



CITY OF PORT WENTWORTH

PLANNING COMMISSION

AUGUST 14, 2017

Council Meeting Room

Regular Meeting

6:30 PM

305 SOUTH COASTAL HIGHWAY
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

2. PRAYER AND PLEDGE OF ALLEGIANCE

3. ROLL CALL - SECRETARY

4. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Jul 10, 2017 6:30 PM

5. ZONING MAP AMENDMENTS (REZONING)

6. ZONING TEXT AMENDMENTS (ORDINANCES)

7. SITE PLAN/SUBDIVISION APPROVAL

A. Subdivision Application submitted by Thomas & Hutton Engineering Co. on behalf of Publix Super Markets, Inc for PIN #: 7-0906-04-025 (Mulberry Boulevard and GA Highway 21) located in a M-P-O (Master Plan Overlay) Zoning District for a Final Plat of a Major Subdivision (The Market at Rice Hope) for the purpose of Retail Development

- Public Hearing
- Action

8. ADJOURNMENT



CITY OF PORT WENTWORTH

PLANNING COMMISSION

JULY 10, 2017

Council Meeting Room

Regular Meeting

6:30 PM

305 SOUTH COASTAL HIGHWAY
PORT WENTWORTH, GA 31407

1. CALL MEETING TO ORDER

Chairman Linda Smith called the meeting to order.

2. PRAYER AND PLEDGE OF ALLEGIANCE

Chairman Linda Smith led in Prayer and the Pledge of Allegiance.

3. ROLL CALL - SECRETARY

Attendee Name	Title	Status	Arrived
Linda Smith	Chairperson	Present	
Sylvia Hinely	Planning Commissioner	Present	
Julie Perry	Planning Commissioner	Present	
Joseph Dobry	Planning Commissioner	Present	
Jerry Bogus	Planning Commissioner	Present	
Larry Longo	Planning Commissioner	Present	
Brian Harvey	Director of Development Services	Present	
Melanie Ellis	Administrative Secretary	Present	

4. ADOPTION OF MINUTES

A. Planning Commission - Regular Meeting - Jun 12, 2017 6:30 PM

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Joseph Dobry, Planning Commissioner
SECONDER: Sylvia Hinely, Planning Commissioner
AYES: Hinely, Perry, Dobry, Bogus, Longo

5. SECRETARY NOMINATION

1. NOMINATION OF LARRY LONGO

Sylvia Hinely nominated Larry Longo to become the Planning Commission Secretary. Joe Dobry seconded the motion. The vote was unanimous.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Sylvia Hinely, Planning Commissioner
SECONDER: Joseph Dobry, Planning Commissioner
AYES: Hinely, Perry, Dobry, Bogus, Longo

6. ZONING MAP AMENDMENTS (REZONING)

7. ZONING TEXT AMENDMENTS (ORDINANCES)

Minutes Acceptance: Minutes of Jul 10, 2017 6:30 PM (ADOPTION OF MINUTES)

8. SITE PLAN/SUBDIVISION APPROVAL

- A. Site Plan Review Application submitted by Evan Bennett, Hussey, Gay, & Bell, on the behalf of B-H Transfer Company for PIN #'s: 7-0019-01-003 and 7-0019-01-004 (419 Grange Road) for a Specific Development Plan to allow a new office building at an existing truck transfer station development in a P-I-2 (Planned Industrial) Zoning District

Mr. Harvey informed the Commission that the application was complete. Evan Bennett, Hussey, Gay, & Bell, was present representing the applicant, and offered to answer any questions the Planning Commission may have about the project. Several questions were asked about land disturbance, parking and water meter locations. Mr. Harvey informed the Commission that several engineering comments were pending. Evan Bennett responded that all comments will be addressed. After several minutes of discussion, Joe Dobry made a motion to approve the application conditional upon the engineering approval. Larry Longo seconded the motion to approve. The vote was unanimous.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Joseph Dobry, Planning Commissioner
SECONDER:	Larry Longo, Planning Commissioner
AYES:	Hinely, Perry, Dobry, Bogus, Longo

9. ADJOURNMENT

There being no further business to discuss, Commissioner Longo made a motion to adjourn the meeting. Commissioner Dobry seconded the motion to adjourn. The vote was unanimous.

Linda Smith, Chairman

The foregoing minutes are true and correct and approved by me on this _____ day of _____, 2017.

