



BRYAN COUNTY
PLANNING & ZONING COMMISSION and BOARD OF ADJUSTMENT
MEETING AGENDA

Meeting Date: August 4, 2020

Meeting Time: 6:30 p.m.

**508 Timber Trail, Richmond Hill, GA 31324
Timber Trail Park Gymnasium/Green gym**

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES
- III. WORKSHOP TRAINING – 6:30 p.m. to 7:15 p.m.
- IV. BOARD OF ADJUSTMENT – Public Hearings will not start before 7:15 p.m.
 1. V#349-20, Robert & Vanessa Lacy, requesting a variance to Section 1119 (6.) of the Zoning Ordinance to reduce the required 35' rear setback to 20' for a pool screen enclosure for 35 Sanctuary Dr., Richmond Hill. Zoned R-1, PIN# 0681-016.
- V. PLANNING AND ZONING COMMISSION
 1. SD#3140-19, Bryan Land & Timber, LLC, application for a preliminary plat for the Lenox Subdivision, located on Hwy 144 and Veterans Memorial Parkway, Richmond Hill. Zoned PUD, PIN# 061-065-05/061-066.
 2. SD#3154-20, Waterways Township Owners Association, application for a preliminary plat for the Enclave North Subdivision, located on Oak Level Rd., Richmond Hill. Zoned PUD, PIN#075-001.
- VI. OTHER BUSINESS
- VII. 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: July 28, 2020**



BRYAN COUNTY
PLANNING & ZONING COMMISSION and BOARD OF ADJUSTMENT
MINUTES

Meeting Date: July 7, 2020

Meeting Time: 6:30 p.m.

Attendees: Alex Floyd
Boyce Young
Joseph Pecenka, II
Ronald Carswell
Stephanie Falls
Michelle Guran
Stacy Watson

Staff: Audra Miller, Community Development Director
Amanda Clement, Planning Manager
Ashley Young, Planner Technician

I. CALL TO ORDER

Chairman Floyd called the meeting to order at 6:30 p.m.

II. APPROVAL OF MINUTES

Commissioner Pecenka made a motion to approve the June 2, 2020 Minutes, and a second was made by Commissioner Young. Vote 6:0, motion carried.

III. BOARD OF ADJUSTMENT

1. V#350-20, Dennis Trotter, requesting a variance to Section 1020 of the Zoning Ordinance to reduce the required street buffer yard in the Arterial Roads Overlay District at 4562 Hwy 80, Blitchton. The tax map and parcel number is 0341-088.
 - a. Commissioner Pecenka made a motion to open the public hearing, and a second was made by Commissioner Carswell. Vote 6:0, motion carried.
 - b. Ms. Clement presented the request by stating the Dollar General would like to reduce the required 50' buffer along US Highway 80 and US Highway 280 to 25' while maintaining the 25' landscape buffer requirements. As the 50' buffer is more

restrictive, she stated that staff analyzed the surrounding developments and found that the request would be compatible with the surrounding properties.

- c. Dennis Trotter, applicant, asked that the 25' buffer be applied because of the unique lot configuration and to allow for a usable area.
- d. Commissioner Carswell asked for information on the traffic study.
- e. Mr. Trotter explained that they have spoken with the engineer and hope to have the study completed by August.
- f. Commissioner Carswell mentioned the traffic within the intersection and asked if the traffic study showed the intersection as inefficient, would the requested variance stay with the property.
- g. Mr. Trotter deferred to Ms. Clement.
- h. Ms. Clement explained the variance would be specific to the property and not transfer to any other property. She also explained that the variance request is just for the buffer as based on the preliminary concept plan, and that they still have to go through the full site development process which will address issues like grading, drainage, and traffic. She further stated that approval of the variance would not circumvent any other requirements that they would have to adhere to
- i. Commissioner Young asked if the site plan eliminated the ingress and egress from US Highway 280.
- j. Mr. Trotter explained that only one access would be available due to GDOT access rights.
- k. Chairman Floyd asked if the building on the property had a historic designation.
- l. Mr. Trotter stated no and that GDOT did demolition work during the widening.
- m. Robert Holdren, adjacent property owner, asked about the storm water and drainage plans.
- n. Commissioner Young explained that a drainage study would be performed and that the drainage should not impact adjacent properties.
- o. Mr. Trotter described the plan for an underground detention system.
- p. Sue Griner, adjacent property owner, stated that she did not want her property along US Highway 80 taken away.
- q. Commissioner Young made a motion to close the public hearing, and a second was made by Commissioner Guran. Vote 6:0, motion carried.
- r. Commissioner Young made a motion to approve V#350-20 as presented, and a second was made by Commissioner Carswell. Vote 6:0, motion carried.

IV. PLANNING AND ZONING COMMISSION

1. Z#229-20, Hubert Quiller with Quiller Ministries, requesting to rezone the property located at 7446 Hwy 17, Richmond Hill, Georgia. The Zoning is currently AR-1 and proposed is B-2. The Tax map and parcel number is 042-036.
 - a. Commissioner Falls made a motion to open the public hearing, and a second was made by Commissioner Young. Vote 6:0, motion carried.
 - b. Ms. Clement described the area stating the front of the property was rezoned previously to B-2 and that the request was to rezone the back remaining property to B-2 as well. She also stated that the back portion of the site is only accessible through a shared private access from Highway 17. She concluded that the rezoning would allow the property to be developed as one cohesive development with one access on

US Highway 17, and that if the back portion was left as residential, it would have to use the Church access to US Highway 17. She stated that staff recommended approval with the following condition: A combination survey must be submitted to the Community Development Department for review and approval in order to formally recombine "Parcel A" with "Parcel B", prior to the permitting of any further development.

- c. Hubert Quiller, applicant, asked for questions from the Board.
 - d. Commissioner Pecenka made a motion to close the public hearing, and a second was made by Commissioner Watson. Vote 6:0, motion carried.
 - e. Commissioner Pecenka stated that his family owned the property adjacent to this site, and that they have no issue with the rezoning of the property, but stated he would recuse himself from the vote.
 - f. Commissioner Carswell made a motion to recommend approval of Z#229-20 with conditions presented by staff, and a second was made by Commissioner Watson. Vote 5:0, motion carried. Commissioner Pecenka recused himself from the vote.
2. CUP#169-20, Hubert Quiller with Quiller Ministries, requesting a conditional use for the use as a Church for property located at 7446 Hwy 17, Richmond Hill. The zoning is currently AR-1 and proposed is B-2. The tax map and parcel number is 042-036.
 - a. Ms. Clement described the conditional use request to allow for the expansion of the Church for a Sunday school classroom. She stated that staff did have concerns with the existing parking and access areas which are gravel and that staff would like to see with future expansion and further development, that these areas be upgraded. She concluded that staff recommended approval with the following condition: If development occurs prior to the adoption of the Unified Development Ordinance, and the addition of the accessory building/use triggers the expansion of the required parking by the greater of ten (10) percent or six (spaces), then the entire parking lot shall be surfaced with an approved paving material.
 - b. Commissioner Carswell made a motion to close the public hearing, and a second was made by Commissioner Watson. Vote 6:0, motion carried.
 - c. Commissioner Watson made a motion to recommend approval of CUP#169-20 with the staff's condition, and a second was made by Commissioner Carswell. Vote 5:0, motion carried. Commissioner Pecenka recused himself from the vote.

V. OTHER BUSINESS

1. Planning and Zoning Training Update
 - a. Ms. Miller informed the Board that if training were to occur, it would be at 6:30 p.m. and the regular Board meeting would begin at 7 p.m. She also asked the Commissioners to update the Community Development Office with any travel plans during August.
2. Update on the Unified Development Ordinance
 - a. Ms. Miller reviewed the UDO meeting and stated the next meeting would review chapter seven and the remaining portions of the UDO. She stated that if the Commission had reviewed and would like to comment, then they could incorporate those comments into the next workshop towards the end of August.

VI. ADJOURNMENT

Commissioner Young made a motion to adjourn the meeting at 7:06 p.m., and a second was made by Commissioner Pecenka. Vote 6:0, motion carried.

BRYAN COUNTY BOARD OF ADJUSTMENT

CASE V#349-20

Public Hearing Date: August 4, 2020

REGARDING THE APPLICATION OF: Robert and Vanessa Lacy, requesting a variance for property located at 35 Sanctuary Drive, PIN# 0681 016. The applicant is requesting a variance in order to reduce the rear setback from 35 feet to 20 feet for an addition.	Staff Report By: Sara Farr-Newman Dated: July 28, 2020
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I. Application Summary

Requested Action: Public hearing and consideration of a variance requested by Robert and Vanessa Lacy for property located at 35 Sanctuary Drive, PIN# 0681 016. The variance is requested to reduce the rear setback from 35 feet to 20 feet to allow installation of a pool screen enclosure.

Applicant and Owner: Robert and Vanessa Lacy
35 Sanctuary Drive
Richmond Hill, GA 31324

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
- Appendix B – Zoning, Article V. – Appeals, Variances, and Administrative Relief, Section 501. - Variances, Bryan County Code of Ordinances. Per the County Ordinance, a 4/5 majority is required to approve a variance.
- Appendix B- Zoning, Article XI. – Uses Permitted in Districts, Section 1119. – Setback requirements for homes, duplexes, apartments, townhouses, and manufactured homes by zoning district.

II. General Information

1. Application: A variance application was submitted by Robert and Vanessa Lacy on May 19, 2020. After reviewing the application, the Director certified the application as being generally complete on May 20, 2020.

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

- A. Legal notice was published in the Bryan County News on **July 16, 2020** .
- B. Notice was mailed on **July 8, 2020** to surrounding landowners within 300' of the exterior boundaries of the property.
- D. An on-site notice was posted on **July 10, 2020**.

3. Background: The applicants, Vanessa and Robert Lacy, are requesting a rear setback variance for 35 Sanctuary Drive. The subject property is located in The Sanctuary neighborhood, which consists of 31 half acre lots for single family homes zoned R-1. The neighborhood is not located in a special flood hazard area with the exception of the parcel designated as an amenity area. The applicant is planning to install a pool, which will meet the required 10-foot rear setback for accessory structures and is proposing to enclose the pool with a screened enclosure; however, the enclosure is proposed to be attached to the house. Due to the enclosure being part of the principal building, the house, it is required to meet the rear 35 foot setback for principal structures. Due to the location of the pool, the enclosure encroaches into this rear setback by approximately 13 to 15 feet.

4. Requested Variance: Per Appendix B- Zoning, Article XI. – Uses Permitted in Districts, Section 1119. – Setback requirements for homes, duplexes, apartments, townhouses, and manufactured homes by zoning district of the Bryan County Code of Ordinances, the rear setback is required to be 35 feet. The applicant is requesting a reduction of 15 feet to allow a maximum 20 foot setback, or a 43% reduction.

5. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on May 19, 2020, unless otherwise noted.

“A” Exhibits- Application:

A-1 Variance Application

“B” Exhibits- Agency Comments:

No Comments Provided

“C” Exhibits- Bryan County Supplements

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning Map

“D” Exhibits- Public Comment:

None received

**III. Analysis Under Article V. – Appeals, Variances and Administrative Relief,
Section 501. - Variances:**

A variance may be granted by the Board of Adjustment if it finds that:

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property;

Staff Findings: The applicant indicated that without the variance being granted they would be unable to cover the planned pool and pool deck as desired. They also indicated safety concerns as their reason for the screened enclosure. Per the Bryan County Ordinance, pools are required to have a barrier a minimum of 4 feet in height (Article X, Section 1017); however, this can be accommodated with a fence that is permitted to encroach into the required rear setback of 35 feet. Furthermore, if safety is a concern, the height of the fence could be increased to up to 8’ in height.

The Bryan County Ordinance requires pools to meet the accessory building setbacks, which are a minimum of 10 feet from the side and rear property lines. The proposed pool meets this standard, but screened enclosures attached to the house are required to meet the setbacks for the principal structure as they are considered part of the house. Applying these setbacks would not create a hardship, because other alternatives are available to address the barrier requirement and safety concerns, such as a fence.

2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public may not be the basis for granting a variance.

Staff Findings: Staff did not identify a hardship, and there are no peculiar conditions on the property that would require a variance. The required 35-foot rear setback applies to all lots zoned R-1 and is specifically indicated on the plat for The Sanctuary neighborhood. The lot is also similarly shaped and the same size, 0.5 acres, as other lots in the neighborhood.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify granting a variance shall not be regarded as a self-created hardship.

Staff Findings: A hardship was not identified by staff, but the applicant indicated they were not aware of the required setback when they purchased the property in 2015. While the property owners may not have been aware of the setback requirements, particularly with a pool being permitted in the setback, this setback applies to all R-1 zoned properties and is shown on the plat for the property.

4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Staff Findings: The requested variance is not consistent with the intent of the ordinance, which is to ensure development that is consistent with zoning regulations such as setbacks.

IV. Staff Recommendation

Staff recommends denial of the variance to encroach on the rear setback, because the variance criteria are not met.

V. Board of Adjustment Decision

Decision: The Board of Adjustment may approve the variance as requested, or it may approve the variance requested subject to conditions, or it may deny the requested variance.

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

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

“A” Exhibits – Application

Bryan County Board of Commissioners

Community Development Department



VARIANCE APPLICATION

Refer to Article V, Section 501 of the Zoning Regulations for additional information regarding Variance requirements.

Application Fee: \$150.00

Applicant:

- Property Owner
- Authorized Agent

Applicant Name: ROBERT & VANESSA LACY
 Address: 35 SANCTUARY DR.
 City: RICHMOND HILL State: GA Zip: 31324
 Phone: 904-445-1982 Email: rtlacy7@gmail.com

Property Owner (if not applicant): _____
 Address: _____
 City: _____ State: _____ Zip: _____ Phone: _____

Property Information: General Location: SANCTUARY OFF OF OAK LEVEL ROAD
 PIN Number (Map & Parcel): LOT 16, BOOK 576 PG 1A + 1B Current Zoning District(s): R1
 SECTION: _____

What section of the Subdivision or Zoning Code are you requesting a variance for? 1119

Description of Variance Requested: RESPECTFULLY REQUEST A POOL SCREEN ENCLOSURE APPROXIMATELY 13 FEET PAST 35 FOOT SETBACK. THE SETBACK ON THE PROPERTY IS EXTENSIVE. STRUCTURE IS 6.6% OF LOT.

Applicant Certification: I hereby certify that I am the owner or authorized agent of the property being proposed for subdivision, and that I have answered all of the questions contained herein and know the same to be true and correct.

ROBERT T. LACY  5-11-2020
 Applicant Signature Date

VANESSA SILL LACY Vanessa Sill Lacy 5/11/2020
 DATE

RECEIVED FOR OFFICE USE ONLY

MAY 19 2020

Case #: V#349-20

Date Received: _____

CK# 2133

Fee Paid

Initial: 

Variance Criteria

Variances may only be granted if it is found that the application meets the criteria below. A separate sheet(s) of paper may be used if additional space is needed.

- 1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property;

WITH THE 35' REAR SETBACK, IT IS ALMOST
IMPOSSIBLE TO COVER THE POOL DECK. THE SETBACK
COVERAGE IS EXTENSIVE.

- 2. The hardship results from conditions that are peculiar to the property, such as location, size or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public may not be the basis for granting a variance;

WITHOUT PROPER AND FULL COVERAGE OF A SCREEN
ENCLOSURE, WE ARE CONCERNED ABOUT SAFETY OF
NEIGHBORHOOD CHILDREN.

- 3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify granting a variance shall not be regarded as a self-created hardship.

WE DID NOT KNOW OF THE EXTENSIVE SETBACK
COVERAGE WHEN WE BOUGHT THE HOUSE IN 2015.

- 4. The requested variance is consistent with the spirit, purpose and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

ENCLOSING THE POOL TO THE HOUSE WILL ALLOW
US TO BETTER ENSURE SAFETY OF CHILDREN-
WE ARE REQUESTING TO PLACE THE SCREEN ENCLOSURE NO
MORE THAN AT A 20' SETBACK

If you have questions, contact the Community Development Department at one of our office locations.

51 North Courthouse Street
 Pembroke, GA 31321
 Phone: 912-653-3893
 Fax: 912-653-3864

66 Capt. Matthew Freeman Drive
 Richmond Hill, GA 31324
 Phone: 912-756-3177
 Fax: 912-756-7951

FOR OFFICE USE ONLY

Completeness Certified: 5/20/2020 my

P&Z Public Hearing Date: Pembroke
July 7, 2020

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.

0681-016

Parcel Identification Number

Signature of Applicant

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: Shelia Way

Title: Tax Clerk

Signature: Shelia Way

Date: 5/20/20

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: _____

Bryan County Board of Commissioners

Community Development Department



VERIFICATION OF PAID TAXES

W/VSL 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.

W/VSL 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.

LOT 16, PLAT BOOK 576, PAGE 1A + 1B

Parcel Identification Number

Vanessa Sill Lucy
Signature of Applicant

5-11-2020 / 5/11/2020
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 for the mobile home referenced above.

Signature: _____ Date: _____

Bryan County Board of Commissioners



Community Development Department

DISCLOSURE STATEMENT

Title 36, chapter 67A-3 of O.C.G.A. requires that when any applicant for rezoning action has made, within two years immediately preceding the filing of the applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, to file a disclosure report.

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

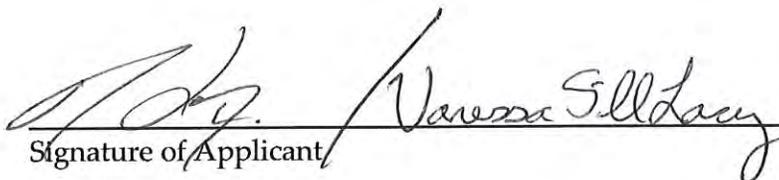
Yes, I have made campaign contributions to County Officials voting on this application exceeding \$250 in the past two years.

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

R.T. LACY / VANESSA SILL LACY
Applicant (Print)

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

8 05
This 14 day of 14 2020

(Notary Seal)




Notary Public

Bryan County Board of Commissioners

Community Development Department



AUTHORIZATION OF PROPERTY OWNER

I, ROBERT & VANESSA LACY, 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

I authorize the person named below to act as applicant in the pursuit of a Variance application. Further, I authorize the staff of the Bryan County Community Development Department to inspect the premises which are the subject of this application. I acknowledge and accept that I will be bound by the decision of the board of commissioners, including any conditions of the rezoning, if the application is approved.

Name of Applicant: ROBERT & VANESSA LACY

Address: 35 SANCTUARY DR.

City: RICHMOND HILL State: GA Zip Code: 31324

Telephone Number: 904-445-1982 Email: rtlacy7@gmail.com

[Signature]
Signature of Owner

5-14-2020/5/14/2020
Date

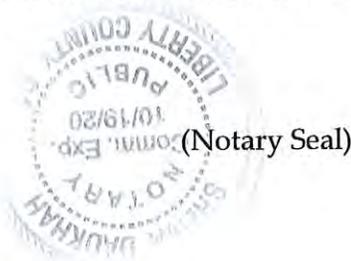
R.T. LACY / VANESSA SILL LACY
Owners Name (Print)

Personally appeared before me
ROBERT & VANESSA LACY
Owner (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 Day 14 of 05, 2020

[Signature]
Notary Public



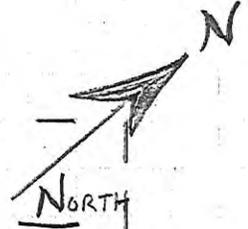
- GA WILDLIFE MGMT AREA - BOUNDARY - GA WILDLIFE MGMT AREA -

35 SANCTUARY DRIVE

LOT # 16
PLAT BOOK 576, 2A+1B
.5 ACRE LOT / 21,780 SQFT
+ STRUCTURE ≈ 6.6% OF LOT
≈ 1500 SQFT STRUCTURE

10' SETBACK

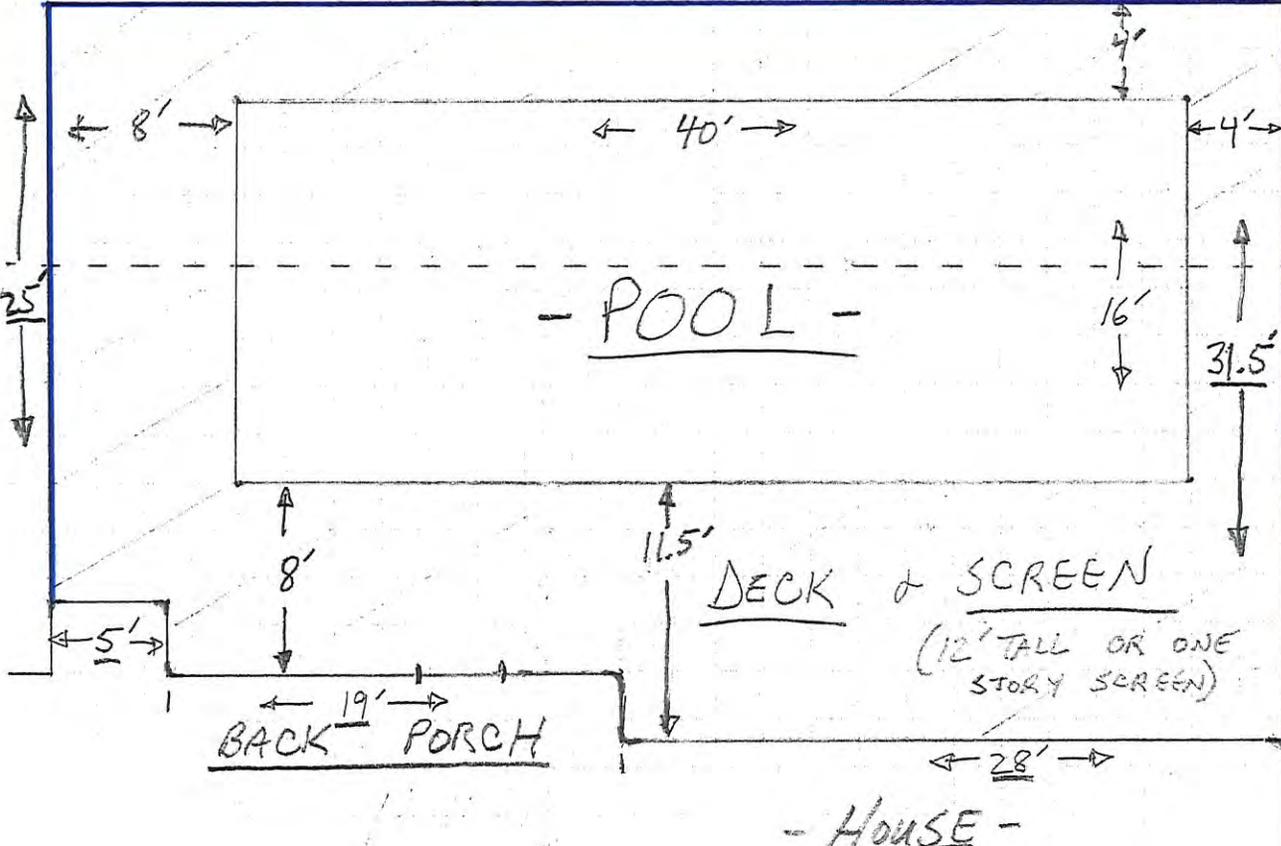
~ 22'
FROM BOUNDARY



10'

35'

52'

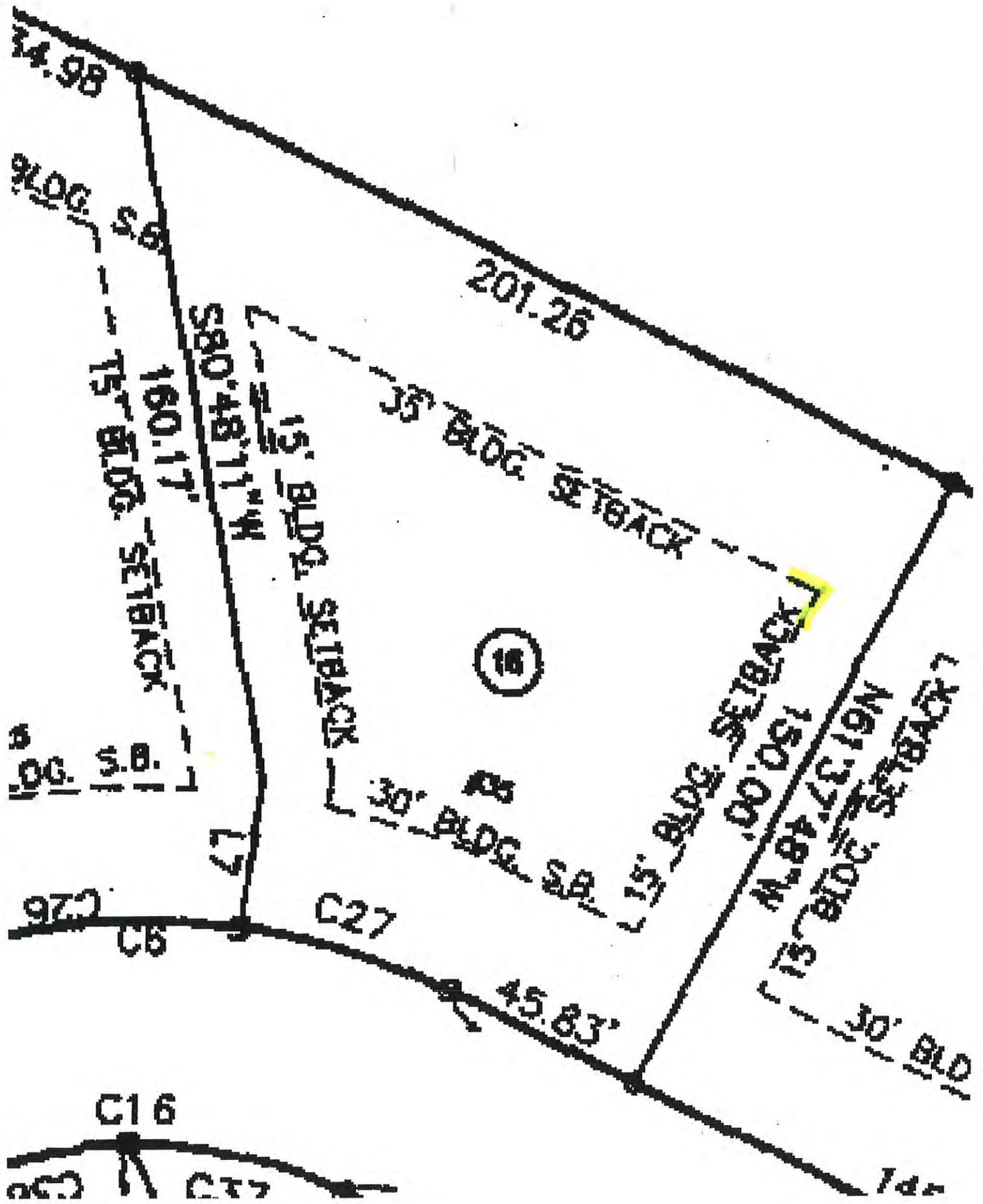


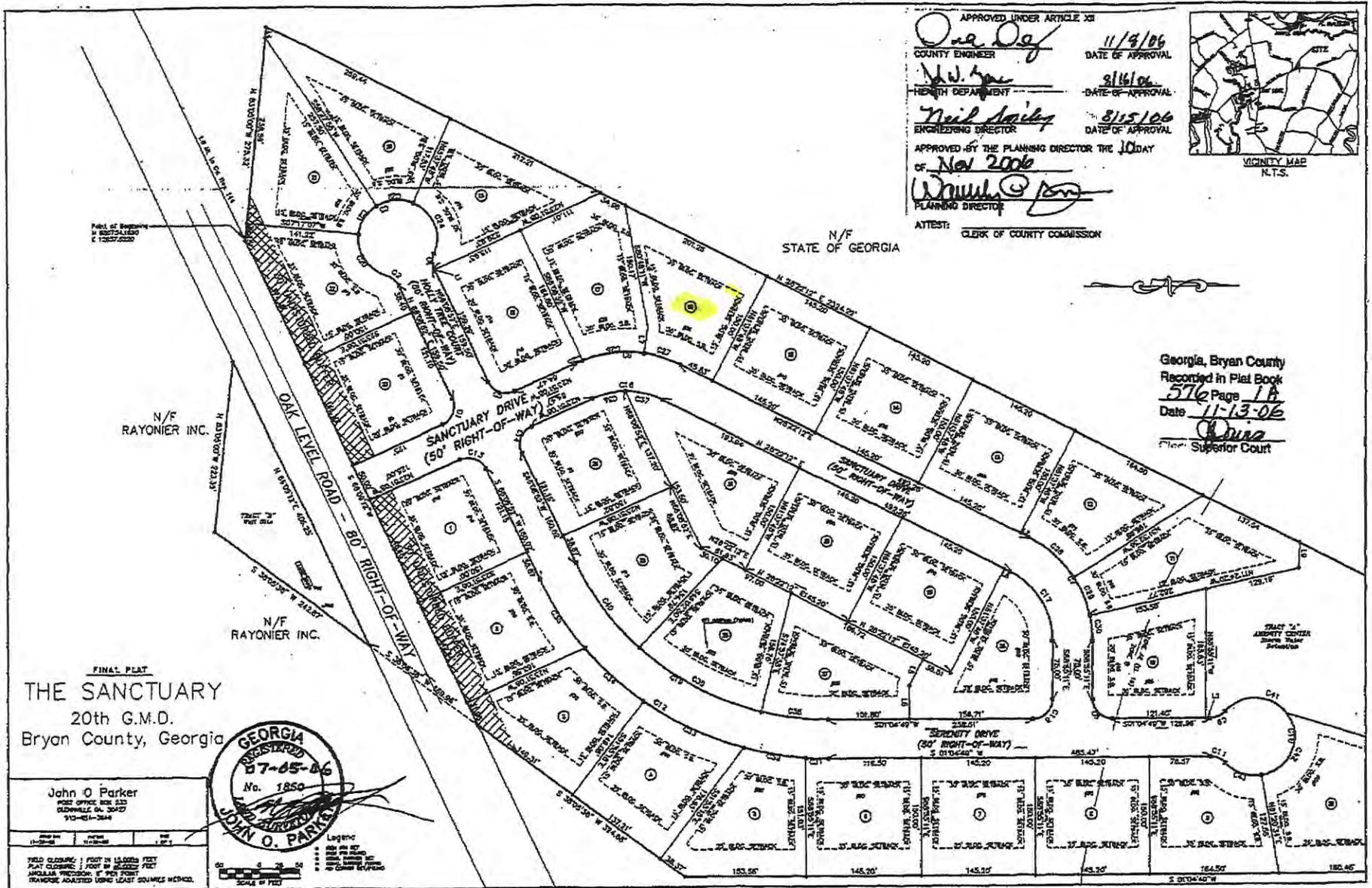
35'
SETBACK

15'
SETBACK

OPEN LOT

- HOUSE -





APPROVED UNDER ARTICLE XII
Neil Daily
 COUNTY ENGINEER
 DATE OF APPROVAL 11/4/06
 HEALTH DEPARTMENT
 DATE OF APPROVAL 8/16/06
 ENGINEERING DIRECTOR
 DATE OF APPROVAL 8/15/06
 APPROVED BY THE PLANNING DIRECTOR THE 10 DAY
 OF *Neil Daily*
 PLANNING DIRECTOR
 ATTEST: *Neil Daily*
 CLERK OF COUNTY COMMISSION



Georgia, Bryan County
 Recorded in Plat Book
 576 Page 1A
 Date 11-13-06
Neil Daily
 Clerk Superior Court

FINAL PLAT
THE SANCTUARY
 20th G.M.D.
 Bryan County, Georgia



John O. Parker
 POST OFFICE BOX 512
 COLUMBIA, GA 30427
 770-621-2644

Legend
 FIELD CLIPPING: 1 FOOT IN 1/4" SCALE
 PLAT CLIPPING: 1 FOOT IN 1/4" SCALE
 ANGLE: 1/4" PER FOOT
 TRANSFORM: ADJUSTED USING LEAST SQUARES METHOD.

