHEET 2
ALTA/ACSM LAND TITLE SURVEY
GENESIS POINT
2230.943 ACRES IN THE
20th G.M. DISTRICT, BRYAN COUNTY
GEORGIA


RECORED CREEK
STATE OF GEORGIA
ZONE "V22"
(BFE 17.0)
ZONE "A16"
(BFE 16.0)
ZONE "A16"
(BFE 16.0)
ZONE "V22"
(BFE 17.0)
ZONE "B"
WETLAND (TYPICAL)
ZONE "A16"
(BFE 15.0)
ZONE "A16"
(BFE 14.0)
ZONE "B"
ZONE "B"
COTTONHAY LANDING ROAD
HGBD
ALTA/ACSM LAND
TITLE SURVEY
GENESIS POINT
2230.943 ACRES IN THE
20th G.M. DISTRICT, BRYAN
COUNTY, GEORGIA


SEE SHEET 2
ZONE "B"
ZONE "A16"
ZONE "A16" (BFE 15.0)
ZONE "A16" (BFE 15.0)
ZONE "A16" (BFE 15.0)
ZONE "A16" (BFE 15.0)
ZONE "A16" (BFE 15.0)
ZONE "A16" (BFE 15.0)
WETLAND (TYPICAL)
STATE OF GEORGIA
D.N.R. TRACT # 4
(SEE REF NO. 1, 2 & 3)
STATE OF GEORGIA
D.N.R. TRACT # 4
(SEE REF NO. 1, 2 & 3)
SEE SHEET 3
FRONTIER
CREEK
OGEECHEE RIVER
LINE TABLE
ALTA/ACSM LAND TITLE SURVEY
GENESIS POINT
2200.943 ACRES IN THE
20TH G.M. DISTRICT, BRYAN COUNTY,
GEORGIA


SEE SHEET 4
ZONE "A16" (BFE 17.0)
ZONE "V23" (BFE 15.0)
STATE OF GEORGIA
D.N.R. TRACT # 4
(SEE REF. NO. 1, 2 & 3)
ZONE "B"
WETLAND TYPICAL
ZONE "A16" (BFE 14.0)
ZONE "A16" (BFE 14.0)
ZONE "A16" (BFE 14.0)
JACK TRAIL RD
STATE OF GEORGIA
D.N.R. TRACT # 3
(SEE REF. NO. 1, 2 & 3)
LINE TABLE
ZONE "A16" (BFE 13.0)
ZONE "C"
SEE SHEET 5
ALTA/ACSM LAND TITLE SURVEY
GENESIS POINT
2230.843 ACRES IN THE
20th G.M. DISTRICT, BRYAN COUNTY,
GEORGIA


ZONE "B"
ZONE "C"
ZONE "B"
ZONE "B"
ZONE "A/C"
ZONE "A/C"
ZONE "A/C"
ZONE "A/C"
ZONE "A/C"
ZONE "A/C"
WETLAND (TYPICAL)
LINE TABLE
ALTA/ACSM LAND TITLE SURVEY
GENESIS POINT
2230.943 ACRES IN THE
20th G.M. DISTRICT, BRYAN COUNTY,
GEORGIA


SEE SHEET
STATE OF GEORGIA
DOT TRACT # 1
ISSUE DEF NO 1, 2 & 3
COTTONHAM LANDING ROAD
POINT OF BEGINNING
BELVEDERE ROAD
NOW OR FORMERLY
RAYONIER, INC
WETLAND
TYPICALLY
DRAINAGE
DITCH
ZONE "B"
ZONE "A16"
ZONE "E"
ZONE "B"
LINE TABLE
SEE SHEET
ALTA/ACSM LAND TITLE SURVEY
GENESIS POINT
2230.843 ACRES IN THE
20th G.M. DISTRICT, BRYAN COUNTY,
GEORGIA

HUSSEY, GAY, BELL & DEYOUNG ENVIRONMENTAL, INC.

July 20, 2006

Mr. Gus Bell
Hussey, Gay, Bell & DeYoung, Inc.
329 Commercial Drive
Savannah, Georgia 31416

Re: Phase I Environmental Site Assessment Update
Genesis Point
Bryan County, Georgia

Dear Mr. Bell:

Hussey, Gay, Bell & DeYoung Environmental, Inc. (HGBD) originally completed a Phase I Environmental Site Assessment (ESA) for an approximately 2,230-acre parcel of land located at the eastern terminus of Oak Level Road in Bryan County, Georgia, in August 1999. The ESA was subsequently updated in June 2003 and September 2004. The methods employed for the original ESA and the ESA Update included examination of available background materials, file review, interviews, and field inspections of the property and surrounding vicinity. Both the original site assessment (entitled *Phase I Environmental Site Assessment For Pomaz Motor Sports At Genesis Point, Bryan County, Georgia*, dated August 1999) and the 2003 and 2004 Updates were performed in general accordance with ASTM Standard E1527. The original assessment and the updates did not reveal apparent evidence of recognized adverse environmental conditions on the subject tracts, and concluded that current and past on-site land use practices were not considered likely to have adversely impacted soil or groundwater quality.

We affirm the applicability of the original August 1999 Phase I ESA, June 2003 ESA Update, and September 2004 ESA Update for the parcel known as Genesis Point. **This assessment update has not revealed apparent evidence of recognized adverse environmental conditions on the subject property.**

The approximately 2,230 acre tract is situated east of S.R. 144 at the eastern terminus of Oak Level Road in Bryan County, Georgia. The subject tract is generally bounded on the north, northwest and east by State of Georgia owned wildlife management areas. Scattered single-family residences and timberland border the subject site to the southwest.

329 COMMERCIAL DRIVE • SAVANNAH, GEORGIA 31406 • TELEPHONE [illegible] • FACSIMILE [illegible]

The subject tract and vicinity were visually inspected on July 17 and July 18, 2006, and the various hazardous substances and petroleum products regulatory databases were reviewed. Based upon this study, the conclusions presented in the original ESA and ESA Updates are still valid for the subject tract.

Several minor changes were observed within the subject tract. Three relatively small areas of excavation were noted during the site visit. An interview with the site landscape architect concluded that these areas were excavated in order to use the soils for road maintenance. In addition, it was noted that the entrance gates on Cottonham Road and on Back Trail Road had been damaged and that they were not functioning to keep unauthorized traffic off the property. Although it is suggested that controlled access to the property be re-established, these activities do not appear to represent an adverse environmental threat to the property.

We have performed a review of selected environmental databases published by state and federal regulatory agencies to determine if the site or nearby properties are listed as having a past or present record of actual or potential adverse environmental impacts or are under investigation for potential adverse environmental impacts. The following regulatory databases were obtained from the U.S. Environmental Protection Agency (USEPA) and the Georgia Environmental Protection Division (GEPD) through Environmental FirstSearch, Inc.:

- Federal NPL sites (1-mile radius)
- Federal CERCLA sites (0.5-mile radius)
- Federal RCRA TSD sites (1-mile radius)
- Federal ERNS sites (property only)
- Federal RCRA generators (property and adjoining)
- Georgia HSI sites (1-mile radius)
- Georgia landfill/solid waste sites (0.5-mile)
- Georgia registered UST sites (adjoining properties)
- Georgia Leaking UST sites (0.5-mile radius)

Review of the selected regulatory databases has identified no listed regulatory facilities within the ASTM specified radii of concern.

This assessment update has not revealed apparent evidence of recognized adverse environmental conditions on the subject property. The findings of the visual site inspection and the regulatory database search support this conclusion. It is the opinion of HGBD that further investigation at the subject site in regard to potential environmental concerns is currently unwarranted.

Bryan County
Board of Commissioners

Department of Planning & Zoning

VERIFICATION OF PAID TAXES

_____ The undersigned verifies that all Bryan County property taxes, billed to date to the parcel listed below, have been paid in full to the Tax Commissioner of Bryan County, Georgia.

_____ The undersigned verifies that all Bryan County fire and garbage taxes for the parcel listed below have been paid in full to the Tax Commissioner of Bryan County, Georgia.

070 075 001
Parcel Identification Number

Signature of Applicant

12/13/18
Date

BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

Payment of all taxes billed to date for the above referenced parcel have been verified as paid current and confirmed by the signature below.

Name: _____ Title: _____

Signature: _____ Date: _____

IF APPLYING FOR A MOBILE HOME PERMIT, PLEASE COMPLETE THE FOLLOWING:

Manufactured Home: _____ Make
_____ Model
_____ Year
_____ Serial #

_____ The undersigned verifies that a current Bryan County Decal has been issued of the mobile home referenced above.

Signature: _____ Date: _____

AUTHORIZATION BY PROPERTY OWNER

I, Ronald B. Lamm Jr., being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Bryan County, Georgia.

He/She authorizes the person named below to act as applicant in the pursuit of a subdivision of this property.

I hereby authorize the staff of the Bryan County Department of Planning and Zoning to inspect the premises which are subject of this zoning application.

Name of Applicant: Waterways Township Owners Assoc. Inc.

Address: c/o Fletcher Davis. 101 E. Town Place Ste 150,

City: St. Augustine State: FL Zip Code: 32092

Telephone Number: 904 285 6921 Fax Number: _____

Signature of Owner

12/13/18
Date

Ronald B Lamm Jr.
Owners Name (Print)

Personally appeared before me

_____
Applicant (Print)

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

This 13th day of December, 2018.

Andrea G. Wilsie
Notary Public

(Notary Seal)

ANDREA G. WILSIE
MY COMMISSION # FF 189336
EXPIRES: February 15, 2019
Bonded Thru Notary Public Underwriters

VILLAGE CENTER TOWNHOMES

LOCATION MAP

WATERWAYS

DATE: MARCH 26, 2019

SCALE: 1" = 500'

HUSSEY GAY BELL

Established 1958

329 Commercial Drive, Savannah, GA 31406 / T:912.354.4626

North

REVISIONS:

SHEET:

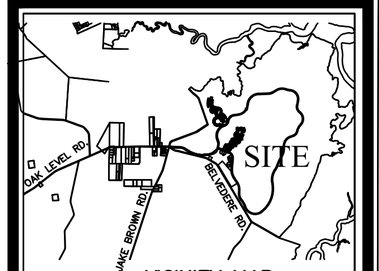
01 OF 01

DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION • COPYRIGHT © 2019 • ALL RIGHTS RESERVED

E:\SAVANNAH LAND HOLDINGS, LLC\118267185...Village Center Townhomes\Cadd Files\Exhibits\LOCATION.dwg Mar 26, 2019 - 10:03am Printed By: hrollins

J: \Dsurveys\Genpoint\NB_Genesis\Master_Survey\Plats\Village Townhomes\Village_Plat1.dwg

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



VICINITY MAP

I CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT ACT.

SAVANNAH LAND HOLDINGS, LLC.
BY ITS MANAGING MEMBER

WITNESS ATTEST

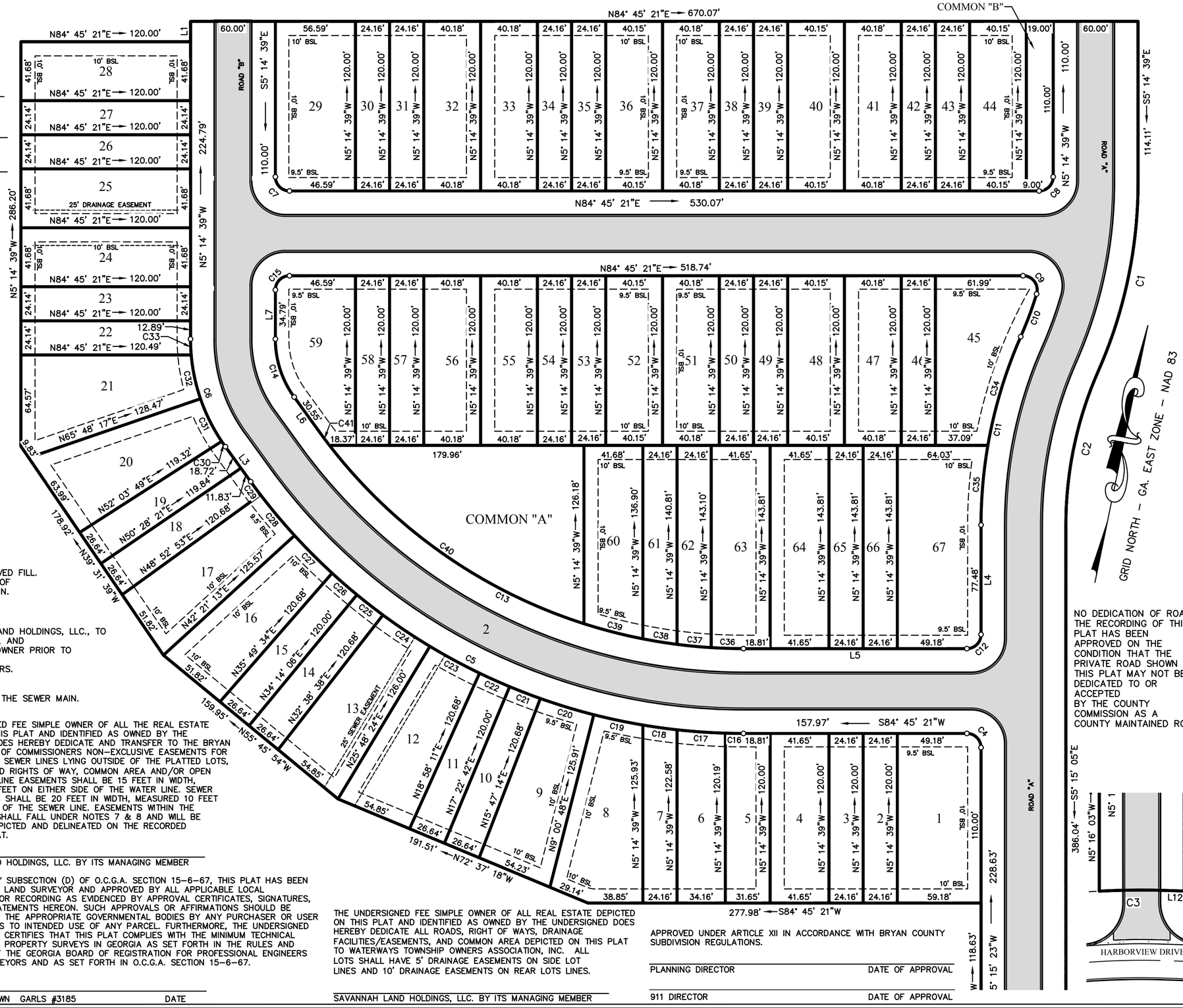
NOTARY

CE-GH URBANITE REAL ESTATE FUND 1, LLC.
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____

NAME: _____

TITLE: _____



REFERENCES:
1. BOUNDARY SURVEY, LANDS OF ITT RAYONIER, INC. BY C.E. WILLIAMS DATED 08/28/85.
2. BOUNDARY SURVEY OF GENESIS POINT BY THOMAS & HUTTON ENGINEERING CO. DATED 03/03/95, LAST REVISED 08/16/99.
3. WETLAND SURVEY OF GENESIS POINT BY THOMAS & HUTTON ENGINEERING CO.
4. DATED 06/01/95.
5. ALTA/ACSM LAND TITLE SURVEY OF GENESIS POINT BY THOMAS & HUTTON
6. ENGINEERING CO. DATED 11/10/99, LAST REVISED 12/20/99.
7. SUBDIVISION PLAT BY HUSSEY, GAY, BELL & DEYOUNG, INC. OF RIDGEWOOD PARK,
8. PHASE 1 DATED JANUARY 3, 2011 AND REVISED JANUARY 2, 2013 AND RECORDED IN
9. PB 646, PG. 1.

NOTES:
1. JURISDICTIONAL WETLANDS SHOWN ON THIS EXHIBIT ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. PROPERTY OWNERS MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE OF THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION. WETLANDS IMPACTS APPROVED BY UNITED STATES ARMY CORP OF ENGINEERS PERMIT NO. 200600691. ALL APPROVED IMPACT AREAS INDICATED ON THE PLAT HAVE NOT RECEIVED FILL.
2. IN MY OPINION, IN ACCORDANCE WITH THE F.I.R.M. NO. 13029C0400D, EFFECTIVE DATE OF AUGUST 2, 2018, THESE SUBDIVISION LOTS DO NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN.
3. ALL PROPERTY CORNERS ARE 5/8" IRON PINS UNLESS NOTED OTHERWISE.
4. PROPERTY IS ZONED "PUD".
5. OWNER: SAVANNAH LAND HOLDINGS, LLC.
6. UTILITY EASEMENT PARTIALLY LYING WITHIN PLATTED LOTS DEDICATED BY SAVANNAH LAND HOLDINGS, LLC., TO BRYAN COUNTY BOARD OF COMMISSIONERS, COASTAL ELECTRIC MEMBERSHIP COOPERATIVE, AND TELECOMMUNICATION PROVIDER. ALL UTILITY PLACEMENTS SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.
7. WATER AND SEWER EASEMENTS DEDICATED TO BRYAN COUNTY BOARD OF COMMISSIONERS.
8. ELECTRICAL EASEMENTS DEDICATED TO COASTAL ELECTRIC MEMBERSHIP COOPERATIVE.
9. DRAINAGE EASEMENTS ARE EXCEPTIONS TO 15' NON-DISTURBED BUFFER.
10. SEWER SERVICE LATERALS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UP TO THE SEWER MAIN.

THE UNDERSIGNED FEE SIMPLE OWNER OF ALL THE REAL ESTATE DEPICTED ON THIS PLAT AND IDENTIFIED AS OWNED BY THE UNDERSIGNED DOES HEREBY DEDICATE AND TRANSFER TO THE TELECOMMUNICATION PROVIDER NON-EXCLUSIVE EASEMENTS FOR TELECOMMUNICATION LINES AND ASSOCIATED APPURTENANCES LYING OUTSIDE OF THE PLATTED LOTS, WITHIN THE ROAD RIGHTS OF WAY, COMMON AREA AND/OR OPEN SPACE. ALL TELECOMMUNICATION LINE LOCATIONS SHALL BE APPROVED BY THE OWNER PRIOR TO INSTALLATION. TELECOMMUNICATION LINE EASEMENTS SHALL BE 8 FEET IN WIDTH, MEASURED 4 FEET ON EITHER SIDE OF THE TELECOMMUNICATION LINE. EASEMENTS WITHIN THE PLATTED LOTS SHALL FALL UNDER NOTE 7 AND WILL BE LOCATED AS DEPICTED AND DELINEATED ON THE RECORDED SUBDIVISION PLAT.

SAVANNAH LAND HOLDINGS, LLC. BY ITS MANAGING MEMBER

THE UNDERSIGNED FEE SIMPLE OWNER OF ALL THE REAL ESTATE DEPICTED ON THIS PLAT AND IDENTIFIED AS OWNED BY THE UNDERSIGNED DOES HEREBY DEDICATE AND TRANSFER TO COASTAL ELECTRIC MEMBERSHIP COOPERATIVE NON-EXCLUSIVE EASEMENTS FOR ELECTRICAL LINES AND ASSOCIATED APPURTENANCES LYING OUTSIDE OF THE PLATTED LOTS, WITHIN THE ROAD RIGHTS OF WAY, COMMON AREA AND/OR OPEN SPACE. ELECTRICAL LINE EASEMENTS SHALL BE 10 FEET IN WIDTH, MEASURED 5 FEET ON EITHER SIDE OF THE ELECTRICAL LINE. EASEMENTS WITHIN THE PLATTED LOTS SHALL FALL UNDER NOTE 7 AND WILL BE LOCATED AS DEPICTED AND DELINEATED ON THE RECORDED SUBDIVISION PLAT.

SAVANNAH LAND HOLDINGS, LLC. BY ITS MANAGING MEMBER

THE UNDERSIGNED FEE SIMPLE OWNER OF ALL THE REAL ESTATE DEPICTED ON THIS PLAT AND IDENTIFIED AS OWNED BY THE UNDERSIGNED DOES HEREBY DEDICATE AND TRANSFER TO THE BRYAN COUNTY BOARD OF COMMISSIONERS NON-EXCLUSIVE EASEMENTS FOR ALL WATER AND SEWER LINES LYING OUTSIDE OF THE PLATTED LOTS, WITHIN THE ROAD RIGHTS OF WAY, COMMON AREA AND/OR OPEN SPACE. WATER LINE EASEMENTS SHALL BE 15 FEET IN WIDTH, MEASURED 7.5 FEET ON EITHER SIDE OF THE WATER LINE. SEWER LINE EASEMENTS SHALL BE 20 FEET IN WIDTH, MEASURED 10 FEET ON EITHER SIDE OF THE SEWER LINE. EASEMENTS WITHIN THE PLATTED LOTS SHALL FALL UNDER NOTES 7 & 8 AND WILL BE LOCATED AS DEPICTED AND DELINEATED ON THE RECORDED SUBDIVISION PLAT.

SAVANNAH LAND HOLDINGS, LLC. BY ITS MANAGING MEMBER

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.

P. NATHAN BROWN GARLS #3185 DATE

THE UNDERSIGNED FEE SIMPLE OWNER OF ALL REAL ESTATE DEPICTED ON THIS PLAT AND IDENTIFIED AS OWNED BY THE UNDERSIGNED DOES HEREBY DEDICATE ALL ROADS, RIGHT OF WAYS, DRAINAGE FACILITIES/EASEMENTS, AND COMMON AREA DEPICTED ON THIS PLAT TO WATERWAYS TOWNSHIP OWNERS ASSOCIATION, INC. ALL LOTS SHALL HAVE 5' DRAINAGE EASEMENTS ON SIDE LOT LINES AND 10' DRAINAGE EASEMENTS ON REAR LOTS LINES.

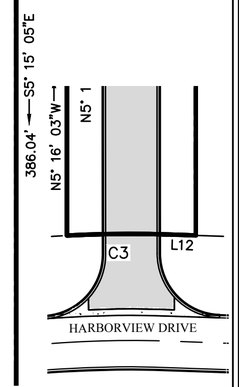
SAVANNAH LAND HOLDINGS, LLC. BY ITS MANAGING MEMBER

APPROVED UNDER ARTICLE XII IN ACCORDANCE WITH BRYAN COUNTY SUBDIVISION REGULATIONS.

PLANNING DIRECTOR DATE OF APPROVAL

911 DIRECTOR DATE OF APPROVAL

NO DEDICATION OF ROAD THE RECORDING OF THIS PLAT HAS BEEN APPROVED ON THE CONDITION THAT THE PRIVATE ROAD SHOWN ON THIS PLAT MAY NOT BE DEDICATED TO OR ACCEPTED BY THE COUNTY COMMISSION AS A COUNTY MAINTAINED ROAD.



PRELIMINARY PLAT
WATERWAYS TOWNSHIP
VILLAGE CENTER TOWNHOMES
20TH G.M. DISTRICT, BRYAN COUNTY, GEORGIA
FOR: SAVANNAH LAND HOLDINGS, LLC

SHEET 1 of 2

PLAT DATE: FEB. 12, 2019
FIELD DATE: OCT. 2018

REVISED:

JOB NO.

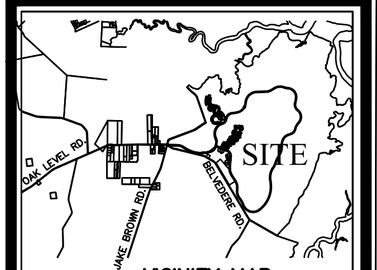
SCALE: 1" = 50'

ERROR OF CLOSURE: FIELD – 1/71,458
ERROR OF CLOSURE: PLAT – 1/353,572
ANGULAR ERROR: 1" PER POINT
NUMBER OF LOTS: 67
AREA: 9.91 AC.
EQUIPMENT USED: TOTAL STATION
0 50 100

HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

HUSSEY, GAY, BELL & DEYOUNG, INC.
CERTIFICATE OF AUTHORIZATION: LSF 300

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



VICINITY MAP

APPROVED UNDER ARTICLE XII IN ACCORDANCE WITH BRYAN COUNTY SUBDIVISION REGULATIONS.

PLANNING DIRECTOR DATE OF APPROVAL

911 DIRECTOR DATE OF APPROVAL

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.

P. NATHAN BROWN GARLS #3185 DATE

PARCELS

PARCEL	AREA
1	0.16 AC.
2	0.07 AC.
3	0.07 AC.
4	0.11 AC.
5	0.09 AC.
6	0.10 AC.
7	0.07 AC.
8	0.15 AC.
9	0.13 AC.
10	0.07 AC.
11	0.07 AC.
12	0.13 AC.
13	0.13 AC.
14	0.07 AC.
15	0.07 AC.
16	0.13 AC.
17	0.13 AC.
18	0.07 AC.
19	0.07 AC.
20	0.14 AC.
21	0.15 AC.
22	0.07 AC.
23	0.07 AC.
24	0.11 AC.
25	0.11 AC.
26	0.07 AC.
27	0.07 AC.
28	0.11 AC.
29	0.16 AC.
30	0.07 AC.
31	0.07 AC.
32	0.11 AC.
33	0.11 AC.
34	0.07 AC.
35	0.07 AC.
36	0.11 AC.
37	0.11 AC.
38	0.07 AC.
39	0.07 AC.

PARCELS

PARCEL	AREA
40	0.11 AC.
41	0.11 AC.
42	0.07 AC.
43	0.07 AC.
44	0.11 AC.
45	0.15 AC.
46	0.07 AC.
47	0.11 AC.
48	0.11 AC.
49	0.07 AC.
50	0.07 AC.
51	0.11 AC.
52	0.11 AC.
53	0.07 AC.
54	0.07 AC.
55	0.11 AC.
56	0.11 AC.
57	0.07 AC.
58	0.07 AC.
59	0.13 AC.
60	0.13 AC.
61	0.08 AC.
62	0.08 AC.
63	0.14 AC.
64	0.14 AC.
65	0.08 AC.
66	0.08 AC.
67	0.20 AC.

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L1	N5°14'39"W	14.41'
L2	S86°39'10"W	12.24'
L3	N41°06'10"W	30.55'
L4	S5°14'39"E	77.48'
L5	S84°45'21"W	157.97'
L6	N41°06'10"W	30.55'
L7	N5°14'39"W	34.79'
L12	S86°39'10"W	12.24'

CURVE TABLE

CURVE NO.	DELTA	ARC	RADIUS	TANGENT	CHORD DIR.	CHORD
C1	23°48'37"	137.14'	330.00'	69.57'	S6°39'39"W	136.15'
C2	23°48'37"	112.20'	270.00'	56.92'	S6°39'39"W	111.40'
C3	4°55'35"	47.78'	555.72'	23.91'	S84°11'22"W	47.77'
C4	89°58'33"	15.71'	10.00'	10.00'	N50°14'39"W	14.14'
C5	54°08'29"	406.33'	430.00'	219.76'	N68°10'25"W	391.38'
C6	35°51'31"	81.36'	130.00'	42.06'	N23°10'25"W	80.04'
C7	90°00'00"	15.71'	10.00'	10.00'	S50°14'39"E	14.14'
C8	90°00'00"	15.71'	10.00'	10.00'	N39°45'21"E	14.14'
C9	106°58'18"	18.67'	10.00'	13.51'	S41°45'30"E	16.07'
C10	6°50'19"	32.23'	270.00'	16.13'	S15°08'48"W	32.21'
C11	23°48'37"	137.14'	330.00'	69.57'	S6°39'39"W	136.15'
C12	90°00'00"	15.71'	10.00'	10.00'	S39°45'21"W	14.14'
C13	54°08'29"	349.63'	370.00'	189.10'	N68°10'25"W	336.77'
C14	35°51'31"	43.81'	70.00'	22.65'	N23°10'25"W	43.10'
C15	90°00'00"	15.71'	10.00'	10.00'	N39°45'21"E	14.14'
C16	1°42'39"	12.84'	430.00'	6.42'	S85°36'41"W	12.84'
C17	4°33'51"	34.25'	430.00'	17.14'	S88°44'56"W	34.24'
C18	3°15'03"	24.40'	430.00'	12.20'	N87°20'37"W	24.39'
C19	4°43'53"	35.51'	430.00'	17.76'	N83°21'09"W	35.50'
C20	5°15'36"	39.48'	430.00'	19.75'	N78°21'24"W	39.46'
C21	3°06'19"	23.30'	430.00'	11.66'	N74°10'27"W	23.30'
C22	3°06'19"	23.30'	430.00'	11.66'	N71°04'08"W	23.30'
C23	5°19'23"	39.95'	430.00'	19.99'	N66°51'17"W	39.93'
C24	5°19'23"	39.95'	430.00'	19.99'	N61°31'55"W	39.93'
C25	3°06'19"	23.30'	430.00'	11.66'	N57°19'04"W	23.30'
C26	3°06'19"	23.30'	430.00'	11.66'	N54°12'45"W	23.30'
C27	5°00'49"	37.63'	430.00'	18.82'	N50°09'11"W	37.61'
C28	5°00'49"	37.63'	430.00'	18.82'	N45°08'22"W	37.61'
C29	1°31'48"	11.48'	430.00'	5.74'	N41°52'04"W	11.48'
C30	2°02'07"	4.62'	130.00'	2.31'	N40°05'07"W	4.62'
C31	14°52'20"	33.74'	130.00'	16.97'	N31°37'53"W	33.65'
C32	13°59'13"	31.74'	130.00'	15.95'	N17°12'07"W	31.66'
C33	4°57'51"	11.26'	130.00'	5.64'	N7°43'35"W	11.26'
C34	13°58'54"	80.53'	330.00'	40.47'	N11°34'31"E	80.33'
C35	9°49'43"	56.61'	330.00'	28.37'	N0°19'47"W	56.54'
C36	3°32'20"	22.85'	370.00'	11.43'	N86°31'31"E	22.85'
C37	3°45'32"	24.27'	370.00'	12.14'	S89°49'33"E	24.27'
C38	3°47'27"	24.48'	370.00'	12.24'	S86°03'03"E	24.48'
C39	6°40'07"	43.06'	370.00'	21.56'	S80°49'16"E	43.04'
C40	34°33'25"	223.16'	370.00'	115.09'	S60°12'30"E	219.79'
C41	1°49'37"	11.80'	370.00'	5.90'	S42°00'59"E	11.80'

PRELIMINARY PLAT
WATERWAYS TOWNSHIP
VILLAGE CENTER TOWNHOMES
20TH G.M. DISTRICT, BRYAN COUNTY, GEORGIA
FOR: SAVANNAH LAND HOLDINGS, LLC

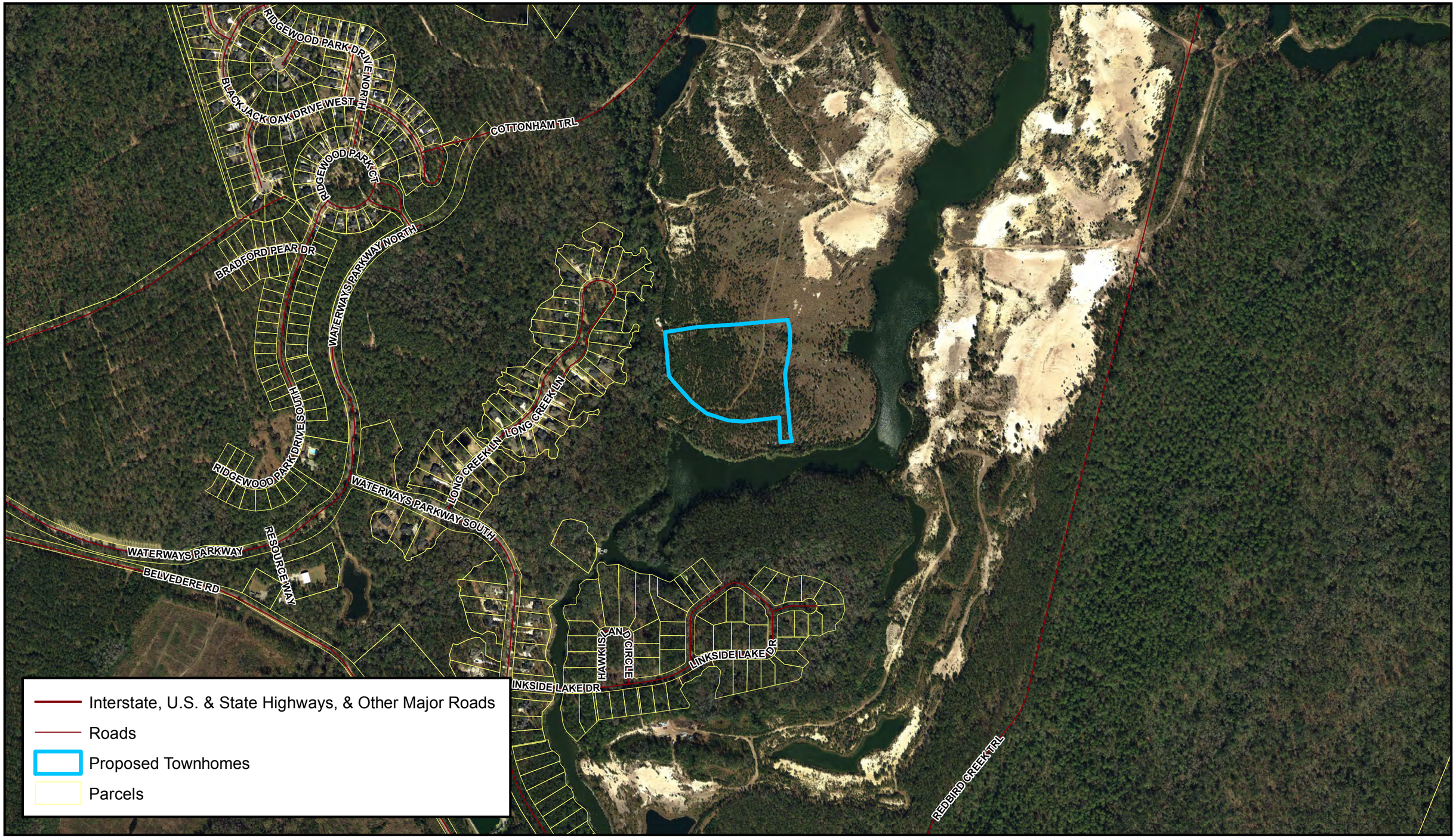
SHEET 2 of 2

PLAT DATE: FEB. 12, 2019
FIELD DATE: OCT. 2018
REVISED:
JOB NO.
SCALE: 1" = 50'

ERROR OF CLOSURE: FIELD – 1/71,458
ERROR OF CLOSURE: PLAT – 1/353,572
ANGULAR ERROR: 1" PER POINT
NUMBER OF LOTS: 67
AREA: 9.91 AC.
EQUIPMENT USED: TOTAL STATION
0 50 100

HUSSEY GAY BELL
Established 1958
329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

HUSSEY, GAY, BELL & DEYOUNG, INC.
CERTIFICATE OF AUTHORIZATION: LSF 300



Produced by Bryan County GIS
March 2019

N

Location Map
Waterways Township Owners' Association, Inc
Case SD# 3096-19

DISCLAIMER
Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The areas depicted in this GIS Map Product are approximate, and is not necessarily accurate to surveying or engineering standards. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for the information contained therein or if information is used for other than its intended purpose. Reproduction, dissemination, altering this data is not authorized without prior consent. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.

PARCEL #	OWNER
063 001	RAYDIENT PLACES + PROPERTIES LLC
063 002	STATE OF GEORGIA
068 001	BROSAM GERHARD G & DEBORA
068 035 01	COBB DEREK L
068 035 02	EURE BARBARA G
068 035 03	6D PROPERTIES LLC
068 035 04	BEACH ROBERT E & FRANCES
068 035 05	GIDDENS WILLIE D
068 035 06	FORTIER MATTHEW M & HEATHER L
068 035 07	PENTECOST JAMES EMILE & DANETTE J
068 035 08	HOWARD SHEENA E & MCLEOD JEFFERY B
068 035 09	THOMPSON PAUL BENJAMIN
068 035 10	TIDAL CONSTRUCTION
068 036	PASS ANTHONY PAUL & CHERYL DIANE
068 037	BANKS EDDIE DONAL
068 109	FESKE BRENT & VALERIE FESKE
068 111	DFH SAVANNAH LLC
068 112	STAUBES JAMES N & STAUBES DONNA C
068 113	REEVES DANIEL B & DANA A REEVES
068 114	HOOKS WESLEY
068 115	DREAM FINDERS HOMES LLC
068 116	SANDT JASON BOWMAN & CONLEY TURA J
068 117	BODEN JEFFERY & BODEN MELISSA
068 118	DREAM FINDERS HOMES LLC
068 119	DREAM FINDERS HOMES LLC
068 120	SAVANNAH LAND HOLDINGS LLC
068 121	ROBERTS JOHN W & ROBERTS MELISSA L
068 122	DAVIS JOSEPH SCOTT & DAVIS RENEE W
068 123	WARD RONALD L & DONNA M WARD
068 125	DREAM FINDERS HOMES LLC
068 126	WEST ERNEST PORTER JR & WEST PAMELA ELAINE
068 127	BARRETT BRIAN M & BARRETT SUSAN
068 128	DREAM FINDERS HOMES LLC
068 129	HAYMAN SCOTT T
068 CA3	SAVANNAH LAND HOLDINGS LLC
068 CA4	SAVANNAH LAND HOLDINGS LLC
069 001	RAYONIER FOREST RESOURCES L P
075 001	SAVANNAH LAND HOLDINGS LLC

Produced by Bryan County GIS
March 2019

N

Notification Map
Waterways Township Owners' Association, Inc
Case SD# 3096-19

DISCLAIMER
Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The areas depicted in this GIS Map Product are approximate, and is not necessarily accurate to surveying or engineering standards. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for the information contained therein or if information is used for other than its intended purpose. Reproduction, dissemination, altering this data is not authorized without prior consent. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.

Interstate, U.S. & State Highways, & Other Major Roads

Roads

Proposed Townhomes

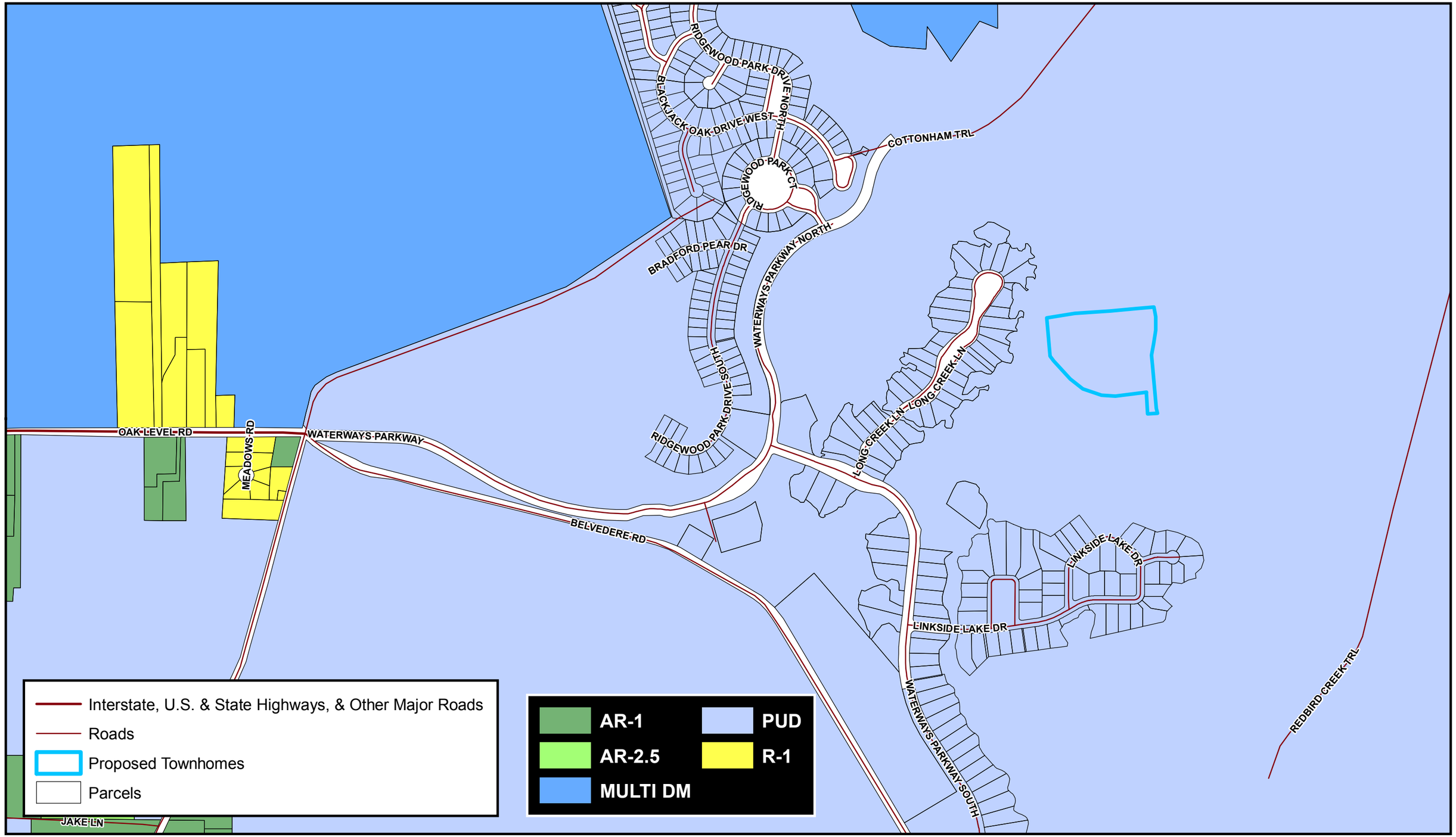
Surrounding Parcels

Produced by Bryan County GIS
March 2019

N

Overview Map
Waterways Township Owners' Association, Inc
Case SD# 3096-19

DISCLAIMER
Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The areas depicted in this GIS Map Product are approximate, and is not necessarily accurate to surveying or engineering standards. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for the information contained therein or if information is used for other than its intended purpose. Reproduction, dissemination, altering this data is not authorized without prior consent. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.



Produced by Bryan County GIS
March 2019

N

Zoning Map
Waterways Township Owners' Association, Inc
Case SD# 3096-19

DISCLAIMER
Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The areas depicted in this GIS Map Product are approximate, and is not necessarily accurate to surveying or engineering standards. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for the information contained therein or if information is used for other than its intended purpose. Reproduction, dissemination, altering this data is not authorized without prior consent. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: April 2, 2019

REGARDING THE APPLICATION OF: Ray Pittman, Pittman Engineering, on behalf of Lot Pros, LLC -Scott Stafford, requesting preliminary plat approval for Woodland Trail Phase IV, PIN# 063 001, in unincorporated Bryan County, Georgia.	Staff Report by Amanda Clement Dated: March 26, 2019

I. Application Summary

Requested Action: Public hearing and consideration for preliminary plat approval. The application by Pittman Engineering, proposes 168 single-family lots in the Woodland Trails Subdivision, PIN# 063-001, in unincorporated Bryan County, Georgia.

Representative: **Ray Pittman, Pittman Engineering**

Applicant: **Scott Stafford**

Owner: **Lot Pros, LLC**
PO Box 741
Richmond Hill, GA 31324

Applicable Regulations:

- Bryan County Subdivision Ordinance, Article XI. – Preliminary Plats and Constructions Plans, Section 1103. Review Criteria (Ord No. 2018-4, 10-9-18)
- Bryan County Subdivision Ordinance, Article XXV – Appendix (a), Required Items and Certifications

II. General Information

1. Application: A preliminary plat application was placed submitted by Ray Pittman with Pittman Engineering, on March 1, 2019. After reviewing the application, the Administrator certified the application as being generally complete on March 11, 2019.

2. Notice: Public notice for this application was as follows:

A. Legal notice was published in the Bryan County News on March 14, 2019.

B. Notice was sent to Surrounding Land Owners on March 25, 2019.
C. The site was posted for Public Hearing on March 18, 2019.

3. Background: The Woodland Trail subdivision is being developed in phases. Prior approved phases include Woodland Trail Phase I (35 lots); Woodland Trail Phase II (31 lots); and Woodland Trail Phase III (58 lots). Lots in Phases I and II are complete and Phase III lots are currently under construction. The area that is the subject of this preliminary plat approval is for a 126-acre portion of PIN# 063-001, which is the parent parcel for the larger Woodland Trail subdivision. This phase underwent a Development of Regional Impact (DRI) review (DRI #2881) in December of 2018 and was rezoned to R-1, Single Family Residential by the Board of Commissioners on January 8, 2019. Woodland Trail Phase IV proposes an additional 168 lots for a development total of 292 lots.

4. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Planning office on March 1, 2019 unless otherwise noted.

"A" Exhibits- Application:
A-1 Preliminary Plat Application
A-2 Preliminary Plat

"B" Exhibits- Agency Comments:

None provided

"C" Exhibits- Bryan County Supplements

C-1 Vicinity Map
C-2 Current South Bryan Zoning Map
C-3 Comprehensive Plan South Bryan Character Area Map

"D" Exhibits- Public Comment:

No Public Comments Received

III. Article XI. – Preliminary Plats and Constructions Plans, Section 1103. Review Criteria:

Each of the following criteria must be satisfied prior to preliminary plat approval.

a. The application is consistent with the approved sketch plat, if applicable.

►**Staff comment:** A sketch plan for Woodland Trail Phase IV was included with the rezoning application that was approved in January 2019, and provided for a maximum of 171 lots. The preliminary plat reduces the number of lots to 168 and is generally consistent with the prior approval.

b. The application is consistent with the Comprehensive Plan, as well as any other adopted plans for roads, alleys, trails, parks, playgrounds, and public utility facilities.

►**Staff comment:** The County's Comprehensive Plan identifies this area of the County as Low Density Suburban Characteristics and supports the existing R-1 zoning.

c. The proposed subdivision complies with applicable County, state and federal regulations.

►**Staff comment:** Based on the preliminary review, the proposed subdivision complies with applicable requirements, and continued compliance will be monitored during the development process.

d. The proposed subdivision, including its lot sizes, density, access, and circulation, is compatible with the existing and/or permissible zoning and future land use of adjacent property.

►**Staff comment:** A comparison between the development standards required by the R-1 zoning district and the proposed preliminary plat is shown in *Table 1* below; and demonstrates that the proposed subdivision is compatible with the lot sizes and density permissible by the zoning.

Table 1: **Comparison of Development Standards Required and Proposed**

Development Standard	Required by R-1	Proposed
Maximum Density	3 units per acre	1.33 units per acre
Min. Lot Width	75 feet	75 feet
Min. Lot Area	15,000 square feet	15,000 square feet

The Woodland Trails subdivision currently has one entrance on Oak Level Road at Timberland Way and a network of neighborhood roads placed within 60-foot wide rights-of-way supports internal circulation. A new secondary entrance on Oak Level Road will provide access to Phase IV and internal circulation will continue through connections with the existing road network via Sugar Pine Drive and South Timberland

Circle. In addition to this, four new 60-foot wide rights-of-way consisting of 2-lanes for vehicular traffic and 4-foot wide sidewalks for pedestrian travel will be provided.

e. The proposed subdivision will not have detrimental impacts on the safety or viability of permitted uses on adjacent properties.

►**Staff comment:** The Woodland Trail subdivision has been phased and the preliminary plat proposed is consistent with the prior DRI and rezoning approvals. Since the proposed preliminary plat represents the final phase of the development and completes the subdivision, it should not have detrimental impacts on the safety or viability of the adjacent properties.

f. The proposed public facilities are adequate to serve the normal and emergency demands of the proposed development, and to provide for the efficient and timely extension to serve future development.

►**Staff comment:** The roads within the proposed subdivision will be dedicated to Bryan County.

g. That the subdivision design provides adequate amenities and connectivity to roads, sidewalks and trails.

►**Staff comment:** Through the continuation of Sugar Pine Drive and Timberland Circle, the Woodland Trail Phase IV subdivision will connect to the larger network of streets and sidewalks completed through earlier phases. The proposed preliminary plat also provides for a 4.75-acre tract of common area centrally located in Phase IV.

h. That utilities for all major subdivisions are placed underground**.**

►**Staff comment:** The placement of utilities will be reviewed during the engineering construction plan review, and undergrounding of utilities will be enforced.

i. That the tree protection requirements of Article 18 of the Bryan County Engineering Design Standards are satisfied.

►**Staff comment:** The tree protection requirements of Article 18 of the Bryan County Engineering Design Standards will be reviewed with the engineering construction plans.

IV. Staff Recommendation

Staff recommends approval of the preliminary plat.

V. Recommendation

Recommendation: The Commission may recommend that the preliminary plat be approved, conditionally approved, or denied.

The Commission may continue the hearing for additional information from the applicant, additional public input or for deliberation.

►**Motion Regarding Recommendation:** Having considered the evidence in the record, upon motion by Commissioner _____, second by Commissioner _____, and by vote of __ to __, the Commission hereby recommends approval as proposed/approval with conditions/denial of the proposed preliminary plat.

APPLICATION FOR PRELIMINARY PLAT AND CONSTRUCTION PLAN APPROVAL

PROJECT NAME: WOODLAND TRAIL PHASE 4

CASE SD# 3099-19 DATE RECEIVED 3/1/19

Map and Parcel # 063 001 Zone R-1

Owner(s) of property: LOT PROS, LLC
C/O SCOTT STAFFORD

Owners' address PO BOX 741
RICHMOND HILL, GA 31324

Owners' phone no. 912-663-8576

E-MAIL ADDRESS: info@themulberryco.com

Applicant: LOT PROS, LLC - SCOTT STAFFORD

Applicant's address 175 CEDAR STREET
RICHMOND HILL, GA 31324

Applicant's phone no. 912-663-8576

E-MAIL ADDRESS: info@themulberryco.com

Location of Property Oak Level Road - Woodland Trail Subdivision

Address of Property N/A

Total Acreage 126 ACRES

Existing structures NONE

Current use of property UNDEVELOPED

Proposed use of property(s) 168 SINGLE-FAMILY LOTS

x C. Scott Stafford
Signature of property owner/applicant

2-28-19
Date

Signature of property owner/applicant

Bryan County
Board of Commissioners

Department of Planning & Zoning

VERIFICATION OF PAID TAXES

X The undersigned verifies that all Bryan County property taxes, billed to date to the parcel listed below, have been paid in full to the Tax Commissioner of Bryan County, Georgia.

_____ The undersigned verifies that all Bryan County fire and garbage taxes for the parcel listed below have been paid in full to the Tax Commissioner of Bryan County, Georgia.

063 001
Parcel Identification Number

x C. Scott Stoppard
Signature of Applicant

2-28-19
Date

BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

Payment of all taxes billed to date for the above referenced parcel have been verified as paid current and confirmed by the signature below.

Name: Tiffany M. Diehl Title: Tax Clerk

Signature: Date: 3-1-19

IF APPLYING FOR A MOBILE HOME PERMIT, PLEASE COMPLETE THE FOLLOWING:

Manufactured Home:
_____ Make
_____ Model
_____ Year
_____ Serial #

_____ The undersigned verifies that a current Bryan County Decal has been issued of the mobile home referenced above.

Signature: _____ Date: _____

Pittman Engineering Co., LLC
Post Office Box 822
Richmond Hill, Georgia 31324
912-445-0578

February 26, 2019

Mr. Kirk Croasmun, P.E.
Bryan County Planning & Zoning
66 Captain Matthew Freeman Drive Suite 201
Richmond Hill, GA 31324

Re: Woodland Trail Phase 4
Landfill Letter
Bryan County, Georgia

Dear Kirk:

On behalf of our client and owner of the subject property, Lot Pros, LLC, we hereby state to the best of our knowledge, information and belief, the subject property has never been used as a landfill and there are not any existing dangerous environmental situations.

Sincerely,

PITTMAN ENGINEERING CO. LLC

Jason J. Bryant, P.E.
Principal

Tuesday, March 12, 2019 7:44:04 PM

Vicinity Map N.T.S.

PHASE #4:

CURRENT ZONING: R-1 (SINGLE FAMILY, RESIDENTIAL)
TOTAL AREA: ±126 ACRES ACRES
LOT AREA: 63.94 ACRES
R/W AREA: 14.94 ACRES (12% of ±126 ACRES)
DENSITY: (168 LOTS)/(±126 ACRES)=(1.33 LOTS/ACRE)

NOTES:
DEVELOPER SHALL BE RESPONSIBLE FOR DRAINAGE UNTIL 50% OF THE LOTS HAVE BEEN SOLD. DEVELOPER SHALL THEN TURN OWNERSHIP AND RESPONSIBILITY OF THE DRAINAGE SYSTEM OUTSIDE OF THE COUNTY RIGHT-OF-WAY OVER TO THE HOA.

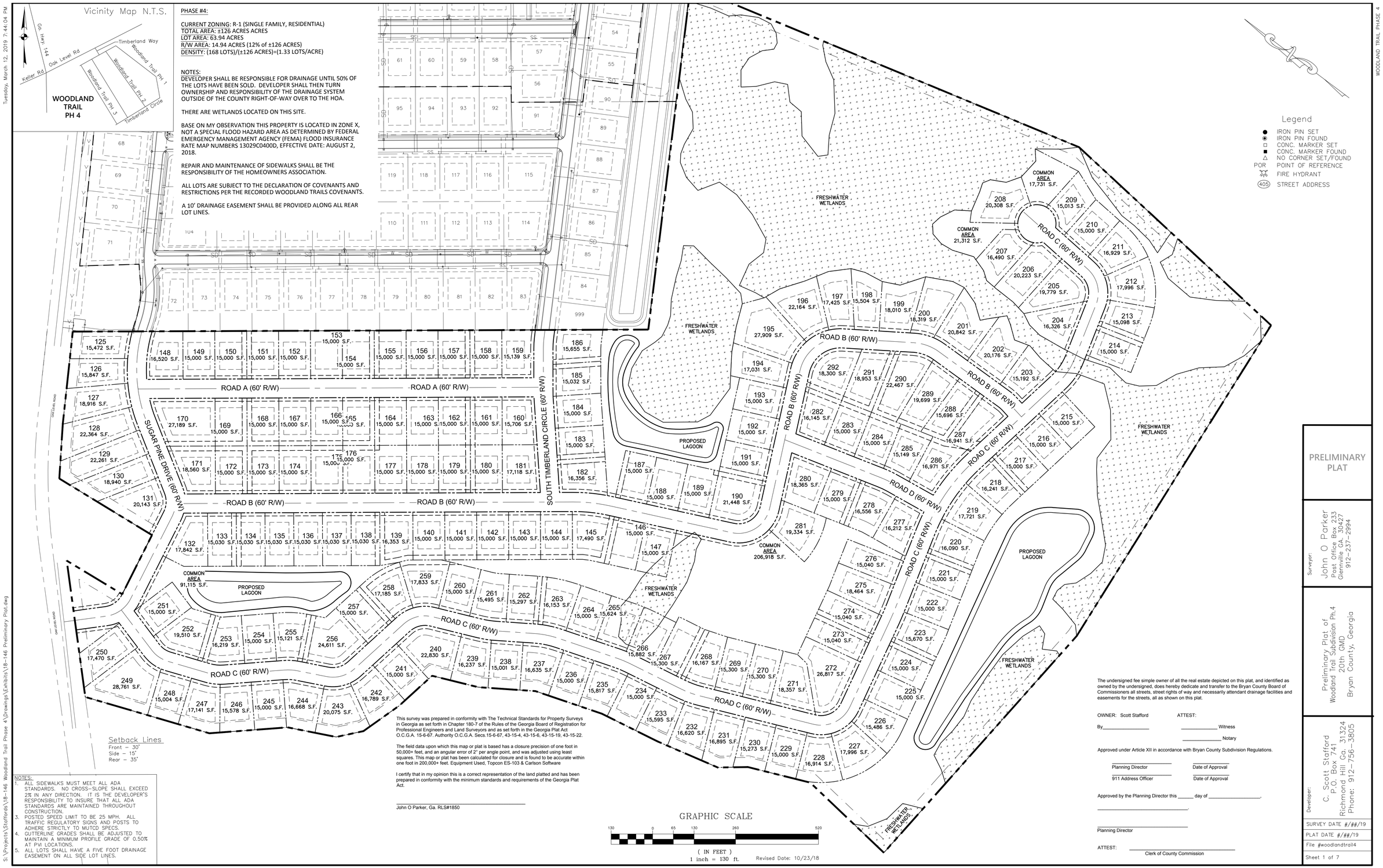
THERE ARE WETLANDS LOCATED ON THIS SITE.

BASE ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBERS 13029C0400D, EFFECTIVE DATE: AUGUST 2, 2018.

REPAIR AND MAINTENANCE OF SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS PER THE RECORDED WOODLAND TRAILS COVENANTS.

A 10' DRAINAGE EASEMENT SHALL BE PROVIDED ALONG ALL REAR LOT LINES.



Setback Lines
Front – 30'
Side – 15'
Rear – 35'

NOTES:
1. ALL SIDEWALKS MUST MEET ALL ADA STANDARDS. NO CROSS-SLOPE SHALL EXCEED 2% IN ANY DIRECTION. IT IS THE DEVELOPER'S RESPONSIBILITY TO INSURE THAT ALL ADA STANDARDS ARE MAINTAINED THROUGHOUT CONSTRUCTION.
3. POSTED SPEED LIMIT TO BE 25 MPH. ALL TRAFFIC REGULATORY SIGNS AND POSTS TO ADHERE STRICTLY TO MUTCD SPECS.
4. GUTTERLINE GRADES SHALL BE ADJUSTED TO MAINTAIN A MINIMUM PROFILE GRADE OF 0.50% AT PVI LOCATIONS.
5. ALL LOTS SHALL HAVE A FIVE FOOT DRAINAGE EASEMENT ON ALL SIDE LOT LINES.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67. Authority O.C.G.A. Secs.15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

The field data upon which this map or plat is based has a closure precision of one foot in 50,000+ feet, and an angular error of 2" per angle point, and was adjusted using least squares. This map or plat has been calculated for closure and is found to be accurate within one foot in 200,000+ feet. Equipment Used, Topcon ES-103 & Carlson Software

I certify that in my opinion this is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of the Georgia Plat Act.

John O Parker, Ga. RLS#1850

GRAPHIC SCALE
130 0 65 130 260 520
(IN FEET)
1 inch = 130 ft.

Revised Date: 10/23/18

The undersigned fee simple owner of all the real estate depicted on this plat, and identified as owned by the undersigned, does hereby dedicate and transfer to the Bryan County Board of Commissioners all streets, street rights of way and necessarily attendant drainage facilities and easements for the streets, all as shown on this plat.

OWNER: Scott Stafford ATTEST:

By_____ _____ Witness

_____ Notary

Approved under Article XII in accordance with Bryan County Subdivision Regulations.

Planning Director Date of Approval

911 Address Officer Date of Approval

Approved by the Planning Director this _____ day of _____.

Planning Director

ATTEST: _____
Clerk of County Commission

PRELIMINARY PLAT

Surveyor:
John O Parker
Post Office Box 233
Glennville GA. 30427
912-237-2994

Preliminary Plat of
Woodland Trail Subdivision Ph.4
20th GMD
Bryan County, Georgia

Developer:
C. Scott Stafford
P.O. Box 741
Richmond Hill Ga. 31324
Phone: 912-756-3805

SURVEY DATE #/##/19
PLAT DATE #/##/19
File #woodlandtrail4
Sheet 1 of 7

S:\Projects\Stafford\18-146 Woodland Trail Phase 4\Drawings\Exhibits\18-146 Preliminary Plat.dwg

WOODLAND TRAIL PHASE 4

WOODLAND TRAIL PHASE 4

NOTES:
1. ALL SIDEWALKS MUST MEET ALL ADA STANDARDS. NO CROSS-SLOPE SHALL EXCEED 2% IN ANY DIRECTION. IT IS THE DEVELOPER'S RESPONSIBILITY TO INSURE THAT ALL ADA STANDARDS ARE MAINTAINED THROUGHOUT CONSTRUCTION.
3. POSTED SPEED LIMIT TO BE 25 MPH. ALL TRAFFIC REGULATORY SIGNS AND POSTS TO ADHERE STRICTLY TO MUTCD SPECS.
4. GUTTERLINE GRADES SHALL BE ADJUSTED TO MAINTAIN A MINIMUM PROFILE GRADE OF 0.50% AT PVI LOCATIONS.
5. ALL LOTS SHALL HAVE A FIVE FOOT DRAINAGE EASEMENT ON ALL SIDE LOT LINES.

PHASE #4:

CURRENT ZONING: R-1 (SINGLE FAMILY, RESIDENTIAL)
TOTAL AREA: ±126 ACRES ACRES
LOT AREA: 63.94 ACRES
R/W AREA: 14.94 ACRES (12% of ±126 ACRES)
DENSITY: (168 LOTS)/(±126 ACRES)=(1.33 LOTS/ACRE)

NOTES:
DEVELOPER SHALL BE RESPONSIBLE FOR DRAINAGE UNTIL 50% OF THE LOTS HAVE BEEN SOLD. DEVELOPER SHALL THEN TURN OWNERSHIP AND RESPONSIBILITY OF THE DRAINAGE SYSTEM OUTSIDE OF THE COUNTY RIGHT-OF-WAY OVER TO THE HOA.

THERE ARE WETLANDS LOCATED ON THIS SITE.

BASE ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBERS 13029C0400D, EFFECTIVE DATE: AUGUST 2, 2018.

REPAIR AND MAINTENANCE OF SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS PER THE RECORDED WOODLAND TRAILS COVENANTS.

A 10' DRAINAGE EASEMENT SHALL BE PROVIDED ALONG ALL REAR LOT LINES.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67. Authority O.C.G.A. Secs.15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

The field data upon which this map or plat is based has a closure precision of one foot in 50,000+ feet, and an angular error of 2" per angle point, and was adjusted using least squares. This map or plat has been calculated for closure and is found to be accurate within one foot in 200,000+ feet. Equipment Used, Topcon ES-103 & Carlson Software

I certify that in my opinion this is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of the Georgia Plat Act.

John O Parker, Ga. RLS#1850

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

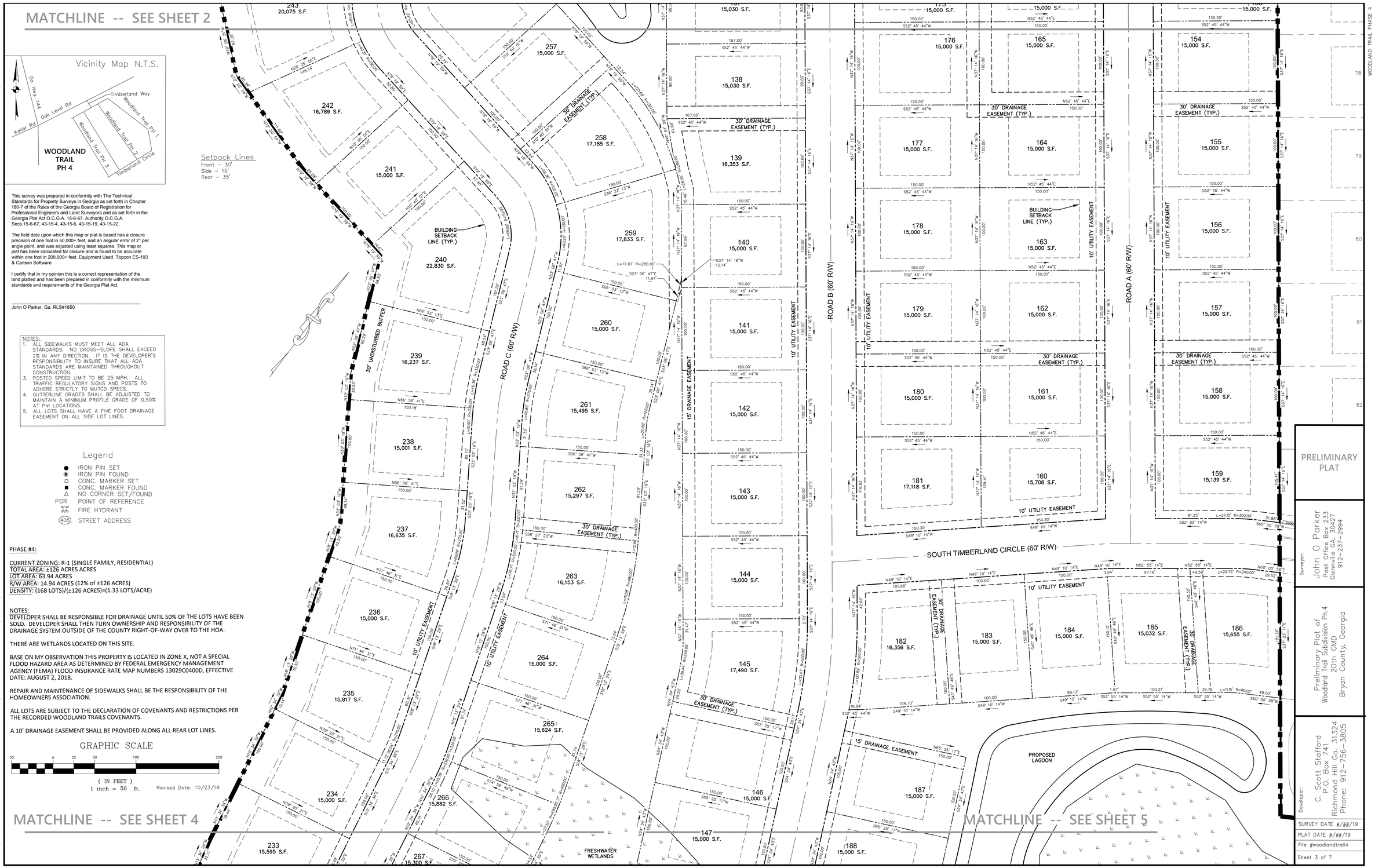
PRELIMINARY PLAT

Surveyor:
John O Parker
Post Office Box 233
Glennville GA. 30427
912-237-2994

Preliminary Plat of
Woodland Trail Subdivision Ph.4
20th GMD
Bryan County, Georgia

Developer:
C. Scott Stafford
P.O. Box 741
Richmond Hill Ga. 31324
Phone: 912-756-3805

SURVEY DATE #/##/19
PLAT DATE #/##/19
File #woodlandtrail4
Sheet 2 of 7



This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67. Authority O.C.G.A. Secs.15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

The field data upon which this map or plat is based has a closure precision of one foot in 50,000+ feet, and an angular error of 2" per angle point, and was adjusted using least squares. This map or plat has been calculated for closure and is found to be accurate within one foot in 200,000+ feet. Equipment Used, Topcon ES-103 & Carlson Software

I certify that in my opinion this is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of the Georgia Plat Act.

John O Parker, Ga. RLS#1850

NOTES:
1. ALL SIDEWALKS MUST MEET ALL ADA STANDARDS. NO CROSS-SLOPE SHALL EXCEED 2% IN ANY DIRECTION. IT IS THE DEVELOPER'S RESPONSIBILITY TO INSURE THAT ALL ADA STANDARDS ARE MAINTAINED THROUGHOUT CONSTRUCTION.
3. POSTED SPEED LIMIT TO BE 25 MPH. ALL TRAFFIC REGULATORY SIGNS AND POSTS TO ADHERE STRICTLY TO MUTCD SPECS.
4. GUTTERLINE GRADES SHALL BE ADJUSTED TO MAINTAIN A MINIMUM PROFILE GRADE OF 0.50% AT PVI LOCATIONS.
5. ALL LOTS SHALL HAVE A FIVE FOOT DRAINAGE EASEMENT ON ALL SIDE LOT LINES.