Larry Longo, Secretary

Minutes Acceptance: Minutes of Jul 10, 2017 6:30 PM (ADOPTION OF MINUTES)



Planning Commission
305 South Coastal Highway
Port Wentworth, GA 31407

Meeting: 08/14/17 06:30 PM
Department: Public Services
Category: Planning/Zoning Item
Prepared By: Melanie Ellis
Department Head: Brian Harvey

SCHEDULED

AGENDA ITEM (ID # 1710)

DOC ID: 1710

Subdivision Application submitted by Thomas & Hutton Engineering Co. on behalf of Publix Super Markets, Inc for PIN #: 7-0906-04-025 (Mulberry Boulevard and GA Highway 21) located in a M-P-O (Master Plan Overlay) Zoning District for a Final Plat of a Major Subdivision (The Market at Rice Hope) for the purpose of Retail Development

Issue/Item: Subdivision Application submitted by Thomas & Hutton Engineering Co. on behalf of Publix Super Markets, Inc for PIN #: 7-0906-04-025 (Mulberry Boulevard and GA Highway 21) located in a M-P-O (Master Plan Overlay) Zoning District for a Final Plat of a Major Subdivision (The Market at Rice Hope) for the purpose of Retail Development

Background: The owner is requesting to subdivide a single 35.08 acre tract into six (6) parcels for the purpose of retail development.

Facts and Findings: The application and submitted plat appears to meet the City requirements. Water and sewer utilities will be provided by the City of Port Wentworth. This is a PRIVATE DEVELOPMENT WITH NO PUBLIC DEDICATIONS.

Funding:N/A

Recommendation: The Planning Commission will hear this application on Monday, August 14, 2017 at 6:30 P.M..

ATTACHMENTS:

- The Market at Rice Hope Subdivision Application June 2017 (PDF)
- Market at Rice Hope Subdivision plat Signed by Owners AUGUST 2017 (PDF)

**SUBDIVISION APPLICATION FORM
FOR THE
CITY OF PORT WENTWORTH**

Application Form Required

This application form is to accompany **all** subdivisions submitted for Port Wentworth Planning Commission review and is to be filled out in its **entirety**. Plats/subdivisions not accompanied by this application will not be accepted for processing. All subdivisions with their completed applications must be received by the City of Port Wentworth at least 20 business days prior to the Planning Commission meeting at which they are to be considered. Revisions to a subdivision under review by the Port Wentworth Planning Commission must be received 10 business days prior to the Port Wentworth Planning Commission at which each subdivision is scheduled to be heard.

Subdivision Name: The Market at Rice Hope

Location: Mulberry Boulevard & GA Hwy 21

Number of Lots: 6

Number of Acres: 35.08

PIN #: 7-0906-04-025

Current Zoning: M-P-O

Type of Subdivision: (Check applicable blanks from each column)

- A. Sketch Plan
- Master Plan
- Preliminary Plat
- Final Plat
- Revision to a Recorded Plat

- B. Major Subdivision
(4 or more lots or a new road)
- Minor Subdivision
(3 or less lots & no new road)

Purpose of Subdivision:

- Single-Family
- Multi-Family
- Retail
- Other Business

- Industrial
- Institutional
- Other
- Sign

Variances: (List all variances being requested)

Georgia DOT Review

In all applications in which property being subdivided lies along a State Highway or access is needed from a State Highway, all applicants are required to submit a plat to the Georgia Department of Transportation for review. The subdivision application will not be considered by the Port Wentworth Planning Commission until the Georgia Department of Transportation has commented on the subdivision. The comments must accompany the application.

Previous Submittal

Has this tract of land being proposed for subdividing been submitted to the Port Wentworth Planning Commission under a different subdivision name?

Yes _____ No X

If yes, what name? _____

Date Submitted: _____ PWPC File No: _____

Number of Required Prints

All submittals, regardless of type, shall include fifteen (15) prints. **Final Plats must include a copy of the plat scanned to a CD along with the fifteen (15) printed copies. Stamp must be in contrasting ink.**

Statements as to Covenants/Deed Restrictions: (Check One)

_____ A copy of all existing deed restrictions or subdivision covenants applicable to this property are attached.

X There are no added restrictions or subdivision covenants on this property.

Contact Person (s): (Type or Print Legibly)

Engineer/Surveyor: Wright C. Powers, Jr. R.L.S./Thomas & Hutton Engineering Co.

Address: 50 Park of Commerce Way Zip Code: 31405

Phone #: 912-234-5300 Fax #: 912-234-2950

Owner: Publix Super Markets, Inc.