SANCTUARY HOA ARCHITECTURAL COMMITTEE IMPROVEMENT FORM

In accordance with the recorded covenants, conditions and restrictions of the association, and in order to protect each individual owner's rights and values, it is required that any owner who is considering improvements of his deeded property to include, but not be limited to patio covers, decks, outside buildings, fencing, building add-ons, etc. submit the following to the Architectural Control Committee prior to initiating work on the planned improvements.

- (1) A completed Improvement Request Form
- (2) Complete and detailed building plans, material listing and specifications
- (3) A property site/plot plan showing the location of the proposed improvement

FAILURE TO SUBMIT THE REQUESTED ATTACHMENTS (ITEMS 1,2&3) PRIOR TO CONSTRUCTION MAY RESULT IN DENIAL OF YOUR REQUEST FOR IMPROVEMENT. If any change is made without approval, the Committee has the right to tell the homeowner to remove the improvement from their property. Any homeowner considering any exterior improvement to their property is urged to review the recorded deed restrictions prior to initial request. Committee is permitted 30-days to respond to a request.

Homeowner: <u>TODD & VANESSA LACY</u>			Date: <u>5-9-2020</u>	
Address: <u>35 SANCTUARY DR.</u>		City: <u>RICHMOND HILL</u>	State: <u>GA</u>	Zip: <u>31324</u>
Phone: <u>904.445-1982</u>	Lot# <u>16</u>	Lot# where work is to be done: <u>#16</u>		

I propose to do the following:

BUILD A POOL WITH ENCLOSURE (SCREENED) IN OUR BACKYARD.

The work will be done by:	<input type="checkbox"/> Myself ()	<input checked="" type="checkbox"/> Contractor (X)	Contractor Name: <u>POSSIBLY B+M POOLS</u>
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Proposed work dates	Start: <u>OCT 2020</u>	Completed: <u>OCT 2020</u>
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The following materials will be used: FIBERGLASS POOL, ALUMINUM & SCREENED ENCLOSURE.

Please attach a sketch indicating shape, height and location of the planned project. Specify colors of paint or materials to be used. Attach a separate sheet if needed.

Comments: AFTER APPROVAL, WE WILL SUBMIT VARIANCE APPLICATION W/ BRYAN COUNTY.

RETURN TO:

I understand that the Architectural Control Committee will act on this request within 30 days. I accept and contact me in writing regarding their decision. I agree not to begin property improvement without written approval from the ACC Committee. I understand that all construction will meet the all applicable County, State, City and any other applicable government codes, laws, rules and regulations. The ACC Committee approvals do not override the above mentioned codes but rather, are intended to work with them.

TODD & VANESSA LACY Homeowners Printed Name
 [Signature] Signature
 Vanessa Sill Lacy Date
 5-9-2020

(BELOW FIELDS FOR THE SANCTUARY HOA ARCHITECTURAL COMMITTEE USE ONLY)

Date Received: 5-9-2020	Recommended Approval as submitted (X)	Recommended Approval with provisions ()
PROVISIONS:		
Not approved () Comments:		
Signature: B.T. Lund	Date: 5/09/20	

Board Member Signature 1: [Signature]

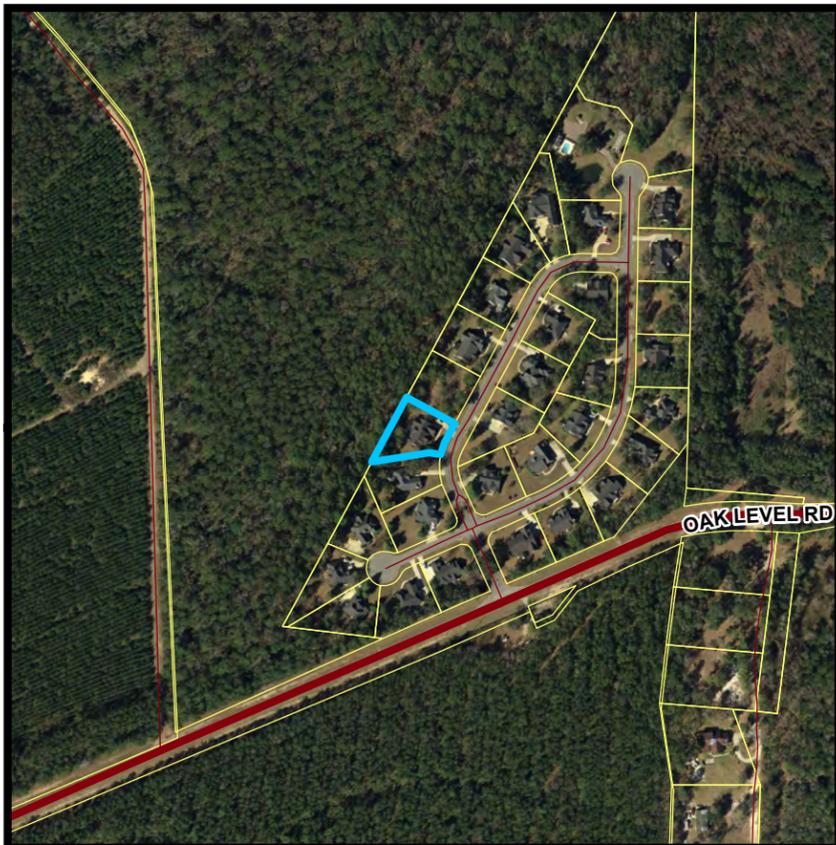
Board Member Signature 2: [Signature]

Board Member Signature 3: [Signature] HOA President

“B” Exhibits – Agency Comments

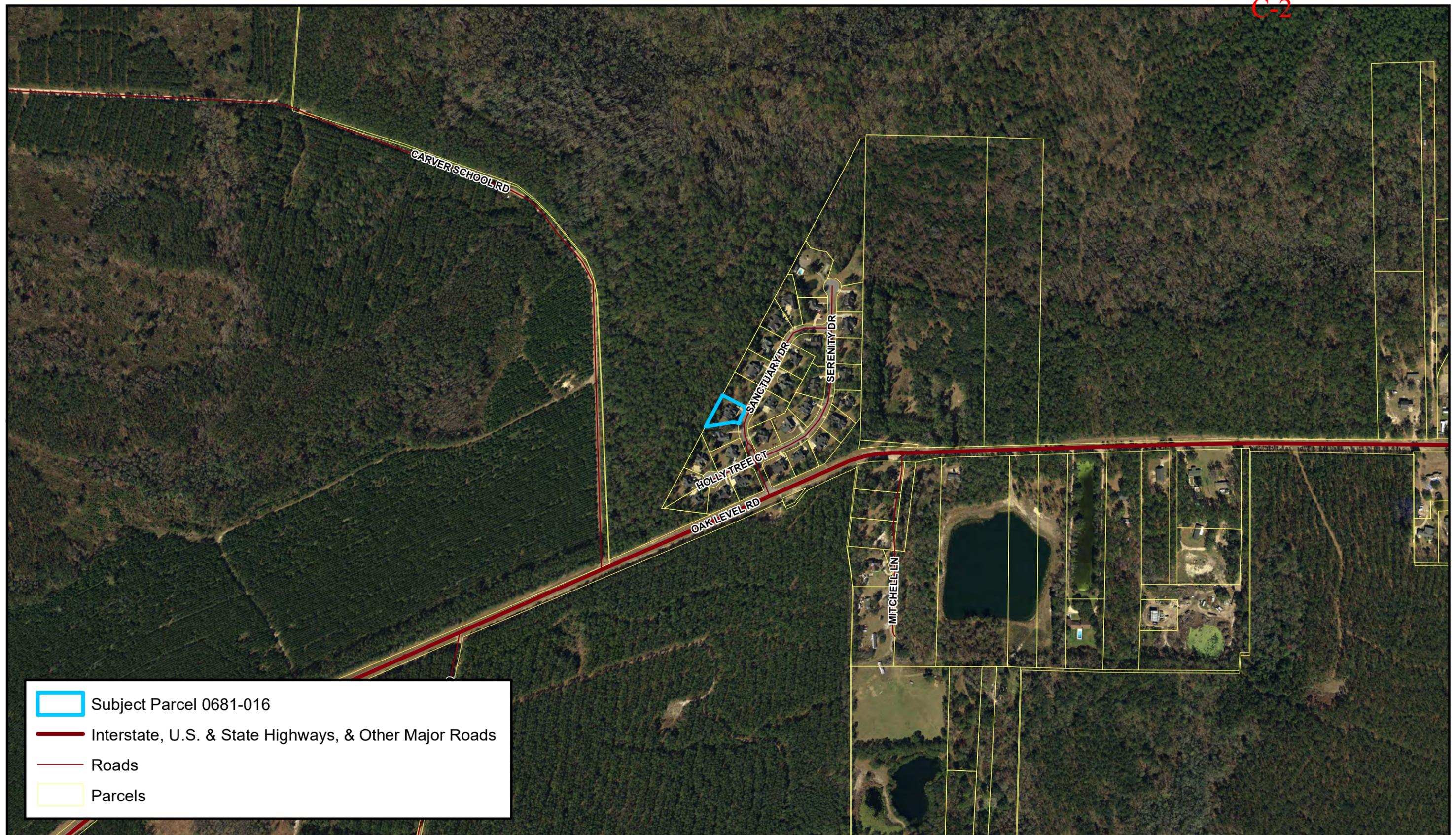
No Comments Provided

“C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcel 0681-016
- Parcels





Subject Parcel 0681-016
 Interstate, U.S. & State Highways, & Other Major Roads
 Roads
 Parcels

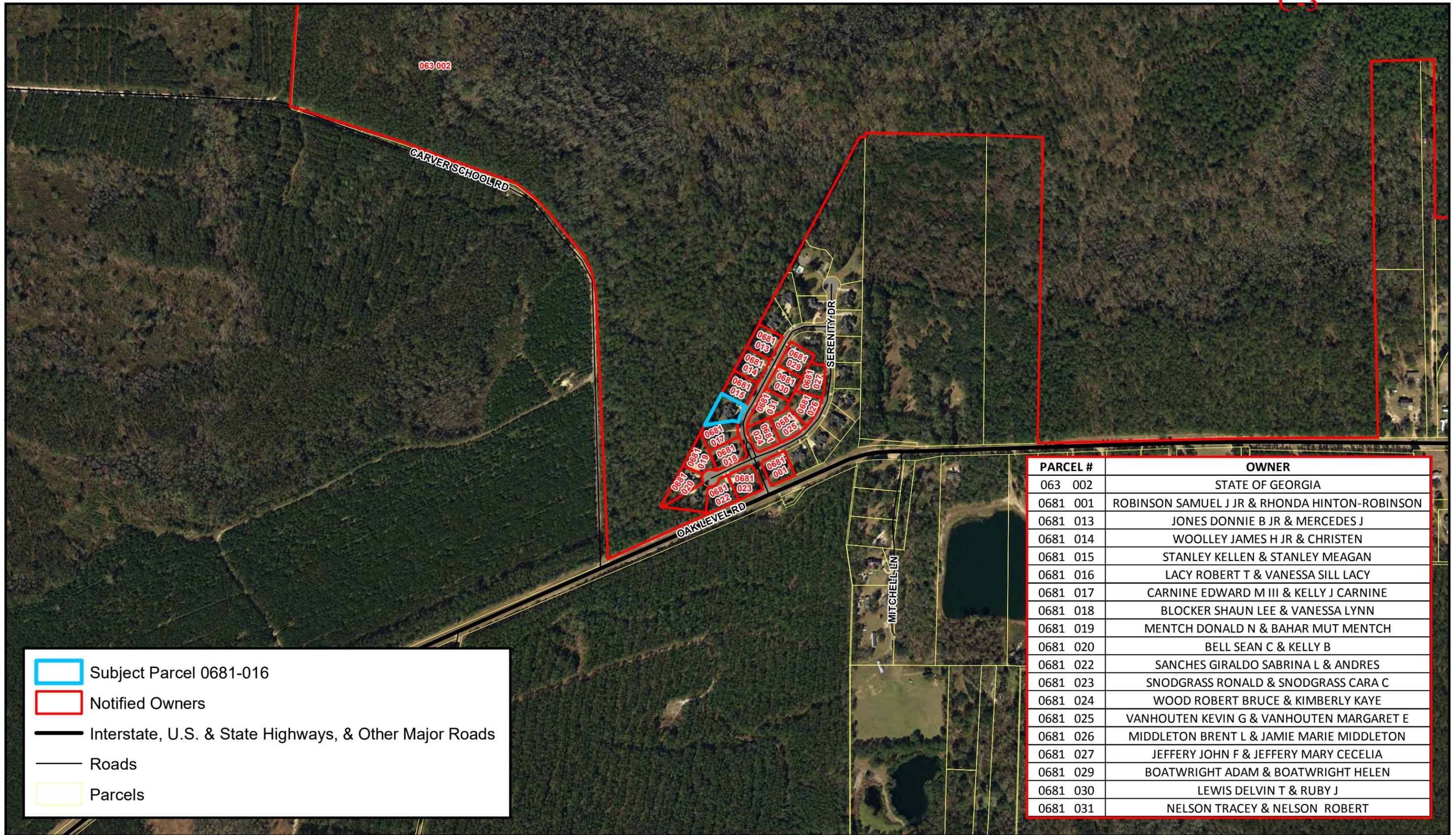


Produced by Bryan County GIS
June 2020



Location Map
Robert & Vanessa Lacy
Case V# 349-20

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.



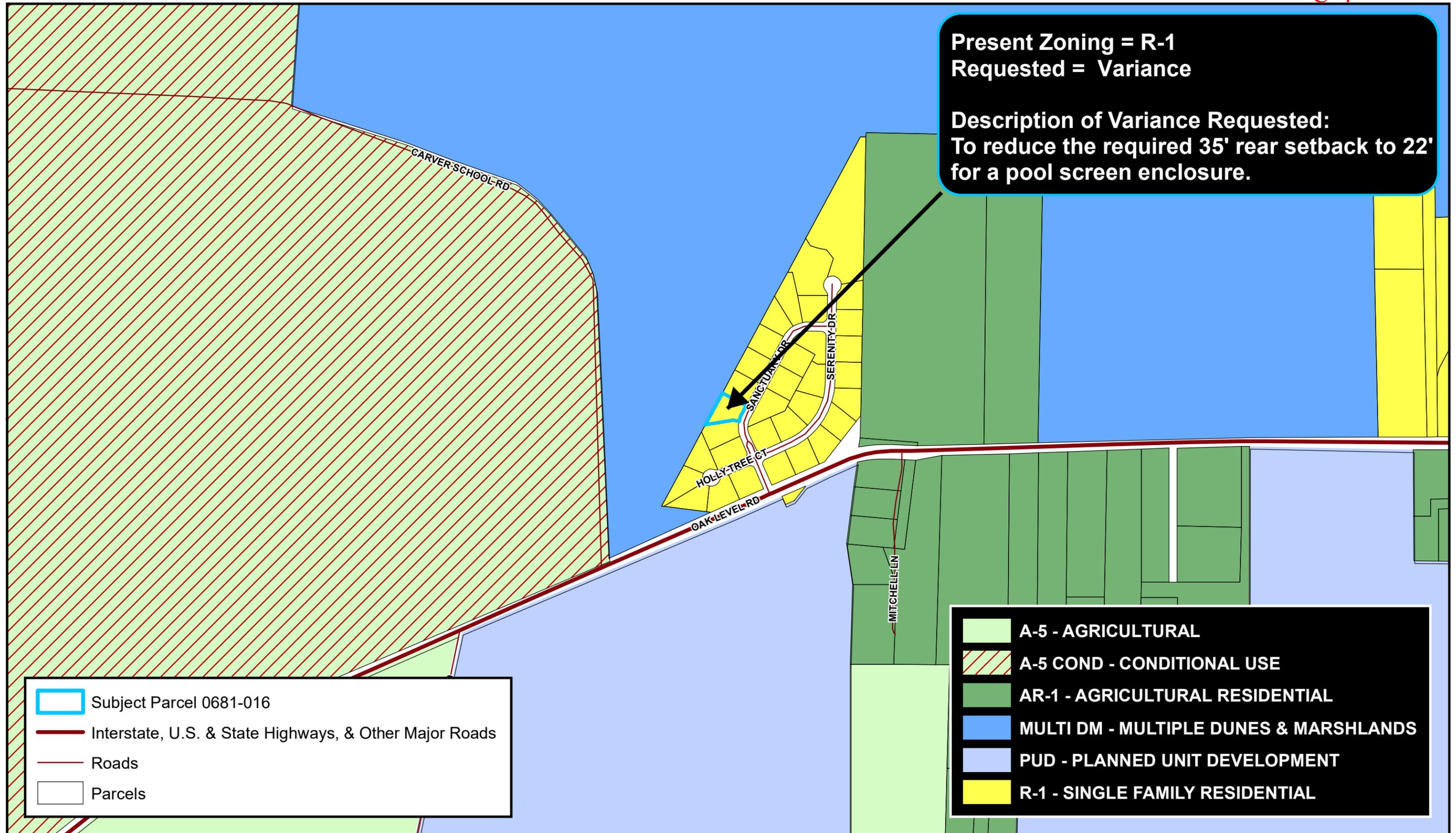
Subject Parcel 0681-016
 Notified Owners
 Interstate, U.S. & State Highways, & Other Major Roads
 Roads
 Parcels

PARCEL #	OWNER
063 002	STATE OF GEORGIA
0681 001	ROBINSON SAMUEL J JR & RHONDA HINTON-ROBINSON
0681 013	JONES DONNIE B JR & MERCEDES J
0681 014	WOOLLEY JAMES H JR & CHRISTEN
0681 015	STANLEY KELLEN & STANLEY MEAGAN
0681 016	LACY ROBERT T & VANESSA SILL LACY
0681 017	CARNINE EDWARD M III & KELLY J CARNINE
0681 018	BLOCKER SHAUN LEE & VANESSA LYNN
0681 019	MENTCH DONALD N & BAHAR MUT MENTCH
0681 020	BELL SEAN C & KELLY B
0681 022	SANCHES GIRALDO SABRINA L & ANDRES
0681 023	SNODGRASS RONALD & SNODGRASS CARA C
0681 024	WOOD ROBERT BRUCE & KIMBERLY KAYE
0681 025	VANHOUTEN KEVIN G & VANHOUTEN MARGARET E
0681 026	MIDDLETON BRENT L & JAMIE MARIE MIDDLETON
0681 027	JEFFERY JOHN F & JEFFERY MARY CECELIA
0681 029	BOATWRIGHT ADAM & BOATWRIGHT HELEN
0681 030	LEWIS DELVIN T & RUBY J
0681 031	NELSON TRACEY & NELSON ROBERT



Notification Map
Robert & Vanessa Lacy
Case V# 349-20

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Present Zoning = R-1
Requested = Variance

Description of Variance Requested:
To reduce the required 35' rear setback to 22'
for a pool screen enclosure.

Subject Parcel 0681-016

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

Roads

Parcels

A-5 - AGRICULTURAL

A-5 COND - CONDITIONAL USE

AR-1 - AGRICULTURAL RESIDENTIAL

MULTI DM - MULTIPLE DUNES & MARSHLANDS

PUD - PLANNED UNIT DEVELOPMENT

R-1 - SINGLE FAMILY RESIDENTIAL



“D” Exhibits – Public Comment

No Comments Provided

BRYAN COUNTY PLANNING & ZONING COMMISSION

CASE SD#3140-19

Public Hearing Date: August 4, 2020

REGARDING THE APPLICATION OF: Bryan Land and Timber, LLC requesting preliminary plat approval for Lenox Subdivision Phases 1 and 2, PIN# 061 065 05 and 061 066, in unincorporated Bryan County, Georgia.	Addendum to March 31, 2020 Staff Report By: Amanda Clement Dated: July 28, 2020
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I. Application Summary

Requested Action: Public hearing and consideration for preliminary plat approval. The application by Bryan Land and Timber, LLC, proposes 86 single-family lots for Lenox Subdivision, PIN# 061 065 05 and 061 066, in unincorporated Bryan County, Georgia.

Representative: Bryan Land & Timber, LLC
105 Abington Way
Macon, GA 31210

Owner: Bryan Land & Timber, LLC
105 Abington Way
Macon, GA 31210

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 originally submitted by Bryan Land and Timber, LLC, on December 30, 2019. The submitted preliminary plat along with an associated PUD Amendment were later denied by the Board of Commissioners at their May 12, 2020 meeting, and the applicant submitted a revised preliminary plat on May 28, 2020.

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

A. Legal notice was published in the Bryan County News on **July 16, 2020**.

B. Notice was sent to Surrounding Land Owners on **July 8, 2020**.

C. The site was posted for Public Hearing on **July 10, 2020**.

3. Background: The applicant submitted the original preliminary plat application in conjunction with an associated PUD amendment (Z#224-20) to reduce the minimum lot size from 7,600 square feet to 7,200 square feet, to reduce the minimum lot width from 60 feet to 54 feet, and to establish maximum lot coverage of 60%. This PUD amendment was denied by the Board of Commissioners at their May 12, 2020 meeting, and as a result, the preliminary plat was denied as well. Following the denial of the PUD amendment and preliminary plat, the applicant revised and resubmitted the preliminary plat in accordance with the prior PUD approvals which established a minimum lot size of 7,600 square feet, minimum lot width of 60 feet, and maximum lot coverage of 50%. In addition to this, the Letter of Map Revision (LOMR 19-04-3361P) as referenced in the original staff report has since become effective, resulting in the reference to this information on the preliminary plat being updated. This addendum to the original staff report serves to update the staff comments and analysis in response to these revisions being made.

4. Exhibits: The following Exhibits are attached hereto as referenced. All revised application documents were received at the Bryan County Community Development office on May 28, 2020, unless otherwise noted.

“A” Exhibits- Application:

A-1 Preliminary Plat dated May 14, 2020

A-2 Lot Frontage Exhibits dated May 14, 2020

“B” Exhibits- Agency Comments:

None received

“C” Exhibits- Bryan County Supplements

C-1 Overview Map

C-2 Location Map

C-3 Notification Map

C-4 Zoning 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 plat was not submitted for review; however, the preliminary plat is consistent with the conceptual master plan and PUD standards as approved by the Board of Commissioners on June 11, 2019.

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 County requirements and Analysis standards. The site was partially located within a Special Flood Hazard Area, unnumbered A zone, and was therefore subject to the County’s Flood Damage Prevention ordinance which requires a flood study and base flood elevation data be approved by FEMA. The applicant provided the required flood study and FEMA’s review has been completed (LOMR 19-04-3361P) with approved changes becoming effective June 19, 2020. This change removed several lots from the Special Flood Hazard Area, and established a base flood elevation for those remaining lots which are now in Zone AE. Construction for this development will have to comply with these effective changes, and homes within the Zone AE will need to be developed in accordance with the County’s flood prevention requirements - to include elevating the homes so that the lowest floor is no lower than one foot above the base flood elevation. In addition to this, the subdivision area contains jurisdictional wetlands, and shows five areas to be impacted by road and infrastructure improvements. These impacts will have to be permitted through the U.S. Army Corps of Engineers. Continued compliance with County, state and federal regulations 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 density and lot layout will remain consistent with the conceptual plan and PUD standards as approved by the Board of Commissioners on June 11, 2019, with lots ranging in size from 7,600 square feet to over 25,000 square feet and frontages that meet or exceed 60 feet at the front building setback line. There are also two new two-lane roads with 60-foot rights-of-way proposed, as well as lots located on Lake Lilly Drive, which is existing. Sidewalks will be constructed, creating an easily walkable neighborhood.

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

► **Staff comment:** The Lenox subdivision will not have a detrimental impact on adjacent properties as it will conform with the existing PUD zoning.

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:** This community has been master planned, and the proposed preliminary plat only represents one phase of the entire Buckhead development. This neighborhood adheres to the overall plan for the neighborhood and will be serviced by County sewer and water. A recreation tract and common areas will be provided in the new neighborhood to serve the homes. The neighborhood will have an external ingress/egress onto Veterans Memorial Parkway as well as ingress/egress onto Lake Lilly Drive that will provide internal circulation, and a 30-foot-wide emergency access easement which will provide access from Highway 144 in the event of an emergency.

The resolution to abandon the previously approved right of way connecting Highway 144 and Veterans Memorial Pkwy was approved by the Board of Commissioners on March 10, 2020, with easements for emergency access and sewer. The abandonment documents have not been finalized or recorded. These documents will need to be recorded prior to the final plat being approved, as they will address the terms and conditions of abandoning the active sewer line and gating and installing improvements to the emergency access easement.

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

► **Staff comment:** During the public hearing process for the PUD Amendment, the residents of Buckhead East expressed concern that the residents of Lenox would have access to the existing amenities areas, including the pool. The applicant represented Lenox would have its own amenities area and the Buckhead East facilities would not be accessible to Lenox residents. In the adopted PUD standards, the applicant stated the recreation area would be approximately 1.44 acres and active recreational components may consist of playground equipment (slide, swings, or free-play lawn area), and the passive recreational areas may consist of a pavilion, seating, grill and fire pit. The preliminary plat does show 2.56 acres of recreational area, exceeding the adopted PUD standard, but does not show the exact recreational components. Staff will review the components with the construction drawings and ensure compliance with the PUD standards and County ordinances.

Additionally, the approved Conceptual Master Plan showed a walking trail in the common area on the north side of Lenox connecting to a proposed sidewalk on Veterans Memorial Parkway. A fishing dock was identified adjacent to the existing pond within the Buckhead East subdivision. Since these improvements were included on the Conceptual Master Plan, the applicant will be required to install them.