Legend
- IRON PIN SET
- IRON PIN FOUND
- CONC. MARKER SET
- CONC. MARKER FOUND
- NO CORNER SET/FOUND
- POR POINT OF REFERENCE
- FIRE HYDRANT
- (405) STREET ADDRESS

PHASE #4:

CURRENT ZONING: R-1 (SINGLE FAMILY, RESIDENTIAL)
TOTAL AREA: ±126 ACRES ACRES
LOT AREA: 63.94 ACRES
R/W AREA: 14.94 ACRES (12% of ±126 ACRES)
DENSITY: (168 LOTS)/(±126 ACRES)=(1.33 LOTS/ACRE)

NOTES:
DEVELOPER SHALL BE RESPONSIBLE FOR DRAINAGE UNTIL 50% OF THE LOTS HAVE BEEN SOLD. DEVELOPER SHALL THEN TURN OWNERSHIP AND RESPONSIBILITY OF THE DRAINAGE SYSTEM OUTSIDE OF THE COUNTY RIGHT-OF-WAY OVER TO THE HOA.

THERE ARE WETLANDS LOCATED ON THIS SITE.

BASE ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBERS 13029C0400D, EFFECTIVE DATE: AUGUST 2, 2018.

REPAIR AND MAINTENANCE OF SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS PER THE RECORDED WOODLAND TRAILS COVENANTS.

A 10' DRAINAGE EASEMENT SHALL BE PROVIDED ALONG ALL REAR LOT LINES.

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

Revised Date: 10/23/18

PRELIMINARY PLAT

Surveyor:
John O Parker
Post Office Box 233
Glennville GA. 30427
912-237-2994

Preliminary Plat of
Woodland Trail Subdivision Ph.4
20th GMD
Bryan County, Georgia

Developer:
C. Scott Stafford
P.O. Box 741
Richmond Hill Ga. 31324
Phone: 912-756-3805

SURVEY DATE #/##/19
PLAT DATE #/##/19
File #woodlandtrail4
Sheet 3 of 7

PHASE #4:

CURRENT ZONING: R-1 (SINGLE FAMILY, RESIDENTIAL)
TOTAL AREA: ±126 ACRES ACRES
LOT AREA: 63.94 ACRES
R/W AREA: 14.94 ACRES (12% of ±126 ACRES)
DENSITY: (168 LOTS)/(±126 ACRES)=(1.33 LOTS/ACRE)

NOTES:
DEVELOPER SHALL BE RESPONSIBLE FOR DRAINAGE UNTIL 50% OF THE LOTS HAVE BEEN SOLD. DEVELOPER SHALL THEN TURN OWNERSHIP AND RESPONSIBILITY OF THE DRAINAGE SYSTEM OUTSIDE OF THE COUNTY RIGHT-OF-WAY OVER TO THE HOA.

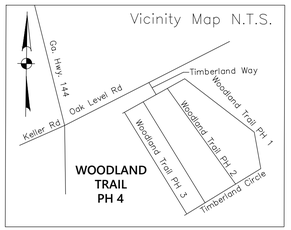
THERE ARE WETLANDS LOCATED ON THIS SITE.

BASE ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBERS 13029C0400D, EFFECTIVE DATE: AUGUST 2, 2018.

REPAIR AND MAINTENANCE OF SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS PER THE RECORDED WOODLAND TRAILS COVENANTS.

A 10' DRAINAGE EASEMENT SHALL BE PROVIDED ALONG ALL REAR LOT LINES.



This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67. Authority O.C.G.A. Secs.15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

The field data upon which this map or plat is based has a closure precision of one foot in 50,000+ feet, and an angular error of 2" per angle point, and was adjusted using least squares. This map or plat has been calculated for closure and is found to be accurate within one foot in 200,000+ feet. Equipment Used, Topcon ES-103 & Carlson Software

I certify that in my opinion this is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of the Georgia Plat Act.

John O Parker, Ga. RLS#1850

NOTES:
1. ALL SIDEWALKS MUST MEET ALL ADA STANDARDS. NO CROSS-SLOPE SHALL EXCEED 2% IN ANY DIRECTION. IT IS THE DEVELOPER'S RESPONSIBILITY TO INSURE THAT ALL ADA STANDARDS ARE MAINTAINED THROUGHOUT CONSTRUCTION.
3. POSTED SPEED LIMIT TO BE 25 MPH. ALL TRAFFIC REGULATORY SIGNS AND POSTS TO ADHERE STRICTLY TO MUTCD SPECS.
4. GUTTERLINE GRADES SHALL BE ADJUSTED TO MAINTAIN A MINIMUM PROFILE GRADE OF 0.50% AT PVI LOCATIONS.
5. ALL LOTS SHALL HAVE A FIVE FOOT DRAINAGE EASEMENT ON ALL SIDE LOT LINES.

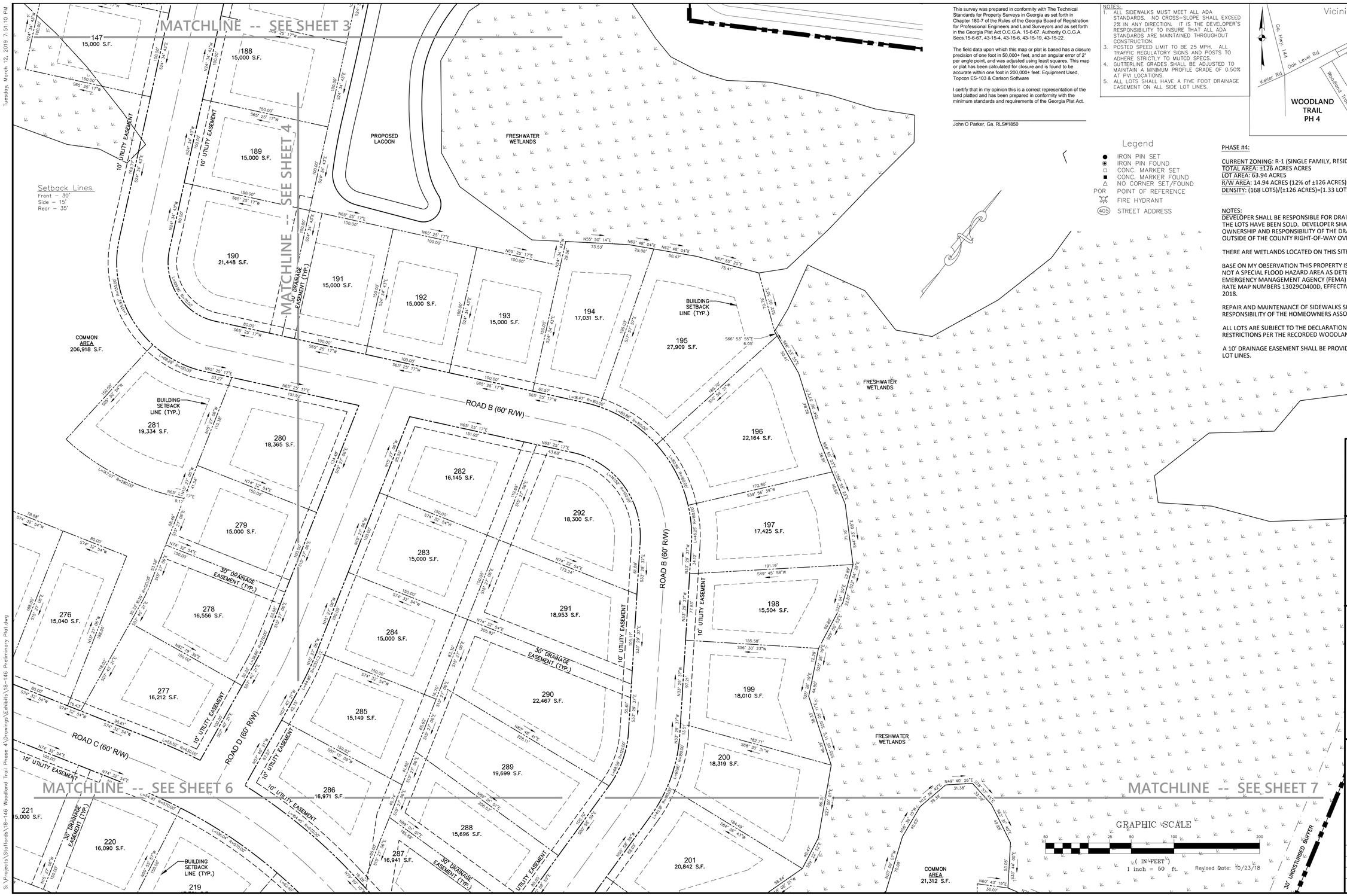
PRELIMINARY PLAT

Surveyor:
John O Parker
Post Office Box 233
Glennville GA, 30427
912-237-2994

Preliminary Plat of
Woodland Trail Subdivision Ph.4
20th GMD
Bryan County, Georgia

Developer:
C. Scott Stafford
P.O. Box 741
Richmond Hill Ga. 31324
Phone: 912-756-3805

SURVEY DATE #/##/19
PLAT DATE #/##/19
File #woodlandtrail4
Sheet 4 of 7



This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67. Authority O.C.G.A. Secs.15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

The field data upon which this map or plat is based has a closure precision of one foot in 50,000+ feet, and an angular error of 2" per angle point, and was adjusted using least squares. This map or plat has been calculated for closure and is found to be accurate within one foot in 200,000+ feet. Equipment Used, Topcon ES-103 & Carlson Software

I certify that in my opinion this is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of the Georgia Plat Act.

John O Parker, Ga. RLS#1850

NOTES:
1. ALL SIDEWALKS MUST MEET ALL ADA STANDARDS. NO CROSS-SLOPE SHALL EXCEED 2% IN ANY DIRECTION. IT IS THE DEVELOPER'S RESPONSIBILITY TO INSURE THAT ALL ADA STANDARDS ARE MAINTAINED THROUGHOUT CONSTRUCTION.
3. POSTED SPEED LIMIT TO BE 25 MPH. ALL TRAFFIC REGULATORY SIGNS AND POSTS TO ADHERE STRICTLY TO MUTCD SPECS.
4. GUTTERLINE GRADES SHALL BE ADJUSTED TO MAINTAIN A MINIMUM PROFILE GRADE OF 0.50% AT PVI LOCATIONS.
5. ALL LOTS SHALL HAVE A FIVE FOOT DRAINAGE EASEMENT ON ALL SIDE LOT LINES.

Vicinity Map N.T.S.

Ga. Hwy 144
Oak Level Rd
Keller Rd
Timberland Way
Woodland Trail Ph 1
Woodland Trail PH 2
Woodland Trail PH 3
Timberland Circle
WOODLAND TRAIL PH 4

Legend

- IRON PIN SET
- IRON PIN FOUND
- CONC. MARKER SET
- CONC. MARKER FOUND
- NO CORNER SET/FOUND
- POR POINT OF REFERENCE
- FIRE HYDRANT
- (405) STREET ADDRESS

PHASE #4:

CURRENT ZONING: R-1 (SINGLE FAMILY, RESIDENTIAL)
TOTAL AREA: ±126 ACRES ACRES
LOT AREA: 63.94 ACRES
R/W AREA: 14.94 ACRES (12% of ±126 ACRES)
DENSITY: (168 LOTS)/(±126 ACRES)=(1.33 LOTS/ACRE)

NOTES:
DEVELOPER SHALL BE RESPONSIBLE FOR DRAINAGE UNTIL 50% OF THE LOTS HAVE BEEN SOLD. DEVELOPER SHALL THEN TURN OWNERSHIP AND RESPONSIBILITY OF THE DRAINAGE SYSTEM OUTSIDE OF THE COUNTY RIGHT-OF-WAY OVER TO THE HOA.

THERE ARE WETLANDS LOCATED ON THIS SITE.

BASE ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBERS 13029C0400D, EFFECTIVE DATE: AUGUST 2, 2018.

REPAIR AND MAINTENANCE OF SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS PER THE RECORDED WOODLAND TRAILS COVENANTS.

A 10' DRAINAGE EASEMENT SHALL BE PROVIDED ALONG ALL REAR LOT LINES.

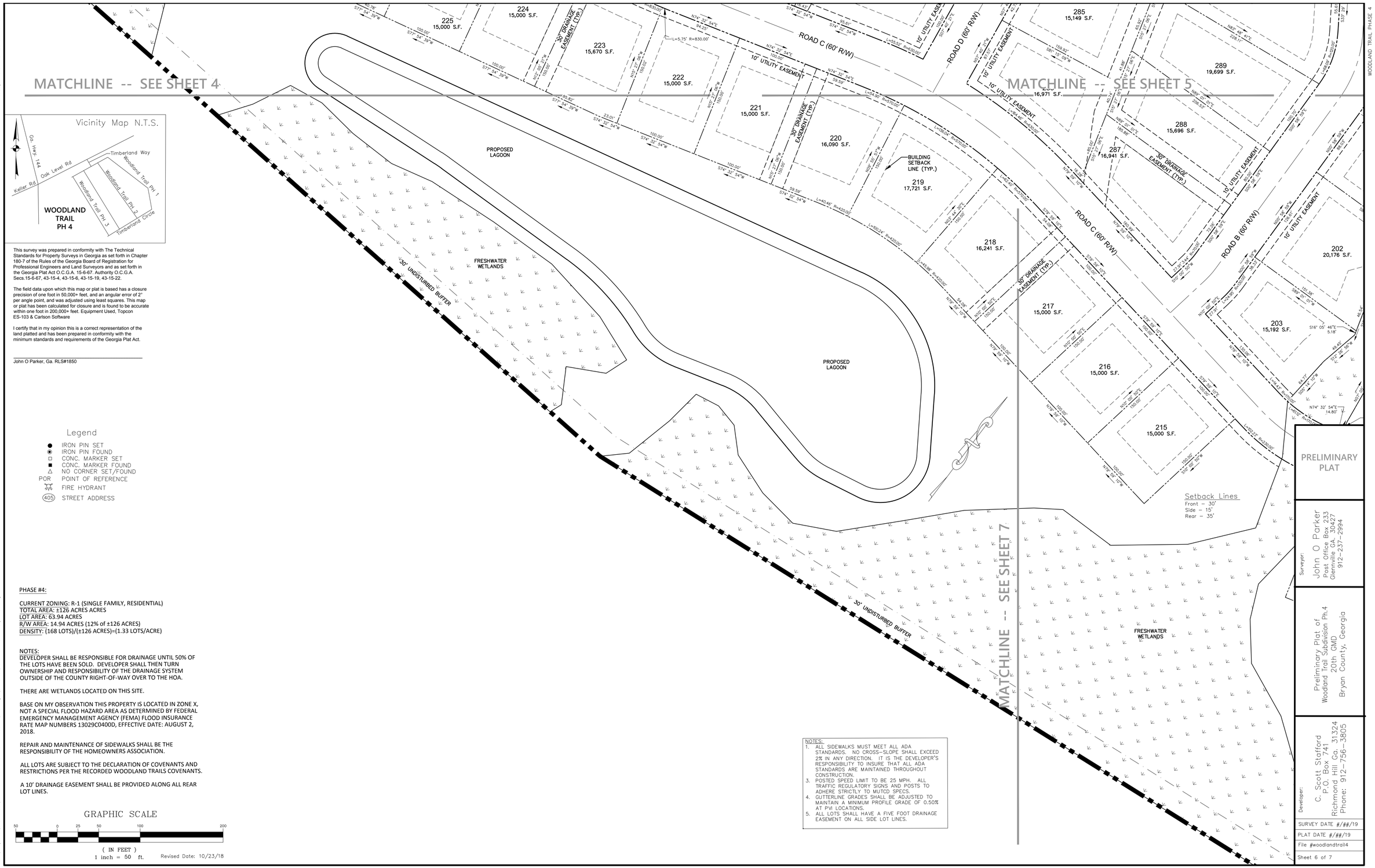
PRELIMINARY PLAT

Surveyor:
John O Parker
Post Office Box 233
Glennville GA. 30427
912-237-2994

Preliminary Plat of
Woodland Trail Subdivision Ph.4
20th GMD
Bryan County, Georgia

Developer:
C. Scott Stafford
P.O. Box 741
Richmond Hill Ga. 31324
Phone: 912-756-3805

SURVEY DATE #/##/19
PLAT DATE #/##/19
File #woodlandtrail4
Sheet 5 of 7



This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67. Authority O.C.G.A. Secs.15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

The field data upon which this map or plat is based has a closure precision of one foot in 50,000+ feet, and an angular error of 2" per angle point, and was adjusted using least squares. This map or plat has been calculated for closure and is found to be accurate within one foot in 200,000+ feet. Equipment Used, Topcon ES-103 & Carlson Software

I certify that in my opinion this is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of the Georgia Plat Act.

John O Parker, Ga. RLS#1850

Legend

- ● IRON PIN SET
- ◉ IRON PIN FOUND
- □ CONC. MARKER SET
- ■ CONC. MARKER FOUND
- △ NO CORNER SET/FOUND
- POR POINT OF REFERENCE
- FIRE HYDRANT
- (405) STREET ADDRESS

PHASE #4:

CURRENT ZONING: R-1 (SINGLE FAMILY, RESIDENTIAL)
TOTAL AREA: ±126 ACRES ACRES
LOT AREA: 63.94 ACRES
R/W AREA: 14.94 ACRES (12% of ±126 ACRES)
DENSITY: (168 LOTS)/(±126 ACRES)=(1.33 LOTS/ACRE)

NOTES:
DEVELOPER SHALL BE RESPONSIBLE FOR DRAINAGE UNTIL 50% OF THE LOTS HAVE BEEN SOLD. DEVELOPER SHALL THEN TURN OWNERSHIP AND RESPONSIBILITY OF THE DRAINAGE SYSTEM OUTSIDE OF THE COUNTY RIGHT-OF-WAY OVER TO THE HOA.

THERE ARE WETLANDS LOCATED ON THIS SITE.

BASE ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBERS 13029C0400D, EFFECTIVE DATE: AUGUST 2, 2018.

REPAIR AND MAINTENANCE OF SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS PER THE RECORDED WOODLAND TRAILS COVENANTS.

A 10' DRAINAGE EASEMENT SHALL BE PROVIDED ALONG ALL REAR LOT LINES.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Revised Date: 10/23/18

NOTES:
1. ALL SIDEWALKS MUST MEET ALL ADA STANDARDS. NO CROSS-SLOPE SHALL EXCEED 2% IN ANY DIRECTION. IT IS THE DEVELOPER'S RESPONSIBILITY TO INSURE THAT ALL ADA STANDARDS ARE MAINTAINED THROUGHOUT CONSTRUCTION.
3. POSTED SPEED LIMIT TO BE 25 MPH. ALL TRAFFIC REGULATORY SIGNS AND POSTS TO ADHERE STRICTLY TO MUTCD SPECS.
4. GUTTERLINE GRADES SHALL BE ADJUSTED TO MAINTAIN A MINIMUM PROFILE GRADE OF 0.50% AT PVI LOCATIONS.
5. ALL LOTS SHALL HAVE A FIVE FOOT DRAINAGE EASEMENT ON ALL SIDE LOT LINES.

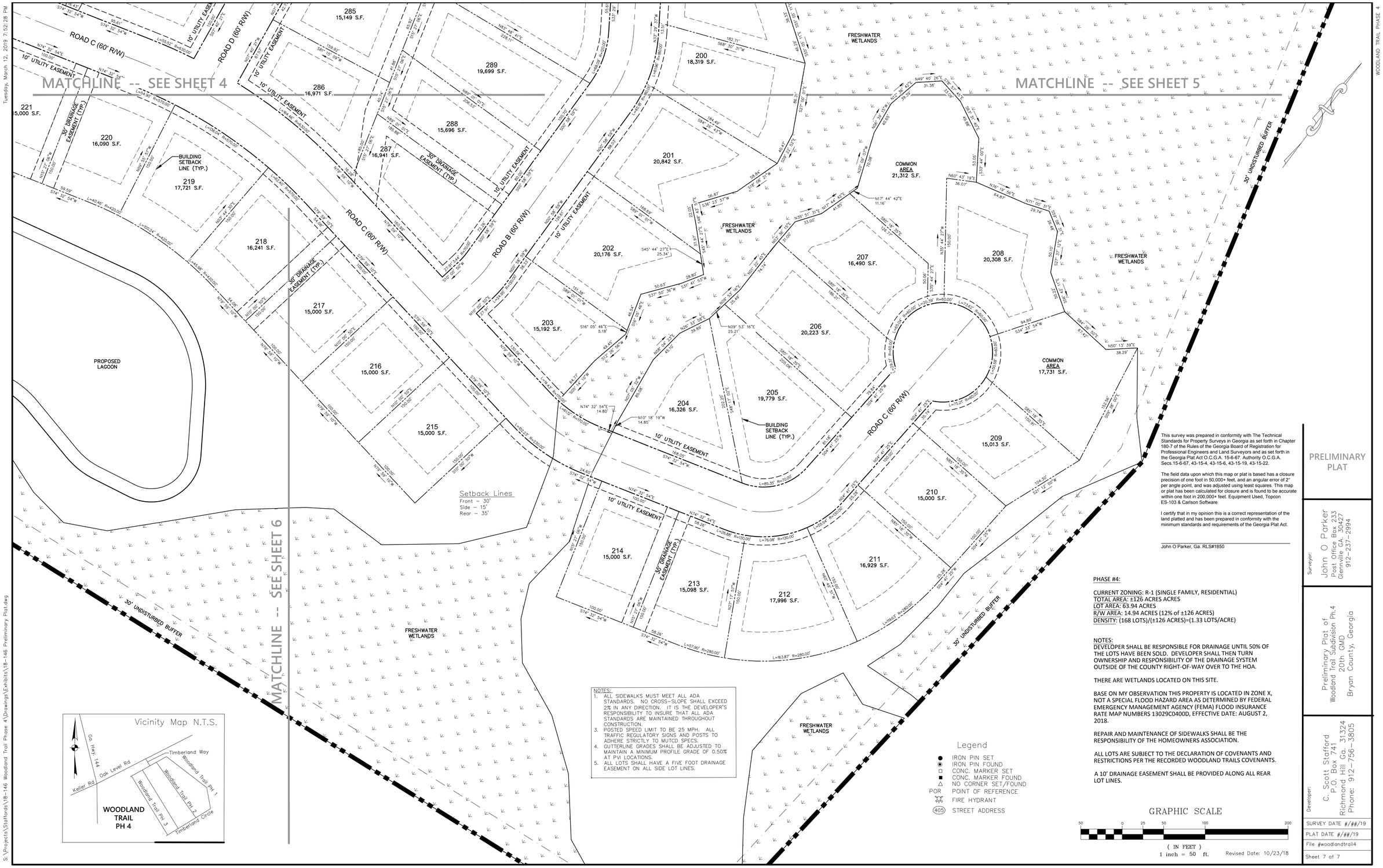
PRELIMINARY PLAT

Surveyor:
John O Parker
Post Office Box 233
Glennville GA. 30427
912-237-2994

Preliminary Plat of
Woodland Trail Subdivision Ph.4
20th GMD
Bryan County, Georgia

Developer:
C. Scott Stafford
P.O. Box 741
Richmond Hill Ga. 31324
Phone: 912-756-3805

SURVEY DATE #/##/19
PLAT DATE #/##/19
File #woodlandtrail4
Sheet 6 of 7



NOTES:
1. ALL SIDEWALKS MUST MEET ALL ADA STANDARDS. NO CROSS-SLOPE SHALL EXCEED 2% IN ANY DIRECTION. IT IS THE DEVELOPER'S RESPONSIBILITY TO INSURE THAT ALL ADA STANDARDS ARE MAINTAINED THROUGHOUT CONSTRUCTION.
3. POSTED SPEED LIMIT TO BE 25 MPH. ALL TRAFFIC REGULATORY SIGNS AND POSTS TO ADHERE STRICTLY TO MUTCD SPECS.
4. GUTTERLINE GRADES SHALL BE ADJUSTED TO MAINTAIN A MINIMUM PROFILE GRADE OF 0.50% AT PVI LOCATIONS.
5. ALL LOTS SHALL HAVE A FIVE FOOT DRAINAGE EASEMENT ON ALL SIDE LOT LINES.

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67. Authority O.C.G.A. Secs.15-6-67, 43-15-4, 43-15-6, 43-15-19, 43-15-22.

The field data upon which this map or plat is based has a closure precision of one foot in 50,000+ feet, and an angular error of 2" per angle point, and was adjusted using least squares. This map or plat has been calculated for closure and is found to be accurate within one foot in 200,000+ feet. Equipment Used, Topcon ES-103 & Carlson Software

I certify that in my opinion this is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of the Georgia Plat Act.

John O Parker, Ga. RLS#1850

PHASE #4:

CURRENT ZONING: R-1 (SINGLE FAMILY, RESIDENTIAL)
TOTAL AREA: ±126 ACRES ACRES
LOT AREA: 63.94 ACRES
R/W AREA: 14.94 ACRES (12% of ±126 ACRES)
DENSITY: (168 LOTS)/(±126 ACRES)=(1.33 LOTS/ACRE)

NOTES:
DEVELOPER SHALL BE RESPONSIBLE FOR DRAINAGE UNTIL 50% OF THE LOTS HAVE BEEN SOLD. DEVELOPER SHALL THEN TURN OWNERSHIP AND RESPONSIBILITY OF THE DRAINAGE SYSTEM OUTSIDE OF THE COUNTY RIGHT-OF-WAY OVER TO THE HOA.

THERE ARE WETLANDS LOCATED ON THIS SITE.

BASE ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBERS 13029C0400D, EFFECTIVE DATE: AUGUST 2, 2018.

REPAIR AND MAINTENANCE OF SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.

ALL LOTS ARE SUBJECT TO THE DECLARATION OF COVENANTS AND RESTRICTIONS PER THE RECORDED WOODLAND TRAILS COVENANTS.

A 10' DRAINAGE EASEMENT SHALL BE PROVIDED ALONG ALL REAR LOT LINES.

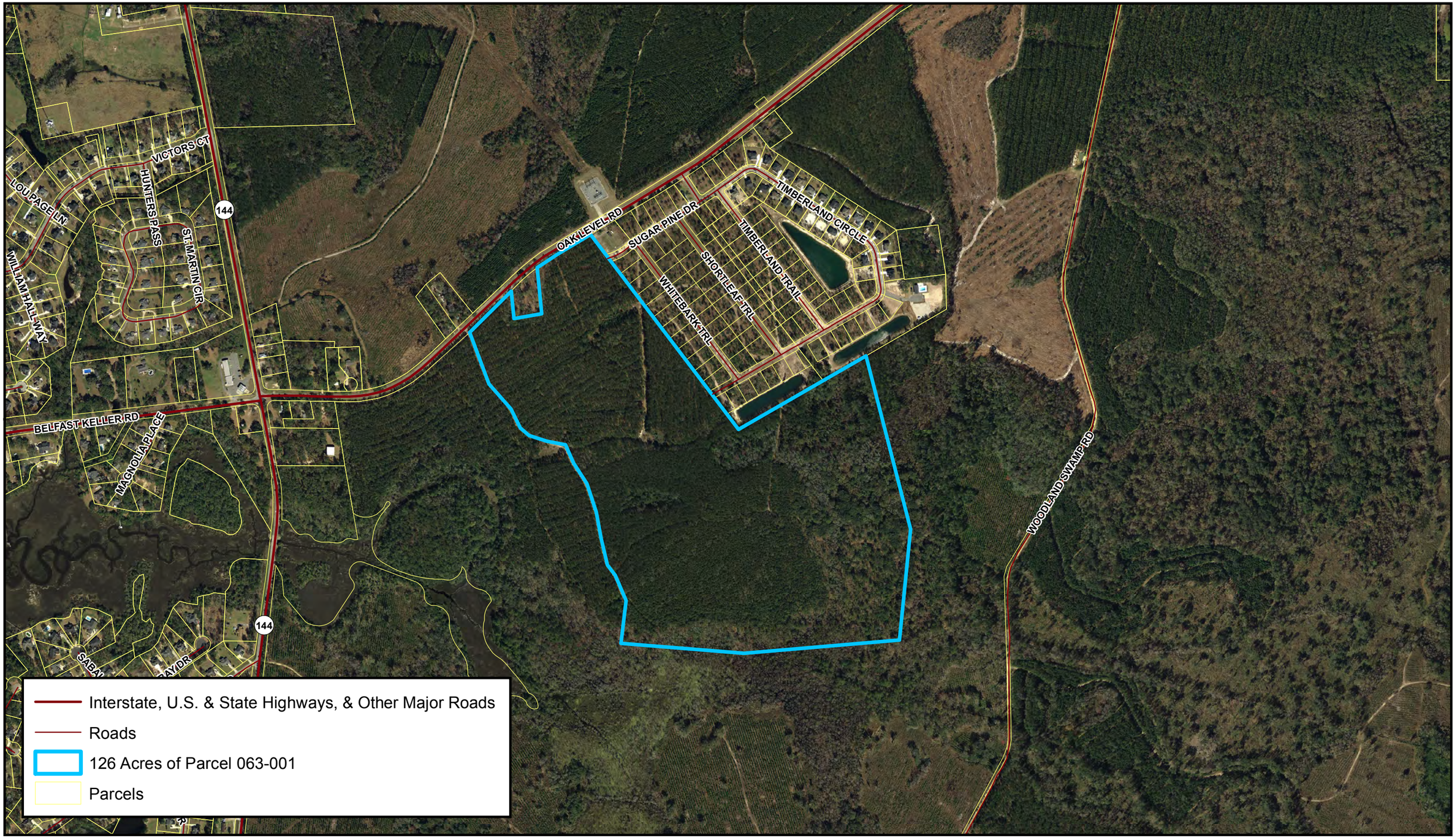
PRELIMINARY PLAT

Surveyor:
John O Parker
Post Office Box 233
Glennville GA 30427
912-237-2994

Preliminary Plat of
Woodland Trail Subdivision Ph.4
20th GMD
Bryan County, Georgia

Developer:
C. Scott Stafford
P.O. Box 741
Richmond Hill Ga. 31324
Phone: 912-756-3805

SURVEY DATE #/##/19
PLAT DATE #/##/19
File #woodlandtrail4
Sheet 7 of 7

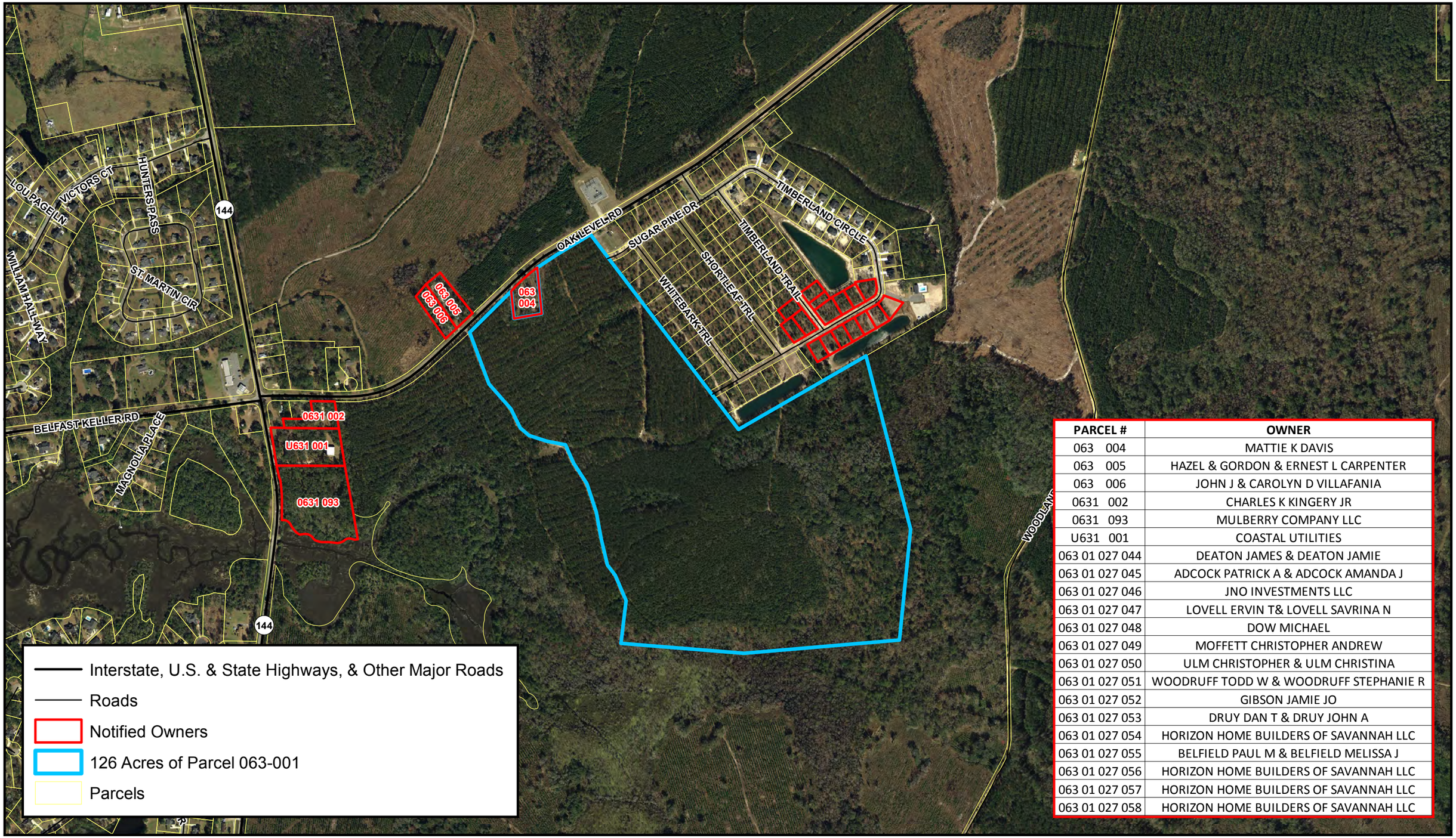


Produced by Bryan County GIS
November 2018

N

Location Map
Charles S Stafford (Scott)
Case SD# 3099-19

DISCLAIMER
Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The areas depicted in this GIS Map Product are approximate, and is not necessarily accurate to surveying or engineering standards. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for the information contained therein or if information is used for other than its intended purpose. Reproduction, dissemination, altering this data is not authorized without prior consent. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.



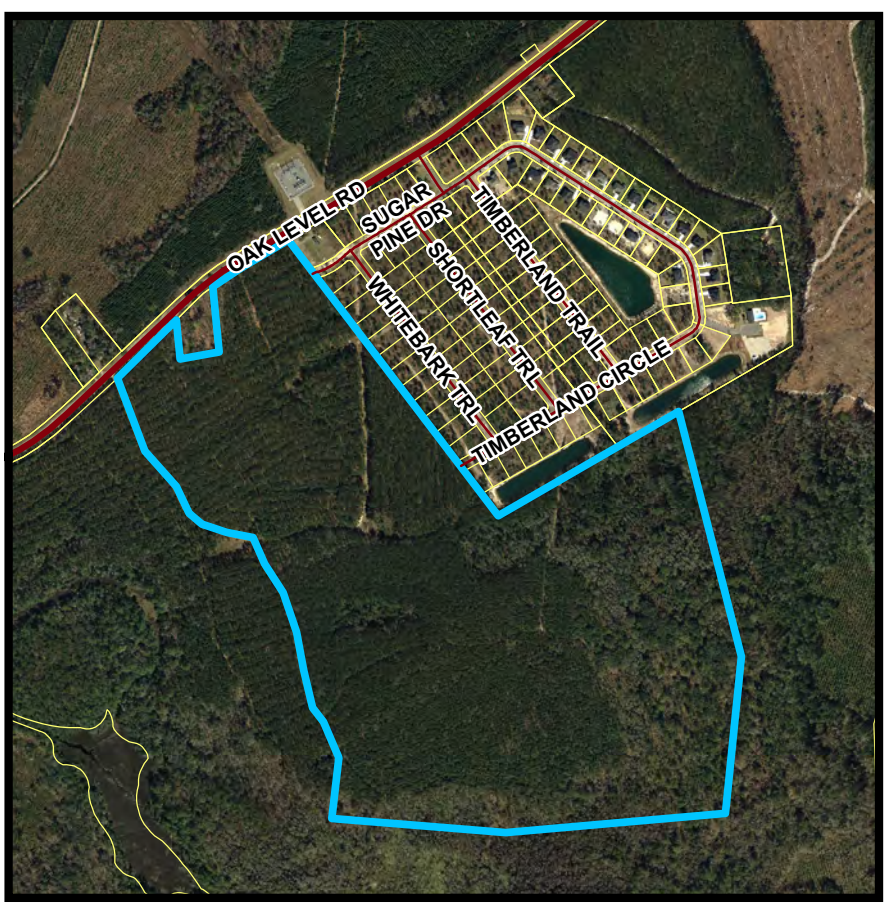
PARCEL #	OWNER
063 004	MATTIE K DAVIS
063 005	HAZEL & GORDON & ERNEST L CARPENTER
063 006	JOHN J & CAROLYN D VILLAFANIA
0631 002	CHARLES K KINGERY JR
0631 093	MULBERRY COMPANY LLC
U631 001	COASTAL UTILITIES
063 01 027 044	DEATON JAMES & DEATON JAMIE
063 01 027 045	ADCOCK PATRICK A & ADCOCK AMANDA J
063 01 027 046	JNO INVESTMENTS LLC
063 01 027 047	LOVELL ERVIN T& LOVELL SAVRINA N
063 01 027 048	DOW MICHAEL
063 01 027 049	MOFFETT CHRISTOPHER ANDREW
063 01 027 050	ULM CHRISTOPHER & ULM CHRISTINA
063 01 027 051	WOODRUFF TODD W & WOODRUFF STEPHANIE R
063 01 027 052	GIBSON JAMIE JO
063 01 027 053	DRUY DAN T & DRUY JOHN A
063 01 027 054	HORIZON HOME BUILDERS OF SAVANNAH LLC
063 01 027 055	BELFIELD PAUL M & BELFIELD MELISSA J
063 01 027 056	HORIZON HOME BUILDERS OF SAVANNAH LLC
063 01 027 057	HORIZON HOME BUILDERS OF SAVANNAH LLC
063 01 027 058	HORIZON HOME BUILDERS OF SAVANNAH LLC

Produced by Bryan County GIS
March 2019

N

Notification Map
Charles S Stafford (Scott)
Case SD# 3099-19

DISCLAIMER
Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The areas depicted in this GIS Map Product are approximate, and is not necessarily accurate to surveying or engineering standards. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for the information contained therein or if information is used for other than its intended purpose. Reproduction, dissemination, altering this data is not authorized without prior consent. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.



Interstate, U.S. & State Highways, & Other Major Roads

Roads

126 Acres of Parcel 063-001

Parcels

Produced by Bryan County GIS
November 2018

N

Overview Map
Charles S Stafford (Scott)
Case SD# 3099-19

DISCLAIMER
Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The areas depicted in this GIS Map Product are approximate, and is not necessarily accurate to surveying or engineering standards. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for the information contained therein or if information is used for other than its intended purpose. Reproduction, dissemination, altering this data is not authorized without prior consent. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: April 2, 2019

REGARDING THE APPLICATION OF: Kurt Mentzer, requesting a private road lot split for a parcel, PIN# 0632-077 in unincorporated Bryan County, Georgia. The creation of a private road and two lots is proposed.	Staff Report by Sara Farr-Newman Dated: March 27, 2019

I. Application Summary

Requested Action: Public hearing and consideration of a private road lot split for Bryan County. The application by Kurt Mentzer proposes to create a private road and two lots from parcel PIN# 0632-077, located off of Harbour Lane, in unincorporated Bryan County, Georgia.

Representative: **Alec B. Metzger**

Applicant: **Kurt Mentzer**

Owner: **KURT MENTZER**
64 TIVOLI TRAIL
RICHMOND HILL, GA 31324

Applicable Regulations:

Bryan County Interim Development Ordinance, Section 2: Minor Subdivisions

II. General Information

1. Application: A subdivision application was submitted by Alec B. Metzger, on March 1, 2019. After reviewing the application, the Administrator certified the application as being generally complete on March 11, 2019. Per the IDO, the Planning and Zoning Commission has final authority for approving or denying -Private Road Lot Split plats.

2. Notice: Public notice for this application was as follows:
A. Legal notice was published in the Bryan County News on March 14, 2019.
B. Notice was sent to Surrounding Land Owners on March 26, 2019.

C. The site was posted for Public Hearing on March 19, 2019

3. Background: The approximately 4.239-acre tract is located off of Harbour Lane located in South Bryan County. The applicant is proposing to subdivide the tract into two parcels, Parcel A 1.926 acres and Parcel B 2.047 acres, and a private road, 0.266 acres. Aside from an existing dirt drive and an existing dock, the lot is vacant. There was previously a house on the property that has been demolished. The applicant is proposing to install a private road accessed from Harbour Lane to allow each parcel to be accessed. Larger trees are planned to be preserved if possible. A small portion of the property is located in a flood zone (AE); and wetlands, which have been delineated, are located on the property. An access easement is proposed to ensure both properties have access to the dock. The future plans for the property are to build a single family home on each lot. The parcel owners will enter an Agreement for maintenance for common ownership/easements. A draft of the Agreement, "Agreement for the Tivoli Point Homeowners Association," is included in the application packet.

4. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on March 1, 2019, unless otherwise noted.

"A" Exhibits- Application:

A-1 Minor Subdivision Application

A-2 Plat

A-3 Aerial View

"B" Exhibits- Agency Comments:

The Development Review Committee met on March 12, 2019, and comments are incorporated into this staff report.

"C" Exhibits- Bryan County Supplements

C-1 Vicinity Map

C-2 Current South Bryan Zoning Map

C-3 Comprehensive Plan South Bryan Character Area Map

"D" Exhibits- Public Comment:

No Public Comments Received

III. Sec. 2. Article XIII: Minor Subdivisions:

Section 1302. Limitation on Subsequent Minor Subdivisions. The minor subdivision process may be used no more than once for any parcel that is included within the boundaries of a minor subdivision or is a remaining portion of a parcel that was previously subdivided using the minor subdivision process. The limitation of this section applies only to private road lot splits.

►**Staff comment:** If approved, the parcel cannot be subdivided again, which is noted on the plat.

Section 1303. Approval Criteria for Private Road Lot Splits.

a. All lots created by a simple lot split shall comply with the minimum area and dimensional standards of Bryan County's zoning and subdivision regulations.

►**Staff comment:** The lot is zoned R-1, which requires a minimum lot size of 30,000 square feet and frontage of 75 feet. Lot 64 A is 1.93 acres and has 125.36 feet of frontage. Lot 64 B is 2.047 acres and has 308.57 feet of frontage. Both lots meet the requirements.

b. Each lot shall be independently accessible from an abutting public or existing private road created in compliance with applicable Bryan County Standards.

►**Staff comment:** Both lots will be accessible from the new private road.

c. No public road shall be created through the private lot split process, but the plat may include the dedication of public right-of-way for the widening of existing public roads abutting lots included in the lot split.

►**Staff comment:** No public road is being created.

d. Private roads shall be placed in a private road right-of-way at least forty (40) feet in width, unless the County Engineer finds that greater width is needed due to topography, drainage, or private road alignment. Private roads for lot splits shall comply with the Private County Road Dirt Standards in areas designated for the agricultural and low density residential future land use category in the Comprehensive Plan and with the Private County Road Crush and Run Standards in areas designated for other future land use categories.

►**Staff comment:** A 40-foot right-of-way is proposed for the new private road. The private road must meet the crush and run standards.

e. Private roads shall not exceed three hundred (300) feet in length from the edge of the nearest public right-of-way to most distant property line along the road or driveway.

►**Staff comment:** The private road is 218 feet in length from its intersection with Harbour Lane.

f. Off-site utility improvements are limited to water and/or sewer line extensions of not more than two-hundred (200) feet from the nearest property line of the subdivision.

►**Staff comment:** This standard is not applicable, because both lots will use septic and well. The Environmental Health Department completed a site evaluation and approved the site.

g. The applicant shall submit a Homeowners Association document that shall be recorded with the final plat that assigns ownership of and responsibilities for the maintenance of private roads and drainage systems. A note in accordance with section 1701 shall be included on the plat. The responsible party shall be one or more of the lot owners in the subdivision.

►**Staff comment:** The applicant provided a Homeowners Association document that includes maintenance of the property and private road; and the required notation has been provided on the proposed plat under Note 13.

h. Off-site storm water improvements are limited to abutting rights-of-way or easements, which may be used only with the owner's consent.

►**Staff comment:** Not applicable.

IV. Staff Recommendation

Staff recommends approval of the private road lot split with the following conditions:

1. The Homeowners Association document is recorded with the plat;
2. A signature line is added for the Planning & Zoning Chairman on the plat;
3. A note is added stating no building permits will be issued until the private road is constructed and approved by the Director of Engineering.
4. The private road name must be approved by the 911 Director prior to plat recording.

V. Approval

Recommendation: The Commission may approve the minor subdivision as requested, or it may approve the minor subdivision subject to provisions, or it may deny the minor subdivision.

The Commission may continue the hearing for additional information from the applicant, additional public input or for deliberation.

►**Motion Regarding Approval:** Having considered the evidence in the record, upon motion by Commissioner _____, second by Commissioner _____, and by vote of __ to __, the Commission hereby approves as proposed/approves with provisions/denies the proposed minor subdivision.

Sara Farr-Newman

From: Youmans, Skip <Skip.Youmans@dph.ga.gov>
Sent: Thursday, March 14, 2019 10:33 AM
To: Sara Farr-Newman
Cc: Amanda Clement; May, Michael D.
Subject: Re: 64 Tivoli

Follow Up Flag: Follow up
Flag Status: Flagged

The applicant met with Mike and myself this morning. We have no objection to the project and approve the property to be subdivided.

Skip

John W. "Skip" Youmans
Environmental Health Specialist III
Bryan County Environmental Health
66 Capt. Matthew Freeman Dr. #146
Richmond Hill, GA 31324
Phone (912) 756-2636
Fax (912) 756-2416
skip.youmans@dph.ga.gov

Reader Advisory Notice: Email to and from a Georgia state agency and/or a County Board of Health is generally public record, except for content that is confidential under specific laws. Security by encryption is applied to all confidential information sent by email from the Georgia Department of Public Health (DPH) and/or County Board of Health. This message is only intended for specific recipient(s) and may contain privileged, private or sensitive information. If you received this message in error, please delete it and contact me.

From: Sara Farr-Newman <snewman@bryan-county.org>
Sent: Wednesday, March 13, 2019 1:56 PM
To: Skip Youmans
Cc: Amanda Clement
Subject: 64 Tivoli

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Skip,

Please see attached application. Their Site evaluation application is on page 9. I also attached a soils report. Thanks and let me know if you need anything else.

ENGINEERING SERVICES, INC.
• Environmental • Marine • Civil • Survey

10 Chatham Center South Dr.
Suite 100
Savannah, GA 31405
Phone: (912) 232-6533
Fax: (912) 233-4580
www.emc-eng.com

LETTER OF TRANSMITTAL

TO: Bryan County
Planning & Zoning Dept.
66 Capt. Matthew Freeman Dr.
Suite 201
Richmond Hill, GA 31324
Attn: Amanda Clement

DATE: 3-1-19 FILE: 18-0149

RE: Tivoli Point Minor Subdivision
Pin# 0632077
Harbour Lane, Bryan County, GA

We are transmitting ☑ herewith, ☐ under separate cover, the following:

ITEM	ACTION	VIA
☑ Prints	☑ For your use	☐ Mail
☐ Tracings	☑ For review	☐ Air mail
☐ Specifications	☐ No exceptions taken	☑ Messenger
☐ Shop drawings	☐ Make corrections noted	
☑ Correspondence	☐ Rejected-resubmit	
☑ Other		

COPIES	DATE	DESCRIPTION
1		Preliminary Plat Checklist and Application & Check
1		LDA Checklist and Application & Check
1		Draft Home Owners Association Agreement
4		Construction Plans/Preliminary Plat
1		Current Property Deed and Plat
6		Preliminary Plans/Plat (11x17)

REMARKS: Submitting preliminary package for minor subdivision of 64 Tivoli Trail into 2 lots. All pertinent documents and plans are attached for review and execution. Please let me know if there are any questions or additional information if required.

BY: Alec B. Metzger
Alec B. Metzger, P.E.
Savannah Branch Manager

BRYAN COUNTY
PLANNING & ZONING DEPARTMENT

51 N.Courthouse St.
Pembroke, Ga. 31321
912-653-3893
Fax 912-653-3864

66 Capt. Matthew Freeman Dr.
Richmond Hill, Ga. 31324
912-756-3177 OR 756-7962
Fax 912-756-7951

ARTICLE XIII
Requirements for Approval of a Minor Subdivision

REQUIRED ITEMS

- ☑ Completed Application.
- ☑ Required Fees. ($250.00)
- ☑ Copies of last recorded deed and plat relating to the land proposed to be divided.
- ☑ Evidence of Applicant's ownership on the effective date of this Ordinance of the land proposed to be divided.
- ☑ Two (2) Copies of the proposed Final Plat prepared in accordance with Section 1202 and Section 203 of the Bryan County Subdivision Regulations
- ☑ DIGITAL and six (6) 11 X 17 inch copies of revised Final Plat.
- ☑ Three (3) copies of the proposed Construction Plans for the road to be constructed. Construction Plans must be prepared in accordance with Appendix A Section II of the Bryan County Subdivision Regulations. In the event that a road exists to serve the lots within the proposed Subdivision, a letter may be requested from the County Engineer, which certifies that the road currently meets county specifications in lieu of providing construction plans.
- ☑ A Land Disturbing Activity Permit issued pursuant to the Soil Erosion and Sedimentation Control Ordinance of Bryan County, or a completed application for such permit, along with all supporting material. All Persons involved in land development, design, review, permitting, construction, monitoring, or inspection of any land disturbing activity shall meet the education and training certification requirements, dependent on their level of involvement. For more information on this certification, please contact Coastal Georgia RC&D Council at 185 Richard Davis Drive, Suite 201 Richmond Hill, Georgia 31324 912-459-2070
- ☑ A topographical survey of the land to be divided by a licensed surveyor or an Engineer showing topography at vertical intervals of not more than One (1) foot and a certificate from an Engineer stating that drainage from the land to be divided will not affect adjacent property owners. If the proposed work will affect adjacent property owners by changing the flow of water to or from their property, an agreement or easement shall be provided.
- ☑ If a plat contains wetlands, the U.S. Army Corps of Engineers stamp must be included on the plat.

"Wetlands shown on this plat are under the jurisdiction of the Army Corps of engineers. Lot owners may be subject to penalty by law for disturbance to these wetlands areas without proper authorization."

- NA ☐ D.O.T. Approval must be obtained for subdivisions abutting a road maintained by the State of Georgia.

☑ Environmental Site Assessment or the Affidavit described in Section 512(b) in the Bryan County Subdivision Regulations.

If the proposed subdivision creates a Remaining Tract, defined as, the balance of a tract after deducting the Lot or Lots proposed for approval under Articles XIII, XIV, or XV, the following information regarding the Remaining Tract must be submitted with the application:

NA ☐ Whether a habitable dwelling is located on the remaining tract?

NA ☐ If the habitable dwelling is served by an on-site water system or sewage disposal system, indicate whether such system(s) are located on the remaining tract.

NA ☐ Measurement of road frontage on remaining tract.

NA ☐ A sketch showing the acreage and dimensions of the Remaining Tract, along with the location of the Habitable Dwelling(s) and water/sewerage system(s), if existing, and the location of abutting roads).

The planning and zoning director shall determine whether the remaining tract must be shown on the final plat under Article XIII

NA ☐ The proposed subdivision consists of no more than three lots and a remaining tract.

NA ☐ The land to be divided existed as an existing lot of record on June 6, 1995, and has not been subdivided since said date.

NA ☐ The Road, whether paved or not, must intersect an existing public road and be designated as an Approved Private Road by the County Administrator.

The Final Plat shall conform to O.C.G.A. 15-6-67, known as the Georgia Plat Act, as amended, and any additional requirements prescribed in the Bryan County Ordinances and any other applicable laws and existing engineering policies of Bryan County.

The Final Plat shall also bear the items listed in the Appendix to the Bryan County Subdivision Regulations entitled required items and certifications, along with any other items as may be required by ordinance. No road in a subdivision approved under Article XIII can be dedicated to or accepted as a Public Road by the County Commission.

A Final Plat recorded under Article XIII must bear the following stamp in 12 point type or larger:

"NO DEDICATION OF ROAD"

The recording of this plat has been approved on the condition that the Private Road shown on this Plat may not be dedicated to or accepted by the County Commission as a County maintained road.

BRYAN COUNTY
PLANNING & ZONING DEPARTMENT

RECEIVED
MAR - 1 2019

ARTICLE XIII
REQUEST FOR APPROVAL OF A MINOR SUBDIVISION

CASE SD# 3098-19 DATE RECEIVED _____

Map and Parcel # 0632077 Zone R-1

Owner(s) of property: Kurt Mentzer

Owners' address' 12000 Lilac Drive
Anchorage, AK 99516

Owner's phone no. 912-247-9673

E-Mail Address: mentzer@afoc.com

Applicant: Same as above

Applicant's address "

Applicant's phone no. " Fax no. "

E-Mail Address: "

Location of Property Off of Harbour Lane Road

Address of Property 64 Tivoli Trail

Total Acreage 4.3 acres

Existing structures none - existing house removed

Current use of property residential

Proposed use of property residential

X _____ X 2/28/2019
Signature of property owner/applicant Date

ROAD MAINTENANCE AGREEMENT
(Pursuant to Article XIII)

I, Kurt Mentzer understand that subdivisions under Article XIII include a *No Dedication of Road* Clause. Therefore, this road cannot and will not be accepted by Bryan County as a *County Maintained Road.* Consequently, I understand that it is the responsibility of the property owner(s) to maintain said road created under Article XIII, Section(s) 1300-1317 of the Bryan County Zoning Ordinance.

Owner/Applicant

Signed this 28 day of Feb, 2019

Notary Public
My Commission Expires 12-20-21

JENNIFER CUDMORE
Notary Public
State of Alaska
My Commission Expires Dec 20, 2021

AFFIDAVIT
(Pursuant to Section 512 – Environmental Site Assessment)

I, Kurt Mentzer do hereby certify that I am the owner of said property identified as 64 Tivoli Trail, Parcel 0632077.

The above property, to the best of my knowledge, has:

1. Never been used as a landfill.
2. No environmentally dangerous situation(s) exist on said land.

Submitted to Bryan County Planning and Zoning Department this 28 day of February, 2019

(Kurt Mentzer)
Property Owner

Witness

Notary Public

Signed and sealed this 28 day of February, 2019
My Commission expires: [illegible]

JENNIFER CUDMORE
Notary Public
State of Alaska
My Commission Expires Dec 20, 2021

AUTHORIZATION BY PROPERTY OWNER

I, Jennifer Cudmore, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Bryan County, Georgia.

He/She authorizes the person named below to act as applicant in the pursuit of a subdivision of this property.

I hereby authorize the staff of the Bryan County Department of Planning and Zoning to inspect the premises which are subject of this zoning application.

Name of Applicant: Kurt D. Mentzer

Address: 64 Tivoli Trail

City: Richmond Hill State: GA Zip Code: 31324

Telephone Number: 907-317-5373 Fax Number: _____

Signature of Owner

2/28/2019
Date

X Kurt Mentzer
Owners Name (Print)

Personally appeared before me

Kurt Mentzer
Applicant (Print)

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

This 28 day of February, ~~2011~~ 2019

Notary Public

(Notary Seal)

JENNIFER CUDMORE
Notary Public
State of Alaska
My Commission Expires Dec 20, 2021

BRYAN COUNTY
PLANNING & ZONING DEPARTMENT

51 North Courthouse Street
P.O. Box 1071
Pembroke, Georgia 31321
912-653-5252
Fax 912-653-3864

66 Captain Matthew Freeman Drive
Suite 201
Richmond Hill, Georgia 31324
912-756-3177
Fax 912-756-7951

VERIFICATION OF PAID TAXES

✓ The undersigned verifies that all Bryan County property taxes, billed to date to the parcel listed below, have been paid in full to the Tax Commissioner of Bryan County, Georgia.

✓ The undersigned verifies that all Bryan County fire and garbage taxes for the parcel listed below have been paid in full to the Tax Commissioner of Bryan County, Georgia.

0632077
Parcel Identification Number

X
Signature of Applicant

2/28/2019
Date

BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

Payment of all taxes billed to date for the above referenced parcel have been verified as paid current and confirmed by the signature below.

Name: _____ Title: _____

Signature: _____ Date: _____

IF APPLYING FOR A MOBILE HOME PERMIT, PLEASE COMPLETE THE FOLLOWING:

Manufactured Home: _____ Make
_____ Model
_____ Year
_____ Serial #

_____ The undersigned verifies that a current Bryan County Decal has been issued on the mobile home referenced above.

Signature: _____ Date: _____

*NOTE: A separate verification form must be completed for each tax parcel.

Revised 05/16/2014

Georgia Department of Public Health
Bryan County | Richmond Hill
Environmental Health

Coastal Health District
Diane Z. Weems, M.D., District Health Director

66 Captain Matthew Freeman Drive, Suite 146
Richmond Hill, Georgia 31324
Phone: 912-756-2636 | Fax: 912-756-2416

SITE EVALUATION APPLICATION

The following form must be filled out completely and submitted to the health department with an approved plat.

Applicant's name Kurt Mentzer Phone number 912 247 9673
Mailing address 12000 Lilac Drive
City Anchorage State AK Zip 99516

Property to be tested:

Tax map # 0032077 parcel # —
Subdivision — lot —
911 address 64 Tivoli Trail
City Richmond Hill State GA Zip 31324
Type facility(residence, etc.) residence
Water supply: ____ public ____ community ✓ individual
Water system owner NA
Address NA Phone number NA
Well located required distance from possible pollution source: ✓ yes ____ no
Garbage disposal/garbage grinder: ____ yes ✓ no

Reasons for property to be tested:

✓ planning & zoning ____ mortgage co.
____ other (explain) minor subdivision

Specific directions to lot (lot should be marked clearly)
650± feet North of intersection of Harbour Lane & Catherine View

X [signature] X 2/25/2019
Applicant Date

Office use only:

date received ____
payment $ ____ check# ____

Zoning Clearance Clearance no. ____
Zone: ____ Lot size: ____
Any existing residence on property: ____ Yes ____ No
Proposed use of property: ____

Approved: ____ Date: ____

BRYAN County Environmental Health
Site Evaluation Form

Subdivision _____ Lot 0603207 Block _____ Acreage 4.3

Street Address 66 Tivoli Trail _____ (Directions on Back)

Water Supply: Public ✓ Ind. Well ____ Number of Bedrooms _____ Garbage Disposal _____

House Design (Check one) Slab ✓ Crawl Space ____ Split Level ____ Basement ____ Other _____ (Specify)

Plumbing Stub Out Location (Check one) Slab ✓ Crawl Space ____ Split Level ____ Basement ____

Type of On Site Sewage Management System requested (indicate one): Conventional Septic Tank System ✓

Alternative On Site Sewage Management System NA
(Specify System Requested)

The grant of a permit by the county board of health for the installation of any on site sewage management system does not constitute a warranty or endorsement.

The following information must be provided: 1) lot sketch showing lot dimensions, proposed building location/dimensions, proposed building line and side line distances; 2) street or road name; 3) well location if applicable and well locations on adjacent property; 4) driveway, patio or other paved surfaces; 5) underground utilities; 6) plumbing stub out and proposed drainfield location 7) location of easements and flood plain.

Sketch

see plan

The above information as furnished is true, and correct to the best of my knowledge. I hereby apply for an on site sewage management system construction permit and inspection of that system based upon this information. The applicant and/or owner is responsible for adverse soil conditions, such as rock or water tables, encountered.

X Kurt D. Mentzer 907-317-5373
Owner's name Owner's address Phone #

Kurt Mentzer 907-317-5373
Applicant's name Applicant's address Phone #

Signature _____ Date of application 2/28/2019

Fee Amount Paid _____ Received by _____ Date _____

Date of evaluation _____ EHS _____ Approved ____ Disapproved ____

BRYAN COUNTY PLANNING AND ZONING
P.O. BOX 1071
PEMBROKE, GEORGIA 31321

WETLANDS DETERMINATION CERTIFICATION

I _____
name organization

do hereby certify that the property located at map and parcel # _____ with

address _____,

☐ **contains**

☐ **does not contain**

jurisdictional wetlands as defined by the U.S. Army Corps of Engineers.

_____
Signature of Certified Soil Scientist or Wetlands Consultant

If the parcel of land is found to contain wetlands, delineation shall be required on the plat presented to the Planning Commission for approval. This delineation shall include all metes, bounds, and distances for wetland area. The following statement shall be shown on Mylar to be approved.

Wetlands shown on this plat are under the jurisdiction of the army corps of engineers. Lot owners may be subject to penalty by law for disturbance to these wetland areas without proper authorization."

PLAT REQUIREMENTS

Plats shall conform to the amended Code Section 15-6-67 of the Official Code of Georgia. In addition the following information shall be shown:

1. Vicinity map showing location of project
2. Name of owner of record
3. Name of subdivision, if applicable
4. Date
5. North arrow showing grid, true or magnetic (reference will not be accepted by itself)
6. Graph Scale
7. Name, signature, registration number, and seal of registered surveyor and date of preparation.
8. Name of county and general militia district in which subdivision or lot is located.
9. Scale to meet requirements of Georgia Plat Act.
10. Sufficient data to reproduce accurately on the ground the location, bearing, and length of every road and alley line, lot line, easement, boundary line, and building line whether curved or straight, This shall include the radius, point of tangency, and other data for curved property lines and curved road, to an appropriate accuracy and in conformance with good surveying practices.
11. Names of owners of record of all adjoining land and all property boundaries, water courses, roads, easements, utilities, and other such improvements, which cross or form, any boundary line of the tract being subdivided.
12. If applicable, exact boundaries and original property lines within the tract of land being subdivided shown with bearings and distances.
13. Roads and alleys, right-of-way width, and road names.
14. Error of Closure.
15. Lot lines.
16. Parks, school sites, or other public open spaces, if any.
17. All dimensions shall be to the nearest one-one hundredth (1/100) of a foot ad angles to the nearest second.
18. Accurate description of the location of all the monuments and markers.
19. Utility easements and widths. Location, dimensions, and purpose of any easements. (Water, gas, sanitary sewer, storm drainage, electrical lines, telephone lines, ca le TV)
20. Signed certificates shall appear on the final plat which is submitted to the Board of Commissioners, Planning Commission, or Planning Director, by the divider/developer for recording as required in the subdivision regulations.
21. Location of all buffers, if applicable.
22. Letter or number to identify each lot or site.
23. Show all watercourses, wetlands, and flood zones, if any.
24. All plats shall show the expected limits of the one hundred year flood where appropriate.
25. Current zoning, setbacks, minimum lot frontage and lot size requirements for applicable zone.
    Area of each divided/subdivided tract indicated next to the minimum size requirements (acre/square foot) of the Bryan County Zoning Ordinance for the Zoning District in which the tract is situated.
26. Proposed finish floor elevations, if situated in an Unnumbered A Zone.
27. Location of all retention & detention basin for storm water control, if any.
28. Location of existing adjoining property lines.
29. New 911 address assigned by the surveyor.
30. Total Acreage of tract or tracts being surveyed.
31. All Sidewalks or Pedestrian Ways should be shown on the plat or designated in a note that should read as follows: **Sidewalks should be constructed prior to Certificate of Occupancy on the following lots: (give lot numbers)**

The following certifications must appear on preliminary and final plats approved under this ordinance:

1. **Approved under Article _____ in accordance with Bryan County Subdivision Regulations.**

Planning Director	**Date of Approval**
911 Address Officer	**Date of Approval**

2. The following statements should be included on Article XI and Article XII Subdivision Plat:

   a. **Attest:** _____
   clerk of county commission

b. The undersigned fee simple owner of all the real estate depicted on this plat, and identified as owned by the undersigned, does hereby dedicate and transfer to the bryan county board of commissioners all streets, street rights of way and necessarily attendant drainage facilities and easements for the streets, all as shown on this plat.

Owner attest:

_____ _____ witness

_____ notary

3. The following statements should be included on Article XIII Subdivision Plat:

a. Lots abutting an approved Private Road System established under an Article XIII cannot be further subdivided unless such subdivisions meet all the requirements of Article V, which includes Road Paving.
b. The recording of this Plat has been approved on the condition that the Private Road shown on this Plat may not be dedicated to or accepted by the County Commission as a County Maintained Road.
c. No Building Permits will be issued until the road is built according to standards described in Article 9, Section 907 of the Bryan County Engineering and Design Standards.

AGREEMENT

for the

TIVOLI POINT HOMEOWNERS ASSOCIATION

This agreement is made this day of March, 2019, between both owners of Tivoli Point subdivision in Richmond Hill, Georgia, to establish and define the Tivoli Point Homeowners Association.

1. Term and applicability. The term of this agreement shall commence once signed and witnessed by both parties and continue in perpetuity until lawfully terminated by both parties in writing. Neither property within Tivoli Point may be further subdivided without the written authorization of the other owning party. Neither property, nor any facility identified as joint use by this or subsequent written agreements or amendments, may be offered to outside persons for rent or in-kind payment (vacation home swapping) without the written authorization of the other owning party. In the event of the sale of one of the two properties, the new prospective owner must agree and sign this agreement, its amendments, and any subsequent standing agreements as a pre-condition of the sale.

2. Facilities. The facilities covered by this agreement include, 1) the dock and any facilities jointly erected on the peninsula area approaching the same and intended for common use; 2) the private road, Tivoli Lane, as well as the shoulder areas and adjoining lighting and landscaping; 3) fencing surrounding the perimeter of Tivoli Point and the gate at the Tivoli Lane entrance; and, 4) if ultimately shared, the well that exists at the time of this original agreement.

3. Operations, maintenance, and compliance requirements. Any costs stemming from the normal operation and maintenance of items outlined in paragraph 2 to ensure they remain in good and safe working order and in compliance with federal, state, and local laws and regulations shall be equally shared on a 50:50 basis. This includes any public utilities and any regular preventative maintenance and general upkeep intended to maintain both form (aesthetics) and function of items in their original (at the time of this agreement or original installation) condition.

> **3a. Dock.** Due to the costs associated with docks and difficulty insuring them, repair and/or reconstruction of any substantial damage (greater than $10,000) or complete loss of the dock shall require a separate agreement per paragraph 4.

4. Enhancements or additions. Any facility enhancements or additions to items outlined in paragraph 2 that are not required by law, regulation, or to maintain their safe operation shall require a separate written agreement reflecting mutual ascent as to the timing, design, contractor selection, budget, and project cost sharing. Unilateral funding of the project will not preclude the requirement for mutual agreement on all aspects except budget and contractor selection, or limit the use of said enhancements or additions by all Tivoli Point owners and their families and guests. Any enhancement or addition that alters the scope of paragraph 2 shall require an amendment to this agreement upon project completion. All project agreements will expire at project completion and be archived by both

owners. Following any project completion, both parties will assume 50:50 responsibility of said enhancement or addition as outlined by this agreement, unless otherwise amended.

5. Damages. Facility damage of paragraph 2 items committed by either owner, family member, or guest that is beyond normal wear and tear shall be the sole responsibility of the responsible owner for repair. Non-attributable damages will be addressed on a joint 50:50 basis in accordance with paragraph 3.

6. Insurance. Both owners shall carry liability and property insurance coverage for joint use and common properties and facilities in addition to personal property insurance. Filing claims for damages outlined in paragraph 5 as the responsibility of a sole owner shall be that owner's responsibility and be filed only against their insurance policy. Non-attributable damages, if claimed, will require joint insurance filings and full disclosure to both insurance providers.