Address: 3300 Publix Corporate Parkway, Lakeland, FL Zip Code: 33802

Phone #: 863-616-5777 Fax #: _____

Date of Submittal: 4/27/17

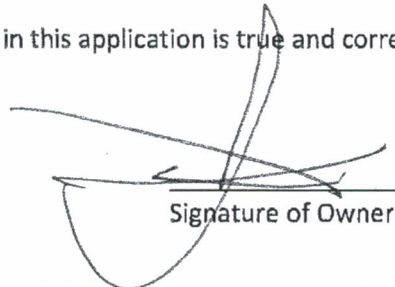
Attachment: The Market at Rice Hope Subdivision Application June 2017 (1710 : The Market at Rice Hope Subdivision Application FINAL PLAT

Please list all property owners that are adjacent to the parcel to be subdivided including those across the public right-of-way:

- CP Wags North LLC
- Board of Education
- BEP Rice Hope, LLC
- Johnson's Strip LLC
- Arthur A. Johnson
- Edward J. Jinks & Pender S. Franklin
- Herman Bowen, Abraham O. Bowen, Jr., Edward J. Jinks & Pender S. Franklin

Certifications

1. I hereby certify that this proposed subdivision/plan does not violate any covenants or deed restrictions currently in effect for the property being subdivided.
2. I hereby certify that all taxes applicable to this property have been paid and that there are no delinquent taxes outstanding.
3. I hereby certify that I am the owner of the property being proposed for subdivision.
4. I hereby certify that all the information pertained in this application is true and correct.



Signature of Owner

Comments: Place any pertinent comments you wish to make in the following space:

Submit this form along with the proposed subdivision and any accompanying information to:

CITY OF PORT WENTWORTH
305 SOUTH COASTAL HIGHWAY
PORT WENTWORTH, GEORGIA 31407

Attachment: The Market at Rice Hope Subdivision Application June 2017 (1710 : The Market at Rice Hope Subdivision Application FINAL PLAT

Statement Summary

7.A.a

CITY OF PORT WENTWORTH
305 SOUTH COASTAL HIGHWAY
PORT WENTWORTH, GA 31407

Contractor Code	THOMAS
Statement Date	05/01/2017
Total Due	\$ 681.0

THOMAS & HUTTON ENGINEERING CO
50 PARK OF COMMERCE WAY
SAVANNAH GA 31405

Project Detail

Project	140629	Segment	Date	Description	Charge
Description	MAJOR SUBDIVISION	DEV-MAJSUB	05/01/2017	FINAL PLAT - MAJOR & MINOR	661.00
Property	7-0906-04-025	DEV-MAJSUB	05/01/2017	FINAL PLAT - RECORDING FEE	20.00
Owner	PUBLIX SUPER MARKETS, INC			Net Due	681.00
Expires	05/01/2019				

Attachment: The Market at Rice Hope Subdivision Application June 2017 (1710 : The Market at Rice Hope Subdivision Application FINAL PLAT

WINDCREST DEVELOPMENT GROUP
PUBLIX DEVELOPMENT PROJECTS ACCT.
605 E ROBINSON STREET, SUITE 340
ORLANDO, FL 32801

SUNTRUST BANK
64-10/610

1623

4/20/2017

PAY TO THE ORDER OF City of Port Wentworth

\$ **681.00

Six Hundred Eighty-One and 00/100*****

City of Port Wentworth

MEMO



AUTHORIZED SIGNATURE

⑈001623⑈ ⑆061000104⑆ ⑆000144266664⑈

WINDCREST DEVELOPMENT GROUP PUBLIX DEVELOPMENT PROJECTS ACCT.

1()

City of Port Wentworth

Date	Type	Reference	Original Amt.	Balance Due	4/20/2017 Discount	Payment
4/20/2017	Bill	042017	681.00	681.00		681.00
					Check Amount	681.00

140629

Suntrust

681.0

Attachment: The Market at Rice Hope Subdivision Application June 2017 (1710 : The Market at Rice Hope Subdivision Application FINAL PLAT

Keith Golden, P.E., Commissioner



GEORGIA DEPARTMENT OF TRANSPORTATION

One Georgia Center 600 West Peachtree Street, N.W.
Atlanta, Georgia 30308
Telephone: 404-651-1000

January 12, 2015

Publix Super Markets, Inc.
Attn: Ms. Tonya Karcher
3300 Publix Corporate Parkway
Lakeland, Florida 33802

**Re: Commercial Driveway Permit #: 01-2015-001-051; State Route 21; Mile Post 16.58;
Chatham County**

Dear Applicant:

Your permit application to perform specified work within the right of way limits of the above referenced State Highway has been duly executed on behalf of the Department of Transportation. However, construction work as approved by the permit must begin within 90 days of this approval letter or the permit will be void. Your permit copy has been forwarded to the Area Permit Inspector, John L. Kent, located at 630 Boundary Street, Savannah, GA 31402. You can contact him by calling 912-651-2144.

It will be necessary for you or your representative to contact the Area Permit Inspector to claim your permit copy and identification sign, discuss the beginning of construction date, and methods of complying with permit requirements. He will set the time that he can furnish personnel for the required supervision of your work. Please contact him at least 24 hours in advance of your planned construction beginning time. It is suggested that you contact him by telephone before any personal visits. Your approved permit and a copy of the approved plans are required to be kept on the construction site at all times during construction.