Connectivity to County roads is provided via a new road connecting to Veteran’s Memorial Parkway and a connection to Lake Lily Drive. Per County road improvement requirements, sidewalks will be provided along the new roads.

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 revised preliminary plat for the Lenox PUD with the following condition:

1. Conservation easements shall be provided for all open space and environmentally sensitive areas, located outside of right-of-way areas.

2. The required sidewalk along Veterans Memorial Parkway shall be installed with the first phase of the subdivision.
3. The timing and phasing of required transportation improvements shall be submitted with the construction drawings and be approved by the Director of Engineering.
4. The abandonment documents must be approved and recorded prior to a final plat being approved. Construction drawings shall demonstrate compliance with conditions of the abandonment

V. Planning & Zoning 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.

“A” Exhibits – Application

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 RIGHT OF WAY AND NECESSARILY ATTENDANT DRAINAGE FACILITIES AND EASEMENTS FOR THE STREETS, ALL AS SHOWN ON THIS PLAT

OWNER _____ WITNESS _____
NOTARY _____

BRYAN COUNTY / AGENCY APPROVAL

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

APPROVED UNDER ARTICLE XII IN ACCORDANCE WITH BRYAN COUNTY SUBDIVISION REGULATIONS

COUNTY ENGINEER _____ DATE OF APPROVAL _____

APPROVED BY THE PLANNING DIRECTOR THIS _____ DAY OF _____

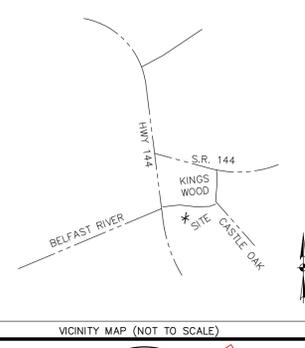
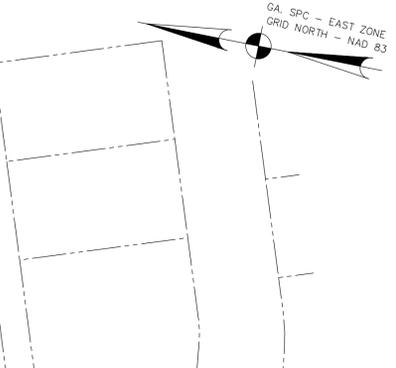
PLANNING DIRECTOR _____

ATTEST: _____ CLERK OF COUNTY COMMISSION

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD LENGTH, CHORD BEARING, DELTA ANGLE, LINE BEARING, DISTANCE. Contains curve data for C1 through C52 and line data for L1 through L45.

- NOTES: 1. FIELD EQUIPMENT USED: GEOMAX ZOOM 80 5" TOTAL STATION AND CHAMPION TKO RECEIVER. 2. BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE. 3. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL TOLERANCE OF 0.05 FEET AT THE 95% ACCURACY CONFIDENCE LEVEL AND WAS ADJUSTED USING LEAST SQUARES. 4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 379,040 FEET. 5. THE PARCEL IDENTIFICATION NUMBERS (PIN) FOR THE PARENT TRACT PLATTED HEREON ARE 061-066 AND 061-065-05. 6. UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION. 7. ZONING: PUD, AMENDED CASE Z-2023-19 APPROVED JUNE 11, 2019. 8. ALL CORNERS MARKED WITH 1/2" IRON REBAR, 30" LONG WITH CAP STAMPED (GSA/LSF#1280) UNLESS OTHERWISE NOTED. MONUMENTS SHALL CONFORM WITH BRYAN COUNTY ORDINANCE SECTION 2500 (f). 9. ALL LOTS HAVE A 5 FOOT DRAINAGE AND UTILITY EASEMENT ON ALL SIDE AND REAR PROPERTY LINES UNLESS OTHERWISE SHOWN ON PLAT. ALL LOTS HAVE A 10 FOOT FRONT UTILITY EASEMENT ALONG THE RIGHT OF WAY UNLESS OTHERWISE SHOWN. 10. MAXIMUM LOT COVERAGE IS FIFTY PERCENT. 11. THE DEVELOPER/HOA WILL OWN AND MAINTAIN ALL DRAINAGE FACILITIES OUTSIDE OF THE RIGHT OF WAYS. 12. CONCRETE SIDEWALK ON INDIVIDUAL LOTS SHALL BE CONSTRUCTED WITH THE ENDURANCE OF THE BUILDING PERMIT. THE DEVELOPER GUARANTEES CONSTRUCTION OF ALL SIDEWALK LOCATED IN THE APPROVED SUBDIVISION WITHIN 3 YEARS OF FINAL PLAT APPROVAL. ANY MAINTENANCE AND REPAIR OF ANY LOT IMPROVEMENTS LOCATED WITHIN THE RIGHT-OF-WAY, TO INCLUDE THE SIDEWALKS, ARE THE RESPONSIBILITY OF THE PROPERTY OWNER. 13. EACH LOT TO HAVE TREE PLANTINGS PROVIDED IN ACCORDANCE WITH THE BRYAN COUNTY TREE PROTECTION ORDINANCE. TREES BE LOCATED TO ACCOMMODATE THE INDIVIDUAL LOT LAYOUT, HOME AND SITE CHARACTERISTICS. 14. 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. 15. ACCORDING TO FEMA FIRM PANELS 13029C0295D & 13029C0375D, REVISED TO REFLECT LOMR CASE NO. 19-04-3361P EFFECTIVE JUNE 19, 2020, THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA IN ZONE AE, ZONE X-SHADED AND ZONE X (NAVD 88). 16. WATER AND SEWER FOR THE PROPOSED PARCELS WILL BE SERVED BY BRYAN COUNTY. 17. WETLANDS 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. 18. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND. 19. MINIMUM LOT FRONTAGE IS 60 FEET, MEASURED AT THE FRONT BUILDING SETBACK LINE.



THOMAS G. GAMMON
GA. RLS 3005
LAND SURVEYOR
LICENSE NO. 3005
LSF # 1280

SURVEYORS CERTIFICATION
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, 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.

DATE: _____

ACREAGE SCHEDULE

LOTS.....	8.12 AC.
RIGHT OF WAY.....	3.00 AC.
COMMON AREA.....	3.00 AC.
RECREATION AREA.....	2.56 AC.
TOTALS.....	16.68 AC.

THIS PLAT CONTAIN 44 LOTS

- LEGEND**
- MEANDER POINT (NO MONUMENT)
 - CONC. MONUMENT FOUND
 - CONC. MONUMENT SET
 - IRON PIPE FOUND
 - IRON REBAR SET
 - #222 = STREET ADDRESS
- REV. 7/6/2020 NOTE 15 PER BRYAN CO. COMMENT
REV. 5/14/2020 BRYAN CO. COMMENTS
REV. 2/27/2020 BRYAN CO. COMMENTS

MAJOR SUBDIVISION
LENOX SUBDIVISION
PHASE 1
(LOTS 1 - 44)
A PORTION OF
PARCELS K & J5

20th. G.M. DISTRICT
BRYAN COUNTY, GEORGIA

PREPARED FOR:
BRYAN, LAND & TIMBER LLC

PREPARED BY:
GAMMON SURVEYING & ASSOCIATES, LLC

6 RIVER BLUFF DRIVE
SAVANNAH, GEORGIA, 31406 / (912) 655-4891

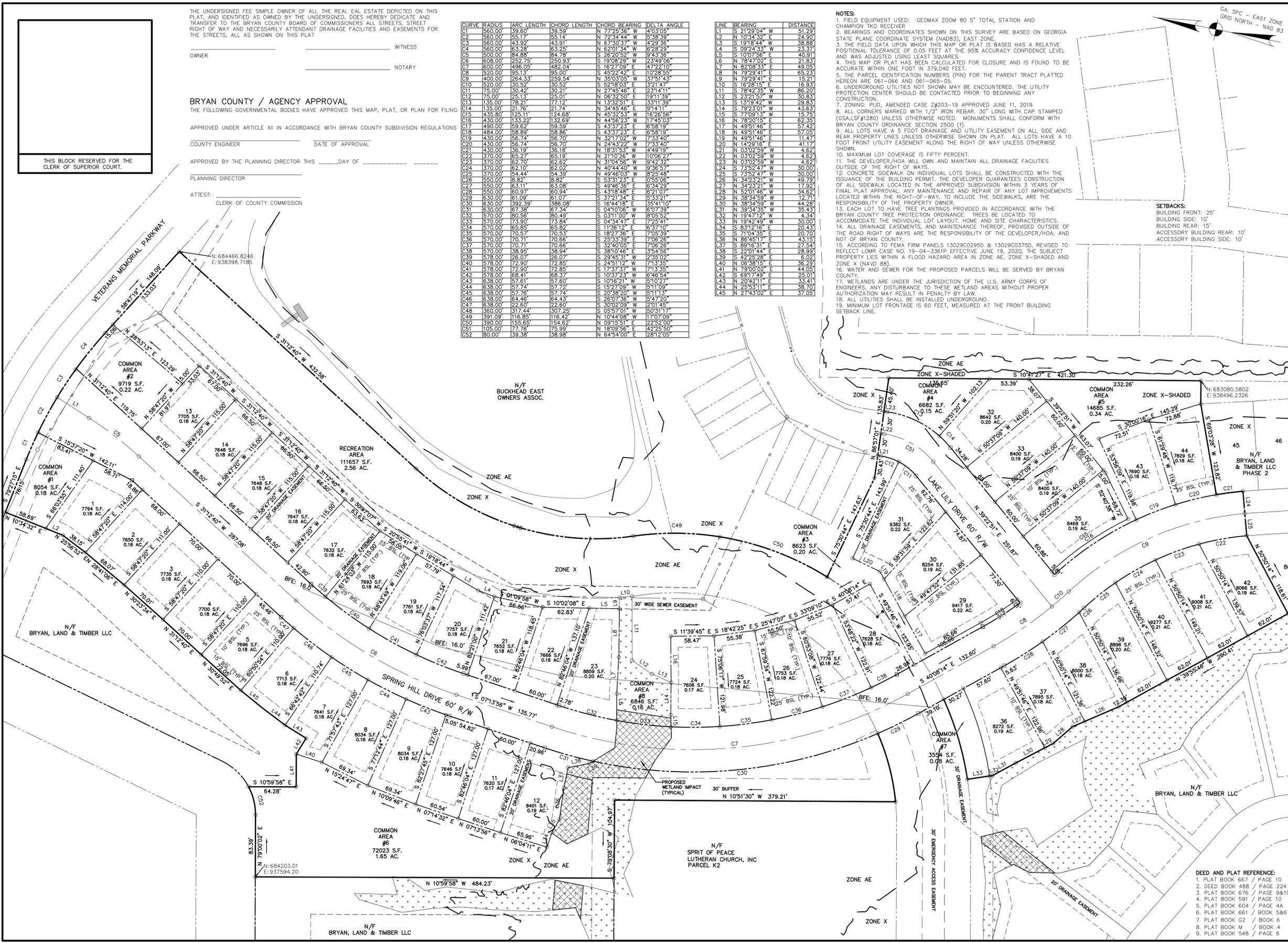
DEED AND PLAT REFERENCE:

1. PLAT BOOK 667 / PAGE 10
2. DEED BOOK 488 / PAGE 224
3. PLAT BOOK 676 / PAGE 9&10
4. PLAT BOOK 591 / PAGE 10
5. PLAT BOOK 604 / PAGE 4A
6. PLAT BOOK 661 / BOOK 5&6
7. PLAT BOOK G2 / BOOK 6
8. PLAT BOOK M / BOOK 4
9. PLAT BOOK 548 / PAGE 6

FIELD DATE: 3/23/2020
PLAT DATE: 5/14/2020
FILE NUMBER: 00579

SCALE: 1 INCH = 60 FEET

SHEET 1 OF 1



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 RIGHT OF WAY AND NECESSARILY ATTENDANT DRAINAGE FACILITIES AND EASEMENTS FOR THE STREETS, ALL AS SHOWN ON THIS PLAT

OWNER _____ WITNESS _____
NOTARY _____

BRYAN COUNTY / AGENCY APPROVAL
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APPROVED UNDER ARTICLE XII IN ACCORDANCE WITH BRYAN COUNTY SUBDIVISION REGULATIONS

COUNTY ENGINEER _____ DATE OF APPROVAL _____

APPROVED BY THE PLANNING DIRECTOR THIS _____ DAY OF _____

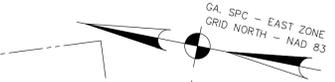
PLANNING DIRECTOR _____

ATTEST: _____ CLERK OF COUNTY COMMISSION

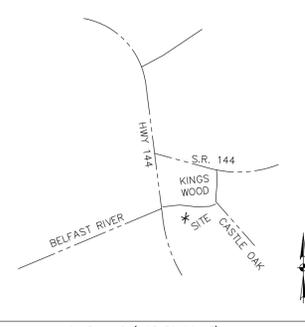
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5. THE PARCEL IDENTIFICATION NUMBERS (PIN) FOR THE PARENT TRACT PLATTED HEREON ARE 061-066 AND 061-065-05.
6. UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
7. ZONING: PUD, AMENDED CASE Z-203-19 APPROVED JUNE 11, 2019.
8. ALL CORNERS MARKED WITH 1/2" IRON REBAR, 30" LONG WITH CAP STAMPED (GSA/LSF#1280) UNLESS OTHERWISE NOTED. MONUMENTS SHALL CONFORM WITH BRYAN COUNTY ORDINANCE SECTION 2500 (f).
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14. 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.
15. ACCORDING TO LOMR CASE NO. 19-04-3361P, THE FLOOD STUDY IS CURRENTLY UNDER FEMA REVIEW REGARDING FIRM MAP NO. 130016, PANELS 0295D & 375D, DATED 08/02/2018, TO CONFIRM THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA IN ZONE AE, ZONE X-SHADED AND ZONE X (NAVD 88).
16. WATER AND SEWER FOR THE PROPOSED PARCELS WILL BE SERVED BY BRYAN COUNTY.
17. WETLANDS 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.
18. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
19. MINIMUM LOT FRONTAGE IS 60 FEET, MEASURED AT THE FRONT BUILDING SETBACK LINE.



LOT FRONTAGE EXHIBIT



VICINITY MAP (NOT TO SCALE)



THOMAS G. GAMMON
GA. RLS LAND SURVEYOR
LICENSE NO. 3005
LSF # 1280

SURVEYORS CERTIFICATION
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, 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.

THOMAS G. GAMMON, GA RLS 3005 DATE: _____

ACREAGE SCHEDULE
LOTS.....8.12 AC.
RIGHT OF WAY.....3.00 AC.
COMMON AREA.....3.00 AC.
RECREATION AREA.....2.56 AC.
TOTALS.....16.68 AC.

THIS PLAT CONTAIN 44 LOTS

- LEGEND**
- MEANDER POINT (NO MONUMENT)
 - CONC. MONUMENT FOUND
 - CONC. MONUMENT SET
 - IRON PIPE FOUND
 - IRON REBAR SET
 - #222 = STREET ADDRESS

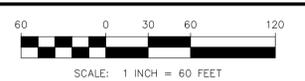
REV. 5/14/2020 BRYAN CO. COMMENTS
REV. 2/27/2020 BRYAN CO. COMMENTS

MAJOR SUBDIVISION
LENOX SUBDIVISION
PHASE 1
(LOTS 1 - 44)
A PORTION OF
PARCELS K & J5

20th. G.M. DISTRICT
BRYAN COUNTY, GEORGIA

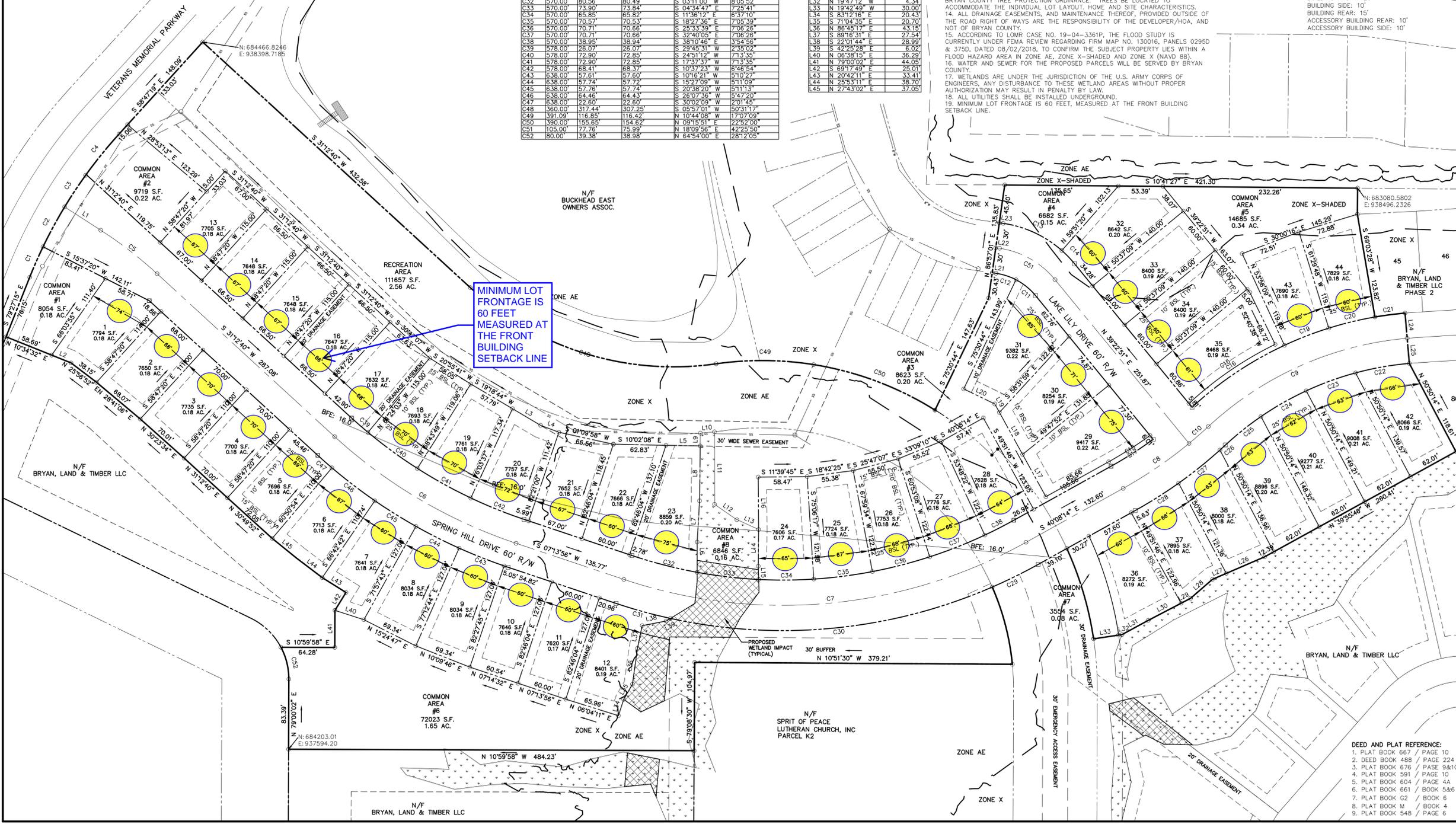
PREPARED FOR:
BRYAN, LAND & TIMBER LLC
PREPARED BY:
GAMMON SURVEYING & ASSOCIATES, LLC

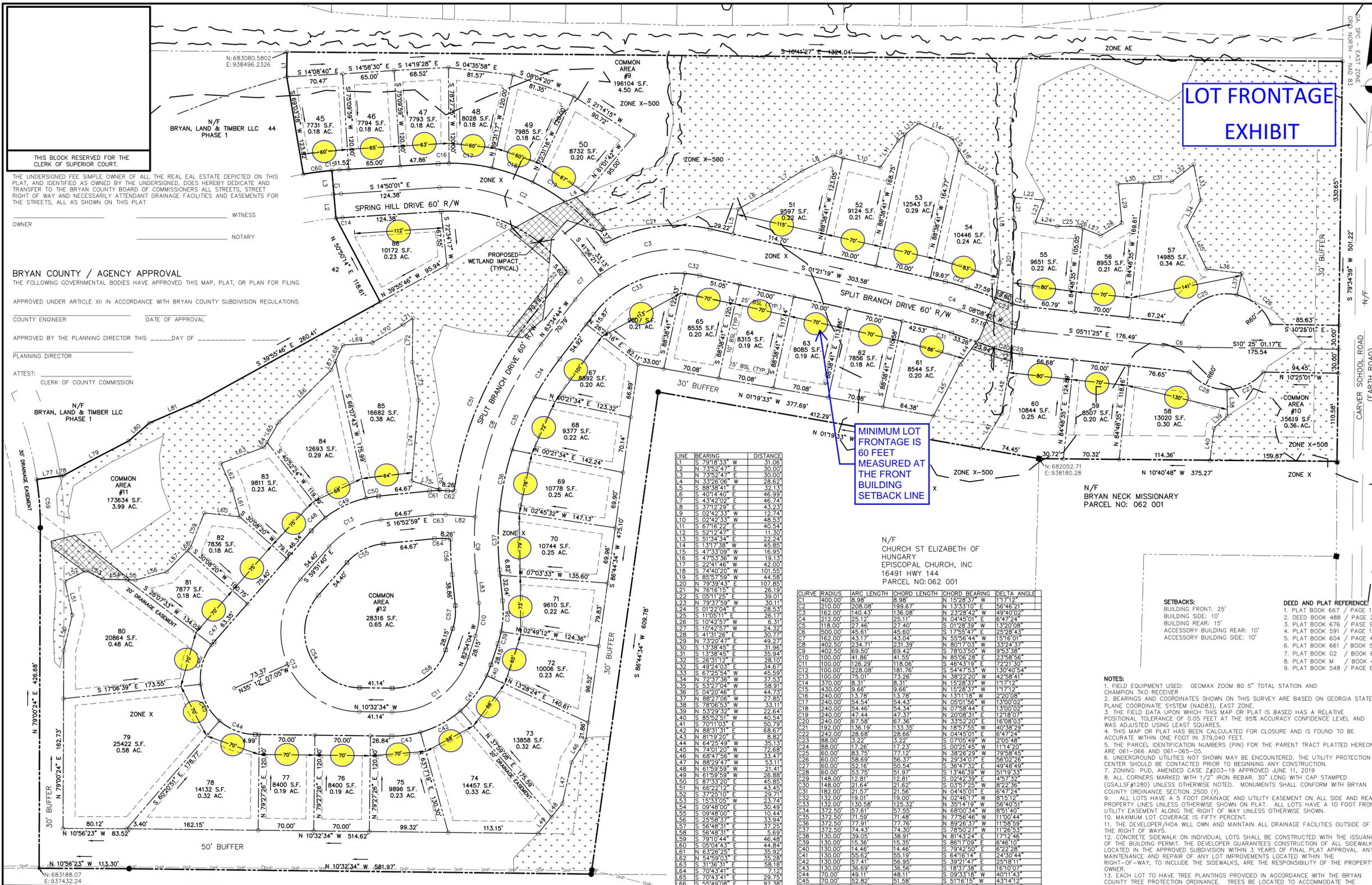
6 RIVER BLUFF DRIVE
SAVANNAH, GEORGIA, 31406 / (912) 655-4891



FIELD DATE: 3/23/2020
PLAT DATE: 5/14/2020
FILE NUMBER: 00579 SHEET 1 OF 1

MINIMUM LOT FRONTAGE IS 60 FEET MEASURED AT THE FRONT BUILDING SETBACK LINE





THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT.

THE UNDERSIGNED FEE SIMPLE OWNER OF ALL THE REAL ESTATE DEPICTED ON THIS PLAN, AND IDENTIFIED AS OWNED BY THE UNDERSIGNED, DOES HEREBY DEDICATE AND TRANSFER TO THE BRYAN COUNTY BOARD OF COMMISSIONERS ALL STREETS, STREET RIGHT OF WAY AND NECESSARILY ATTENDANT DRAINAGE FACILITIES AND EASEMENTS FOR THE STREETS, ALL AS SHOWN ON THIS PLAN

OWNER _____ WITNESS _____
 _____ NOTARY _____

BRYAN COUNTY / AGENCY APPROVAL

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

APPROVED UNDER ARTICLE XII IN ACCORDANCE WITH BRYAN COUNTY SUBDIVISION REGULATIONS

COUNTY ENGINEER _____ DATE OF APPROVAL _____

APPROVED BY THE PLANNING DIRECTOR THIS _____ DAY OF _____

PLANNING DIRECTOR _____

ATTEST: _____ CLERK OF COUNTY COMMISSION

N/F BRYAN, LAND & TIMBER LLC PHASE 1

COMMON AREA #11 173634 S.F. 3.99 AC.

COMMON AREA #12 28316 S.F. 0.65 AC.

COMMON AREA #10 15619 S.F. 0.36 AC.

COMMON AREA #9 10844 S.F. 0.25 AC.

COMMON AREA #8 8507 S.F. 0.20 AC.

COMMON AREA #7 8544 S.F. 0.20 AC.

COMMON AREA #6 8544 S.F. 0.20 AC.

COMMON AREA #5 8544 S.F. 0.20 AC.

COMMON AREA #4 8544 S.F. 0.20 AC.

COMMON AREA #3 8544 S.F. 0.20 AC.

COMMON AREA #2 8544 S.F. 0.20 AC.

COMMON AREA #1 8544 S.F. 0.20 AC.

COMMON AREA #0 8544 S.F. 0.20 AC.