7. Amendments. This agreement shall constitute the entire agreement between the contracting parties and no variance or modification thereof shall be valid and enforceable except by supplemental agreement or amendment in writing, executed and approved in the same manner as this agreement.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

Signed in the presence of:

_____

_____

Owner 1:

By: _____

Kurt D. Mentzer

Signed in the presence of:

_____

_____

Owner 2:

By: _____

Derek S. Mentzer

2

DOCH 000115
FILED IN OFFICE
1/8/2019 01:43 PM
BK:1341 PG:742-743
REBECCA G. CROWE
CLERK OF SUPERIOR
COURT
Bryan County

REAL ESTATE TRANSFER TAX
PAID: $590.00

PT-61 015-2018-002634

(SPACE ABOVE THIS LINE FOR RECORDING DATA)

STATE OF GEORGIA)
) LIMITED WARRANTY DEED
COUNTY OF BRYAN)

THIS INDENTURE, made and entered into this 21st day of December, 2018, between JESSE E. BROGDON and CAROLE E. WRIGHT BROGDON, as Parties of the First Part, and KURT D. MENTZER, as Party of the Second Part.

-WITNESSETH-

THAT the said Parties of the First Part, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars and other valuable considerations to them in hand paid by the said Party of the Second Part, at and before the sealing of these presents, the receipt of which is hereby acknowledged, heve granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell and convey unto the said Party of the Second Part, his heirs, executors, administrators, successors and assigns, the following described property, to-wit:

ALL that certain lot, tract or parcel of land situate, lying and being in the 20th G.M. District of Bryan County, Georgia, containing 4.3 acres, more or less, being shown on that certain plat of survey entitled "Plat of a 4.3 Acre Tract of Land, 20th G.M. District, Bryan County, Georgia", prepared by Lanier Land Surveying, Inc., dated November 27, 2001, recorded in the Office of the Clerk of the Superior Court of Bryan County, Georgia, in Plat Slide 513, Page 2. Said plat being incorporated herein by reference thereto for descriptive and all other legal purposes. Said property is presently known as 64 Tivoli Trl, Richmond Hill, GA 31324.

SUBJECT, HOWEVER, to all valid restrictions, easements and rights-of-way of record.

TO HAVE AND TO HOLD the above-described property, together with all and singular, the rights, members, hereditaments and appurtenances unto the same belonging or in anywise appertaining, unto the said Party of the Second Part, his heirs, executors, administrators, successors and assigns, in fee simple forever;

HENDERSON
LAW FIRM, LLC
Post Office Box 580
Richmond Hill, GA 31324
(912) 756-2631
Our File: 48879-01

BK:1341 PG:743

AND LASTLY, the said Parties of the First Part, for themselves and their heirs, executors, administrators, successors and assigns, will warrant and forever defend the right and title to the above-described property unto the said Party of the Second Part, his heirs, executors, administrators, successors and assigns, against the claims of all persons claiming under, by or through said Parties of the First Part.

IN WITNESS WHEREOF, the said Parties of the First Part have hereunto set their hands and affixed their seals on the day and year first above written as the date hereof.

Signed, sealed and delivered
in the presence of:

Julia Baker
Witness

Notary Public

[NOTARIAL SEAL]

MICHELE HENDERSON
My Commission Expires
03-07-2021
NOTARY PUBLIC
BRYAN COUNTY, GEORGIA
NP

Jesse E. Brogdon
by Carole Wright Brogdon
his attorney in fact (L.S.)
JESSE E. BROGDON

Carole E. Wright Brogdon (L.S.)
CAROLE E. WRIGHT BROGDON

DOCH 000116
FILED IN OFFICE
1/8/2019 01:43 PM
BK:1341 PG:744-750
REBECCA G. CROWE
CLERK OF SUPERIOR
COURT
Bryan County

?GIA INTANGIBL.
1504.50
January 8, 2019
Tax Collector/Commissioner
Bryan County

RECORDATION REQUESTED BY:
Ameris Bank
Richmond Hill
10425 Ford Ave
Richmond Hill, GA 31324

WHEN RECORDED MAIL TO:
Ameris Bank
Attn Loan Service Center
3299 Ross Clark Circle NW
Dothan, AL 36303-3039

SEND TAX NOTICES TO:
Kurt D. Mentzer
12000 Lilac Drive
Anchorage, AK 99516

HENDERSON LAW FIRM, LLC
POST OFFICE BOX 590
10950 FORD AVENUE
RICHMOND HILL, GA 31324
48879-01

SECURITY DEED

THIS SECURITY DEED dated December 21, 2018, is made and executed between Kurt D. Mentzer, whose address is 12000 Lilac Drive, Anchorage, AK 99516 (referred to below as "Grantor") and Ameris Bank, whose address is 10425 Ford Ave, Richmond Hill, GA 31324 (referred to below as "Lender").

GRANT OF SECURITY DEED. FOR AND IN CONSIDERATION of the financial accommodations to Grantor by Lender resulting in the obligation which is hereinafter more particularly described, and in order to secure that obligation, Grantor hereby grants, bargains, conveys, transfers, assigns and sells to Lender, with power of sale, all of Grantor's right, title, and interest in and to the following described real property: **The Real Property is located in Bryan County, State of Georgia and is described as follows:**

See Exhibit A, which is attached to this Security Deed and made a part of this Security Deed as if fully set forth herein.

TOGETHER WITH ANY AND ALL of the following: (i) all buildings, structures and improvements now or hereafter located on the real property or on any part or parcel thereof and all fixtures affixed or attached, actually or constructively, thereto; (ii) all and singular the tenements, hereditaments, easements and appurtenances belonging thereunto or in any wise appertaining thereto and the reversion and reversions, remainder or remainders thereof; (iii) all Rents accruing therefrom, whether now or hereafter due; (iv) all accounts and contract rights now or hereafter arising in connection with any part or parcel thereof or any buildings, structures or improvements now or hereafter located thereon, including without limitation all accounts and contract rights in and to all leases or undertakings to lease now or hereafter affecting the land or any buildings, structures, or improvements thereon; (v) all minerals, flowers, crops, trees, timber, shrubbery and other emblements now or hereafter located thereon or thereunder or on or under any part or parcel thereof; (vi) all estates, rights, title and interest therein, or in any part or parcel thereof; (vii) all equipment, machinery, apparatus, fittings, fixtures, furniture, furnishings, mobile homes, modular homes and all personal property of every kind or description whatsoever now or hereafter located thereon, or in or on the buildings, structures and improvements thereon, and used in connection with the operation and maintenance thereof, and all additions thereto and replacements thereof; and (viii) all building materials, supplies, goods and equipment delivered thereto and placed thereon for the purpose of being affixed to or installed or incorporated or otherwise used in the buildings, structures or other improvements now or hereafter located thereon or any part or parcel thereof.

The Real Property or its address is commonly known as 64 Tivoli Ln, Richmond Hill, GA 31324.

FUTURE ADVANCES. In addition to the Note, this Security Deed secures all future advances made by Lender to Grantor whether or not the advances are made pursuant to a commitment. Specifically, without limitation, this Security Deed secures, in addition to the amounts specified in the Note, all future amounts Lender in its discretion may loan to Grantor, together with all interest thereon.

THIS SECURITY DEED, INCLUDING THE ASSIGNMENT OF RENTS AND THE SECURITY INTEREST IN THE RENTS AND PERSONAL PROPERTY, IS GIVEN TO SECURE (A) PAYMENT OF THE INDEBTEDNESS AND (B) PERFORMANCE OF ANY AND ALL OBLIGATIONS UNDER THE NOTE IN THE ORIGINAL PRINCIPAL AMOUNT OF $501,500.00 WHICH HAS THE MATURITY DATE OF DECEMBER 21, 2033, THE RELATED DOCUMENTS, AND THIS SECURITY DEED. THIS CONVEYANCE SHALL BE CONSTRUED AS A DEED PASSING TITLE AND NOT AS A MORTGAGE. IT IS THE INTENTION OF GRANTOR AND LENDER TO CREATE A PERPETUAL OR INDEFINITE SECURITY INTEREST IN THE REAL PROPERTY DESCRIBED IN THIS SECURITY DEED PURSUANT TO O.C.G.A. 44-14-80 AND TO AGREE THAT TITLE SHALL NOT REVERT TO GRANTOR FOR A PERIOD OF SEVEN (7) YEARS FROM THE MATURITY DATE OF THE DEBT OR DEBTS SECURED BY THIS SECURITY DEED. HOWEVER, NOTHING IN THIS PARAGRAPH WILL IMPAIR LENDER'S RIGHTS TO COLLECTION OF THE INDEBTEDNESS AND FORECLOSURE OF THE SECURITY INTEREST IF THE INDEBTEDNESS IS NOT REPAID WHEN DUE. THIS SECURITY DEED IS GIVEN AND ACCEPTED ON THE FOLLOWING TERMS:

PAYMENT AND PERFORMANCE. Except as otherwise provided in this Security Deed, Grantor shall pay to Lender all amounts secured by this Security Deed as they become due and shall strictly perform all of Grantor's obligations under this Security Deed and the Related Documents.

POSSESSION AND MAINTENANCE OF THE PROPERTY. Grantor agrees that Grantor's possession and use of the Property shall be governed by the following provisions:

Possession and Use. Until the occurrence of an Event of Default, Grantor may (1) remain in possession and control of the Property; (2) use, operate or manage the Property; and (3) collect the Rents from the Property.

Duty to Maintain. Grantor shall maintain the Property in good condition and promptly perform all repairs, replacements, and maintenance necessary to preserve its value.

Compliance With Environmental Laws. Grantor represents and warrants to Lender that: (1) During the period of Grantor's ownership of the Property, there has been no use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance by any person on, under, about or from the Property; (2) Grantor has no knowledge of, or reason to believe that there has been, except as previously disclosed to and acknowledged by Lender in writing, (a) any breach or violation of any Environmental Laws, (b) any use, generation, manufacture, storage, treatment, disposal, release or threatened release of any Hazardous Substance on, under, about or from the Property by any prior owners or occupants of the Property, or (c) any actual or threatened litigation or claims of any kind by any person relating to such matters; and (3) Except as previously disclosed to and acknowledged by Lender in writing, (a) neither Grantor nor any tenant, contractor, agent or other authorized user of the Property shall use, generate, manufacture, store, treat, dispose of or release any Hazardous Substance on, under, about or from the Property; and (b) any such activity shall be conducted in compliance with all applicable federal, state, and local laws, regulations and ordinances, including without limitation all Environmental Laws. Grantor authorizes Lender and its agents to enter upon the Property to make such inspections and tests, at Grantor's expense, as Lender may deem appropriate to determine compliance of the Property with this section of the Security Deed. Any inspections or tests made by Lender shall be for Lender's purposes only and shall not be construed to create any responsibility or liability on the part of Lender to Grantor or to any other person. The representations and warranties contained herein are based on Grantor's due diligence in investigating the Property for Hazardous Substances. Grantor hereby (1) releases and waives any future claims against Lender for indemnity or contribution in the event Grantor becomes liable for cleanup or other costs under any such laws; and (2) agrees to indemnify, defend, and hold harmless Lender against any and all claims, losses, liabilities, damages, penalties, and expenses which Lender may directly or indirectly sustain or suffer resulting from a breach of this section of the Security Deed or as a consequence of any use, generation, manufacture, storage, disposal, release or threatened release occurring prior to Grantor's ownership or interest in the Property, whether or not the same was or should have been known to Grantor. The provisions of this section of the Security Deed, including the obligation to indemnify and defend, shall

qPublic.net™ Bryan County, GA

Summary

Parcel Number	0632 077
Location Address	64 TIVOLI TRL
Zip Code	31324
Legal Description	PB 513 / PG 2 (Note: Not to be used on legal documents)
Class	R3-Residential (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning	R-1
Tax District	County Unincorporated (District 03)
Millage Rate	25.375
Acres	4.3
Neighborhood	HERON POINT - INT (HERPT)
Homestead Exemption	No (S0)
Landlot/District	N/A

View Map

Owner

MENTZER KURT D
12000 LILAC DRIVE
ANCHORAGE, AK 99516

Land

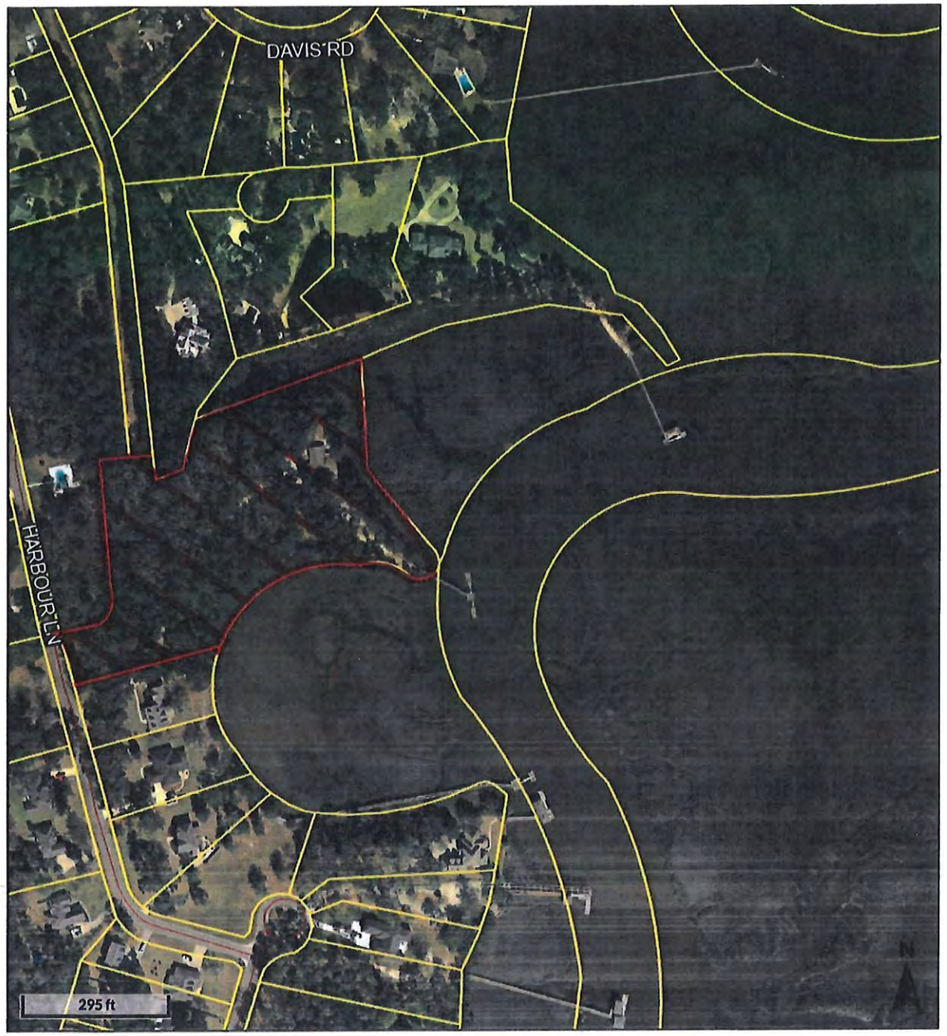
Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	HERON POINT MARSH	Lot	187,308	0	0	4.3	1

Residential Improvement Information

Style	Duplex (two family)
Heated Square Feet	1359
Interior Walls	Sheetrock
Exterior Walls	Wood
Foundation	Masonry
Attic Square Feet	0
Basement Square Feet	0
Year Built	1975
Roof Type	Asphalt Shingles
Flooring Type	Carpet/Tile
Heating Type	Central Heat/AC
Number Of Rooms	0
Number Of Bedrooms	0
Number Of Full Bathrooms	2
Number Of Half Bathrooms	0
Number Of Plumbing Extras	3
Value	$55,500
Condition	Average
Fireplaces\Appliances	CONST 1 STY 1 BOX 1

Style	Duplex (two family)
Heated Square Feet	1359
Interior Walls	Sheetrock
Exterior Walls	Wood
Foundation	Masonry
Attic Square Feet	0
Basement Square Feet	0
Year Built	1975
Roof Type	Asphalt Shingles
Flooring Type	Carpet/Tile

qPublic.net™ Bryan County, GA



Overview

Legend

- Parcels
- Roads
- Fort Stewart

Date created: 1/23/2019
Last Data Uploaded: 1/23/2019 6:26:17 AM

Developed by Schneider GEOSPATIAL

Bryan County Informational Map

8/9/2018 1:25:48 PM

- Site Address Points

Flood Zone, Flood Way

- A - 1% annual chance of flooding (no BFE determined)
- AE - 1% annual chance of flooding (BFE determined)
- AE, FLOODWAY
- AH - 1% annual chance of shallow flooding (average depth 1 to 3 feet)

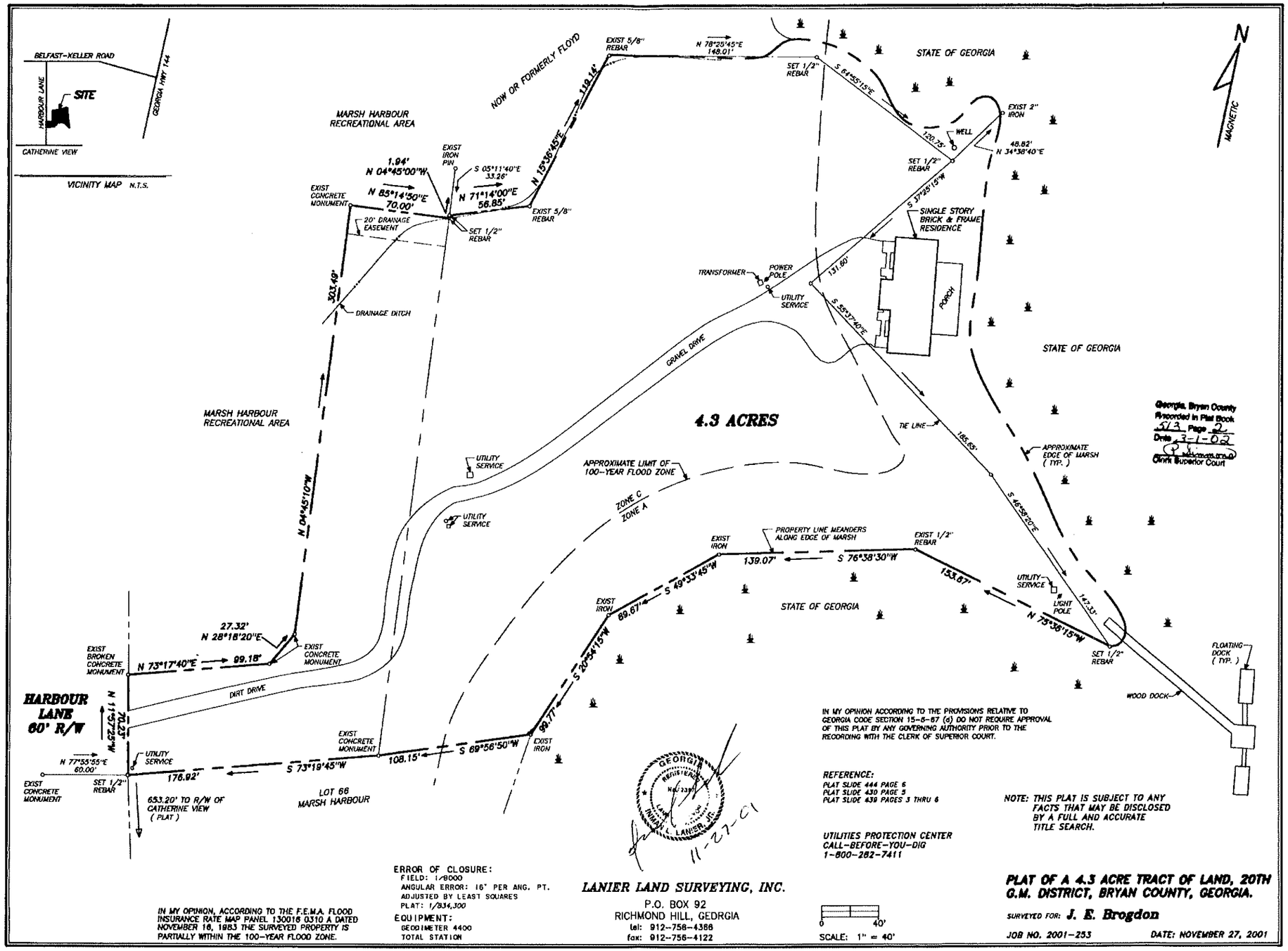
1:2,257

0 0.01 0.03 0.06 mi

0 0.03 0.05 0.1 km

DigitalGlobe, Microsoft

Bryan County GIS



IN MY OPINION ACCORDING TO THE PROVISIONS RELATIVE TO GEORGIA CODE SECTION 15-6-67 (c) DO NOT REQUIRE APPROVAL OF THIS PLAT BY ANY GOVERNING AUTHORITY PRIOR TO THE RECORDING WITH THE CLERK OF SUPERIOR COURT.

REFERENCE:
PLAT SLIDE 444 PAGE 6
PLAT SLIDE 430 PAGE 5
PLAT SLIDE 439 PAGES 3 THRU 6

UTILITIES PROTECTION CENTER
CALL-BEFORE-YOU-DIG
1-800-282-7411

NOTE: THIS PLAT IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.

GEORGIA REGISTERED LAND SURVEYOR No. 3391 JOHN L. LANIER, JR.
11-27-01

IN MY OPINION, ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP PANEL 130016 0310 A DATED NOVEMBER 16, 1983 THE SURVEYED PROPERTY IS PARTIALLY WITHIN THE 100-YEAR FLOOD ZONE.

ERROR OF CLOSURE:
FIELD: 1/8000
ANGULAR ERROR: 16" PER ANG. PT.
ADJUSTED BY LEAST SQUARES
PLAT: 1/834,300

EQUIPMENT:
GEODIMETER 4400
TOTAL STATION

LANIER LAND SURVEYING, INC.
P.O. BOX 92
RICHMOND HILL, GEORGIA
tel: 912-756-4366
fax: 912-756-4122

0 40'
SCALE: 1" = 40'

PLAT OF A 4.3 ACRE TRACT OF LAND, 20TH G.M. DISTRICT, BRYAN COUNTY, GEORGIA.

SURVEYED FOR: **J. E. Brogdon**

JOB NO. 2001-253 DATE: NOVEMBER 27, 2001

THIS BOX RESERVED FOR CLERK OF THE SUPERIOR COURT

APPROVED UNDER ARTICLE XIII IN ACCORDANCE WITH BRYAN COUNTY SUBDIVISION REGULATIONS:

PLANNING DIRECTOR   DATE

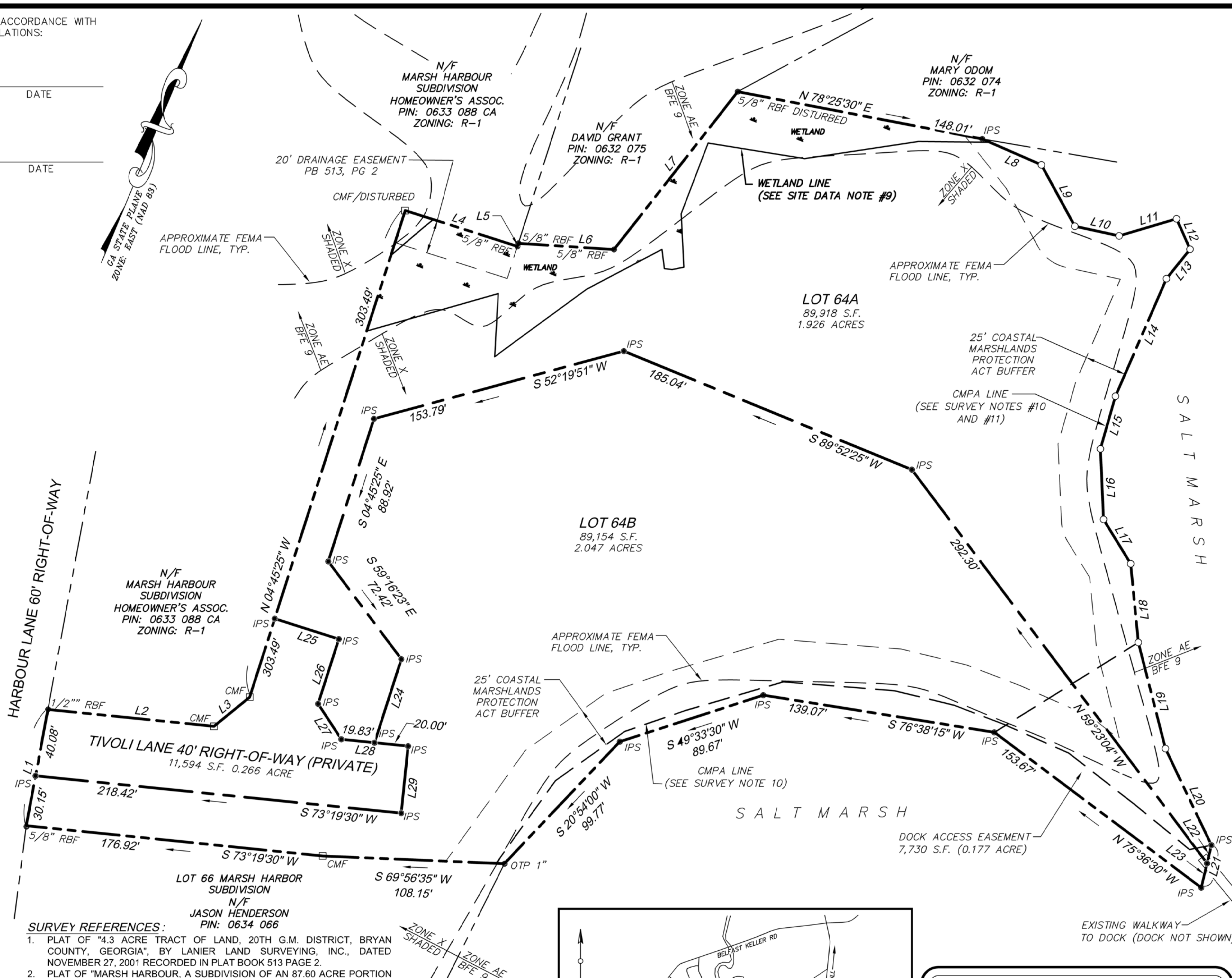
911 ADDRESS OFFICER   DATE

SITE DATA:

1. TOTAL AREA: 4.239 ACRES
   PRIVATE ROAD R/W AREA: 0.266 ACRE   TOTAL # OF LOTS: 2
2. A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE (A SPECIAL FLOOD HAZARD AREA), BFE 9, AND ZONE X (SHADED) PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 13029C 0291D; EFFECTIVE DATE: AUGUST 2, 2018.
3. THE MINIMUM FINISHED FLOOR FOR EACH HOME SHALL BE SET AT LEAST 1.0' ABOVE THE FEMA BFE AS SHOWN AND SHALL BE APPROVED BY BRYAN COUNTY PRIOR TO ANY CONSTRUCTION.
4. R-1 ZONING REQUIREMENTS:
   FRONT SETBACK = 30'
   SIDE SETBACK = 15' (INTERIOR)
   SIDE SETBACK = 20' (STREET)
   REAR SETBACK = 35'
   MINIMUM LOT SIZE = 30,000 S.F.
   MINIMUM LOT FRONTAGE = 125'

   LOT 64 A
   LOT SIZE = 89,918 S.F.
   ROAD FRONTAGE = 125.36'
   LOT 64 B
   LOT SIZE = 89,154 S.F.
   ROAD FRONTAGE = 308.57'
5. ZONING: R-1 SINGLE FAMILY RESIDENTIAL
6. OWNER: KURT MENTZER
   12000 LILAC DRIVE
   ANCHORAGE, ALASKA 99516
   PH# 1-912-247-9673
7. WATER SERVICE IS PROVIDED BY PRIVATE WELL, SEWER PROVIDED BY PRIVATE SEPTIC SYSTEM.
8. EXISTING LAND USE: RESIDENTIAL
   PROPOSED LAND USE: RESIDENTIAL

   BENCHMARK
   REBAR SET WITH CAP
   ELEV. 9.98 (NAVD88)
9. APPROXIMATE JURISDICTONAL WETLAND AREA PROVIDED BY RESOURCE LAND CONSULTANTS ON MARCH 7, 2019. THE PROPERTY CONTAINS WETLANDS WHICH ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS. ANY DISTURBANCE TO THESE WETLAND AREAS WITHOUT PROPER AUTHORIZATION MAY RESULT IN PENALTY BY LAW. ALL WETLANDS ON-SITE AND ADJACENT ARE SHOWN.
10. THESE LOTS WILL BE SUBJECT TO RESTRICTIVE COVENANTS.
11. LOTS ABUTTING AN APPROVED PRIVATE ROAD SYSTEM ESTABLISHED UNDER AN ARTICLE XIII CANNOT BE FURTHER SUBDIVIDED UNLESS SUCH SUBDIVISIONS MEET ALL THE REQUIREMENTS OF ARTICLE V, WHICH INCLUDES ROAD PAVING.
13. NOTICE OF PRIVATE ROADS AND DRAINAGE SYSTEMS
    BRYAN COUNTY WILL NOT MAINTAIN, REPAIR OR REPLACE ANY PRIVATE ROADS AND DRAINAGE SYSTEMS. THE RESPONSIBILITY FOR SUCH MAINTENANCE, REPAIR OR REPLACEMENT IS ADDRESSED IN A MAINTENANCE AGREEMENT BETWEEN THE DEVELOPER OF THE SUBDIVISION AND THE PURCHASERS OF LOTS WITHIN THE SUBDIVISION. ANY PURCHASERS OF LOTS WITHIN THIS SUBDIVISION ARE URGED TO CAREFULLY REVIEW SUCH MAINTENANCE AGREEMENT TO DETERMINE THE PARTY OR PARTIES RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE ROADS AND DRAINAGE SYSTEMS AND THE SOURCE OF THE FUNDS TO PROVIDE SUCH MAINTENANCE.
14. NO DEDICATION OF ROAD
    THE RECORDING OF THIS PLAT HAS BEEN APPROVED ON THE CONDITION THAT THE PRIVATE ROAD SHOWN ON THIS PLAT MAY NOT BE DEDICATED TO OR ACCEPTED BY THE COUNTY COMMISSION AS A COUNTY MAINTAINED ROAD



SURVEYOR'S CERTIFICATION

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

PRELIMINARY

JAMES M. KEATON   DATE

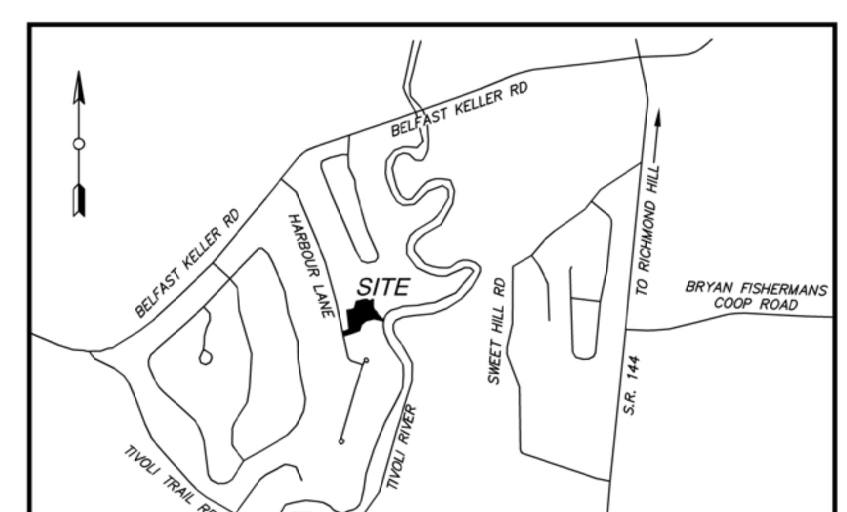
SURVEY REFERENCES:

1. PLAT OF "4.3 ACRE TRACT OF LAND, 20TH G.M. DISTRICT, BRYAN COUNTY, GEORGIA", BY LANIER LAND SURVEYING, INC., DATED NOVEMBER 27, 2001 RECORDED IN PLAT BOOK 513 PAGE 2.
2. PLAT OF "MARSH HARBOUR, A SUBDIVISION OF AN 87.60 ACRE PORTION OF THE FORMER INTERNATIONAL PAPER COMPANY TRACT, 20TH G.M. DISTRICT, BRYAN COUNTY, GEORGIA", BY HELMLY & ASSOCIATES, INC., DATED FEBRUARY 14, 1995 AND REVISED SEPTEMBER 28, 1995, RECORDED IN PLAT BOOK 439, PAGE 5.
3. PLAT OF "CAMILL - STOREY RECOMBINATION BEING A RECOMBINATION OF TRACT A AND TRACT B, 20TH G.M. DISTRICT, BRYAN COUNTY, GEORGIA", BY LANIER LAND SURVEYING, INC., DATED MAY 21, 2002, RECORDED IN PLAT BOOK 516 PAGE 4.

ALL REFERENCED DEEDS AND PLATS ARE ON FILE WITH IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF BRYAN COUNTY, GEORGIA.

SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE EXISTING PIN 0632 077 INTO 2 INDIVIDUAL LOTS AND CREATE TIVOLI LANE, A PRIVATE 40' RIGHT-OF-WAY.
2. HORIZONTAL DATUM IS GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 1983). VERTICAL DATUM IS NAVD 1988.
3. FIELD EQUIPMENT USED FOR SURVEY: TOPCON PS 103A TOTAL STATION. COORDINATES AND ELEVATIONS WERE ESTABLISHED USING A CHAMPION GPS RECEIVER AND THE EGPS NETWORK.
4. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 63,903 FEET, AND ANGULAR ERROR OF 1" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
5. THE PARENT PARCEL PLAT HAS A CLOSURE RATIO OF 1 FOOT IN 569,823 FEET, AND WAS ADJUSTED USING THE COMPASS RULE.
6. THE SURVEY OF THE PARENT TRACT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT. SUBJECT AND ADJACENT PROPERTY INFORMATION WAS COMPILED FROM DEEDS AND PLATS OF PUBLIC RECORD AS REFERENCED BY BRYAN COUNTY TAX RECORDS AND WERE GATHERED BY EMC ENGINEERING SERVICES INC. AND ARE NOT GUARANTEED AS TO ACCURACY OR COMPLETENESS. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS OF RECORD.
7. FIELD WORK FOR THIS SUBDIVISION PLAT WAS COMPLETED ON FEBRUARY 22, 2019.
8. ALL PROPERTY CORNERS ARE MARKED WITH #5 REBAR WITH CAPS EMBOSSED "EMC LSF000051 PROP CORNER" UNLESS OTHERWISE NOTED.
9. THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
10. THE SHOWN COASTAL MARSHLANDS PROTECTION ACT (CMPA) LINE WAS DELINEATED BY THE GEORGIA DEPARTMENT OF NATURAL RESOURCES ON FEBRUARY 14, 2019.
11. SHOWN PROPERTY LINE FROM SEGMENT DELINEATED AS L8 TO SEGMENT DELINEATED L21 IS PLACED ALONG THE AFOREMENTIONED CMPA LINE.



VICINITY MAP
N.T.S.

LEGEND

PROPERTY BOUNDARY	— — —
METES AND BOUNDS	N 47°45'54" E - 497.06'
TAG LABLE	L#
IRON REBAR FOUND	RBF
5/8" IRON REBAR SET W/CAP	IPS
CONCRETE MONUMENT FOUND	CMF
OPEN TOP PIPE FOUND	OTP

LINE TABLE

LINE #	DISTANCE	BEARING
L1	70.23	N11° 57' 40"W
L2	99.18	N73° 17' 25"E
L3	27.32	N28° 18' 05"E
L4	70.00	N85° 14' 35"E
L5	1.94	N04° 45' 15"W
L6	56.85	N71° 13' 45"E
L7	119.14	N15° 36' 30"E
L8	38.38	S88° 46' 14"E
L9	41.44	S51° 02' 32"E
L10	26.91	N79° 50' 19"E

LINE TABLE

LINE #	DISTANCE	BEARING
L11	35.59	N50° 53' 17"E
L12	19.83	S46° 37' 16"E
L13	22.47	S16° 25' 52"W
L14	76.07	S00° 56' 39"W
L15	32.52	S06° 35' 30"E
L16	41.92	S25° 00' 31"E
L17	30.89	S53° 57' 29"E
L18	46.94	S28° 02' 10"E
L19	65.06	S36° 50' 18"E
L20	63.57	S48° 01' 02"E

LINE TABLE

LINE #	DISTANCE	BEARING
L21	25.94	S09° 05' 33"E
L22	11.10	S09° 05' 33"E
L23	14.83	S09° 05' 33"E
L24	52.11	S04° 45' 25"E
L25	40.00	N85° 14' 35"E
L26	40.34	S04° 45' 25"E
L27	25.20	S55° 42' 58"E
L28	39.83	N73° 19' 30"E
L29	40.00	S16° 40' 30"E

NO.	BY	DATE
-	-	-
-	-	-
-	-	-

GRAPHIC SCALE: 1" = 50'
50' 25' 0' 50'

EMC ENGINEERING SERVICES, INC.
CIVIL MARINE ENVIRONMENTAL
10 Chatham Center S, Suite 100
Savannah, GA 31405
Ph: (912) 232-6533
Fax: (912) 233-4580
savannah@emc-eng.com
www.emc-eng.com
ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, STATESBORO, AND VALDOSTA

MINOR SUBDIVISION PLAT

TIVOLI POINT

20TH G.M. DISTRICT

BRYAN COUNTY, GEORGIA

Prepared for:
DEREK & KURT MENTZER

PROJECT NO.:	18-0149
DRAWN BY:	SCH
DESIGNED BY:	-
SURVEYED BY:	TW
SURVEY DATE:	02/22/2019
CHECKED BY:	JMK
SCALE:	1" = 50'
DATE:	03/13/2019

SHEET 1 OF 1

EROSION AND SEDIMENTATION NOTES:

1. THE TOTAL DISTURBED AREA FOR THIS PROJECT IS ±0.40 ACRES. THERE ARE NO WETLANDS OR "WATERS OF THE STATE" ON OR WITHIN 200' OF THE PROJECT SITE.

2. MAINTENANCE PROGRAM: EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. BMP'S WILL BE INSPECTED DAILY. ANY DAMAGES OBSERVED WILL BE REPAIRED BY THE END OF THAT DAY. CLEANOUT OF SEDIMENT CONTROL STRUCTURES WILL BE ACCOMPLISHED IN ACCORDANCE WITH THE SPECIFICATIONS AND SEDIMENT DISPOSAL ACCOMPLISHED BY SPREADING ON THE SITE. BMP'S WILL REMAIN IN PLACE UNTIL SEDIMENT CONTRIBUTING AREAS ARE STABILIZED. IF FULL IMPLEMENTATION OF THE ESPC PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL BMP'S SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.

3. EROSION AND SEDIMENT CONTROL PROGRAM: THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL AND SEDIMENT CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO LAND DISTURBING ACTIVITIES. CLEARING WILL BE KEPT TO AN ABSOLUTE MINIMUM. VEGETATION AND MULCH WILL BE APPLIED TO APPLICABLE AREAS IMMEDIATELY AFTER EXCAVATION IS COMPLETED. LAND-DISTURBING WILL BE SCHEDULED TO LIMIT EXPOSURE OF BARE SOILS TO EROSION ELEMENTS. STORM WATER MANAGEMENT STRUCTURES WILL BE EMPLOYED TO PREVENT EROSION IN AREAS OF CONCENTRATED WATER FLOWS. BEST MANAGEMENT PRACTICES, THAT ARE CONSISTENT WITH AND NO LESS STRINGENT THAN THE "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" SHALL BE INSTALLED TO LIMIT EROSION AND SEDIMENTATION.

4. POLLUTION CONTROL PROGRAM: NO WASTES WILL BE DISPOSED OF INTO STORM WATER INLETS OR WATERS OF THE STATE.

A) PETROLEUM BASED PRODUCTS - CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS AND TARS WILL BE INSPECTED DAILY OF LEAKS AND SPILLS. THIS INCLUDES ON-SITE VEHICLE AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FORM STATE WATERS, NATURAL DRAINS AND STORM WATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS, AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.

B) PAINTS/FINISHES/SOLVENTS - ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT WILL NOT BE DISCHARGED TO THE STORM WATER COLLECTION SYSTEM. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

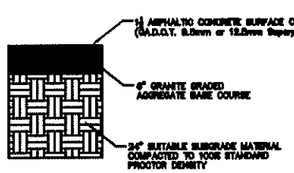
C) FERTILIZER/HERBICIDE - THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURER'S SPEC. OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL N GA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN SEALED CONTAINERS.

D) WASTE MATERIALS - ALL WASTE MATERIALS WILL BE COLLECTED AND HAULED OFF-SITE AS REQUIRED BY LOCAL REGULATIONS. NO WASTE MATERIALS SHALL BE LEFT OR BURIED ON-SITE.

E) HAZARDOUS WASTE - ALL HAZARDOUS WASTE MATERIALS WILL BE DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE, AND/OR FEDERAL REGULATIONS AND BY THE MANUFACTURER OF SUCH PRODUCTS.

5. SOIL CLEANUP AND CONTROL PRACTICES: MATERIAL AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO , BROOMS, DUSTPANS, MAPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS. SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS. ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATIONS. FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675. FOR SPILLS OF AN UNKNOWN AMOUNT, THE NRC WILL BE CONTACTED WITH IN 24 HOURS AT 1-800-426-2675. FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS. FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AN LOCATE AGENCIES WILL BE CONTACTED AS REQUIRED. THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1,320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT) OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS. THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTAINMENT AND COUNTERMEASURES PLAN PREPARED BY THAT LICENSED PROFESSIONAL.

1. BITUMINOUS PRIME AND TACK COATS WILL BE APPLIED AS LISTED BELOW.
   A. PRIME COAT SHALL BE APPLIED AT A RATE OF 0.35 GALLON PER SQUARE YARD TO THE SURFACE OF ALL GRANITE BASE COURSES.



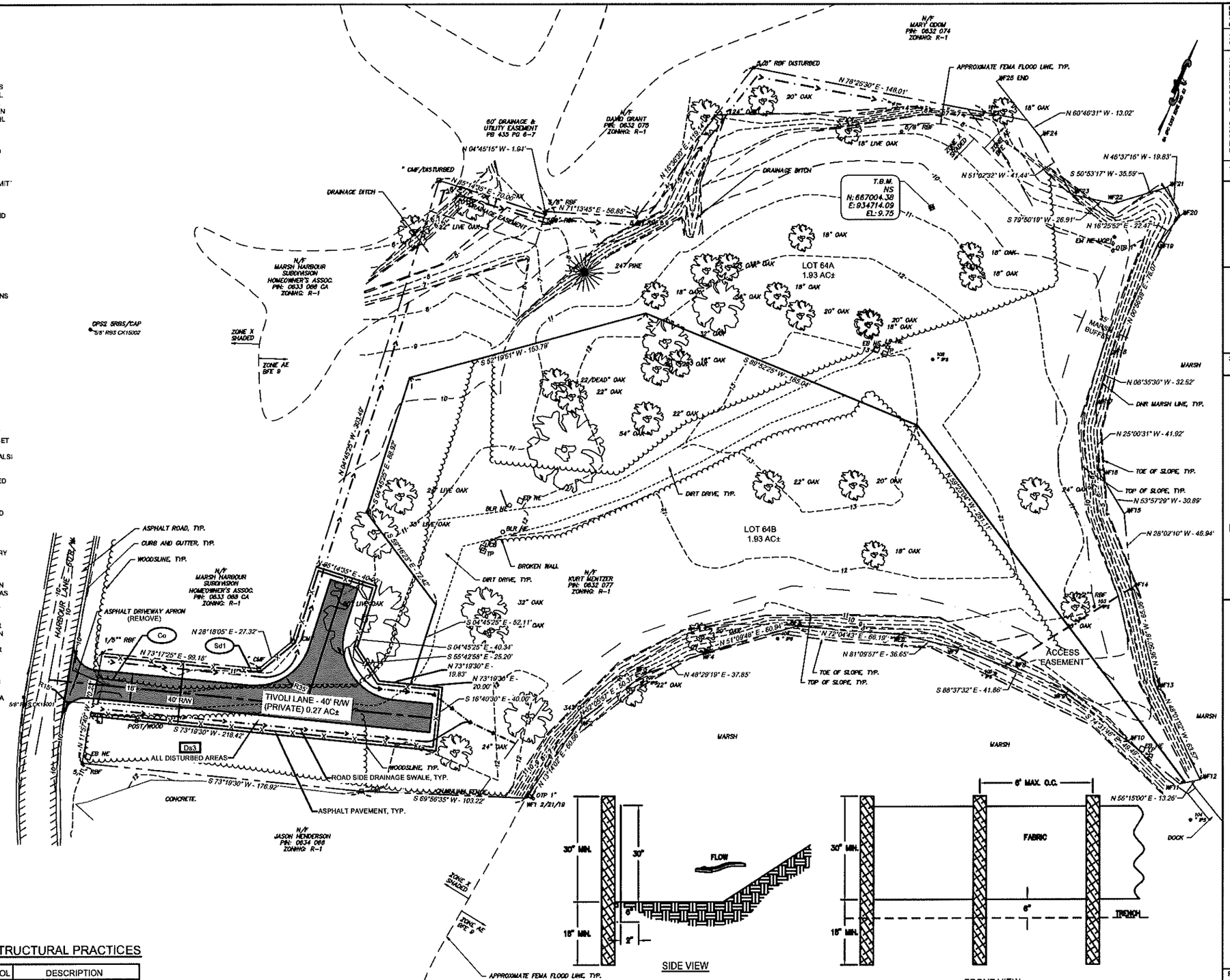
ASPHALT PAVEMENT CROSS-SECTION

NOT TO SCALE

VEGETATIVE MEASURES AND STRUCTURAL PRACTICES

CODE	PRACTICE	DETAIL	MAP SYMBOL	DESCRIPTION
Sd1	SEDIMENT BARRIER		TYPE	A BARRIER TO PREVENT SEDIMENT FROM LEAVING THE CONSTRUCTION SITE. IT MAY BE SANDBAGS, BALES OF STRAW OR HAY, BRUSH, LOGS AND POLES, GRAVEL, OR A SEDIMENT FENCE.
Ds3	DISTURBED AREA STABILIZATION (WITH PERMANENT VEGETATION)		Ds3	ESTABLISHING PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOD, OR LEGUMES ON DISTURBED AREAS.
Co	CONSTRUCTION EXIT		Co	A CRUSHED STONE PAD LOCATED AT THE CONSTRUCTION SITE EXIT TO PROVIDE A PLACE FOR REMOVING MUD FROM TIRES THEREBY PROTECTING PUBLIC STREETS.

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



NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.
2. HEIGHT (*) IS TO BE SHOWN ON THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL PLAN.

SILT FENCE - TYPE NON-SENSITIVE

NOT TO SCALE

NO.	REVISION DESCRIPTION	BY	DATE

GEORGIA REGISTERED No. PE13423 PROFESSIONAL ENGINEER H. LEO B. METZGER

GRAPHIC SCALE: 1" = 30'

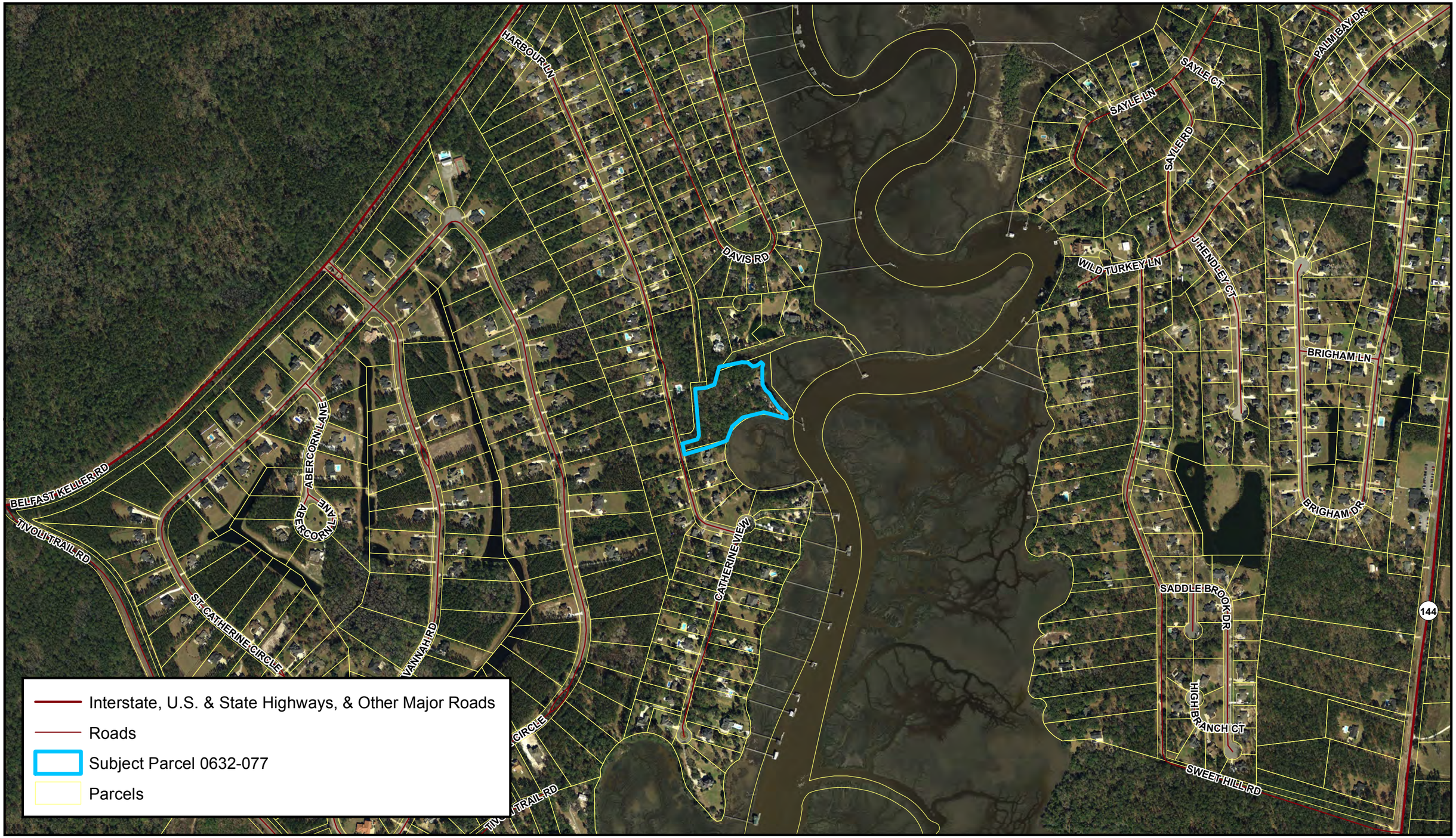
EMC ENGINEERING SERVICES, INC.
10 Chatham Center South, Suite 100
Savannah, GA 31405
Ph: (912) 232-6315
Fax: (912) 233-4580
savannah@emc-eng.com
www.emc-eng.com
CIVIL MARINE ENVIRONMENTAL
OFFICE LOCATIONS: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, SAVANNAH, STATESBORO, AND VALDOSTA

SITE PLAN

TIVOLI POINT
20TH GM DISTRICT
BRYAN COUNTY, GEORGIA
Prepared for:
DEREK & KURT MENTZER

PROJECT NO.:	18-0149
DRAWN BY:	ABM
DESIGNED BY:	ABM
SURVEYED BY:	JMK
SURVEY DATE:	JAN 2019
CHECKED BY:	ABM
SCALE:	1" = 30'
DATE:	MARCH 2019

SHEET 1 OF 1

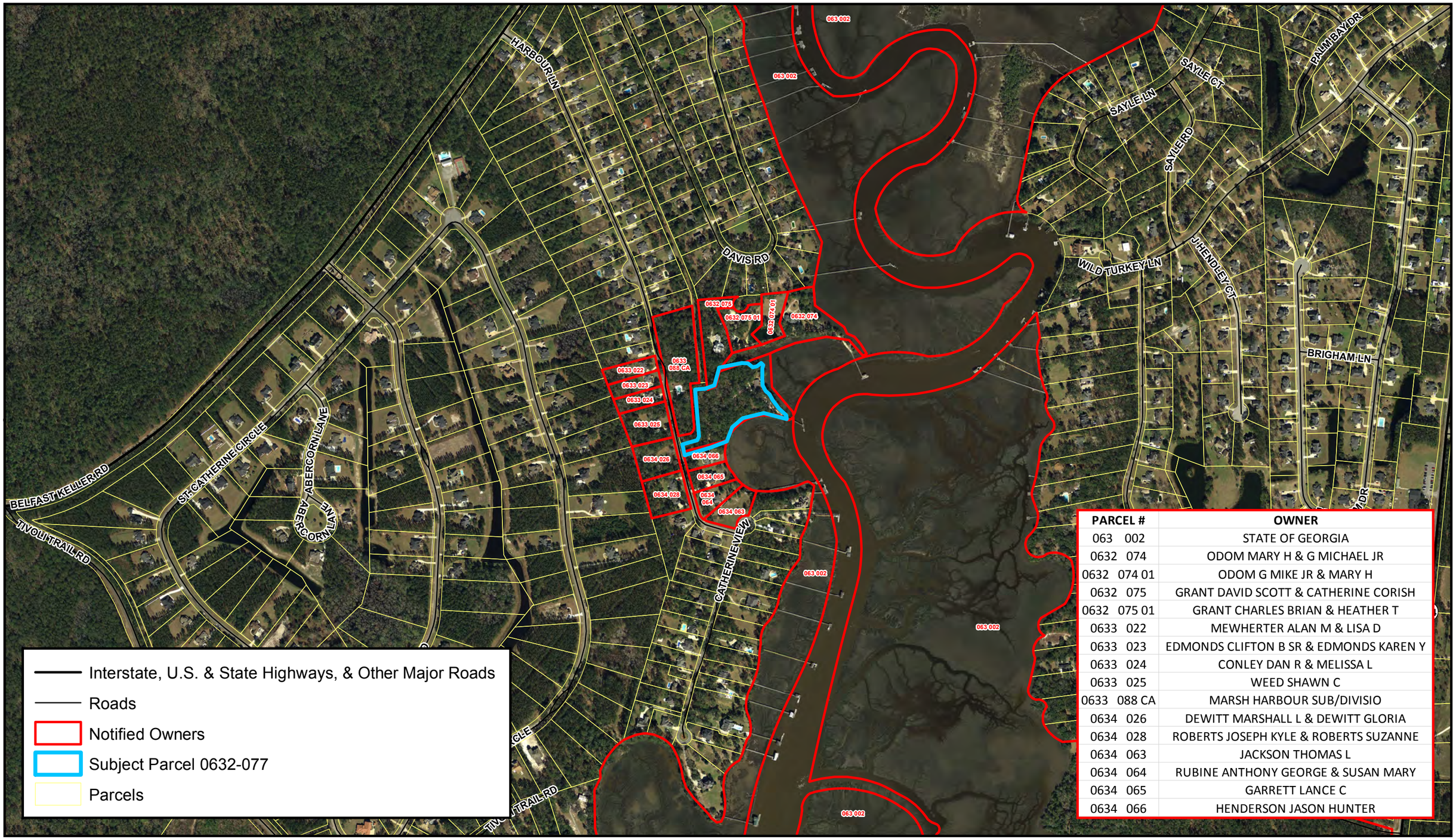


Produced by Bryan County GIS
March 2019

N

Location Map
Kurt Mentzer
Case SD# 3098-19

DISCLAIMER
Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The areas depicted in this GIS Map Product are approximate, and is not necessarily accurate to surveying or engineering standards. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for the information contained therein or if information is used for other than its intended purpose. Reproduction, dissemination, altering this data is not authorized without prior consent. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.



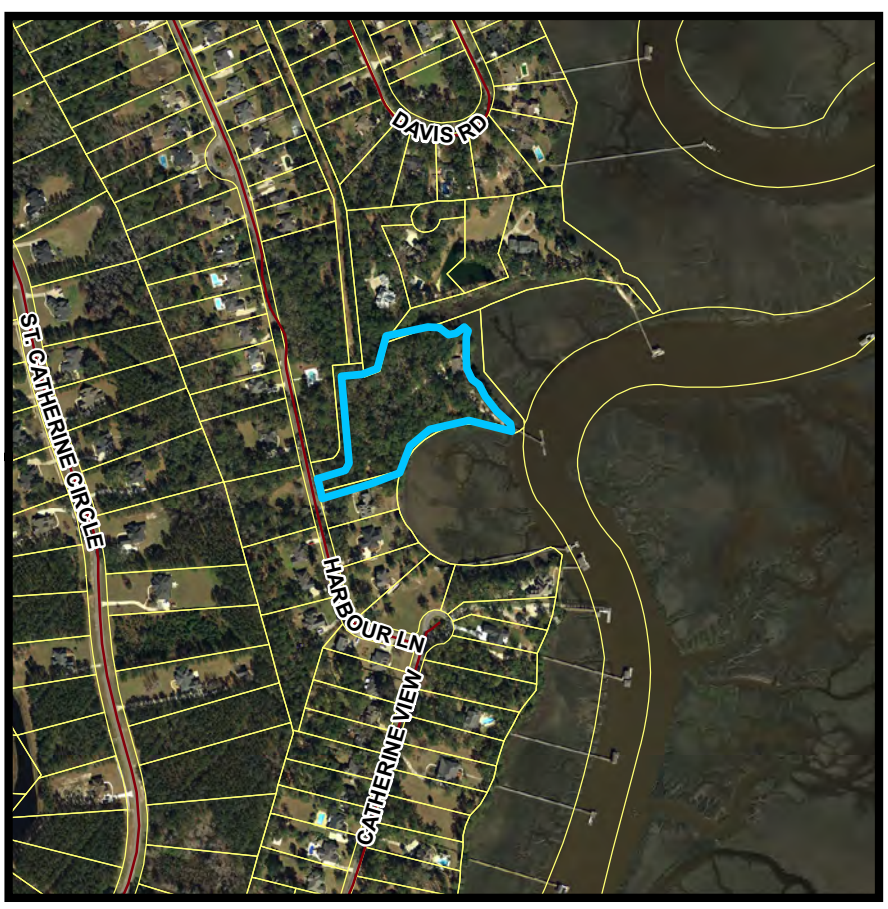
PARCEL #	OWNER
063 002	STATE OF GEORGIA
0632 074	ODOM MARY H & G MICHAEL JR
0632 074 01	ODOM G MIKE JR & MARY H
0632 075	GRANT DAVID SCOTT & CATHERINE CORISH
0632 075 01	GRANT CHARLES BRIAN & HEATHER T
0633 022	MEWHERTER ALAN M & LISA D
0633 023	EDMONDS CLIFTON B SR & EDMONDS KAREN Y
0633 024	CONLEY DAN R & MELISSA L
0633 025	WEED SHAWN C
0633 088 CA	MARSH HARBOUR SUB/DIVISIO
0634 026	DEWITT MARSHALL L & DEWITT GLORIA
0634 028	ROBERTS JOSEPH KYLE & ROBERTS SUZANNE
0634 063	JACKSON THOMAS L
0634 064	RUBINE ANTHONY GEORGE & SUSAN MARY
0634 065	GARRETT LANCE C
0634 066	HENDERSON JASON HUNTER

Produced by Bryan County GIS
March 2019

N

Notification Map
Kurt Mentzer
Case SD# 3098-19

DISCLAIMER
Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The areas depicted in this GIS Map Product are approximate, and is not necessarily accurate to surveying or engineering standards. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for the information contained therein or if information is used for other than its intended purpose. Reproduction, dissemination, altering this data is not authorized without prior consent. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.



Interstate, U.S. & State Highways, & Other Major Roads

Roads

Subject Parcel 0632-077

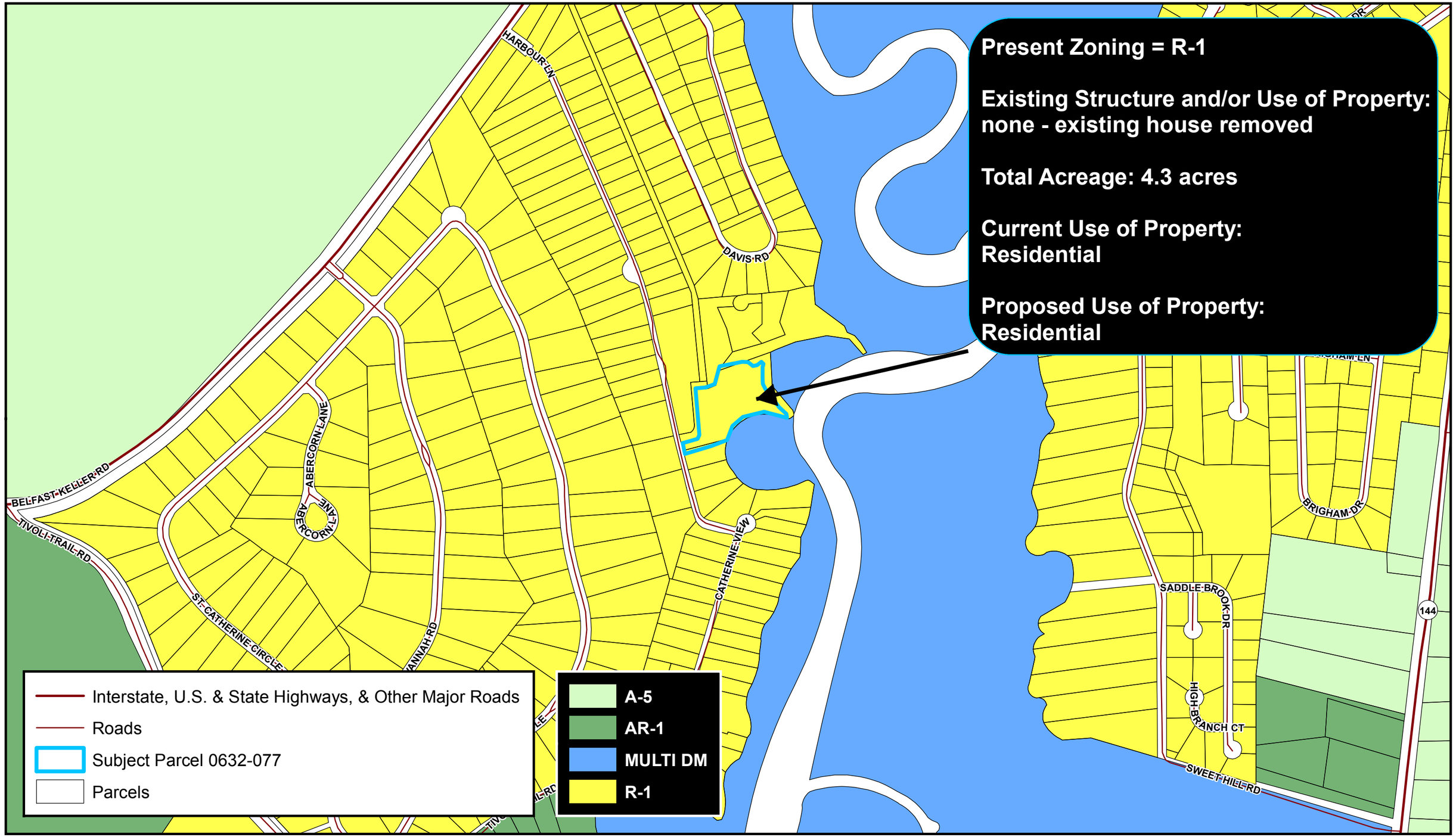
Surrounding Parcels

Produced by Bryan County GIS
March 2019

N

Overview Map
Kurt Mentzer
Case SD# 3098-19

DISCLAIMER
Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The areas depicted in this GIS Map Product are approximate, and is not necessarily accurate to surveying or engineering standards. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for the information contained therein or if information is used for other than its intended purpose. Reproduction, dissemination, altering this data is not authorized without prior consent. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.



Produced by Bryan County GIS
March 2019

N

Zoning Map
Kurt Mentzer
Case SD# 3098-19

DISCLAIMER
Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The areas depicted in this GIS Map Product are approximate, and is not necessarily accurate to surveying or engineering standards. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for the information contained therein or if information is used for other than its intended purpose. Reproduction, dissemination, altering this data is not authorized without prior consent. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: April 2, 2019

REGARDING THE APPLICATION OF: Alexander and Jane Honnor, requesting the rezoning of parcel, PIN# 05 405 401 in unincorporated Bryan County, Georgia. The applicant is requesting the property be rezoned B-2, from its current AR-1 zoning.	Staff Report by Amanda Clement Dated: March 26, 2019

I. Application Summary

Requested Action: Public hearing and consideration of a rezoning map amendment for Bryan County. The application by Alexander and Jane Honnor, proposes to change the AR-1, Agricultural Residential District, zoning for a 2.87-acre parcel, PIN# 05 405 401, in unincorporated Bryan County, Georgia, to B-2, General Commercial District.

Representative: **Alexander and Jane Honnor**

Applicant: **Alexander and Jane Honnor**

Owner: **DETYC LLC**
128 S. Main Street
Hinesville, GA 31313

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Procedures, Georgia Code O.C.G.A. 36-66
- Bryan County Zoning Ordinance, Article VI. – Amendments, Sec. 610. – Standards Governing the Exercise of Zoning Power ("standards")
- Bryan County Zoning Ordinance, Article X. – Development Standards of General Applicability, Section 1018. - Setbacks – kennel, commercial and animal shelters (private)
- Bryan County Zoning Ordinance, Article XI. – Uses Permitted in Districts, Section 1111. – "B-2" General Commercial Districts

II. General Information

1. Application: A rezoning application was submitted by Alexander and Jane Honnor, on February 22, 2019. After reviewing the application, the Administrator certified the application as being generally complete on March 11, 2019.

2. Notice: Public notice for this application was as follows:
A. Legal notice was published in the Bryan County News on March 14, 2019.
B. Notice was sent to Surrounding Land Owners on March 19, 2019.
C. The site was posted for Public Hearing on March 18, 2019.

3. Background: The 2.87-acre property is located near the intersection of Harris Trail Road and Brisbon Road. It is currently an undeveloped, vacant lot with 212' of frontage along Harris Trail Road and 124' of frontage along Brisbon Road. The surrounding properties within the unincorporated area are mostly zoned AR-1 with a vacant lot zoned B-2 across Harris Trail Road. This site abuts the City of Richmond Hill city boundaries to the south, and is immediately adjacent to a residential district of moderate density which has recently been developed with townhomes.

The proposed rezoning to B-2, General Commercial District, is being requested in order to allow for the site to be developed for a pet boarding and day care facility (kennel). The submitted plans show a 6,000 square foot building for the overnight boarding of pets and a 6,000 square foot fenced outdoor play area. Primary access is shown via Harris Trail Road and 20 off-street parking spaces are being anticipated.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Planning office on February 22, 2019 unless otherwise noted.

"A" Exhibits- Application:
A-1 Rezoning Application with cover letter
A-2 Plat
A-3 Concept Plan

"B" Exhibits- Agency Comments:

None provided

"C" Exhibits- Bryan County Supplements

C-1 Vicinity Map

C-2 Current South Bryan Zoning Map

C-3 Comprehensive Plan South Bryan Character Area Map

"D" Exhibits- Public Comment:

No Public Comments Received

III. Article VI Amendments, Sec. 610 Standards Governing the Exercise of Zoning Power for A Rezone:

(a) In considering any Zoning Map Reclassifications, the following Standards shall be considered, as they may be relevant to the application, by the Planning Director, Planning Commission and County Commission. Such considerations shall be based on the most intensive Uses and maximum density permitted in the requested Reclassification, unless limitations to be attached to the zoning action are requested by the applicant:

(i) Whether the proposed reclassification is in conformance with the Comprehensive Plan;

►**Staff comment:** The Bryan County Comprehensive Plan's Character Area and Future Land Use Map shows that future development in this area is suited for a mix of uses, and recommends rezoning for commercial uses. Furthermore, the needs and opportunities assessment within the comprehensive plan notes that the county lacks a healthy mixture of commercial and residential and encourages establishing commercial land uses where appropriate.