With this approval, as the applicant, you agree to make any utility relocation or adjustments deemed necessary by the Area Permit Inspector, and abide by any special requirements attached with this letter. The newest edition of Georgia Standard Specifications will govern discrepancies. This permit does not allow any work on State right of way in connection with utilities. (sanitary sewer, water, power, telephone, etc.)

Attachment: The Market at Rice Hope Subdivision Application June 2017 (1710 : The Market at Rice Hope Subdivision Application FINAL PLAT

Keith Golden, P.E., Commissioner



GEORGIA DEPARTMENT OF TRANSPORTATION

One Georgia Center 600 West Peachtree Street, N.W.
Atlanta, Georgia 30308
Telephone 404 651-1000

Please notify the Area Permit Inspector upon completion of work under this permit so that a final inspection may be conducted. Upon approval of completed work, you will be released from the performance bond or escrow. You should request said inspection only after you feel that all work has been completed in compliance with all requirements and a satisfactory stand of grass has been obtained.

Sincerely,

For: Karon L. Ivery
District Engineer

By: Cynthia Y. Phillips
District Traffic Engineer

cc: Ms. Ky Zahul, P.E., State Traffic Engineer
Daphne Cautela, State Access Management Supervisor
John Lent, Area Permit Inspector

Attachment: The Market at Rice Hope Subdivision Application June 2017 (1710 : The Market at Rice Hope Subdivision Application FINAL PLAT

Russell R. McMurry, P.E., Commissioner



GEORGIA DEPARTMENT OF TRANSPORTATION

One Georgia Center, 600 West Peachtree Street, NW
Atlanta, Georgia 30308
Telephone: (404) 631-1000

August 31, 2016

Publix Super Markets, Inc.
3300 Publix Corporate Parkway
Lakeland, FL 33802

Re: Commercial Driveway Permit #: 01-2015-001-051; State Route 21; Mile Post 16.58; Chatham County
Tracking #: 550189

Dear Applicant,

A final inspection has been made of the work you accomplished under the above noted permit.

The inspection revealed that all work was completed in a satisfactory manner and you are hereby released from your Permit. You are also released from any performance bond (letter of credit or escrow) related to this permit and, by copy of this letter, may so notify your bank or bonding company.

Thank you for your interest in these matters. If any additional information is needed, please contact Jeremy Barwick of this office at (912) 530-4412 or by mail at 610 P.O. Box Jesup, Georgia 31598-0610.

Yours very truly,

FOR: Bradford W. Saxon, P.E.
District Engineer

BY: Cynthia Y. Phillips
District Traffic Engineer

CYP: DBB:WJB

COPY: Mr. Andrew Heath, P.E., State Traffic Engineer
Attention: Ms. Daphne Cautela, State Access Management Supervisor

Mr. Binyam Araya, Acting Area Engineer, Savannah
Attention: Mr. John Kent, Permit Engineer

Attachment: The Market at Rice Hope Subdivision Application June 2017 (1710) : The Market at Rice Hope Subdivision Application FINAL PLAT

Russell R. McMurry, P.E., Commissioner



GEORGIA DEPARTMENT OF TRANSPORTATION

One Georgia Center, 600 West Peachtree Street, NW
Atlanta, Georgia 30308
Telephone: (404) 631-1000

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Yours very truly,

FOR: Bradford W. Saxon, P.E.
District Engineer

BY: Cynthia Y. Phillips
District Traffic Engineer

CYP: DBB:WJB

COPY: Mr. Andrew Heath, P.E., State Traffic Engineer
Attention: Ms. Daphne Cautela, State Access Management Supervisor

Mr. Binyam Araya, Acting Area Engineer, Savannah
Attention: Mr. John Kent, Permit Engineer

Attachment: The Market at Rice Hope Subdivision Application June 2017 (1710) : The Market at Rice Hope Subdivision Application FINAL PLAT

REQUEST FOR PERMIT RELEASE AND/OR CANCELLATION

Permit No. 01-2015-001-051 County: Chatham

Applicant Name: Publix Super Markets, Inc.

State Route: 21 Milepost: 16.58

Attached for your information and/or further handling are the following:

<input type="checkbox"/> Escrow Account/Letter of Credit	Amount: \$180,000.00
<input type="checkbox"/> Performance Bond	Amount: _____
<input type="checkbox"/> Blanket Performance Bond Copy	Amount: _____
<input type="checkbox"/> Right-of-Way Deed	
<input type="checkbox"/> Indemnity Agreement	
<input type="checkbox"/> Drainage or Slope Easement	
<input type="checkbox"/> As Built Drawings	

RELEASE WORK ACCEPTABLE	CANCEL (Select All That Apply)
<input checked="" type="checkbox"/> Work Complete	<input type="checkbox"/> No Work Done
<input type="checkbox"/> Completed on DOT Project	<input type="checkbox"/> Permit Not Picked Up