STATE ROUTE 144 75' R/W

N 10°56'23" W 113.30'

N 103°32'34" W 581.97'

N 103°32'34" W 514.62'

LINE	BEARING	DISTANCE
L1	S 79°18'33" W	31.06
L2	N 73°52'47" E	30.00
L3	N 73°52'47" E	30.00
L4	N 33°26'06" W	28.62
L5	S 83°38'41" E	32.13
L6	S 40°14'40" E	46.99
L7	S 43°42'02" E	46.74
L8	S 12°22'29" E	43.24
L9	S 02°42'33" W	12.74
L10	S 02°42'33" W	48.53
L11	S 67°16'22" E	40.54
L12	S 52°12'41" E	11.30
L13	S 51°34'34" E	22.24
L14	S 13°17'38" W	45.85
L15	S 43°33'09" W	16.95
L16	N 47°53'12" W	19.13
L17	S 22°41'46" W	42.00
L18	S 74°40'20" W	101.55
L19	S 85°59'58" W	44.58
L20	N 79°59'43" E	107.85
L21	N 76°16'15" E	26.19
L22	S 05°11'25" E	39.01
L23	N 79°57'59" W	30.11
L24	S 01°22'04" E	28.53
L25	N 11°05'11" E	26.17
L26	S 10°42'57" W	6.31
L27	S 10°42'57" W	24.32
L28	S 41°31'26" E	30.77
L29	S 13°38'45" E	49.27
L30	S 13°38'45" E	31.96
L31	S 13°38'45" E	35.94
L32	S 26°31'17" E	28.10
L33	S 49°03'03" E	34.67
L34	S 67°25'54" W	45.59
L35	N 72°37'36" W	37.53
L36	S 33°22'04" W	58.91
L37	S 04°20'46" E	44.73
L38	N 88°27'06" W	27.85
L39	S 78°06'53" W	33.11
L40	S 53°29'39" E	22.64
L41	S 85°25'51" W	40.54
L42	S 70°11'03" E	50.79
L43	N 88°31'31" E	68.67
L44	N 81°19'20" E	8.82
L45	N 64°25'49" W	35.13
L46	N 74°01'20" W	72.68
L47	N 68°41'56" W	33.47
L48	N 88°29'47" W	53.11
L49	N 61°59'59" W	21.41
L50	S 87°33'20" E	45.85
L51	N 66°22'12" E	43.45
L52	S 37°25'10" E	29.71
L53	S 15°33'05" W	23.74
L54	S 09°48'00" E	30.49
L55	S 09°48'00" E	10.44
L56	S 25°58'31" E	33.94
L57	S 56°48'31" E	37.25
L58	S 56°48'31" E	5.69
L59	S 07°40'44" E	44.84
L60	S 05°04'43" E	44.84
L61	N 63°26'25" E	35.92
L62	N 54°59'03" E	35.28
L63	S 31°36'31" E	58.18
L64	S 70°43'41" E	7.12
L65	S 70°43'41" E	29.75
L66	S 63°27'04" W	48.37
L67	S 75°56'58" E	12.48
L68	S 75°56'58" E	22.11
L69	S 15°32'08" E	37.07
L70	S 41°30'05" W	45.49
L71	S 45°54'39" E	14.21
L72	S 79°22'21" W	55.18
L73	S 63°27'04" W	48.37
L74	S 83°42'58" W	101.50
L75	S 06°08'16" W	36.50
L76	S 73°07'01" W	1.48
L77	S 18°43'28" E	30.24
L78	S 19°42'39" E	4.10
L79	S 38°57'50" E	92.42
L80	S 52°01'46" E	34.62
L81	S 34°23'21" E	67.71
L82	S 06°59'22" E	37.22
L83	S 73°07'01" W	38.86

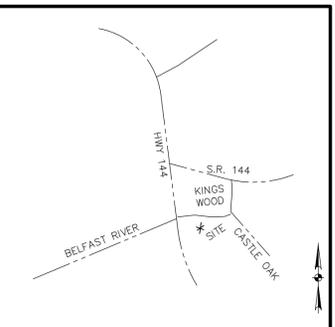
N/F CHURCH ST ELIZABETH OF HUNGARY EPISCOPAL CHURCH, INC 16491 HWY 144 PARCEL NO: 062 001

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	400.00	8.98	8.98	N 15°28'37" W	117°12'
C2	210.00	208.08	199.97	N 13°33'10" E	56°46'21"
C3	162.00	140.43	136.08	N 13°28'27" E	69°40'02"
C4	212.00	25.12	25.11	N 04°45'01" E	6°47'24"
C5	118.00	27.46	27.40	S 01°28'39" W	13°20'08"
C6	500.00	45.81	44.80	S 17°52'27" E	23°58'43"
C7	162.00	43.17	43.04	N 55°56'44" W	15°16'01"
C8	402.50	234.71	231.39	N 80°17'03" W	33°24'37"
C9	402.50	69.50	69.42	S 78°03'50" W	95°33'56"
C10	100.00	41.86	41.58	N 48°08'52" E	23°58'56"
C11	100.00	126.29	118.06	S 46°43'19" E	72°21'30"
C12	100.00	228.08	181.76	S 54°75'53" W	130°40'54"
C13	100.00	332.74	273.26	N 38°22'20" W	42°58'41"
C14	370.00	8.31	8.31	N 15°28'37" W	117°12'
C15	430.00	9.66	9.66	N 15°28'37" W	117°12'
C16	240.00	13.78	13.78	N 131°18" W	22°00'08"
C17	240.00	54.54	54.43	N 05°01'56" W	13°00'02"
C18	240.00	54.46	54.34	N 07°58'44" E	13°00'02"
C19	240.00	47.44	47.37	N 20°08'31" E	12°18'07"
C20	240.00	67.58	67.36	N 43°08'27" W	16°08'03"
C21	192.00	136.19	133.35	N 18°57'55" W	40°38'29"
C22	242.00	28.68	28.66	N 04°45'01" E	6°47'24"
C23	86.00	3.27	3.22	S 07°05'59" W	2°05'48"
C24	86.00	17.26	17.23	S 00°25'45" W	11°14'20"
C25	60.00	83.75	77.12	N 38°26'29" W	79°58'45"
C26	60.00	56.69	56.37	N 29°34'07" E	56°02'26"
C27	60.00	52.16	50.54	S 36°47'32" E	49°48'49"
C28	60.00	53.75	51.97	S 13°46'39" W	51°19'33"
C29	148.00	12.81	12.81	S 02°42'33" E	4°57'32"
C30	148.00	21.64	21.64	S 03°57'25" W	6°27'36"
C31	182.00	21.57	21.56	N 04°45'01" E	6°47'24"
C32	132.00	19.01	19.00	N 02°46'17" W	8°15'12"
C33	132.00	130.58	125.32	N 35°14'19" W	56°40'51"
C34	132.00	78.72	75.85	N 52°05'51" E	57°58'56"
C35	372.50	71.59	71.48	N 77°56'46" W	11°00'44"
C36	372.50	77.91	77.76	N 89°26'37" W	11°58'59"
C37	372.50	74.43	74.30	S 38°52'27" W	17°05'24"
C38	130.00	39.05	39.01	N 61°33'24" E	11°05'46"
C39	130.00	15.36	15.35	S 86°17'09" E	6°46'10"
C40	130.00	14.48	14.46	S 79°42'50" E	6°22'28"
C41	130.00	21.64	21.64	S 64°18'14" E	24°50'44"
C42	130.00	57.41	56.95	S 39°21'42" E	25°18'11"
C43	130.00	36.69	36.56	S 18°37'38" E	16°10'07"
C44	70.00	48.11	48.11	N 83°33'58" W	49°14'33"
C45	70.00	52.82	51.83	S 11°18'15" W	43°14'12"
C46	70.00	52.82	51.58	N 85°29'33" W	43°14'12"
C47	70.00	4.90	4.90	N 61°52'04" W	4°00'44"
C48	130.00	74.36	74.32	N 51°29'07" E	10°44'04"
C49	130.00	57.30	56.84	N 36°29'57" W	25°15'20"
C50	130.00	15.86	15.85	N 20°22'38" W	6°59'17"
C51	432.50	718.72	216.39	N 78°03'59" W	28°59'29"
C52	192.00	21.16	21.15	N 60°25'19" W	6°18'51"
C53	180.00	178.36	171.15	N 13°33'10" E	56°46'21"
C54	70.00	159.66	127.23	S 64°25'53" W	130°40'54"
C55	130.00	52.51	51.29	N 09°13'10" W	42°27'39"
C56	432.50	474.14	471.11	S 76°14'20" W	6°14'39"
C57	70.00	29.30	29.09	N 85°08'28" E	23°58'56"
C58	70.00	88.40	82.64	N 84°31'19" E	22°21'50"
C59	400.00	60.79	60.73	N 74°37'46" E	8°42'28"
C60	430.00	36.19	32.18	N 18°11'53" W	42°14'40"
C61	130.00	12.33	12.32	N 14°09'59" W	52°05'01"
C62	130.00	10.12	10.12	N 09°13'10" W	42°27'39"
C63	100.00	17.27	17.25	N 11°56'10" W	9°53'38"
C64	70.00	12.09	12.07	N 11°56'10" W	9°53'38"

SETBACKS:
 BUILDING FRONT: 25'
 BUILDING SIDE: 10'
 BUILDING REAR: 15'
 ACCESSORY BUILDING REAR: 10'
 ACCESSORY BUILDING SIDE: 10'

DEED AND PLAT REFERENCE:
 1. PLAT BOOK 667 / PAGE 10
 2. DEED BOOK 488 / PAGE 224
 3. PLAT BOOK 676 / PAGE 981
 4. PLAT BOOK 591 / PAGE 10
 5. PLAT BOOK 604 / PAGE 4A
 6. PLAT BOOK 661 / BOOK 5&6
 7. PLAT BOOK C2 / BOOK 6
 8. PLAT BOOK M / BOOK 4
 9. PLAT BOOK 548 / PAGE 6

NOTES:
 1. FIELD EQUIPMENT USED: GEOMAX ZOOM 80 5" TOTAL STATION AND CHAMPION TK RECEIVER
 2. BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
 3. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A RELATIVE POSITIONAL TOLERANCE OF 0.05 FEET AT THE 95% ACCURACY CONFIDENCE LEVEL AND WAS ADJUSTED USING LEAST SQUARES.
 4. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 375,040 FEET.
 5. THE PARCEL IDENTIFICATION NUMBERS (PIN) FOR THE PARENT TRACT PLATTED HEREON ARE 061-066 AND 061-065-05.
 6. UNDERGROUND UTILITIES NOT SHOWN MAY BE ENCOUNTERED. THE UTILITY PROTECTION CENTER SHOULD BE CONTACTED PRIOR TO BEGINNING ANY CONSTRUCTION.
 7. ZONING: PUD, AMENDED CASE #203-19 APPROVED JUNE 11, 2019
 8. ALL CORNERS MARKED WITH 1/2" IRON REBAR, 30" LONG WITH CAP STAMPED (C/SAL/5/280) UNLESS OTHERWISE NOTED. MONUMENTS SHALL CONFORM WITH BRYAN COUNTY ORDINANCE SECTION 2500 (f).
 9. ALL LOTS HAVE A 5 FOOT DRAINAGE AND UTILITY EASEMENT ON ALL SIDE AND REAR PROPERTY LINES UNLESS OTHERWISE SHOWN ON PLAT. ALL LOTS HAVE A 10 FOOT FRONT UTILITY EASEMENT ALONG THE RIGHT OF WAY UNLESS OTHERWISE SHOWN.
 10. MAXIMUM LOT COVERAGE IS FIFTY PERCENT.
 11. THE DEVELOPER/HOA WILL OWN AND MAINTAIN ALL DRAINAGE FACILITIES OUTSIDE OF THE RIGHT OF WAYS.
 12. 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 WITHIN 3 YEARS OF FINAL PLAT APPROVAL. ANY MAINTENANCE AND REPAIR OF ANY LOT IMPROVEMENTS LOCATED WITHIN THE RIGHT-OF-WAY, TO INCLUDE THE SIDEWALKS, ARE THE RESPONSIBILITY OF THE PROPERTY OWNER.
 13. EACH LOT TO HAVE TREE PLANTINGS PROVIDED IN ACCORDANCE WITH THE BRYAN COUNTY TREE PROTECTION ORDINANCE. TREES BE LOCATED TO ACCOMMODATE THE INDIVIDUAL LOT LAYOUT, HOME AND SITE CHARACTERISTICS.
 14. 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.
 15. ACCORDING TO LOMR CASE NO. 19-04-3361P, THE FLOOD STUDY IS CURRENTLY UNDER FEMA REVIEW REGARDING FIRM MAP NO. 130016, PANELS 0295D & 375D, DATED 08/02/2018, TO CONFIRM THE SUBJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA IN ZONE AE, ZONE X-SHADED AND ZONE X (NAVD 88).
 16. WATER AND SEWER FOR THE PROPOSED PARCELS WILL BE SERVED BY BRYAN COUNTY.
 17. WETLANDS 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.
 18. ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
 19. MINIMUM LOT FRONTAGE IS 60 FEET, MEASURED AT THE FRONT BUILDING SETBACK LINE.



THOMAS G. GAMMON, GA RLS 3005
 LICENSE NO. 3005
 LSF # 1280

PRELIMINARY

SURVEYORS CERTIFICATION
 AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES, TO THE BEST OF HIS KNOWLEDGE AND BELIEF, 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.

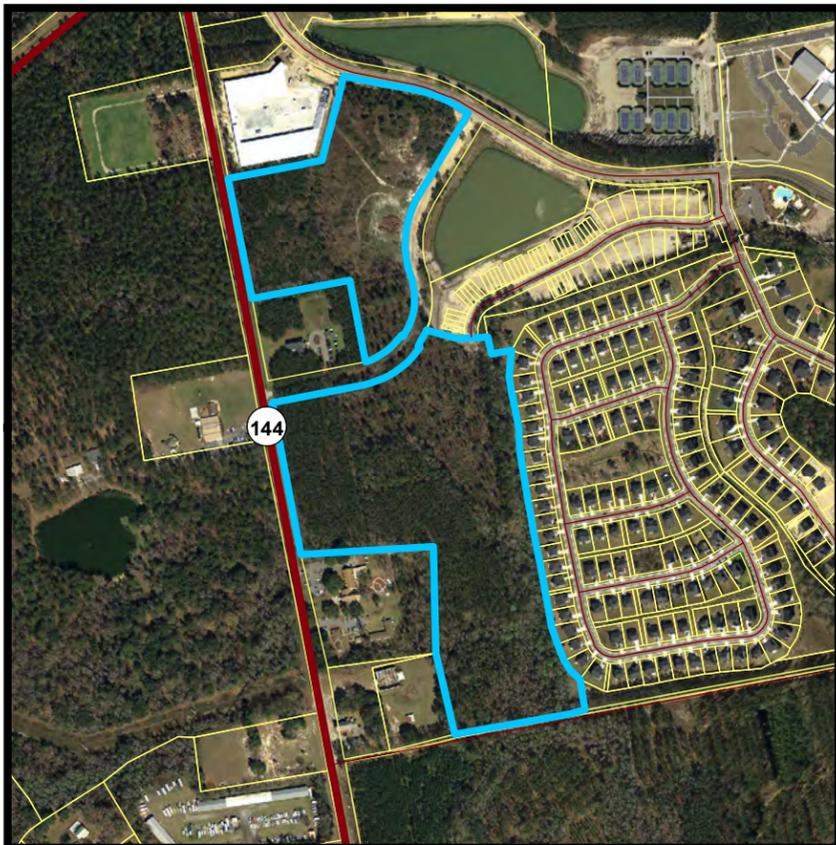
THOMAS G. GAMMON, GA RLS 3005 DATE: _____

ACRE

“B” Exhibits – Agency Comments

None Received

“C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcels 061-065-05 & 061-066
- Surrounding Parcels

"Exhibit C-1"

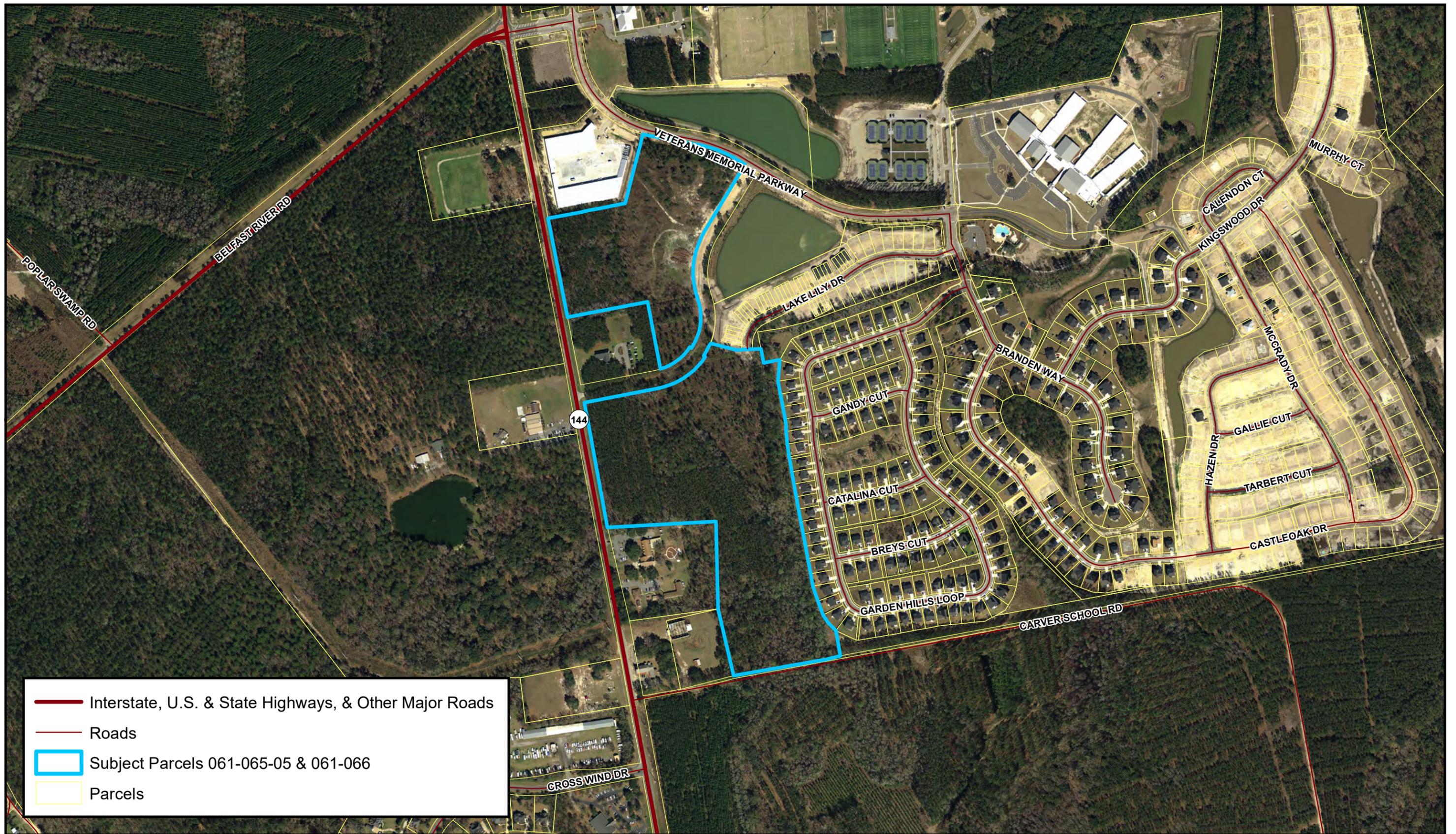


Produced by Bryan County GIS
March 2020



**Overview Map
Bryan Land & Timber, LLC (Lenox)
Case SD# 3140-19**

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 Pensbroke 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 Pensbroke assumes no responsibility or liability for modified data.



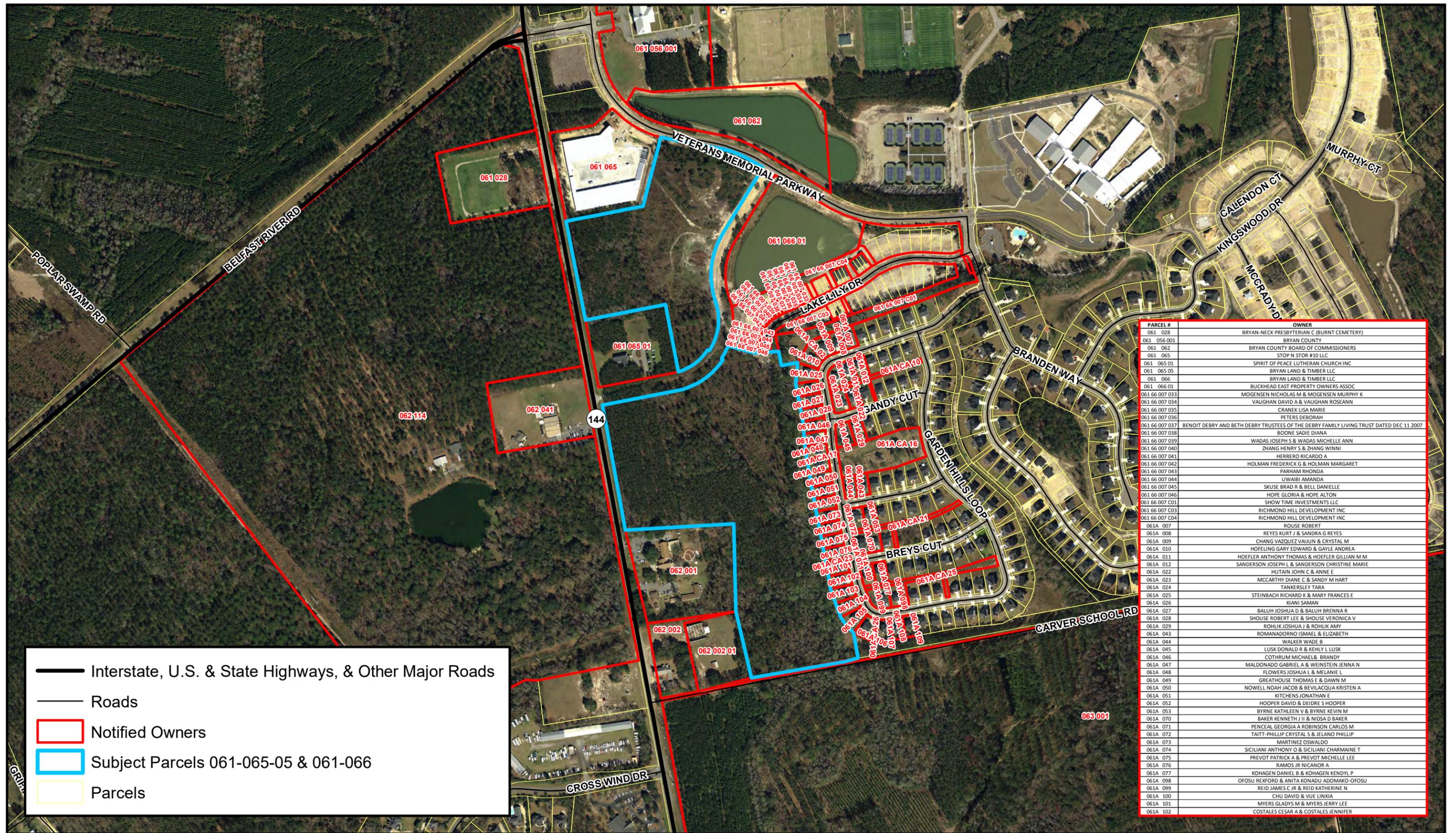
- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Subject Parcels 061-065-05 & 061-066
- Parcels



Location Map
Bryan Land & Timber, LLC (Lenox)
Case SD# 3140-19

"Exhibit C-2"

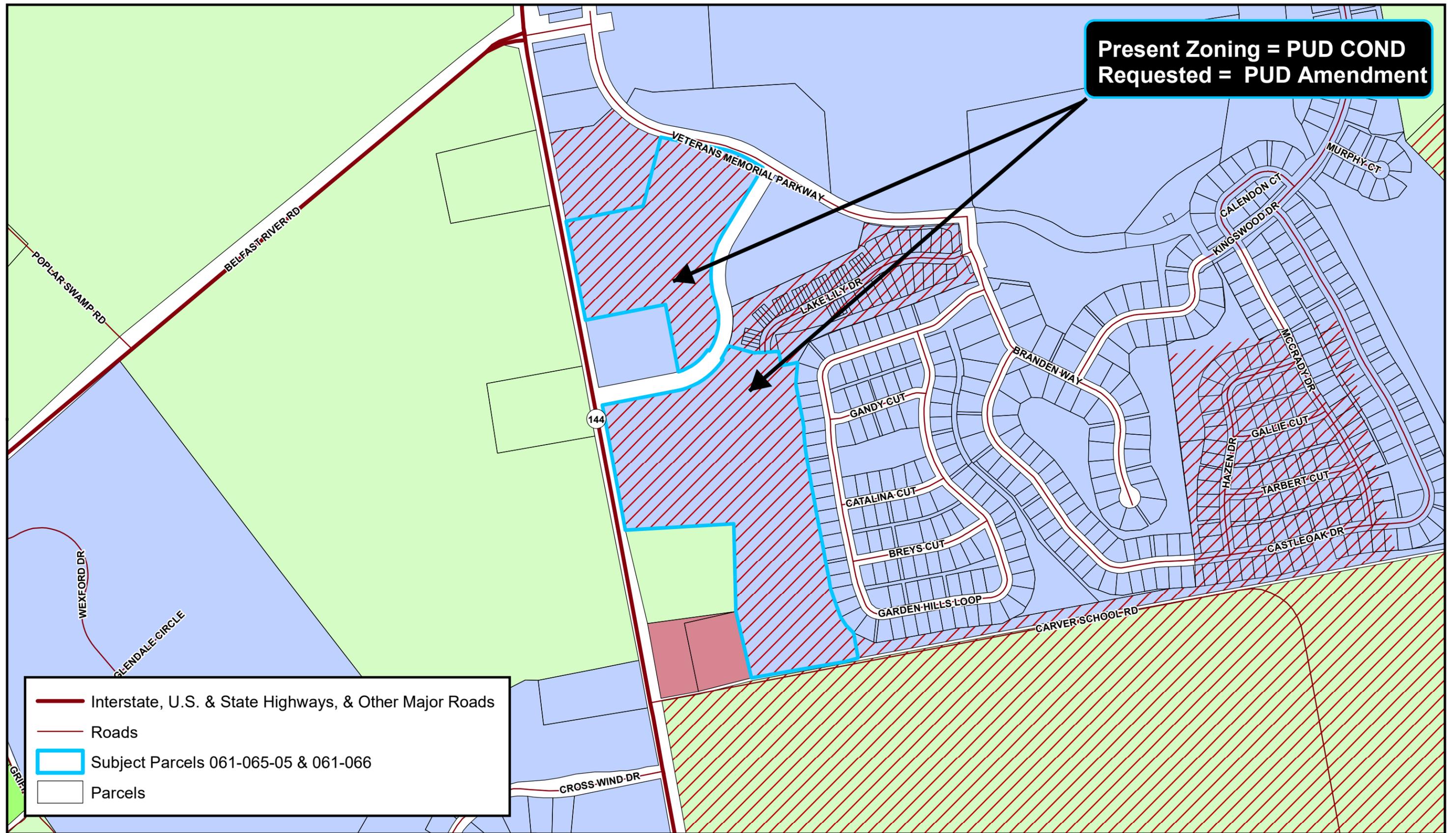
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Notification Map
Bryan Land & Timber, LLC (Lenox)
Case SD# 3140-19

"Exhibit C-3"

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“D” Exhibits – Public Comment

None Received

BRYAN COUNTY PLANNING & ZONING COMMISSION

CASE SD#3154-20

Public Hearing Date: August 4, 2020

REGARDING THE APPLICATION OF: Waterways Owners' Association requesting preliminary plat approval for the Enclave North Subdivision at Waterways, PIN# 075 001, in unincorporated Bryan County, Georgia.	Staff Report By: Sara Farr-Newman Dated: July 28, 2020
---	--

I. Application Summary

Requested Action: Public hearing and consideration for preliminary plat approval. The application by Waterways Owners' Association, proposes 58 single-family lots for the subdivision of Enclave North at Waterways, PIN# 075 001, in unincorporated Bryan County, Georgia.

Representative: **Waterways Owners' Association**
 51 Waterways Parkway
 Richmond Hill, GA 31324

Owner: **Savannah Land Holdings, LLC**
 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 Waterways Owners' Association, on May 14, 2020. After reviewing the application, the Director certified the application as being generally complete on May 14, 2020.

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

- A. Legal notice was published in the Bryan County News on **July 16, 2020**.
- B. Notice was sent to Surrounding Land Owners on **July 8, 2020**.
- C. The site was posted for Public Hearing on **July 10, 2020**.

3. Background: The area that is the subject of the preliminary plat approval is for a 42.40-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 a written description/development guidelines that are dated May 7, 2007, and a conceptual master plan dated April 17, 2007, last updated March 10, 2020. 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 provide 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.

Enclave North is located adjacent to Enclave. The plat proposes 58 single-family lots with a private road and 6.46 acres of common area.

4. Exhibits: The following Exhibits are attached hereto as referenced. All application documents were received at the Bryan County Community Development office on May 14, 2020, unless otherwise noted.

“A” Exhibits- Application:

- A-1 Preliminary Plat Application
- A-2 Preliminary Plat (7/20/20)
- A-3 Updated Master Plan (3/10/20)
- A-4 Environmental Site Assessment

“B” Exhibits- Agency Comments:

- B-1 Fire Chief (6/12/20)

“C” Exhibits- Bryan County Supplements

- C-1 Overview Map
- C-2 Location Map

C-3 Notification Map

C-4 Zoning 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 plat was not submitted for review; however, the approved PUD Conceptual Master Plan for Waterways, classifies Parcel 12, which includes Enclave North, as a “Lagoon & Golf District Parcel” which allows for the development of single-family residential uses. The application for the residential subdivision is, therefore, consistent with the approved master plan.

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:** Under the PUD Written Description/Development Guidelines, dated May 7, 2007, and approved August 7, 2007, Enclave North is classified as a “Lagoon & Golf District Parcel”. This parcel type permits Single Family Conventional Lots (“SFC”) and Single Family Estate Lots (“SFE”) at a density of 2.8 dwelling units per acre and with minimum lot sizes of 5,000 and 7,000 square feet, respectively. Parcel 12, which includes Enclave North, is proposed to conform with the “SFE” lot type with a density of 1.4

dwelling units per acre, and lot sizes ranging between 13,294 and 39,776 square feet. The lot size and density are, therefore, compatible with the lot sizes and density permissible by the PUD zoning.

The Waterways Community has one primary entrance at Oak Level Road, providing access to Waterways Parkway North and South, which serves as a main thoroughfare throughout the Waterways Community. Access to Enclave North will be obtained through the existing Enclave neighborhood, via Linkside Drive. One new two-lane road (private) will be constructed, providing access to the individual lots. The minimum right-of-way width for the road will be 60 feet; however, sidewalks are not proposed for the subdivision. The PUD document states that sidewalks may be included within the right of way, but are not required. The applicant indicated they were not installing them in order to protect additional trees in the neighborhood and due to the character of this development.

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 or currently being developed 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 proposed facilities will adequately serve the demands of the development at this time. Emergency Services did provide a comment addressing their concern regarding having only a single entrance and exit to the entire PUD as it continues to develop. The Master Plan does propose a second entrance/exit; however, the secondary access would connect to property owned by a third party and to date, this third-party has not agreed to or provided any indication they will allow the construction of a new road on their property.

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

► **Staff comment:** Through its intersection with the Enclave neighborhood via Linkside Dr, the Enclave North subdivision will connect to the larger network of streets and that are being planned and developed throughout the Waterways Community. The proposed preliminary plat does provide common area and in addition to this, the lots will 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:** Waterways is governed by the PUD documents, including amendments and supplements, submitted by the developer and approved by the Board of Commissioners. This neighborhood must follow the Estate Design Guidelines, which stipulate that prior to a site being cleared, all tree preservation areas must be marked and the tree protection guidelines must be followed and implemented throughout the project. All site plans must receive approval from the PUD's review board, as well.