(ii) Whether the proposed reclassification improves the overall zoning scheme and helps carry out the purposes of this Ordinance.

►**Staff comment:** Rezoning the parcel, as requested, is in keeping with the overall zoning scheme as it will allow for commercial growth adjacent to existing infrastructure and will assist in balancing out the mix of commercial and residential properties, which is emphasized throughout the comprehensive plan.

(iii) Whether the proposed reclassification is compatible with or would negatively impact the overall character and land use pattern or a particular piece of property or neighborhood within one (1) mile of the subject Lot;

►**Staff comment:** The proposed reclassification to B-2, General Commercial would remain compatible with other uses that are located along Harris Trail Road, as there are other commercial and public facilities within one mile of the subject lot. The use does have the potential to impact the adjacent

townhouse development to the south as the use is likely to generate frequent dog barking and dog waste on the property. However, the applicant has demonstrated that the dogs will be adequately contained and that noise impacts will be reduced in part due to the orientation of the site with the outdoor play area on the opposite side of the building from the adjacent residential uses. Additionally, the applicant is complying with minimum buffer requirements for kennels which are required to be 30'. The tree buffer and building placement should help to absorb the noise generated from the dogs barking in the outdoor play area during their daytime exercise breaks.

(iv) The adequacy of public facilities and services intended to serve the Lot proposed to be reclassified, including but not limited to: roads, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, wastewater treatment, and solid waste services;

►**Staff comment:** The site fronts on Harris Trail Road, which is a north/south collector road connecting the southern areas of Bryan County to US 17. It is a four-lane roadway between US 17 and Timber Trail Road and narrows to two lanes just north of its intersection at Brisbon Road. The current daily traffic volume for the portion of Harris Trail Road passing by this site is approximated at 3,500 vehicles per day[1]. The applicant indicates that the maximum daily occupancy for the site will not exceed 30 canines/per day. Based on this, the kennel is estimated to generate a maximum of 120 daily vehicle trips per day (30 inbound and 30 outbound during morning drop-off, and 30 inbound and 30 outbound for afternoon pick-up) by the proposed use. This is of minimal impact and does not meet the threshold for requiring further traffic impact assessment or a mitigation plan. The City of Richmond Hill will provide water/sewer to the site and has provided a letter indicating that there is adequate water capacity and sewer treatment capacity to serve the site. The proposed use should not affect other essential services, and will have no impact on parks/recreational facilities or schools.

(v) Whether the proposed reclassification will adversely affect a known archaeological, historical, cultural or environmental resource, such as water or air quality, ground water recharge areas, drainage, soil erosion and sedimentation and flooding.

►**Staff comment:** There are no known archeological, historical, or cultural resources, which will be impacted by the proposed use. The accumulation of dog waste on the property could have the potential to adversely affect the water and/or air quality by introducing contaminants into the environment if not properly maintained. To address this, the applicant has indicated that dog waste will be bagged and disposed of in a dumpster facility and removed from the property by solid waste services. The conceptual site plan does not show the proposed location of dumpster facilities, and this will need to be

[1] Thomas & Hutton. Richmond Hill – South Bryan County Transportation Study, July 2016

addressed during the development site plan review. As long as the disposal of animal waste is maintained in the manner indicated, then the use should not create an adverse impact on water or air quality around the subject site.

(vi) Whether the proposed reclassification will adversely affect the existing uses or usability of adjacent or nearby Lots or the preservation of the integrity of any adjacent neighborhoods;

►**Staff comment:** As noted in criteria (iii) and (v) above, the proposed use could adversely affect the adjacent residential uses if the site is not developed or maintained in accordance with the provisions of the zoning ordinance; however, the applicant's conceptual site plan has provided enough details to demonstrate general conformity with setback and buffering requirements and the site layout has been configured to minimize any noise impacts on the neighboring property to the south. Additionally, outdoor uses are to be limited to day time hours, which will further minimize impacts to the surrounding properties.

(vii) Whether the proposed reclassification could adversely affect market values of nearby Lots;

►**Staff comment:** No evidence or research has been presented either in support of or in opposition to this request, which would suggest that the proposed use will not have an adverse effect on the market values of nearby lots.

(viii) Whether the proposed reclassification would require an increase in existing levels of public services, including, but not limited to: Schools, parks and recreational facilities, stormwater drainage systems, water supplies, wastewater treatment, solid waste services, roads or police and fire protection beyond the existing ability of the County or Board of Education to provide;

►**Staff comment:** The proposed rezoning and development of this site should not require an increase in existing levels of public services. The applicant has indicated that the only off-site work anticipated will be for the connection to the exiting City of Richmond Hill water and sewer system. The development should have no impact on park/recreational or school facilities; and should cause only a minimal increase in police and fire protection services, not exceeding normal demands.

(ix) Whether there are other existing or changing conditions affecting the use and development of the Lot proposed to be reclassified which give supporting grounds for either approval or disapproval of the proposed reclassification;

►**Staff comment:** The incorporated area of Richmond Hill is home to most of the commercial facilities in south Bryan County, and those areas of unincorporated Bryan County in close proximity to the city

and along connector routes are likely to experience pressures for commercial development due to the availability of public infrastructure.

(x) The existing Uses and zoning of nearby Lots;

►**Staff comment:** The area consists of lots that are zoned County AR-1 and B-2, and City of Richmond Hill R-3 and PUD. The surrounding adjacent lots consist of vacant and unused areas of woodland, a townhouse development to the south, and a Georgia Power electrical substation to the north.

(xi) The extent to which the value of the Lot proposed to be reclassified is diminished by its existing zoning restrictions;

►**Staff comment:** The current tax assessed value of the undeveloped lot is $31,600.00; and the applicant anticipates that upon reclassification and 100% build out of the project, that it will have a value of approximately $600,000.00.

(xii) The extent that any diminished property value of the Lot proposed to be reclassified resulting from its existing zoning restrictions promotes the health, safety, morals or general welfare of the public;

►**Staff comment:** The extent of any diminished property value of the lot, which results from its existing zoning restrictions, has no known significant value to the health, safety, morals, or welfare of the general public.

(xiii) The relative gain to the public, as compared to the hardship imposed upon Petitioner, by the existing zoning restrictions.

►**Staff comment:** There are no known relative gains to the public in regards to the existing zoning of the parcel.

(xiv) The suitability of the Lot proposed to be reclassified for its current and proposed zoned purposes; and

►**Staff comment:** The current zoning of the lot is AR-1 Agricultural Residential Districts; the purpose of which is to provide for large lot single family development in a rural environment with limited non-commercial agricultural activity. This lot is located in-between an electrical substation and a townhouse development, is across the street from a commercially zoned property, and has good access to public infrastructure. As stated in the County's Comprehensive Plan, the future development plans for the county no longer envision a rural character for this area of the County. Therefore, the lot is less suitable for its current zoned purposes, and is more suitable for its proposed use.

(xv) The length of time the Lot proposed to be reclassified has been non-income producing as zoned.

►**Staff comment:** The lot has remained vacant and undeveloped and has never been income producing.

(xvi) Whether the proposed reclassification would create an isolated District unrelated to adjacent and nearby Districts;

►**Staff comment:** The proposed reclassification would not create an isolated district unrelated to adjacent and nearby districts, as the property directly across the street has already been rezoned to B-2, General Commercial District.

(xvii) Whether there are substantial reasons why the Lot cannot be used in accordance with this existing zoning classification;

►**Staff comment:** The lot can be used as it is currently zoned, but its location in-between an electrical substation and a townhouse development makes it undesirable for its current agricultural and residential use.

(xviii) Applications for a Zoning Map Reclassification which do not contain specific site plans carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme.

►**Staff comment:** The applicant acknowledges this presumption and has submitted a conceptual site plan containing specific details for the proposed development.

IV. Staff Recommendation

Staff recommends approving the rezoning with the following conditions/provisions:

1. Development plans shall generally conform to the submitted concept plan and shall optimize separation and buffering between the outdoor fenced area and the adjacent residential uses.

2. The kennel and property shall be maintained in a clean and sanitary condition. Dog waste shall be picked up from the lot and disposed of at a regular frequency so as not to contribute to the potential for environmental and water contamination.

IV. Recommendation

Recommendation: The Commission may recommend that the amendment be granted as requested, or it may recommend approval of the amendment requested subject to provisions/conditions, or it may recommend that the amendment be denied.

The Commission may continue the hearing for additional information from the applicant, additional public input or for deliberation.

►**Motion Regarding Recommendation:** Having considered the evidence in the record, upon motion by Commissioner _____, second by Commissioner _____, and by vote of __ to __, the Commission hereby recommends approval as proposed/approval with provisions/conditions/denial of the proposed amendment.

Alexander and Jane Honnor

131 Brigham Drive

Richmond Hill Ga 31324

912-312-7578

February 21th 2019

To Amanda Clement

66 Captain Matthew Freeman Dr.
Suite 201
Richmond Hill, GA 31324

Re: 2.87 acre PawParazzi Pet Boarding and Daycare

Rezoning Application

1701 Harris Trail Road, Bryan County, Ga

Dear Ms Clement

We submit the following information for consideration of rezoning 1701 Harris Trail Road. It is desired to rezone the property from AR1 to B2, as required for the rezoning application please find enclosed:

1, Check in the amount of $165 for rezoning fees

2, Signed application for rezoning

3, Signed and notarized Conflict of Interest Certification.

4, Signed and notarized Disclosure Statement.

5, Signed and notarized Authorization by Property Owner.

6, Signed Verification of Current Paid Property Taxes.

7, Adjacent Property Owners Exhibit with Addresses

8, Rezoning Application.

9, Master Plan

10, Property Plat

If all this is in order, we request to be placed on the March 1st, 2019, Bryan County Planning and Zoning Board agenda. If you should have any questions, please do not hesitate to contact us.

Sincerely

Alexander and Jane Honnor

RECEIVED
FEB 22 2019

APPLICATION FOR ZONING
CASE Z# 202-19
202-19

Date Received: _____ Meeting Date: _____

Applicant: ALEXANDER + JANE HONNOR

Applicant's Address: 131 BRIGHAM DRIVE
RICHMOND HILL, GA 31324

Applicant's Phone No: 912- 312-7578.

Applicant's Email Address jankyb71@gmail.com

Owner(s) of the Property: DETYC. LLC

Owners' Address: 128 SOUTH MAIN ST
HINESVILLE GA 31313- 328.

Owner's Telephone No.: 912-662-5555 Fax No.: _____

Contact Person's Name: TYLER. L. RANDOLPH

Contact Person's Phone No.: 912-6625555 Fax No.: _____

Address of Property selected for reclassification: 1701 HARRIS TRAIL ROAD.

(Please provide access road if no address is available)

Tax Parcel Number (PIN): 05405401 Acreage: 2.87

Present Zoning: AR-1 Requested Zoning: B2

Existing Structure and/or Use of Property: UNDEVELOPED.

Proposed Use including the number of lots: 1 LOT - BUSINESS
PURPOSE PET BOARDING + DAYCARE

Proposed date of completion: APRIL 2020.

J Henner. 02/21/19.
Signature of applicant **Date**

CONFLICT OF INTEREST CERTIFICATION

FOR ZONING APPLICATION

The undersigned below, making application for a zone change has complied with the O.C.G.A. § 36-67A, et. Seq., Conflict of Interest In Zoning Actions, and has submitted or attached the required information on the forms provided. Title 36 relates to disclosure of financial interests, campaign contributions, and penalties for violating O.C.G.A.

J Honnor 02/20/19.

Signature of Applicant Date

JANE HONNOR OWNER

Type or print name and title

N/A.

Signature of Applicant's attorney Date

N/A

Type or print name and title

2/20/19

Signature of Notary Public Date

ANNA BENTON
NOTARY
EXPIRES
GEORGIA
MAY 31, 2021
PUBLIC
BRYAN COUNTY

(Notary Seal)

DISCLOSURE STATEMENT

Title 3, chapter 67A-3 of O.C.G.A. requires an applicant for rezoning action, within two years immediately preceding the filing of the applicant's application for the rezoning action, to disclose campaign contributions aggregating $250.00 or more to a local government official who will consider the application.

☑ No, I have not made any campaign contributions to County Officials voting on this application exceeding $250 in the past two years.

☐ Yes, I have made campaign contributions to County Officials voting on this application exceeding $250 in the past two years.

To Whom: _____

Value of Contribution: _____

Date of Contribution: _____

I have read and understand the above and hereby agree to all that is required by me as the applicant.

J Honnor
Signature of Applicant

Personally appeared before me

JANE Honnor
Applicant (Print)

Who on oath deposes and says that the above is true to the best of his or her knowledge and belief.

This 20th day of February, ~~2013.~~ 2019 AB

Notary Public

(Notary Seal)

ANNA BENTON
NOTARY
EXPIRES
GEORGIA
MAY 31, 2021
PUBLIC
BRYAN COUNTY

Revised 12/1/2012

AUTHORIZATION BY PROPERTY OWNER

I, Tyler Lee Randolph, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Bryan County, Georgia.

He/She authorizes the person named below to act as applicant in the pursuit of a rezoning of this property.

I hereby authorize the staff of the Bryan County Department of Planning and Zoning to inspect the premises which are subject of this zoning application.

Name of Applicant: Alexander L. Honnor and/or Jane Honnor

Address: 131 Brigham Drive

City: Richmond Hill State: GA Zip Code: 31324

Telephone Number: _____ Fax Number: _____

Tyler Lee Randolph
Signature of Owner

02-13-2019
Date

Tyler Lee Randolph, Officer of and for DETYC, LLC
Owners Name (Print)

Personally appeared before me

_____
Applicant (Print)

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

This 13th day of February, 2019.

Jennifer Soucie
Notary Public

(Notary Seal)

STATE OF GEORGIA
JENNIFER LYNN SOUCIE
Notary Public, Georgia
Bryan County
My Commission Expires
June 21, 2021

Revised 12/1/2012

VERIFICATION OF CURRENT TAX STATUS

FOR APPLICATION

_____ The undersigned below is authorized to make this application. The undersigned certifies that all Bryan County property taxes, billed to date for the parcel listed below have been paid in full the Tax Commissioner of Bryan County, Georgia.

_____ The undersigned verifies that all fire and garbage tax has been paid in full to the Tax Commissioner of Bryan County for the parcel listed below.

*NOTE: A separate verification form must be completed for each tax parcel included in rezoning request.

054 054 01

Parcel Identification Number

BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

Name: Tiffany Diehl Title: Tax Clerk

Signature [illegible] Date: 2/20/19

FMUMFB CARROL ANN COLEMAN BRYAN COUNTY TAX COMM 2/20/19
FMUMFB01 Clerk TD1 Date 2019 02 20 Sequence 113814 11:38:25

Bill Number . . 2018 005155 Acct 17636R18
Taxpayer Name. . DETYC LLC
Additional Name.
Address Line 1 .
Address Line 2 . 128 S MAIN STREET
City St Zip 4. . HINESVILLE GA 31313
Loctn/Desc . . . TR A E/S HASRRIS TRAIL RD
Map Blk Par Sub. 054 054 01 Dist 03

Original Bill	Adj & Charges	Payments
320.74		320.74-
320.74		320.74-

Last T/A Date
PP 2018 11 07

Fair Mkt Val 31,600
Bill Date 2018 08 24
Due Date 2018 11 15
H/S Code
Lender Code
Under Appeal
Bankruptcy
Check Notes

Descriptions	This Tran
Taxes	
Assessment Pen	
Interest	
Costs	
Late Penalty	
Other Penalty	
TOTALS	
Payment/Adjust	(P/A) P:
Reason Code	(F13) 00

Email Address:

F1=Options F3=Return F4=Delete F8=Adj to Total

M
J
K
L
BRISE
I
N
A
H
B
G
G
F
C
FERGUSON LN
E
REGIS WAY
HARRIS TRAIL RD
D
SS POINT DR

Zone E **Parcel Number** 054 038
Location Address HARRIS TRAIL RD
Zip Code 31324
MISHER ANNE MARIE & MISHER TERRASS SCOTT
995 STERLING ROAD
RICHMOND HILL, GA 31324

Zone G **Parcel Number** 054 037 01
Location Address HARRIS TRAIL RD
Zip Code 31324
HARRIS OAK INVESTMENTS LLC
415 WHITEHALL LANE
RICHMOND HILL, GA 31324

Zone H **Parcel Number** 054 036
Location Address HARRIS TRAIL RD
Zip Code 31324
HARRIS HERBERT HARRIS ESTATE
C/O JAMES M HARRIS, EXECUTOR
1526 VASSAR STREET
SAVANNAH, GA 31405

Zone I **Parcel Number** 054 033
Location Address 1318 HARRIS TRAIL RD
Zip Code 31324
GRIFFIN STEVEN J
1106 CENTER RIDGE RD
COLLIERVILLE, TN 38017-8727

Zone J **Parcel Number** 054 055
Location Address HARRIS TRAIL RD
Zip Code 31324
CHURCH BRISBAIN
RICHMOND HILL, GA 31324-0000

Zone A **Parcel Number** 054 053
Location Address BRISBON RD
Zip Code 31324
WILLIAMS HAGER EST
C/O BEATRICE BOLES SIMMONS
PO BOX 1298
RICHMOND HILL, GA 31324

Zone N **Parcel Number** U54 087
Location Address HARRIS TRAIL RD
Zip Code 31324
GEORGIA TRANSMISSION CORP
2100 EAST EXCHANGE PLACE
ATTN: DEBBIE ATKINS
TUCKER, GA 30084-0000

Zone B **Parcel Number** 054 052 02
Location Address BRISBON RD
Zip Code 3132
LATAILLADE STELLA MAE
201 E 21ST ST
APT 6S
NEW YORK, NY 10010-0000

Zone C **Parcel Number** 054 054
Location Address 1743 HARRIS TRAIL RD
Zip Code 31324
LOT PROS LLC
16376 FORD AVENUE
RICHMOND HILL, GA 3132

Zone F **Parcel Number** 054 037
Location Address
Zip Code 31324
HARRIS DEBRA
PO BOX 60305
SAVANNAH, GA 31420-0305

Zone K **Parcel Number** 054 057

Location Address 1122 BRISBON RD

Zip Code 31324

WASHINGTON BARRY
PO BOX 277
RICHMOND HILL, GA 31324-0000

Zone L **Parcel Number** 054 058

Location Address BRISBON RD

Zip Code 31324

WALKER ALFONSO JR
114 LEGENDS RD
POOLER, GA 31322

Zone M **Parcel Number** 054 068 08

Location Address BRISBON RD

DSP-13 DEVELOPERS INC
1008 YOUNG WAY
RICHMOND HILL, GA 31324

Zone D **Parcel Number** 054 039

Location Address 1760 HARRIS TRAIL RD

BROWN PATTI ANN & CUTHBERT TERRENCE
BERNARD
1760 HARRIS TRAIL ROAD
RICHMOND HILL, GA 31324

PAWPARAZZI BOARDING AND DAY CARE REZONING APPLICATION

ANALYSIS OF IMPACT OF PROPOSED REZONING Feb 2019

Application for the rezoning of the 1701 Harris Trail Property which is a 2.87 acre site that runs from Harris Trail Road and connects to Brisbon Road. The current zoning of the property is AR1, the current usage is a vacant lot.

Figure 1 shows the projected area highlighted in yellow on the vicinity map

The site's topography elevation is 11, and is not listed as a current flood zone, the zoning is X.

The proposed facility will consist of a 6,000 square foot building to house the pet boarding and day care services, the building will have heating and is air cooled, it is where the boarding and day care dogs will spend the majority of their time, including overnight stays. There is an outside fenced play area where dogs will spend a short time each day for supervised play. There is a section for parking. Trees and shrubs will be kept along the boundaries of the lot for the area to be more aesthetically pleasing.

ANALYSIS OF IMPACT OF PROPOSED ZONING CHANGE FOR 2.84 ACRE 1701 HARRIS TRAIL ROAD

1, Whether the proposed reclassification is in conformance with the Comprehensive Plan:

Yes, the plan is consistent with the Bryan County future land use plan which shows subject area as "commercial and residential, multi use"

2, Whether the proposed reclassification improves the overall zoning scheme and helps carry out the purposes of this ordinance:

The proposed zoning change will assist the the county zoning scheme by evening out the mix of commercial and residential properties as stated in the plan

3, Whether the proposed reclassification is compatible with or would negatively impact the overall character and land use pattern or a particular piece of property or neighborhood with one mile of the subject lot:

The proposed zoning is compatible with the area and would not negatively impact, the lot is to be kept with trees and foliage aligning the perimeter making it aesthetically pleasing. Also the maximum occupancy for the facility would be around 30 clients a day, not impacting the traffic. Any sound from the facility will be absorbed by the required tree buffer and the building which is situated between the outside play area and the houses. The other neighbor is the power station which the re zoning will not affect. The site is on city water and sewer and the facility will not use excess amounts to negatively effect the waste systems. Additionally all overnight boarders shall be housed inside a structure heated and cooled and this will mitigate any barking sounds. During day time business hours boarders shall be allowed exercise breaks outside in the play area which will be supervised, the play area shall be buffered by the undisturbed setback, building and electrical substation.

4, The adequacy of public facilities and services intended to serve the lot proposed to be reclassified, including but not limited to roads, parks, recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, waste water treatments and solid waste services:

The public facilities are adequate, please see attached letter from Randy Dykes, City of Richmond Hill, Planning and Zoning regarding water and sewerage. The facility is not large enough or the purpose of use is not something that will impact on any of the other mentioned.

5, Whether the proposed reclassification will adversely affect a known archaeological, historical, cultural or environmental resource, such as water or air quality, ground water recharge areas, drainage, soil erosion and sedimentation and flooding:

The project site is expected to have minimal impact to neighboring properties as mentianed above. There are known significant historical or cultural value to the local community, region or state.

6, Whether the proposed reclassification will adversely affect the existing uses or usability of adjacent or nearby lots or the preservation of the integrity of any adjacent neighborhoods:

The project will be sided by trees which will stop any impact of the facility on the adjacent lots, on one side is the power station, this will not impact that in any way.

7, Whether the proposed reclassification could adversely affect the market value of nearby lots:

The project should have no negative impact to the market values of the nearby properties or lots.

8. Whether the proposed reclassification would require an increase in existing levels of public services, including but not limited to: Schools, parks, and recreational facilities, storm water drainage. Roads or police and fire protection beyond the existing ability of the County Board of Education to provide:

Public facilities are expected not to be impacted by the development of this facility. The only off site work anticipated is to connect to the existing City of Richmond Hill water and sewer systems approximately 200 feet from the property on the same side of the road. The existing roadway network is adequate to accommodate the proposed development. This facility will have no impact on the school system.

9, Whether there are other existing or changing conditions affecting the use and development of the lot proposed to be reclassified which give supporting grounds for either approval or disapproval of the proposed reclassification:

There are no known existing or changing conditions to the immediate area. This facility is not large enough to impact the area.

10, The existing uses and zoning of nearby lots:

The area consists of lots that are zoned AR1 and B2, most of the lots are vacant and unused areas of woodland, there are only a few residential areas which can be seen on the provided map, there is also a church and the Georgia Power electrical sub station.

11, The extent to which the value of the lot proposed to be reclassified is diminished by its existing zoning restrictions:

This lot is right alongside the power station, lessening its suitability and desirability to build residential units on. Upon reclassification and 100% build out of this project, the project is projected to have a value of approximately $600,000, without the rezoning the property would continue to be a vacant wooded lot, and is assumed to have its current tax assessed value of approximately $31,000.

12, The extent that any diminished property value of the lot proposed to be reclassified resulting from its existing zoning restrictions promotes the health, safety, morals or general welfare of the public:

The existing zoning and uses of the project are for private purposes and have no known significant values to the general public.

13, The relative gain to the public, as compared to the hardship imposed upon the Petitioner, by the existing zoning restrictions:

There are no known gains ta the public in regards to the existing zoning of this parcel, it is unused woodlands. However upon re zoning the public will gain a much needed and requested service to the Bryan County residents, our business is asked multiple times a week for this service, also employment opportunities will be created as a result of this development, connection fees paid to debt service existing county loans and property taxes generated.

14, The suitability of the lot proposed to be reclassified for its current and proposed zoned purposes:

Not suitable, the lot is next to the power station, its is not desirable as residential, additionally changing the zoning would balance the comprehensive plan.

15, The length of time the lot proposed to be reclassified has been nonincome producing as zoned:

The lot has always been empty and never produced income only land taxes, the proposed development of this site will create significant more income for the county, and a much needed service to the local community. As mentioned previously value will be added to the land once the facility is built raising the taxable value significantly.

16, Whether the proposed reclassification would create an isolated District unrelated to adjacent and nearby District:

Project area is directly adjacent to an electrical substation and a multi family development. The project is also at the intersection of Harris Trail and Brisbon Road and thus the proposed use is compatible with the existing neighboring properties.

17, Whether there are substantial reasons why the lot cannot be used in accordance with this existing zoning classification?

The lot is right next to the Georgia Power substation not making it desirable, it is much more suited to commercial use.

18, Applications for a zoning map reclassification which do not contain specific site plans carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme:

As part of this zoning submittal a conceptual land use master plan with maximum development density, minimum setbacks, minimum lot dimensions, minimum open space and minimum buffers has been included upon further development specific site development plans will be submitted to Bryan County for review and approval.

RICHMOND HILL
GEORGIA

MAYOR
RUSS CARPENTER

MAYOR PRO-TEM
TARA BARANIAK

CITY COUNCIL MEMBERS
JAN BASS
JOHN FESPERMAN, JR.

CITY MANAGER
CHRIS LOVELL

CITY CLERK
DAWNNE GREENE

February 20, 2019

Re: 1701 Harris Trail
Water/Sewer Availability

Dear Sir /Madam:

This is to certify that the property at 1701 Harris Trail is in the City of Richmond Hill service delivery area and that there is City water and City sewer adjacent to the property. The City has adequate water capacity to serve this property. The City also has sewer transport and treatment capacity to treat wastewater from this project and the City of Richmond Hill is willing to accept the project wastewater from the project for treatment. The property owner/developer will be responsible for the cost of tying into and connecting to our system.

Sincerely,

Randy Dykes, CFM
Assistant Director Planning and Zoning

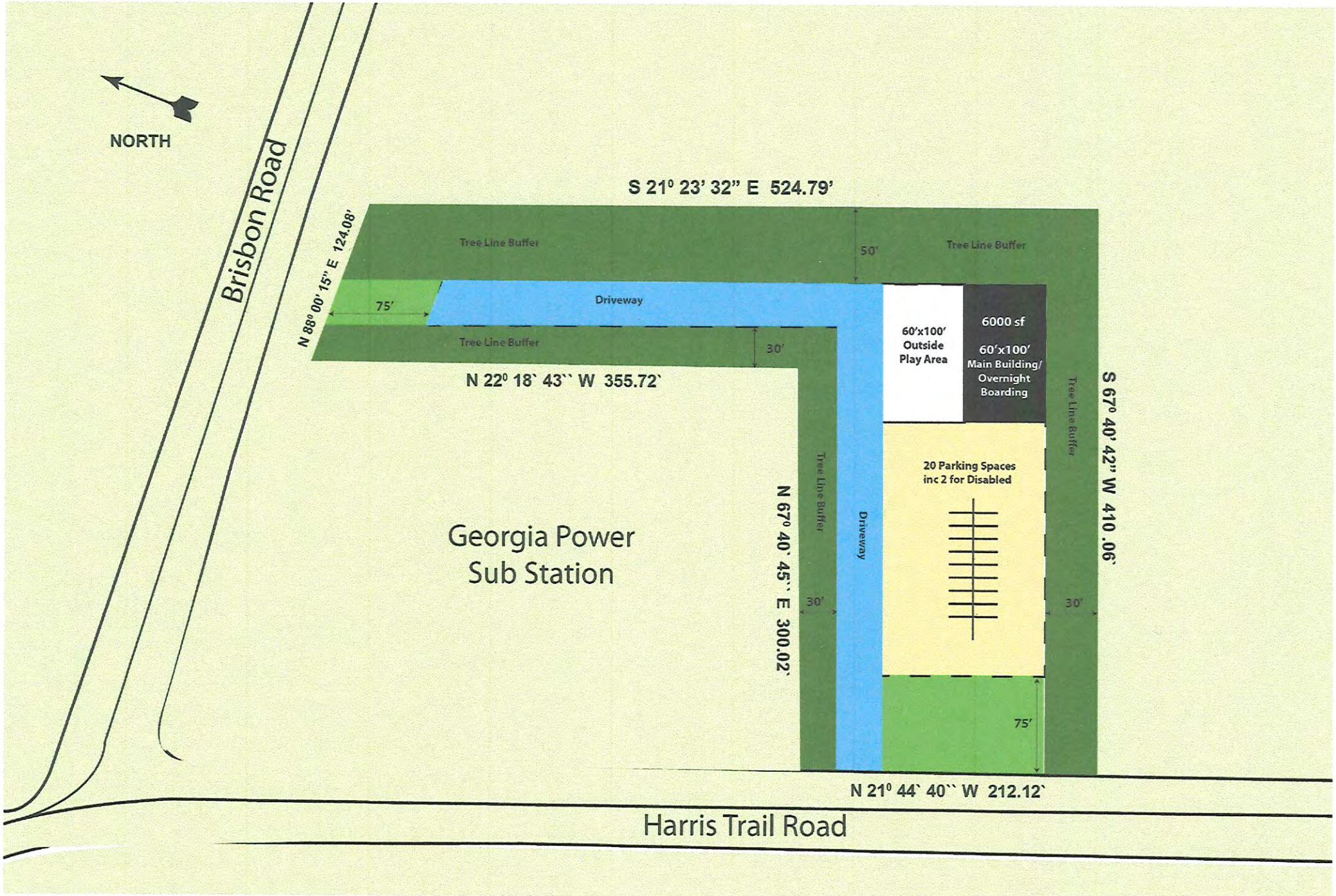
P.O. BOX 250 | RICHMOND HILL, GA 31324
WWW.RICHMONDHILL-GA.GOV | PH: 912-756-3345 | FX: 912-756-3368

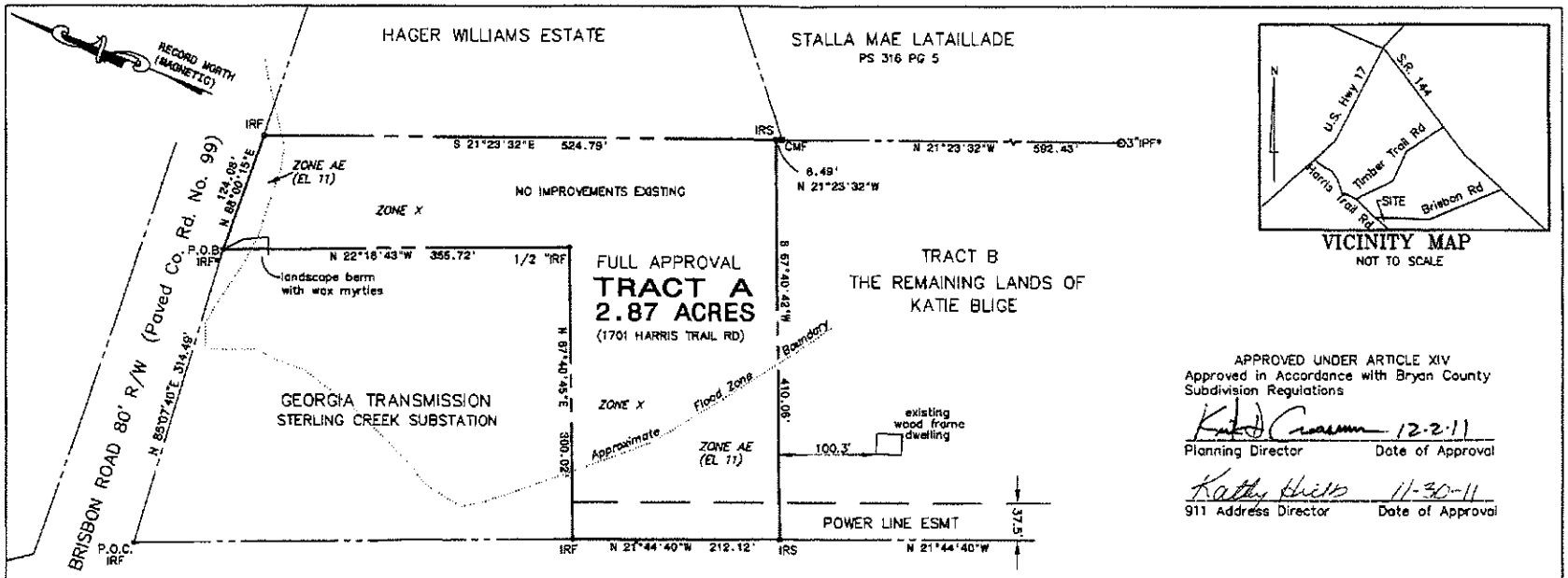
From:	Jane Honnor
To:	Amanda Clement
Subject:	waste disposal
Date:	Wednesday, March 27, 2019 11:27:07 AM

Hi Amanda

as per our conversation, this is how the dog waste will be dealt with, we will bag it individually when it is produced to contain the smell then we will discard it in the dumpster that is onsite. The dumpster at our boarding facility will be located on the far side of the property away from neighboring properties

Thank you
Jane Honnor


NORTH
Brisbon Road
S 21⁰ 23' 32" E 524.79'
N 88⁰ 00' 15" E 124.08'
Tree Line Buffer
50'
Tree Line Buffer
75'
Driveway
Tree Line Buffer
30'
N 22⁰ 18` 43`` W 355.72`
60'x100' Outside Play Area
6000 sf
60'x100' Main Building/ Overnight Boarding
Tree Line Buffer
S 67⁰ 40' 42" W 410 .06`
20 Parking Spaces inc 2 for Disabled
Tree Line Buffer
N 67⁰ 40` 45`` E 300.02`
Driveway
Georgia Power Sub Station
30'
30'
75'
N 21⁰ 44` 40`` W 212.12`
Harris Trail Road



VICINITY MAP
NOT TO SCALE

APPROVED UNDER ARTICLE XIV
Approved in Accordance with Bryan County Subdivision Regulations

Planning Director — Date of Approval: 12-2-11

911 Address Director — Date of Approval: 11-30-11

Georgia, Bryan County
Recorded in Plat Book 633 Page 88
Date 12-8-11
Clerk Superior Court

NOTES:
1. REFERENCES: DEED FOR KATIE BLIGE – DEED BOOK 936 PAGE 97. PLAT OF 10.79 ACRES FOR KATIE BLIGE (FORMERLY THE NED HOUSTON ESTATE) PLAT SLIDE 622 PAGE 8A (BASIS FOR BEARINGS SHOWN)
2. THIS PROPERTY CURRENTLY ZONED AR 1, SETBACKS AS FOLLOWS: FRONT – 75 FEET; SIDE – 25 FEET; REAR – 50 FEET.
3. ACCORDING TO F.E.M.A. MAPS FOR BRYAN COUNTY, MAP NO. 13029C0291C DATED 3/2/09 A PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA".
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. NOT ALL ENCUMBRANCES OF RECORD, THEREFORE, AFFECTING TITLE MAY BE SHOWN.

TRACT A - 2.87 ACRES

BEING A PORTION OF THE LANDS OF KATIE BLIGE

20TH G.M.D.
BRYAN COUNTY, GEORGIA

100 0 100 200 300
GRAPHIC SCALE: 1 INCH = 100 FEET

PROPERTY CORNER LEGEND
AXLE = CAR/WAGON AXLE
AIF = ANGLE IRON
CMF = CONCRETE MARKER
R/W CMF = DOT MARKER
IPF = IRON PIPE
IBF = IRON BAR
IRF = IRON ROD
F = FOUND S = SET
* = BENT / BROKEN
IRS = 5/8"IRON REBAR SET WITH YELLOW CAP STAMPED "SEGA SURVEYING GA #2538"

ERROR OF CLOSURE:
FIELD: 1/17,434
PLAT: 1/100,000+
EQUIPMENT USED: TOPCON 225GTS
ADJUSTMENT METHOD: LEAST SQUARES

GEORGIA REGISTERED NO.2538 LAND SURVEYOR DAVID A BRUNSON 6/6/11

IN MY OPINION THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM STANDARDS OF GEORGIA LAW.

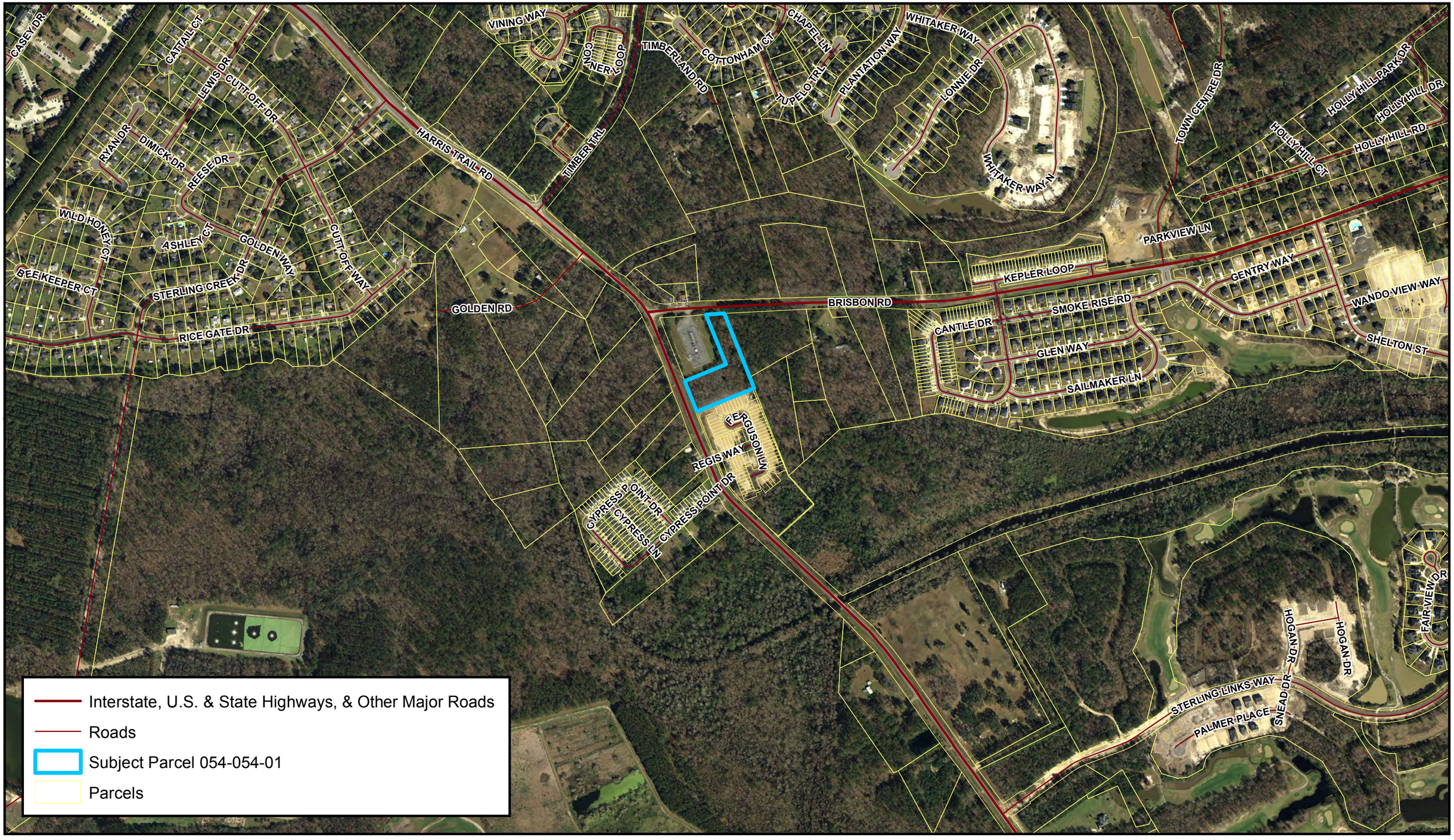
PREPARED FOR:
TYLER L. RANDOLPH

PLAT PREPARATION DATE:
JUNE 6, 2011

FIELD WORK COMPLETED:
JUNE 2, 2011

JOB #01-07(11)

SOUTHEAST GEORGIA SURVEYING & MAPPING
P.O. BOX 968 RICHMOND HILL, GA 31324
PH (912)756-2011 FAX (912)756-5908
PHYSICAL ADDRESS
518 EDSEL DRIVE, SUITE D
RICHMOND HILL, GA 31324



Produced by Bryan County GIS
March 2019

N

Location Map
Alexander & Jane Honnor
Case Z# 202-19

DISCLAIMER
Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The areas depicted in this GIS Map Product are approximate, and is not necessarily accurate to surveying or engineering standards. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for the information contained therein or if information is used for other than its intended purpose. Reproduction, dissemination, altering this data is not authorized without prior consent. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.

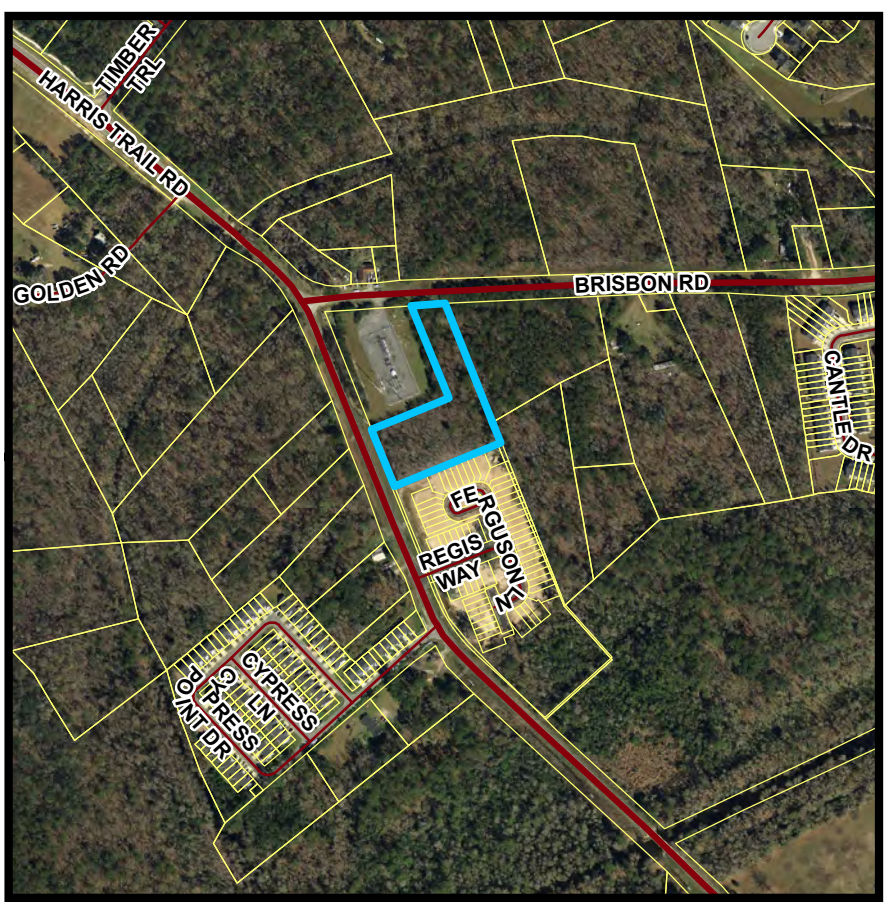
PARCEl #	OWNER
054 036	HARRIS HERBERT HARRIS ESTATE C/O JAMES M HARRIS, EXECUTOR
054 037	HARRIS DEBRA
054 037 01	HARRIS OAK INVESTMENTS LLC
054 038	MISHER ANNE MARIE & MISHER TERRASS SCOTT
054 039	BROWN PATTI ANN & CUTHBERT TERRENCE BERNARD
054 052	JONES MARGARET
054 052 01	BOLES CHARITA & JASON
054 052 02	LATAILLADE STELLA MAE
054 053	WILLIAMS HAGER EST
054 054	LOT PROS LLC
054 055	CHURCH BRISBAIN
054 056	CONCORDE FINANCE & INVEST C/O PARKWAY INVESTMENTS
054 057	WASHINGTON BARRY
054 058	WALKER ALFONSO JR
054 068 08	DSP-13 DEVELOPERS INC
054 54 002 028	INTEGRITY PROPERTIES LLC
054 54 002 029	INTEGRITY PROPERTIES LLC
054 54 002 030	INTEGRITY PROPERTIES LLC
054 54 002 031	INTEGRITY PROPERTIES LLC
054 54 002 032	INTEGRITY PROPERTIES LLC
054 54 002 033	INTEGRITY PROPERTIES LLC
054 54 002 034	INTEGRITY PROPERTIES LLC
054 54 002 035	BLACKSTONE JENNA & BLACKSTONE JAKE
054 54 002 036	INTEGRITY PROPERTIES LLC
054 54 002 037	TAKASHIMA INA
054 54 002 038	SANSALE MORGAN M
054 54 002 039	INTEGRITY PROPERTIES LLC
054 54 002 040	WERY REGINALD PALIKIKOKAEOKULANI & WERY JOCELIN
054 54 002 041	INTEGRITY PROPERTIES LLC
054 54 002 042	PAGAN-COLLAZO MAIRA V
054 54 002 043	INTEGRITY PROPERTIES LLC
054 54 002 044	INTEGRITY PROPERTIES LLC
054 54 002 045	INTEGRITY PROPERTIES LLC
054 54 002 046	INTEGRITY PROPERTIES LLC
054 54 002 047	INTEGRITY PROPERTIES LLC
054 54 002 048	RILEY IRIS D
054 54 002 049	SHIELDS INVESTMENTS LLC
054 54 002 050	SHIELDS INVESTMENTS LLC
054 54 002 051	SAMADI AHMAD NASIR
054 54 002 052	INTEGRITY PROPERTIES LLC
054 54 002 053	MASIMULA ELEAZER MNQOBI
054 54 002 054	INTEGRITY PROPERTIES LLC
054 54 002 055	ANDRADES CRISTIAN
054 54 002 056	INTEGRITY PROPERTIES LLC
054 54 002 057	CAMACHO JAVIER & STEPHANIE MURATI
054 54 002 058	STRICKLAND JOSEPH R & STRICKLAND SARA B
054 54 002 059	PETERSON EMILY BROOKE
U54 087	GEORGIA TRANSMISSION CORP

Produced by Bryan County GIS
March 2019

N

Location Map
Alexander & Jane Honnor
Case Z# 202-19

DISCLAIMER
Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The areas depicted in this GIS Map Product are approximate, and is not necessarily accurate to surveying or engineering standards. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for the information contained therein or if information is used for other than its intended purpose. Reproduction, dissemination, altering this data is not authorized without prior consent. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.



Interstate, U.S. & State Highways, & Other Major Roads

Roads

Subject Parcel 054-054-01

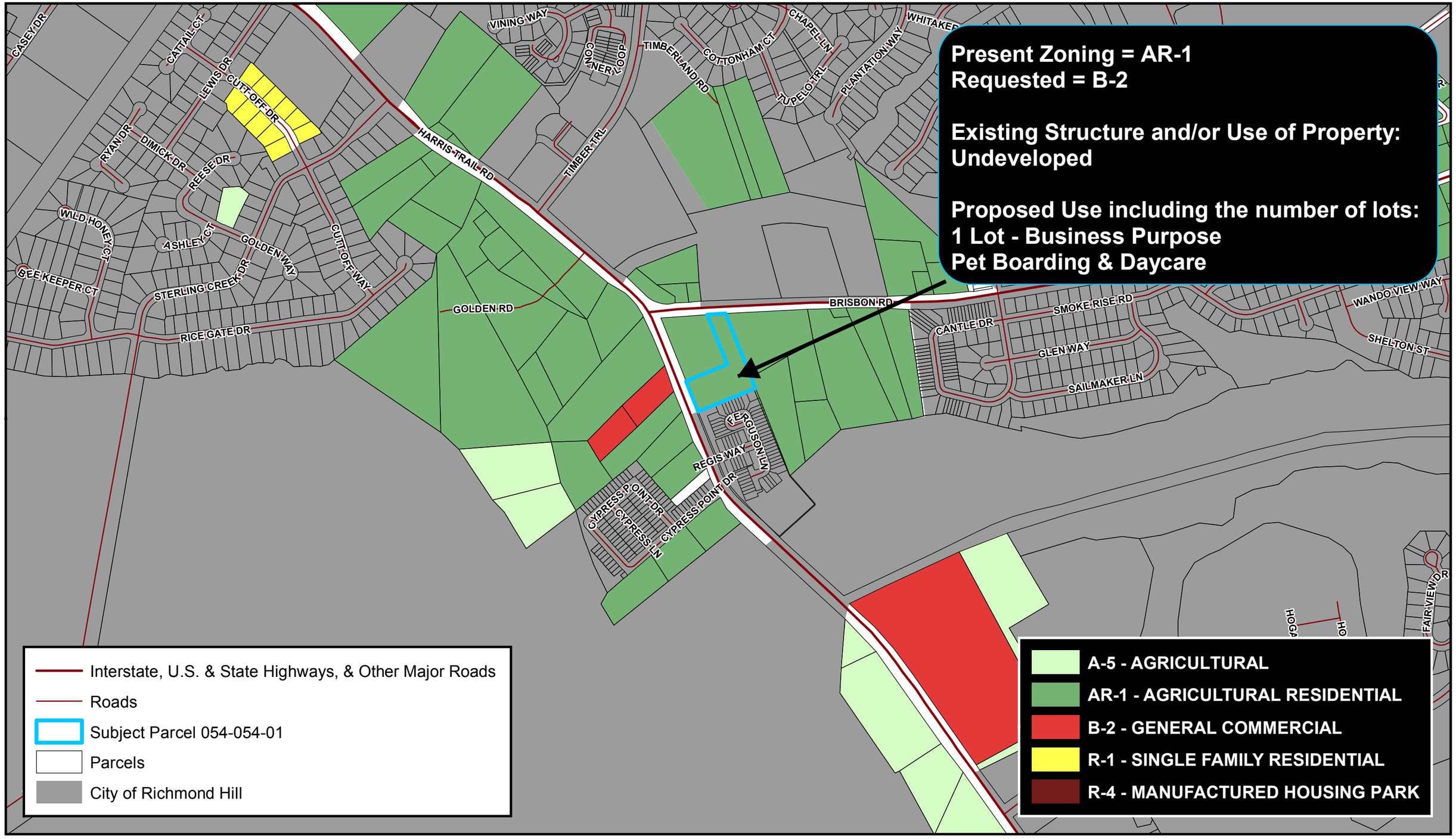
Surrounding Parcels

Produced by Bryan County GIS
March 2019

N

Overview Map
Alexander & Jane Honnor
Case Z# 202-19

DISCLAIMER
Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The areas depicted in this GIS Map Product are approximate, and is not necessarily accurate to surveying or engineering standards. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for the information contained therein or if information is used for other than its intended purpose. Reproduction, dissemination, altering this data is not authorized without prior consent. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.



Produced by Bryan County GIS
March 2019

N

Zoning Map
Alexander & Jane Honnor
Case Z# 202-19

DISCLAIMER
Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The areas depicted in this GIS Map Product are approximate, and is not necessarily accurate to surveying or engineering standards. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for the information contained therein or if information is used for other than its intended purpose. Reproduction, dissemination, altering this data is not authorized without prior consent. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.

BRYAN COUNTY PLANNING & ZONING COMMISSION

Public Hearing Date: April 2, 2019

REGARDING THE APPLICATION OF: Charles Way, requesting a PUD amendment for parcel, PIN# 061-065-05 and 061-066 in unincorporated Bryan County, Georgia. The applicant is requesting the BLT PUD, a.k.a., Buckhead East PUD, be amended, and the property's use be changed from commercial, multi-family, and institutional uses to residential. Mr. Way is also requesting modifications to the Building and Site Design Guidelines.	Staff Report by Sara Farr-Newman Dated: March 28, 2019

I. Application Summary

Requested Actions: 1) Public hearing and consideration of an amendment to a previously approved Planned Unit Development (PUD) for Bryan County. The application by Charles Way proposes to change the use of a portion of the BLT PUD, a.k.a. Buckhead East PUD, from commercial, multifamily, and institutional uses to residential, PIN# 061-065-05 and 061-066 located to the east of Highway 144 and south of Veterans Memorial Parkway, in unincorporated Bryan County, Georgia. 2) Approval of modifications/waivers to the Building and Site Design Guidelines.

For action #1, the Planning and Zoning Board shall make a recommendation to the Board of County Commissioners. For action #2, the Planning and Zoning Board renders the final decision. The decision of the Planning and Zoning Board is appealable to the Board of County Commissioners.

Representative: **Charles Way**

Applicant: **Charles Way**

Owner: **BRYAN LAND & TIMBER, LLC**
5066 TUCKER RIDGE
MACON, GA 31210

Applicable Regulations:

- The State of Georgia, Title 36. Local Government Provisions Applicable to Counties and Municipal Corporations, Chapter 66. Zoning Proposal Review Procedures, Georgia Code O.C.G.A. 36-66
- Bryan County Zoning Ordinance, Subpart B Appendix B, Article XII, Planned Unit Developments, Sec. 1212 - Amendments to a PUD Approval – Resubmittal and Rehearing
- Bryan County Interim Development Ordinance, Section 11: Site and Building Design Guidelines

II. General Information

1. Application: An application to amend the previously approved BLT PUD was submitted by Charles Way, on March 1, 2019. After reviewing the application, the Administrator certified the application as being generally complete on March 11, 2019.

2. Notice: Public notice for this application was as follows:

A. Legal notice was published in the Bryan County News on March 14, 2019.

B. Notice was sent to Surrounding Land Owners on March 25, 2019.

C. The site was posted for Public Hearing on March 18, 2019.

3. Background: The Bryan County Board of Commissioners approved the Bryan Land and Timber (BLT) Planned Unit Development (PUD) on January 8, 2008, with a subsequent Master Plan Revision to specify development standards for residential uses approved on June 19, 2012. The adopted master plan encompasses approximately 510 acres generally bound by Hwy 144 to the west, Spur 144 (Fort McAllister Road) to the north, and Carver School Road to the south; and proposed a mix-use of land uses to include light commercial, public and semi-public facilities, and residential uses with up to 500 dwelling units. Existing uses developed under the PUD approval include the Bryan County Administrative Complex, Bryan County Fire Station currently under construction, DeVaul Henderson Park, McAllister Elementary School, a Shell convenience store, the Stop N Stor storage facility, and the Buckhead East residential subdivision containing 474 approved single-family lots. Primary access to the PUD is currently provided from Highway 144 via a single lane round-a-bout at Captain Matthew Freeman Drive, providing connection to Veterans Memorial Parkway. A network of neighborhood streets with loop roads and cul-de-sacs supports interior circulation; and Kingswood Drive provides a secondary point of access at Spur 144 (Fort McAllister Road).

The 54.11-acre portion of the PUD area that is the subject of this application is located in the southwest corner of the PUD development area; east of Hwy 144, south of Veterans Memorial Parkway, and north of Carver School Road. The specific uses anticipated for this area on the original master plan included commercial, multi-family, and cemetery/institutional uses. In August of 2018, an application to amend the land use plan to convert these uses to single-family residential use was filed with the Community Development office. The applicant proposed the Lenox subdivision consisting of 122 single-family lots, which - if approved - would have increased the overall number of residential units within the PUD to 596

(474 existing + 122 proposed). Due to the requested change in land use and overall increase in residential units proposed, staff required a traffic study and initiated a new Development of Regional Impact (DRI) review (DRI #2827). Following a public hearing with the Planning Commission on October 2, 2018 and upon hearing concerns from the public regarding the land use change and traffic impacts, the applicant withdrew the request on October 9, 2018.

The applicant has now refiled the application with modifications to reduce the number of lots proposed from 122 to 92; which – if approved – will increase the overall number of residential units within the PUD to 566 (474 existing + 92 proposed). As the only significant change made to the application request is to lessen the impact by reducing the number of lots being proposed, the prior traffic study and DRI assessments are determined to still be sufficient and do not warrant an additional submission or review.

4. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on March 1, 2019 unless otherwise noted.

"A" Exhibits- Application:

A-1 PUD Amendment Application (Note the County does not have a separate application for "Amendment" so the Zoning application was utilized.)

A-2 Proposed Site Plan

A-3 Traffic Study

"B" Exhibits- Agency Comments:

The Development Review Committee met on March 12, 2019, and their comments are incorporated.

"C" Exhibits- Bryan County Supplements

C-1 Vicinity Map

C-2 Current South Bryan Zoning Map

C-3 Comprehensive Plan South Bryan Character Area Map

C-4 Previously approved BLT 2012 Master Plan Update Rev. June 6, 2012

"D" Exhibits- Public Comment:

No Public Comments Received

III. CH. 12, Planned Unit Development: PUD Section 1212 Standards

The IDO added a specific provision addressing amendments to an approved PUD (Section 1212), but the IDO did not identify criteria for approving a requested amendment. Staff, therefore, evaluated the requested amendment based on the Standards for approving a PUD application identified in Section 1201 of the Zoning Code.

(i) Whether the proposed change in land use is in conformance with the general intent of the comprehensive plan and the general zoning ordinance of the County;

►**Staff comment:** The Comprehensive Plan Character Area Map of South Bryan County identifies future growth in the area as low-density suburban characteristics. PUD is one of the recommended zoning categories for this character area. Others include BN, R-1, R-2, and R-3. The proposed change in land use is in conformance with the Comprehensive Plan and the future land use of this area.

(ii) Whether there is a need for the amendment/development.

►**Staff comment:** The proposed change in land use eliminates a 16.42-acre portion of commercial, a 4.14-acre portion of multi-family, and all of the 24.48-acres of cemetery use from the PUD. Each of these land uses are discussed in more detail below.

Commercial Use: Since the approval of the original PUD in 2008, this area and other commercial areas within the PUD have remained undeveloped. Under the original land use plan, commercial uses were concentrated along Hwy 144, Spur 144 (Fort McAllister Road), and Veterans Memorial Parkway, where they would be easily accessible and highly visible to traffic passing by. Veterans Memorial Parkway was originally shown as an east/west spine road serving as a thoroughfare through the development area and providing a direct connection from Hwy 144 to Spur 144. As it exists today, Veterans Memorial Parkway loops around McAllister Elementary school, requiring vehicles to either turn around at DeVaul Henderson Park or continue through the Buckhead East subdivision via Branden Way and Kingswood Drive to exit the PUD at Fort McAllister Road. Although Veterans Memorial Parkway still serves as a primary access into and out of the development, it does not serve as a thoroughfare through the community as originally intended; thereby reducing the likely-hood of pass-by trips, which are often desirable for commercial uses. Whether or not this change in the road configuration from the master plan has negatively affected the marketability of this tract as a commercial lot is unknown; and additional information may be required in order to determine if this alone warrants an amendment to the plan. Without this supporting information, it becomes a matter of preference for the community as to whether this should remain commercial or convert to single-family residential.

Multi-family Use: The PUD's 2012 Master Plan Update provided a 23-acre tract for "multi-family" housing with 36 units; accounting for 7.2% of the total residential units planned for the PUD (36 multi-

family units out of the 500 total units permitted). While the specific type of housing intended under the PUD's use of the term "multi-family" is unclear, it is assumed that single-family attached housing (townhomes) were included in this land use. Currently, 32 of the existing 474 approved residential lots are for townhome construction. These lots are located within the multi-family tract and along Lake Lilly Drive. No research or documentation has been provided in order to determine whether the existing/proposed mix of housing options are meeting the market demands of the area; and the county's comprehensive plan does not set clear goals for diversifying the housing mix. If this land use amendment is approved, then the percentage of "multi-family" housing units within the overall PUD will be reduced to 5.6% (32 multi-family units out of 566 total units proposed). While the reduction in housing mix by 1.6% seems negligible, the addition of the four remaining townhouse units could still be accommodated along Lake Lilly Drive in continuation of the current development.

Cemetery Use: The original PUD approval set aside approximately 24 acres for cemetery use, but was unclear on the specific plan for the perpetual care/ownership of the cemetery at this location, or whether it was intended to be private, semi-public, or public. Furthermore, the county's comprehensive plan does not contemplate land use planning for cemetery uses nor does it make projections on the amount of additional cemetery land needed in the county. Nonetheless, cemeteries should be carefully planned for; especially in developing communities since their permanency as a land use can present legal and fiscal challenges if their removal and/or relocation become necessary. In addition, environmental factors must be carefully considered when identifying appropriate locations for cemeteries. Sensitive land areas that are prone to flooding are not ideal for cemeteries as floodwaters can saturate the ground, displacing caskets and introducing contaminants into the groundwater. At the time of the original PUD approval, the area for the cemetery use was located in an area of minimal flood hazard and designated as Zone X; however, this area was re-mapped into a Special Flood Hazard Area and designated as Zone A upon the adoption of the new FEMA maps on August 2, 2018. This change renders this area both undesirable and potentially hazardous for its current specified land use and thereby warrants an amendment to the plan.

(iii) Whether or not an exception from the zoning ordinance requirements and limitations is warranted by virtue of the design and amenities incorporated in the development;

►**Staff comment:** The applicant is requesting approval for several exceptions to the Bryan County Ordinances. The specific exceptions requested are enumerated below. In general, the ordinance exceptions requested do not appear to be required by virtue of the design and amenities being incorporated into the development.

1. *<u>Section 1207-4 of the Zoning Ordinance</u>: Request to remove the requirement of 1207(4) requiring preliminary plat and construction drawings for the first phase of the PUD be submitted within one year of the rezoning approval.*

►**Staff comment:** Setting aside the issue of whether an applicant can legally request a governmental body to waive a requirement of the PUD ordinance, this provision is not applicable to this application. The application is for an amendment to the land use /development plan of an existing PUD and not to rezone property to a PUD. The Applicant already complied with this Code requirement since residential development has already occurred within the boundaries of the approved PUD.

2. *<u>Section 1017(a) of the Zoning Ordinance</u>: Request to allow a Class A pond on a lot smaller than five acres. [Note: application cites Section 1016 of the Zoning Code. Section 1016 is "Parking and Storing of Structures." The correct citation is 1017(a) "Swimming Pools and Pond."]*

►**Staff comment:** Staff is unsure of the meaning of this request. Staff does not know if the applicant is asserting Class A ponds are allowed by right in PUD and is only requesting to reduce the minimum lot size and set back or if the applicant is asking for such a use to be allowed in addition to the modifications to minimum acreage and setbacks. In preliminary conversations with the applicant, the pond is being used for stormwater management, and as such, staff considers this pond a stormwater management feature and not a Class A pond. The applicant would be amenable to deleting this provision.

3. *<u>Section 508 of the Subdivision Regulations</u>: Request to allow lot standards to be established as provided for in PUD text.*

►**Staff comment:** Section 508 addresses very general lot standards regarding access, lot lines, corner lots, and conformity with minimum lot sizes as required by zoning districts. The intent of the applicant's request for an exception under this section is not clear. If the applicant is requesting to exempt this section in order to establish minimum lot size, width, and setback requirements, then an exemption from this section 508 is not necessary. The intent of the PUD zoning district and IDO Section 1209(i) already contemplates an applicant proposing lot standards different from the standard zoning district requirements. The proposed lot standards are identified on page 4 of the application, and staff has no objection to these lot standards. The applicant, however, needs to clarify the standards for accessory structures. In the narrative, the applicant represents accessory structures shall have 0' rear setback but on the Master Plan dated February 15, 2019, the applicant identifies the rear setback for accessory structures as 10 feet. In enforcing PUD standards, the Community Development Department would use the approved Master Plan as the controlling document.

In preliminary conversations with the applicant, the applicant appears amenable to deleting this provision with the understanding that the PUD establishes the specific lot standards for the development.

4. *<u>Section 111-3(6) of the Soil Erosion and Sedimentation Control Ordinance</u>: Request to delete the section in its entirety [Note: application cites Section 6-403(6) of the Environmental Regulations. This section reference is non-existent within the Bryan County ordinances and staff assumes the correct citation is 111-3 "Exemptions." subsection (6) of the Soil Erosion and Sedimentation Control Ordinance]*

►**Staff comment:** Section 111-3(6) of the Soil Erosion and Sedimentation Control Ordinance of Bryan County is a direct derivation of O.C.G.A. § 12-7-17(6) and staff does not support deleting this provision or applying any interpretation to it outside of the State of Georgia's. In preliminary conversations with the applicant about staff's concerns, the applicant appears to be amendable to deleting this provision.

(iv) Compatibility with the surrounding area and harmony with the character of the neighborhood;

►**Staff comment:** The proposed PUD amendment would continue a similar growth pattern with slightly larger lots from the existing PUD. Other nearby uses include gas stations and similar businesses, residential neighborhoods, schools, parks, and churches. The amendment would remain compatible with the character and land use patterns within one mile of the property.

(v) The existing and proposed streets are suitable and adequate to carry anticipated traffic within the PUD and vicinity of the PUD, the existing utility services, including stormwater management, are adequate for the proposed amendment;

►**Staff comment:** Items are addressed individually below:

Roads: A traffic study was completed for the proposed development on May 16, 2018. This traffic study was prepared for the 122 residential units that were initially proposed[1]. While the total number of proposed units has now decreased to 92, the assessment is still applicable to analyze traffic impacts. The proposed additional units are expected to generate 910 two-way daily trips of which 73 trips are expected during the AM (6:30-8:30 AM) peak hour and 98 trips during the PM (4:30-6:30 PM) peak hour trips. Current levels of service for the three main intersections studied are at D or below. With future road improvements, specifically the addition of a signal at SR 144 at 144 Spur and the addition of a single lane round-a-bout at Belfast River Road at Harris Trail/Dunham Marsh Trail, the LOS will improve to A or B at the 2021 build year. For the SR 144 at Belfast River Road/Capt. Matthew Freeman Drive

[1] Prior application proposed a net increase of 96 lots; the new net increase of 66 lots should reduce projected traffic counts by 31.25%.

intersection/round-a-bout, the LOS in 2021 no build will decline from an E to an F for the p.m. peak. With the addition of the Lenox project, the LOS will remain at an E for the a.m. peak and an F for the p.m. peak, but the delay time will increase for both the a.m. and p.m. by 5.5 seconds and 16.4 seconds, respectively. The study recommended improvements at Veteran's Memorial Parkway, including a right turn lane from the Parkway onto the new road and a dedicated right turn lane from the new road onto the Parkway. The applicant has agreed to install these improvements prior to the final plat approval. It should be noted, however, that a portion of the subject property is currently approved for commercial. Generally, commercial development has much higher trip generation rates than single family residential. The applicant's request to amend the PUD and change the commercial to residential would most likely result in less trip generation; thereby reducing the delay that would otherwise result from commercial development.

Two new access roads will be provided for public use, but only one provides access via a public road that is not part of the existing Buckhead Development. Staff is concerned that this configuration will not provide adequate access for the public and emergency services. The road along 144, currently proposed to be emergency access only, should be completed as a second main public access to alleviate traffic and provide better access for emergency services. This will also provide an additional exit or entrance if the other entrances become blocked or overcrowded. This road was shown as a full section access road on the June 6, 2012, master plan submitted by the applicant. Additionally, staff recommends that the master plan be revised to include a 60-foot right-of-way that extends beyond the southernmost cul-de-sac to Carver School Road in order to provide the opportunity for a potential connection to the adjacent tract in the future.

Parks and Recreation: There is a large existing park nearby, DeVaul Henderson Park. The PUD amendment is also proposing a new recreation area for the Lenox development. The recreation area will be 1.44 acres. Possible recreation options include both active and passive components.