If significant corrective measures were needed to bring permit into compliance upon final inspection, give brief description:

Final Inspection Date: 8-24-2016

Signature: [Signature]
(Area Permit Inspector)

Signature: [Signature]
(Area Maintenance Engineer)

Signature: [Signature]
(Area Engineer)

Signature: [Signature]
(District Access Management Supervisor)

REMARKS:

Attachment: The Market at Rice Hope Subdivision Application June 2017 (1710 : The Market at Rice Hope Subdivision Application FINAL PLAT

DOT 7412
REV. 01/1987
REV. 11/1993
REV. 06/2000

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
ATLANTA, GEORGIA
30334-1002



Distribution
(AFTER APPROVAL)
White ? Applicant
Yellow ? General Office
Blue ? District Engineer
Green ? Field Inspector

(FOR DOT USE ONLY)	
District No.	5
State Route No.	002100
Mile Point No.	16.58
County	Chatham
Permit No.	01-2015-001-051

APPLICATION AND PERMIT FOR (CHECK ONE)
 COMMERCIAL DRIVEWAY NONCOMMERCIAL DRIVEWAY
 CITY STREET INTERSECTION COUNTY ROAD INTERSECTION
TO: GEORGIA DEPARTMENT OF TRANSPORTATION, ATLANTA, GEORGIA 30334-1002

Application is hereby made by Publix Super Markets, Inc. Name of Applicant
3300 Publix Corporate Parkway Post Office Address
Lakeland FL 33802 (Area Code) Phone No.
City and State Zip Code

for permission to construct a Driveway and/ or Road Access on the Right-of-Way of STATE ROUTE NO. 002100
U.S. within the City Limits of Port Wentworth and in Chatham County,
in accordance with the ATTACHED PLANS, subject to the REQUIREMENTS of the Georgia Department of Transportation
and subject to any SPECIAL REQUIREMENTS set forth herein. This drive and/or Road Access is proposed to serve a
Supermarket

Name and Type of Development
to be located on the property on the E side of the route beginning 120 Feet,
N. S. E. W. From Nearest Street
N of the center line, of Market Boulevard and Fronting 635
N. S. E. W. Nearest Street or Road Total Frontage Used
Feet further N along said Highway; and at mile point 16.58

includes installation of signal at intersection of SR21 and Market Blvd
Permit requested this 28 day of July, 2014

- NOTE: By signing this application, I hereby certify that:
- The number and size of driveways shown below is the only access that will be requested for the property described above and may be modified or eliminated by DOT upon a change of use of this property.
 - The DOT has the right to revoke this permit upon 30 days written notice.
 - The DOT assumes no responsibility for maintaining the permitted construction beyond the back of curb or normal edge of pavement.
 - CHECK ONE

The above applicant is owner in fee simple of the property described herein.

The above applicant has leased the property herein from the owner.

said lease began on _____ and ends on _____
By Jeffrey Chamberlain Type of Print Name
Cydney Stagg Witness in Ink on All Copies
Jeffrey Chamberlain Sign in Ink on All Copies
Title Vice President Real Estate
If Agent or Official for Applicant

FORM TO BE COMPLETED BELOW THIS LINE BY GEORGIA DEPARTMENT OF TRANSPORTATION

Non-Limited Access ? Approval by District Office Limited Access ? Approval by General Office
SPECIAL REQUIREMENTS: (by DOT only)

PERMIT GRANTED to make the above-described installation (1 Right in-right out 2 - 12' lanes with 50' radii) in accordance
No. and Size of Driveways

with REQUIREMENTS of the Georgia Department of Transportation; this 12TH day of January, 2015

This permit is to be strictly construed and no work other than that specifically described above is hereby authorized. The work authorized herein must begin within three months from the date of approval and must become completed on a schedule satisfactory to the department and not to exceed twelve months from the date the permit is approved.

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA
By [Signature] CSB
District Engineer Title

No modifications or changes may be made to the text of this permit, unless agreed upon in writing by the Department. A copy of the form for this permit is on file with the Department's Office of Traffic Operations, General Office, and the language therein shall be deemed to control in the event of any dispute concerning the specific provisions of this permit or any modifications to same.