IV. Staff Recommendation

Approve the preliminary plat with the following conditions:

1. All road names and a new neighborhood name shall be approved by the 911 Director prior to the approval of the final plat.
2. The location of sewer and water easements shall be approved by the Engineering Director prior to the approval of the final plat.

V. Planning & Zoning Recommendation

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

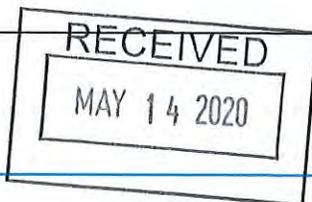
The Commission may continue the hearing for additional information from the applicant, additional public input or for deliberation.

► **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.

“A” Exhibits – Application

Bryan County Board of Commissioners

Community Development Department



PRELIMINARY PLAT APPLICATION

Refer to Article XI of the Subdivision Regulations for additional information regarding Preliminary Plat requirements.

Application Fee: \$120.00 + \$15.00 per lot

Applicant:

- Property Owner
- Authorized Agent

Applicant Name: WaterWays Township Owners Assoc.
Address: 51 WaterWays Parkway
City: Richmond Hill **State:** GA **Zip:** 31324
Phone: 904-285-6921 **Email:** rlamm@fletcherdavisco.com

Property Owner (if not applicant): Savannah Land Holdings, LLC
Address: 101 E. Town Place, Suite 150
City: St. Augustine **State:** FL **Zip:** 32092 **Phone:** 904-285-6921

Property Information: General Location: Oak Level Road - 20th GM District Bryan County
PIN Number (Map & Parcel): 075 001 **Current Zoning District(s):** PUD
Acreage: Parcel Total 1714.92 Area to be Subdivided 42.40
Number of Lots: Existing 1 Proposed 58

Proposed Subdivision Name: ENCLAVE NORTH

Is this part of a phased development? Yes No **If yes, Phase #:** Undetermined of

Will the subdivision be served by a private or public water system? Private Public

Will the subdivision be served by a private or public sewer system? Private Public

Prior Approvals: Rezoning (if applicable): Case #: #Z#255-03 **Date of Approval:** 10-7-03 with amended conditions on 7-10-07

Sketch Plat Approval (mandatory for major subdivisions): Case #: #Z#255-03 **Date of Findings:**
Master Plan approved on 8-7-07

Applicant Certification: I hereby certify that I am the owner or authorized agent of the property being proposed for subdivision, and that I have answered all of the questions contained herein and know the same to be true and correct.

4-27-20
 Applicant Signature Date

FOR OFFICE USE ONLY

Case #: SD# 3154-20 Date Received: 05/14/2020 Fee Paid Initial:

Preliminary Plat Review and Timing

The typical process and timeframe for reviewing preliminary plats is as follows. The initial 30-60 day review period will not begin until the submitted application is certified as being complete.

Completeness Review	<u>5</u> business days after Application Submittal
Development Review Committee (DRC)	Within <u>30</u> days following Completeness Certification
Planning & Zoning (P&Z) Commission Public Hearing	Within <u>30-60</u> days following Completeness Certification
Board of Commissioners Public Hearing	Within <u>60</u> days following P&Z Recommendation

Preliminary Plat Application Checklist

The following information must be included with your submittal. Any omission of the items below will result in a delay of your request. Place a check next to each item included with your submission.

- Completed Application
- Completed Authorization by Property Owner form, if applicant is not the property owner
- Proof of Ownership
- Verification of Paid Taxes
- Environmental Site Assessment or affidavit in accordance with Section 512(b) of the Subdivision Regulations
- Traffic Impact Analysis prepared in accordance with Article XV of the Subdivision Regulations, if applicable **Not submitted as no connections to public right of way and project conforms to PUD.**
- Georgia Department of Transportation approval for any subdivision abutting a road maintained by the State of Georgia **N/A**
- A jurisdictional wetlands delineation of the land to be subdivided or a letter from a soils scientist certifying that no wetlands exist on the land to be subdivided. For properties where wetlands are identified a Jurisdictional Determination shall be provided by the Army Corps of Engineers and the corresponding wetland survey provided on the preliminary plat.
- Base flood elevation data for subdivisions greater than fifty (50) lots or five (5) acres and that are located within a Special Flood Hazard Area without an established Base Flood Elevation in accordance with Section 105-76 of the Flood Damage Prevention Ordinance

One (1) digital, two (2) 11x17 inch, and two (2) full size copies of the proposed preliminary plat prepared in accordance with the Plat Requirement Checklist

Applicant Acknowledgement: I hereby acknowledge that I have reviewed the application checklist, and further acknowledge that any omission of the items above will cause a delay in the review of my request.



4-27-20

Applicant Signature

Date

If you have questions, contact the Community Development Department at one of our office locations.

51 North Courthouse Street
Pembroke, GA 31321
Phone: 912-653-3893
Fax: 912-653-3864

66 Capt. Matthew Freeman Drive
Richmond Hill, GA 31324
Phone: 912-756-3177
Fax: 912-756-7951

FOR OFFICE USE ONLY

Completeness Cr't'd: 05/14/20 DRC Comments Rec'd: 06/11/20 P&Z Hearing Date: 08/04/20

BOC Hearing Date: 08/11/20

Bryan County Board of Commissioners

Community Development Department



AUTHORIZATION BY PROPERTY OWNER

I, RONALD B. LAMM, JR. - MANAGING MEMBER, 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 their property.

I hereby authorize the staff of the Bryan County Community Development Department to inspect the premises which are the subject of this application.

Name of Applicant: SAVANNAH LAND HOLDINGS, LLC

Address: 101 E. TOWN PLACE 101

City: ST. AUGUSTINE State: FL Zip Code: 32092

Telephone Number: 912-661-5003 Email: NBROWN@HUSSEYGAYBELL.COM

Ronald B. Lamm, Jr.

4-27-20

Signature of Owner

Date

RONALD B. LAMM, JR. - MANAGING MEMBER

Owners Name (Print)

Personally appeared before me

Ronald B. Lamm, JR

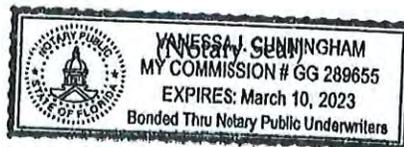
Owner (Print)

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

This Day 15th of January 2020

VJ Cunningham

Notary Public *VJ Cunningham*



Bryan County Board of Commissioners

Community Development Department



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.

075-001

Parcel Identification Number

[Signature]
Signature of Applicant

1-15-2020
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: *Shelia Way* Title: *Tax Clerk*
Signature: *Shelia Way* Date: *1-23-20*

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 for the mobile home referenced above.

Signature: _____ Date: _____

Bill Number . . .	2019 017433 Acct 10056R19	Fair Mkt Val	5,033,302
Taxpayer Name. .	SAVANNAH LAND HOLDINGS LLC	Bill Date	2019 08 28
Additional Name.		Due Date	2019 11 15
Address Line 1 .	101 E TOWN PLACE	H/S Code	
Address Line 2 .	SUITE 150	Lender Code	
City ST Zip 4. .	SAINT AUGUSTINE FL 32092	Under Appeal	
Loctn/Desc . . .	WATERWAYS TOWNSHIP	Bankruptcy	
Map Blk Par Sub.	075 001 Dist 03	Check Notes	
Original Bill	Adj & Charges	Payments	This Tran
50,806.83		50,806.83-	
		Taxes	_____
		Assessment Pen	_____
		Interest	_____
		Costs	_____
		Late Penalty	_____
		Other Penalty	_____
		TOTALS	_____
50,806.83		50,806.83-	
	Last T/A Date	Payment/Adjust	(P/A) P
	PP 2019 10 28	Reason Code	(F13) 00

Email Address:

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

Bryan County Board of Commissioners

Community Development Department



PLAT REQUIREMENT CHECKLIST

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:

- Vicinity map showing location of project
- Name of owner of record
- Name of subdivision, if applicable
- Date
- North arrow showing grid, true or magnetic (reference will not be accepted by itself)
- Graph Scale
- Name, signature, registration number, and seal of registered surveyor and date of preparation.
- Name of county and general militia district in which subdivision or lot is located.
- Scale to meet requirements of Georgia Plat Act.
- 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.
- 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.
- If applicable, exact boundaries and original property lines within the tract of land being subdivided shown with bearings and distances.
- Roads and alleys, right-of-way width, and road names.
- Error of Closure.
- Lot lines.
- Parks, school sites, or other public open spaces, if any.
- All dimensions shall be to the nearest one-one hundredth (1/100) of a foot at angles to the nearest second.
- Accurate description of the location of all the monuments and markers.
- Utility easements and widths. Location, dimensions, and purpose of any easements. (Water, gas, sanitary sewer, storm drainage, electrical lines, telephone lines, cable TV)
- 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.
- Location of all buffers, if applicable.
- Letter or number to identify each lot or site.
- Show all watercourses, wetlands, and flood zones, if any.
- All plats shall show the expected limits of the one-hundred-year flood zone where appropriate.
- 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.

- Proposed finish floor elevations, if situated in an Unnumbered A Zone.
- Location of all retention & detention basins for storm water control, if any.
- Location of existing adjoining property lines.
- New 911 address assigned by the surveyor. ADDRESSES WILL BEEN REQUESTED FROM 911.
- Total Acreage of tract or tracts being surveyed.
- 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 final plats approved under this ordinance:

APPROVED UNDER ARTICLE XII:

_____	_____
County Engineer	Date of Approval
_____	_____
Health Department	Date of Approval
_____	_____
911 Address Director	Date of Approval

Approved by the Planning Director this _____ day of _____

Planning Director

ATTEST: _____
Clerk of County Commission

APPROVED UNDER ARTICLE XIII:

Approved in accordance with Bryan County Subdivision Regulations:

_____	_____
Planning Director	Date of Approval
_____	_____
911 Address Director	Date of Approval

Certification of Non-Litigation

In accordance with Chapter 19, Appendix C, Article 15, Section 1509 of the Bryan County Ordinance which stated the following:

Section 1509. Developer's Certification of Non-Litigation.

" Prior to county acceptance of subdivision improvements for maintenance, the developer shall certify that there are no pending or threatened actions of law that involve the subdivision improvements, including any liens from contractors, suppliers or material and equipment, and all providers of labor or services associated with the subdivision improvements. If any such actions of law or liens remain unresolved, the county will not accept the subdivision improvements for maintenance until releases or waivers are provided. "

I hereby, certify that there are no pending or threatened actions of law that involve the subdivision improvements, including liens from contractors, subcontractors, suppliers or material and equipment, and all providers of labor or services associated with the subdivision improvements for:

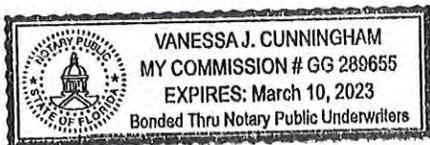
Redbird Creek Subdivision (Waterways)

Ron Lamm 3/5/2020
Ron Lamm: Managing Member Savannah Land Holdings, LLC Date

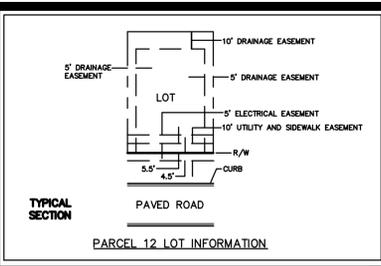
Notary Public:

Sworn to and subscribed before me this 5th day of March, 2020.

VJ Cunningham
Notary Public *VJ Cunningham*



THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



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

SAVANNAH LAND HOLDINGS, LLC. BY ITS MANAGING MEMBER

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

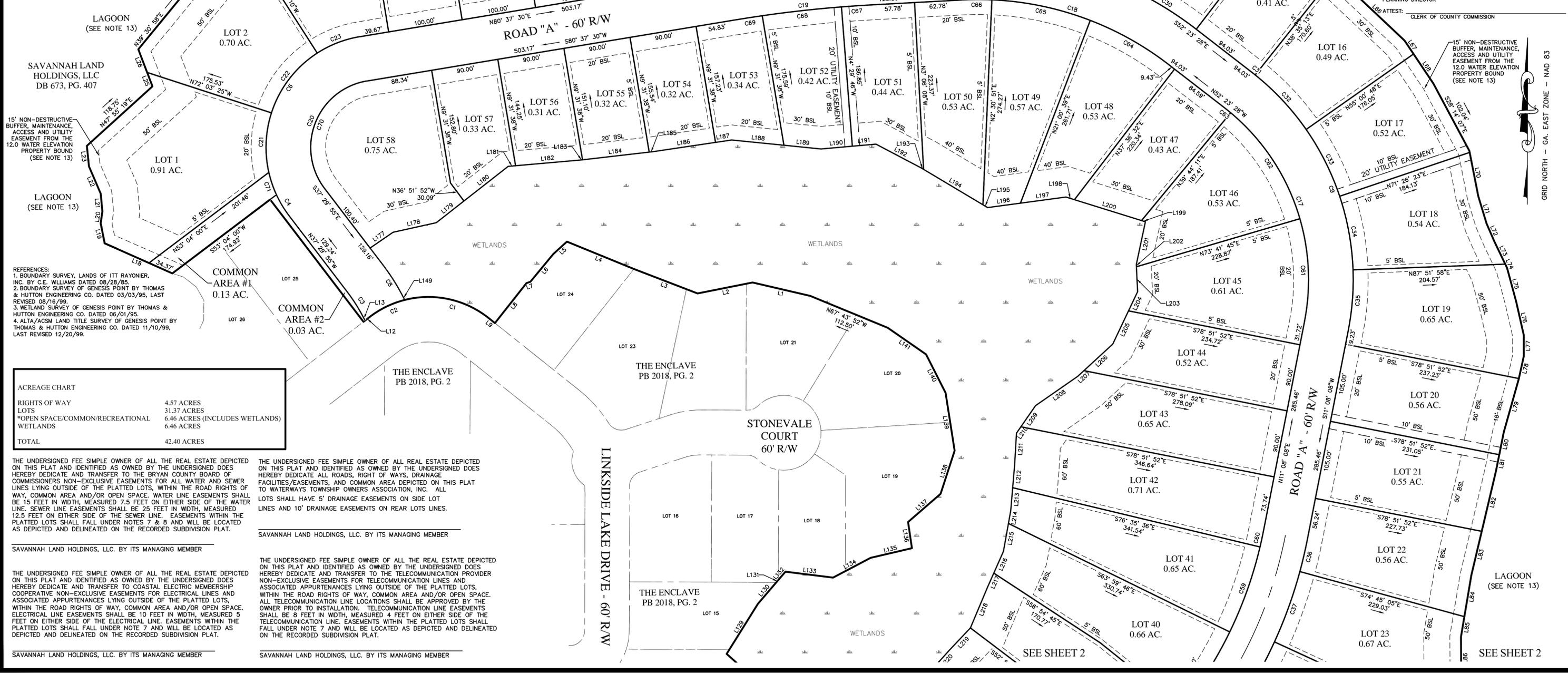
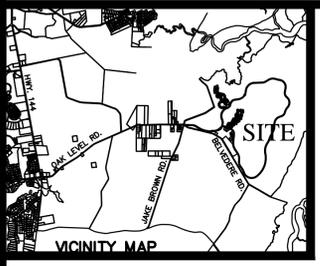
BY: _____
NAME: _____
TITLE: _____

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.

SAVANNAH LAND HOLDINGS, LLC DB 673, PG. 407

LAGOON (SEE NOTE 13)

- NOTES:
- 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.
 - IN MY OPINION IN ACCORDANCE WITH THE F.I.R.M. NO. 1302900400, EFFECTIVE DATE OF AUGUST 2, 2018, THESE SUBDIVISION LOTS DO NOT LIE WITHIN THE 100-YEAR FLOOD PLAIN.
 - ALL PROPERTY CORNERS ARE 5/8" IRON PINS UNLESS NOTED OTHERWISE.
 - PROPERTY IS ZONED "PUD". PUD DATE IS MAY 7, 2007. ORIGINAL PARENT TRACT OF DEVELOPMENT WAS 223.23 ACRES. PARENT PIN 075-001.
 - OWNER: SAVANNAH LAND HOLDINGS, LLC.
 - 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.
 - WATER AND SEWER EASEMENTS DEDICATED TO BRYAN COUNTY BOARD OF COMMISSIONERS.
 - ELECTRICAL EASEMENTS DEDICATED TO COASTAL ELECTRIC MEMBERSHIP COOPERATIVE.
 - OMITTED
 - DRAINAGE EASEMENTS ARE EXCEPTIONS TO 15' NON-DISTURBED BUFFER.
 - SEWER SERVICE LATERALS SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER UP TO THE SEWER MAIN.
 - EDGE OF WATER IS THE REAR PROPERTY LINE FOR LOTS ALONG LAGOONS. EDGE OF WATER SHALL BE FURTHER DEFINED AS THE LOCATION OF THE EDGE OF WATER WHEN THE LAGOON WATER SURFACE IS AT THE DESIGN ELEVATION OF 12.0.
 - PER TABLE 4.9.1 OF RESIDENTIAL DEVELOPMENT STANDARDS LOTS ARE SFE RESIDENTIAL TYPE. SEE SHEET 2 FOR TABLE.
 - THIS DEVELOPMENT DOES NOT HAVE SIDEWALKS.
 - DESIGN STANDARDS FOR THIS DEVELOPMENT WILL BE WATERWAYS CUSTOM AND ESTATE GUIDELINES.



- REFERENCES:
- BOUNDARY SURVEY, LANDS OF ITT RAYONIER, INC. BY C.E. WILLIAMS DATED 08/28/85.
 - BOUNDARY SURVEY OF GENESIS POINT BY THOMAS & HUTTON ENGINEERING CO. DATED 03/03/95, LAST REVISED 08/16/99.
 - WETLAND SURVEY OF GENESIS POINT BY THOMAS & HUTTON ENGINEERING CO. DATED 06/01/95.
 - ALTA/ACSM LAND TITLE SURVEY OF GENESIS POINT BY THOMAS & HUTTON ENGINEERING CO. DATED 11/10/99, LAST REVISED 12/20/99.

ACREAGE CHART

RIGHTS OF WAY	4.57 ACRES
LOTS	31.37 ACRES
*OPEN SPACE/COMMON/RECREATIONAL	6.46 ACRES (INCLUDES WETLANDS)
WETLANDS	6.46 ACRES
TOTAL	42.40 ACRES

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 25 FEET IN WIDTH, MEASURED 12.5 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.

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.

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.

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.

PRELIMINARY SUBDIVISION PLAT
PARCEL 12

20TH G.M. DISTRICT, BRYAN COUNTY, GEORGIA
FOR: SAVANNAH LAND HOLDINGS, LLC

SHEET 1 of 2

PLAT DATE: APRIL 20, 2020	ERROR OF CLOSURE: FIELD - 1/98,748
FIELD DATE: JANUARY 2020	ERROR OF CLOSURE: PLAT - 1/996,145
REVISED: JULY 6, 2020	ANGULAR ERROR: 1" PER POINT
JOB NO.	NUMBER OF LOTS: 58
SCALE: 1" = 60'	AREA: 42.40 AC.
	EQUIPMENT USED: TOTAL STATION

HUSSEY GAY BELL
Established 1958

329 COMMERCIAL DRIVE, SAVANNAH, GA 31406 / T:912.354.4626

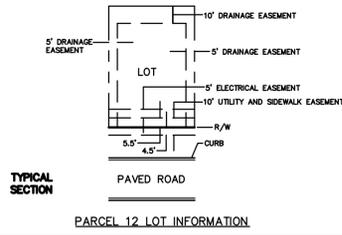
AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENT 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 DATE

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

GEORGIA REGISTERED LAND SURVEYOR No. 3185 P. NATHAN BROWN

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT.



OWNERS CERTIFICATE STATE OF GEORGIA, COUNTY OF BRYAN THE OWNER OF THE LAND SHOWN ON THIS PLAT...

BY: _____ DATE OF APPROVAL _____ COUNTY ENGINEER _____ DATE OF APPROVAL _____

APPROVED BY THE PLANNING DIRECTOR THIS _____ DAY OF _____

PLANNING DIRECTOR _____ ATTEST: _____ CLERK OF COUNTY COMMISSION

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.

APPROVED UNDER ARTICLE XII:

COUNTY ENGINEER _____ DATE OF APPROVAL _____

911 ADDRESS DIRECTOR _____ DATE OF APPROVAL _____

APPROVED BY THE PLANNING DIRECTOR THIS _____ DAY OF _____

PLANNING DIRECTOR _____

ATTEST: _____ CLERK OF COUNTY COMMISSION

Parcel Table with columns: LOT, ACRES, SQ. FT. (Lots 1-15)

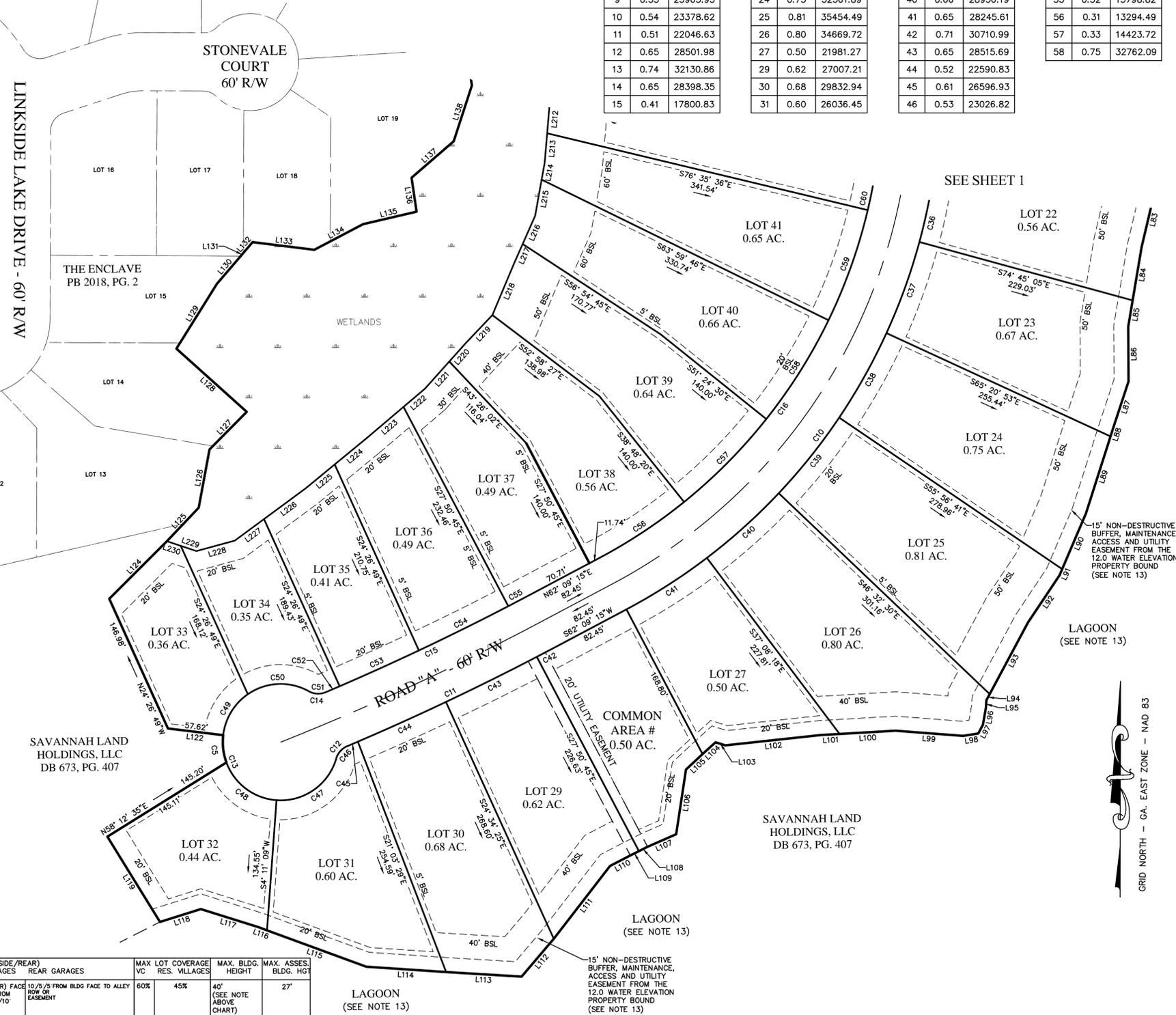
Parcel Table with columns: LOT, ACRES, SQ. FT. (Lots 16-31)

Parcel Table with columns: LOT, ACRES, SQ. FT. (Lots 32-46)

Parcel Table with columns: LOT, ACRES, SQ. FT. (Lots 47-58)

CURVE TABLE with columns: CURVE NO., DELTA, ARC, RADIUS, TANGENT, CHORD DIR., CHORD

LINE TABLE with columns: LINE NO., DIRECTION, LENGTH



PRELIMINARY SUBDIVISION PLAT PARCEL 12 20TH G.M. DISTRICT, BRYAN COUNTY, GEORGIA FOR: SAVANNAH LAND HOLDINGS, LLC

Table with columns: DATE, REVISED, JOB NO., SCALE

Table with columns: ERROR OF CLOSURE, ANGULAR ERROR, NUMBER OF LOTS, AREA, EQUIPMENT USED

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

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...

GEORGIA REGISTERED LAND SURVEYOR No. 3185 HUSSEY, GAY, BELL & DEYOUNG, INC. CERTIFICATE OF AUTHORIZATION: LSF 300

Genesis Point

PUD Master Plan Exhibit B

RESIDENTIAL LOT COUNT

Parcel No.	Parcel Name	Total Lots	Parcel No.	Parcel Name	Total Lots
1	Name	N/A	31	Cottenham Exchange	N/A
2	Ridgewood 1,2,3,4,5,6	184	31	Water Access Facility	N/A
6,7,10, 11	Waterways Pkwy S Ph 1	18	32	Name	N/A
8	Name	N/A	33	Name	N/A
9	Name	N/A	34	Name	N/A
11	Waterways Pkwy S Ph 2	27	35	Name	N/A
12	The Enclave N	58	36	Name	N/A
12	Parcel 12 Ph 1, 2	151	37	Name	N/A
14	Lakewood Ph 1	75	38	Name	N/A
13,15,18	Lakewood Ph 2	78	39	Village Townhomes Ph 1	67 Lots
16	Name	N/A	40	Name	N/A
17	Name	N/A	41	Name	N/A
19	Name	N/A	42	Name	N/A
20	Name	N/A	43	Name	N/A
21	Name	N/A	44	Name	N/A
22	Name	N/A	45	Name	N/A
23	Name	N/A	46	Enclave	49
24	Name	N/A	47	Name	N/A
25	Name	N/A	48	Name	N/A
26	Name	N/A	49	Name	N/A
27	Name	N/A	50	Name	N/A
28	Parcel 28 Ph 1	66	51	Longcreek	43
29	Name	N/A	52	Name	N/A
30	Name	N/A	53	Name	N/A

LEGEND

- MAJOR ROW with MULT-PURPOSE PATHWAY
- RESIDENTIAL - PREDOMINATELY SINGLE FAMILY(SF)
- RESIDENTIAL - SINGLE FAMILY MULTI-FAMILY and CLUBS
- VILLAGE CENTER
- COMMERCIAL
- UTILITY SITES
- GOLF COURSE
- WETLAND
- GREENSPACE
- COMMUNITY OPEN SPACE
- MARSH ACCESS with BOARDWALKS
- FEMA FLOOD ZONE

LAND USE & PARCEL SUMMARY

Maximum Residential Density: 2,946 Units and 300 Hotel Units

PARCEL NUMBER	ALLOWABLE USES & MAXIMUM DENSITY	AREA
ENTRY PARCELS		
1	Commercial (10,000 sf/ac), and/or Single Family (3 du/ac), and/or Townhomes/Attached Villas (10 du/ac)	34 ac
2	Single Family (3 du/ac), and/or Townhomes/Attached Villas (8 du/ac)	131 ac
3	Buffer	1 ac
4	Utility Site	1 ac
5	Golf Maintenance, Services and/or Commercial	10 ac
5A	EMS Site	2 ac
NW LOOP ROAD PARCELS		
6,7	Single Family (2 du/ac)	8 ac
8	Utility Site & Buffers	23 ac
LAGOON & GOLF DISTRICT PARCELS		
10-13,15	Single Family (2.8 du/ac)	90 ac
46, 47	Single Family (2.8 du/ac), and/or Townhomes/Attached Villas (10 du/ac)	53 ac
SOUTH HAMMOCK PARCELS		
14, 16-22, 24, 25	Single Family (2.8 du/ac) and/or Townhomes/Attached Villas (6 du/ac)	340 ac
MARSH HAMMOCK PARCELS		
23, 26, 28, 30, 32, 34	Single Family (2.5 du/ac), and/or Townhomes/Attached Villas (6 du/ac)	446 ac
CLUB PARCELS		
27, 29, 31, 35, 37, 38	Single Family (4 du/ac), and/or Townhomes/Attached Villas (10 du/ac), and/or Condo/Multi-family (20 du/ac), and/or Community Clubs & Recreation, and/or Marina (parcels 29, 31 or 35 only), and/or Resort Hotel	101 ac
VILLAGE CENTER		
39	Single Family (4 du/ac), and/or Townhomes/Attached Villas (10 du/ac), and/or Condo/Multi-family (20 du/ac), and/or Community Clubs & Recreation, and/or Golf Club, and/or Resort Hotel	136 ac
NORTHEAST HAMMOCK PARCELS		
48-51	Single Family (2.5 du/ac)	59 ac
53	Single Family (2.2 du/ac)	68 ac

SUBTOTAL TOTAL PARCEL UPLAND AREA 1,503 ac

COMMON AREAS:	
Golf Course and Buffers	208 ac
Master Lagoon System and Lakes	193 ac
Entry Road & Loop Road Right-of Ways	55 ac
SUBTOTAL of COMMON AREAS 456 ac	

TOTAL UPLAND DEVELOPMENT AREA 1,959 ac

Wetlands	272 ac
TOTAL SITE AREA	2,231 ac

MAXIMUM NUMBER of UNITS: 2,946 Units 300 Hotel Units

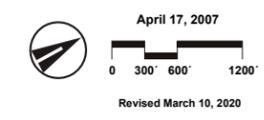
OPEN SPACE SUMMARY

Open Space Required	446 ac
50% From Wetland	223 ac
Golf Course and Buffers	208 ac
Green Space	26 ac
Community Open Space	31 ac

Total Provided (does not include the master lagoon system) 488 ac

NOTES:

- Upland areas represented on the plan does not include permitted wetland impacts converted to uplands.
- Golf, clubs, recreation, lakes, parks, utility and maintenance sites, etc. are permitted in all parcels.
- The parcel areas are approximate and may change based on final site planning, permitting and engineering. The Village Center may be expanded to include parcels 46, 47 and/or 34 or may be condensed.
- The total number of units shall not exceed a total of 3,246 units (2,946 units + 300 resort units).
- Hotel uses are limited to the Club parcels and/or the Village Center parcel as noted and may be divided into several parcels.
- The location of the Community Open Space may change based on final site planning, roadway access, engineering and permitting.