Police and Fire protection: As proposed, the amendment will add an additional 66 housing units to the service area (566 PUD total proposed - 500 originally approved).

Schools: Students from Lenox will attend existing Richmond Hill Schools, including McAllister Elementary and Richmond Hill Middle and High Schools. The Board of Education does not anticipate any needed modifications based on this development's impact. A new elementary school located on Warren Hill Road is also anticipated to open in August 2020, which will open additional space for students at McAllister Elementary.

Stormwater Drainage: The applicant plans to retain the existing drainage on the site as much as possible, which includes existing ditches and wetlands that outfall to the Ogeechee River. Lenox's storm drainage is planned to be part of the existing PUD's planned drainage system. The road drainage will be collected in curb and gutter and drained to curb inlets.

Water and wastewater: Water and sewer will be provided by Bryan County.

Solid waste: Trash will be disposed of at the Broadhurst Environmental landfill in Wayne County, which is where Bryan County trash is currently disposed of.

(vi) The effect of the proposed amendment on the immediate area and future development of the area;

►**Staff comment:** The requested PUD amendment to change portions of the commercial and multi-family uses, and the cemetery use to residential will not affect the existing uses or usability of other lots. Staff is concerned, however, about continued connectivity through the development and access in/out of the PUD. Therefore, the amendment should continue to provide adequate connectivity to existing roads and sidewalks so as not to exacerbate what could become a confusing road network through the neighborhood.

(vii) The PUD makes it possible for the creation of a creative, innovative and efficient use of the property.

►**Staff comment:** The existing PUD zoning specifies some commercial development, but a large portion of the area is proposed as a cemetery. Amending the area to residential use would allow the applicant to respond to the market demand for additional housing instead of allowing property approved for development to remain idle. The other area has been designated commercial for over ten years, but no commercial development has occurred. By approving the change to residential, land that has already been approved for development would be utilized instead of forcing residential development to other others areas not already approved for development.

(vii) The PUD amendment creates a desirable and stable environment.

►**Staff comment:** The proposed amendment to a residential use would maintain stability and be desirable as single family homes are a stable use of land and would assist the County in maintaining a consistent inventory of housing units to address population increases.

IV. Bryan County Interim Development Ordinance, Section 11: Site And Building Design Guidelines:

The applicant is also requesting a modification to the Site and Building Design Guidelines as part of the PUD approval. Specifically:

1. Front facing garages would be setback 25 feet from the right-of-way instead of five feet behind the portion of the building located closest to the right-of-way (Section 11(4)(d));

Supplemental Site and Building Design Guidelines

1. Design Objectives. The following guidelines are intended to guide new construction, and additions and structural modifications affecting road-facing building facades with the objectives of:

a. Achieving building and site design that is compatible with its setting while avoiding monotonous uniformity;

b. Protecting property values and enhancing the value of public and private investments through well-planned and well-maintained development;

c. Promoting creative designs that surpass the quality of the minimum design guidelines established herein;

d. Fostering safe, healthy and sustainable development that becomes increasing valued in Bryan County as desirable places to live, work, play, and shop as each year passes;

e. Ensuring that scale, massing and building details are in proportion to and complementary with the surrounding neighborhood;

f. Avoid the appearance of monotonous tract-type housing by precluding matching designs on adjacent single-family lots;

g. Emphasizing entries for people and deemphasizing the mass of garages;

h. Requiring materials that are durable in Bryan County's environment;

i. Promoting walking and biking within and between developments; and

j. Fostering site development that reflects and reinforces the natural beauty of Bryan County.

2. Waiver or Modification of Guidelines.

a. It is the intent of these guidelines that they be applied with the flexibility to allow for superior designs that do not comply with every applicable guideline.

b. Applicants may request the Planning and Zoning Commission to modify or waive one or more of the guidelines when requesting site plan approval.

c. The Planning and Zoning Commission may approve the request or approve the request with conditions upon finding that the design meets each of the design objectives in Section 1 of these guidelines.

►**Staff comment:** The applicant did not provide architectural elevations with the PUD amendment application. The applicant will be required to comply with all IDO Site and Building Design Guidelines, unless waived or modified by the Planning and Zoning Commission. At this time, the applicant is only requesting one modification to the guidelines. As stated previously, the applicant is requesting the garages be permitted to be setback 25 feet from the right-of-way. In other words, the garages will be in the same line as the living area. The applicant has not provided a reason for the request. Staff is concerned that having the garage and the house on the same plane will create a monotonous streetscape and will not emphasize the pedestrian experience in the neighborhood.

As a note of caution to the applicant, metal siding is not permitted. The applicant's proposed materials list includes the use of metal as an accent feature, which is acceptable as long as it is truly an accent material. Since architectural elevations were not submitted with the PUD amendment application, final design elevations will be approved by the Community Development Department.

V. Staff Recommendation

Staff recommends approval of the PUD amendment for the cemetery/institutional area with the following conditions:

1. The proposed road from Veterans Memorial Parkway shall be extended to SR 144. Final design of the proposed road will be approved by the Director of Engineering. Item #13 in Conceptual Master Plan the shall be deleted.

2. A 60-foot wide right-of-way from the cul-de-sac to Carver School Road shall be dedicated to the County for possible future connection. Location of the right-of-way shall be approved by the Director of Engineering and dedication shall occur with the recording of the final plat;

3. The recommended improvements for Veterans Memorial Parkway, as identified in the Traffic Impact Analysis included with the PUD application, shall be completed;

4. A five-foot wide sidewalk shall be installed within Veterans Memorial Parkway right-of-way. The sidewalk shall tie into the existing sidewalk at Stop n Store and extend to Branden Way.

5. The new development shall have its own recreation area.

6. Transportation improvements are to be completed by final plat. If the development is phased, the applicant shall submit a phasing and development plan to the County for review and approval. The phasing and development plan shall identify the timing for transportation improvements;

7. A landscape buffer plan will be approved by the Community Development Director, for the perimeter of the project, and prior to the final plat, if the buffer along Hwy 144 is disturbed during construction;

8. Modify #6 in the Conceptual Master Plan to read as follows: The Lenox Home Owner's Association/property owner shall dedicate a ten-foot wide easement for a bike path within the 50-foot undisturbed PUD buffer adjacent to the right-of-way for State Highway 144 to the County. The applicant/owner shall prepare the dedication documents, which will be recorded with the final plat. The path shall be constructed prior to the recording of the final plat or if a phased development, constructed as identified in the approved phasing and development plan. The Director of Engineering shall approve the design and construction of the path.

9. The Conceptual Master Plan number 7, as identified in PUD Application dated February 22, 2019, shall be deleted, and replaced with the following language:

   "The developer shall be required to obtain a Land Disturbance Permit from Bryan County and shall comply with all federal, state, and local rules addressing soil and erosion control."

10. The provision addressing Swimming Pools and Ponds included in the Conceptual Master Plan dated February 22, 2019, and included in the application packet, shall be deleted.

11. The provision addressing Bryan County Environmental Regulations included in the Conceptual Master Plan dated 22, 2019, and included in the application packet shall be deleted.

12. The development shall comply with all lot design standards as identified in the County's subdivision and zoning codes.

13. The development shall comply with all state and local stormwater management requirements for water quality and water quantity in existence at the time construction drawings are submitted for construction plan approval.

14. The development shall comply with all state and local public water and sewer requirements in existence at the time construction drawings are submitted for construction plan approval.

15. Prior to submitting for a preliminary plat approval or land disturbance permit, the applicant/developer shall submit a final conceptual master plan, including text and site plan, in conformance with the approved PUD amendment and conditions.

Regarding the areas shown as commercial and multi-family on the approved land use plan, staff does not have sufficient information to make a recommendation on changing such land use designations to single family residential. Staff recommends the applicant provide additional justification for amending these land uses.

VI. Planning and Zoning Commission Recommendation

Recommendation: The Commission may recommend that the amendment be granted as requested, or it may recommend approval of the amendment requested subject to conditions, or it may recommend that the amendment be denied.

The Commission may continue the hearing for additional information from the applicant, additional public input or for deliberation.

►**Motion Regarding Recommendation for Approving the Amendment to the PUD:** Having considered the evidence in the record, upon motion by Commissioner _____, second by Commissioner _____, and by vote of __ to __, the Commission hereby recommends approval as proposed/approval with conditions/denial of the proposed amendment.

►**Motion Regarding Approval of Modifying Design Guidelines:** Having considered the evidence in the record, upon motion by Commissioner _____, second by Commissioner _____, and by vote of __ to __, the Commission hereby approves as proposed/approves with conditions/denies the proposed amendment.

Pittman Engineering Co., LLC
Post Office Box 822
Richmond Hill, Georgia 31324
912-445-0578

March 1, 2019

Ms. Amanda Clement
Planning & Zoning Director
Bryan County Board of Commissioners
66 Captain Matthew Freeman Drive, Suite 201
Richmond Hill, GA 31324

RE: Lenox
PUD Rezoning Submittal
Bryan County, Georgia

Dear Amanda,

On behalf of our client, Bryan, Land & Timber LLC, please find attached the following information for consideration to rezone 44.80 acres within the Bryan, Land & Timber PUD.

1. Check in the amount of $165.
2. PUD Application (signed Application for Zoning).
3. Signed and notarized Authorization by Property Owner.
4. Signed Verification of Current Paid Property Taxes.
5. PUD Master Plan Checklist.
6. PUD Application Text document containing the Analysis of Impact.
7. Traffic Impact & Access Study
8. PUD Master Plan
9. Adjacent Property Owners Exhibit.
10. Existing Topography Exhibit
11. Proposed Land Use Exhibit
12. Revised 510.46 Acre Bryan Land & Timber Master Plan
13. Property Plats

We request to be placed on the earliest Bryan County Planning and Zoning Board agenda. If you should have any questions, please do not hesitate to contact us.

Sincerely,

Jason J. Bryant, P.E.

BRYAN COUNTY
PLANNING & ZONING DEPARTMENT

51 North Courthouse Street
P.O. Box 1071
Pembroke, Georgia 31321
912-653-5252
Fax 912-653-3864

66 Captain Matthew Freeman Drive
Suite 201
Richmond Hill, Georgia 31324
912-756-3177
Fax 912-756-7951

VERIFICATION OF PAID TAXES

_____ The undersigned verifies that all Bryan County property taxes, billed to date to the parcel listed below, have been paid in full to the Tax Commissioner of Bryan County, Georgia.

_____ The undersigned verifies that all Bryan County fire and garbage taxes for the parcel listed below have been paid in full to the Tax Commissioner of Bryan County, Georgia.

COMPLETED VERIFICATION
SUBMITTED WITH PAPER SUBMITTAL

061 065 & 061 066
Parcel Identification Number

Signature of Applicant

6/5/18
Date

BRYAN COUNTY TAX COMMISSIONER'S USE ONLY

Payment of all taxes billed to date for the above referenced parcel have been verified as paid current and confirmed by the signature below.

Name: _____ Title: _____

Signature: _____ Date: _____

IF APPLYING FOR A MOBILE HOME PERMIT, PLEASE COMPLETE THE FOLLOWING:

Manufactured Home: _____ Make
_____ Model
_____ Year
_____ Serial #

_____ The undersigned verifies that a current Bryan County Decal has been issued on the mobile home referenced above.

Signature: _____ Date: _____

*NOTE: A separate verification form must be completed for each tax parcel.

Revised 05/16/2014

APPLICATION FOR ZONING
CASE Z#_____

Date Received: _____ Meeting Date: _____

Applicant: CHARLES WAY

Applicant's Address: 5066 TUCKER RIDGE
MACON, GA 31210

Applicant's Phone No.: 912-547-0671 Fax No.: n/a

Owner of the Property: BRYAN LAND & TIMBER, LLC

Owner's Address: 5066 TUCKER RIDGE
MACON, GA 31210

Owner's Telephone No.: 478-390-6769 Fax No.: n/a

Contact Person's Name: CHARLES WAY

Contact Person's Phone No.: 912-547-0671 Fax No.: n/a

Address of Property selected for reclassification: SR 144 (not assigned)

(Please provide access road if no address is available)

Tax Parcel Number (PIN): 061 065 & 061 066 Acreage: 44.8

Present Zoning: PUD Requested Zoning: PUD

Existing Structure and/or Use of Property: UNDEVELOPED

Proposed Use(s) including the number of lots: SINGLE FAMILY RESIDENTIAL

Proposed date of completion: October 2022

Signature of applicant 6/5/18 **Date**

PUD MASTERPLAN CHECKLIST

- ☐ The topography of the site and five-foot intervals;
- ☐ Conceptual drainage plan showing effect all phases will have on drainage after completion;

CONCEPTUAL SITE PLAN

- ☐ The proposed name or title of the development, and the name of the engineer, architect and applicant;
- ☐ A north arrow;
- ☐ A vicinity map locating the land proposed for development;
- ☐ Existing marshes, natural drainage ways, flood plains and other natural features;
- ☐ Identification of the boundaries of the land shown with bearings, distances, and all existing easements, section lines, streets and physical features;
- ☐ Existing streets and easements;
- ☐ The proposed parks, school sites or other public and private open space;
- ☐ The vehicular and pedestrian circulation systems, including off-street parking and loading areas, driveways and access points.
- ☐ The site data, including tabulation of the total number of gross acres in the development, the acreage to be devoted to each of the several types of residential, non-residential uses, and open space uses, the total number of residential and nonresidential lots, minimum lot size, setbacks, number of dwelling unites and square feet of gross non-residential building area;

DOCUMENTATION

- ☐ Assurance that adequate public facilities and services will be available;
- ☐ A statement of how open space and recreational facilities will be preserved and maintained;
- ☐ A certificate of survey completed by a professional land surveyor;
- ☐ Proposed architectural and landscape deed restrictions that clearly reflect the compatibility of the variety of primary and secondary uses proposed;
- ☐ A development schedule;
- ☐ Calculation of the number of average daily and peak hour trips produced by the proposed PUD;
- ☐ Traffic impact analysis. (if required)

AUTHORIZATION BY PROPERTY OWNER

I, James R Massey, being duly sworn upon his/her oath, being of sound mind and legal age deposes and states; That he/she is the owner of the property which is subject matter of the attached application, as is shown in the records of Bryan County, Georgia.

He/She authorizes the person named below to act as applicant in the pursuit of a rezoning of this property.

I hereby authorize the staff of the Bryan County Department of Planning and Zoning to inspect the premises which are subject of this zoning application.

Name of Applicant: Bryan Land & Timber, LLC

Address: 5066 Tucker Ridge

City: Macon State: GA Zip Code: 31310

Telephone Number: 912-547-0671 Fax Number:

Signature of Owner Date

James R Massey
Owners Name (Print)
Who swears before that the information contained
In this authorization is true and correct to
The best of his/her knowledge and belief.

Personally appeared before me this

Tamala Montgomery
Notary Public
Sworn to this 5 day of June, ~~2003~~ 2018

6-5-18
Date

(Notary Seal)

TAMALA MONTGOMERY
NOTARY
PUBLIC
Exp. Oct. 16, 2020
BRYAN COUNTY, GA

Lenox
PUD Application

Bryan Land & Timber, LLC | Bryan County, Georgia
Analysis of Impact of Proposed Zoning | February 22, 2019

The Lenox PUD Application (PUD) includes approximately 54.11 acres, located to the east of the Highway 144 and south of Veterans Memorial Parkway in unincorporated Bryan County, Georgia. The current zoning for the property is PUD. The property is mostly wooded with an existing lagoon. Figure 1 below shows the project area highlighted in red on the Vicinity Map.

Figure 1. Vicinity Map. Project area is highlighted in red

The 54.11-acre project contains approximately 6.95 acres of wetlands. The topography ranges from elevation 11 to 23 (NAVD 88). The bulk of the property was reclassified in FEMA Flood Zone A in August 2018. Prior to August 2018, the property was not in a FEMA Flood Zone. Currently, the owner is preparing a FEMA Letter of Map Revision package to submit to FEMA to establish base flood elevations for their consideration. The site boundary, wetland delineation and topography are shown on the attached exhibits and the Master Plan. Please note the PUD Master Plan Figure 2 is preliminary and is subject to change.

The proposed PUD shall consist of single-family detached homes and a recreational area. The PUD will allow development of the property in a more thoughtful and meaningful way. By carefully preserving wetlands, attention to natural drainage characteristics and creative placement

of open space; a more natural use of a limited land resource can be achieved. This, along with 5 feet wide sidewalks instead of the required 4 feet sidewalks will provide a walkable community. The PUD density shall be 1.70 dwelling units per gross project acreage, with 92 dwelling units total.

A Development of Regional Impact was required for the PUD Application, since the 54.11 acres was part of the original Bryan Land & Timber project. The DRI states the application was Approved, "The applicant's DRI submittal for this project is in line with the Character Area and the Future Land Use Map as defined in the Comprehensive Plan".

Conceptual Master Plan

The provisions of the Lenox PUD shall apply to the development of the 54-acre project depicted above. The Master Plan as shown is conceptual and is subject to change but must be developed as stipulated within the PUD documentation. The hierarchy of Zoning documents is Lenox PUD followed by the Bryan County Zoning ordinance. Listed below are additional general requirements of the PUD:

1. The detention ponds and storm drainage system located outside the road right-of-way is to be owned, operated and maintained by the Lenox Home Owners' Association. All storm drainage systems within the Bryan County Road right-of-way shall be owned, operated and maintained by Bryan County.
2. Lenox Home Owners' Association shall maintain trees and sidewalks within the Bryan County Road right-of-way. This responsibility shall also include pruning trees as necessary to allow emergency vehicle access without scraping of branches against the vehicle.
3. Site Development within the Lenox PUD shall comply with FEMA and Bryan County Flood Zone requirements.
4. The Lenox PUD document shall be transferred and binding on all future ownerships.
5. A ten (10) foot utility easement shall be placed on both sides of the Bryan County Road rights-of-way.
6. The Lenox Home Owner's Association shall upon approval of the PUD, grant the County a 10' wide bike path easement within the 50' undisturbed PUD Buffer adjacent to the State Hwy 144 R/W as shown on the Master Plan. Furthermore, Lenox shall pay Bryan County a "Multi-Use Path" fee of $600 ($55,200) per house hold at Certificate of Occupation. The money shall be held in escrow for the completion of the Multi-use Path along SR 144 property boundary to be completed by 2025 or refunded to the applicant(s). The leisure path is to be dedicated to Bryan County.
7. The 54-Acre property is subject to NRCS and EPD Silviculture guidelines for tree harvesting operations. This is specifically noted so as any stream buffer violations

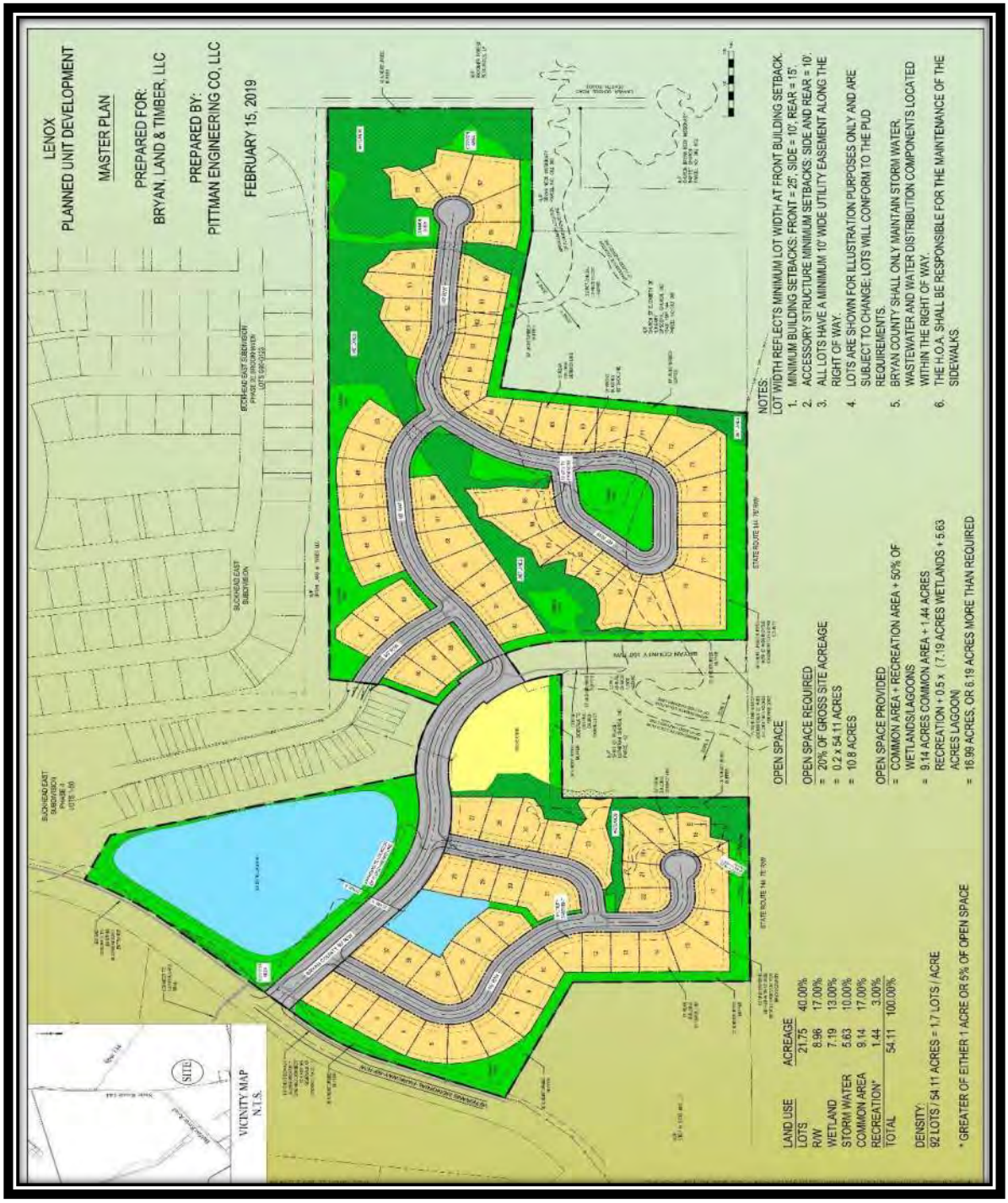
occurring during timber operations shall be addressed under exiting State and Federal protocol.

8. Acceptable Building Material for exterior siding for residential structures include the following:
    a. Painted or stained wood and fiber-cement in clapboard, lap, butt jointed, board and batten, shingle and flat panel applications.
    b. Brick
    c. Painted Brick
    d. Tabby
    e. Stucco
    f. Metal used as an accent or secondary material
    g. Vinyl may be used for soffits and fascia.
    h. Other materials of equal or greater stability and durability as reasonably approved by the Administrator Officer.
9. All front-facing garages will be set back 25 feet from the right-of way in order to allow cars to be parked in front of the garage and not impede pedestrian traffic on the sidewalks.
10. The perimeter buffer is to be undisturbed and is intended to screen Hwy 144 and the view to the neighboring storage building. A landscape buffer plan shall be required if the buffer is inadvertently impacted or altered. The Landscape buffer plan will be required to be approved by the planning director, for the perimeter of the project, prior to Final Plat.
11. The Traffic Study recommended improvements at the Veteran's Memorial Parkway consisting of a right turn lane from Veteran's Parkway into the New road and a dedicated right turn lane from the new road to Veteran's Parkway. These improvements shall be installed prior to final plat approval and shall be dedicated to Bryan County.
12. A 5' wide sidewalk shall be installed within Veteran's Parkway right-of-way from the end of the existing sidewalk at Stop n Store to Branden Way as shown on the Master Plan. The installation shall be performed prior to receiving the 46th Building Certificate of Occupancy and shall be dedicated to Bryan County.
13. A 20' wide all-weather emergency access shall be installed connecting the Spirit of Peace Lutheran Church entrance drive to Lenox. The access shall be gravel and shall be gated to allow for emergency access. The route shall follow the existing 100' Bryan County Right-of-Way. The installation shall be prior to the 46th Building Certificate of Occupancy and shall be dedicated to Bryan County.

Guidelines for the PUD are listed in the below table:

• Total Site Acreage	54.11 Acres
• Density	1.70 Dwelling Units per gross acreage (92 Lots Total)
• Open Space Required Amount Provided	20% of gross project acreage (10.8 acres) minimum 16.99 acres (31%)
• Recreational Area Amount Provided	Greater of 1 acre or 5% of required Open Space (0.54 ac) 1.44 acres
• Minimum Lot Width	60 feet at front building setback
• Minimum Lot Size	7,600 square feet (Note Buckhead East PUD is 7,200 sq. ft)
• Front Building Setback	25 feet
• Side Building Setback	10 feet
• Rear Building Setback	15 feet
• Project Perimeter Buffer	50 feet Undisturbed along Hwy 144, 30 feet undisturbed along Carver School Rd and Veterans Memorial Pkwy
• Accessary Building Side Setback	10 feet
• Accessory Building Rear Setback	0 feet
• Accessory Building Exterior Finishes	Match Exterior Finish of House

Figure 2. Development Master Plan



The standards of development for the PUD will follow the Design Standards of the Bryan County Subdivision Regulations except for the following itemized variations:

Bryan County Zoning Ordinance Variations

Section 1207-4 — Preliminary Plat and Construction Plans
This section shall be revised to eliminate the invalidation of the PUD should a preliminary development plan not be submitted within a year of the rezoning. The rezoning shall not be invalidated based on any measure of time or development plan submittal requirement.

Section 1016(c) — Swimming Pools and Ponds
Class A Ponds are allowed in PUD Zoning Districts and setback requirement shall be 15' from adjacent property line. Additionally, there shall be no minimum lot size requirement for Class A pond installations (current County Interpretation requires minimum 5-acre lot).

Subdivision Regulations of Bryan County, Georgia

Section 508 — Lots
Lot Standards shall be as established in this text.

Bryan County Environmental Regulations

6-403(6) — Exemptions
Delete section in its entirety. Silviculture operations shall have NO time restriction clause. However, Silviculture operations shall coincide with site development and be performed and designed as part of the State and Local land development permitting process. Also, all land clearing operations shall be subject to NRCS and EPD Permit Approval. Current Regulations may be interpreted to indicate there is a 3-year waiting period where no land disturbing activity may be performed except silviculture.

Storm Drainage System

The stormwater runoff primarily drains to the existing onsite ditches now partially classified as wetlands. The onsite ditches and wetlands outfall into the Buckhead East master planned drainage

ditches and lagoons, discharging into Green Creek and eventually outfall to the Ogeechee River. To retain the existing drainage pattern for the site as much as practical, the storm drainage system layout is anticipated to follow the existing natural topography and drain into the Buckhead East master planned drainage system. The roadway drainage shall be collected in curb and gutter sections and drained to curb inlets. The curb inlets are anticipated to drain to storm water detention ponds, ditches and wetlands. The site will be designed to comply with the current Bryan County storm drainage requirements.

Water and Sewer Service

Bryan County is the water and sewer provider. The water supply for the PUD is anticipated to extend from the existing 12-Inch water line on Veterans Memorial Parkway and the 8-Inch water line at the end of Lake Lily Drive. Sewer generated by the PUD is anticipated to be collected and conveyed by gravity sewer extending from the existing gravity sewer located between Veterans Memorial Parkway and Lake Lily Drive.

Existing Soil Characteristics

According to the Bryan and Chatham Counties Soil Survey, the soils consist of Albany fine sand, Ellabelle loamy sand, Ocilla complex and Olustee fine sand. Albany Fine Sand typically has good structural characteristics. Ellabelle loamy sand and Ocilla complex are silty sands with varying percentages of clays. Olustee fine sand contains a small percentage of clay and silt. The soils are similar to the existing Buckhead East PUD development. During the design phase, Owner will hire a geotechnical engineer to determine the ground water table depth and provide general geotechnical services.

Wetlands

Wetlands have been delineated and a Jurisdictional Determination obtained. Wetlands are shown on the Survey and the Master Plan.

Traffic

A traffic impact and access study was prepared for the PUD per Bryan County's request. Based on the ITE Trip Generation manual, 10th edition, the PUD is anticipated to generate 73 AM Peak-Hour trips and 98 PM Peak-Hour trips. The study recommended constructing the Veterans Memorial Parkway intersection as a three-lane intersection, with one lane entering and two lanes exiting as separate left and right-turn lanes. The study also recommended considering the addition of a right-turn deceleration lane for traffic entering the PUD from Veterans Memorial Parkway. Please see the Traffic Impact and Access Study for additional information.

Restrictive Covenants

Restrictive Covenants will be applied to the PUD. The Developer will create and record the Restrictive Covenants prior to the sale of any lots.

Recreation Area

The PUD will dedicate 1.44 acres of land for recreation. Please note this amount exceeds the county required 1.0 acre minimum for recreation. Active components of the PUD recreation may consist of a playground equipment, slide, swings or free-play lawn as selected by the Owner. The passive components for PUD recreation may consist of a pavilion, seating under pavilion, charcoal grill and fire pit. Please note, actual recreational components are subject to change based upon the final site plan.

Infrastructure Dedications to Bryan County

Dedication of Roads

The Owner will construct all roads in accordance with Bryan County and all other applicable standards. All roads that are accessible by the public will be dedicated to Bryan County. Should any of the residential communities be planed as gated, the Developer will establish a Home Owners Association (HOA) to own and maintain the roads and drainage system within the gated community.

Water, Sewer and Storm Drainage Systems

The proposed water, sewer and storm drainage systems will be designed and constructed to meet or exceed Bryan County Specifications. The systems are to be dedicated to Bryan County for Ownership.

ANALYSIS OF IMPACT OF PROPOSED ZONING CHANGE FOR LENOX, BRYAN COUNTY, GEORGIA PUD
(Responses in italics)

i. Whether the proposed reclassification is in conformance with the Comprehensive Plan;

Yes, the plan is consistent with the Bryan County future land use plan which shows this subject area as "Suburban Area Developing" along with the neighboring Buckhead East Development.

ii. Whether the proposed reclassification improves the overall zoning scheme and helps carry out the purpose of this Ordinance;

This proposed zoning change will improve the overall county zoning scheme by concentrating development in an area that has been planned and projected for growth. The proposed concentration of development will allow for a sustainable development. Additionally, this area is also adjacent to existing water, sewer, drainage and road infrastructure.

iii. Whether the proposed reclassification is compatible with or would negatively impact the overall character and land use pattern or a particular piece of property or neighborhood within one (1) mile of the subject lot;

This proposed zoning change is compatible with the adjacent properties. The intensity of development reflects the same residential density as the neighboring Buckhead East. For comparison purposes, the minimum lot sizes within Lenox is larger than the minimum lot size in Buckhead East: 7,600 square feet versus 7,200 square feet.

iv. The adequacy of public facilities and services to serve the lot proposed to be reclassified, including but not limited to: Roads, parks and recreational facilities, police and fire protection, schools, storm water drainage systems, water supplies, wastewater treatment, and solid waste services;

The PUD will have negligible impact on the existing public facilities and services. This statement is reiterated by the fact that the Belfast River Road Corridor has become the primary Bryan County Development Corridor due to the availability of land, recently installed water and sewer systems, the Devaul Henderson Park, County Administration Building, McAllister Elementary School, Richmond Hill Middle School and the future Richmond Hill High and Elementary Schools.

For the Lenox PUD, the only anticipated off-site infrastructure improvements include connecting to Bryan County water and sewer infrastructure which is in close proximity to Lenox.

Upon 100% build out, the existing roadway network will be minimally impacted by the proposed development. The project's anticipated roadway will connect to Veterans Memorial Parkway and Lake Lily Drive. Also note that residential development generated less traffic than the current commercial zoning.

Bryan County's trash is disposed at the Broadhurst Environmental landfill in Wayne County. Per online research, the landfill accepts between 1,300 and 1,500 tons of trash per day and could, by some estimates, have one hundred thirty (130) years of capacity remaining.

The students generated by this development will attend the existing Richmond Hill Schools. It is anticipated that the development's student body will attend McAllister Elementary, Richmond Hill Middle School and Richmond Hill High School. Due to the size of the development, no school facility modifications are anticipated. It should also be noted that McAllister Elementary currently has a 1,300-student population and is anticipated to grow to 1,400 by the end of the 2020 school year. Furthermore, it is anticipated that the new Elementary School on Warren Hill Road will be open in August 2020 and this new elementary school will allow 500-600 students to be transferred from McAllister. This will allow for future growth at both the McAllister Elementary and the new Elementary School.

The water supply for the PUD is anticipated to extend from the existing 12-Inch water line on Veterans Memorial Parkway and the 8-Inch water line at the end of Lake Lily Drive.

Sewer generated by the PUD is anticipated to be collected and conveyed by gravity sewer extending from the existing gravity sewer located between Veterans Memorial Parkway and Lake Lily Drive.

Finally, this project has a projected build out of approximately three years. As indicated above, the only anticipated infrastructure improvements shall consist of the PUD connecting to the County's existing water and sewer facilities. These connections are anticipated to be made during the initial site development of the PUD.

v. Whether the proposed reclassification will adversely affect a known archaeological, historical, cultural or environmental resource, such as water or air quality, ground water recharge areas, drainage, soil erosion and sedimentation and flooding;

The project site includes jurisdictional wetlands which have been master planned around in order to minimize any impact. Jurisdictional wetlands will be protected and preserved in accordance with USACE Guidelines. Minimal impact is expected due to two proposed road crossings anticipated to be permitted under the Nationwide Permit process and the control of storm water runoff shall be performed by using Best Management Practices. No significant groundwater recharge areas, water supply watersheds or protected river corridors exist within the development.

The project area does not have any known significant historical or cultural value to the local community, region, or state.

vi. Whether the proposed reclassification will adversely affect the existing uses or usability of adjacent or nearby lots or the preservation of the integrity of any adjacent neighborhoods;

Most of the adjacent existing uses bordering the PUD are residential, commercial and churches. The opposite side of Hwy 144 is mostly undeveloped. As previously mentioned, the Belfast River Road Corridor has become the primary Bryan County Development Corridor due to the availability of land, recently installed water & sewer systems, the Devaul Henderson Park, County Administration Building, McAllister Elementary School and the Richmond Hill Middle School. Therefore, the PUD is not anticipated to adversely affect the existing uses or usability of adjacent or nearby lots or the preservation of the integrity of any adjacent neighborhoods. The PUD is merely a continuation of the existing development pattern in the area.

vii. Whether the proposed reclassification could adversely affect market values of nearby lots;

This project is not anticipated to adversely affect the market values of the nearby lots.

viii. Whether the proposed reclassification would require an increase in existing levels of public services, including, but not limited to: schools, parks and recreational facilities, storm water drainage systems, water supplies, wastewater treatment, solid waste services, roads or police and fire protection beyond the existing ability of the County or Board of Education to provide;

Public facilities are expected to be minimally impacted as the size of the PUD does not anticipate the need for the expansion of existing facilities. Recreational facilities and open spaces are required to be built within the PUD per Bryan County's PUD requirements.

Upon 100% build out, the existing roadway network is adequate to accommodate the proposed development. Hwy 144 is being widened to four lanes by the Georgia Department of Transportation. The PUD will connect to existing roads internal to the existing Buckhead East PUD, including Veterans Memorial Parkway and Lake Lily Drive without having to impact Hwy 144.

Bryan County's trash is disposed at the Broadhurst Environmental landfill in Wayne County. Per online research, the landfill accepts up to 1,500 tons of trash per day and could, by some estimates, have one hundred thirty (I3O) years of capacity remaining.

Recently, both the Richmond Hill Middle School and McAllister Elementary Schools were constructed. A new high school is under development, too. These schools are anticipated to serve students living within the PUD. It should also be noted that McAllister Elementary currently has a 1,300-student population and is anticipated to grow to 1,400 by the end of the 2020 school year. Furthermore, it is anticipated that the new Elementary School on Warren Hill Road will be open in August 2020 and this new elementary school will allow 500-600 students to be transferred from McAllister. This will allow for future growth at both the McAllister Elementary and the new Elementary School.

ix. Whether there are other existing or changing conditions affecting the use and development of the lot proposed to be reclassified which give supporting grounds for either approval or disapproval of the proposed reclassification;

There are not any known existing or changing conditions in the immediate area. The improvements made to Hwy 144 to accommodate travel, the existing DeVaul Henderson Park, new schools and County Complex are in place to support existing and future growth in the immediate area.

x. The existing uses and zoning of nearby lots;

The existing uses of nearby lots are residential, commercial and churches. The zoning of nearby lots consists of A-5, BN, B-1 and PUD.

xi. The extent to which the value of the lot proposed to be reclassified is diminished by its existing zoning;

Upon reclassification and 100% build out of this project, the project is projected to have a value of approximately $25.3 million. Without the reclassification, 54% of the property would have a cemetery land use and only 46% of the property would have value as commercial and multi-family.

xii. The extent that any diminished property value of the lot proposed to be reclassified resulting from its existing zoning restrictions promotes the health, safety, morals and general welfare of the public;

There are no anticipated diminished property values resulting from the zoning modification.

xiii. The relative gain to the public, as compared to the hardship imposed upon Petitioner, by the existing zoning restrictions;

There are no known gains to the public regarding the existing zoning of this parcel. However, upon rezoning, the public will gain additional public and private facilities and services. Also, jobs will be created as a result of the development, connection fees will be paid to Bryan County to debt service existing County loans and property taxes will be generated.

xiv. The suitability of the lot proposed to be reclassified for its current and proposed zoned purposes;

Prior to the current and projected growth, the land use was suitable. However, due to the current and projected growth in the region, the property is situated such that the proposed uses provide a better solution for the Owner and the County. The proximity of the PUD to schools, parks, water and sewer infrastructure, along with the transportation network, makes the site an ideal area for a PUD. Also, note that the PUD is required to provide 20% dedicated open space. The 20% open space, coupled with less impervious coverage, less infrastructure, less environmental impact and buffers, promotes rezoning to the proposed PUD.

xv. The length of time the lot proposed to be reclassified has been non-income producing as zoned;

The project site has remained undeveloped and non-income producing for eleven years, except for nominal income produced from silviculture. However, the proposed uses will generate significantly increased income for the county. As above indicated the tax assessed value of silviculture versus development for this site are respectively $31 thousand versus $25 million.

xvi. Whether the proposed reclassification would create an isolated District unrelated to adjacent and nearby districts;

The proposed rezoning will create compatible land uses. The nearby properties are used for residential purposes.

xvii. Whether there are substantial reasons why the lot cannot be used in accordance with this existing zoning classification;

In order to provide the uses necessary to develop the community as proposed, rezoning is necessary. The PUD classification allows for the protection of the adjacent property owners and public, while allowing for creative alternatives to typical development patterns and zoning standards.

xviii. Applications for a Zoning Map Reclassification which do not contain specific site plans carry a rebuttable presumption that such rezoning shall adversely affect the zoning scheme.

As part of this zoning submittal, a conceptual land use master plan and application indicating maximum development density, minimum setbacks, minimum lot dimensions, minimum open space, minimum buffers and minimum recreation space has been included. Upon further development, specific site development plans will be submitted to Bryan County for review and approval.

DEPARTMENT OF THE ARMY
SAVANNAH DISTRICT, CORPS OF ENGINEERS
100 W. OGLETHORPE AVENUE
SAVANNAH, GEORGIA 31401-3604

Regulatory Division
SAS-2017-00205

MAY 02 2017

Mr. Earl Benson
Bryan Land and Timber, LLC
5066 Tucker Ridge
Macon, Georgia 31210

Dear Mr. Benson:

I refer to a letter dated March 15, 2017, and supplemental information received on April 25, 2017, submitted on your behalf by Mr. Charles Way of Coleman Company, Incorporated, requesting a delineation of aquatic resources for your 16.46 acre tract (1.21 acres of aquatic resources, 15.22 acres of upland). The project site is located off of Veterans Memorial Parkway, near the City of Richmond Hill, Bryan County, Georgia (Latitude 31.8790, Longitude -81.2604). This project has been assigned number SAS-2017-00205 and it is important that you refer to this number in all communication concerning this matter.

The enclosed survey entitled "16.43 ACRES, PARCEL J5, SHEET 1 OF 3 THROUGH SHEET 3 OF 3, dated, April 25, 2017, and signed by Registered Land Surveyor, Thomas G. Gammon, 3005, identifies the delineation limits of all aquatic resources within the review area. The wetlands were delineated in accordance with criteria contained in the 1987 "Corps of Engineers Wetland Delineation Manual," as amended by the most recent regional supplements to the manual. This delineation will remain valid for a period of 5-years unless new information warrants revision prior to that date.

Please be advised, aquatic resources that are under the jurisdiction of Section 404 of the Clean Water Act (33 United States Code (U.S.C.) § 1344) and/or Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. § 403) may require a permit for the placement of dredged or fill material or mechanized land clearing of those aquatic resources may require prior Department of the Army authorization pursuant to Section 404.

If you intend to sell property that is part of a project that requires Department of the Army Authorization, it may be subject to the Interstate Land Sales Full Disclosure Act. The Property Report required by Housing and Urban Development Regulation must state whether, or not a permit for the development has been applied for, issued or

denied by the U.S. Army Corps of Engineers (Part 320.3(h) of Title 33 of the Code of Federal Regulations).

This communication does not convey any property rights, either in real estate or material, or any exclusive privileges. It does not authorize any injury to property, invasion of rights, or any infringement of federal, state or local laws, or regulations. It does not obviate your requirement to obtain state or local assent required by law for the development of this property. If the information you have submitted, and on which the U.S. Army Corps of Engineers has based its determination is later found to be in error, this decision may be revoked.

A copy of this letter is being provided to the following party: Mr. Charles Way, Coleman Company, Incorporated, 17 Park of Commerce, Suite 201, Savannah, Georgia 31405.

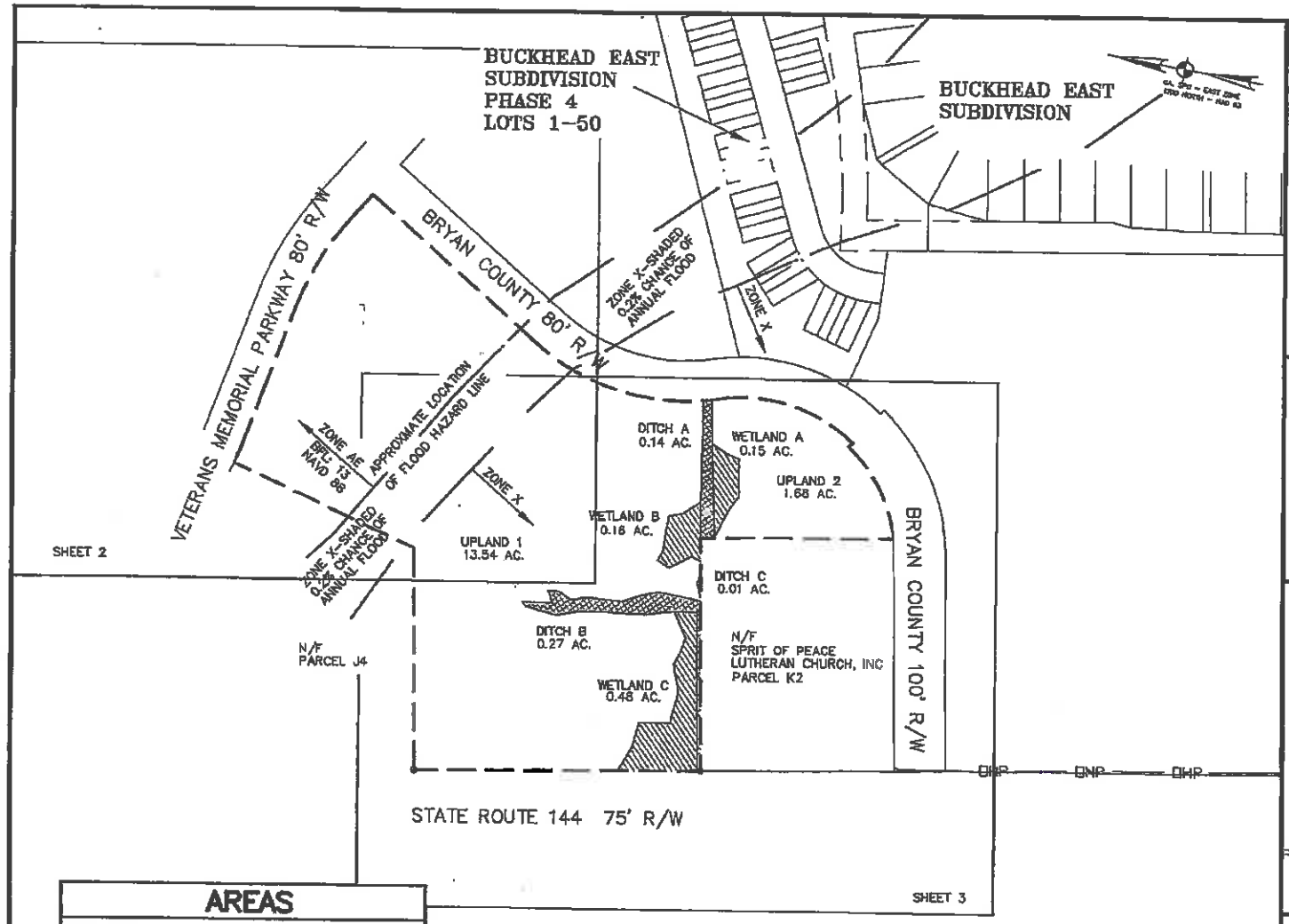
Thank you in advance for completing our on-line Customer Survey Form located at http://corpsmapu.usace.army.mil/cm_apex/f?p=regulatory_survey. We value your comments and appreciate your taking the time to complete a survey each time you have interaction with our office.

If you have any questions, please call me at 912-652-5048.

Sincerely,

Sarah F. Spatzer
Regulatory Specialist, Coastal Branch

Enclosures



AREAS	
UPLAND	15.22 ACRES
WETLAND	0.79 ACRES
DITCH	0.42 ACRES
TOTAL	16.43 ACRES

NOTES:

1. USACE JURISDICTION LINES SHOWN HEREON WERE ESTABLISHED BY COLEMAN COMPANY, INC. JANUARY 2017
2. THE COORDINATES SHOWN HEREON ARE BASED UPON THE GEORGIA STATE PLANE, EAST ZONE NAD83, AND WERE OBTAINED USING RTK–GPS TECHNOLOGY UTILIZING A CHAMPION TKO RECEIVER AND EGPS SOLUTIONS(VRS NETWORK).
3. FIELD EQUIPMENT USED FOR THIS SURVEY: 5" TOTAL STATION.

THOMAS G. GAMMON
GA. REG. LAND SURVEYOR
LICENSE NO. 3005

GEORGIA REGISTERED No. 3005 PROFESSIONAL LAND SURVEYOR THOMAS G. GAMMON

LEGEND:

- PROJECT LIMITS
- FRESH WATER WETLAND
- DITCH

USACE – U.S. ARMY CORPS OF ENGINEERS

USACE JURISDICTION LINE SURVEY OF:

16.43 ACRES, PARCEL J5

20TH. G.M. DISTRICT, CITY OF RICHMOND HILL
BRYAN COUNTY, GEORGIA

PREPARED FOR:
BUCHHEAD EAST, LLC

PREPARED BY:
GAMMON SURVEYING & ASSOCIATES, LLC

6 RIVER BLUFF DRIVE
SAVANNAH, GEORGIA. 31406 / (912) 655–4891

200 0 100 200 400

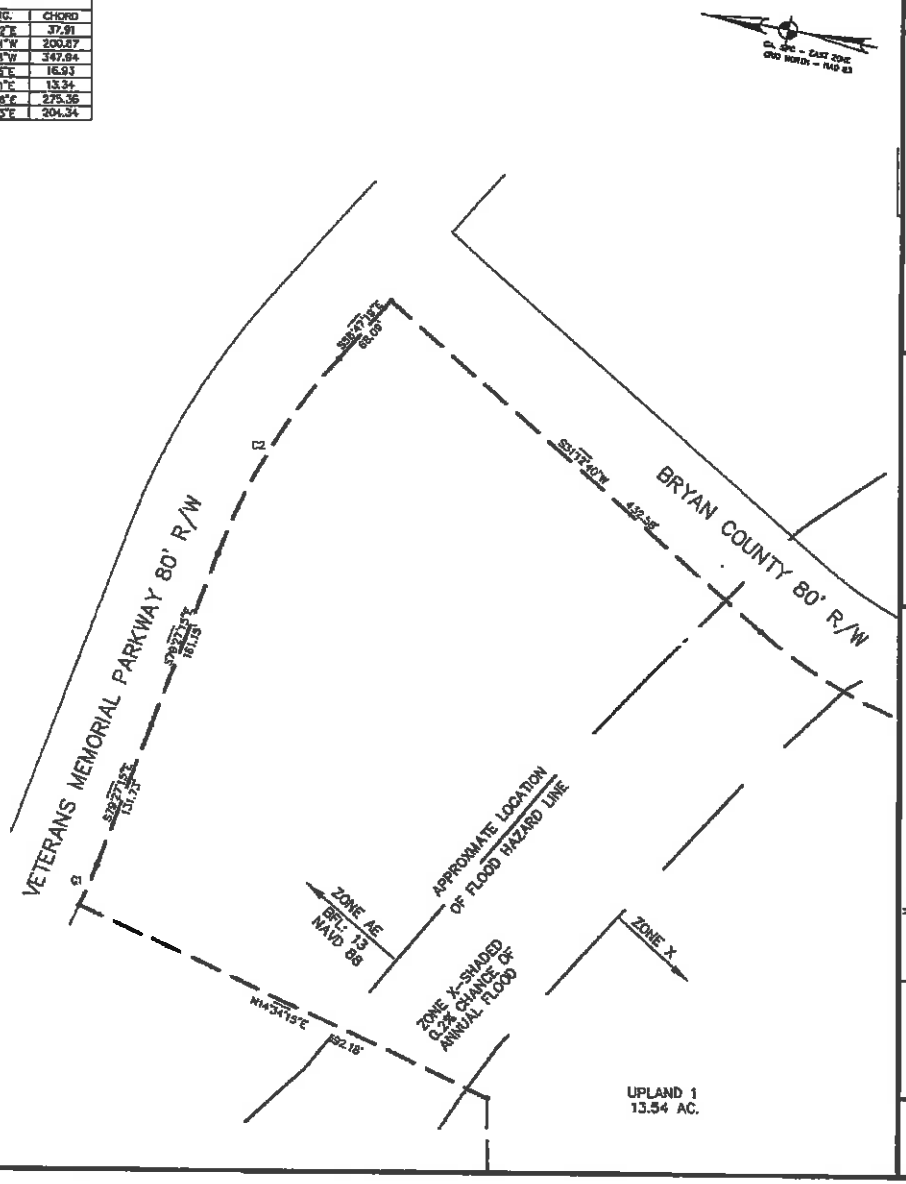
SCALE: 1 INCH = 200 FEET

PLAT DATE 2/14/2017
FILE NUMBER 00353_16–WET

SHEET 1 OF 3

LINE TABLE		
LINE	BEARING	LENGTH
L1	N56°34'29"W	10.00
L2	S78°42'39"W	66.20
L3	S77°47'03"W	187.82
L4	S23°21'57"W	30.83
L5	S13°19'49"W	29.83
L6	S79°23'01"W	43.63
L7	S77°08'13"W	30.99
L8	N84°37'05"W	36.74
L9	N72°41'38"W	55.72
L10	N88°09'03"W	5.08
L11	N78°35'20"E	68.92
L12	N84°34'00"E	26.49
L13	N78°47'02"E	46.72
L14	N82°08'33"E	49.05
L15	N79°29'41"E	60.43
L16	N17°26'09"E	20.03
L17	N36°11'53"W	51.25
L18	N24°35'40"E	25.30
L19	S71°04'35"E	20.70
L20	N86°45'17"E	43.15
L21	S88°18'31"E	27.54
L22	S22°01'44"E	28.99
L23	S42°28'28"E	40.16
L24	N83°48'03"E	25.22
L25	S84°18'13"E	23.46
L26	N79°04'32"E	311.29
L27	N08°01'32"W	44.84
L28	S88°34'52"E	54.20
L29	S85°43'08"E	50.53
L30	S10°38'47"E	61.92
L31	S88°37'30"E	18.15
L32	S84°30'40"E	44.38
L33	N69°31'35"E	56.86
L34	S70°23'12"E	23.17
L35	S80°12'15"E	33.96
L36	N55°39'38"E	56.60
L37	N18°57'20"W	52.68
L38	N08°48'29"W	56.53
L39	N08°16'14"W	43.69
L40	N13°40'11"W	36.75
L41	N18°24'17"W	43.22
L42	N05°16'22"E	60.25
L43	N39°25'23"E	10.91
L44	S08°30'44"E	58.00
L45	N83°49'48"E	25.16
L46	S06°29'36"E	19.47
L47	S23°56'47"W	30.16
L48	S20°26'13"E	30.05
L49	S04°38'05"E	69.64
L50	S27°02'02"E	36.87
L51	S23°34'24"E	38.51
L52	S00°10'13"E	50.93
L53	S02°39'37"W	35.92

CURVE TABLE				
CURVE	LENGTH	RADIUS	CRD. BRG.	CHORD
C1	37.82	540.00	S77°25'22"E	37.81
C2	201.96	580.00	N68°07'14"W	200.87
C3	357.71	440.00	S07°38'18"W	347.94
C4	16.93	440.00	S16°28'15"E	16.93
C5	13.34	440.00	S18°26'31"E	13.34
C6	285.33	310.00	N07°03'28"E	275.36
C7	206.51	300.00	N53°20'13"E	204.34



THOMAS G. GAMMON
GA. REG. LAND SURVEYOR
LICENSE NO. 3005

GEORGIA REGISTERED No. 3005 PROFESSIONAL LAND SURVEYOR THOMAS G. GAMMON

LEGEND:

- PROJECT LIMITS
- FRESH WATER WETLAND
- DITCH

USACE – U.S. ARMY CORPS OF ENGINEERS

USACE JURISDICTION
LINE SURVEY OF:

16.43 ACRES, PARCEL J5

20TH. G.M. DISTRICT, CITY OF RICHMOND HILL
BRYAN COUNTY, GEORGIA

PREPARED FOR:
BUCHHEAD EAST, LLC

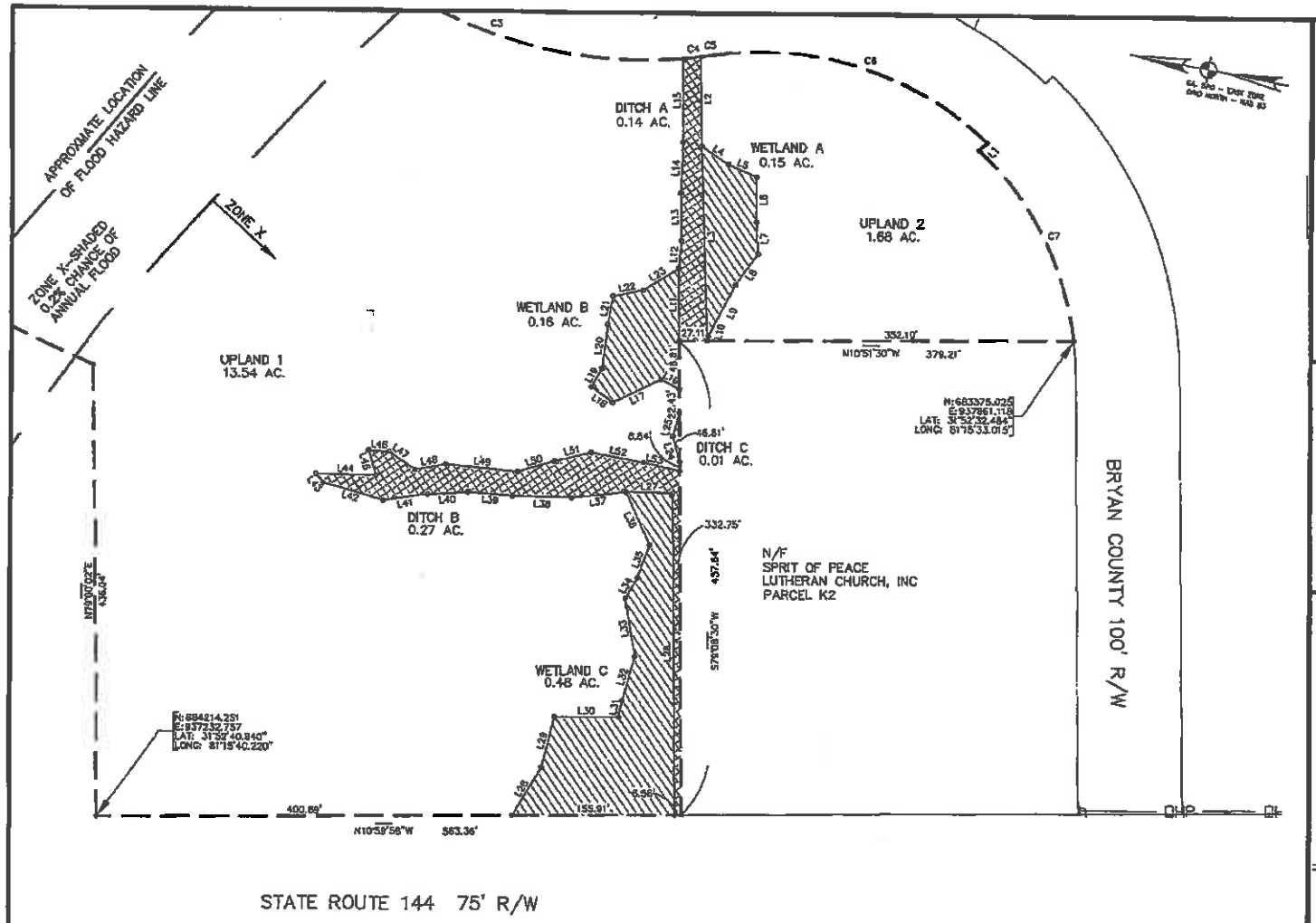
PREPARED BY:
GAMMON SURVEYING & ASSOCIATES, LLC
6 RIVER BLUFF DRIVE
SAVANNAH, GEORGIA 31406 / (912) 655-4891

100 0 50 100 200

SCALE: 1 INCH = 100 FEET

PLAT DATE 2/14/2017
FILE NUMBER 00353_16-WET

SHEET 2 OF 3



THOMAS G. GAMMON
GA. REG. LAND SURVEYOR
LICENSE NO. 3005

GEORGIA REGISTERED NO. 3005 PROFESSIONAL LAND SURVEYOR THOMAS G. GAMMON

LEGEND:

- PROJECT LIMITS
- FRESH WATER WETLAND
- DITCH

USACE – U.S. ARMY CORPS OF ENGINEERS

USACE JURISDICTION
LINE SURVEY OF:

16.43 ACRES, PARCEL J5

20TH. G.M. DISTRICT, CITY OF RICHMOND HILL
BRYAN COUNTY, GEORGIA

PREPARED FOR:
BUCHHEAD EAST, LLC

PREPARED BY:
GAMMON SURVEYING & ASSOCIATES, LLC

6 RIVER BLUFF DRIVE
SAVANNAH, GEORGIA. 31406 / (912) 655-4891

100 0 50 100 200

SCALE: 1 INCH = 100 FEET

PLAT DATE 2/14/2017
FILE NUMBER 00353_16-WET

SHEET 3 OF 3

TRAFFIC IMPACT AND ACCESS STUDY

BUCKHEAD EAST PUD
SOUTH BRYAN COUNTY, GEORGIA

Prepared for:

Pittman Engineering
Richmond Hill, GA 31324

Submitted
May, 2018

David D. Brewer, P.E.
Consulting Transportation Engineer
ddbrewer63@gmail.com
(803) 429-5591

May 16, 2018

Mr. Jason Bryant, PE
Pittman Engineering Co.
PO Box 822
Richmond Hill, GA 31324
Email: jason@pittmanengineeringco.com

c/o Ace of Lexington, Inc.
112 Wigfall Court
Lexington, SC 29072

RE: Traffic Impact and Access Study
Buckhead East
South Bryan County/Richmond Hill, Georgia

As requested, an assessment of the traffic impacts associated with a request to expand the current Buckhead East PUD has been completed. This proposed expansion would bring the current approved PUD of 500 residential units to add 96 single-family residential units resulting in a total build-out of 596 residential units. The following provides a summary of this study's findings.

PROJECT DESCRIPTION

The Buckhead East development is located on the east side of SR 144 (Bryan Neck Road), south of Fort McAllister Road (SR 144 Spur) and is generally opposite Belfast River Road. Buckhead East is an existing development which is currently provided access to/from SR 144 via a single-lane round-a-bout intersection (Captain Matthew Freeman Drive) as well as an access to Fort McAllister Road (Kingswood Drive).

The requested additional units are planned within a section of the PUD referred to as Phase 10 located in the southerly portion of the PUD, abutting Bryan Neck Road to the west and Veterans Memorial Parkway to the north. This development area is currently approved for 26 residential units and plans access to/from Veterans Memorial Parkway internal of the PUD. It is this section that is proposing the additional 96 residential units resulting in a total of 122 residential units.

Over-all, the Buckhead East PUD is approved for a total of 500 residential units. The request is to allow an additional 96 single-family units to be constructed within Buckhead East which are expected to be constructed and occupied by 2021. As indicated previously, a single access to/from Veterans Memorial Parkway internal of the PUD will service these future residential units as well as the already approved units. These units can then exit or enter the PUD via the existing access drives to Fort McAllister Road (via Kingswood Drive) or to SR 144/Belfast River Road via Captain Matthew Freeman Drive at the existing round-a-bout. **Figure 1** depicts the site location in relation to the regional roadway system. **Figure 2** depicts the proposed development plan. *(Figures located at end of report.)*

EXISTING CONDITIONS

A comprehensive field inventory of the project study area was conducted which include a field inventory, collection of geometric data, traffic control and general information pertaining to the roadway system within the study area. The following sections detail the current traffic conditions and include a description of roadways/intersections serving the site and traffic flow in close proximity to the project.

Project Study Area

As identified by County staff, the following intersections have been required to be analyzed in order to determine project impact on the surrounding roadway network:

- State Route 144 (SR 144) at Belfast River Road/Captain Matthew Freeman Drive (round-a-bout);
- Harris Trail Road at Belfast River Road/Dunham Marsh Trail (unsignalized);
- SR 144 at SR 144 Spur (Fort McAllister Road);
- Fort McAllister Road at Kingswood Drive (Buckhead Access): and
- Veterans Memorial Parkway at residential access.

Figure 3 illustrates the existing geometrics and traffic control for the study area intersections and surrounding roadways.

Traffic Volumes

In order to determine the existing traffic volume flow patterns within the study area, manual turning movement counts were performed in April 2018 when schools were in session. Weekday morning (6:30-8:30 AM) and evening (4:30-6:30 PM) peak period turning movement specific counts were conducted at the above referenced study area intersections. **Figures 4** and **5** graphically depict the respective Existing (2018) AM and PM peak-hour traffic volumes at the study area intersections. Summarized count sheets are included in the Appendix of this report.

FUTURE CONDITIONS

With build out of the site occurring in 2021, traffic analyses for future conditions have been conducted for two separate scenarios: first, 2021 No-Build conditions, which include an annual normal growth in traffic, all pertinent background development traffic, and any pertinent planned roadway/intersection improvements; and secondly, 2021 Build conditions, which account for all No-Build conditions PLUS traffic generated by the proposed development.

Future No-Build Traffic Conditions

Development by Others

County staff has indicated that the adjacent sub-divisions of Magnolia Hill, Water Grass, Wexford and McAllister Point should be included as background developments in the future year analyses. These "developments by others" are located south of the project site along Belfast River Road and one opposite Fort McAllister Road (SR 144 Spur) and are described below:

Magnolia Hill: Located just south of the intersection of Belfast River Road at Blige Road, this development proposes 89 single family residential units. Project will be provided access to/from Belfast River Road via a single access.

Water Grass: Located just south of the intersection of Belfast River Road at Dunham Marsh Trail this development proposes 138 single family residential units. Project will be provided access to/from Belfast River Road via a single drive.

Wexford: Located on the southeast side of Belfast River Road, north of the future alignment of Griffin Road and generally south of SR 144 and proposes a total of 183 single-family residential units. Project access for the development will initially be provided by a single access drive to/from Belfast River Road.

McAllister Point: Located at the corner of SR 144 and Fort McAllister Road (SR 144 Spur) and proposes a total of 115 single family residential units. Project access will be provided to/from SR 144 by constructing a fourth approach leg at the SR 144 opposite at Fort McAllister Road.

Specifics on these developments were taken from the respective traffic studies submitted for these projects and are included in both the future 2021 No-Build and Build networks.

In addition to the above "developments by others", a portion of the Buckhead East PUD is not yet occupied. Based on information provided by the development manager, 220 units with Buckhead East are in the early development stages and not yet occupied. This includes the 26 units within the area designated for development in this project. Since these original Buckhead East PUD units are approved (total of 500 units), but not yet generating traffic (220 units), they have been included in the future year 2021 background (No-Build) analyses.

Planned Roadway Improvements

As part of the *Richmond Hill South Bryan Transportation Study,* a multitude of infrastructure improvements have been identified which will eventually affect the study area intersections. The SR 144 at Belfast River Road and Harris Trail Road at Belfast River Road intersections are specifically identified in addition to roadway widening projects. A summary of the improvements specific to the study area is as follows with detailed information located in the Appendix.

SR 144

This roadway has been identified as being widened to a 4-lane divided facility between Timber Trail and Belfast River Road to a point just south of the existing round-a-bout at Belfast River Road/Captain Matthew Freeman Drive. Included in this widening project, the existing one-lane round-a-bout (SR 144 at Belfast River Road/Captain Matthew Freeman Drive) will be widened to include partially channelized right-turn movements at the round-a-bout (see attached plan). In addition, the intersection of SR 144 at Fort McAllister Road/McAllister Point (new approach caused by approved development) is expected to be placed under traffic signal control. Based on the current schedule of this infra-structure project, these improvements (including the round-a-bout right-turn lanes) have been included in the future year analyses.

Harris Trail Road

This roadway has been identified as being widened to a 4-lane divided facility. This widening will entail not only providing a multi-lane facility but also provide separate turning lanes at key intersections along

this specified corridor. The extension of Dunham Marsh Trail is planned as part of this widening which will extend this roadway south to Belfast Keller Road. This widening/extension project has a 2030 year time horizon.

Installation of a single-lane round-a-bout at the Harris Trail Road at Belfast River Road/Dunham Marsh Trail intersection is planned in the immediate future. Based on this schedule, this improvement has been included in the future year analyses.

Belfast Keller Road

This roadway has been identified as being widened to a 4-lane divided facility between Interstate 95 (future interchange) and Belfast River Road. This widening/extension project has a 2030 year time horizon.

Annual Growth Rate

Traffic volumes along SR 144 have increased over the years at a relatively high rate. Based on the GDOT Count Program, a 4.5-percent annual growth rate has been defined. This 4.5-percent annual growth rate, which will account for all unspecified traffic growth, was applied to the Existing peak-hour traffic volumes.

The anticipated 2021 No-Build AM and PM peak-hour traffic volumes, which reflect the annual 4.5-percent annual growth rate as well as traffic expected to be generated by the identified background developments, are shown in **Figures 6** and **7** for the respective AM and PM Peak Hours.

Site-Generated Traffic

Traffic volumes expected to be generated by the proposed expansion were forecasted using the Tenth Edition of the ITE *Trip Generation* manual, as published by the Institute of Transportation Engineers. **Table 1** depicts the anticipated site-generated traffic.