Attachment: The Market at Rice Hope Subdivision Application June 2017 (1710 : The Market at Rice Hope Subdivision Application FINAL PLAT

REV. 07/1983
REV. 05/1998
REV. 06/2000

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

Bond # 106102657
(FOR BONDING COMPANY USE ONLY)

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, Publix Super Markets, Inc. (hereinafter called the Principal), as Principal and
(NAME OF PERMIT APPLICANT OR AGENT FOR APPLICANT)
the Travelers Casualty and Surety Company of America, a Connecticut
(NAME OF SURETY COMPANY) (STATE WHERE SURETY WAS INCORPORATED)
corporation having its principal office and place of business at One Tower Square, Hartford, CT 06183
(HOME OFFICE ADDRESS)
and Local address at 1000 Windward Concourse, Ste. 100, Alpharetta, GA 30005 and duly authorized
(STREET) (CITY) (STATE)
to do business in the State of Georgia (hereinafter called the Surety) as Surety are held firmly bound unto the Georgia Department of Transportation
as Oblige, (hereinafter called the Owner) in the sum of One Hundred Eighty Thousand and 00/100 Dollars (\$ 180,000.00) for the
(AMOUNT TO BE FURNISHED BY DOT)
payment whereof, Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly
by these presents.

WHEREAS, the Permit Applicant has submitted application(s) to Owner for (a) certain written permit form(s) which form(s) (is) (are) hereby referred
to and made a part hereof as fully and to the same extent as if copied at length herein. Said application form (s) (is) (are) dated 12/2014
(MONTH/YEAR)
approximately. The purpose of this Bond is to guarantee that the Principal (as listed above) will comply with all stipulations, requirements and
specifications of said Permit (s) No. (s) _____, which permit(s) the Georgia Department of
(#S TO BE PROVIDED BY DOT PRIOR TO EXECUTION OF THIS BOND)
Transportation, is to approve and issue to Publix Super Markets, Inc. upon receipt of this bond. The
(NAME OF PERMIT APPLICANT ONLY)
above permit(s) (is) (are) to authorize certain construction work as described therein within the right-of-way of _____ in
SR21/ Augusta Road
(ST HWY #, ROAD NAME, PROJECT #, ETC)
Chatham County at M.P. 16.58
(COUNTY) (APPROX. LOCATION)

NOW, THEREFORE, THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH, that if the Principal shall well and truly perform and fulfill
all the undertakings, covenants, terms, conditions and agreements of said permit(s) and shall also well and truly perform and fulfill all the undertakings,
covenants, terms, conditions and agreements of any and all duly authorized modifications of said permit(s) that may hereafter be made, then this
obligation shall be void; otherwise, it shall remain in full force. Principal must obtain a Written Release from Owner before this bond may be voided
or terminated or allowed to lapse.

If the Principal and/or Permit Applicant, if different does any work on Highway right-of-way prior to approval and issuance of the above described
permit, this bond is hereby extended to cover any removal or corrective action determined necessary by the owner. If the permit is never issued and
the Principal and/or Permit Applicant, if different encroaches onto State right-of-way the Principal and Surety are also obliged to take whatever action
is deemed necessary by the owner to correct such unauthorized encroachment.

The Surety's aggregate liability hereunder shall in no event exceed the amount set forth above.

No claim, suit or action shall be brought hereunder after the expiration of two (2) years following the date upon which the Principal is released from
this bond. If this limitation is made void by any law, controlling the construction hereof, such limitation shall be deemed to be amended to equal the
minimum period of limitation permitted by such law.

No right of action shall accrue on this bond to or for the use of any person or corporation other than the Owner named herein or the heirs, executors,
administrators or successors of Owner.

Signed, sealed and dated this 16th day of December 2014

WITNESS:
Cyndi Staff
(SIGNATURE OF WITNESS)

Publix Super Markets, Inc.
(NAME OF PRINCIPAL)
P.O. Box 407
(ADDRESS OF PRINCIPAL)
Lakeland, FL 33802-0407

(ADDRESS OF GEORGIA RESIDENT AGENT - IF APPLICABLE)
By _____
(SIGNATURE OF GEORGIA RESIDENT AGENT - IF APPLICABLE)
(TYPED NAME OF GEORGIA RESIDENT AGENT - IF APPLICABLE)

By Jeffrey Chamberlain
(SIGNATURE OF PRINCIPAL)
(TYPED NAME OF PRINCIPAL)

Address inquiries to
Appropriate DOT District Office
ATTN: District Traffic Engineer
See list on opposite side of this form for Address

Travelers Casualty and Surety Company of America
(NAME OF SURETY)
Claudette Alexander Hunt 305-961-6218
(NAME OF ATTORNEY IN FACT) (TYPE OR PRINT) (AREA CODE) (PHONE #)
By [Signature]
(ATTORNEY IN FACT SIGNATURE)

Attachment: The Market at Rice Hope Subdivision Application June 2017 (1710 : The Market at Rice Hope Subdivision Application FINAL PLAT



POWER OF ATTORNEY

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company

Attorney-In Fact No. 224611

Certificate No. 005978739

KNOW ALL MEN BY THESE PRESENTS: That Farmington Casualty Company, St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company are corporations duly organized under the laws of the State of Connecticut, that Fidelity and Guaranty Insurance Company is a corporation duly organized under the laws of the State of Iowa, and that Fidelity and Guaranty Insurance Underwriters, Inc., is a corporation duly organized under the laws of the State of Wisconsin (herein collectively called the "Companies"), and that the Companies do hereby make, constitute and appoint

Joseph M. Pietrangelo, and Claudette Alexander Hunt

of the City of Miami, State of Florida, their true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, to sign, execute, seal and acknowledge any and all bonds, recognizances, conditional undertakings and other writings obligatory in the nature thereof on behalf of the Companies in their business of guaranteeing the fidelity of persons, guaranteeing the performance of contracts and executing or guaranteeing bonds and undertakings required or permitted in any actions or proceedings allowed by law.