**PHASE I ENVIRONMENTAL
SITE ASSESSMENT**

FOR

PANOZ MOTOR SPORTS

AT

**GENESIS POINT
BRYAN COUNTY, GEORGIA**

PREPARED BY



AUGUST 1999

HUSSEY, GAY, BELL & DEYOUNG ENVIRONMENTAL, INC.
Post Office Box 14247, Savannah, Georgia 31416 Telephone (912) 354-4626

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FIGURES

- Figure 1 Site Vicinity Map
- Figure 2 Site Map

APPENDICES

- Appendix I Aerial Photographs
- Appendix II Photographs
- Appendix III Boring Logs
- Appendix IV Qualifications of Environmental Professionals

PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR

PANOZ MOTOR SPORTS

AT

**GENESIS POINT
BRYAN COUNTY, GEORGIA**

AUGUST 1999

I) SUMMARY

In August of 1999, Hussey, Gay, Bell and DeYoung Environmental, Inc. performed a Phase I Environmental Site Assessment for an approximately 2,230 acre parcel of land located at the eastern terminus of Oak Level Road in Bryan County, Georgia (Figures 1 and 2). The parcel, known as Genesis Point, is presently undeveloped and generally utilized as cultivated timberland.

The methods employed for this Phase I Environmental Site Assessment included examination of available background materials, file review, interviews, and field inspections. This assessment has not revealed apparent evidence of recognized adverse environmental conditions on the subject property. Current and past on-site land use practices are not considered likely to have adversely impacted soil or groundwater quality. The findings of the field observations support this conclusion. Our research has produced no evidence to indicate a significant release of hazardous substances or petroleum products at the property, or to infer that conditions are favorable for migration from adjacent sites.

Please note that this document was prepared in accordance with standard and appropriate methods employed in conducting an assessment. However, these methods may not have exposed all potential environmental threats to the project area.

II) INTRODUCTION

A) PURPOSE

Consistent with the American Society for Testing and Materials (ASTM) specification ASTM E 1527-97, the principal objective of this site assessment is to determine the potential for the presence of hazardous substances, petroleum products, or other environmental hazards at the subject property. Release of materials into structures, soils, groundwater, and/or surface water may occur as a result of treatment, storage, disposal, generation, utilization, transport, or distribution operations. This study considers past, present, and possible future threats of environmental contamination due to these activities.

B) METHODOLOGY

This site assessment was performed in general accordance with ASTM Standard E 1527-97 and the following summarizes the approach. Existing information pertaining to the site was obtained from a variety of sources. Physical aspects of the vicinity were ascertained by examination of the United States Geological Survey 7.5 minute topographic maps for Burroughs, Georgia dated 1979, and for Oak Level, Georgia dated 1979 (photo inspected 1983) and the United States Department of Agriculture Soil Conservation Service (now the Natural Resource Conservation Service) *Soil Survey of Bryan and Chatham Counties, Georgia*, dated 1974. Aerial photographs of the property dated 1970 and 1993 were reviewed at the Bryan County Tax Assessors Office and from the United States Geological Survey database to determine past uses of the subject site and vicinity (see Appendix I). Various regulatory databases recording the presence and/or release of hazardous substances

and petroleum products within a ½ to 1 mile radius of the site were reviewed and further inquiry was conducted as appropriate.

The subject property and site vicinity was visually surveyed on August 4, 6, and 10, 1999 to confirm land use patterns and physical features, and to record any observations which suggest potential adverse environmental impacts. If present, storage containers, including drums, barrels, and above or below ground tanks, were noted and investigated to the extent possible. Pits, ponds, lagoons, or other pools of liquid which may contain hazardous waste were examined, as well as any debris deposited at the site. Physical signs suggesting a release such as unusual odors, stressed vegetation, and stained soil or pavement were also noted. Observations were documented in the field with written notes and photographs. In addition, twenty-six hand auger borings were performed on the site to evaluate the soil conditions. The logs of the borings are presented in Appendix III.

III) SITE DESCRIPTION

A) LOCATION

The approximate 2,230 acre tract is situated west of S.R. 144 at the eastern terminus of Oak Level Road in Bryan County, Georgia (Figures 1 and 2). The subject tract is generally bounded on the north, northwest and east by State owned wildlife management areas. Scattered single-family residences and timberland border the subject site to the southwest. The configuration and boundaries of the property are shown on Figure 2.

B) SITE AND VICINITY CHARACTERISTICS

The subject site is situated at the eastern terminus of Oak Level Road, and is presently undeveloped and wooded (Photo 1 in Appendix II). Tidal marsh and Redbird Creek borders the subject site on the north and northeast. Fort McAllister is located just under one mile to

the north across Red Bird Creek (Photo's 2, 3, and 4). The subject site is bordered on the south by Belvedere Road (Photo 5). To the south across Belvedere Road is undeveloped land utilized as timberland. A State owned Wildlife Management Area is adjacent to the subject property to the southeast. Further to the southeast is tidal marsh and tributaries of the Ogeechee and Bear Rivers. Generally single family residences are located to the southeast of the subject site along Oak Level Road and Jake Brown Road. Cottonham Road forms the boundary on part of the western portion of the subject site, and traverses across the northern area of the property to Red Bird Creek. State owned Wildlife Management Areas are across Cottonham Road to the northeast and north (Photo 6). Red Bird Creek Road begins on Cottonham Road approximately 3,500 feet west of Red Bird Creek, and continues south through the central portion of the property to Belvedere Road (Photo 7). Logging activities are currently being performed to the south of Cottonham Road in the northeastern portion of the subject site (Photo 8). Several logging roads cross the subject property, and brush piles and timber debris exist along the roads (Photo 9). Approximately 300 acres of the subject site has been delineated as wetlands. The largest portion of these wetlands are generally somewhat linear and are located in the eastern area of the subject site (Photo 10). Generally linear wetland areas are also situated within the north central area, as well as the west central area (see Figure 2). Stormwater generally appears to flow to natural drainage features that extend across the subject property toward the wetland areas. The wetlands appear to drain to the tidal marshes located to the north and northeast for the property. It should be noted however, that the direction of groundwater flow may be different from the surface water flow, and both can be altered locally by changes in surface topography and man-made modifications. Confirmation of the groundwater gradients would require potentiometric measurements.

C) CURRENT AND PAST USES OF THE PROPERTY

The subject property is undeveloped and wooded. According to sources reviewed, the subject property has been utilized as timberland since at least 1951. Prior to this, the subject

site and the vicinity were part of the Henry Ford Foundation property. The photographs presented in Appendix II illustrate the present conditions at the property. No signs were found indicating that the property was utilized for the storage, disposal, or utilization of hazardous substances.

The United States Geological Survey 7.5 minute topographic maps for Burroughs, Georgia, and Oak Level, Georgia, depict the subject site generally as it appears today. Aerial photographs also depict the site to be undeveloped since at least 1970.

Twenty-six hand auger borings were performed around the perimeter and within the interior of the subject site as shown on Figure 2. The soil borings exhibited no evidence of hazardous waste or petroleum contamination. No apparent evidence of landfilling operations or waste disposal were observed. Note, however, that the soil borings performed as part of this investigation only provide isolated data points and may not represent subsurface conditions at every location in the project area.

D) CURRENT AND PAST USES OF ADJOINING PROPERTY

Current use of the vicinity is a sparsely populated residential area, timberland, and wildlife management reserve. Aerial photographs depict the adjoining properties generally as undeveloped woodlands since at least 1970. The 1993 aerial photograph depicts the residential area to the southwest of the subject site.

IV) RECORDS REVIEW

A) STANDARD ENVIRONMENTAL RECORD SOURCE

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 (GDEP) through VISTA Information Solutions, Inc.:

- Federal NPL sites, report dated June, 1999 (1 mile radius)
- Federal CERCLA sites, report dated March, 1999 (0.5-mile radius)
- Federal RCRA TSD sites, report dated May, 1999 (1 mile radius)
- Federal ERNS sites, report dated December, 1998 (property only)
- Federal RCRA generators, report dated May, 1999 (property and adjoining)
- Georgia HSI sites, report dated July, 1998 (1 mile radius)
- Georgia landfill/solid waste sites, report dated January/February, 1999 (0.5-mile)
- Georgia registered UST sites, report dated April, 1998(adjoining properties)
- Georgia Leaking UST sites, report dated March, 1999 (0.5 mile radius)

The database review includes sites in Postal ZIP Code area 31324. The selected radii and proximity guidelines are in general accordance with ASTM guidelines. Review of selected regulatory databases identified no regulated facilities within the ASTM specified radii of concern.

B) PHYSICAL SETTING SOURCES

The United States Geological Survey 7.5 minute topographic maps for Burroughs, Georgia dated 1979, and for Oak Level, Georgia dated 1979 (photo inspected 1983) were examined for topographic and other features. The ground surface ranges from approximately 1.5 meters in elevation at the tidal marshes along the northern boundaries to approximately 6.5 meters along the western and southern property borders in accordance with the National Geodetic Vertical Datum (NGVD) of 1929. An approximate elevation of 8.5 meters is found in the eastern portion of the subject site near the Oak Level Road terminus. Based on the topographic maps, surface water drainage of the site appears to be primarily toward wetlands located near the central area of the property, and to the adjacent tidal marshes located north and east of the subject site.

The United States Department of Agriculture Soil Conservation Service (now the Natural Resource Conservation Service) *Soil Survey of Bryan and Chatham Counties, Georgia*, dated 1974 maps eight dominant soil types as characteristic of the subject property and immediate vicinity.

Ellabelle loamy sand consists of poorly drained soils in depressions and drainageways. In a representative profile, the surface layer is black loamy sand about 11 inches thick. The subsurface layer is light brownish-gray loamy sand also about 11 inches thick. The subsoils, to a depth of about 60 inches, are gray sandy clay loam mottled with yellowish brown and strong brown in the upper part and with yellowish brown in the lower part. These soils have permeabilities ranging from 0.63 to 2.0 inches per hour. The seasonal high water table is at or near the ground surface.

Leon fine sand consists of poorly drained, nearly level soil that have a prominent humus layer. These soils formed in beds of sand where the water table is high but fluctuating. In a

representative profile, the surface layer is black fine sand about 6 inches thick. The next layer is leached light gray fine sand about 6 inches thick. It is underlain by a weakly cemented layer stained with organic matter and about 7 inches thick. Fine sand occurs below this stained layer and extends to a depth of about 60 inches. Slopes range from 0 to 2 percent. Water moves into the soil rapidly, but the humus layer slows the water movement to a moderately rapid rate. Available water capacity is low. The seasonal high water table is at a depth of 6 to 15 inches for 1 to 3 months in winter and spring.

Olustee fine sand is poorly drained soil that occurs in areas above broad flats, drainageways, and ponds. Slopes range from 0 to about 2 percent. The surface layer is very dark gray fine sand about 6 inches thick. Below this layer is friable, very dark brown and dark yellowish brown fine sand that is about 5 inches thick and stained by organic matter. A layer of pale brown to pale olive fine sand about 21 inches thick is below this. Gray sandy clay loam mottled with brown and gray is below this and extends to a depth of about 60 inches. These soils are low in natural fertility and organic matter content. They are strongly acid to very strongly acid. The available water capacity is low, and permeability is moderate.

Chipleys fine sand occurs on broad sand ridges and is moderately well drained. The surface layer is very dark grayish-brown fine sand about 7 inches thick. Under this, to a depth of about 65 inches, is a layer of fine sand that is olive brown, mottled light olive brown, mottled light yellowish brown, and mottled light gray. Permeability is rapid, and the available water capacity is very low and low. This soil is strongly acid throughout. Slopes range from 0 to about 2 percent.

Lakeland sand is excessively drained sandy soils. This soil occurs on ridges and are level to very gently sloping. Slopes range from 0 to 5 percent. The surface layer is very dark grayish brown to pale olive sand about 8 inches thick. Yellowish brown to a pale fine sand occurs below the surface layer to a depth of about 72 inches. This soil is very strongly acid to

strongly acid and are low in organic matter content. Permeability is rapid, and the available water capacity is very low.

Lynn Haven series consists of nearly level, poorly drained, sandy soils that occur in ponded or extremely wet areas. Slopes are 0 to 2 percent. In a representative profile, the surface layer is black sand about 20 inches thick. Below this is a layer of dark reddish brown, stained sand humus about 16 inches thick. It is underlain by dark brown sand that extends to depth of 60 inches. Permeability is moderately rapid to moderate, and the available water capacity is low. These soils are extremely acid to strongly acid.

Albany fine sand consists of slightly undulating, somewhat poorly drained soil. Slopes range from 0 to about 5 percent. In a representative profile, the surface layer is dark gray fine sand about 7 inches thick. The subsurface layer is mainly fine sand and extends to a depth of about 24 inches. It is light olive brown in the upper part and light yellowish brown mottled with brown and gray in the lower part. The subsoil extends to depth of 68 inches. Permeability is moderate and available water capacity is low. This soil is very strongly acid throughout. The seasonal high water table is about 15 inches below the ground surface for about 2 months each year.

Capers soil consists of very poorly drained soils of the tidal marsh flats in the eastern part of Bryan County. These soils are flooded when tides are higher than normal. The surface layer ranges from very dark gray and black loam to silty clay loam and clay loam about 19 inches thick. The underlying material, to a depth of about 60 inches, is clay or silty clay. Permeability is slow, available water capacity is high, and the water table is high throughout the year. Salt content is generally high. The vegetation is mostly salt tolerant grasses.

V) SITE RECONNAISSANCE AND INTERVIEWS

A) HAZARDOUS SUBSTANCES IN CONNECTION WITH IDENTIFIED USES

No hazardous substances were identified on the subject property.

B) HAZARDOUS SUBSTANCE CONTAINERS AND UNIDENTIFIED SUBSTANCE CONTAINERS

No hazardous substance or unidentified substance containers were observed on the subject property.

C) STORAGE TANKS

No storage tanks were observed on the subject property.

D) INDICATIONS OF PCB'S

No sources of PCBs were observed on the subject property.

E) INDICATIONS OF SOLID WASTE DISPOSAL

No indications of solid waste disposal were observed. The borings performed at the site revealed no evidence of landfilling operations.

VI) FINDINGS AND CONCLUSIONS

The methods employed for this Phase I Environmental Site Assessment included examination of available background materials, file review, interviews, and field inspections. This assessment has not revealed apparent evidence of recognized adverse environmental conditions on the subject property. Current and past on-site land use practices are not considered likely to have adversely impacted soil or groundwater quality. The findings of the field observations support this conclusion. Our research has produced no evidence to indicate a significant release of hazardous substances or petroleum products at the property, or to infer that conditions are favorable for migration from adjacent sites.

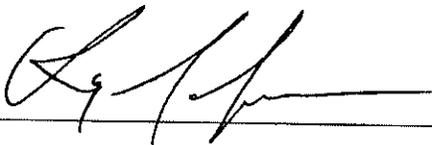
Please note that this document was prepared in accordance with standard and appropriate methods employed in conducting an assessment. However, these methods may not have exposed all potential environmental threats to the project area.

VII) BENEFICIARY

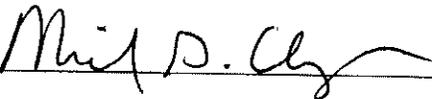
This report, and all work associated with this report, are for the sole use of the beneficiary and will not be transferred to any party other than the beneficiaries named as follows:

Panoz Motor Sports
Brasleton, Georgia

HUSSEY, GAY, BELL & DEYOUNG ENVIRONMENTAL, INC.



C. Ray Marchman
Project Manager



Michael Clough
Environmental Manager

FIGURES



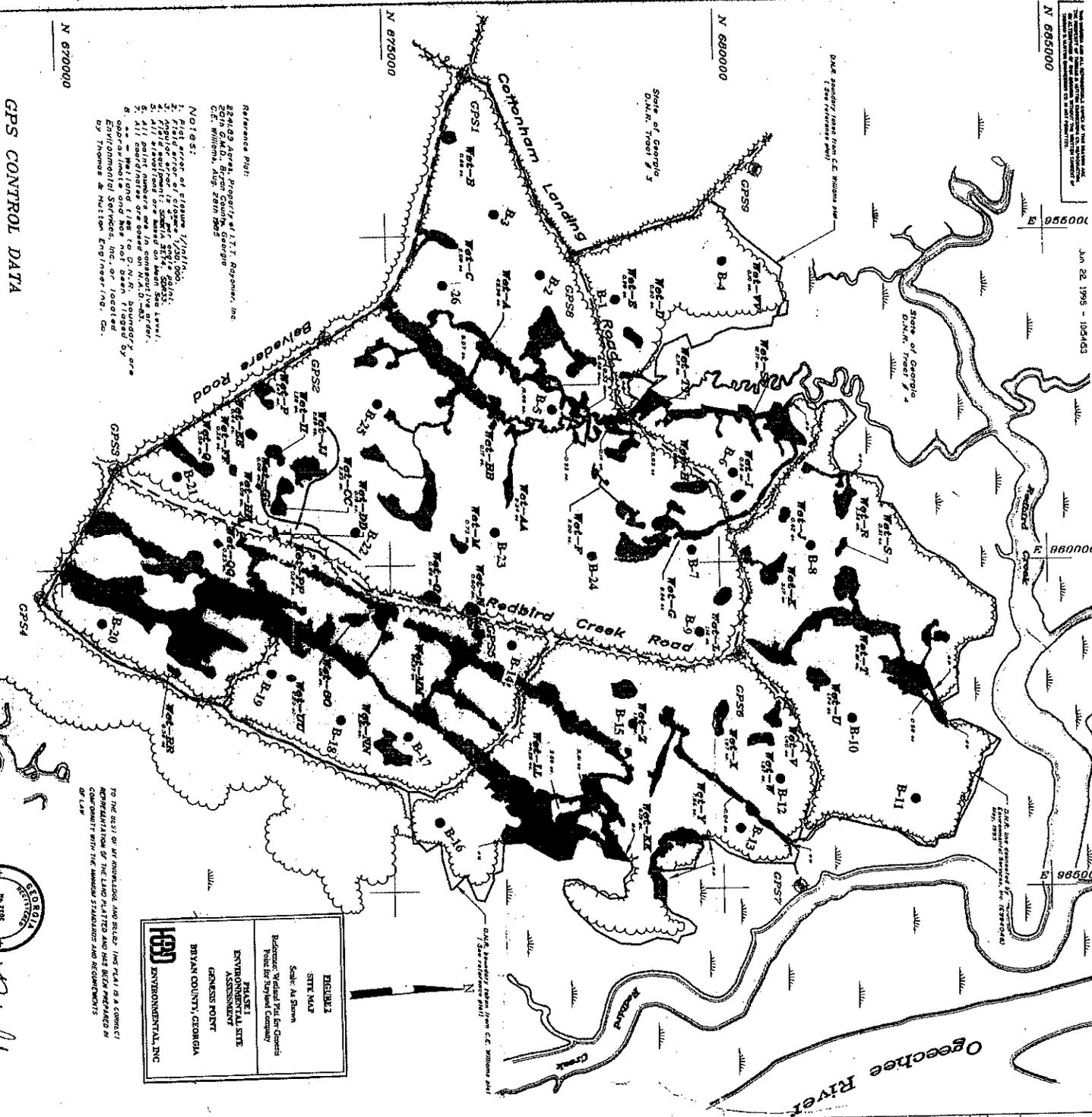
FIGURE 1
SITE VICINITY MAP
 Scale: 1 inch = 2,000 Feet
 Reference: U.S. Geological Survey
 Burroughs 7.5' Quadrangle
 Oak Level 7.5' Quadrangle

PHASE I
ENVIRONMENTAL SITE
ASSESSMENT
GENESIS POINT
BRYAN COUNTY, GEORGIA

HEB
 ENVIRONMENTAL, INC

N 685000
 E 855000
 State of Georgia
 D.M.R. Tract # 5

Jun 22, 1995 - 10341G3

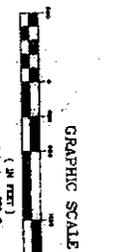


Reference Point:
 224429 Acres, Property of L.T.T. Royner, Inc.
 20th G.M.D., Byron County, Georgia
 C.E. Williams, Aug. 28th 1985

Notes:
 1. Field error of closure 1/1000 ft.
 2. Field error of elevation 1/200 ft.
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GPS CONTROL DATA

GPS Point	Northings	Eastings
GPS1	670000	855000
GPS2	670000	855000
GPS3	670000	855000
GPS4	670000	855000
GPS5	670000	855000
GPS6	670000	855000
GPS7	670000	855000
GPS8	670000	855000
GPS9	670000	855000
GPS10	670000	855000
GPS11	670000	855000
GPS12	670000	855000
GPS13	670000	855000
GPS14	670000	855000
GPS15	670000	855000
GPS16	670000	855000
GPS17	670000	855000
GPS18	670000	855000
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THOMAS & HUTTON ENGINEERING CO.
 PROFESSIONAL ENGINEERS
 1000 N. W. 10th St.
 Fort Lauderdale, Florida 33309
 (305) 441-1111

HSD ENVIRONMENTAL, INC.
 1000 N. W. 10th St.
 Fort Lauderdale, Florida 33309
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FIGURE 1
 SITE MAP
 Scale: As Shown
 Redesignated Wetland Site for Georgia
 Environmental Assessment
 GENESIS POINT
 BRYAN COUNTY, GEORGIA

TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATTO AND HAS BEEN PREPARED IN ACCORDANCE WITH THE FEDERAL STANDARDS AND REQUIREMENTS OF LAW.

Robert Hutton
 Robert Hutton
 1000 N. W. 10th St.
 Fort Lauderdale, Florida 33309
 (305) 441-1111

APPENDIX I

AERIAL PHOTOGRAPHS



Area	Area	Area	Area	Area
1	2	3	4	5
6	7	8	9	10
11	12	13	14	15
16	17	18	19	20
21	22	23	24	25
26	27	28	29	30
31	32	33	34	35
36	37	38	39	40
41	42	43	44	45
46	47	48	49	50

APPENDIX II

PHOTOGRAPHS



PHOTO 1: View of the end of Oak Level Road. The subject property is center. Cottonham Road is the dirt road to the left.



PHOTO 2: View of tidal marsh adjacent to the north of the subject site, looking east. The land area in the upper right is part of the northern portion of the site.



PHOTO 3: View of the adjacent tidal marsh, looking north.



PHOTO 4: View of Red Bird Creek, looking north. The land mass seen in the upper left is a portion of the northern area of the subject site.



PHOTO 5: Typical view of the southern portion of the property along Belvedere Road, looking west. The subject site is on the right.



PHOTO 6: View of a portion of the adjacent Wildlife Management Area, looking northwest.



PHOTO 7: Typical view of the southern central portion of the subject site along Red Bird Creek Road, looking south.



PHOTO 8: View of the logging activities south of Cottonham Road, looking south.



PHOTO 9: View of one of the timber piles located throughout the property.



PHOTO 10: View of one of the wetland areas on the subject site.

APPENDIX III

BORING LOGS

BORING LOG

PROJECT Genesis Point (599106200)

LOGGED BY R. Marchman

SITE LOCATION Genesis Point, Bryan Co. GA

DATE August 6, 1999

SAMPLE DEPTH	SAMPLE DESCRIPTION	REMARKS
	Boring B-1	
0"	56" Brown silty sand	
	Boring B-2	
0"	48" Dark brown sandy silt	
48"	60" Yellowish brown silty sand	
	Boring B-3	
0"	60" Yellowish brown silty sand	
	Boring B-4	
0"	60" Brown silty sand	
	Boring B-5	
0"	24" Dark brown, organic rich clayey sand	
24"	48" Light brown sandy clay with orange mottles	
48"	60" Dark brown silty clay	

* Soils field classified in accordance with the Unified Soil Classification System PAGE 1 OF 6

BORING LOG

PROJECT Genesis Point (599106200)

LOGGED BY R. Marchman

SITE LOCATION Genesis Point, Bryan Co. GA

DATE August 6, 1999

SAMPLE DEPTH		SAMPLE DESCRIPTION	REMARKS
Boring B-6			
0"	24"	Dark brown sandy silt	
24"	60"	Dark brown silty sand	
Boring B-7			
0"	18"	Black sandy silt	
18"	48"	Yellowish brown silty sand	
48"	60"	Dark brown silty sand	
Boring B-8			
0"	12"	Dark brown sandy silt	
12"	48"	Brown sandy silt	
48"	60"	Light brown silty sand	
Boring B-9			
0"	18"	Dark brown sandy silt	
18"	30"	Brown sandy silt	
30"	60"	Light brown sand with dark brown mottles	

* Soils field classified in accordance with the Unified Soil Classification System

BORING LOG

PROJECT Genesis Point (599106200)

LOGGED BY R. Marchman

SITE LOCATION Genesis Point, Bryan Co, GA

DATE August 6, 1999

SAMPLE DEPTH		SAMPLE DESCRIPTION	REMARKS
		Boring B-10	
0"	48"	Yellowish brown silty sand	
48"	60"	Brown silty sand	
		Boring B-11	
0"	60"	Yellowish brown sandy silt	
		Boring B-12	
0"	60"	Yellowish brown sandy silt	
		Boring B-13	
0"	18"	Brown sandy silt	
18"	60"	Dark brown sandy silt	
		Boring B-14	
0"	30"	Dark brown sandy silt	
30"	60"	Light brown sandy silt	

* Soils field classified in accordance with the Unified Soil Classification System

PAGE 3 OF 6

BORING LOG

PROJECT Genesis Point (599106200)

LOGGED BY R. Marchman

SITE LOCATION Genesis Point, Bryan Co. GA

DATE August 7, 1999

SAMPLE DEPTH		SAMPLE DESCRIPTION	REMARKS
Boring B-15			
0"	18"	Dark brown sandy silt	
18"	36"	Brown sandy silt	
36"	60"	yellowish orange silty sand with orange mottles	
Boring B-16			
0"	60"	Brown sandy silt	
Boring B-17			
0"	40"	Dark brown sandy silt	
40"	60"	Light brown sandy silt	
Boring B-18			
0"	36"	Dark brown sandy silt	
36"	60"	Brown sandy silt with black mottles	
Boring B-19			
0"	36"	Light brown sandy silt	
36"	60"	Yellowish brown silty sand	

* Soils field classified in accordance with the Unified Soil Classification System

BORING LOG

PROJECT Genesis Point (599106200)

LOGGED BY R. Marchman

SITE LOCATION Genesis Point, Bryan Co. GA

DATE August 7, 1999

SAMPLE DEPTH		SAMPLE DESCRIPTION	REMARKS
		Boring B-20	
0"	24"	Brown sandy silt	
24"	48"	Light brown sandy silt	
48"	60"	Yellowish brown sandy silt	
		Boring B-21	
0"	24"	Black sandy silt	
24"	30"	Brown sandy silt	
30"	60"	Yellowish orange silty sand with black mottles	
		Boring B-22	
0"	60"	Light brown sandy silt	
		Boring B-23	
0"	24"	Brown sandy silt	
24"	48"	Dark brown sandy silt	
48"	60"	Light brown sandy silt	

* Soils field classified in accordance with the Unified Soil Classification System

PAGE 5 OF 6

APPENDIX IV

QUALIFICATIONS

OF

ENVIRONMENTAL PROFESSIONALS

C. Ray Marchman
Environmental Project Manager
Hussey, Gay, Bell & DeYoung

Summary

Mr. Marchman is a Project Manager with Hussey, Gay, Bell & DeYoung, specializing in Phase I and Phase II environmental site assessments and corrective actions. Mr. Marchman has diverse experience in environmental management and regulatory compliance in both the public and private sectors.