Table 1
TRIP GENERATION SUMMARY[1]
Buckhead East

Time Period	Single-Family Residential 96 Units
Weekday Daily	910
AM Peak-Hour	
Enter	18
Exit	55
Total	73
PM Peak-Hour	
Enter	62
Exit	36
Total	98

1. ITE *TRIP GENERATION* 10th Ed. LUC 210.

As shown, the proposed additional 96 residential units to be located within Buckhead East can be expected to generate 910 two-way daily trips of which a total of 73 trips (18 entering and 55 exiting) are expected during the AM peak-hour. During the PM peak-hour, a total of 98 trips (62 entering and 36 exiting) are expected.

Distribution Pattern

The directional distribution of site-generated traffic on the study area roadways has been based on an evaluation of existing travel patterns within the defined study area. This anticipated pattern is shown in **Table 2**. This distribution pattern has been applied to the site-generated traffic volumes from Table 1 to develop the site-generated specific volumes for the study area intersections illustrated in **Figures 8** and **9**.

Table 2
TRIP DISTRIBUTION PATTERN
Buckhead East

Roadways	Direction To/From	Percent of Trips Enter/Exit
SR 144 (Bryan Neck Road)	North	75
	South	5
Harris Trail Road	West	15
Belfast Keller Road	Southwest	5
	Total	**100**

Note: Based on the existing traffic patterns.

Future Build Traffic Conditions

The site-generated traffic, as depicted in Figures 8 and 9, have been added to the respective 2021 No-Build traffic volumes shown in Figures 6 and 7. This results in the peak-hour Build traffic volumes, which are graphically depicted in **Figures 10** and **11**. These volumes were used as the basis to determine potential improvement measures necessary to mitigate traffic impacts caused by the project.

TRAFFIC OPERATIONS

Analysis Methodology

A primary result of capacity analysis is the assignment of Level-of-Service (LOS) to traffic facilities under various traffic flow conditions. The concept of Level-of-Service is defined as a qualitative measure describing operational conditions within a traffic stream and their perception by motorists and/or passengers. A Level-of-Service designation provides an index to the quality of traffic flow in terms of such factors as speed, travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety.

Six Levels-of-Service are defined for each type of facility (signalized and unsignalized intersections). They are given letter designations from A to F, with LOS A representing the best operating conditions and LOS F the worst.

Since the Level-of-Service of a traffic facility is a function of the traffic flows placed upon it, such a facility may operate at a wide range of Levels-of-Service depending on the time of day, day of week, or period of a year.

Analysis Results

As part of this TIAS, capacity analyses have been performed at the study area intersections under both Existing and Future (No-Build & Build) conditions. The results of these analyses are summarized in **Table 3**.

Table 3
LEVEL-OF-SERVICE SUMMARY
Buckhead East

	Time	Existing		2021 No-Build		2021 Build	
Round-a-Bout Intersections	**Period**	**Delay[a]**	**LOS[b]**	**Delay**	**LOS**	**Delay**	**LOS**
SR 144 at Belfast River Road/Capt. Matthew Freeman Dr. (Round-a-Bout)	AM	**45.2**	**E**	**42.5**	**E**	**48.0**	**E**
	PM	**43.8**	**E**	**72.2**	**F**	**89.6**	**F**
Belfast River Road at Harris Trail Road/Dunham Marsh Trail	AM	**Currently STOP Sign Control See Unsignalized**		14.0	B	14.7	B
	PM			6.8	A	9.1	A
Signalized Intersection							
SR 144 at 144 Spur (Ft McAllister Road)	AM	**Currently STOP Sign Control See Unsignalized**		15.5	B	15.9	B
	PM			8.5	A	9.0	A
Unsignalized Intersections							
SR 144 at 144 Spur (Ft McAllister Road)	AM	29.4	D	**Future Signalized Intersection See Future Year Analyses Above**			
	PM	**70.5**	**F**				
Belfast River Road at Harris Trail Road/Dunham Marsh Trail	AM	**96.8**	**F**	**Future Single-Lane Round-a-Bout See Future Year Analyses Above**			
	PM	13.2	B				
Ft McAllister Road at Kingswood Drive (Buckhead East Access)	AM	9.1	A	9.8	A	9.9	A
	PM	10.1	B	10.9	B	11.0	B
Veterans Memorial Parkway at Phase Ten Access	AM	**To Be Constructed**		14.8	B	20.3	C
	PM			12.1	B	14.4	B

a. Delay in seconds-per-vehicle.
b. LOS = Level-of-Service.

GENERAL NOTES:

1. For a Round-a-bout intersection. Delay is representative of the overall intersection.
2. Signalized intersections, Delay is a weighted average of each lane group/approach.
3. For unsignalized intersections, Delay is representative of critical movement/lane group/approach.

As shown in Table 3, under Existing conditions, the unsignalized study area intersections of SR 144 at Ft McAllister Road operates at a LOS F during the PM peak-hour and the Belfast River Road at Harris Trail Road/Dunham Marsh Trail intersection also operates at a LOS F but during the AM peak-hour. The round-a-bout intersection of SR 144 at Belfast River Road/Captain Matthew Freeman Drive operates at a LOS E during both peak hours.

Future 2021 No-Build conditions include annual growth, development by others and expected infrastructure improvements identified in this report. As shown by this column, only the round-a-bout of SR 144 at Belfast River Road/Captain Matthew Freeman Drive is expected to operate poorly during both peak hours (LOS E AM peak-hour and LOS F PM peak-hour). All remaining intersection are expected to operate at good service levels which is mainly due to the widening of SR 144 as well as enhancements in traffic control at the SR 144 at Fort McAllister Road (signal control) as well as Belfast River Road at Harris Trail Road/Dunham Marsh Trail (round-a-bout).

Unfortunately, the SR 144 at Belfast River Road/Captain Matthew Freeman Drive round-a-bout is not expected to drastically improve operationally with the addition of the separate right-turn lanes entering the round-a-bout. This is partially due to two things, expected growth in the area as well as the right-turn lanes are not "fully free-flow/channelized" through the round-a-bout. In reviewing the attached concept, right-turn movements entering the round-a-bout must continue to YIELD to traffic within the round-a-bout. With all traffic continuing to be under YIELD entering the round-a-bout, operations of the merge points result in over-all delays for this intersection. It should be noted that if separate free-right-turn movements are provided for two movements (SB right from SR 144 to Belfast River Road and WB right from Captain Matthew Freeman Drive to NB SR 144) which DO NOT merge into the round-a-bout but rather are completed channelized/free-flow from entering the round-a-bout (would require an adequate receiving lane), operations could be expected to improve.

Build 2021 conditions reflect similar operating levels as No-Build conditions with the round-a-bout operating with delays during both peak hours and all other intersections operating at acceptable service levels.

The site access drive to/from Veterans Parkway is expected to operate at good service levels assuming the geometrics and traffic control outlined in the following section. As noted earlier, this drive is expected to serve both the proposed residential units (96) and units already approved (26 units which were included in the No-Build analyses).

MITIGATION

The final phase of the analysis process is to identify mitigating measures which may either minimize the impact of the project on the transportation system or tend to alleviate poor service levels not caused by the project. The following describes measures necessary to mitigate the project's impact.

Site Access Drive

The access drive to/from Veterans Memorial Parkway should be constructed under the approved units to provide the following:

- Access to provide a three-lane cross-section with one lane entering and two lanes exiting the site designated as a separate left-turn lane and a separate right-turn lane. Storage length for the right-turn lane should be a minimum of 100-feet. This two lane approach is suggested to provide convenience for right-turn movements towards the schools and Fort McAllister Road rather than being needed from a demand standpoint.

- Based on GDOT guidelines *Regulations for Driveway and Encroachment Control (Table 4-6 Minimum Volumes Requiring Right Turn Lane),* this portion of the development under build-out conditions can be expected to generate enough right-turn traffic entering the site from Veterans Memorial Parkway to require a separate right-turn deceleration lane. While this roadway is not a state roadway, consideration of this lane should be reviewed due to the volume of through traffic currently/expected on Veterans Memorial Parkway.

- Place intersection under STOP sign control where vehicles exiting the site must stop prior to entering the intersection.

Off-Site Intersections

Under the future Build conditions, the intersections of SR 144 at Fort McAllister Road, Belfast River Road at Harris Trail Road/Dunham Marsh Trail and Fort McAllister Road at Kingswood Drive are each expected to operate acceptably during both peak hours. Two of these intersections (SR 144 at Fort McAllister Road and Belfast River Road at Harris Trail Road/Dunham Marsh Trail) operate acceptably due to planned infra-structure improvements as were initially within the *Richmond Hill South Bryan Transportation Study*.

The Belfast River Road/Captain Matthew Freeman Drive round-a-bout is expected to operate poorly due to the constrains identified in a prior section of this report. Further consideration to making this a two-lane round-a-bout (northbound and southbound) and adding free-right-turn movements (outside of the round-a-bout merges) for the southbound SR 144 and westbound Captain Matthew Freedom Drive approaches should be considered as this facility is being conceptually planned.

It should be noted that prior to the longer term plan of creating a possible two lane round-a-bout (or traffic signal control), it may be worth reviewing the potential of adding the WB approach of Captain Matthew Freeman Drive. This can be accomplished with the current widening project of SR 144 by fully channelizing the right-turn into the newly-widened approach of SR 144 (Widening to a four-lane provided the needed receiving lanes for traffic exiting the round-a-bout northbound on SR 144 as well as the potential channelized right-turn movement). With the removal of the heavy right-turn movement from Captain Matthew Freeman Drive to NB SR 144, there will be a noticeable improvement in operations of the round-a-bout. However, acceptable service levels are not expected to be obtained.

SUMMARY

We have completed a Traffic Impact and Access Study relative to the expansion of the Buckhead East development by adding 96 single-family residential units to Phase 10 of the PUD which is located to the south of Veterans Memorial Parkway, east of Bryan Neck Road in South Bryan County, GA. As planned, access will be provided via the same access which will be developed as part of an earlier phase of the PUD initially planned to/from Veterans Memorial Parkway.

Recommendations have been made for the access drive which entail future intersection geometry as well as traffic control needed to adequately accommodate both the already approved portion of the PUD and proposed addition of 96 units.

As explained in this report and indicated by the analyses, the planned infra-structure improvements in the South Bryan County area play a major part in the operations at many of the study area intersections. The upcoming widening of SR 144, traffic signal control for the intersection of SR 144 at Fort McAllister Road, round-a-bout installation at Belfast River Road and Harris Trail Road each provide the capacities needed to accommodate planned growth in the area. Improvements are planned for the round-a-bout at SR 144 at Belfast River Road/Captain Matthew Freeman Drive will aid in operation. However, the volume of traffic northbound and southbound on SR 144/Bryan Neck Road during the respective AM and PM peak hours is significant and can not be accommodated by a single-lane round-a-bout. Even with the expected improvements at this location, poor service levels are expected. Further review of this intersection to modify the round-a-bout capacity or potentially revise the traffic control is recommended.

If you have any questions or comments regarding any information contained within this report, please contact me at (803) 429-5591.

Regards,

David D. Brewer, P.E.

GEORGIA
REGISTERED
No. PE043152
PROFESSIONAL
ENGINEER
DAVID D. BREWER

Attachments

N

NOT TO SCALE

Figure 1

SITE LOCATION MAP

Buckhead East

Richmond Hill/S. Bryan County, GA

LAND USE	ACREAGE	
LOTS	19.84	44.30%
R/W	6.61	14.75%
WETLAND	7.29	16.27%
LAGOON	0.66	1.47%
RECREATION	1.68	3.75% (GREATER OF EITHER 1 ACRE OR 5% OF OPEN SPACE)
OPEN SPACE	8.72	19.46% (20% REQUIRED FOR PUD)
TOTAL	44.80	100%

DENSITY:
122 LOTS / 44.80 ACRES = 2.72 LOTS / ACRE

NOTES:

1. LOT WIDTH REFLECTS MINIMUM LOT WIDTH AT FRONT BUILDING SETBACK.
2. MINIMUM BUILDING SETBACKS: FRONT = 25', SIDE = 10', REAR = 15'.
3. ACCESSORY STRUCTURE MINIMUM SETBACKS: SIDE AND REAR = 10'.
4. ALL LOTS HAVE A MINIMUM 10' WIDE UTILITY EASEMENT ALONG THE RIGHT OF WAY.
5. LOTS ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE; LOTS WILL CONFORM TO THE PUD REQUIREMENTS.
6. BRYAN COUNTY SHALL ONLY MAINTAIN STORM WATER, WASTEWATER AND WATER DISTRIBUTION COMPONENTS LOCATED WITHIN THE RIGHT OF WAY.
7. THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIDEWALKS, TRAIL AND STREET TREES.

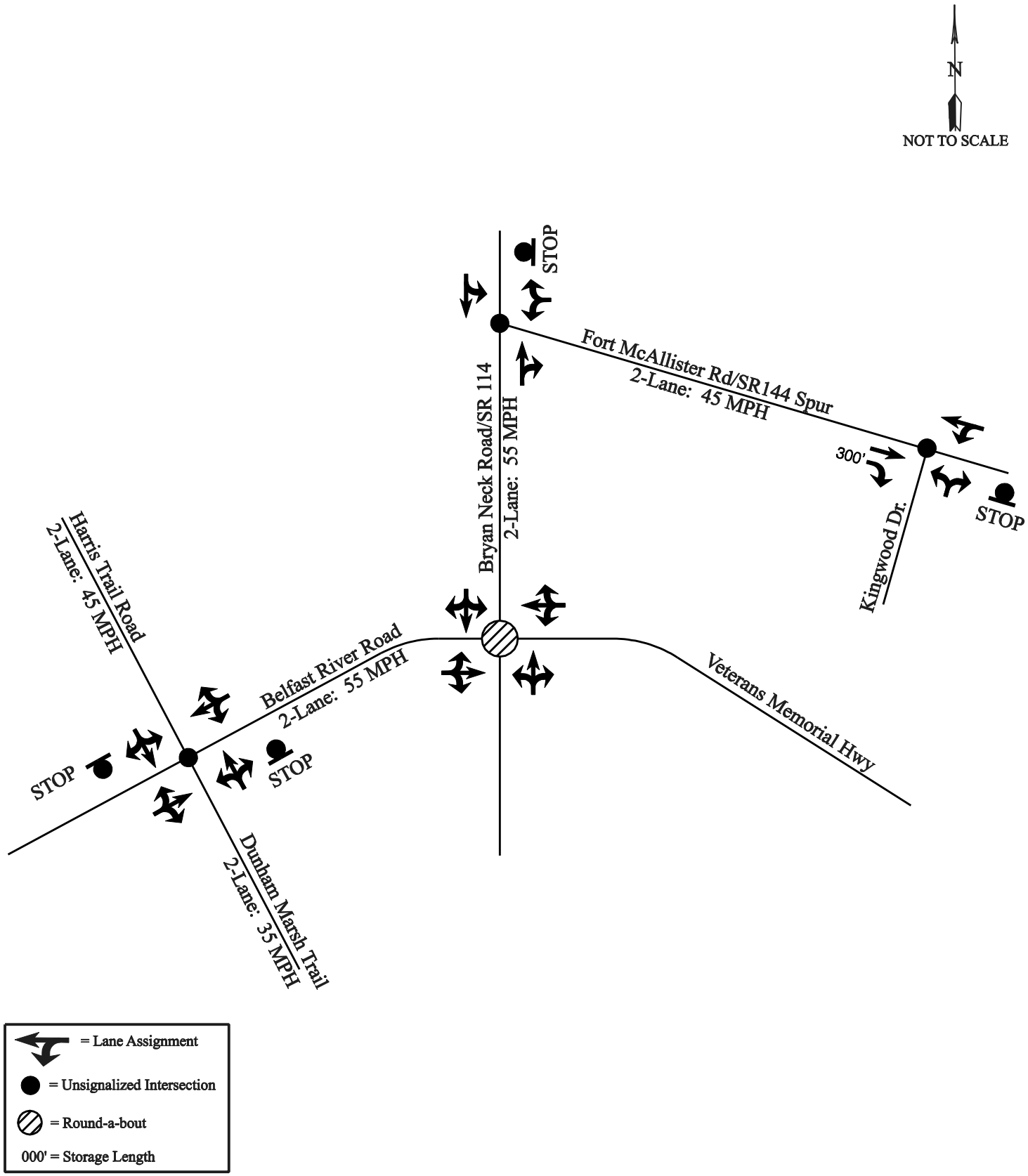


Figure 3

EXISTING GEOMETRICS & TRAFFIC CONTROL

Buckhead East Expansion : South Bryan County, GA

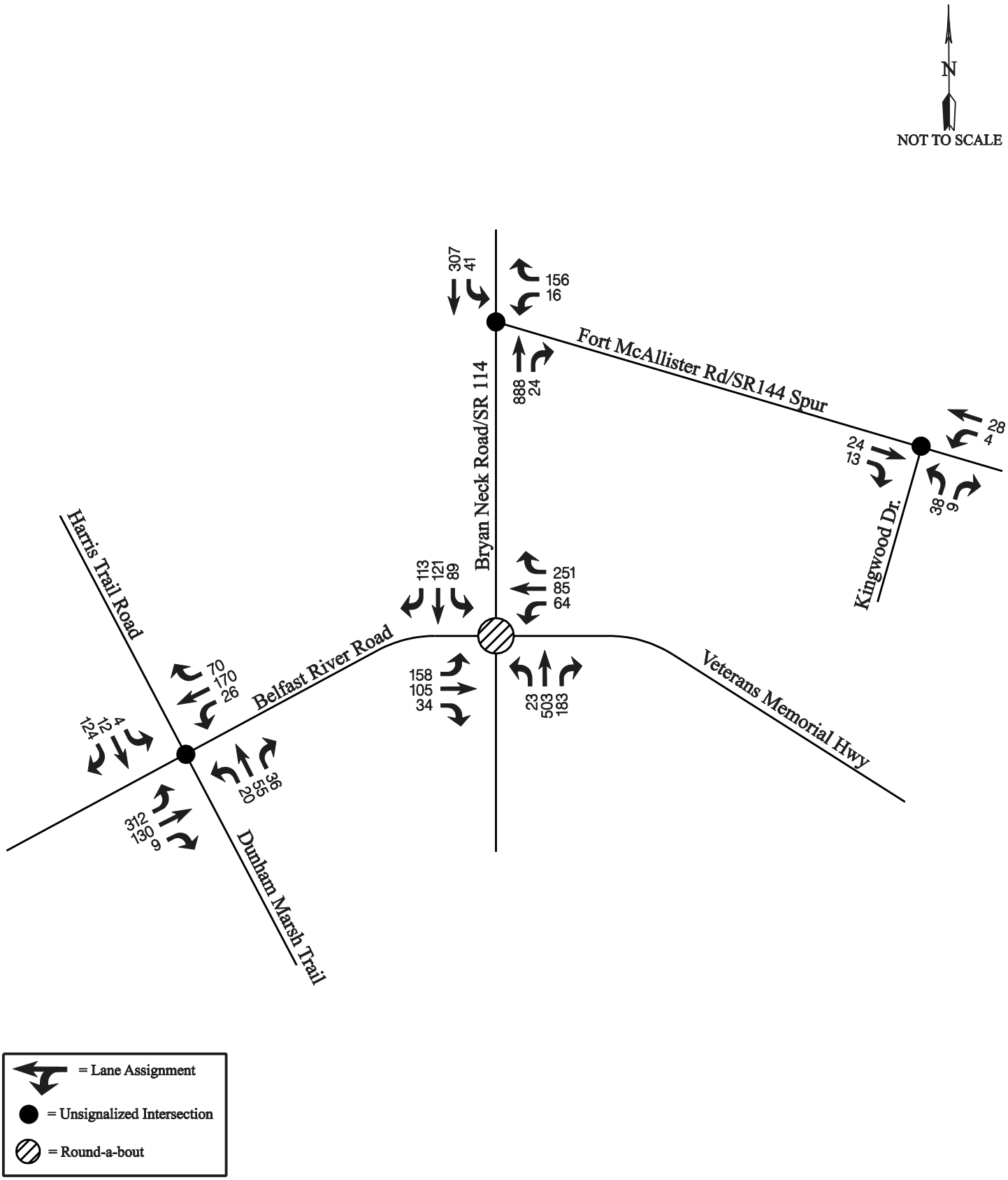


Figure 4

2018 EXISTING TRAFFIC VOLUMES
AM PEAK HOUR

Buckhead East Expansion : South Bryan County, GA

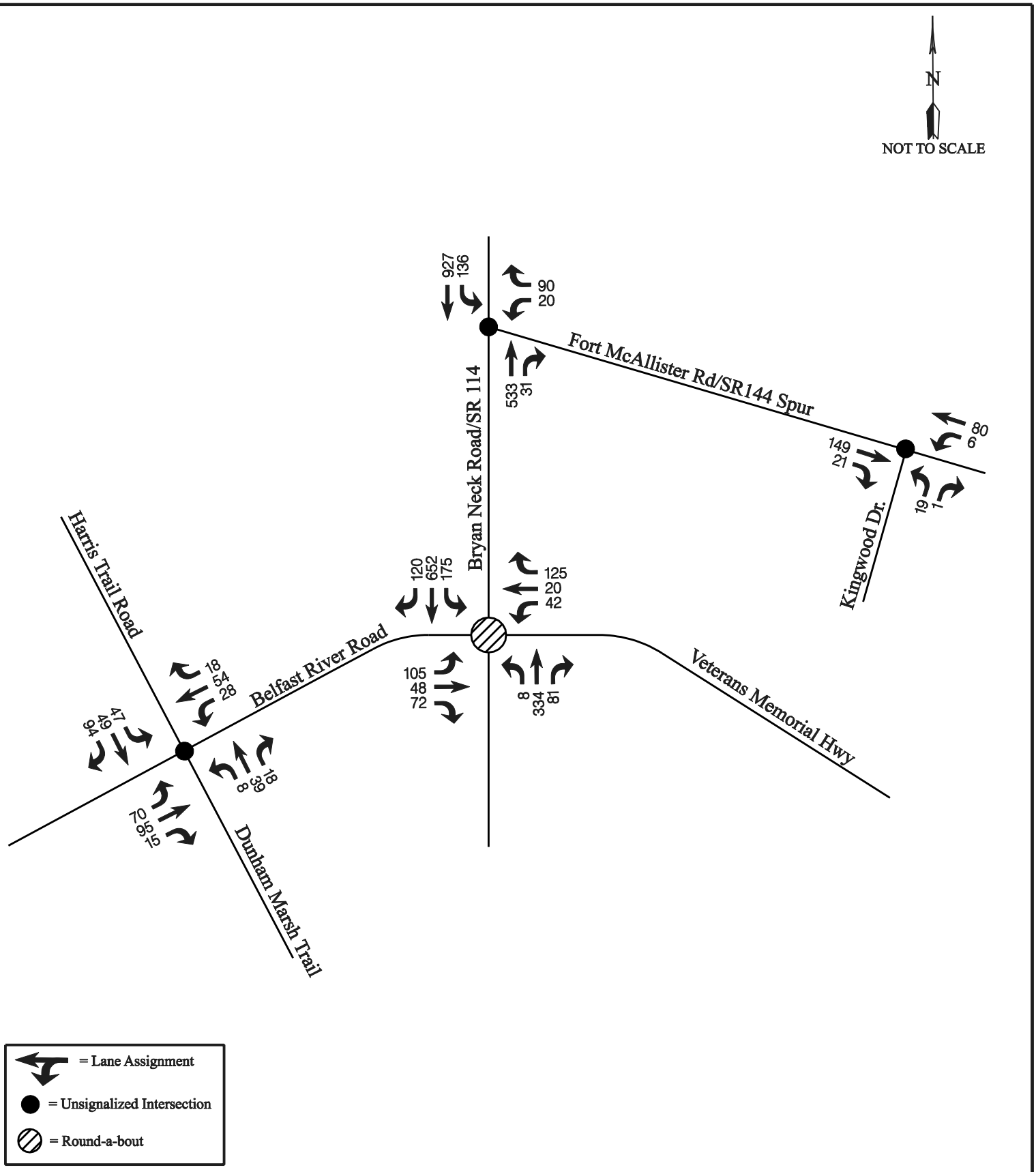


Figure 5

2018 EXISTING TRAFFIC VOLUMES
PM PEAK HOUR

Buckhead East Expansion : South Bryan County, GA

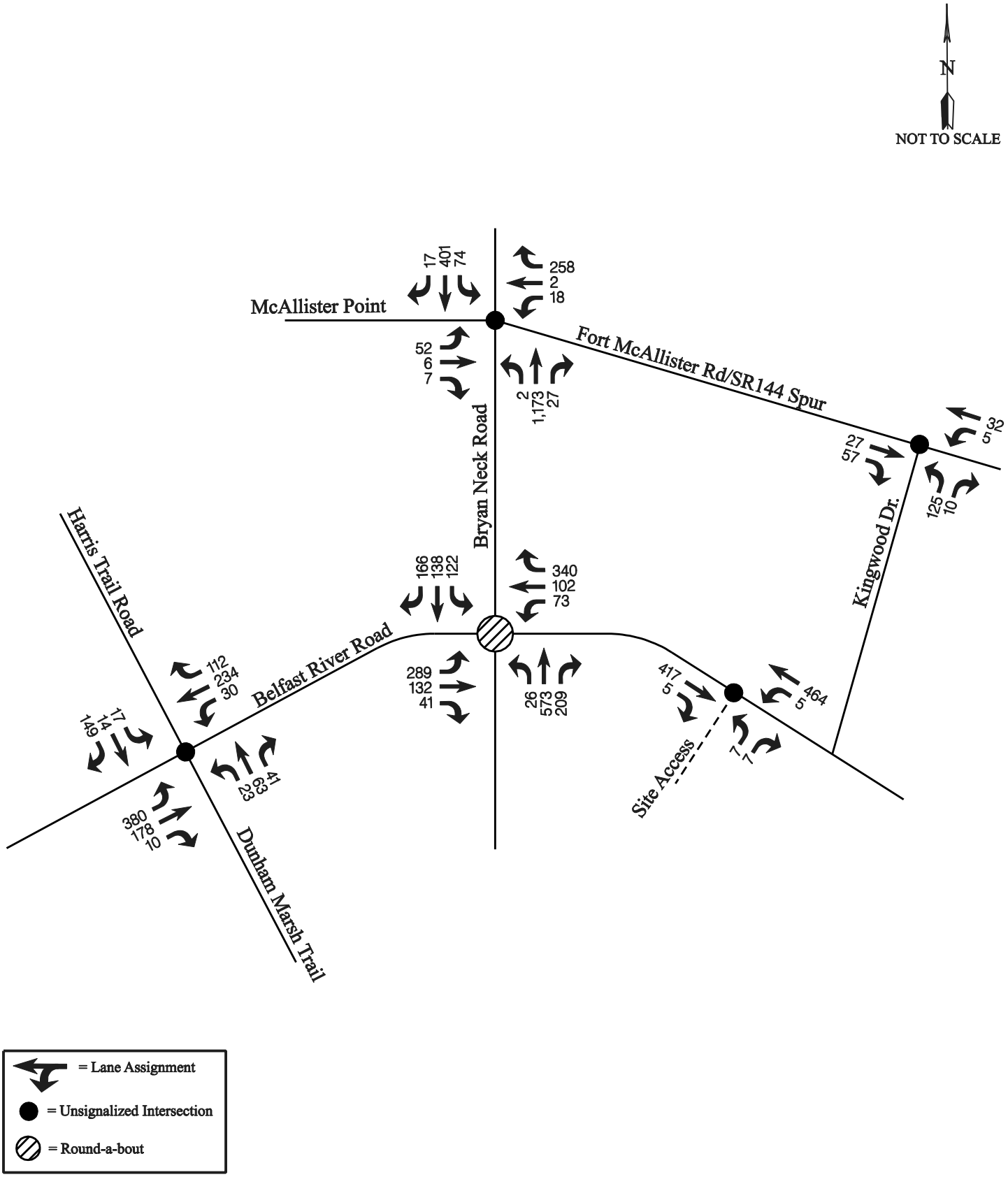


Figure 6

2021 NO-BUILD TRAFFIC VOLUMES
AM PEAK HOUR

Buckhead East Expansion : South Bryan County, GA

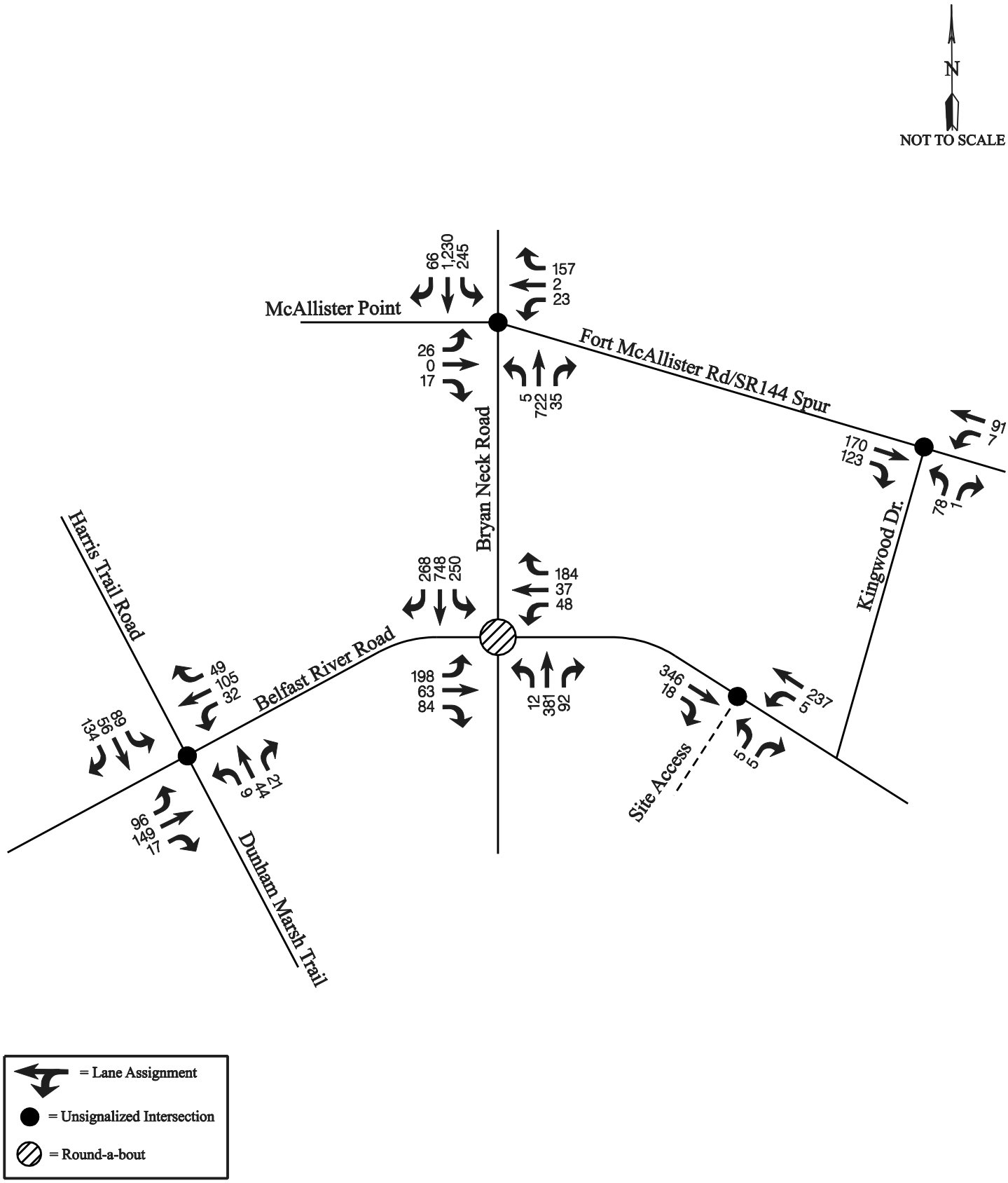


Figure 7

2021 NO-BUILD TRAFFIC VOLUMES
PM PEAK HOUR

Buckhead East Expansion : South Bryan County, GA

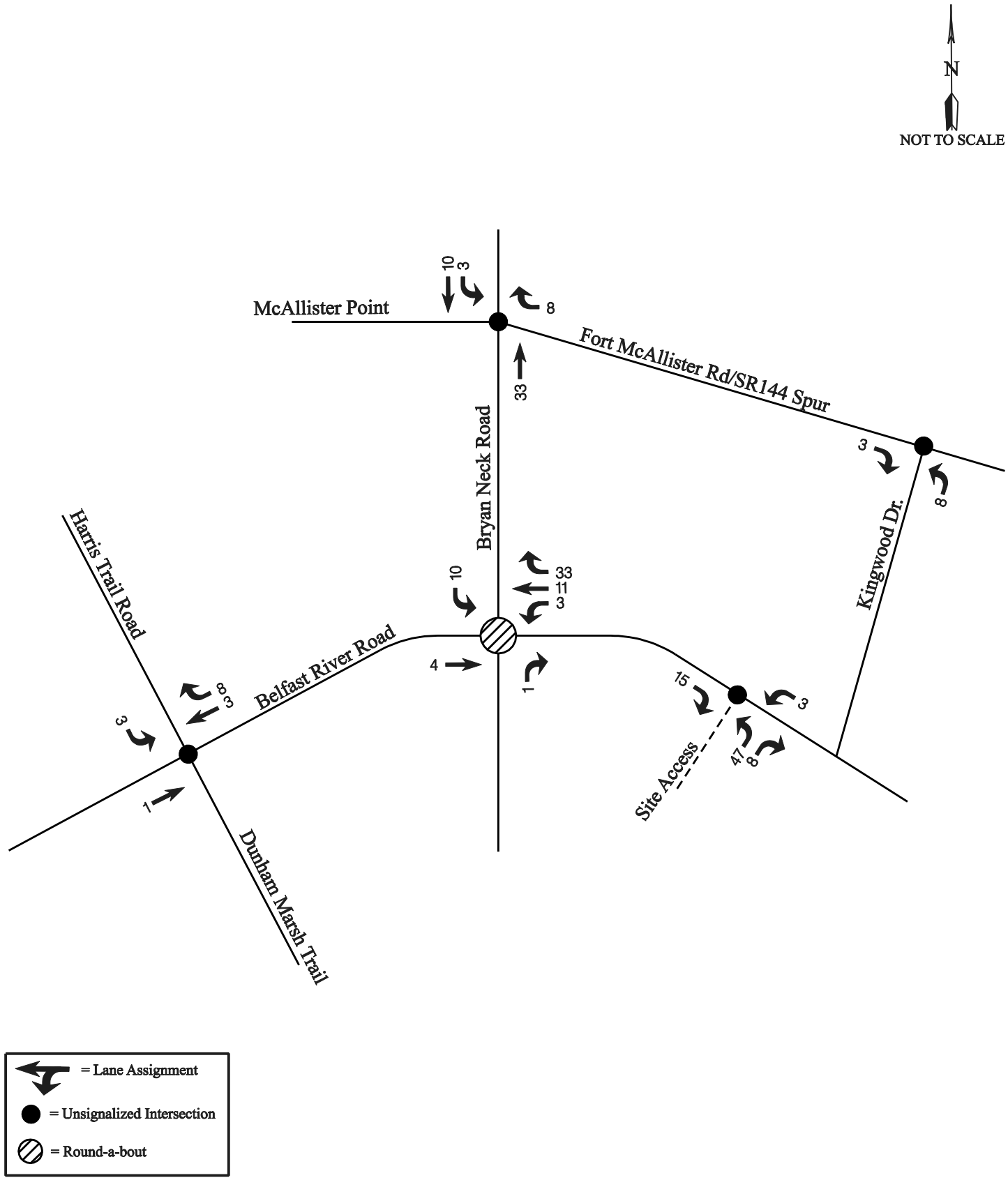


Figure 8

SITE-GENERATED TRAFFIC VOLUMES
AM PEAK HOUR

Buckhead East Expansion : South Bryan County, GA

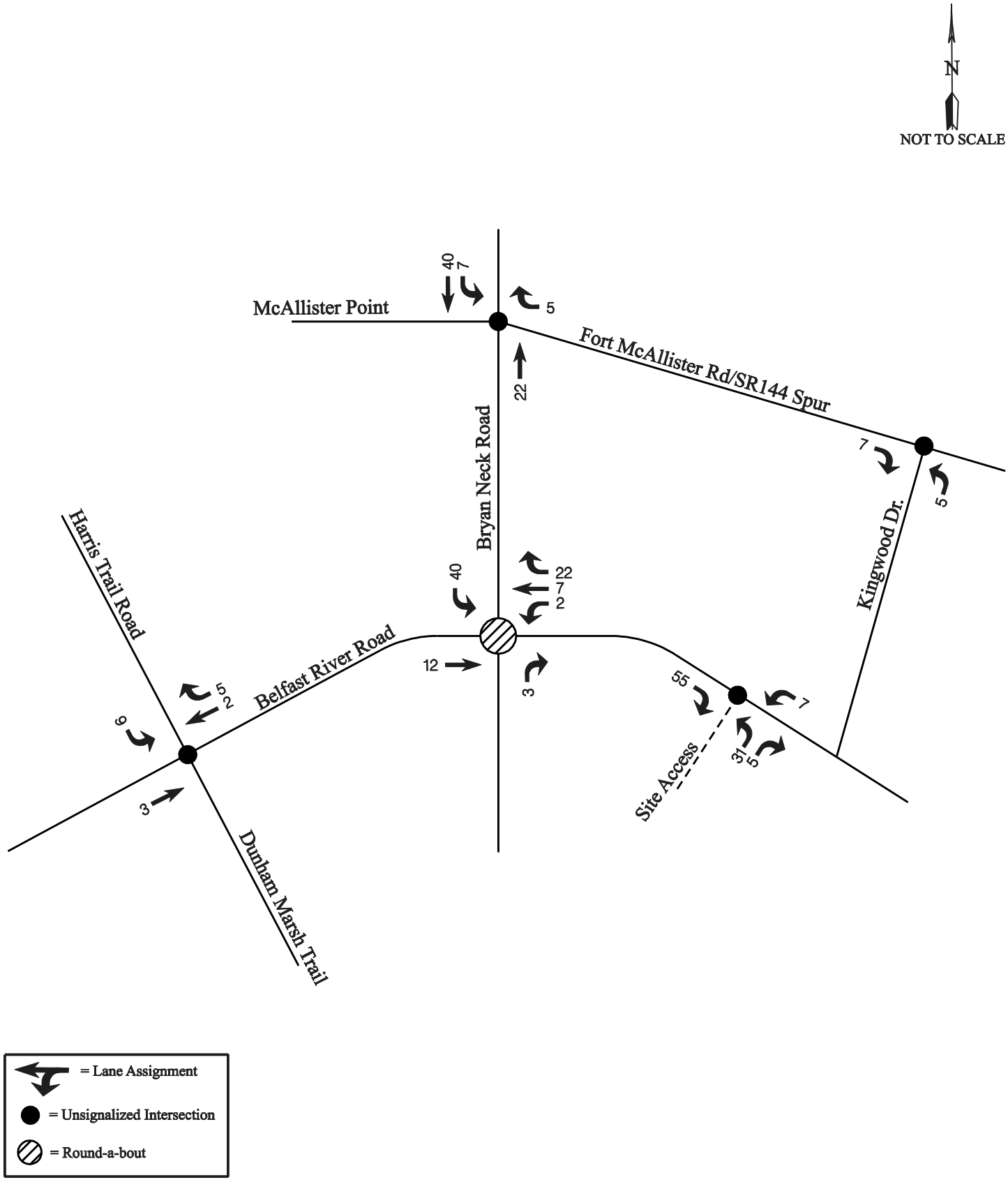


Figure 9

SITE-GENERATED TRAFFIC VOLUMES
PM PEAK HOUR

Buckhead East Expansion : South Bryan County, GA

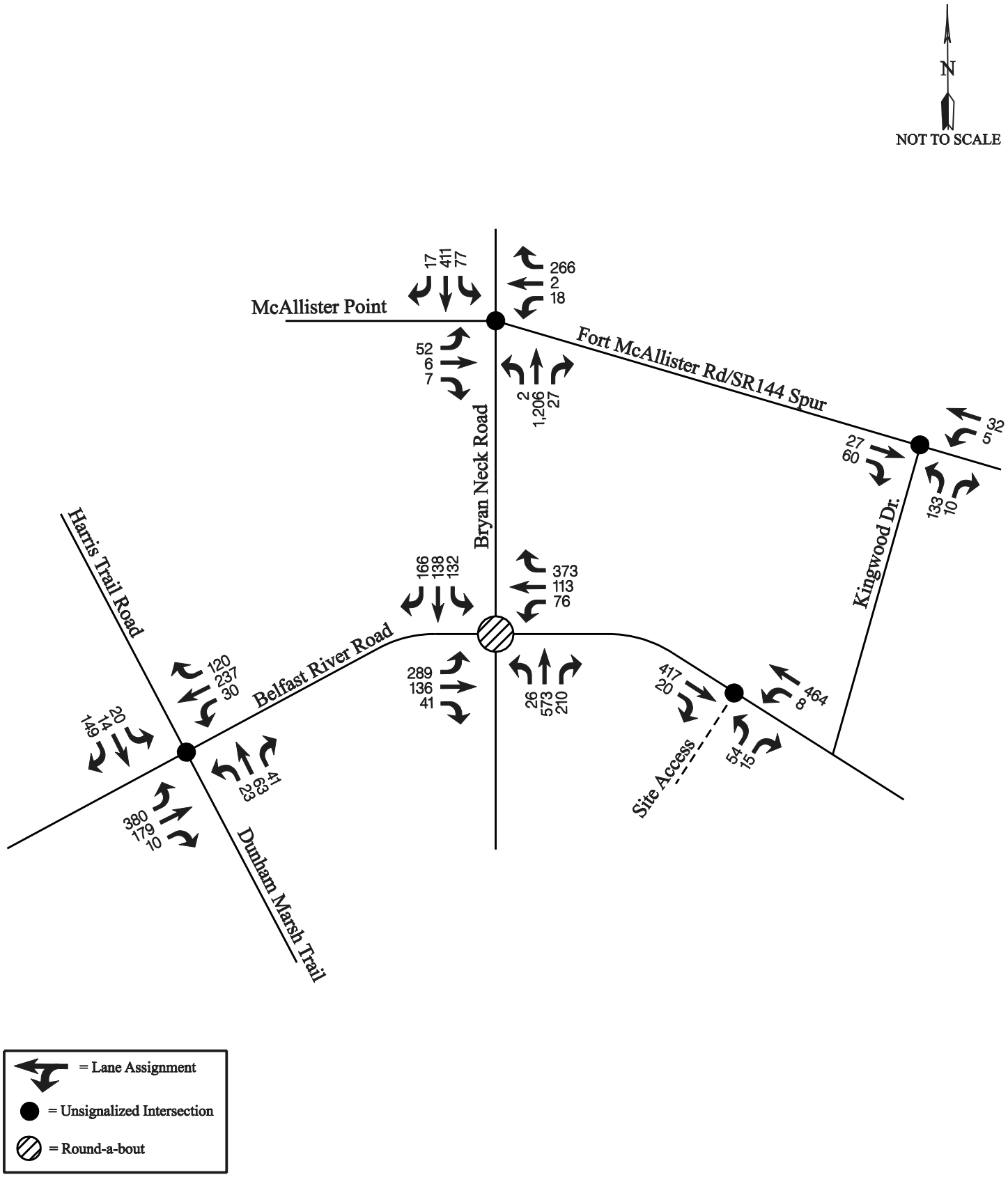


Figure 10

2021 BUILD TRAFFIC VOLUMES
AM PEAK HOUR

Buckhead East Expansion : South Bryan County, GA

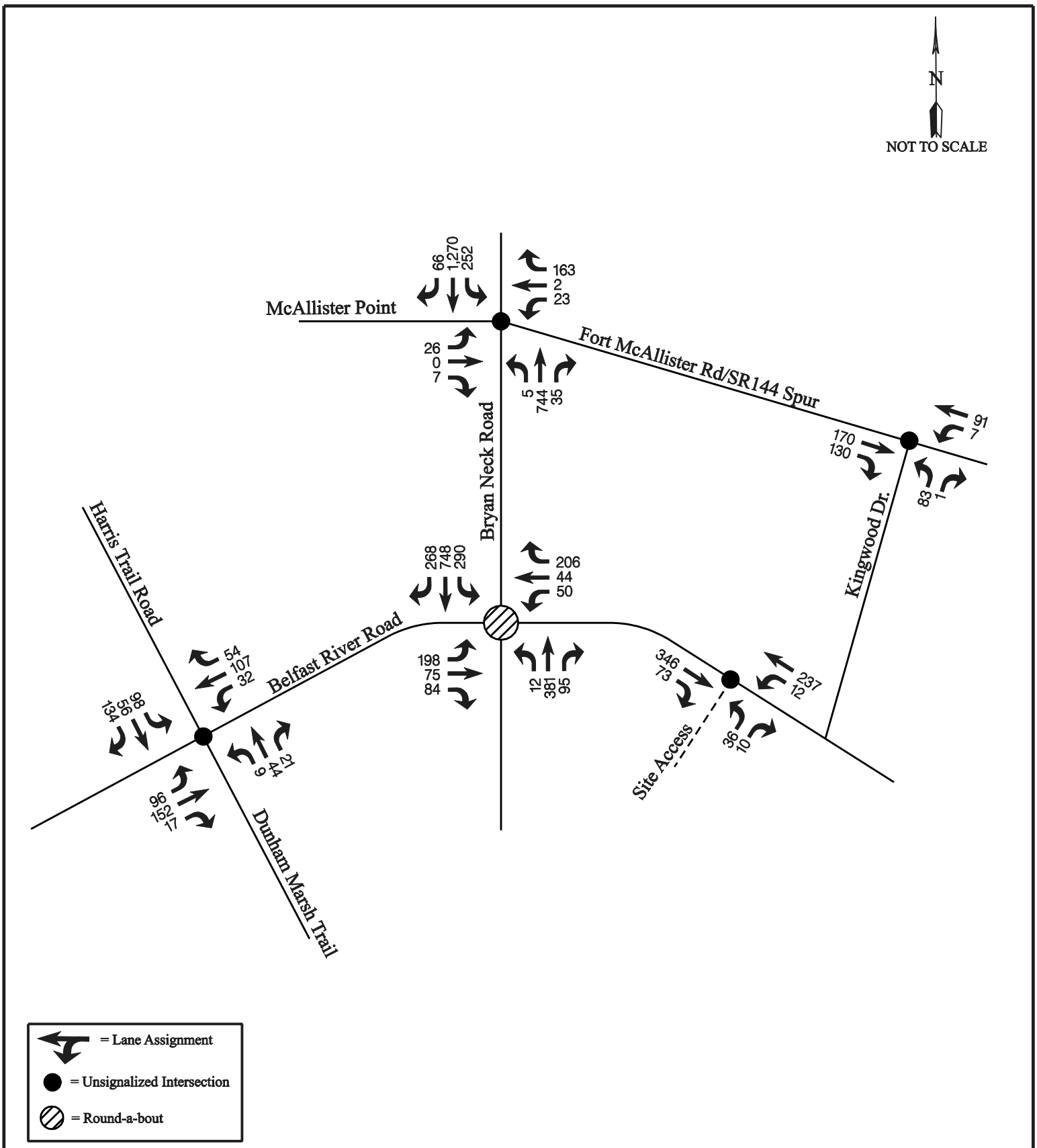


Figure 11

2021 BUILD TRAFFIC VOLUMES
PM PEAK HOUR

Buckhead East Expansion : South Bryan County, GA

COUNT DATA

Turning Movement Count Report

Report Generated Using Turning Movement Count for Android by PortableStudies.com

Study Information

Study Summary

Count Name	Location	Performed By	Date
SR 144 at Belfast River Rd (Circle) AM Peak Hr	Bryan County, GA	Jim	Wednesday, April 11, 2018

Notes

U = U Turn L = Left Turn T = Thru R = Right Turn
P1 = Pedestrian Direction 1 P2 = Pedestrian Direction 2
Veh = Total Vehicles for Approach

Peak Hour Volume	
1615	
% Bank 1	% Bank 2
97.1%	2.9%
% Bank 3	% Bank 4
0.0%	0.0%
Pedestrians Volume	
0	

Peak Hour Data

Time Period	EB Belfast River Rd							WB Captn Matthews							NB Bryan Neck Rd							SB SR 144							Total Vehicles	Total Pedestrians
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh		
7:00 AM	0	22	27	6	0	0	55	0	13	15	64	0	0	92	0	7	123	57	0	0	187	0	22	17	20	0	0	59	393	0
7:15 AM	0	16	66	13	0	0	95	0	20	25	70	0	0	115	0	1	81	80	0	0	162	0	27	23	20	0	0	70	442	0
7:30 AM	0	19	6	9	0	0	34	0	19	32	67	0	0	118	0	4	132	26	0	0	162	0	15	43	44	0	0	102	416	0
7:45 AM	0	30	6	6	0	0	42	0	12	13	36	0	0	61	0	11	138	20	0	0	169	0	25	38	29	0	0	92	364	0

Vehicle Movement Summary

Movement / Details	EB Belfast River Rd							WB Captn Matthews							NB Bryan Neck Rd							SB SR 144							Entire Intersection	
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	Vehicles	Pedestrians
Movement Volume	0	87	105	34	0	0	226	0	64	85	237	0	0	386	0	23	474	183	0	0	680	0	89	121	113	0	0	323	1615	0
PHF	-	0.73	0.40	0.65	-	-	0.59	-	0.80	0.66	0.85	-	-	0.82	-	0.52	0.86	0.57	-	-	0.91	-	0.82	0.70	0.64	-	-	0.79	0.91	-
% Bank 1	0.0%	95.4%	98.1%	97.1%				0.0%	96.9%	97.6%	94.1%				0.0%	100.0%	99.8%	97.7%				0.0%	98.9%	95.0%	91.2%					
% Bank 2	0.0%	4.6%	1.9%	2.9%				0.0%	3.1%	2.4%	5.9%				0.0%	0.0%	0.2%	2.3%				0.0%	1.1%	5.0%	8.8%					
% Bank 3	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%					
% Bank 4	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%					

Need a custom report?

Contact:
support@portablestudies.com

Turning Movement Count Report

Report Generated Using Turning Movement Count for Android by PortableStudies.com

Study Information

Study Summary

Count Name
SR 144 at Belfast River Rd (Circle) PM Peak Hour
Location
S. Bryan County, GA
Performed By
Jim
Date
Wednesday, April 11, 2018

Notes

U = U Turn L = Left Turn T = Thru R = Right Turn
P1 = Pedestrian Direction 1 P2 = Pedestrian Direction 2
Veh = Total Vehicles for Approach

Peak Hour Volume	
1523	
% Bank 1	**% Bank 2**
99.3%	0.7%
% Bank 3	**% Bank 4**
0.0%	0.0%
Pedestrians Volume	
0	

Peak Hour Data

Time Period	EB Belfast River Rd							WB Captn Matthews							NB Bryan Neck Rd							SB SR 144							Total Vehicles	Total Pedestrians
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh		
5:00 PM	0	24	9	24	0	0	57	0	11	7	22	0	0	40	0	4	66	8	0	0	78	0	36	154	35	0	0	225	400	0
5:15 PM	0	16	7	1	0	0	24	0	13	1	24	0	0	38	0	3	66	7	0	0	76	0	31	140	28	0	0	199	337	0
5:30 PM	0	22	9	9	0	0	40	0	10	5	32	0	0	47	0	1	83	8	0	0	92	0	30	114	25	0	0	169	348	0
5:45 PM	0	28	23	38	0	0	89	0	8	7	28	0	0	43	0	0	70	18	0	0	88	0	53	150	15	0	0	218	438	0

Vehicle Movement Summary

Movement / Details	EB Belfast River Rd							WB Captn Matthews							NB Bryan Neck Rd							SB SR 144							Entire Intersection	
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	Vehicles	Pedestrians
Movement Volume	0	90	48	72	0	0	210	0	42	20	106	0	0	168	0	8	285	41	0	0	334	0	150	558	103	0	0	811	1523	0
PHF	-	0.80	0.52	0.47	-	-	0.59	-	0.81	0.71	0.83	-	-	0.89	-	0.50	0.86	0.57	-	-	0.91	-	0.71	0.91	0.74	-	-	0.90	0.87	-
% Bank 1	0.0%	97.8%	100.0%	100.0%				0.0%	100.0%	100.0%	98.1%				0.0%	100.0%	98.6%	100.0%				0.0%	98.7%	99.8%	100.0%					
% Bank 2	0.0%	2.2%	0.0%	0.0%				0.0%	0.0%	0.0%	1.9%				0.0%	0.0%	1.4%	0.0%				0.0%	1.3%	0.2%	0.0%				**Need a custom report?**	
% Bank 3	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				**Contact: support@portablestudies.com**	
% Bank 4	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%					

Turning Movement Count Report

Report Generated Using Turning Movement Count for Android by PortableStudies.com

Study Information

Study Summary

Count Name
SR 144 at McAllister Rd (144 Spur) AM Peak Hour
Location
S. Bryan County, GA Richmond Hill
Performed By
Jim
Date
Thursday, April 12, 2018

Notes

U = U Turn L = Left Turn T = Thru R = Right Turn
P1 = Pedestrian Direction 1 P2 = Pedestrian Direction 2
Veh = Total Vehicles for Approach

Peak Hour Volume	
1406	
% Bank 1	**% Bank 2**
96.9%	3.1%
% Bank 3	**% Bank 4**
0.0%	0.0%
Pedestrians Volume	
0	

Peak Hour Data

Time Period								WB McAllister Rd (144 Spur)							NB SR 144							SB SR 144							Total Vehicles	Total Pedestrians
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh		
7:00 AM	0	0	0	0	0	0	0	0	3	0	44	0	0	47	0	0	247	6	0	0	253	0	3	54	0	0	0	57	357	0
7:15 AM	0	0	0	0	0	0	0	0	4	0	45	0	0	49	0	0	203	6	0	0	209	0	10	69	0	0	0	79	337	0
7:30 AM	0	0	0	0	0	0	0	0	5	0	29	0	0	34	0	0	227	8	0	0	235	0	11	74	1	0	0	86	355	0
7:45 AM	0	0	0	0	0	0	0	0	4	0	38	0	0	42	0	0	211	4	0	0	215	0	17	83	0	0	0	100	357	0

Vehicle Movement Summary

Movement / Details								WB McAllister Rd (144 Spur)							NB SR 144							SB SR 144							Entire Intersection	
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	Vehicles	Pedestrians
Movement Volume	0	0	0	0	0	0	0	0	16	0	156	0	0	172	0	0	888	24	0	0	912	0	41	280	1	0	0	322	1406	0
PHF	-	-	-	-	-	-	-	-	0.80	-	0.87	-	-	0.88	-	-	0.90	0.75	-	-	0.90	-	0.60	0.84	0.25	-	-	0.81	0.98	-
% Bank 1	0.0%	0.0%	0.0%	0.0%				0.0%	81.3%	0.0%	98.7%				0.0%	0.0%	98.3%	87.5%				0.0%	95.1%	93.2%	100.0%					
% Bank 2	0.0%	0.0%	0.0%	0.0%				0.0%	18.8%	0.0%	1.3%				0.0%	0.0%	1.7%	12.5%				0.0%	4.9%	6.8%	0.0%				**Need a custom report?**	
% Bank 3	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				**Contact: support@portablestudies.com**	
% Bank 4	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%					

Turning Movement Count Report

Report Generated Using Turning Movement Count for Android by PortableStudies.com

Study Information

Study Summary

Count Name
SR 144 at McAllister Rd PM Peak Hour
Location
S Byran County Richmond Hill
Performed By
Jim
Date
Thursday, April 12, 2018

Notes

U = U Turn L = Left Turn T = Thru R = Right Turn
P1 = Pedestrian Direction 1 P2 = Pedestrian Direction 2
Veh = Total Vehicles for Approach

Peak Hour Volume	
1737	
% Bank 1	**% Bank 2**
99.0%	1.0%
% Bank 3	**% Bank 4**
0.0%	0.0%
Pedestrians Volume	
0	

Peak Hour Data

Time Period								WB McAllister Rd							NB SR 144							SR 144							Total Vehicles	Total Pedestrians
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh		
5:00 PM	0	0	0	0	0	0	0	0	3	0	28	0	0	31	0	0	152	11	0	0	163	0	33	205	0	0	0	238	432	0
5:15 PM	0	0	0	0	0	0	0	0	5	0	21	0	0	26	0	0	123	6	0	0	129	0	36	224	0	0	0	260	415	0
5:30 PM	0	0	0	0	0	0	0	0	4	0	28	0	0	32	0	0	135	6	0	0	141	0	27	236	0	0	0	263	436	0
5:45 PM	0	0	0	0	0	0	0	0	8	0	13	0	0	21	0	0	123	8	0	0	131	0	40	262	0	0	0	302	454	0

Vehicle Movement Summary

Movement / Details								WB McAllister Rd							NB SR 144							SR 144							Entire Intersection	
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	Vehicles	Pedestrians
Movement Volume	0	0	0	0	0	0	0	0	20	0	90	0	0	110	0	0	533	31	0	0	564	0	136	927	0	0	0	1063	1737	0
PHF	-	-	-	-	-	-	-	-	0.63	-	0.80	-	-	0.86	-	-	0.88	0.70	-	-	0.87	-	0.85	0.88	-	-	-	0.88	0.96	-
% Bank 1	0.0%	0.0%	0.0%	0.0%				0.0%	100.0%	0.0%	97.8%				0.0%	0.0%	98.3%	100.0%				0.0%	98.5%	99.6%	0.0%					
% Bank 2	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	2.2%				0.0%	0.0%	1.7%	0.0%				0.0%	1.5%	0.4%	0.0%				**Need a custom report?**	
% Bank 3	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				**Contact: support@portablestudies.com**	
% Bank 4	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%					

Turning Movement Count Report

Report Generated Using Turning Movement Count for Android by PortableStudies.com

Study Information

Study Summary

Count Name
Belfast River Rd at Harris Trail Rd/Dunham Marsh Trail AM Peak Hour
Location
Richmond Hill/S Bryan County
Performed By
Jim
Date
Wednesday, April 18, 2018

Notes

U = U Turn L = Left Turn T = Thru R = Right Turn
P1 = Pedestrian Direction 1 P2 = Pedestrian Direction 2
Veh = Total Vehicles for Approach

Peak Hour Volume	
968	
% Bank 1	**% Bank 2**
94.8%	5.1%
% Bank 3	**% Bank 4**
0.0%	0.1%
Pedestrians Volume	
0	

Peak Hour Data

Time Period	EB Belfast River Rd							WB Belfast River Rd							NB Duhman Marsh Trail							SB Harris Trail Rd							Total Vehicles	Total Pedestrians
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh		
7:00 AM	0	80	16	0	0	0	96	0	3	23	30	0	0	56	0	6	25	7	0	0	38	0	1	1	8	0	0	10	200	0
7:15 AM	0	91	34	3	0	0	128	0	8	38	21	0	0	67	0	4	19	16	0	0	39	0	2	1	43	0	0	46	280	0
7:30 AM	0	64	27	0	0	0	91	0	12	55	13	0	0	80	0	5	5	4	0	0	14	0	0	7	36	0	0	43	228	0
7:45 AM	0	77	53	6	0	0	136	0	3	54	6	0	0	63	0	5	6	9	0	0	20	0	1	3	37	0	0	41	260	0

Vehicle Movement Summary

Movement / Details	EB Belfast River Rd							WB Belfast River Rd							NB Duhman Marsh Trail							SB Harris Trail Rd							Entire Intersection	
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	Vehicles	Pedestrians
Movement Volume	0	312	130	9	0	0	451	0	26	170	70	0	0	266	0	20	55	36	0	0	111	0	4	12	124	0	0	140	968	0
PHF	-	0.86	0.61	0.38	-	-	0.83	-	0.54	0.77	0.58	-	-	0.83	-	0.83	0.55	0.56	-	-	0.71	-	0.50	0.43	0.72	-	-	0.76	0.86	-
% Bank 1	0.0%	93.6%	94.6%	100.0%				0.0%	96.2%	94.7%	100.0%				0.0%	95.0%	100.0%	100.0%				0.0%	100.0%	100.0%	90.3%					
% Bank 2	0.0%	6.4%	5.4%	0.0%				0.0%	3.8%	4.7%	0.0%				0.0%	5.0%	0.0%	0.0%				0.0%	0.0%	0.0%	9.7%				**Need a custom report?**	
% Bank 3	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				**Contact: support@portablestudies.com**	
% Bank 4	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.6%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%					

Turning Movement Count Report

Report Generated Using Turning Movement Count for Android by PortableStudies.com

Study Information

Study Summary

Count Name
Belfast River at Harris Trail PM Peak Hour
Location
Richmond Hill/S Bryan County
Performed By
Jim
Date
Wednesday, April 18, 2018

Notes

U = U Turn L = Left Turn T = Thru R = Right Turn
P1 = Pedestrian Direction 1 P2 = Pedestrian Direction 2
Veh = Total Vehicles for Approach

Peak Hour Volume	
535	
% Bank 1	**% Bank 2**
99.3%	0.7%
% Bank 3	**% Bank 4**
0.0%	0.0%
Pedestrians Volume	
0	

Peak Hour Data

Time Period	EB Belfast River Rd							WB Belfast River Rd							NB Duhman Marsh Trail							SB Harris Trail							Total Vehicles	Total Pedestrians
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh		
5:00 PM	0	17	24	3	0	0	44	0	5	17	2	0	0	24	0	1	2	4	0	0	7	0	5	7	16	0	0	28	103	0
5:15 PM	0	16	18	4	0	0	38	0	7	15	7	0	0	29	0	3	12	6	0	0	21	0	9	14	33	0	0	56	144	0
5:30 PM	0	15	26	6	0	0	47	0	7	10	5	0	0	22	0	2	14	3	0	0	19	0	18	13	26	0	0	57	145	0
5:45 PM	0	22	27	2	0	0	51	0	9	12	4	0	0	25	0	2	11	5	0	0	18	0	15	15	19	0	0	49	143	0

Vehicle Movement Summary

Movement / Details	EB Belfast River Rd							WB Belfast River Rd							NB Duhman Marsh Trail							SB Harris Trail							Entire Intersection	
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	Vehicles	Pedestrians
Movement Volume	0	70	95	15	0	0	180	0	28	54	18	0	0	100	0	8	39	18	0	0	65	0	47	49	94	0	0	190	535	0
PHF	-	0.80	0.88	0.63	-	-	0.88	-	0.78	0.79	0.64	-	-	0.86	-	0.67	0.70	0.75	-	-	0.77	-	0.65	0.82	0.71	-	-	0.83	0.92	-
% Bank 1	0.0%	98.6%	98.9%	100.0%				0.0%	96.4%	100.0%	100.0%				0.0%	87.5%	100.0%	100.0%				0.0%	100.0%	100.0%	100.0%					
% Bank 2	0.0%	1.4%	1.1%	0.0%				0.0%	3.6%	0.0%	0.0%				0.0%	12.5%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				**Need a custom report?**	
% Bank 3	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				**Contact: support@portablestudies.com**	
% Bank 4	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%					

Turning Movement Count Report

Report Generated Using Turning Movement Count for Android by PortableStudies.com

Study Information

Study Summary

Count Name
McAllister Rd at Kingswood Dr AM Peak Hour
Location
S Byran County Richmond Hill, GA
Performed By
Jim
Date
Tuesday, April 17, 2018

Notes

U = U Turn L = Left Turn T = Thru R = Right Turn
P1 = Pedestrian Direction 1 P2 = Pedestrian Direction 2
Veh = Total Vehicles for Approach

Peak Hour Volume	
253	
% Bank 1	**% Bank 2**
96.4%	3.6%
% Bank 3	**% Bank 4**
0.0%	0.0%
Pedestrians Volume	
0	

Peak Hour Data

Time Period	EB McAllister Rd							WB McAllister Rd							NB Kingswood Dr															Total Vehicles	Total Pedestrians
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh			
6:40 AM	0	0	1	1	0	0	2	0	4	28	0	0	0	32	0	5	0	1	0	0	6	0	0	0	0	0	0	0	40	0
6:55 AM	0	0	7	1	0	0	8	0	8	33	0	0	0	41	0	12	0	2	0	0	14	0	0	0	0	0	0	0	63	0
7:10 AM	0	0	8	1	0	0	9	0	5	49	0	0	0	54	0	14	0	2	0	0	16	0	0	0	0	0	0	0	79	0
7:25 AM	0	0	8	10	0	0	18	0	10	32	0	0	0	42	0	7	0	4	0	0	11	0	0	0	0	0	0	0	71	0

Vehicle Movement Summary

Movement / Details	EB McAllister Rd							WB McAllister Rd							NB Kingswood Dr															Entire Intersection	
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	Vehicles	Pedestrians
Movement Volume	0	0	24	13	0	0	37	0	27	142	0	0	0	169	0	38	0	9	0	0	47	0	0	0	0	0	0	0	253	0
PHF	-	-	0.75	0.33	-	-	0.51	-	0.68	0.72	-	-	-	0.78	-	0.68	-	0.56	-	-	0.73	-	-	-	-	-	-	-	0.80	-
% Bank 1	0.0%	0.0%	91.7%	84.6%				0.0%	92.6%	98.6%	0.0%				0.0%	100.0%	0.0%	88.9%				0.0%	0.0%	0.0%	0.0%					
% Bank 2	0.0%	0.0%	8.3%	15.4%				0.0%	7.4%	1.4%	0.0%				0.0%	0.0%	0.0%	11.1%				0.0%	0.0%	0.0%	0.0%				**Need a custom report?**	
% Bank 3	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				**Contact: support@portablestudies.com**	
% Bank 4	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%					

Turning Movement Count Report

Report Generated Using Turning Movement Count for Android by PortableStudies.com

Study Information

Study Summary

Count Name
McAllister Rd at Kingswood PM Peak Hour
Location
Richmond Hill, S ByranCounty, GA
Performed By
Jim
Date
Tuesday, April 17, 2018

Notes

U = U Turn L = Left Turn T = Thru R = Right Turn
P1 = Pedestrian Direction 1 P2 = Pedestrian Direction 2
Veh = Total Vehicles for Approach

Peak Hour Volume	
277	
% Bank 1	**% Bank 2**
98.9%	1.1%
% Bank 3	**% Bank 4**
0.0%	0.0%
Pedestrians Volume	
0	

Peak Hour Data

Time Period	EB McAllister Rd							WB McAllister Rd							NB Kingswood															Total Vehicles	Total Pedestrians
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh			
5:30 PM	0	0	36	7	0	0	43	0	0	24	1	0	0	25	0	5	0	1	0	0	6	0	0	0	0	0	0	0	74	0
5:45 PM	0	0	33	2	0	0	35	0	2	27	0	0	0	29	0	2	0	0	0	0	2	0	0	0	0	0	0	0	66	0
6:00 PM	0	0	36	7	0	0	43	0	2	20	0	0	0	22	0	7	0	0	0	0	7	0	0	0	0	0	0	0	72	0
6:15 PM	0	0	44	5	0	0	49	0	2	9	0	0	0	11	0	5	0	0	0	0	5	0	0	0	0	0	0	0	65	0

Vehicle Movement Summary

Movement / Details	EB McAllister Rd							WB McAllister Rd							NB Kingswood															Entire Intersection	
	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	U	L	T	R	P1	P2	Veh	Vehicles	Pedestrians
Movement Volume	0	0	149	21	0	0	170	0	6	80	1	0	0	87	0	19	0	1	0	0	20	0	0	0	0	0	0	0	277	0
PHF	-	-	0.85	0.75	-	-	0.87	-	0.75	0.74	0.25	-	-	0.75	-	0.68	-	0.25	-	-	0.71	-	-	-	-	-	-	-	0.94	-
% Bank 1	0.0%	0.0%	98.7%	100.0%				0.0%	100.0%	100.0%	100.0%				0.0%	94.7%	0.0%	100.0%				0.0%	0.0%	0.0%	0.0%					
% Bank 2	0.0%	0.0%	1.3%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	5.3%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				**Need a custom report?**	
% Bank 3	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				**Contact: support@portablestudies.com**	
% Bank 4	0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%				0.0%	0.0%	0.0%	0.0%					