Any and all consents required by the Department of Transportation, or the Orlando-Orange County Expressway Authority, State of Florida, incident to the release of retained percentages and/or final estimates.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereto affixed, this 10th day of July, 2014.

Farmington Casualty Company
Fidelity and Guaranty Insurance Company
Fidelity and Guaranty Insurance Underwriters, Inc.
St. Paul Fire and Marine Insurance Company
St. Paul Guardian Insurance Company

St. Paul Mercury Insurance Company
Travelers Casualty and Surety Company
Travelers Casualty and Surety Company of America
United States Fidelity and Guaranty Company



State of Connecticut
City of Hartford ss.

By: [Signature]
Robert L. Raney, Senior Vice President

On this the 10th day of July, 2014, before me personally appeared Robert L. Raney, who acknowledged himself to be the Senior Vice President of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, and that he, as such, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing on behalf of the corporations by himself as a duly authorized officer.

In Witness Whereof, I hereunto set my hand and official seal.
My Commission expires the 30th day of June, 2016.



[Signature]
Marie C. Tetreault, Notary Public

Attachment: The Market at Rice Hope Subdivision Application June 2017 (1710) : The Market at Rice Hope Subdivision Application FINAL PLAT

WARNING: THIS POWER OF ATTORNEY IS INVALID WITHOUT THE RED BORDER

This Power of Attorney is granted under and by the authority of the following resolutions adopted by the Boards of Directors of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company, which resolutions are now in full force and effect, reading as follows:

RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President, any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary may appoint Attorneys-in-Fact and Agents to act for and on behalf of the Company and may give such appointee such authority as his or her certificate of authority may prescribe to sign with the Company's name and seal with the Company's seal bonds, recognizances, contracts of indemnity, and other writings obligatory in the nature of a bond, recognizance, or conditional undertaking, and any of said officers or the Board of Directors at any time may remove any such appointee and revoke the power given him or her; and it is

FURTHER RESOLVED, that the Chairman, the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President may delegate all or any part of the foregoing authority to one or more officers or employees of this Company, provided that each such delegation is in writing and a copy thereof is filed in the office of the Secretary; and it is

FURTHER RESOLVED, that any bond, recognizance, contract of indemnity, or writing obligatory in the nature of a bond, recognizance, or conditional undertaking shall be valid and binding upon the Company when (a) signed by the President, any Vice Chairman, any Executive Vice President, any Senior Vice President or any Vice President, any Second Vice President, the Treasurer, any Assistant Treasurer, the Corporate Secretary or any Assistant Secretary and duly attested and sealed with the Company's seal by a Secretary or Assistant Secretary; or (b) duly executed (under seal, if required) by one or more Attorneys-in-Fact and Agents pursuant to the power prescribed in his or her certificate or their certificates of authority or by one or more Company officers pursuant to a written delegation of authority; and it is

FURTHER RESOLVED, that the signature of each of the following officers: President, any Executive Vice President, any Senior Vice President, any Vice President, any Assistant Vice President, any Secretary, any Assistant Secretary, and the seal of the Company may be affixed by facsimile to any Power of Attorney or to any certificate relating thereto appointing Resident Vice Presidents, Resident Assistant Secretaries or Attorneys-in-Fact for purposes only of executing and attesting bonds and undertakings and other writings obligatory in the nature thereof, and any such Power of Attorney or certificate bearing such facsimile signature or facsimile seal shall be valid and binding upon the Company and any such power so executed and certified by such facsimile signature and facsimile seal shall be valid and binding on the Company in the future with respect to any bond or understanding to which it is attached.

I, Kevin E. Hughes, the undersigned, Assistant Secretary, of Farmington Casualty Company, Fidelity and Guaranty Insurance Company, Fidelity and Guaranty Insurance Underwriters, Inc., St. Paul Fire and Marine Insurance Company, St. Paul Guardian Insurance Company, St. Paul Mercury Insurance Company, Travelers Casualty and Surety Company, Travelers Casualty and Surety Company of America, and United States Fidelity and Guaranty Company do hereby certify that the above and foregoing is a true and correct copy of the Power of Attorney executed by said Companies, which is in full force and effect and has not been revoked.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seals of said Companies this 11th day of December, 2014.