Mr. Marchman's training and background focuses on environmental applications of expertise in soils, geology, and hydrology. He has performed all aspects of project management including determining the scope of investigations and appropriate methods, cost estimating, drilling and sampling plans, and coordinating with support functions, clients, laboratories, and state regulators.

Mr. Marchman has written contract specifications, negotiated work, performed quality assurance inspections, and tracked project finances on related projects. He has prepared and reviewed work strategies, site safety and health plans, data acquisition plans, and other documents, including numerous contractor submittals. He has been responsible for technical accuracy of analyses and interpretations, regulatory compliance, meeting deadlines, and budgeting resources.

Mr. Marchman has prepared contamination assessment plans and quality assurance plans, and performed the assessment of soil and groundwater contamination for numerous sites. He has extensive experience managing on-site corrective actions utilizing a variety of technologies. Mr. Marchman's NPDES experience includes the permitting and monitoring of municipal and industrial discharge into surface water bodies. Mr. Marchman has been responsible for sampling and in-situ analyses, compliance sampling studies, data interpretation, planning and implementing stormwater runoff programs, and preparation of discharge notification and monitoring reports. His broad experience with environmental site assessments includes the completion of several NEPA and GEPA studies and assessments.

Mr. Marchman has extensive experience in the supervision and monitoring of sanitary and industrial landfill groundwater requirements. Duties included sampling and field analysis of groundwater, installation of monitoring wells, stormwater runoff, and preparation of quarterly monitoring reports. Mr. Marchman also has extensive experience in the management and monitoring of asbestos abatement projects, facility surveys, asbestos bulk and air sampling analysis and the preparation of Operations and Maintenance Plans for asbestos.

Mr. Marchman has also prepared reports for UST closure, release response, sensitive receptor surveys, free product recovery, all levels of site assessments, remediation plans, and project proposals. He has also performed a wide range of field operations such as well installations, soil borings, sampling/screening, aquifer tests, UST closure operations, and free product recovery.

Mr. Marchman has experience in managing an unusually wide variety of

C. Ray Marchman
Environmental Project Manager
Hussey, Gay, Bell & DeYoung
Page 2

contaminated sites. He is trained in accordance with OSHA requirements for work at hazardous waste sites.

Environmental Site Assessments

Mr. Marchman has performed and managed many multi-phase real estate transaction assessments, including environmental, asbestos, roofing, and building surveys. Mr. Marchman has also fulfilled duties required to complete NEPA and GEPA studies and assessments.

Mr. Marchman's NPDES experience includes the permitting and monitoring of municipal and industrial discharge into surface water bodies. Duties included sampling and in-situ analyses, compliance sampling studies, data interpretation, planning and implementing stormwater runoff programs, and preparation of discharge notification and monitoring reports.

Contamination Assessments

Mr. Marchman has prepared contamination assessment plans and quality assurance plans, and performed the assessment of soil and groundwater contamination for numerous sites. He has extensive experience managing on-site corrective actions utilizing a variety of technologies.

Emergency Response/Hazmat

Mr. Marchman has managed several emergency response cleanup activities related to surface and subsurface spills of hazardous substances. His responsibilities have included site characterization, delineation of Decontamination Zones and Exclusion Zones, on-site monitoring of cleanup activities, and report preparation.

Education B.S., Natural Science, 1994, University of Alabama at Birmingham

Registrations Certifications/Registrations
OSHA 40 Hour Hazardous Materials Health and Safety
OSHA 40 Hour Hazardous Materials Health and Safety Supervisor/Management
Environmental Site Assessment Certificate
EPA AHERA Asbestos Inspector
EPA Asbestos Contractor/Supervisor
NIOSH 582

Memberships National Association for Environmental Professionals

Michael G. Clough, P.E.

Solid Waste / Geotechnical Engineer

Summary Mr. Clough has over twenty years of broad experience in solid waste and geotechnical engineering. He has served as senior engineer, engineering manager, on-site coordinator and principal for the execution of environmental, geological, and engineering services to governmental, industrial, professional, and contractor clients in various parts of the United States. His responsibilities have included managerial, consulting, design and construction services.

Experience A partial list of Mr. Clough's geotechnical project experience include the following:

- Subtitle D landfill near Richmond, Virginia
Performed assessment of waste slopes. Determined geotechnical parameters of solid waste and performed slope stability calculations. Provided recommendations regarding landfill cap stability from a standpoint of deep circular arc failure and sliding block failure analysis of the cap between various soil and geosynthetic interfaces.
- Engineering manager for U.S. Ecology, Inc. responsible for design and construction of Subtitle C, TSCA, and low level radioactive waste landfills in Nevada, Texas, California, Washington, Illinois and Kentucky.
- Provided design services and expert testimony for a new leachate collection system modification to the TECO, Texas, Subtitle C Part B permit.
- Supervised and served as project engineer for a remedial construction activity for the repair of collapsing leachate collection riser pipes at a Subtitle C and TSCA disposal facility in Beatty, Nevada. Project included close coordination with regulators and operational personnel to reach successful conclusion.
- Performed a subsurface investigation for a proposed construction and demolition landfill for the Paduch Gaseous Diffusion Plant near Paducah, Kentucky. Performed geotechnical and geological analysis of the site. Provided design consultation.
- Provided engineering management and design services for portions of a RCRA Part B permit application for a Subtitle C landfill at TECO, Texas.

Michael G. Clough, P.E.

Page Two

- Performed permit work for a construction and demolition landfill for a paper mill in Jesup, Georgia. Provided drainage design for the landfill, operational plan with cooperation with the Owner, and prepared permit in accordance with Georgia EPD regulations. Permit included the addition of an on-site recycling facility.
- Performed design work for capping a Subtitle D landfill in Missouri. Work included volume estimation, operational consideration prior to closure, cap topography and geotechnical analysis.
- Provided closure plans and specifications for construction of a cap of a Subtitle C landfill at TECO, Texas. Also supervised QA efforts at landfill closure.
- Performed yearly closure and post closure cost assessments for the Subtitle C landfills in Texas and Nevada in order to comply with financial assurance requirements.
- Performed QA closures of Subtitle C landfills in Pinewood, SC, Lone Mountain, OK, and near Minneapolis, MN.

Mr. Clough's numerous geotechnical engineering and environmental projects involved investigation, consultation, design and construction including:

- Motion scales for a railroad requiring close tolerances for settlement near Roanoke, VA.
- Turbine/generator combination for a paper mill. Required very tight settlement tolerances and vibration considerations.
- Chemical plant expansion for a pulp and paper mill in Covington, Virginia.
- Performed RCRA closures of two facilities at the Paducah Gaseous Diffusion Plant near Paducah, Kentucky. Acted as certifying engineer.
- Served as project manager for 14 corrective action air sparging remediation systems at various locations in South Carolina. Duties ranged from design, and construction, to operation and maintenance.

Michael G. Clough, P.E.

Page Three

Education Bachelor of Science, Civil Engineering
West Virginia University
Bachelor of Science, Geology
West Virginia University

Registrations Registered Professional Engineer
State of South Carolina
State of West Virginia
State of North Carolina
State of Kentucky
State of Ohio


Environmental Consultants



Hussey Gay Bell & DeYoung

Environmental Inc.

PHASE I ENVIRONMENTAL SITE ASSESSMENT
GENESIS POINT
Bryan County, Georgia

June 2003

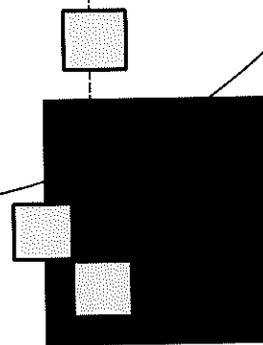


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II) INTRODUCTION	2
III) SITE DESCRIPTION	3
IV) RECORDS REVIEW	6
V) SITE RECONNAISSANCE AND INTERVIEWS	10
VI) LIMITATIONS & EXCEPTIONS OF ASSESSMENT	11
VII) FINDINGS AND CONCLUSIONS	12
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FIGURES

- Figure 1 Site Vicinity Map**
- Figure 2 Site Map**

APPENDICES

- Appendix I Aerial Photograph**
- Appendix II Photographs**
- Appendix III Qualifications of Environmental Professionals**

PHASE I ENVIRONMENTAL SITE ASSESSMENT

FOR

PANOZ MOTOR SPORTS

AT

**GENESIS POINT
BRYAN COUNTY, GEORGIA**

JUNE 2003

I) SUMMARY

In June 2003, Hussey, Gay, Bell and DeYoung Environmental Inc. (HGBD) performed a Phase I Environmental Site Assessment for an approximately 2,230-acre parcel of land located at the eastern terminus of Oak Level Road in Bryan County, Georgia (Figures 1 and 2). The parcel, known as Genesis Point, is presently undeveloped and generally utilized as cultivated timberland and for hunting.

The methods employed for this Phase I Environmental Site Assessment included examination of available background materials, file review, interviews, and field inspections. This assessment has not revealed apparent evidence of recognized adverse environmental conditions on the subject property. Current and past on-site land use practices are not considered likely to have adversely impacted soil or groundwater quality. The findings of the field observations support this conclusion. Our research has produced no evidence to indicate a significant release of hazardous substances or petroleum products at the property.

Please note that this document was prepared in accordance with standard and appropriate methods employed in conducting an assessment. However, these methods may not have exposed all potential environmental threats to the project area. Conclusions presented apply to the site conditions observed at the time of the investigation and to those which may potentially impact the site in the future. The conclusions are not applicable to changes occurring after the investigation has been completed and of which HGBD is not aware and cannot evaluate.

II) INTRODUCTION

A) PURPOSE

Consistent with the American Society for Testing and Materials (ASTM) specification ASTM E1527-00, the principal objective of this site assessment is to determine the potential for the presence of hazardous substances, petroleum products, or other environmental hazards at the subject property. Release of materials into structures, soils, groundwater, and/or surface water may occur as a result of treatment, storage, disposal, generation, utilization, transport, or distribution operations. This study considers past, present, and possible future threats of environmental contamination due to these activities.

B) METHODOLOGY

This site assessment was performed in general accordance with ASTM Standard E 1527-00 and the following summarizes the approach. Existing information pertaining to the site was obtained from a variety of sources. Physical aspects of the vicinity were ascertained by examination of the United States Geological Survey 7.5 minute topographic maps for Burroughs, Georgia dated 1979, and for Oak Level, Georgia dated 1979 (photo inspected 1983) and the United States Department of Agriculture Soil Conservation Service (now the Natural Resource Conservation Service) *Soil Survey of Bryan and Chatham Counties*,

Georgia, dated 1974. Aerial photographs of the property dated 1970 and 1993 were reviewed at the Bryan County Tax Assessors Office and from the United States Geological Survey database to determine past uses of the subject site and vicinity (see Appendix I). Various regulatory databases recording the presence and/or release of hazardous substances and petroleum products within a ½ to 1 mile radius of the site were reviewed and further inquiry was conducted as appropriate. A previous environmental assessment of the property was completed by HGBD in August 1999.

A reconnaissance of the subject property and site vicinity was performed on March 6, 12, and 13, 2003 to confirm land use patterns and physical features, and to record any observations which suggest potential adverse environmental impacts. If present, storage containers, including drums, barrels, and above or below ground tanks, were noted and investigated to the extent possible. If present, pits, ponds, lagoons, or other pools of liquid which may contain hazardous waste were examined, as well as any debris deposited at the site. Any physical signs suggesting a release, such as unusual odors, stressed vegetation, and stained soil or pavement were also noted and documented if observed. Twenty-six shallow hand auger borings (six to eight feet in depth) were performed at the subject site. All observations were documented in the field with written notes and photographs.

III) SITE DESCRIPTION

A) LOCATION

The approximate 2,230 acre tract is situated east of S.R. 144 at the eastern terminus of Oak Level Road in Bryan County, Georgia (Figures 1 and 2). 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. The configuration and boundaries of the property are shown on Figure 2.

B) SITE AND VICINITY CHARACTERISTICS

The subject site is situated at the eastern terminus of Oak Level Road, and is presently undeveloped and generally wooded (Photo 1 in Appendix II). Tidal marsh and Redbird Creek border the subject site on the north and northeast. Fort McAllister is located just under one mile to the north across Red Bird Creek (Photo's 2, 3, and 4). The subject site is bordered on the south by Belvedere Road (Photo 5). To the south across Belvedere Road is undeveloped land utilized as timberland. A State of Georgia owned Wildlife Management Area is adjacent to the subject property to the southeast. Further to the southeast are tidal marsh and tributaries of the Ogeechee and Bear Rivers. Generally single family residences are located to the southeast of the subject site along Oak Level Road and Jake Brown Road. Cottonham Road forms the boundary on part of the western portion of the subject site, and traverses across the northern portion of the property to Red Bird Creek. State owned Wildlife Management Areas are across Cottonham Road to the northeast and north (Photo 6). Red Bird Creek Road begins at Cottonham Road approximately 3,500 feet west of Red Bird Creek, and continues south through the central portion of the property to Belvedere Road (Photo 7). Logging activities have recently been performed to the south of Cottonham Road in the northeastern portion of the subject site (Photo 8). Several logging roads cross the subject property, and brush piles and timber debris exist along the roads (Photo 9). Approximately 300 acres of the subject site have been delineated as wetlands. The largest portions of these wetlands are generally somewhat linear and are located in the eastern area of the subject site (Photo 10). Generally linear wetland areas are also situated within the north central area, as well as the west central area (see Figure 2). Stormwater appears to flow to natural drainage features that extend across the subject property toward the wetland areas. The wetlands appear to drain to the tidal marshes located to the north and northeast for the property. It should be noted however, that the direction of groundwater flow may be different from the surface water flow, and both can be altered locally by changes in surface

topography and man-made modifications. Confirmation of the groundwater gradients would require potentiometric measurements.

C) CURRENT AND PAST USES OF THE PROPERTY

The subject property is undeveloped and generally wooded. According to sources reviewed, the subject property has been utilized as timberland since at least 1951. Prior to this, the subject site and the vicinity were part of the Henry Ford Foundation property. The photographs presented in Appendix II illustrate the present conditions at the property. No indications that the property was utilized for the storage, disposal, or utilization of hazardous substances were found.

The United States Geological Survey 7.5 minute topographic maps for Burroughs, Georgia, and Oak Level, Georgia, depict the subject site generally as it appears today. Aerial photographs also depict the site to be undeveloped since at least 1970.

D) CURRENT AND PAST USES OF ADJOINING PROPERTY

Current use of the vicinity is a sparsely populated residential area, timberland, and wildlife management reserve. Aerial photographs depict the adjoining properties generally as undeveloped woodlands since at least 1970. The 1993 aerial photograph depicts the residential area to the southwest of the subject site.

IV) RECORDS REVIEW

A) STANDARD ENVIRONMENTAL RECORD SOURCE

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 Data Resources, Inc.:

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

The database review includes sites in Postal Zip Code area 31324. The selected radii and proximity guidelines are in general accordance with ASTM guidelines. Review of selected regulatory databases identified no regulated facilities within the ASTM specified radii of concern.

B) PHYSICAL SETTING SOURCES

The United States Geological Survey 7.5 minute topographic maps for Burroughs, Georgia dated 1979, and for Oak Level, Georgia dated 1979 (photo inspected 1983) were examined for topographic and other features. The ground surface ranges from approximately 1.5 meters in elevation at the tidal marshes along the northern boundaries to approximately 6.5 meters along the western and southern property borders in accordance with the National Geodetic Vertical Datum (NGVD) of 1929. An approximate elevation of 8.5 meters is found in the eastern portion of the subject site near the Oak Level Road terminus. Based on the topographic maps, surface water drainage of the site appears to be primarily toward wetlands located near the central area of the property, and to the adjacent tidal marshes located north and east of the subject site.

The United States Department of Agriculture Soil Conservation Service (now the Natural Resource Conservation Service) *Soil Survey of Bryan and Chatham Counties, Georgia*, indicates eight dominant soil types as characteristic of the subject property (Figure 3).

Ellabelle loamy sand consists of poorly drained soils in depressions and drainageways. In a representative profile, the surface layer is black loamy sand about 11 inches thick. The subsurface layer is light brownish-gray loamy sand also about 11 inches thick. The subsoils, to a depth of about 60 inches, are gray sandy clay loam mottled with yellowish brown and strong brown in the upper part and with yellowish brown in the lower part. These soils have permeabilities ranging from 0.63 to 2.0 inches per hour. The seasonal high water table is at or near the ground surface.

Leon fine sand consists of poorly drained, nearly level soil that have a prominent humus layer. These soils formed in beds of sand where the water table is high but fluctuating. In a representative profile, the surface layer is black fine sand about 6 inches thick. The next layer is leached light gray fine sand about 6 inches thick. It is underlain by a weakly

cemented layer stained with organic matter and about 7 inches thick. Fine sand occurs below this stained layer and extends to a depth of about 60 inches. Slopes range from 0 to 2 percent. Water moves into the soil rapidly, but the humus layer slows the water movement to a moderately rapid rate. Available water capacity is low. The seasonal high water table is at a depth of 6 to 15 inches for 1 to 3 months in winter and spring.

Olustee fine sand is poorly drained soil that occurs in areas above broad flats, drainageways, and ponds. Slopes range from 0 to about 2 percent. The surface layer is very dark gray fine sand about 6 inches thick. Below this layer is friable, very dark brown and dark yellowish brown fine sand that is about 5 inches thick and stained by organic matter. A layer of pale brown to pale olive fine sand about 21 inches thick is below this. Gray sandy clay loam mottled with brown and gray is below this and extends to a depth of about 60 inches. These soils are low in natural fertility and organic matter content. They are strongly acid to very strongly acid. The available water capacity is low, and permeability is moderate.

Chipley fine sand occurs on broad sand ridges and is moderately well drained. The surface layer is very dark grayish-brown fine sand about 7 inches thick. Under this, to a depth of about 65 inches, is a layer of fine sand that is olive brown, mottled light olive brown, mottled light yellowish brown, and mottled light gray. Permeability is rapid, and the available water capacity is very low and low. This soil is strongly acid throughout. Slopes range from 0 to about 2 percent.

Lakeland sand is excessively drained sandy soils. These soils occur on ridges and are level to very gently sloping. Slopes range from 0 to 5 percent. The surface layer is very dark grayish brown to pale olive sand about 8 inches thick. A yellowish brown to pale fine sand occurs below the surface layer to a depth of about 72 inches. This soil is very strongly acid to strongly acid and is low in organic matter content. Permeability is rapid, and the available water capacity is very low.

Lynn Haven series consists of nearly level, poorly drained, sandy soils that occur in ponded or extremely wet areas. Slopes are 0 to 2 percent. In a representative profile, the surface layer is black sand about 20 inches thick. Below this is a layer of dark reddish brown, stained sand humus about 16 inches thick. It is underlain by dark brown sand that extends to depth of 60 inches. Permeability is moderately rapid to moderate, and the available water capacity is low. These soils are extremely acid to strongly acid.

Albany fine sand consists of slightly undulating, somewhat poorly drained soil. Slopes range from 0 to about 5 percent. In a representative profile, the surface layer is dark gray fine sand about 7 inches thick. The subsurface layer is mainly fine sand and extends to a depth of about 24 inches. It is light olive brown in the upper part and light yellowish brown mottled with brown and gray in the lower part. The subsoil extends to depth of 68 inches. Permeability is moderate and available water capacity is low. This soil is very strongly acid throughout. The seasonal high water table is about 15 inches below the ground surface for about 2 months each year.

Capers soil consists of very poorly drained soils of the tidal marsh flats in the eastern part of Bryan County. These soils are flooded when tides are higher than normal. The surface layer ranges from very dark gray and black loam to silty clay loam and clay loam about 19 inches thick. The underlying material, to a depth of about 60 inches, is clay or silty clay. Permeability is slow, available water capacity is high, and the water table is high throughout the year. Salt content is generally high. The vegetation is mostly salt tolerant grasses.

V) SITE RECONNAISSANCE AND INTERVIEWS

A) HAZARDOUS SUBSTANCES IN CONNECTION WITH IDENTIFIED USES

No hazardous substances were observed on the subject site.

B) HAZARDOUS SUBSTANCE CONTAINERS AND UNIDENTIFIED SUBSTANCE CONTAINERS

No hazardous or unidentified substance containers were observed on the subject site.

C) STORAGE TANKS

No storage tanks were observed on the subject site.

D) INDICATIONS OF PCB'S

No pole or pad mounted transformers were observed on the subject site.

E) INDICATIONS OF SOLID WASTE DISPOSAL

No indications of solid waste disposal were observed. The shallow borings performed at the site revealed no evidence of landfilling operations.

VI) LIMITATIONS & EXCEPTIONS OF ASSESSMENT

The conclusions presented in this report are professional opinions, developed from the information gathered relative to the subject property as outlined in the report, and interpretation of that information. HGBD warrants that the findings, recommendations, and professional advice contained herein represent good commercial and customary practice for conducting an environmental assessment. HGBD does not warrant the accuracy or completeness of the information provided by outside sources referenced in this report. Additionally, if potentially environmentally significant information becomes available subsequent to the submittal of this report, HGBD reserves the right to amend the conclusions as presented herein.

This study is not intended to be an exhaustive investigation of specific contamination at the subject property, but rather provide an overview of information or recognized environmental conditions, or the potential for contamination at the subject site and adjacent properties.

Conclusions presented apply to the site conditions observed at the time of the investigation and those which may potentially impact the site in the future. The conclusions are not applicable to changes occurring after the investigation has been completed and of which HGBD is not aware and cannot evaluate. No other warranties are implied or expressed.

VII) FINDINGS AND CONCLUSIONS

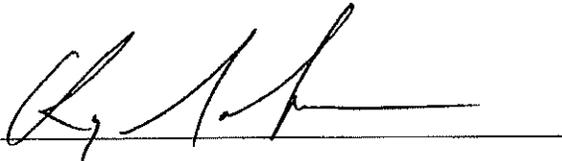
The methods employed for this Phase I Environmental Site Assessment included examination of available background materials, file review, interviews, and field inspections. This assessment has not revealed apparent evidence of recognized adverse environmental conditions on the subject property. Current and past on-site land use practices are not considered likely to have adversely impacted soil or groundwater quality. The findings of the field observations support this conclusion. Our research has produced no evidence to indicate a significant release of hazardous substances or petroleum products at the property.

VIII) BENEFICIARY

This report, and all work associated with this report, are for the sole use of the beneficiary and will not be transferred to any party other than the beneficiaries named as follows:

Panoz Motor Sports
Braselton, Georgia

HUSSEY, GAY, BELL & DEYOUNG ENVIRONMENTAL, INC.

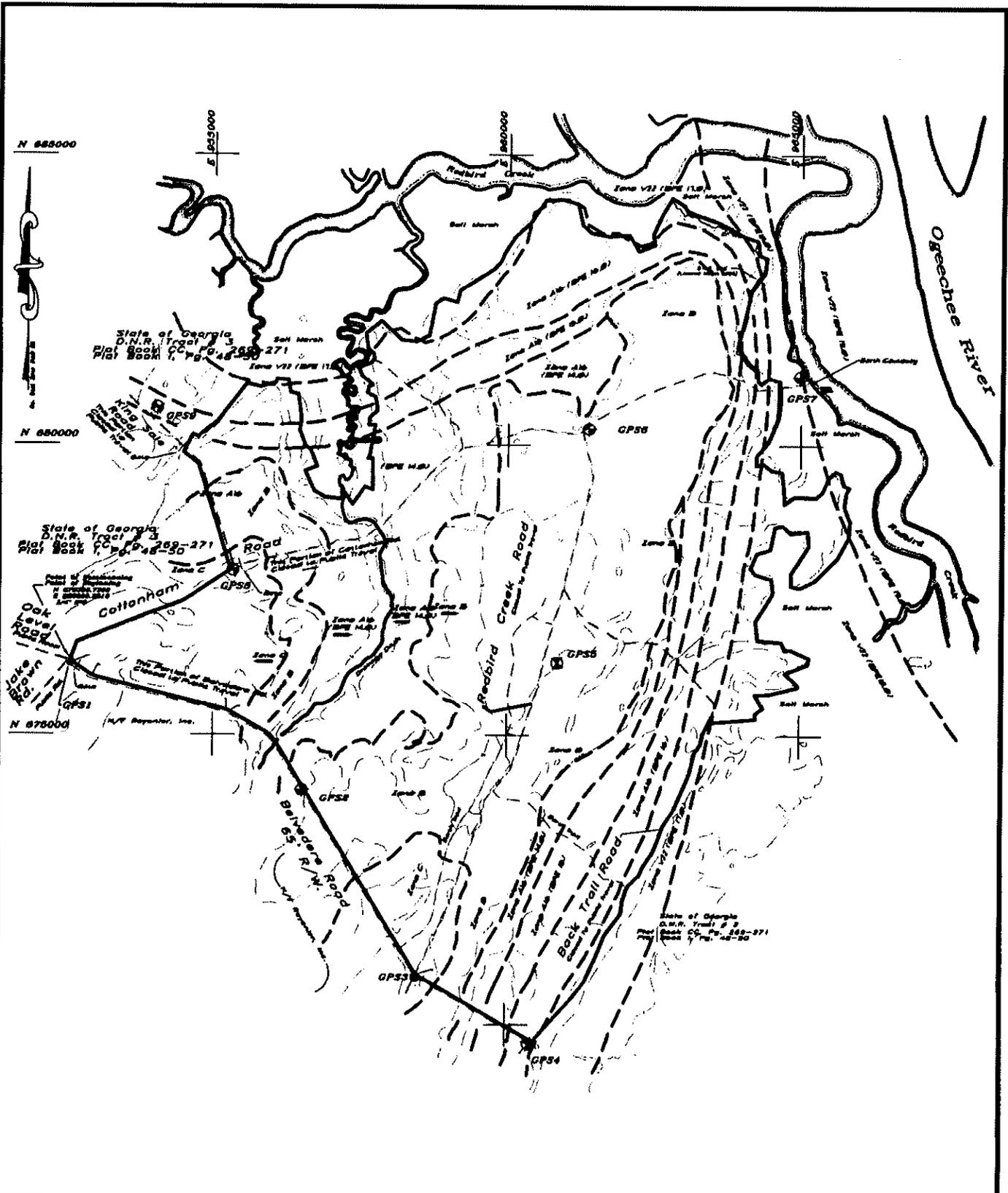


C. Ray Marchman, R.E.M.
Project Manager



Michael G. Clough, P.E.
Environmental Manager

FIGURES



**FIGURE 2
SITE
MAP**

**GENESIS POINT
BOUNDARY SURVEY**

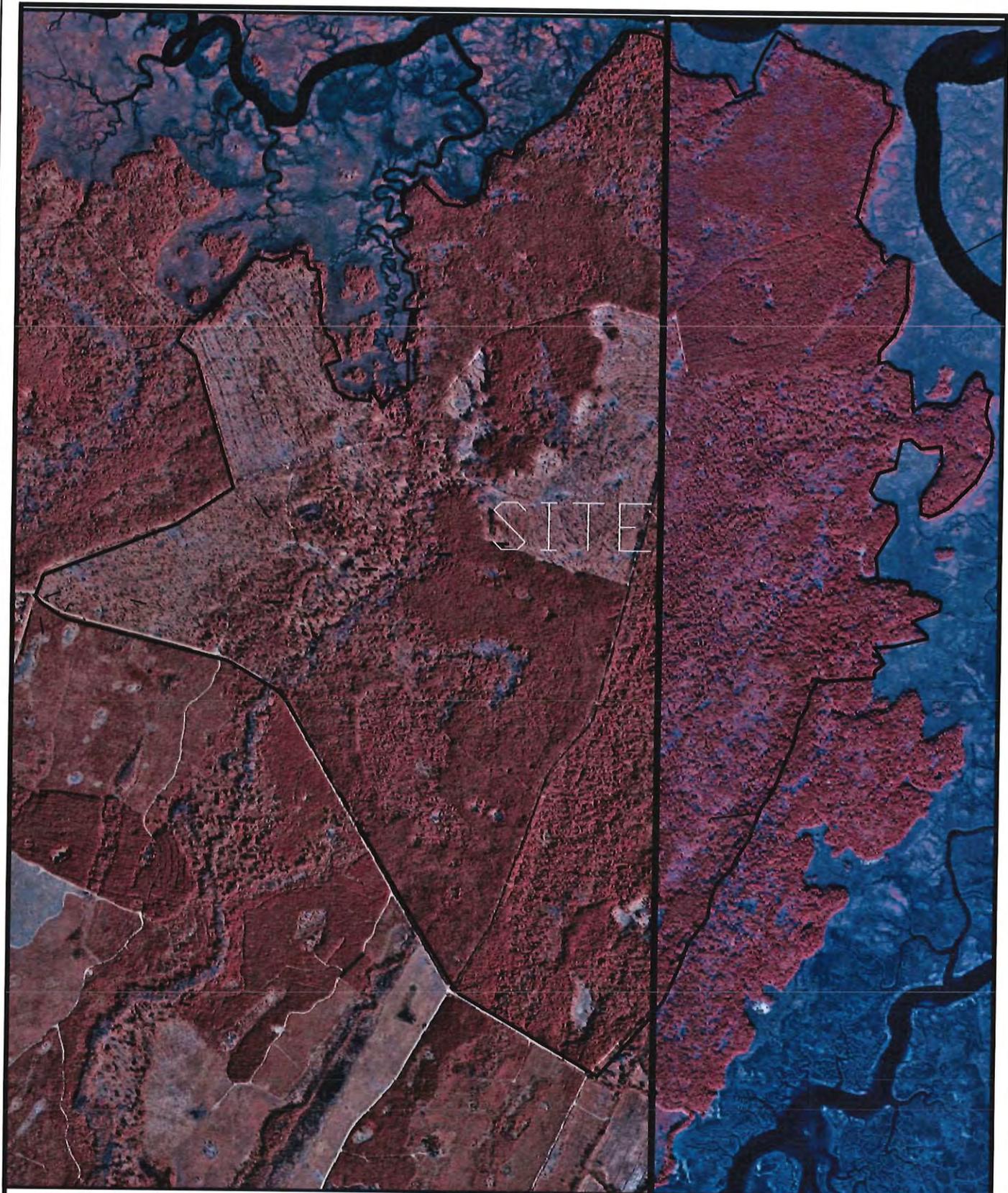
PHASE I ESA

DESIGNED	DRAWN	CHECKED
DATE: JUNE 2003		
JOB NO.		
SCALE: NTS		



APPENDIX I

AERIAL PHOTOGRAPH



APPENDIX I
AERIAL
PHOTO 1

GENESIS POINT
1999 AERIAL PHOTOGRAPH

PHASE I ESA

DESIGNED	DRAWN	CHECKED
DATE: JUNE 2003		
JOB NO.		
SCALE: NTS		



APPENDIX II

PHOTOGRAPHS



PHOTO 1: View of the end of Oak Level Road. The subject property is center. Cottonham Road is the dirt road to the left.