CAPACITY ANALYSIS

- **Existing**
- **2021 No-Build**
- **2021 Build**

Intersection	
Intersection Delay, s/veh	42.5
Intersection LOS	E

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	326	439	779	355
Demand Flow Rate, veh/h	338	461	795	375
Vehicles Circulating, veh/h	312	772	400	193
Vehicles Exiting, veh/h	256	422	250	1040
Follow-Up Headway, s	3.186	3.186	3.186	3.186
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	9.6	45.1	70.2	8.8
Approach LOS	A	E	F	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Critical Headway, s	5.193	5.193	5.193	5.193
Entry Flow, veh/h	338	461	795	375
Cap Entry Lane, veh/h	827	522	757	932
Entry HV Adj Factor	0.964	0.953	0.980	0.948
Flow Entry, veh/h	326	439	779	355
Cap Entry, veh/h	797	497	742	883
V/C Ratio	0.409	0.883	1.050	0.403
Control Delay, s/veh	9.6	45.1	70.2	8.8
LOS	A	E	F	A
95th %tile Queue, veh	2	10	20	2

Intersection	
Intersection Delay, s/veh	43.8
Intersection LOS	E

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	259	215	486	1088
Demand Flow Rate, veh/h	264	219	496	1110
Vehicles Circulating, veh/h	1018	524	384	81
Vehicles Exiting, veh/h	173	356	898	662
Follow-Up Headway, s	3.186	3.186	3.186	3.186
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	27.3	9.8	16.2	66.8
Approach LOS	D	A	C	F

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Critical Headway, s	5.193	5.193	5.193	5.193
Entry Flow, veh/h	264	219	496	1110
Cap Entry Lane, veh/h	408	669	770	1042
Entry HV Adj Factor	0.981	0.980	0.980	0.980
Flow Entry, veh/h	259	215	486	1088
Cap Entry, veh/h	400	655	755	1021
V/C Ratio	0.647	0.327	0.644	1.065
Control Delay, s/veh	27.3	9.8	16.2	66.8
LOS	D	A	C	F
95th %tile Queue, veh	4	1	5	25

Intersection	
Int Delay, s/veh	3.5

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	16	156	888	24	41	307
Future Vol, veh/h	16	156	888	24	41	307
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	Free	-	None
Storage Length	0	25	-	-	50	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	98	98	98	98	98	98
Heavy Vehicles, %	5	7	2	13	19	2
Mvmt Flow	16	159	906	24	42	313

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1303	906	0	-	906	0
Stage 1	906	-	-	-	-	-
Stage 2	397	-	-	-	-	-
Critical Hdwy	6.45	6.27	-	-	4.29	-
Critical Hdwy Stg 1	5.45	-	-	-	-	-
Critical Hdwy Stg 2	5.45	-	-	-	-	-
Follow-up Hdwy	3.545	3.363	-	-	2.371	-
Pot Cap-1 Maneuver	175	327	-	0	685	-
Stage 1	389	-	-	0	-	-
Stage 2	673	-	-	0	-	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	164	327	-	-	685	-
Mov Cap-2 Maneuver	164	-	-	-	-	-
Stage 1	389	-	-	-	-	-
Stage 2	632	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	26.3	0	1.2
HCM LOS	D		

Minor Lane/Major Mvmt	NBT	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	164	327	685	-
HCM Lane V/C Ratio	-	0.1	0.487	0.061	-
HCM Control Delay (s)	-	29.4	26	10.6	-
HCM Lane LOS	-	D	D	B	-
HCM 95th %tile Q(veh)	-	0.3	2.5	0.2	-

Intersection	
Int Delay, s/veh	2.3

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	20	90	533	31	136	927
Future Vol, veh/h	20	90	533	31	136	927
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	Free	-	None
Storage Length	0	25	-	-	50	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	21	94	555	32	142	966

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1804	555	0	-	555	0
Stage 1	555	-	-	-	-	-
Stage 2	1249	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	87	531	-	0	1015	-
Stage 1	575	-	-	0	-	-
Stage 2	270	-	-	0	-	-
Platoon blocked, %			-			-
Mov Cap-1 Maneuver	75	531	-	-	1015	-
Mov Cap-2 Maneuver	75	-	-	-	-	-
Stage 1	575	-	-	-	-	-
Stage 2	232	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	23.6	0	1.2
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	WBLn1	WBLn2	SBL	SBT
Capacity (veh/h)	-	75	531	1015	-
HCM Lane V/C Ratio	-	0.278	0.177	0.14	-
HCM Control Delay (s)	-	70.5	13.2	9.1	-
HCM Lane LOS	-	F	B	A	-
HCM 95th %tile Q(veh)	-	1	0.6	0.5	-

Intersection	
Int Delay, s/veh	16.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	312	130	9	26	170	70	20	55	36	4	12	124
Future Vol, veh/h	312	130	9	26	170	70	20	55	36	4	12	124
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	86	86	86	86	86	86	86	86	80	86	86	86
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	363	151	10	30	198	81	23	64	45	5	14	144

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	279	0	0	162	0	0	1260	1222	156	1235	1186	238
Stage 1	-	-	-	-	-	-	882	882	-	299	299	-
Stage 2	-	-	-	-	-	-	378	340	-	936	887	-
Critical Hdwy	4.12	-	-	4.12	-	-	7.12	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.12	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.218	-	-	3.518	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1284	-	-	1417	-	-	147	180	890	153	189	801
Stage 1	-	-	-	-	-	-	341	364	-	710	666	-
Stage 2	-	-	-	-	-	-	644	639	-	318	362	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1284	-	-	1417	-	-	83	121	890	65	127	801
Mov Cap-2 Maneuver	-	-	-	-	-	-	83	121	-	65	127	-
Stage 1	-	-	-	-	-	-	235	251	-	489	649	-
Stage 2	-	-	-	-	-	-	504	623	-	155	249	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	6.2	0.7	96.8	17.5
HCM LOS			F	C

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	154	1284	-	-	1417	-	-	450
HCM Lane V/C Ratio	0.859	0.283	-	-	0.021	-	-	0.362
HCM Control Delay (s)	96.8	8.9	0	-	7.6	0	-	17.5
HCM Lane LOS	F	A	A	-	A	A	-	C
HCM 95th %tile Q(veh)	5.8	1.2	-	-	0.1	-	-	1.6

Intersection	
Int Delay, s/veh	7.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	70	95	15	28	54	18	8	39	18	47	49	94
Future Vol, veh/h	70	95	15	28	54	18	8	39	18	47	49	94
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	4	2	2	13	2	2	2	2	2
Mvmt Flow	76	103	16	30	59	20	9	42	20	51	53	102

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	78	0	0	120	0	0	471	403	111	424	401	68
Stage 1	-	-	-	-	-	-	264	264	-	129	129	-
Stage 2	-	-	-	-	-	-	207	139	-	295	272	-
Critical Hdwy	4.12	-	-	4.14	-	-	7.23	6.52	6.22	7.12	6.52	6.22
Critical Hdwy Stg 1	-	-	-	-	-	-	6.23	5.52	-	6.12	5.52	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.23	5.52	-	6.12	5.52	-
Follow-up Hdwy	2.218	-	-	2.236	-	-	3.617	4.018	3.318	3.518	4.018	3.318
Pot Cap-1 Maneuver	1520	-	-	1455	-	-	485	536	942	540	538	995
Stage 1	-	-	-	-	-	-	718	690	-	875	789	-
Stage 2	-	-	-	-	-	-	770	782	-	713	685	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1520	-	-	1455	-	-	377	496	942	466	498	995
Mov Cap-2 Maneuver	-	-	-	-	-	-	377	496	-	466	498	-
Stage 1	-	-	-	-	-	-	679	653	-	828	772	-
Stage 2	-	-	-	-	-	-	629	765	-	618	648	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	2.9	2.1	12.6	13.2
HCM LOS			B	B

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1
Capacity (veh/h)	546	1520	-	-	1455	-	-	647
HCM Lane V/C Ratio	0.129	0.05	-	-	0.021	-	-	0.319
HCM Control Delay (s)	12.6	7.5	0	-	7.5	0	-	13.2
HCM Lane LOS	B	A	A	-	A	A	-	B
HCM 95th %tile Q(veh)	0.4	0.2	-	-	0.1	-	-	1.4

Intersection	
Int Delay, s/veh	3.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	24	13	4	28	38	9
Future Vol, veh/h	24	13	4	28	38	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	250	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	80	80	80	80	80	80
Heavy Vehicles, %	8	15	8	2	2	11
Mvmt Flow	30	16	5	35	48	11

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	30	0	75	30
Stage 1	-	-	-	-	30	-
Stage 2	-	-	-	-	45	-
Critical Hdwy	-	-	4.18	-	6.42	6.31
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.272	-	3.518	3.399
Pot Cap-1 Maneuver	-	-	1545	-	928	1019
Stage 1	-	-	-	-	993	-
Stage 2	-	-	-	-	977	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1545	-	925	1019
Mov Cap-2 Maneuver	-	-	-	-	925	-
Stage 1	-	-	-	-	993	-
Stage 2	-	-	-	-	974	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.9	9.1
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	942	-	-	1545	-
HCM Lane V/C Ratio	0.062	-	-	0.003	-
HCM Control Delay (s)	9.1	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.2	-	-	0	-

Intersection	
Int Delay, s/veh	0.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	149	21	6	80	19	1
Future Vol, veh/h	149	21	6	80	19	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	250	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	5	2
Mvmt Flow	159	22	6	85	20	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	159	0	257	159
Stage 1	-	-	-	-	159	-
Stage 2	-	-	-	-	98	-
Critical Hdwy	-	-	4.12	-	6.45	6.22
Critical Hdwy Stg 1	-	-	-	-	5.45	-
Critical Hdwy Stg 2	-	-	-	-	5.45	-
Follow-up Hdwy	-	-	2.218	-	3.545	3.318
Pot Cap-1 Maneuver	-	-	1420	-	725	886
Stage 1	-	-	-	-	862	-
Stage 2	-	-	-	-	918	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1420	-	722	886
Mov Cap-2 Maneuver	-	-	-	-	722	-
Stage 1	-	-	-	-	862	-
Stage 2	-	-	-	-	914	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.5	10.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	729	-	-	1420	-
HCM Lane V/C Ratio	0.029	-	-	0.004	-
HCM Control Delay (s)	10.1	-	-	7.5	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.1	-	-	0	-

Intersection	
Intersection Delay, s/veh	42.5
Intersection LOS	E

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	508	566	889	468
Demand Flow Rate, veh/h	528	593	908	495
Vehicles Circulating, veh/h	379	1007	619	227
Vehicles Exiting, veh/h	145	285	288	977
Follow-Up Headway, s	3.186	3.186	3.186	3.186
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	18.0	47.2	72.1	7.1
Approach LOS	C	E	F	A

Lane	Left	Left	Bypass	Left	Bypass	Left	Bypass
Designated Moves	LTR	LT	R	LT	R	LT	R
Assumed Moves	LTR	LT	R	LT	R	LT	R
RT Channelized			Yield		Yield		Yield
Lane Util	1.000	1.000		1.000		1.000	
Critical Headway, s	5.193	5.193		5.193		5.193	
Entry Flow, veh/h	528	197	396	673	235	297	198
Cap Entry Lane, veh/h	773	413	425	608	850	900	977
Entry HV Adj Factor	0.962	0.973	0.943	0.980	0.980	0.964	0.917
Flow Entry, veh/h	508	192	374	659	230	286	182
Cap Entry, veh/h	744	402	401	596	833	868	897
V/C Ratio	0.683	0.477	0.932	1.106	0.276	0.330	0.203
Control Delay, s/veh	18.0	19.3	61.6	94.7	7.3	7.8	6.0
LOS	C	C	F	F	A	A	A
95th %tile Queue, veh	5	3	10	20	1	1	1

Intersection	
Intersection Delay, s/veh	72.2
Intersection LOS	F

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	397	309	558	1455
Demand Flow Rate, veh/h	405	315	569	1484
Vehicles Circulating, veh/h	1226	694	599	114
Vehicles Exiting, veh/h	58	366	1032	680
Follow-Up Headway, s	3.186	3.186	3.186	3.186
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	158.5	11.1	21.2	81.3
Approach LOS	F	B	C	F

Lane	Left	Left	Bypass	Left	Bypass	Left	Bypass
Designated Moves	LTR	LT	R	LT	R	LT	R
Assumed Moves	LTR	LT	R	LT	R	LT	R
RT Channelized			Yield		Yield		Yield
Lane Util	1.000	1.000		1.000		1.000	
Critical Headway, s	5.193	5.193		5.193		5.193	
Entry Flow, veh/h	405	100	215	461	108	1170	314
Cap Entry Lane, veh/h	332	564	572	621	784	1008	1066
Entry HV Adj Factor	0.979	0.981	0.980	0.981	0.980	0.980	0.980
Flow Entry, veh/h	397	98	211	452	106	1147	308
Cap Entry, veh/h	325	554	561	609	768	988	1045
V/C Ratio	1.221	0.177	0.376	0.743	0.138	1.160	0.295
Control Delay, s/veh	158.5	8.8	12.1	24.7	6.1	101.4	6.3
LOS	F	A	B	C	A	F	A
95th %tile Queue, veh	17	1	2	7	0	33	1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	52	6	7	18	2	258	2	1173	27	74	401	17
Future Volume (veh/h)	52	6	7	18	2	258	2	1173	27	74	401	17
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1900	1815	1776	1863	1858	1900	1597	1863	1900
Adj Flow Rate, veh/h	57	7	8	18	2	263	2	1197	0	76	409	18
Adj No. of Lanes	1	1	0	0	1	1	1	2	0	1	2	0
Peak Hour Factor	0.92	0.92	0.92	0.98	0.92	0.98	0.92	0.98	0.98	0.98	0.98	0.92
Percent Heavy Veh, %	2	2	2	2	2	7	2	2	2	19	2	2
Cap, veh/h	271	148	170	302	30	354	635	2045	0	299	2341	103
Arrive On Green	0.19	0.19	0.19	0.19	0.19	0.19	0.58	0.58	0.00	0.05	0.68	0.68
Sat Flow, veh/h	1110	795	908	1204	158	1509	957	3623	0	1521	3454	152
Grp Volume(v), veh/h	57	0	15	20	0	263	2	1197	0	76	209	218
Grp Sat Flow(s),veh/h/ln	1110	0	1703	1362	0	1509	957	1765	0	1521	1770	1836
Q Serve(g_s), s	4.0	0.0	0.6	0.8	0.0	14.3	0.1	19.1	0.0	1.6	3.8	3.8
Cycle Q Clear(g_c), s	5.4	0.0	0.6	1.4	0.0	14.3	0.1	19.1	0.0	1.6	3.8	3.8
Prop In Lane	1.00		0.53	0.90		1.00	1.00		0.00	1.00		0.08
Lane Grp Cap(c), veh/h	271	0	318	332	0	354	635	2045	0	299	1199	1244
V/C Ratio(X)	0.21	0.00	0.05	0.06	0.00	0.74	0.00	0.59	0.00	0.25	0.17	0.18
Avail Cap(c_a), veh/h	289	0	346	355	0	379	635	2045	0	458	1199	1244
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	32.1	0.0	29.5	29.9	0.0	31.4	7.9	11.9	0.0	8.8	5.2	5.2
Incr Delay (d2), s/veh	0.4	0.0	0.1	0.1	0.0	7.2	0.0	1.2	0.0	0.4	0.3	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	0.0	0.3	0.4	0.0	6.7	0.0	9.5	0.0	0.7	2.0	2.0
LnGrp Delay(d),s/veh	32.5	0.0	29.6	30.0	0.0	38.6	7.9	13.1	0.0	9.3	5.5	5.5
LnGrp LOS	C		C	C		D	A	B		A	A	A
Approach Vol, veh/h		72			283			1199			503	
Approach Delay, s/veh		31.9			38.0			13.1			6.1	
Approach LOS		C			D			B			A	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2		4		6		8
Phs Duration (G+Y+Rc), s	8.7	57.3		22.5		66.0		22.5
Change Period (Y+Rc), s	4.5	6.0		6.0		6.0		6.0
Max Green Setting (Gmax), s	13.5	42.0		18.0		60.0		18.0
Max Q Clear Time (g_c+I1), s	3.6	21.1		7.4		5.8		16.3
Green Ext Time (p_c), s	0.1	10.2		0.9		14.0		0.2

Intersection Summary	
HCM 2010 Ctrl Delay	15.5
HCM 2010 LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	26	5	17	23	2	157	5	722	35	245	1230	66
Future Volume (veh/h)	26	5	17	23	2	157	5	722	35	245	1230	66
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1900	1863	1863	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	28	5	18	24	2	164	5	752	0	255	1281	72
Adj No. of Lanes	1	1	0	0	1	1	1	2	0	1	2	0
Peak Hour Factor	0.92	0.92	0.92	0.96	0.92	0.96	0.92	0.96	0.96	0.96	0.96	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	258	47	168	279	18	378	308	1734	0	554	2228	125
Arrive On Green	0.13	0.13	0.13	0.13	0.13	0.13	0.47	0.47	0.00	0.11	0.65	0.65
Sat Flow, veh/h	1215	356	1281	1179	141	1583	401	3725	0	1774	3407	191
Grp Volume(v), veh/h	28	0	23	26	0	164	5	752	0	255	664	689
Grp Sat Flow(s),veh/h/ln	1215	0	1637	1320	0	1583	401	1863	0	1774	1770	1829
Q Serve(g_s), s	1.2	0.0	0.7	0.7	0.0	4.9	0.4	7.5	0.0	3.7	11.6	11.7
Cycle Q Clear(g_c), s	2.6	0.0	0.7	1.4	0.0	4.9	1.5	7.5	0.0	3.7	11.6	11.7
Prop In Lane	1.00		0.78	0.92		1.00	1.00		0.00	1.00		0.10
Lane Grp Cap(c), veh/h	258	0	215	297	0	378	308	1734	0	554	1157	1196
V/C Ratio(X)	0.11	0.00	0.11	0.09	0.00	0.43	0.02	0.43	0.00	0.46	0.57	0.58
Avail Cap(c_a), veh/h	490	0	528	567	0	681	408	2670	0	855	1902	1966
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	22.8	0.0	21.4	21.8	0.0	18.0	8.7	10.0	0.0	6.3	5.4	5.4
Incr Delay (d2), s/veh	0.2	0.0	0.2	0.1	0.0	0.8	0.0	0.2	0.0	0.6	0.5	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.0	0.3	0.4	0.0	2.2	0.0	3.9	0.0	1.8	5.7	5.9
LnGrp Delay(d),s/veh	23.0	0.0	21.6	21.9	0.0	18.8	8.7	10.2	0.0	6.9	5.8	5.8
LnGrp LOS	C		C	C		B	A	B		A	A	A
Approach Vol, veh/h		51			190			757			1608	
Approach Delay, s/veh		22.4			19.2			10.2			6.0	
Approach LOS		C			B			B			A	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2		4		6		8
Phs Duration (G+Y+Rc), s	10.5	32.0		13.3		42.5		13.3
Change Period (Y+Rc), s	4.5	6.0		6.0		6.0		6.0
Max Green Setting (Gmax), s	15.5	40.0		18.0		60.0		18.0
Max Q Clear Time (g_c+I1), s	5.7	9.5		4.6		13.7		6.9
Green Ext Time (p_c), s	0.5	16.4		0.6		19.9		0.6

Intersection Summary	
HCM 2010 Ctrl Delay	8.5
HCM 2010 LOS	A

Notes

User approved volume balancing among the lanes for turning movement.

Intersection	
Intersection Delay, s/veh	14.0
Intersection LOS	B

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	661	437	151	209
Demand Flow Rate, veh/h	674	446	154	212
Vehicles Circulating, veh/h	72	553	682	341
Vehicles Exiting, veh/h	481	283	64	658
Follow-Up Headway, s	3.186	3.186	3.186	3.186
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	12.7	20.5	10.2	7.5
Approach LOS	B	C	B	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Critical Headway, s	5.193	5.193	5.193	5.193
Entry Flow, veh/h	674	446	154	212
Cap Entry Lane, veh/h	1051	650	571	803
Entry HV Adj Factor	0.981	0.979	0.978	0.984
Flow Entry, veh/h	661	437	151	209
Cap Entry, veh/h	1031	636	559	791
V/C Ratio	0.641	0.686	0.270	0.264
Control Delay, s/veh	12.7	20.5	10.2	7.5
LOS	B	C	B	A
95th %tile Queue, veh	5	5	1	1

Intersection	
Intersection Delay, s/veh	6.8
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	284	202	81	304
Demand Flow Rate, veh/h	289	206	82	310
Vehicles Circulating, veh/h	197	165	370	162
Vehicles Exiting, veh/h	275	287	116	209
Follow-Up Headway, s	3.186	3.186	3.186	3.186
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	7.3	6.0	5.7	7.2
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Critical Headway, s	5.193	5.193	5.193	5.193
Entry Flow, veh/h	289	206	82	310
Cap Entry Lane, veh/h	928	958	780	961
Entry HV Adj Factor	0.982	0.979	0.988	0.980
Flow Entry, veh/h	284	202	81	304
Cap Entry, veh/h	911	938	771	942
V/C Ratio	0.311	0.215	0.105	0.323
Control Delay, s/veh	7.3	6.0	5.7	7.2
LOS	A	A	A	A
95th %tile Queue, veh	1	1	0	1

Intersection	
Int Delay, s/veh	5.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	27	57	5	32	125	10
Future Vol, veh/h	27	57	5	32	125	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	250	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	80	80	80	80	80	80
Heavy Vehicles, %	8	15	8	2	2	11
Mvmt Flow	34	71	6	40	156	13

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	34	0	87	34
Stage 1	-	-	-	-	34	-
Stage 2	-	-	-	-	53	-
Critical Hdwy	-	-	4.18	-	6.42	6.31
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.272	-	3.518	3.399
Pot Cap-1 Maneuver	-	-	1540	-	914	1014
Stage 1	-	-	-	-	988	-
Stage 2	-	-	-	-	970	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1540	-	910	1014
Mov Cap-2 Maneuver	-	-	-	-	910	-
Stage 1	-	-	-	-	988	-
Stage 2	-	-	-	-	966	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1	9.8
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	917	-	-	1540	-
HCM Lane V/C Ratio	0.184	-	-	0.004	-
HCM Control Delay (s)	9.8	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.7	-	-	0	-

Intersection	
Int Delay, s/veh	1.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	170	123	7	91	78	1
Future Vol, veh/h	170	123	7	91	78	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	250	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	5	2
Mvmt Flow	181	131	7	97	83	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	181	0	293	181
Stage 1	-	-	-	-	181	-
Stage 2	-	-	-	-	112	-
Critical Hdwy	-	-	4.12	-	6.45	6.22
Critical Hdwy Stg 1	-	-	-	-	5.45	-
Critical Hdwy Stg 2	-	-	-	-	5.45	-
Follow-up Hdwy	-	-	2.218	-	3.545	3.318
Pot Cap-1 Maneuver	-	-	1394	-	692	862
Stage 1	-	-	-	-	843	-
Stage 2	-	-	-	-	905	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1394	-	689	862
Mov Cap-2 Maneuver	-	-	-	-	689	-
Stage 1	-	-	-	-	843	-
Stage 2	-	-	-	-	900	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.5	10.9
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	691	-	-	1394	-
HCM Lane V/C Ratio	0.122	-	-	0.005	-
HCM Control Delay (s)	10.9	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.4	-	-	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	417	5	5	464	7	7
Future Vol, veh/h	417	5	5	464	7	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	453	5	5	504	8	8

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	459	0	971	456
Stage 1	-	-	-	-	456	-
Stage 2	-	-	-	-	515	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1102	-	280	604
Stage 1	-	-	-	-	638	-
Stage 2	-	-	-	-	600	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1102	-	278	604
Mov Cap-2 Maneuver	-	-	-	-	278	-
Stage 1	-	-	-	-	638	-
Stage 2	-	-	-	-	596	-

Approach	SE	NW	NE
HCM Control Delay, s	0	0.1	14.8
HCM LOS			B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER
Capacity (veh/h)	381	1102	-	-	-
HCM Lane V/C Ratio	0.04	0.005	-	-	-
HCM Control Delay (s)	14.8	8.3	0	-	-
HCM Lane LOS	B	A	A	-	-
HCM 95th %tile Q(veh)	0.1	0	-	-	-

Intersection	
Int Delay, s/veh	0.3

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	346	18	5	237	5	5
Future Vol, veh/h	346	18	5	237	5	5
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	376	20	5	258	5	5

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	396	0	654	386
Stage 1	-	-	-	-	386	-
Stage 2	-	-	-	-	268	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1163	-	431	662
Stage 1	-	-	-	-	687	-
Stage 2	-	-	-	-	777	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1163	-	429	662
Mov Cap-2 Maneuver	-	-	-	-	429	-
Stage 1	-	-	-	-	687	-
Stage 2	-	-	-	-	773	-

Approach	SE	NW	NE
HCM Control Delay, s	0	0.2	12.1
HCM LOS			B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER
Capacity (veh/h)	521	1163	-	-	-
HCM Lane V/C Ratio	0.021	0.005	-	-	-
HCM Control Delay (s)	12.1	8.1	0	-	-
HCM Lane LOS	B	A	A	-	-
HCM 95th %tile Q(veh)	0.1	0	-	-	-

Intersection	
Intersection Delay, s/veh	48.0
Intersection LOS	E

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	512	618	890	479
Demand Flow Rate, veh/h	532	650	909	506
Vehicles Circulating, veh/h	395	1007	634	245
Vehicles Exiting, veh/h	158	300	293	977
Follow-Up Headway, s	3.186	3.186	3.186	3.186
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	19.0	62.3	76.7	7.4
Approach LOS	C	F	F	A

Lane	Left	Left	Bypass	Left	Bypass	Left	Bypass
Designated Moves	LTR	LT	R	LT	R	LT	R
Assumed Moves	LTR	LT	R	LT	R	LT	R
RT Channelized			Yield		Yield		Yield
Lane Util	1.000	1.000		1.000		1.000	
Critical Headway, s	5.193	5.193		5.193		5.193	
Entry Flow, veh/h	532	215	435	673	236	308	198
Cap Entry Lane, veh/h	761	413	425	599	837	884	965
Entry HV Adj Factor	0.962	0.969	0.943	0.980	0.980	0.966	0.917
Flow Entry, veh/h	512	208	410	659	231	297	182
Cap Entry, veh/h	733	400	401	587	821	854	885
V/C Ratio	0.699	0.521	1.022	1.123	0.281	0.348	0.206
Control Delay, s/veh	19.0	21.0	83.3	100.9	7.5	8.2	6.1
LOS	C	C	F	F	A	A	A
95th %tile Queue, veh	6	3	13	21	1	2	1

Intersection	
Intersection Delay, s/veh	89.6
Intersection LOS	F

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	411	345	561	1501
Demand Flow Rate, veh/h	420	352	572	1531
Vehicles Circulating, veh/h	1275	694	661	124
Vehicles Exiting, veh/h	66	428	1034	680
Follow-Up Headway, s	3.186	3.186	3.186	3.186
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	202.7	11.9	25.3	100.5
Approach LOS	F	B	D	F

Lane	Left	Left	Bypass	Left	Bypass	Left	Bypass
Designated Moves	LTR	LT	R	LT	R	LT	R
Assumed Moves	LTR	LT	R	LT	R	LT	R
RT Channelized			Yield		Yield		Yield
Lane Util	1.000	1.000		1.000		1.000	
Critical Headway, s	5.193	5.193		5.193		5.193	
Entry Flow, veh/h	420	110	242	461	111	1217	314
Cap Entry Lane, veh/h	316	564	572	583	737	998	1058
Entry HV Adj Factor	0.979	0.982	0.980	0.981	0.980	0.980	0.980
Flow Entry, veh/h	411	108	237	452	109	1193	308
Cap Entry, veh/h	309	554	561	572	722	978	1037
V/C Ratio	1.330	0.195	0.422	0.790	0.151	1.219	0.297
Control Delay, s/veh	202.7	9.0	13.1	29.9	6.6	124.7	6.4
LOS	F	A	B	D	A	F	A
95th %tile Queue, veh	20	1	2	8	1	38	1

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	52	6	7	18	2	266	2	1206	27	77	411	17
Future Volume (veh/h)	52	6	7	18	2	266	2	1206	27	77	411	17
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1900	1815	1776	1863	1858	1900	1597	1863	1900
Adj Flow Rate, veh/h	57	7	8	18	2	271	2	1231	0	79	419	18
Adj No. of Lanes	1	1	0	0	1	1	1	2	0	1	2	0
Peak Hour Factor	0.92	0.92	0.92	0.98	0.92	0.98	0.92	0.98	0.98	0.98	0.98	0.92
Percent Heavy Veh, %	2	2	2	2	2	7	2	2	2	19	2	2
Cap, veh/h	314	160	183	346	33	390	555	1665	0	268	2141	92
Arrive On Green	0.20	0.20	0.20	0.20	0.20	0.20	0.47	0.47	0.00	0.06	0.62	0.62
Sat Flow, veh/h	1102	795	908	1209	164	1509	948	3624	0	1521	3458	148
Grp Volume(v), veh/h	57	0	15	20	0	271	2	1231	0	79	214	223
Grp Sat Flow(s),veh/h/ln	1102	0	1703	1373	0	1509	948	1765	0	1521	1770	1837
Q Serve(g_s), s	3.0	0.0	0.5	0.5	0.0	10.8	0.1	18.9	0.0	1.6	3.5	3.5
Cycle Q Clear(g_c), s	3.9	0.0	0.5	1.0	0.0	10.8	0.1	18.9	0.0	1.6	3.5	3.5
Prop In Lane	1.00		0.53	0.90		1.00	1.00		0.00	1.00		0.08
Lane Grp Cap(c), veh/h	314	0	342	379	0	390	555	1665	0	268	1095	1137
V/C Ratio(X)	0.18	0.00	0.04	0.05	0.00	0.69	0.00	0.74	0.00	0.29	0.20	0.20
Avail Cap(c_a), veh/h	389	0	459	474	0	494	705	2223	0	454	1592	1652
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	23.3	0.0	21.5	21.7	0.0	22.3	9.3	14.3	0.0	10.9	5.5	5.5
Incr Delay (d2), s/veh	0.3	0.0	0.1	0.1	0.0	3.0	0.0	0.9	0.0	0.6	0.1	0.1
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.9	0.0	0.2	0.3	0.0	4.8	0.0	9.3	0.0	0.7	1.7	1.8
LnGrp Delay(d),s/veh	23.5	0.0	21.5	21.7	0.0	25.3	9.3	15.2	0.0	11.5	5.6	5.6
LnGrp LOS	C		C	C		C	A	B		B	A	A
Approach Vol, veh/h		72			291			1233			516	
Approach Delay, s/veh		23.1			25.1			15.2			6.5	
Approach LOS		C			C			B			A	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2		4		6		8
Phs Duration (G+Y+Rc), s	9.8	37.4		19.4		47.3		19.4
Change Period (Y+Rc), s	6.0	6.0		6.0		6.0		6.0
Max Green Setting (Gmax), s	12.0	42.0		18.0		60.0		18.0
Max Q Clear Time (g_c+I1), s	3.6	20.9		5.9		5.5		12.8
Green Ext Time (p_c), s	0.1	10.6		1.0		14.7		0.6

Intersection Summary	
HCM 2010 Ctrl Delay	14.7
HCM 2010 LOS	B

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	26	5	17	23	2	163	5	744	35	252	1270	66
Future Volume (veh/h)	26	5	17	23	2	163	5	744	35	252	1270	66
Number	7	4	14	3	8	18	5	2	12	1	6	16
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Adj Sat Flow, veh/h/ln	1863	1863	1900	1900	1863	1863	1863	1863	1900	1863	1863	1900
Adj Flow Rate, veh/h	28	5	18	24	2	170	5	775	0	262	1323	72
Adj No. of Lanes	1	1	0	0	1	1	1	2	0	1	2	0
Peak Hour Factor	0.92	0.92	0.92	0.96	0.92	0.96	0.92	0.96	0.96	0.96	0.96	0.92
Percent Heavy Veh, %	2	2	2	2	2	2	2	2	2	2	2	2
Cap, veh/h	251	47	170	273	18	384	296	1609	0	526	2273	123
Arrive On Green	0.13	0.13	0.13	0.13	0.13	0.13	0.45	0.45	0.00	0.11	0.67	0.67
Sat Flow, veh/h	1208	356	1281	1181	138	1583	385	3632	0	1774	3414	185
Grp Volume(v), veh/h	28	0	23	26	0	170	5	775	0	262	685	710
Grp Sat Flow(s),veh/h/ln	1208	0	1637	1318	0	1583	385	1770	0	1774	1770	1830
Q Serve(g_s), s	1.3	0.0	0.7	0.8	0.0	5.4	0.4	9.1	0.0	4.1	12.5	12.6
Cycle Q Clear(g_c), s	2.8	0.0	0.7	1.5	0.0	5.4	0.5	9.1	0.0	4.1	12.5	12.6
Prop In Lane	1.00		0.78	0.92		1.00	1.00		0.00	1.00		0.10
Lane Grp Cap(c), veh/h	251	0	217	291	0	384	296	1609	0	526	1178	1218
V/C Ratio(X)	0.11	0.00	0.11	0.09	0.00	0.44	0.02	0.48	0.00	0.50	0.58	0.58
Avail Cap(c_a), veh/h	457	0	496	531	0	654	367	2263	0	808	1786	1847
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	1.00	0.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	24.2	0.0	22.7	23.1	0.0	19.1	9.0	11.3	0.0	7.3	5.4	5.4
Incr Delay (d2), s/veh	0.2	0.0	0.2	0.1	0.0	0.8	0.0	0.2	0.0	0.7	0.5	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.4	0.0	0.3	0.4	0.0	2.4	0.0	4.5	0.0	2.0	6.0	6.3
LnGrp Delay(d),s/veh	24.4	0.0	22.9	23.3	0.0	19.9	9.0	11.5	0.0	8.0	5.9	5.9
LnGrp LOS	C		C	C		B	A	B		A	A	A
Approach Vol, veh/h		51			196			780			1657	
Approach Delay, s/veh		23.7			20.4			11.5			6.2	
Approach LOS		C			C			B			A	

Timer	1	2	3	4	5	6	7	8
Assigned Phs	1	2		4		6		8
Phs Duration (G+Y+Rc), s	12.5	33.0		13.9		45.6		13.9
Change Period (Y+Rc), s	6.0	6.0		6.0		6.0		6.0
Max Green Setting (Gmax), s	16.0	38.0		18.0		60.0		18.0
Max Q Clear Time (g_c+I1), s	6.1	11.1		4.8		14.6		7.4
Green Ext Time (p_c), s	0.5	15.9		0.7		20.8		0.6

Intersection Summary	
HCM 2010 Ctrl Delay	9.1
HCM 2010 LOS	A

Intersection	
Intersection Delay, s/veh	15.9
Intersection LOS	C

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	686	467	153	220
Demand Flow Rate, veh/h	699	477	157	224
Vehicles Circulating, veh/h	77	574	710	358
Vehicles Exiting, veh/h	505	293	66	693
Follow-Up Headway, s	3.186	3.186	3.186	3.186
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	13.6	24.7	10.6	7.9
Approach LOS	B	C	B	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Critical Headway, s	5.193	5.193	5.193	5.193
Entry Flow, veh/h	699	477	157	224
Cap Entry Lane, veh/h	1046	636	556	790
Entry HV Adj Factor	0.981	0.980	0.978	0.981
Flow Entry, veh/h	686	467	153	220
Cap Entry, veh/h	1026	623	543	775
V/C Ratio	0.668	0.749	0.283	0.284
Control Delay, s/veh	13.6	24.7	10.6	7.9
LOS	B	C	B	A
95th %tile Queue, veh	5	7	1	1

Intersection	
Intersection Delay, s/veh	9.0
Intersection LOS	A

Approach	EB	WB	NB	SB
Entry Lanes	1	1	1	1
Conflicting Circle Lanes	1	1	1	1
Adj Approach Flow, veh/h	378	276	106	411
Demand Flow Rate, veh/h	385	282	108	420
Vehicles Circulating, veh/h	272	217	504	216
Vehicles Exiting, veh/h	364	395	153	283
Follow-Up Headway, s	3.186	3.186	3.186	3.186
Ped Vol Crossing Leg, #/h	0	0	0	0
Ped Cap Adj	1.000	1.000	1.000	1.000
Approach Delay, s/veh	9.9	7.4	7.2	9.8
Approach LOS	A	A	A	A

Lane	Left	Left	Left	Left
Designated Moves	LTR	LTR	LTR	LTR
Assumed Moves	LTR	LTR	LTR	LTR
RT Channelized				
Lane Util	1.000	1.000	1.000	1.000
Critical Headway, s	5.193	5.193	5.193	5.193
Entry Flow, veh/h	385	282	108	420
Cap Entry Lane, veh/h	861	910	683	910
Entry HV Adj Factor	0.981	0.979	0.979	0.980
Flow Entry, veh/h	378	276	106	411
Cap Entry, veh/h	844	890	668	892
V/C Ratio	0.447	0.310	0.158	0.461
Control Delay, s/veh	9.9	7.4	7.2	9.8
LOS	A	A	A	A
95th %tile Queue, veh	2	1	1	2

Intersection	
Int Delay, s/veh	5.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	27	60	5	32	133	10
Future Vol, veh/h	27	60	5	32	133	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	250	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	80	80	80	80	80	80
Heavy Vehicles, %	8	15	8	2	2	11
Mvmt Flow	34	75	6	40	166	13

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	34	0	87	34
Stage 1	-	-	-	-	34	-
Stage 2	-	-	-	-	53	-
Critical Hdwy	-	-	4.18	-	6.42	6.31
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.272	-	3.518	3.399
Pot Cap-1 Maneuver	-	-	1540	-	914	1014
Stage 1	-	-	-	-	988	-
Stage 2	-	-	-	-	970	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1540	-	910	1014
Mov Cap-2 Maneuver	-	-	-	-	910	-
Stage 1	-	-	-	-	988	-
Stage 2	-	-	-	-	966	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1	9.9
HCM LOS			A

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	917	-	-	1540	-
HCM Lane V/C Ratio	0.195	-	-	0.004	-
HCM Control Delay (s)	9.9	-	-	7.3	0
HCM Lane LOS	A	-	-	A	A
HCM 95th %tile Q(veh)	0.7	-	-	0	-

Intersection	
Int Delay, s/veh	2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	170	130	7	91	83	1
Future Vol, veh/h	170	130	7	91	83	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	250	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	2	2	2	2	5	2
Mvmt Flow	181	138	7	97	88	1

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	181	0	293	181
Stage 1	-	-	-	-	181	-
Stage 2	-	-	-	-	112	-
Critical Hdwy	-	-	4.12	-	6.45	6.22
Critical Hdwy Stg 1	-	-	-	-	5.45	-
Critical Hdwy Stg 2	-	-	-	-	5.45	-
Follow-up Hdwy	-	-	2.218	-	3.545	3.318
Pot Cap-1 Maneuver	-	-	1394	-	692	862
Stage 1	-	-	-	-	843	-
Stage 2	-	-	-	-	905	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1394	-	689	862
Mov Cap-2 Maneuver	-	-	-	-	689	-
Stage 1	-	-	-	-	843	-
Stage 2	-	-	-	-	900	-

Approach	EB	WB	NB
HCM Control Delay, s	0	0.5	11
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	691	-	-	1394	-
HCM Lane V/C Ratio	0.129	-	-	0.005	-
HCM Control Delay (s)	11	-	-	7.6	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.4	-	-	0	-

Intersection	
Int Delay, s/veh	1.5

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	417	20	8	464	54	15
Future Vol, veh/h	417	20	8	464	54	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	453	22	9	504	59	16

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	475	0	986	464
Stage 1	-	-	-	-	464	-
Stage 2	-	-	-	-	522	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1087	-	275	598
Stage 1	-	-	-	-	633	-
Stage 2	-	-	-	-	595	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1087	-	272	598
Mov Cap-2 Maneuver	-	-	-	-	272	-
Stage 1	-	-	-	-	633	-
Stage 2	-	-	-	-	588	-

Approach	SE	NW	NE
HCM Control Delay, s	0	0.1	20.3
HCM LOS			C

Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER
Capacity (veh/h)	309	1087	-	-	-
HCM Lane V/C Ratio	0.243	0.008	-	-	-
HCM Control Delay (s)	20.3	8.3	0	-	-
HCM Lane LOS	C	A	A	-	-
HCM 95th %tile Q(veh)	0.9	0	-	-	-

Intersection	
Int Delay, s/veh	1.1

Movement	SET	SER	NWL	NWT	NEL	NER
Lane Configurations						
Traffic Vol, veh/h	346	73	12	237	36	10
Future Vol, veh/h	346	73	12	237	36	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	376	79	13	258	39	11

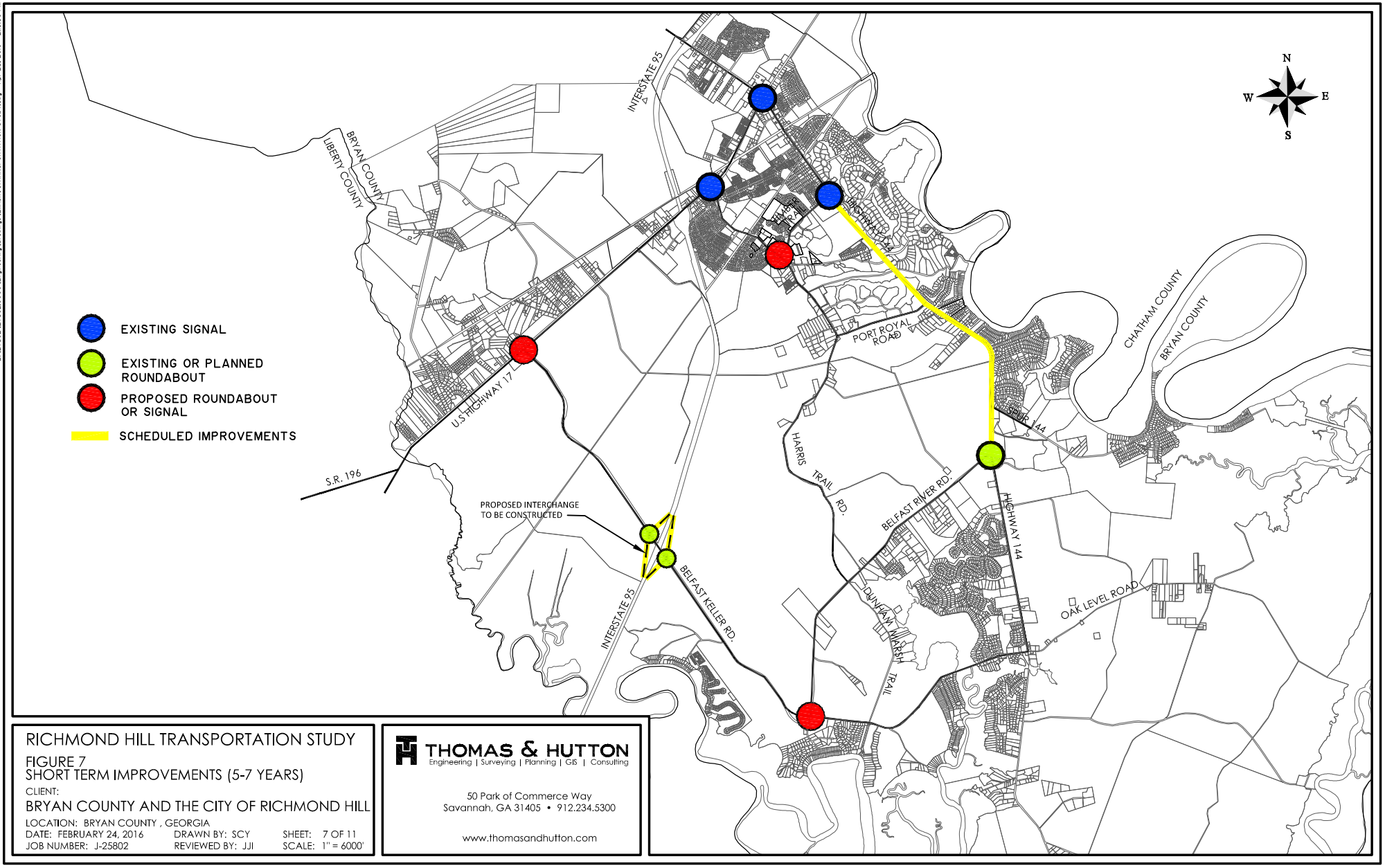
Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	455	0	700	416
Stage 1	-	-	-	-	416	-
Stage 2	-	-	-	-	284	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1106	-	405	637
Stage 1	-	-	-	-	666	-
Stage 2	-	-	-	-	764	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1106	-	399	637
Mov Cap-2 Maneuver	-	-	-	-	399	-
Stage 1	-	-	-	-	666	-
Stage 2	-	-	-	-	753	-

Approach	SE	NW	NE
HCM Control Delay, s	0	0.4	14.4
HCM LOS			B

Minor Lane/Major Mvmt	NELn1	NWL	NWT	SET	SER
Capacity (veh/h)	434	1106	-	-	-
HCM Lane V/C Ratio	0.115	0.012	-	-	-
HCM Control Delay (s)	14.4	8.3	0	-	-
HCM Lane LOS	B	A	A	-	-
HCM 95th %tile Q(veh)	0.4	0	-	-	-

South Bryan County
Transportation Study Information

Z:\25802\25802.0000\Engineering\Drawings\Exhibits\TRANSPORTATION STUDY.dwg - Apr 28, 2016 - 2:13:36 PM



RICHMOND HILL TRANSPORTATION STUDY

FIGURE 7
SHORT TERM IMPROVEMENTS (5-7 YEARS)

CLIENT:
BRYAN COUNTY AND THE CITY OF RICHMOND HILL

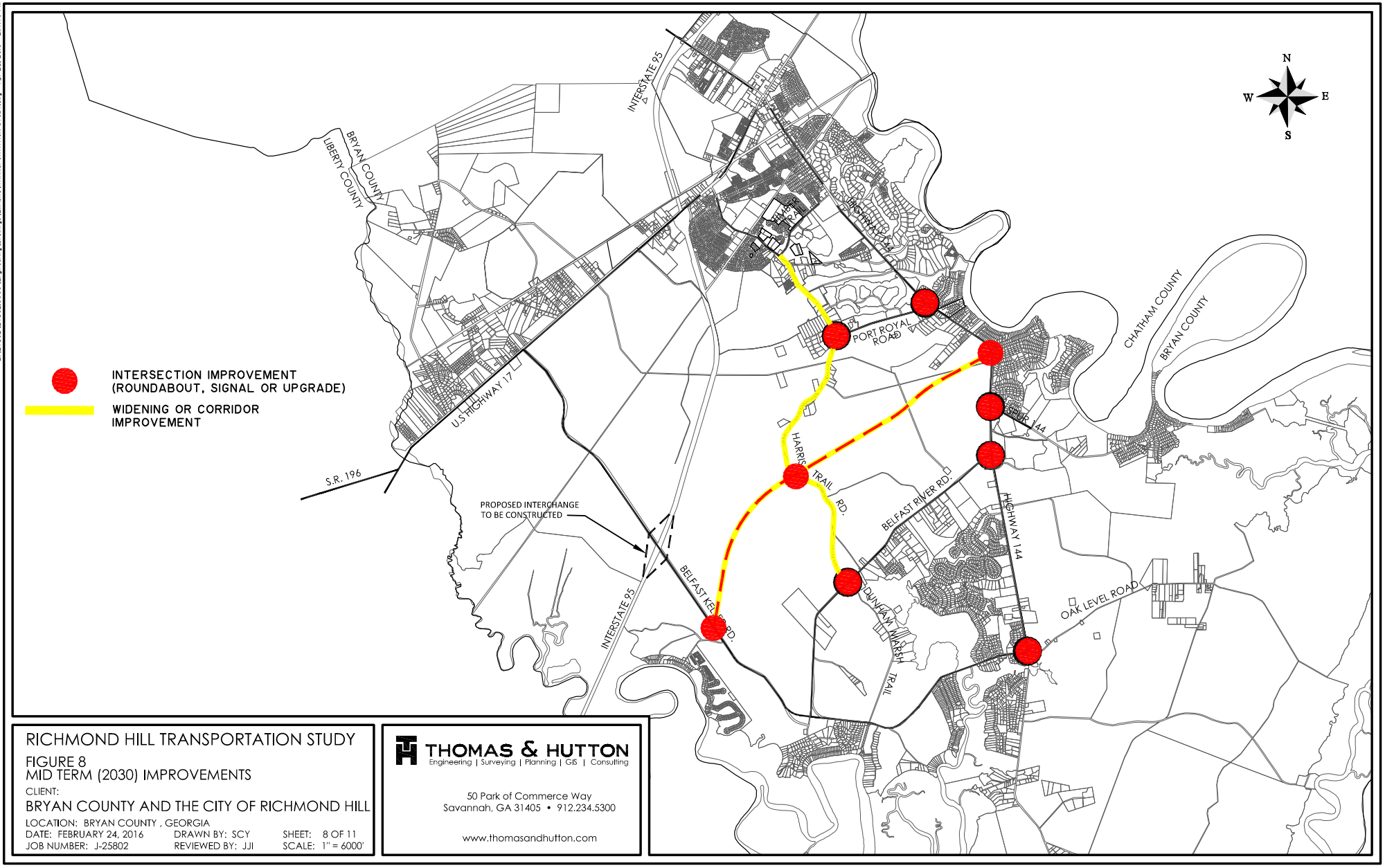
LOCATION: BRYAN COUNTY , GEORGIA
DATE: FEBRUARY 24, 2016 DRAWN BY: SCY SHEET: 7 OF 11
JOB NUMBER: J-25802 REVIEWED BY: JJI SCALE: 1" = 6000'

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

Z:\25802\25802.0000\Engineering\Drawings\Exhibits\TRANSPORTATION STUDY.dwg - Apr 28, 2016 - 2:15:50 PM



RICHMOND HILL TRANSPORTATION STUDY

FIGURE 8
MID TERM (2030) IMPROVEMENTS

CLIENT:
BRYAN COUNTY AND THE CITY OF RICHMOND HILL

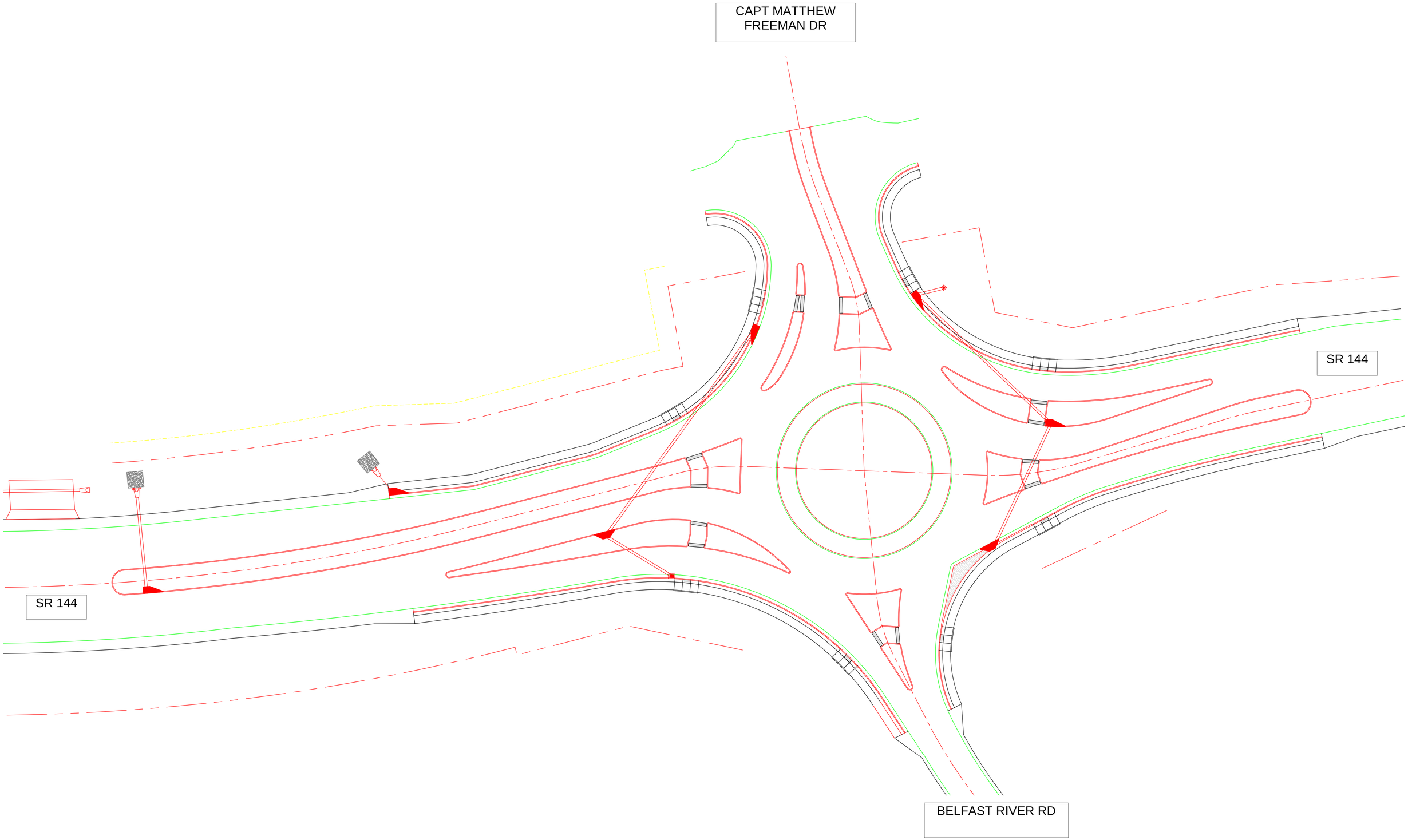
LOCATION: BRYAN COUNTY , GEORGIA
DATE: FEBRUARY 24, 2016 DRAWN BY: SCY SHEET: 8 OF 11
JOB NUMBER: J-25802 REVIEWED BY: JJI SCALE: 1" = 6000'

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting

50 Park of Commerce Way
Savannah, GA 31405 • 912.234.5300

www.thomasandhutton.com

SR 144 at Belfast River Rd/ Captain Freeman Matthew Round-a-bout Concept


CAPT MATTHEW
FREEMAN DR
SR 144
SR 144
BELFAST RIVER RD

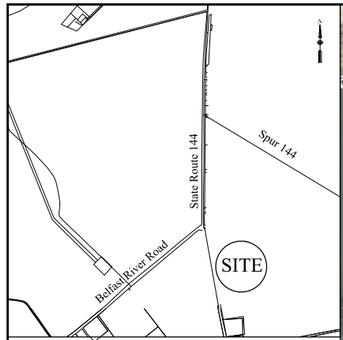
LENOX
PLANNED UNIT DEVELOPMENT

MASTER PLAN

PREPARED FOR:
BRYAN, LAND & TIMBER, LLC

PREPARED BY:
PITTMAN ENGINEERING CO, LLC

FEBRUARY 15, 2019



VICINITY MAP
N.T.S.

LAND USE	ACREAGE	
LOTS	21.75	40.00%
R/W	8.96	17.00%
WETLAND	7.19	13.00%
STORM WATER	5.63	10.00%
COMMON AREA	9.14	17.00%
RECREATION*	1.44	3.00%
TOTAL	54.11	100.00%

DENSITY:
92 LOTS / 54.11 ACRES = 1.7 LOTS / ACRE

* GREATER OF EITHER 1 ACRE OR 5% OF OPEN SPACE

OPEN SPACE

OPEN SPACE REQUIRED
= 20% OF GROSS SITE ACREAGE
= 0.2 x 54.11 ACRES
= 10.8 ACRES

OPEN SPACE PROVIDED
= COMMON AREA + RECREATION AREA + 50% OF WETLANDS/LAGOONS
= 9.14 ACRES COMMON AREA + 1.44 ACRES RECREATION + 0.5 x (7.19 ACRES WETLANDS + 5.63 ACRES LAGOON)
= 16.99 ACRES, OR 6.19 ACRES MORE THAN REQUIRED

NOTES:
LOT WIDTH REFLECTS MINIMUM LOT WIDTH AT FRONT BUILDING SETBACK.

1. MINIMUM BUILDING SETBACKS: FRONT = 25', SIDE = 10', REAR = 15'.
2. ACCESSORY STRUCTURE MINIMUM SETBACKS: SIDE AND REAR = 10'.
3. ALL LOTS HAVE A MINIMUM 10' WIDE UTILITY EASEMENT ALONG THE RIGHT OF WAY.
4. LOTS ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE; LOTS WILL CONFORM TO THE PUD REQUIREMENTS.
5. BRYAN COUNTY SHALL ONLY MAINTAIN STORM WATER, WASTEWATER AND WATER DISTRIBUTION COMPONENTS LOCATED WITHIN THE RIGHT OF WAY.
6. THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIDEWALKS.

S:\Projects\Buckhead East\TF-104 Buckhead East Ph10-11\Drawings\Exhibits\17-104 - Lenox Master Plan Exhibit 2-15-19.dwg
Thursday, February 28, 2019 2:32:15 PM

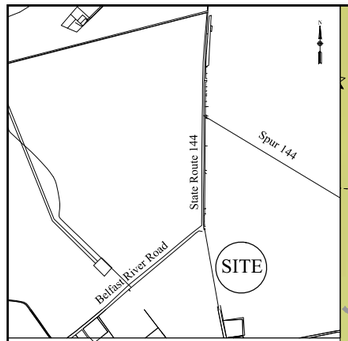
LENOX
PLANNED UNIT DEVELOPMENT

MASTER PLAN

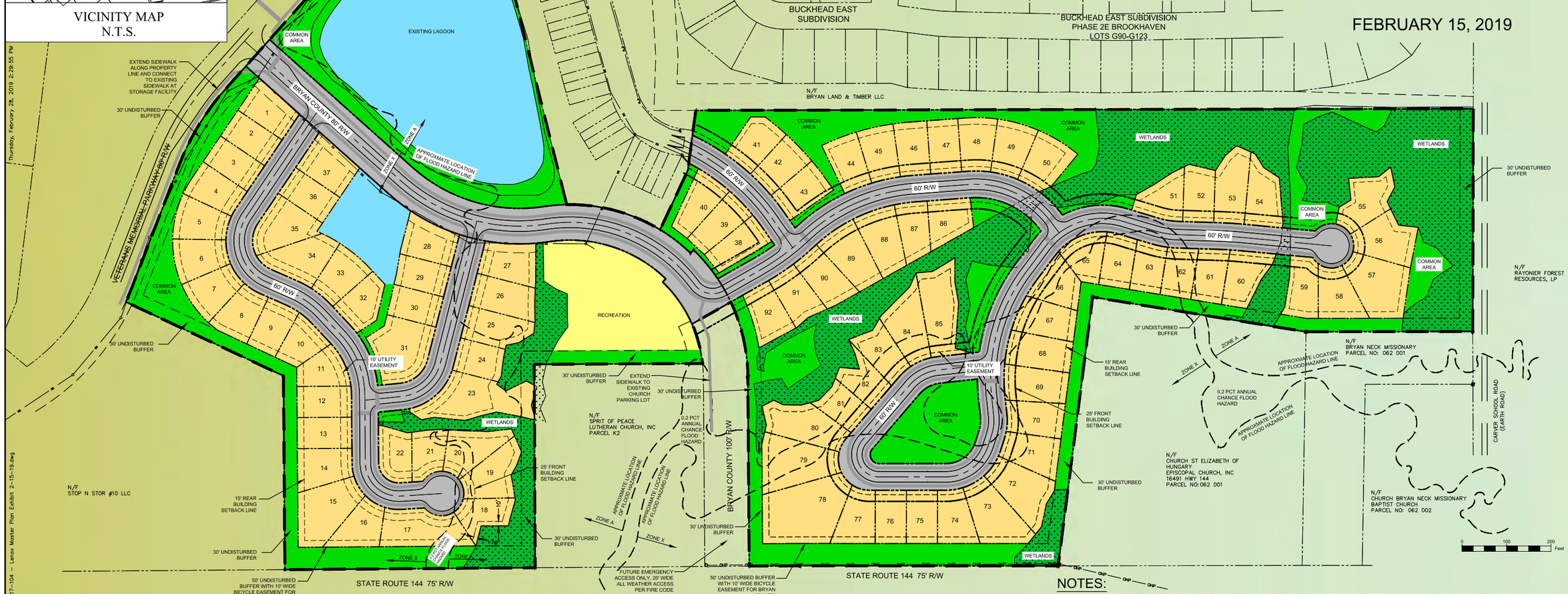
PREPARED FOR:
BRYAN, LAND & TIMBER, LLC

PREPARED BY:
PITTMAN ENGINEERING CO, LLC

FEBRUARY 15, 2019



VICINITY MAP
N.T.S.



LAND USE	ACREAGE	
LOTS	21.75	40.00%
R/W	8.96	17.00%
WETLAND	7.19	13.00%
STORM WATER	5.63	10.00%
COMMON AREA	9.14	17.00%
RECREATION*	1.44	3.00%
TOTAL	54.11	100.00%

DENSITY:
92 LOTS / 54.11 ACRES = 1.7 LOTS / ACRE

* GREATER OF EITHER 1 ACRE OR 5% OF OPEN SPACE

OPEN SPACE

OPEN SPACE REQUIRED
= 20% OF GROSS SITE ACREAGE
= 0.2 x 54.11 ACRES
= 10.8 ACRES

OPEN SPACE PROVIDED
= COMMON AREA + RECREATION AREA + 50% OF WETLANDS/LAGOONS
= 9.14 ACRES COMMON AREA + 1.44 ACRES RECREATION + 0.5 x (7.19 ACRES WETLANDS + 5.63 ACRES LAGOON)
= 16.99 ACRES, OR 6.19 ACRES MORE THAN REQUIRED

NOTES:

LOT WIDTH REFLECTS MINIMUM LOT WIDTH AT FRONT BUILDING SETBACK.

1. MINIMUM BUILDING SETBACKS: FRONT = 25', SIDE = 10', REAR = 15'.
2. ACCESSORY STRUCTURE MINIMUM SETBACKS: SIDE AND REAR = 10'.
3. ALL LOTS HAVE A MINIMUM 10' WIDE UTILITY EASEMENT ALONG THE RIGHT OF WAY.
4. LOTS ARE SHOWN FOR ILLUSTRATION PURPOSES ONLY AND ARE SUBJECT TO CHANGE; LOTS WILL CONFORM TO THE PUD REQUIREMENTS.
5. BRYAN COUNTY SHALL ONLY MAINTAIN STORM WATER, WASTEWATER AND WATER DISTRIBUTION COMPONENTS LOCATED WITHIN THE RIGHT OF WAY.
6. THE H.O.A. SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SIDEWALKS.

S:\Projects\Buckhead East\17-104 Buckhead East PH10+11\Drawings\Exhibits\17-104 - Lenox Master Plan Exhibit 2-15-19.dwg
Thursday, February 28, 2019 2:29:55 PM

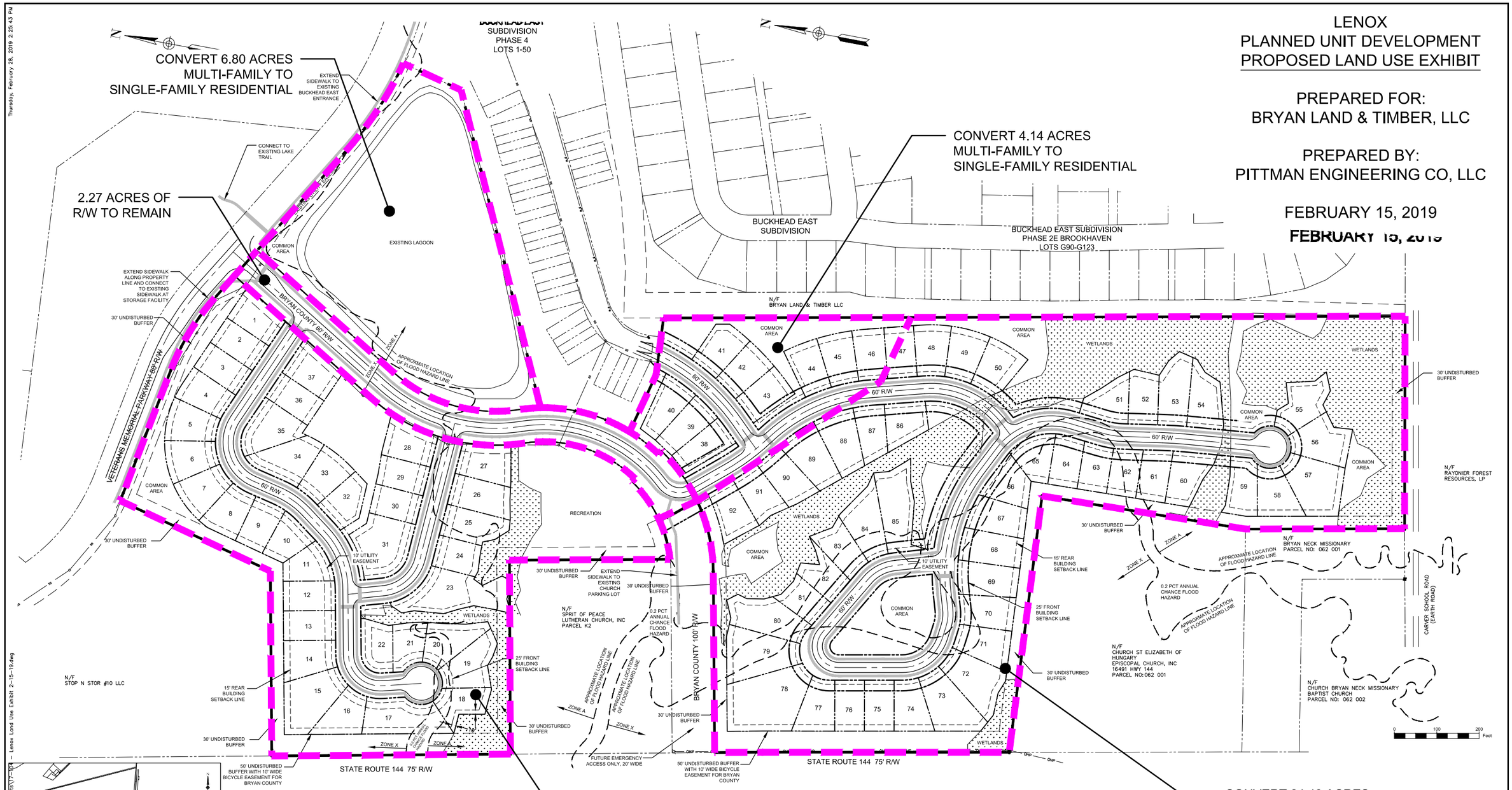
LENOX
PLANNED UNIT DEVELOPMENT
PROPOSED LAND USE EXHIBIT

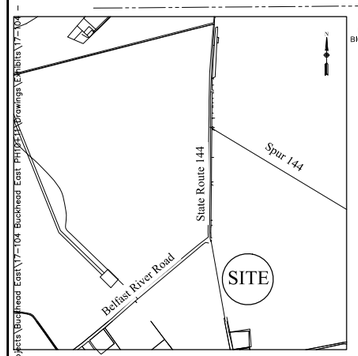
PREPARED FOR:
BRYAN LAND & TIMBER, LLC

PREPARED BY:
PITTMAN ENGINEERING CO, LLC

FEBRUARY 15, 2019

FEBRUARY 15, 2019





VICINITY MAP - N.T.S.

LAND USE IDENTIFIED IN CURRENT PUD	ACRES	PROPOSED LAND USE
COMMERCIAL	16.42	SINGLE-FAMILY RESIDENTIAL
MULTI-FAMILY	10.94	SINGLE-FAMILY RESIDENTIAL
CEMETERY	24.48	SINGLE-FAMILY RESIDENTIAL
RIGHT-OF-WAY	2.27	RIGHT-OF-WAY
TOTAL	54.11	

Thursday, February 28, 2019 2:25:43 PM
S:\Projects\Buckhead East\17-104 Buckhead East PHASE 3\Drawings\Exhibits\17-104 - Lenox Land Use Exhibit 2-15-19.dwg

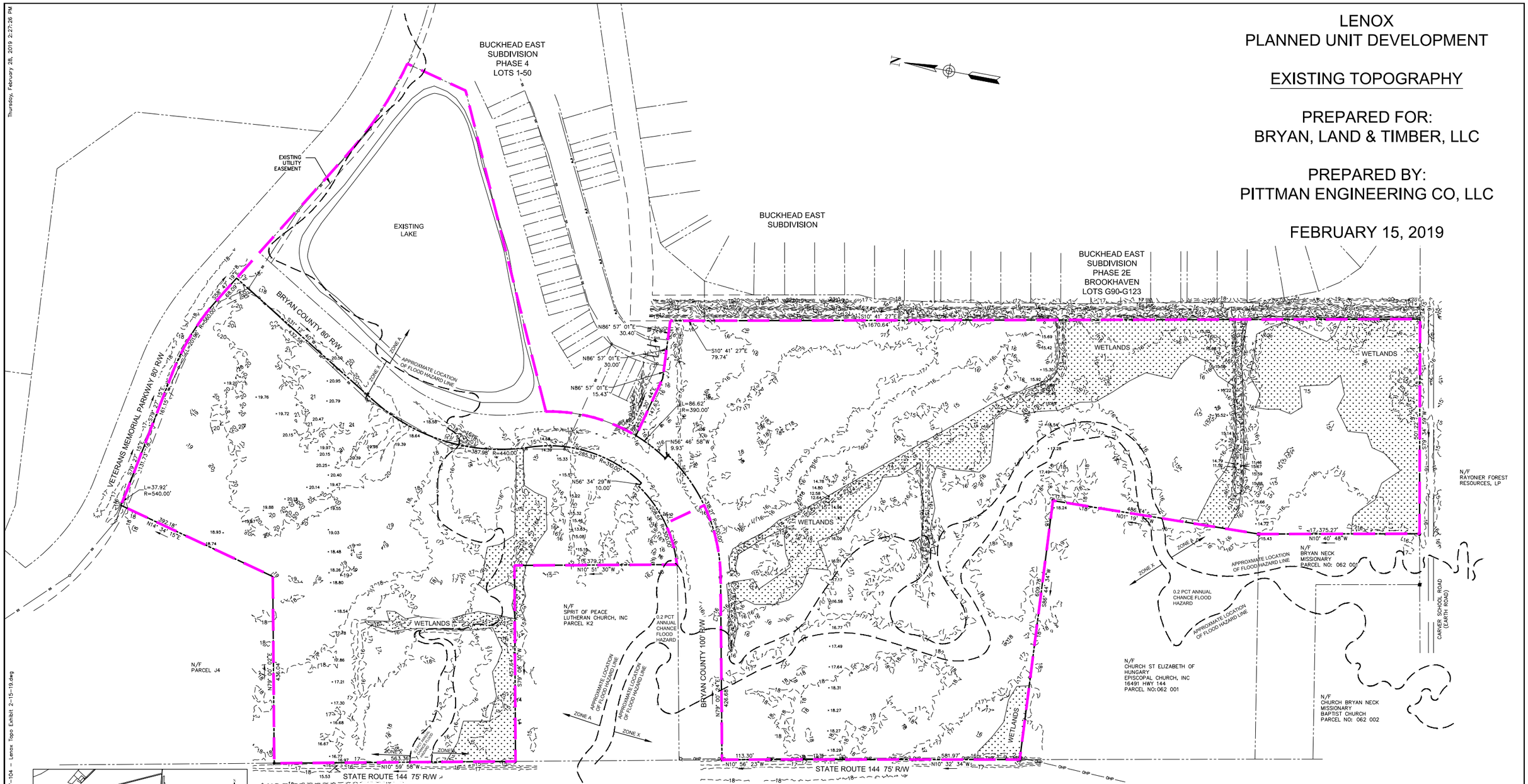
LENOX
PLANNED UNIT DEVELOPMENT

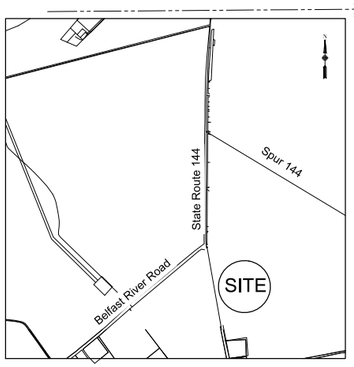
EXISTING TOPOGRAPHY

PREPARED FOR:
BRYAN, LAND & TIMBER, LLC

PREPARED BY:
PITTMAN ENGINEERING CO, LLC

FEBRUARY 15, 2019





VICINITY MAP - N.T.S.

NOTE:
BOUNDARY, WETLAND
AND TOPOGRAPHIC SURVEY
INFORMATION PREPARED AND
PROVIDED BY
GAMMON SURVEYING

Thursday, February 28, 2019 2:27:26 PM
S:\Projects\Buckhead East\17-104 Buckhead East Ph10+11\Drawings\Exhibits\17-104 - Lenox Topo Exhibit 2-15-19.dwg

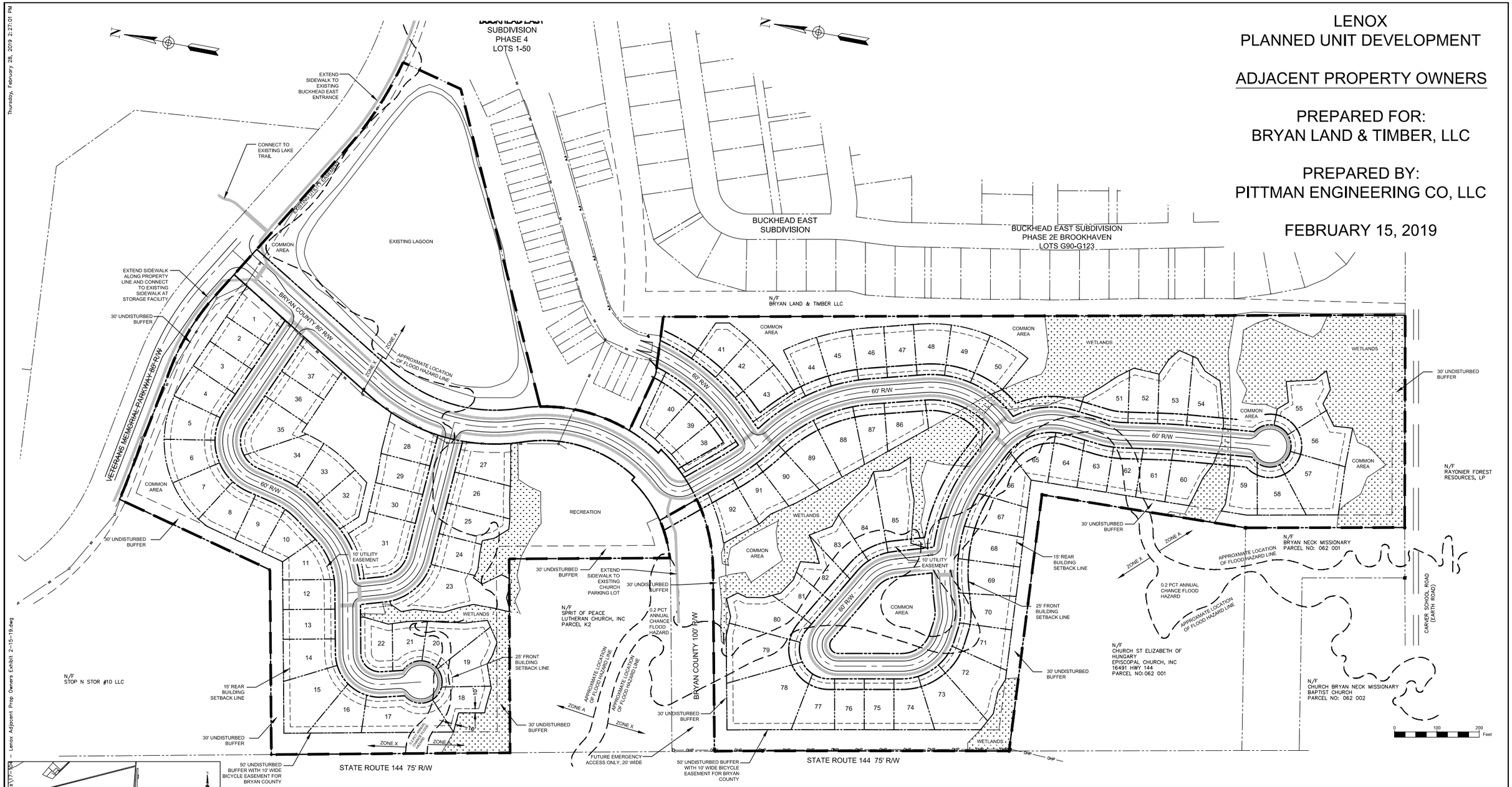
LENOX
PLANNED UNIT DEVELOPMENT

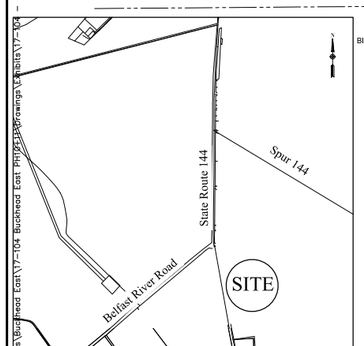
ADJACENT PROPERTY OWNERS

PREPARED FOR:
BRYAN LAND & TIMBER, LLC

PREPARED BY:
PITTMAN ENGINEERING CO, LLC

FEBRUARY 15, 2019





VICINITY MAP - N.T.S.

Thursday, February 28, 2019 2:27:01 PM

S:\Projects\Buckhead East\17-104 Buckhead East Phase 4\Drawings\Exhibits\17-104 - Lenox Adjacent Prop Owners Exhibit 2-15-19.dwg

BRYAN LAND & TIMBER, LLC.
510.46 ACRES RESIDENTIAL
MASTER PLAN UPDATE

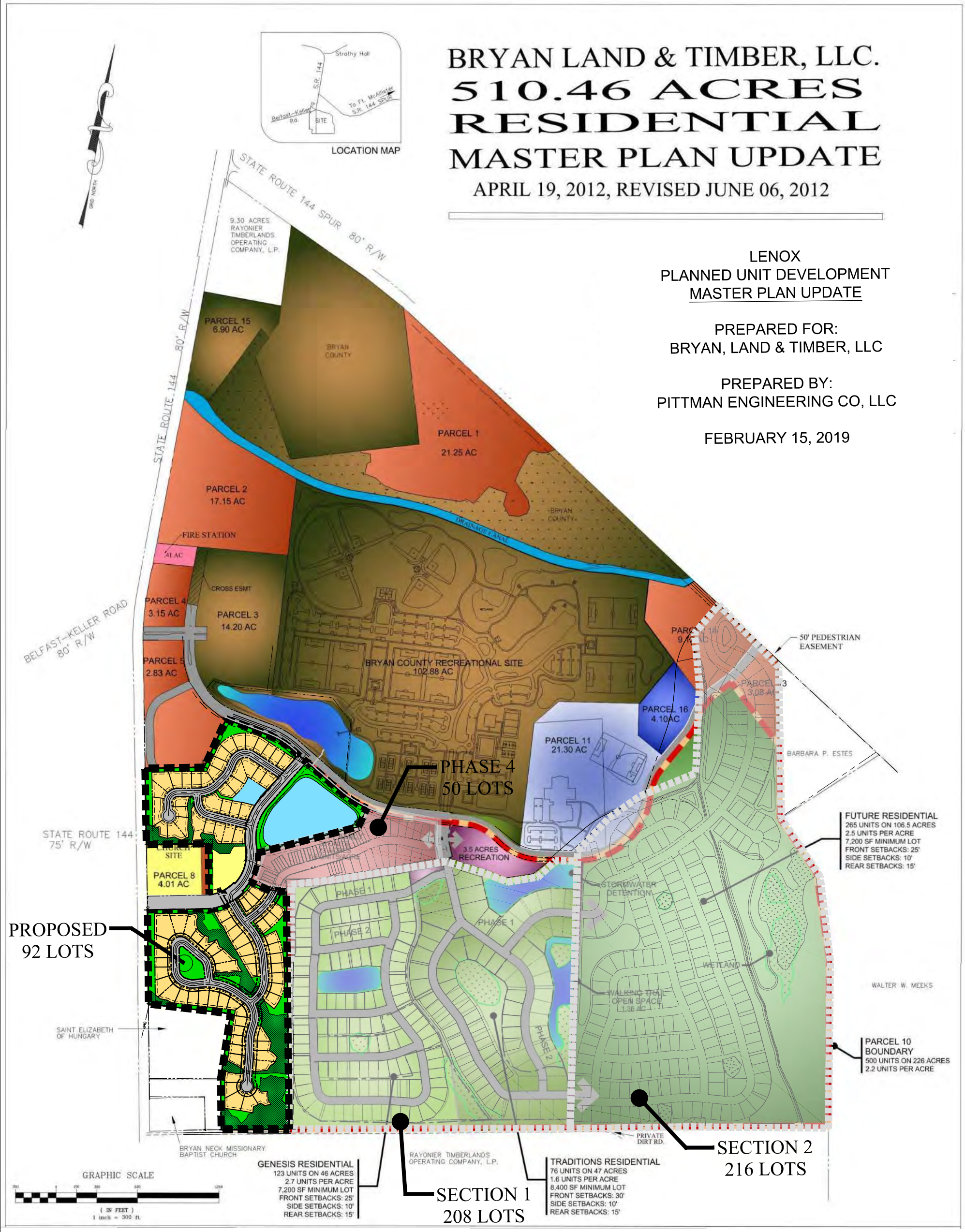
APRIL 19, 2012, REVISED JUNE 06, 2012

LENOX
PLANNED UNIT DEVELOPMENT
MASTER PLAN UPDATE

PREPARED FOR:
BRYAN, LAND & TIMBER, LLC

PREPARED BY:
PITTMAN ENGINEERING CO, LLC

FEBRUARY 15, 2019

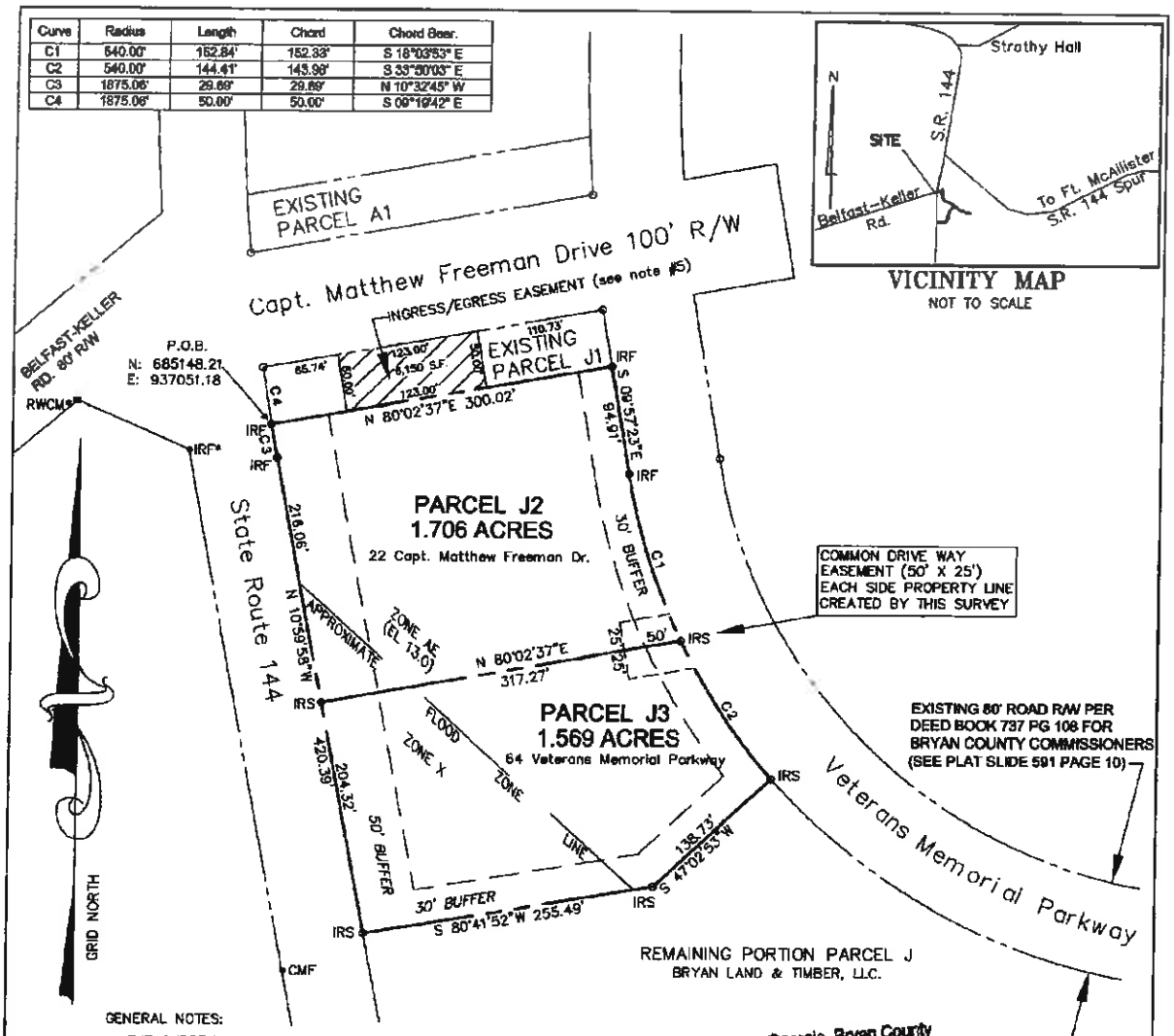


PHASE	LOT COUNT
SECTION 1	208
SECTION 2	216
PHASE 4	50
TOTAL	474

500 CURRENTLY APPROVED LOTS
500 APPROVED LOTS
- 474 LOTS
= 26 REMAINING LOTS IN CURRENT PUD

92 PROPOSED LOTS FOR LENOX
92 PROPOSED LOTS
- 26 REMAINING LOTS
= 66 ADDITIONAL LOTS

Curve	Radius	Length	Chord	Chord Bear.
C1	540.00'	152.84'	152.33'	S 18°03'53" E
C2	540.00'	144.41'	143.98'	S 33°50'03" E
C3	1875.06'	29.69'	29.69'	N 10°32'45" W
C4	1875.06'	50.00'	50.00'	S 09°19'42" E



VICINITY MAP
NOT TO SCALE

GENERAL NOTES:

1. THE CURRENT ZONING CLASSIFICATION FOR THIS PROPERTY IS PUD. SETBACKS AS FOLLOWS: F-75', SIDE AND REAR-50'.
2. BASIS FOR BEARINGS: PLAT BY THIS OFFICE PREPARED FOR BRYAN LAND & TIMBER, LLC DATED JAN. 15, 2005 BEING 510.46 ACRES "PARCELS A-L" RECORDED AT PLAT SLIDE 548 PAGE 6. COORDINATES SHOWN ARE SPC EAST ZONE NAD 83 (1994).
3. R/W WIDTH AND LAYOUT FOR STATE ROUTE 144 TAKEN FROM D.O.T. PLANS DATED AUGUST 29, 1952 - PROJECT NO. S-0630(1).
4. ACCORDING TO F.E.M.A. MAPS FOR BRYAN COUNTY, DATED 3/2/09 MAP NO. 13029C0295C, A PORTION OF PARCEL J2 DOES LIE WITHIN A DESIGNATED "SPECIAL FLOOD HAZARD AREA".
5. PARCEL J1 (OWNED BY BRYAN COUNTY) SERVES AS A BUFFER AND ALSO AS AN INGRESS/EGRESS EASEMENT FOR PARCEL J2.
6. DRAINAGE, DETENTION AND STORMWATER CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH BRYAN COUNTY ORDINANCE AT THE TIME OF SITE PLAN REVIEW.

Georgia, Bryan County
Recorded in Plat Book 619 Page 69
Date 4-1-10
Clerk Superior Court

APPROVED UNDER ARTICLE XIV
Approved in Accordance with Bryan County Subdivision Regulations

Planning Director — Date of Approval 3.31.10

911 Address Director — Date of Approval March 29, 2010

PROPERTY CORNER LEGEND
AXLE = CAR/WAGON AXLE
AIF = ANGLE IRON
CMF = CONCRETE MARKER
R/W CMF = DOT MARKER
IPF = IRON PIPE
IBF = IRON BAR
IRF = IRON ROD
F = FOUND S = SET
* = BENT / BROKEN
IRS = 5/8"IRON REBAR SET WITH YELLOW CAP STAMPED "SEGA SURVEYING GA #2538"

ERROR OF CLOSURE:
FIELD: 1/23,797
PLAT: 1/60,000+
EQUIPMENT USED: TOPCON 225GTS
ADJUSTMENT METHOD: LEAST SQUARES

IN MY OPINION THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN ACCORDANCE WITH MINIMUM STANDARDS OF GEORGIA LAW.

GEORGIA REGISTERED NO.2538 LAND SURVEYOR DAVID A BRUNSON 3/15/10

PREPARED FOR:
BRYAN LAND & TIMBER, LLC.

PLAT PREPARATION DATE: MARCH 15, 2010

FIELD WORK COMPLETED: FEBRUARY 2010

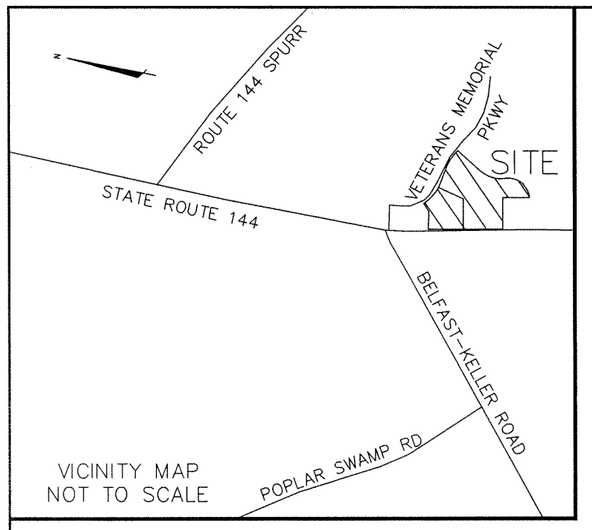
JOB # 10-33B

PARCELS J2 & J3
BEING A PORTION OF PARCEL J

20TH G.M.D.
BRYAN COUNTY, GEORGIA

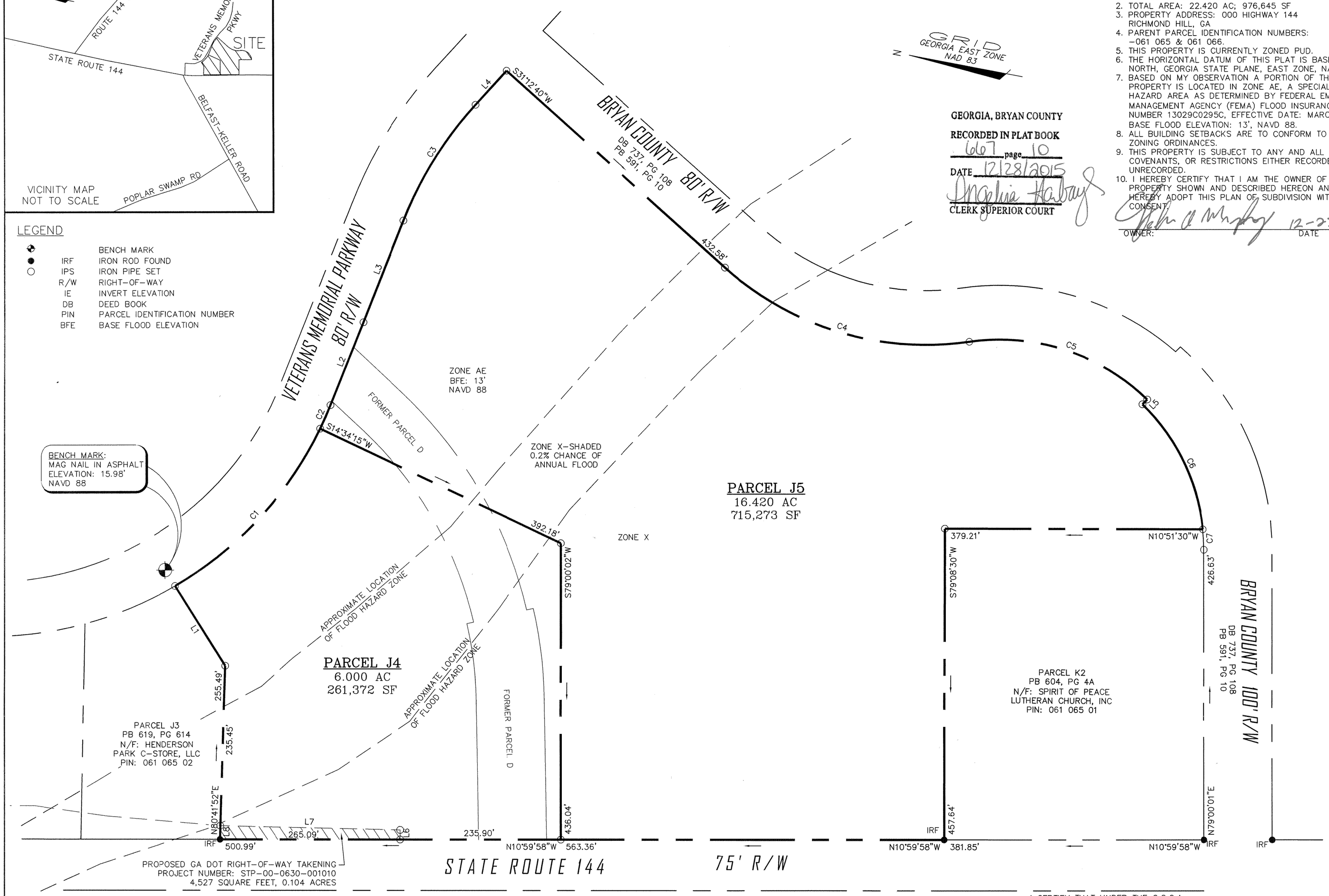
100 0 100 200 300
GRAPHIC SCALE: 1 INCH = 100 FEET

SOUTHEAST GEORGIA SURVEYING & MAPPING
P.O. BOX 968 RICHMOND HILL, GA 31324
PH (912)756-2211 FAX (912)756-5908
PHYSICAL ADDRESS
518 EDSEL DRIVE, SUITE D
RICHMOND HILL, GA 31324



LEGEND

⊕		BENCH MARK
●	IRF	IRON ROD FOUND
○	IPS	IRON PIPE SET
	R/W	RIGHT-OF-WAY
	IE	INVERT ELEVATION
	DB	DEED BOOK
	PIN	PARCEL IDENTIFICATION NUMBER
	BFE	BASE FLOOD ELEVATION



GEORGIA, BRYAN COUNTY
RECORDED IN PLAT BOOK
667 page 10
DATE 12/28/2015
Angelia Halsey
CLERK SUPERIOR COURT

NOTES:
1. THIS SUBDIVISION CREATES TWO LOTS.
2. TOTAL AREA: 22.420 AC; 976,645 SF
3. PROPERTY ADDRESS: 000 HIGHWAY 144
   RICHMOND HILL, GA
4. PARENT PARCEL IDENTIFICATION NUMBERS:
   -061 065 & 061 066.
5. THIS PROPERTY IS CURRENTLY ZONED PUD.
6. THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
7. BASED ON MY OBSERVATION A PORTION OF THIS PROPERTY IS LOCATED IN ZONE AE, A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13029C0295C, EFFECTIVE DATE: MARCH 2, 2009, BASE FLOOD ELEVATION: 13', NAVD 88.
8. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
9. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
10. I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT I HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT.

OWNER: 12-23-15 DATE

SURVEY DATE: 10/15/2105
EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "△" = 03"
ADJUSTED BY COMPASS RULE:
PLAT ERROR OF CLOSURE: 1/391,400+
FIELD ERROR OF CLOSURE: 1/428,000+

REFERENCE:
1. PLAT BOOK 619, PAGE 6A.
2. PLAT BOOK 591, PAGE 10.
3. PLAT BOOK 619, PAGE 7B.
4. GA DOT RIGHT-OF-WAY PLANS, PROJECT NUMBER STP00-0630-001010, DATED 4/15/11.

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD LENGTH
C1	319.82'	540.00'	33°56'02"	164.75'	S58°27'44"E	315.17'
C2	37.92'	540.00'	4°01'24"	18.97'	S77°25'22"E	37.91'
C3	201.96'	560.00'	20°39'49"	102.09'	S69°07'14"E	200.87'
C4	387.98'	440.00'	50°31'17"	207.62'	S5°57'01"W	375.53'
C5	285.33'	310.00'	52°44'07"	153.67'	S7°03'26"W	275.36'
C6	208.51'	300.00'	39°49'24"	108.67'	S53°20'13"W	204.34'
C7	30.12'	300.00'	5°45'07"	15.07'	N76°07'28"E	30.10'

LINE TABLE

LINE #	LENGTH	DIRECTION
L1	138.73'	N47°02'53"E
L2	131.73'	S79°27'15"E
L3	161.15'	S79°27'15"E
L4	68.09'	S58°47'19"E
L5	10.00'	N56°34'29"W
L6	14.13'	S79°01'10"W
L7	264.81'	S9°43'13"E
L8	20.04'	N80°00'11"E

I CERTIFY THAT UNDER THE O.C.G.A. CHAPTER 15, SECTION 6, SUBSECTION 67D, THIS PLAT DOES NOT REQUIRE APPROVAL OF A PLANNING COMMISSION IN ORDER TO BE RECORDED.
THIS PLAT IS BEING RECORDED IN COMPLIANCE WITH ARTICLE XIV OF THE BRYAN COUNTY SUBDIVISION REGULATIONS.

COLEMAN COMPANY, INC
CERTIFICATE OF AUTHORIZATION; LSF 1167

I CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FOURTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67. AUTHORITY O.C.G.A. SECTIONS 15-6-67, 43-15-4, 43-15-6, 43-15-19, AND 43-15-22.

TERRY MACK COLEMAN
GA. REG. LAND SURVEYOR NO. 2486

GEORGIA REGISTERED No. 2486 LAND SURVEYOR TERRY MACK COLEMAN

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

COLEMAN COMPANY, INC.
SURVEYORS · ENGINEERS
17 PARK OF COMMERCE | SUITE 201
SAVANNAH, GA 31405
(O) 912.200.3041 | (F) 912.200.3056

REVISION

A MINOR SUBDIVISION OF PARCEL D, PARCEL K AND REMAINING PORTION OF PARCEL J,
20TH G.M. DISTRICT, BRYAN COUNTY, GEORGIA
PREPARED FOR: STOP N STOR #10

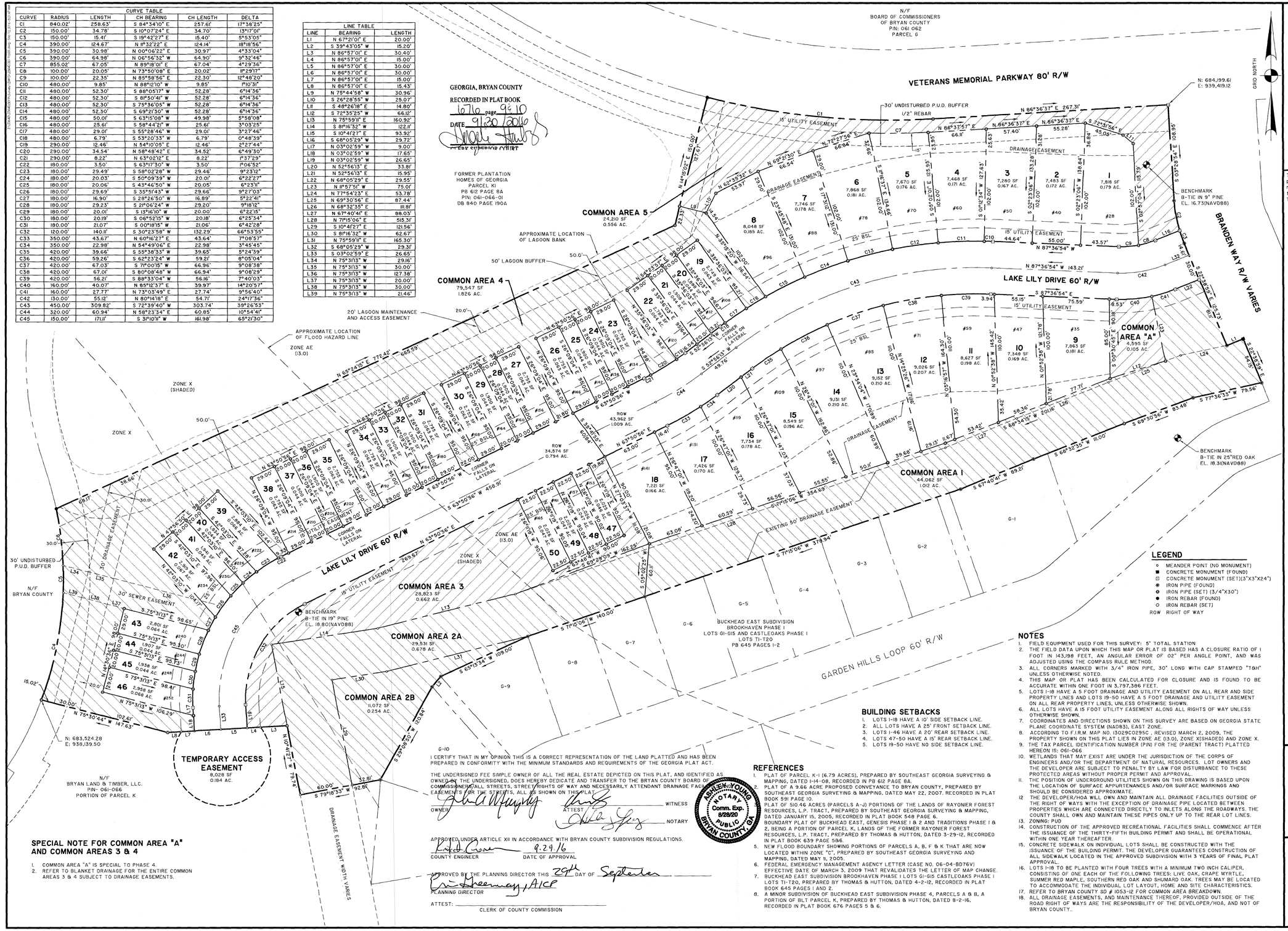
DATE: 12/11/2015
SCALE: 1"=100'
JOB #: 15-325
DRAWN BY: JPA
CHECKED BY: JBT

SHEET
1/1

Wed, 23 Dec 2015 - 9:34am bthomas
DRAWING PATH: L:\JS-325\DWG\FLAT.dwg

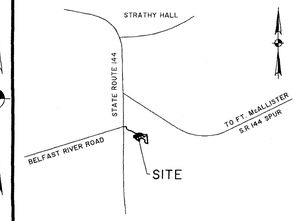
CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C1	840.02'	258.63'	S 84°34'10" E	257.61'	17°38'25"
C2	150.00'	34.78'	S 10°07'24" E	34.70'	13°17'01"
C3	150.00'	15.41'	S 19°42'27" E	15.40'	5°53'05"
C4	390.00'	124.67'	N 11°32'22" E	124.14'	18°18'56"
C5	390.00'	30.98'	N 00°06'22" E	30.97'	4°33'04"
C6	390.00'	64.98'	N 06°56'32" W	64.90'	9°32'46"
C7	855.02'	67.05'	N 89°18'01" E	67.04'	4°29'36"
C8	100.00'	20.05'	N 73°50'08" E	20.02'	11°29'17"
C9	100.00'	22.35'	N 85°58'56" E	22.30'	12°48'20"
C10	480.00'	9.85'	N 88°12'10" W	9.85'	1°10'31"
C11	480.00'	52.30'	S 86°05'17" W	52.28'	6°14'36"
C12	480.00'	52.30'	S 81°50'41" W	52.28'	6°14'36"
C13	480.00'	52.30'	S 75°36'05" W	52.28'	6°14'36"
C14	480.00'	52.30'	S 69°21'30" W	52.28'	6°14'36"
C15	480.00'	50.01'	S 63°11'08" W	49.98'	5°58'08"
C16	480.00'	25.61'	S 58°44'21" W	25.61'	3°03'25"
C17	480.00'	29.01'	S 55°28'46" W	29.01'	3°27'46"
C18	480.00'	6.79'	S 53°20'33" W	6.79'	0°48'39"
C19	290.00'	12.46'	N 54°10'05" E	12.46'	2°27'44"
C20	290.00'	34.54'	N 58°48'42" E	34.52'	6°49'30"
C21	290.00'	8.22'	N 63°02'12" E	8.22'	1°37'29"
C22	180.00'	3.50'	S 63°17'30" W	3.50'	1°06'52"
C23	180.00'	29.49'	S 58°02'28" W	29.46'	9°23'12"
C24	180.00'	20.03'	S 50°09'39" W	20.01'	6°22'27"
C25	180.00'	20.06'	S 43°46'50" W	20.05'	6°23'11"
C26	180.00'	29.69'	S 35°51'43" W	29.66'	9°27'03"
C27	180.00'	16.90'	S 28°26'50" W	16.89'	5°22'41"
C28	180.00'	29.23'	S 21°06'24" W	29.20'	9°18'12"
C29	180.00'	20.01'	S 13°15'10" W	20.00'	6°22'15"
C30	180.00'	20.19'	S 06°52'15" W	20.18'	6°25'34"
C31	180.00'	21.07'	S 00°18'15" W	21.06'	6°42'28"
C32	120.00'	140.11'	S 30°23'58" W	132.29'	66°53'55"
C33	350.00'	43.67'	N 60°16'27" E	43.64'	7°08'57"
C34	350.00'	22.98'	N 54°49'06" E	22.98'	3°45'45"
C35	420.00'	39.66'	S 55°38'33" W	39.65'	5°24'39"
C36	420.00'	59.26'	S 62°23'24" W	59.21'	8°05'04"
C37	420.00'	67.03'	S 71°00'15" W	66.96'	9°08'38"
C38	420.00'	67.01'	S 80°08'48" W	66.94'	9°08'29"
C39	420.00'	56.21'	S 88°33'04" W	56.16'	7°40'03"
C40	160.00'	40.07'	N 85°12'37" E	39.97'	14°20'57"
C41	160.00'	27.77'	N 73°03'49" E	27.74'	9°56'40"
C42	130.00'	55.12'	N 80°14'18" E	54.71'	24°17'36"
C43	450.00'	309.82'	S 72°39'40" W	303.74'	39°26'53"
C44	320.00'	60.94'	N 58°23'34" E	60.85'	10°54'41"
C45	150.00'	171.11'	S 31°10'11" W	161.98'	65°21'30"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 67°21'01" E	20.00'
L2	S 39°43'05" W	15.20'
L3	N 86°57'01" E	30.40'
L4	N 86°57'01" E	15.00'
L5	N 86°57'01" E	30.00'
L6	N 86°57'01" E	30.00'
L7	N 86°57'01" E	15.00'
L8	N 86°57'01" E	15.43'
L9	N 75°44'58" W	30.96'
L10	S 26°28'55" W	25.07'
L11	S 48°26'18" E	14.80'
L12	S 72°35'25" W	66.12'
L13	N 75°59'11" E	160.92'
L14	S 8°16'32" W	12.21'
L15	S 10°41'27" E	93.92'
L16	S 68°05'29" W	29.72'
L17	N 03°02'59" W	9.00'
L18	N 03°02'59" W	17.65'
L19	N 03°02'59" W	26.65'
L20	N 52°56'13" E	33.81'
L21	N 52°56'13" E	15.95'
L22	N 68°05'29" E	29.55'
L23	N 8°57'51" W	75.01'
L24	N 77°54'23" E	53.78'
L25	N 69°30'56" E	87.44'
L26	N 68°32'35" E	111.81'
L27	N 67°40'41" E	88.03'
L28	N 71°15'06" E	515.31'
L29	S 10°41'27" E	121.56'
L30	S 8°16'32" W	62.67'
L31	N 75°59'11" E	165.30'
L32	S 68°05'29" W	29.31'
L33	S 03°02'59" E	26.65'
L34	N 75°31'13" W	29.16'
L35	N 75°31'13" W	30.00'
L36	N 75°31'13" W	127.38'
L37	N 75°31'13" W	20.00'
L38	N 75°31'13" W	30.00'
L39	N 75°31'13" W	21.46'



GEORGIA, BRYAN COUNTY
RECORDED IN PLAT BOOK
1676 page 9 & 10
DATE 9/30/2016
CLERK SUPERIOR COURT

FORMER PLANTATION
HOMES OF GEORGIA
PARCEL K1
PB 612 PAGE 8A
PIN: 061-066-01
DB 840 PAGE 190A



VICINITY MAP not to scale

This document and all reproducible copies of this document are the property of Thomas & Hutton. Reproduction of this document is not permitted without written consent of Thomas & Hutton unless this document becomes a matter of public record. ALTERATIONS TO THIS DOCUMENT ARE NOT PERMITTED.

LOTS	4.991 AC.
RIGHT OF WAY	1.803 AC.
COMMON AREA	5.093 AC.
TOTAL	11.887 AC.

GEORGIA REGISTERED No. 2612 LAND SURVEYOR WRIGHT C. POWERS JR.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT (O.C.G.A. 15-6-67).

WRIGHT C. POWERS, JR.
GEORGIA REGISTERED LAND SURVEYOR
RLS #2612 / LSF #145

MAJOR SUBDIVISION

BUCKHEAD EAST SUBDIVISION PHASE 4 LOTS 1-50 FORMERLY PHASE 4 PARCELS A & B

20TH G.M.D.
BRYAN COUNTY, GEORGIA

prepared for
SHOW TIME INVESTMENTS LLC &
BENHOP PROPERTIES LLC

No.	Revision	By	Date

THOMAS & HUTTON
Engineering | Surveying | Planning | GIS | Consulting
50 Park of Commerce Way
PO Box 2727
Savannah, GA 31402-2727
p 912.234.5300 f 912.234.2950
www.thomasandhutton.com

50 0 50 100
1 INCH = 50 FEET

plat	drawn	reviewed	field	crew
9-12-16	LPO	RKM	9-6-16	MB

job 23640.0019 SHEET 1 OF 1

LEGEND

- MEANDER POINT (NO MONUMENT)
- CONCRETE MONUMENT (FOUND)
- CONCRETE MONUMENT (SET)(3"X3"X24")
- IRON PIPE (FOUND)
- IRON PIPE (SET) (3/4"X30")
- IRON REBAR (FOUND)
- IRON REBAR (SET)
- ROW RIGHT OF WAY

NOTES

1. FIELD EQUIPMENT USED FOR THIS SURVEY: 5" TOTAL STATION
2. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 143,198 FEET, AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
3. ALL CORNERS MARKED WITH 3/4" IRON PIPE, 30" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED.
4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 3,797,386 FEET.
5. LOTS 1-18 HAVE A 5 FOOT DRAINAGE AND UTILITY EASEMENT ON ALL REAR AND SIDE PROPERTY LINES AND LOTS 19-50 HAVE A 5 FOOT DRAINAGE AND UTILITY EASEMENT ON ALL REAR PROPERTY LINES, UNLESS OTHERWISE SHOWN.
6. ALL LOTS HAVE A 15 FOOT UTILITY EASEMENT ALONG ALL RIGHTS OF WAY UNLESS OTHERWISE SHOWN.
7. COORDINATES AND DIRECTIONS SHOWN ON THIS SURVEY ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
8. ACCORDING TO F.I.R.M. MAP NO. 13029C0295C , REVISED MARCH 2, 2009, THE PROPERTY SHOWN ON THIS PLAT LIES IN ZONE AE (13.0), ZONE X(SHADED) AND ZONE X.
9. THE TAX PARCEL IDENTIFICATION NUMBER (PIN) FOR THE (PARENT TRACT) PLATTED HEREON IS: 061-066
10. WETLANDS THAT MAY EXIST ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL.
11. THE POSITION OF UNDERGROUND UTILITIES SHOWN ON THIS DRAWING IS BASED UPON THE LOCATION OF SURFACE APPURTENANCES AND/OR SURFACE MARKINGS AND SHOULD BE CONSIDERED APPROXIMATE.
12. THE DEVELOPER/HOA WILL OWN AND MAINTAIN ALL DRAINAGE FACILITIES OUTSIDE OF THE RIGHT OF WAYS WITH THE EXCEPTION OF DRAINAGE PIPE LOCATED BETWEEN PROPERTIES WHICH ARE CONNECTED DIRECTLY TO INLETS ALONG THE ROADWAYS. THE COUNTY SHALL OWN AND MAINTAIN THESE PIPES ONLY UP TO THE REAR LOT LINES.
13. ZONING: PUD
14. CONSTRUCTION OF THE APPROVED RECREATIONAL FACILITIES SHALL COMMENCE AFTER THE ISSUANCE OF THE THIRTY-FIFTH BUILDING PERMIT AND SHALL BE OPERATIONAL WITHIN ONE YEAR THEREAFTER.
15. CONCRETE SIDEWALK ON INDIVIDUAL LOTS SHALL BE CONSTRUCTED WITH THE ISSUANCE OF THE BUILDING PERMIT. THE DEVELOPER GUARANTEES CONSTRUCTION OF ALL SIDEWALK LOCATED IN THE APPROVED SUBDIVISION WITH 3 YEARS OF FINAL PLAT APPROVAL.
16. LOTS 1-18 TO BE PLANTED WITH FOUR TREES WITH A MINIMUM TWO INCH CALIPER, CONSISTING OF ONE EACH OF THE FOLLOWING TREES: LIVE OAK, CRAPE MYRTLE, SUMMER RED MAPLE, SOUTHERN RED OAK AND SHUMARD OAK. TREES MAY BE LOCATED TO ACCOMMODATE THE INDIVIDUAL LOT LAYOUT, HOME AND SITE CHARACTERISTICS.
17. REFER TO BRYAN COUNTY SD # 1053-12 FOR COMMON AREA BREAKDOWN.
18. ALL DRAINAGE EASEMENTS, AND MAINTENANCE THEREOF, PROVIDED OUTSIDE OF THE ROAD RIGHT OF WAYS ARE THE RESPONSIBILITY OF THE DEVELOPER/HOA, AND NOT OF BRYAN COUNTY..

BUILDING SETBACKS

1. LOTS 1-18 HAVE A 10' SIDE SETBACK LINE.
2. ALL LOTS HAVE A 25' FRONT SETBACK LINE.
3. LOTS 1-46 HAVE A 20' REAR SETBACK LINE.
4. LOTS 47-50 HAVE A 15' REAR SETBACK LINE.
5. LOTS 19-50 HAVE NO SIDE SETBACK LINE.

G-10

I CERTIFY THAT IN MY OPINION THIS IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT ACT.

THE UNDERSIGNED FEE SIMPLE OWNER OF ALL THE REAL ESTATE DEPICTED ON THIS PLAT, AND IDENTIFIED AS OWNED BY THE UNDERSIGNED, DOES HEREBY DEDICATE AND TRANSFER TO THE BRYAN COUNTY BOARD OF COMMISSIONERS ALL STREETS, STREET RIGHTS OF WAY AND NECESSARILY ATTENDANT DRAINAGE FACILITIES AND EASEMENTS FOR THE STREETS, ALL AS SHOWN ON THIS PLAT.

OWNER ATTEST WITNESS

NOTARY

ASHLEY YOUNG NOTARY PUBLIC Comm. Exp. 8/28/20 BRYAN COUNTY, GA

APPROVED UNDER ARTICLE XII IN ACCORDANCE WITH BRYAN COUNTY SUBDIVISION REGULATIONS.

COUNTY ENGINEER 9.29.16 DATE OF APPROVAL

APPROVED BY THE PLANNING DIRECTOR THIS 29th DAY OF September

PLANNING DIRECTOR

ATTEST:

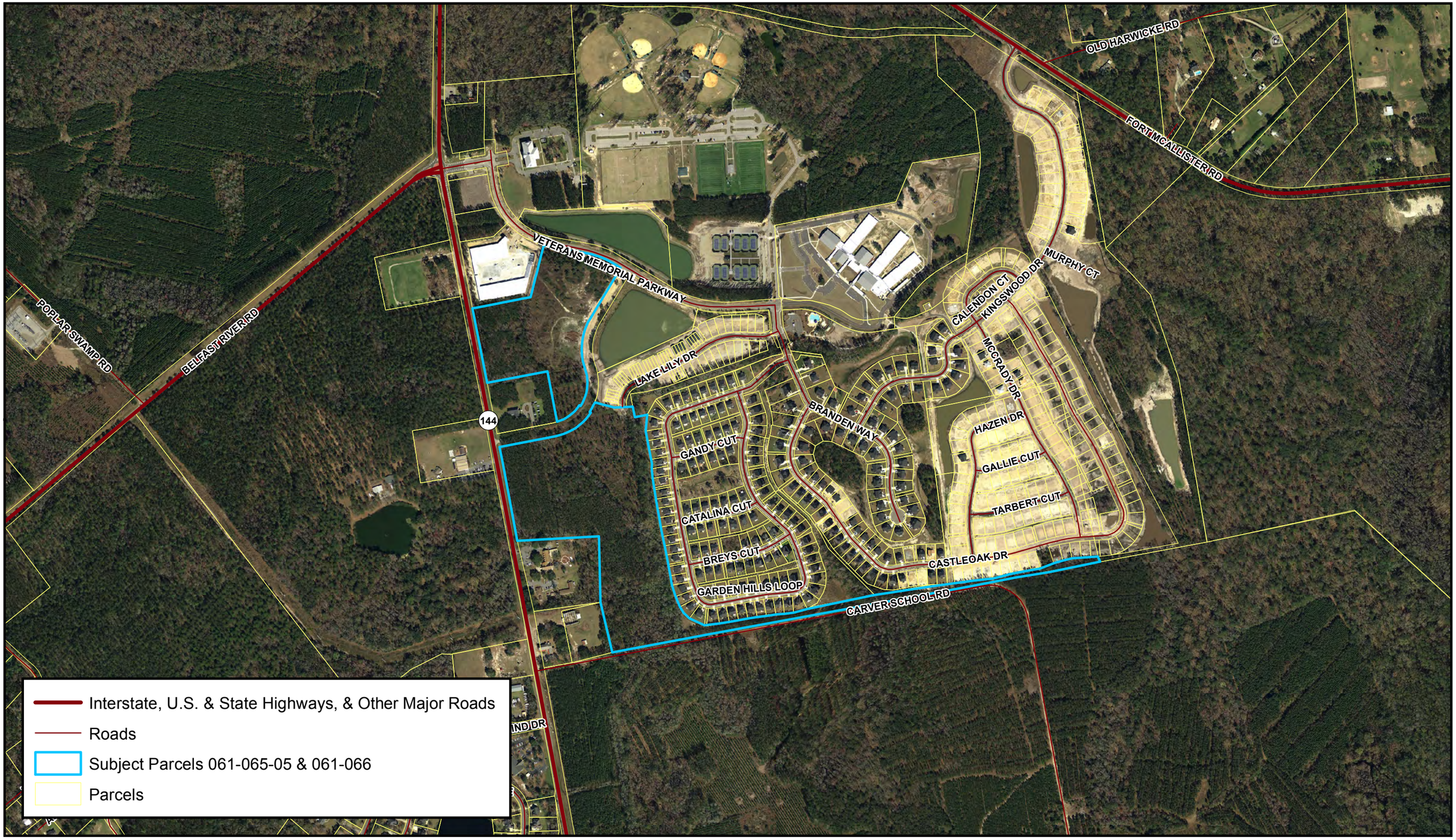
CLERK OF COUNTY COMMISSION

SPECIAL NOTE FOR COMMON AREA "A" AND COMMON AREAS 3 & 4

1. COMMON AREA "A" IS SPECIAL TO PHASE 4.
2. REFER TO BLANKET DRAINAGE FOR THE ENTIRE COMMON AREAS 3 & 4 SUBJECT TO DRAINAGE EASEMENTS.

REFERENCES

1. PLAT OF PARCEL K-1 (6.79 ACRES), PREPARED BY SOUTHEAST GEORGIA SURVEYING & MAPPING, DATED 1-14-08, RECORDED IN PB 612 PAGE 8A.
2. PLAT OF A 9.66 ACRE PROPOSED CONVEYANCE TO BRYAN COUNTY, PREPARED BY SOUTHEAST GEORGIA SURVEYING & MAPPING, DATED MAY 22, 2007. RECORDED IN PLAT BOOK 591 PAGE 10.
3. PLAT OF 510.46 ACRES (PARCELS A-J) PORTIONS OF THE LANDS OF RAYONIER FOREST RESOURCES, L.P. TRACT, PREPARED BY SOUTHEAST GEORGIA SURVEYING & MAPPING, DATED JANUARY 15, 2005, RECORDED IN PLAT BOOK 548 PAGE 6.
4. BOUNDARY PLAT OF BUCKHEAD EAST, GENESIS PHASE I & 2 AND TRADITIONS PHASE I & 2, BEING A PORTION OF PARCEL K, LANDS OF THE FORMER RAYONIER FOREST RESOURCES, L.P. TRACT, PREPARED BY THOMAS & HUTTON, DATED 3-29-12, RECORDED IN PLAT BOOK 639 PAGE 586.
5. NEW FLOOD BOUNDARY SHOWING PORTIONS OF PARCELS A, B, F & K THAT ARE NOW LOCATED WITHIN ZONE "C", PREPARED BY SOUTHEAST GEORGIA SURVEYING AND MAPPING, DATED MAY 11, 2005.
6. FEDERAL EMERGENCY MANAGEMENT AGENCY LETTER (CASE NO. 06-04-BD76V) EFFECTIVE DATE OF MARCH 3, 2009 THAT REVALIDATES THE LETTER OF MAP CHANGE.
7. BUCKHEAD EAST SUBDIVISION BROOKHAVEN PHASE I LOTS 61-615 CASTLEOAKS PHASE I LOTS 71-720, PREPARED BY THOMAS & HUTTON, DATED 4-2-12, RECORDED IN PLAT BOOK 645 PAGES 1 AND 2.
8. A MINOR SUBDIVISION OF BUCKHEAD EAST SUBDIVISION PHASE 4, PARCELS A & B, A PORTION OF BLT PARCEL K, PREPARED BY THOMAS & HUTTON, DATED 8-2-16, RECORDED IN PLAT BOOK 676 PAGES 5 & 6.

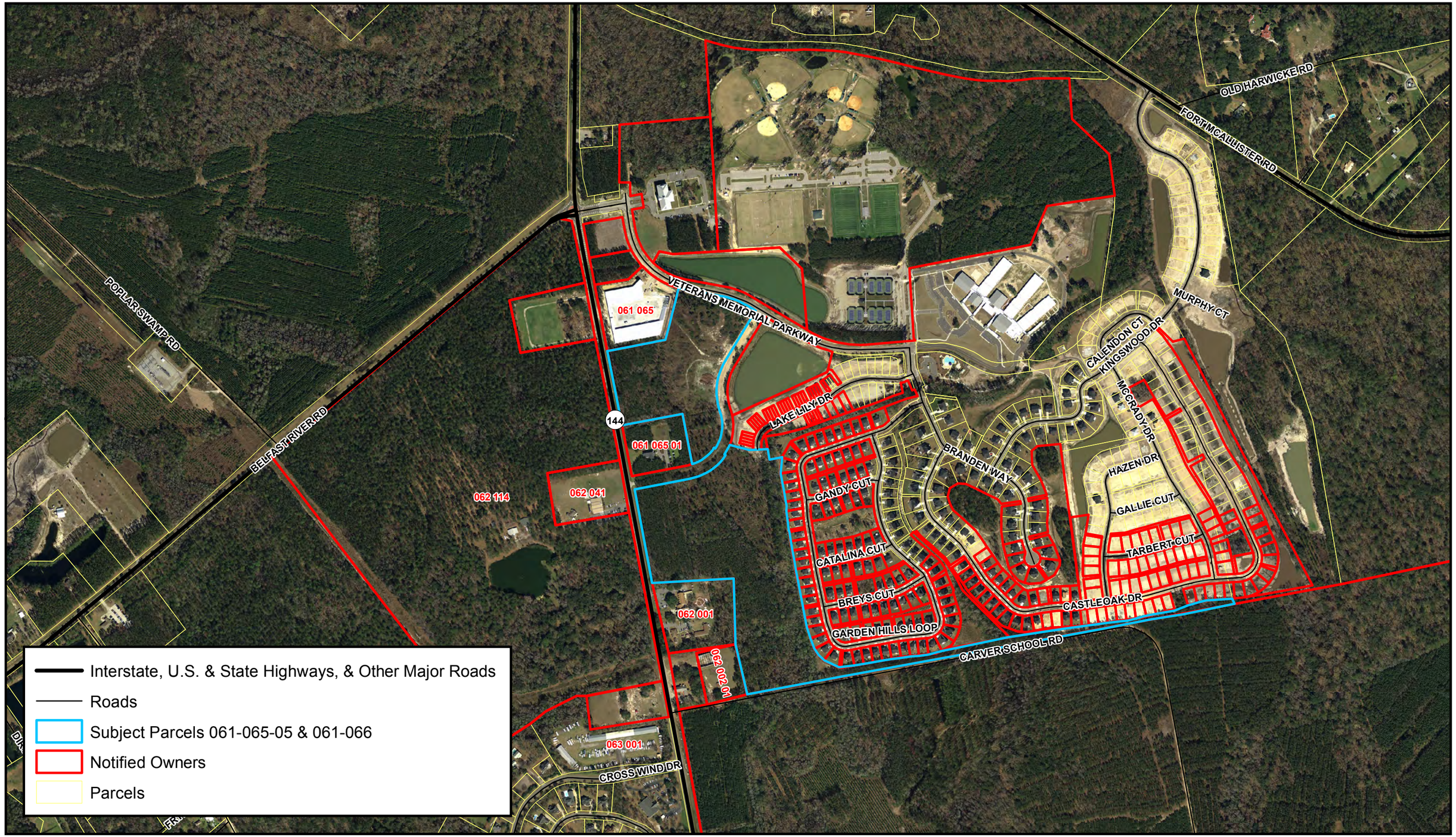


Produced by Bryan County GIS
July 2018

N

Location Map
Charles Way / East Buckhead, LLC
Case Z# 203-19

DISCLAIMER
Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The areas depicted in this GIS Map Product are approximate, and is not necessarily accurate to surveying or engineering standards. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for the information contained therein or if information is used for other than its intended purpose. Reproduction, dissemination, altering this data is not authorized without prior consent. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.

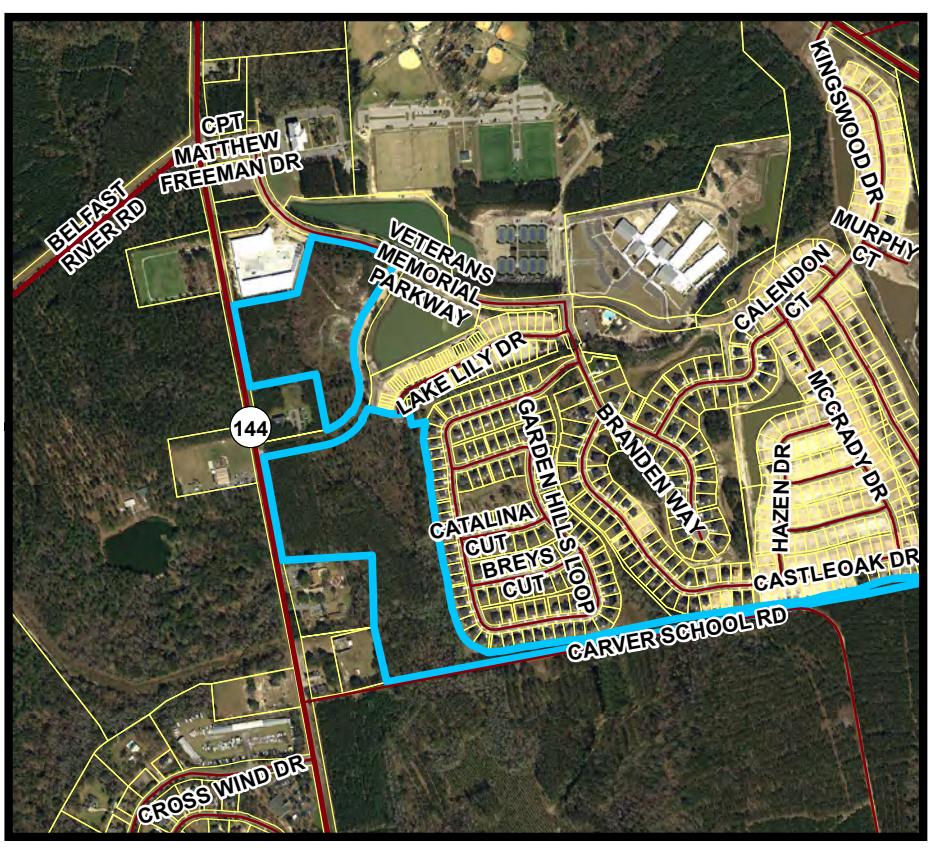


Produced by Bryan County GIS
March 2019

N

Notification Map
Charles Way / East Buckhead, LLC
Case Z# 203-19

DISCLAIMER
Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The areas depicted in this GIS Map Product are approximate, and is not necessarily accurate to surveying or engineering standards. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for the information contained therein or if information is used for other than its intended purpose. Reproduction, dissemination, altering this data is not authorized without prior consent. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.



Interstate, U.S. & State Highways, & Other Major Roads

Roads

Subject Parcels 061-065-05 & 061-066

Surrounding Parcels

Produced by Bryan County GIS
July 2018

N

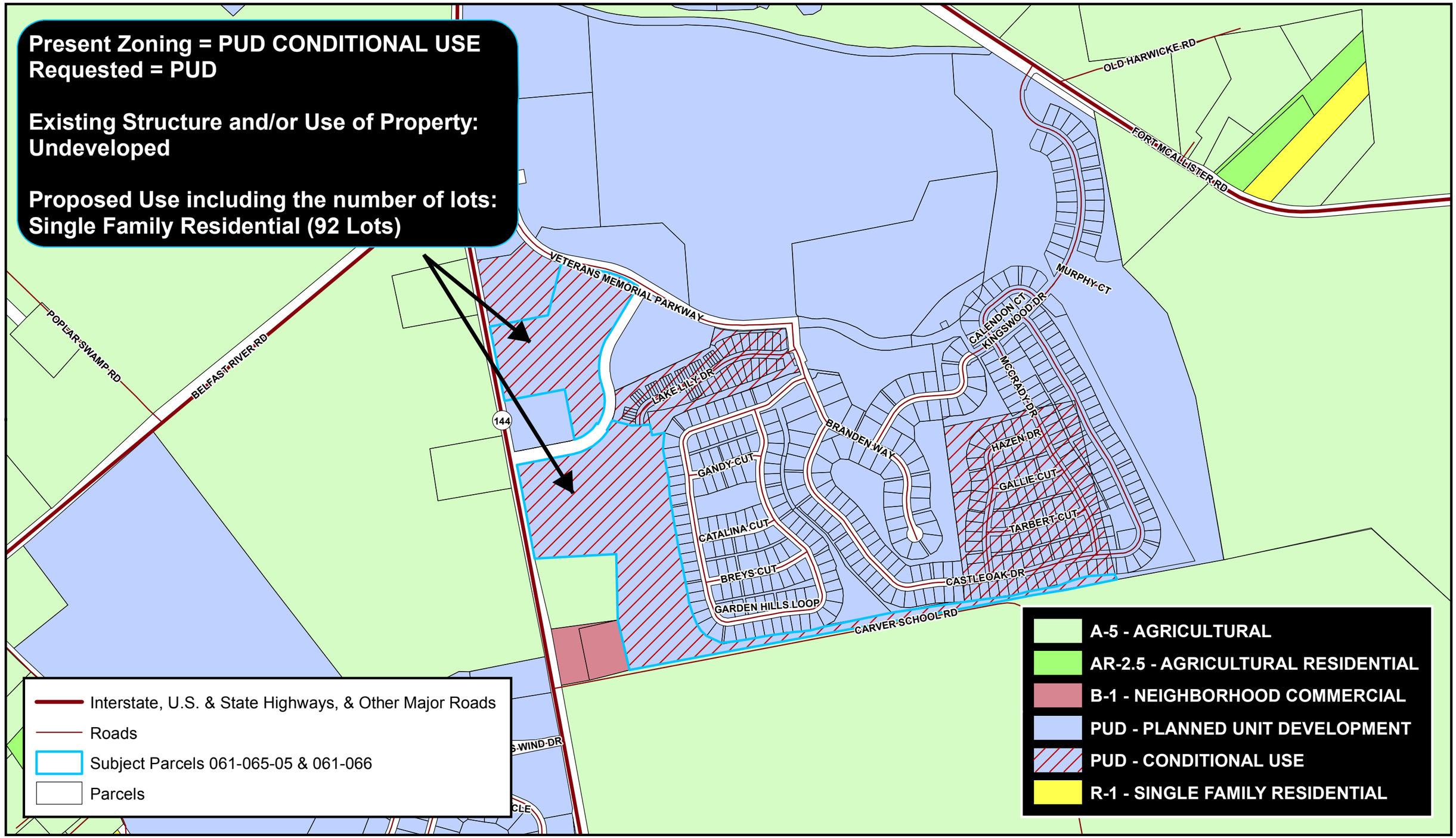
Overview Map
Charles Way / East Buckhead, LLC
Case Z# 203-19

DISCLAIMER
Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The areas depicted in this GIS Map Product are approximate, and is not necessarily accurate to surveying or engineering standards. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for the information contained therein or if information is used for other than its intended purpose. Reproduction, dissemination, altering this data is not authorized without prior consent. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.

Present Zoning = PUD CONDITIONAL USE
Requested = PUD

Existing Structure and/or Use of Property:
Undeveloped

Proposed Use including the number of lots:
Single Family Residential (92 Lots)



Produced by Bryan County GIS
July 2018

N

Zoning Map
Charles Way / East Buckhead, LLC
Case Z# 203-19

DISCLAIMER
Information represented in this compilation from numerous digital GIS resources is solely for planning and illustration purposes. It is not suitable for site specific decision making. The accuracy of this product is dependent upon the source data and therefore the accuracy cannot be guaranteed. The areas depicted in this GIS Map Product are approximate, and is not necessarily accurate to surveying or engineering standards. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for the information contained therein or if information is used for other than its intended purpose. Reproduction, dissemination, altering this data is not authorized without prior consent. Bryan County, City of Richmond Hill, or City of Pembroke assumes no responsibility or liability for modified data.