PHOTO 2: View of tidal marsh adjacent to the north of the subject site, looking east. The land area in the upper right is part of the northern portion of the site.



PHOTO 3: View of the adjacent tidal marsh, looking north.



PHOTO 4: View of Red Bird Creek, looking north. The land mass seen in the upper left is a portion of the northern area of the subject site.



PHOTO 5: Typical view of the southern portion of the property along Belvedere Road, looking west. The subject site is on the right.



PHOTO 6: View of a portion of the adjacent Wildlife Management Area, looking northwest.



PHOTO 7: Typical view of the southern central portion of the subject site along Red Bird Creek Road, looking south.



PHOTO 8: View of the logging activities south of Cottonham Road, looking south.



PHOTO 9: View of one of the timber piles located throughout the property.



PHOTO 10: View of one of the wetland areas on the subject site.

APPENDIX III

QUALIFICATIONS

OF

ENVIRONMENTAL PROFESSIONALS

C. Ray Marchman, R.E.M.
Senior Environmental Project Manager

Summary Mr. Marchman is a Project Manager with Hussey, Gay, Bell & DeYoung, specializing in Phase I and Phase II environmental site assessments and corrective actions. Mr. Marchman has diverse experience in environmental management and regulatory compliance in both the public and private sectors.

Experience Mr. Marchman's training and background focuses on environmental applications of expertise in soils, geology, and hydrology. He has performed all aspects of project management including determining the scope of investigations and appropriate methods, cost estimating, drilling and sampling plans, and coordinating with support functions, clients, laboratories, and state regulators.

Mr. Marchman has written contract specifications, negotiated work, performed quality assurance inspections, and tracked project finances on related projects. He has prepared and reviewed work strategies, site safety and health plans, data acquisition plans, and other documents, including numerous contractor submittals. He has been responsible for technical accuracy of analyses and interpretations, regulatory compliance, meeting deadlines, and budgeting resources.

Mr. Marchman has prepared contamination assessment plans and quality assurance plans, and performed the assessment of soil and groundwater contamination for numerous sites. He has extensive experience managing on-site corrective actions utilizing a variety of technologies. Mr. Marchman's NPDES experience includes the permitting and monitoring of municipal and industrial discharge into surface water bodies. Mr. Marchman has been responsible for sampling and in-situ analyses, compliance sampling studies, data interpretation, planning and implementing stormwater runoff programs, and preparation of discharge notification and monitoring reports. His broad experience with environmental site assessments includes the completion of several NEPA and GEPA studies and assessments.

Mr. Marchman has extensive experience in the supervision and monitoring of sanitary and industrial landfill groundwater requirements. Duties included sampling and field analysis of groundwater, installation of monitoring wells, stormwater runoff, and preparation of quarterly monitoring reports. Mr. Marchman also has extensive experience in the management and monitoring of asbestos abatement projects, facility surveys, asbestos bulk and air sampling analysis and the preparation of Operations and Maintenance Plans for asbestos.

C. Ray Marchman, R.E.M.

Page Two

Mr. Marchman has also prepared reports for UST closure, release response, sensitive receptor surveys, free product recovery, all levels of site assessments, remediation plans, and project proposals. He has also performed a wide range of field operations such as well installations, soil borings, sampling/screening, aquifer tests, UST closure operations, and free product recovery.

Mr. Marchman has experience in managing an unusually wide variety of contaminated sites. He is trained in accordance with OSHA requirements for work at hazardous waste sites.

- Education** B.S., Natural Science, University of Alabama at Birmingham
- Specialized Training** OSHA 40 Hour Hazardous Materials Health and Safety
OSHA 8 Hour Hazardous Materials Health and Safety Supervisor /
Management
Certified Environmental Specialist
Certified Environmental Inspector
Certified Testing Specialist
Phase I Environmental Site Assessment Certification
USACOE 40 Hour Wetland Delineation Training
EPA AHERA Asbestos Inspector
EPA Asbestos Contractor / Supervisor
NIOSH 582
- Registrations** Registered Environmental Manager
REM Registration No. 10842
- Memberships** National Registry of Environmental Professionals
National Association of Environmental Professionals
Environmental Assessment Association
Georgia Water & Pollution Control Association

Michael G. Clough, P.E.

Page Two

- Performed permit work for a construction and demolition landfill for a paper mill in Jesup, Georgia. Provided drainage design for the landfill, operational plan with cooperation with the Owner, and prepared permit in accordance with Georgia EPD regulations. Permit included the addition of an on-site recycling facility.
- Performed design work for capping a Subtitle D landfill in Missouri. Work included volume estimation, operational consideration prior to closure, cap topography and geotechnical analysis.
- Provided closure plans and specifications for construction of a cap of a Subtitle C landfill at TECO, Texas. Also supervised QA efforts at landfill closure.
- Performed yearly closure and post closure cost assessments for the Subtitle C landfills in Texas and Nevada in order to comply with financial assurance requirements.
- Performed QA closures of Subtitle C landfills in Pinewood, SC, Lone Mountain, OK, and near Minneapolis, MN.

Mr. Clough's numerous geotechnical engineering and environmental projects involved investigation, consultation, design and construction including:

- Motion scales for a railroad requiring close tolerances for settlement near Roanoke, VA.
- Turbine/generator combination for a paper mill. Required very tight settlement tolerances and vibration considerations.
- Chemical plant expansion for a pulp and paper mill in Covington, Virginia.
- Performed RCRA closures of two facilities at the Paducah Gaseous Diffusion Plant near Paducah, Kentucky. Acted as certifying engineer.
- Served as project manager for 14 corrective action air sparging remediation systems at various locations in South Carolina. Duties ranged from design, and construction, to operation and maintenance.

Michael G. Clough, P.E.

Page Three

Education Bachelor of Science, Civil Engineering
West Virginia University
Bachelor of Science, Geology
West Virginia University

Registrations Registered Professional Engineer
State of South Carolina
State of West Virginia
State of North Carolina
State of Kentucky
State of Ohio



HUSSEY, GAY, BELL & DEYOUNG ENVIRONMENTAL, INC.

September 1, 2004

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. 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 Panoz Motor Sports At Genesis Point, Bryan County, Georgia*, dated August 1999) and the 2003 Update were performed in general accordance with ASTM Standard E1527. The original assessment and the 2003 Update 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 and June 2003 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 approximate 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.

Mr. Gus Bell
Genesis Point ESA I Update
September 1, 2004

2

The subject tract and vicinity were visually inspected on August 31 and September 1, 2004, 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 Update are still valid for the subject tract.

No significant changes were observed within the subject tract. Significant logging operations appear to be taking place within wooded property located to the west of the subject tract. 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 (GDEP) 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.

Mr. Gus Bell
Genesis Point ESA I Update
September 1, 2004

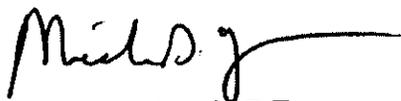
Please note that this document was prepared in accordance with standard and appropriate methods employed in conducting an assessment. However, these methods may not have exposed all potential environmental threats to the project area. Conclusions presented apply to the site conditions existing at the time of the investigation and to those which may potentially impact the site in the future. The conclusions are not applicable to changes occurring after the investigation has been completed and of which HGBD is not aware and cannot evaluate. Should potentially environmentally significant information become available subsequent to the submittal of this report, HGBD reserves the right to amend the conclusions as presented herein. HGBD does not warrant the accuracy or completeness of the information provided by outside sources referenced in this report.

If you have any questions concerning this letter, please do not hesitate to contact us.

Sincerely,
HUSSEY, GAY, BELL & DeYOUNG ENVIRONMENTAL, INC.



C. Ray Marchman, R.E.M.



Michael G. Clough, P.E.



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 Panoz 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.

Mr. Gus Bell
Genesis Point ESA I Update
July 20, 2006

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.

Mr. Gus Bell
Genesis Point ESA I Update
July 20, 2006

3

Please note that this document was prepared in accordance with standard and appropriate methods employed in conducting an assessment. However, these methods may not have exposed all potential environmental threats to the project area. Conclusions presented apply to the site conditions existing at the time of the investigation and to those which may potentially impact the site in the future. The conclusions are not applicable to changes occurring after the investigation has been completed and of which HGBD is not aware and cannot evaluate. Should potentially environmentally significant information become available subsequent to the submittal of this report, HGBD reserves the right to amend the conclusions as presented herein. HGBD does not warrant the accuracy or completeness of the information provided by outside sources referenced in this report.

If you have any questions concerning this letter, please do not hesitate to contact us.

Sincerely,
HUSSEY, GAY, BELL & DeYOUNG ENVIRONMENTAL, INC.



John N. Eden, P.E.



E. Ray Marchman, R.E.M.

Michael G. Clough, P.E.
Solid Waste / Geotechnical Engineer

Summary Mr. Clough has over twenty years of broad experience in solid waste and geotechnical engineering. He has served as senior engineer, engineering manager, on-site coordinator and principal for the execution of environmental, geological, and engineering services to governmental, industrial, professional, and contractor clients in various parts of the United States. His responsibilities have included managerial, consulting, design and construction services.

Experience A partial list of Mr. Clough's geotechnical project experience include the following:

- Subtitle D landfill near Richmond, Virginia
Performed assessment of waste slopes. Determined geotechnical parameters of solid waste and performed slope stability calculations. Provided recommendations regarding landfill cap stability from a standpoint of deep circular arc failure and sliding block failure analysis of the cap between various soil and geosynthetic interfaces.
- Engineering manager for U.S. Ecology, Inc. responsible for design and construction of Subtitle C, TSCA, and low level radioactive waste landfills in Nevada, Texas, California, Washington, Illinois and Kentucky.
- Provided design services and expert testimony for a new leachate collection system modification to the TECO, Texas, Subtitle C Part B permit.
- Supervised and served as project engineer for a remedial construction activity for the repair of collapsing leachate collection riser pipes at a Subtitle C and TSCA disposal facility in Beatty, Nevada. Project included close coordination with regulators and operational personnel to reach successful conclusion.
- Performed a subsurface investigation for a proposed construction and demolition landfill for the Paduch Gaseous Diffusion Plant near Paducah, Kentucky. Performed geotechnical and geological analysis of the site. Provided design consultation.
- Provided engineering management and design services for portions of a RCRA Part B permit application for a Subtitle C landfill at TECO, Texas.

“B” Exhibits – Agency Comments



BRYAN COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

51 North Courthouse Street
P.O. Box 1071
Pembroke, Georgia 31321
912-653-3893
(Fax) 653-3864

66 Capt. Matthew Freeman Drive
Suite 201
Richmond Hill, Georgia 31324
912-756-7953
(Fax) 756-7951

Article XIII, Section 302 of the Bryan County Zoning Ordinance requires that we secure comments from the Engineering Director, Fire Chief, County Health Director, and Public Works Director on the following zoning application:

CASE # SD#3154-20 PZ Date: July 7, 2020 Comments by: June 12, 2020

Zoning Request: Preliminary plat request for Waterways Enclave North, on Oak Level Rd., Richmond Hill, zoned PUD.

Filed by: Waterways Township Owners Association

Owners: Savannah Land Holdings, LLC

Property address: Oak Level Rd.

Map and Parcel # 075-001

Comments

Engineering Director: _____

Fire Chief: _____

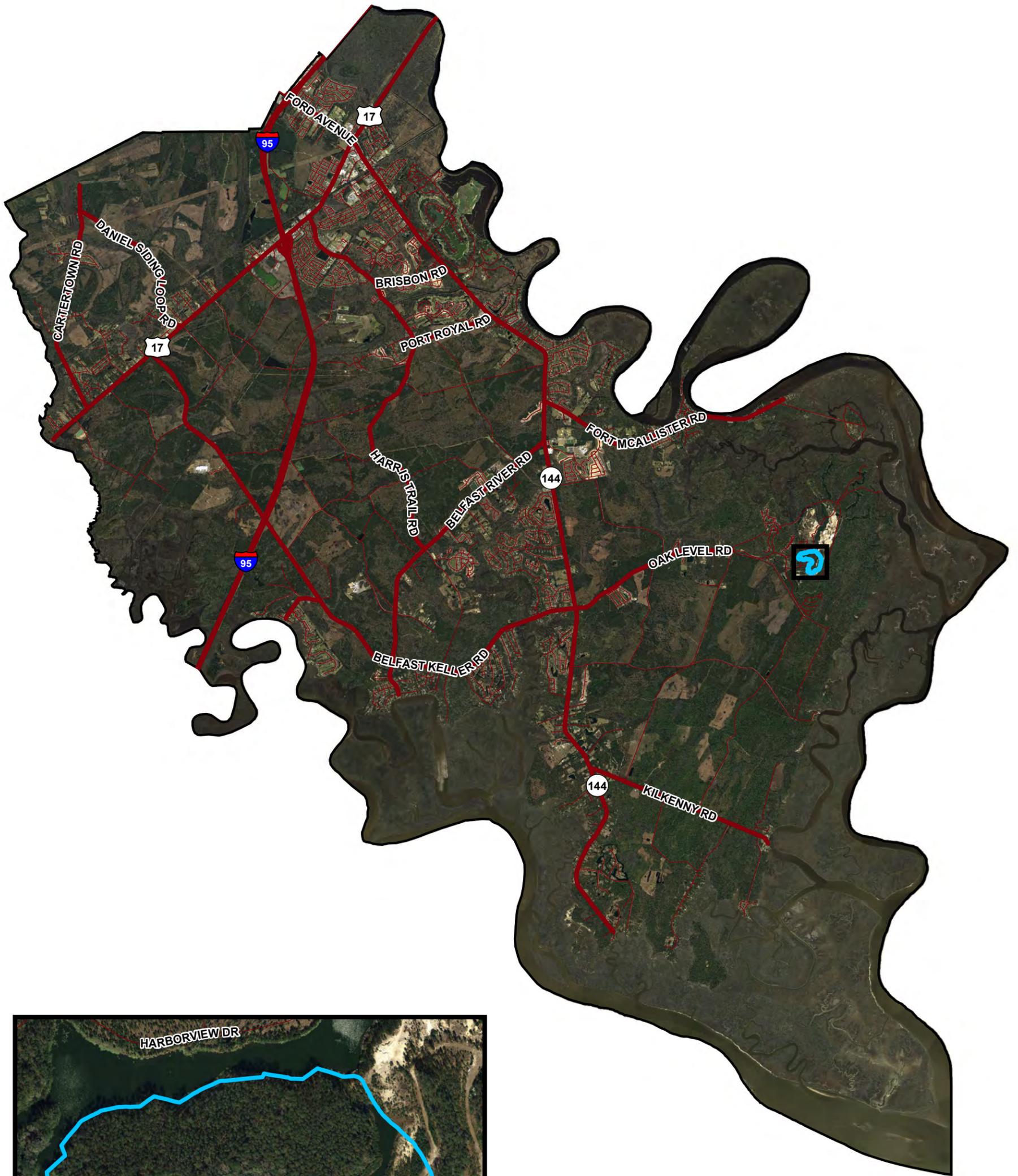
How many houses do we allow with only 7 entrances, Exit to subdivision? Traffic Study complete for Oak Level Road? No issues as long as it meets

County Health Director: _____

Public Works Director: _____

Bryan County Schools (optional): _____

“C” Exhibits – Bryan County Supplements



- Interstate, U.S. & State Highways, & Other Major Roads
- Roads
- Enclave North Preliminary Outline
- Parcels

**Overview Map
Enclave North
Case SD# 3154-20**

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 Pensbroke 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 Pensbroke assumes no responsibility or liability for modified data.



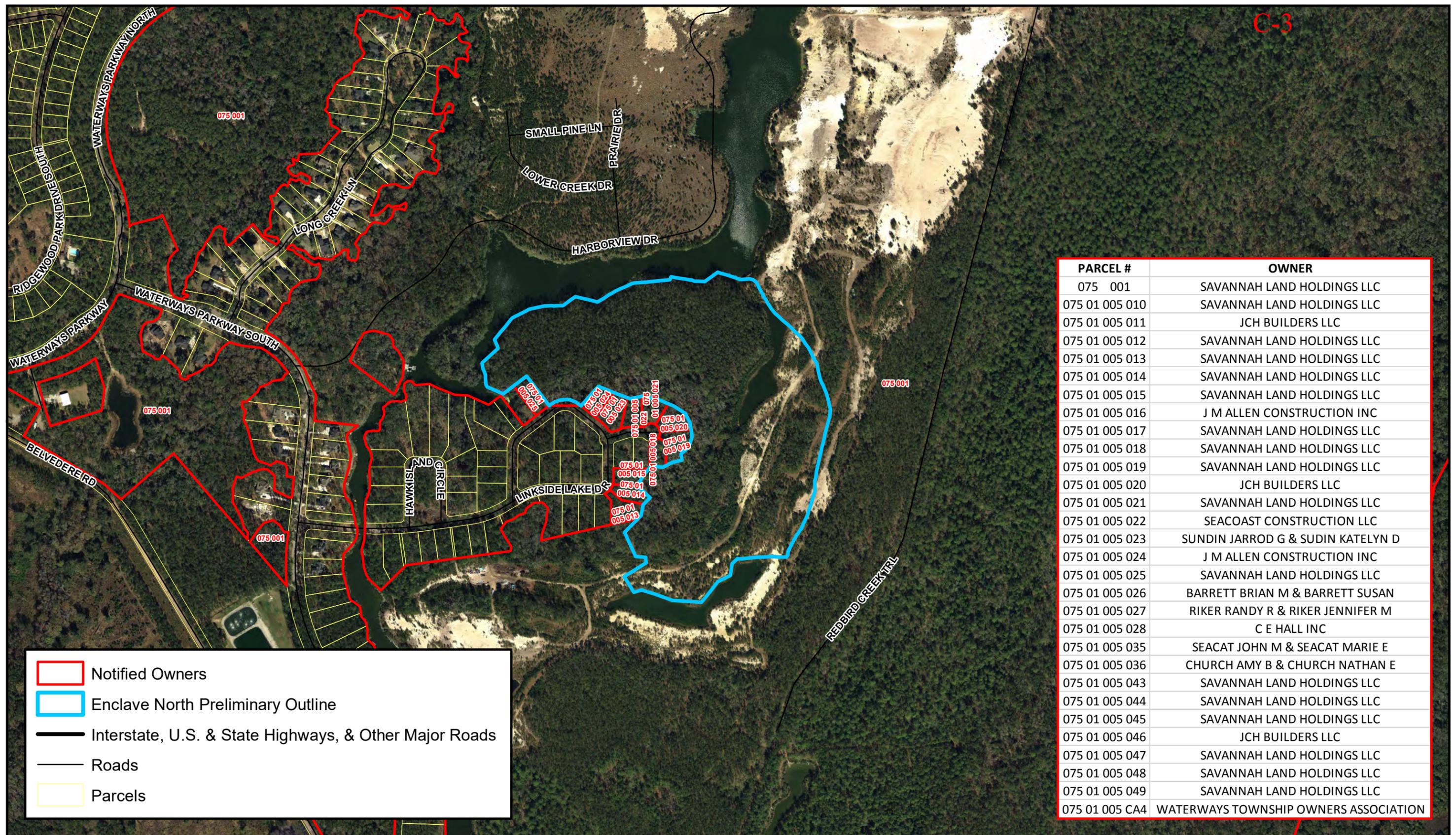


Enclave North Preliminary Outline
 Interstate, U.S. & State Highways, & Other Major Roads
 Roads
 Parcels



Location Map
Enclave North
Case SD# 3154-20

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.



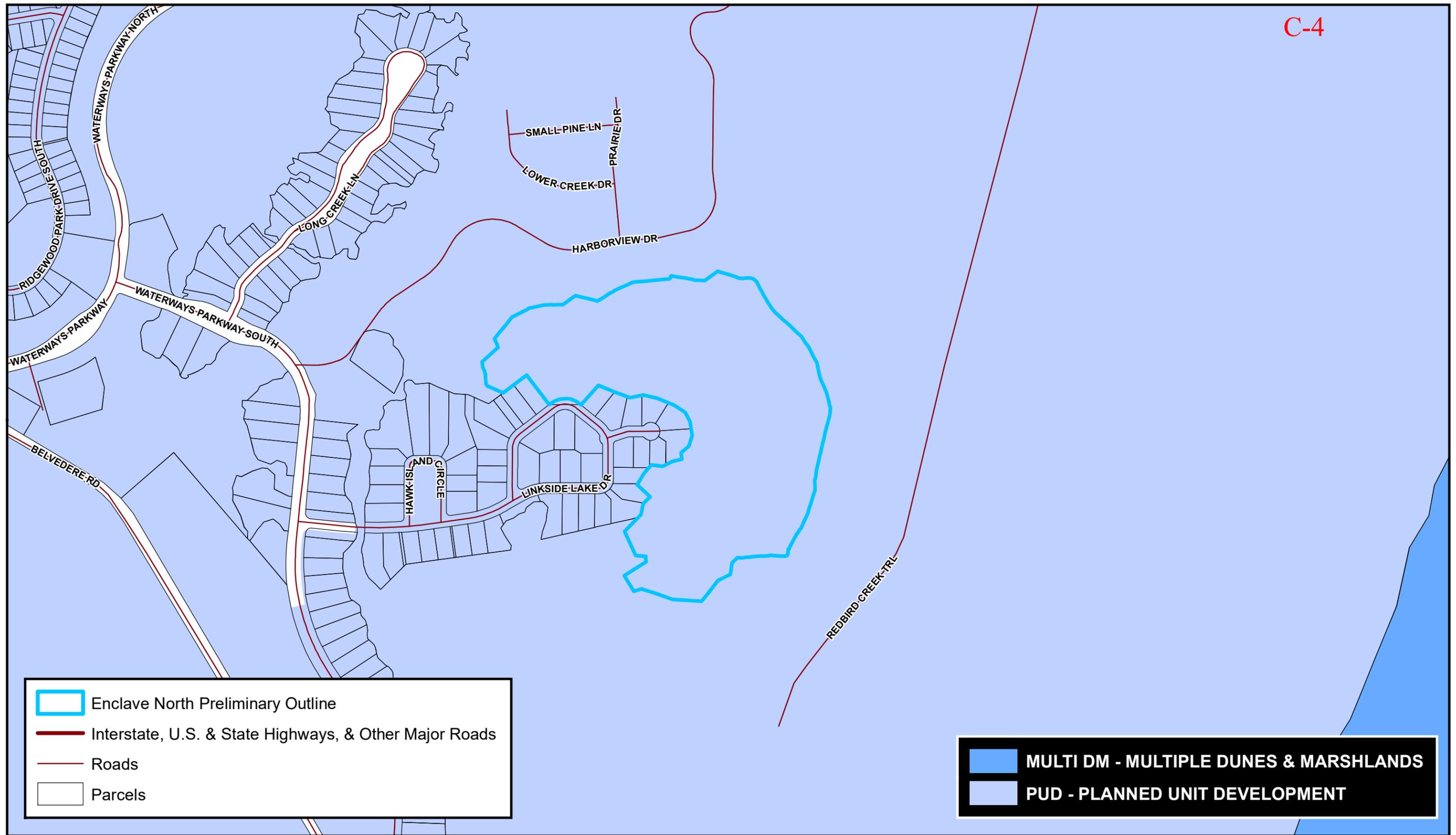
Notified Owners
 Enclave North Preliminary Outline
 Interstate, U.S. & State Highways, & Other Major Roads
 Roads
 Parcels

PARCEL #	OWNER
075 001	SAVANNAH LAND HOLDINGS LLC
075 01 005 010	SAVANNAH LAND HOLDINGS LLC
075 01 005 011	JCH BUILDERS LLC
075 01 005 012	SAVANNAH LAND HOLDINGS LLC
075 01 005 013	SAVANNAH LAND HOLDINGS LLC
075 01 005 014	SAVANNAH LAND HOLDINGS LLC
075 01 005 015	SAVANNAH LAND HOLDINGS LLC
075 01 005 016	J M ALLEN CONSTRUCTION INC
075 01 005 017	SAVANNAH LAND HOLDINGS LLC
075 01 005 018	SAVANNAH LAND HOLDINGS LLC
075 01 005 019	SAVANNAH LAND HOLDINGS LLC
075 01 005 020	JCH BUILDERS LLC
075 01 005 021	SAVANNAH LAND HOLDINGS LLC
075 01 005 022	SEACAT CONSTRUCTION LLC
075 01 005 023	SUNDIN JARROD G & SUDIN KATELYN D
075 01 005 024	J M ALLEN CONSTRUCTION INC
075 01 005 025	SAVANNAH LAND HOLDINGS LLC
075 01 005 026	BARRETT BRIAN M & BARRETT SUSAN
075 01 005 027	RIKER RANDY R & RIKER JENNIFER M
075 01 005 028	C E HALL INC
075 01 005 035	SEACAT JOHN M & SEACAT MARIE E
075 01 005 036	CHURCH AMY B & CHURCH NATHAN E
075 01 005 043	SAVANNAH LAND HOLDINGS LLC
075 01 005 044	SAVANNAH LAND HOLDINGS LLC
075 01 005 045	SAVANNAH LAND HOLDINGS LLC
075 01 005 046	JCH BUILDERS LLC
075 01 005 047	SAVANNAH LAND HOLDINGS LLC
075 01 005 048	SAVANNAH LAND HOLDINGS LLC
075 01 005 049	SAVANNAH LAND HOLDINGS LLC
075 01 005 CA4	WATERWAYS TOWNSHIP OWNERS ASSOCIATION



Notification Map
Enclave North
Case SD# 3154-20

DISCLAIMER
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-  Enclave North Preliminary Outline
-  Interstate, U.S. & State Highways, & Other Major Roads
-  Roads
-  Parcels

-  MULTI DM - MULTIPLE DUNES & MARSHLANDS
-  PUD - PLANNED UNIT DEVELOPMENT

“D” Exhibits – Public Comment

No Comments Submitted