Kevin E. Hughes
Kevin E. Hughes, Assistant Secretary



To verify the authenticity of this Power of Attorney, call 1-800-421-3880 or contact us at www.travelersbond.com. Please refer to the Attorney-In-Fact number, the above-named individuals and the details of the bond to which the power is attached.

WARNING: THIS POWER OF ATTORNEY IS INVALID WITHOUT THE RED BORDER

Attachment: The Market at Rice Hope Subdivision Application June 2017 (1710 : The Market at Rice Hope Subdivision Application FINAL PLAT

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

INTERDEPARTMENTAL CORRESPONDENCE

FILE: Permit # 01-2015-001-051 OFFICE: Jesup, Georgia
Chatham County
SR 21 at Rice Mill Rd./Market Blvd. DATE: January 26, 2016

FROM: Karon L. Ivery, District Engineer *CYP, GRW*

TO: Mr. Joseph R. Capello, P.E., Area Engineer,
Savannah, Georgia

ATTN: John Kent

SUBJECT: TRAFFIC SIGNAL ACCEPTANCE

In regards to the above referenced location the signal installations has successfully completed the minimum required time for the Operational Test Period. It is recommended that the Department of Transportation accepts this signal installation at the completion of the project.

If you have any questions, please contact Andy Westberry of this office at (912) 530-4466.

CYP:GRW:AJW

Copy: Jesup Files

DOT 7513A

REV 07 1987
REV 05 1998
REV 06 2000

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

Bond # 106102657
(FOR BONDING COMPANY USE ONLY)

PERFORMANCE BOND

KNOW ALL MEN BY THESE PRESENTS:

That we, Publix Super Markets, Inc. (hereinafter called the Principal), as Principal and
(NAME OF PERMIT APPLICANT OR AGENT FOR APPLICANT)
the Travelers Casualty and Surety Company of America, a Connecticut
(NAME OF SURETY COMPANY) (STATE WHERE SURETY WAS INCORPORATED)
corporation having its principal office and place of business at One Tower Square, Hartford, CT 06183
(HOME OFFICE ADDRESS)
and Local address at 1000 Windward Concourse, Ste. 100, Alpharetta, GA 30005
(STREET) CITY STATE and duly authorized
to do business in the State of Georgia (hereinafter called the Surety) as Surety are held firmly bound unto the Georgia Department of Transportation
as Obligee, (hereinafter called the Owner) in the sum of One Hundred Eighty Thousand and 00/100 Dollars (\$ 180,000.00) for the
(AMOUNT TO BE FURNISHED BY DOT)
payment whereof, Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly
by these presents.

WHEREAS, the Permit Applicant has submitted application(s) to Owner for (a) certain written permit form(s) which form(s) (is) (are) hereby referred
to and made a part hereof as fully and to the same extent as if copied at length herein. Said application form (s) (is) (are) dated 12/2014
(MONTH/YEAR)
approximately. The purpose of this Bond is to guarantee that the Principal (as listed above) will comply with all stipulations, requirements and
specifications of said Permit (s) No. (s) SR217 Augusta Road, which permit(s) the Georgia Department of
(S'S TO BE PROVIDED BY DOT PRIOR TO EXECUTION OF THIS BOND)
Transportation, is to approve and issue to Publix Super Markets, Inc. upon receipt of this bond. The
(NAME OF PERMIT APPLICANT ONLY)
above permit(s) (is) (are) to authorize certain construction work as described therein within the right-of-way of
SR217 Augusta Road in
(ST HWY #, ROAD NAME, PROJECT #, ETC.)
Chatham County at M.P. 16.58
(COUNTY) (APPROX LOCATION)

NOW, THEREFORE, THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH, that if the Principal shall well and truly perform and fulfill
all the undertakings, covenants, terms, conditions and agreements of said permit(s) and shall also well and truly perform and fulfill all the undertakings,
covenants, terms, conditions and agreements of any and all duly authorized modifications of said permit(s) that may hereafter be made, then this
obligation shall be void; otherwise, it shall remain in full force. Principal must obtain a Written Release from Owner before this bond may be voided
or terminated or allowed to lapse.

If the Principal and/or Permit Applicant, if different does any work on Highway right-of-way prior to approval and issuance of the above described
permit, this bond is hereby extended to cover any removal or corrective action determined necessary by the owner. If the permit is never issued and
the Principal and/or Permit Applicant, if different encroaches onto State right-of-way the Principal and Surety are also obliged to take whatever action
is deemed necessary by the owner to correct such unauthorized encroachment.

The Surety's aggregate liability hereunder shall in no event exceed the amount set forth above.

No claim, suit or action shall be brought hereunder after the expiration of two (2) years following the date upon which the Principal is released from
this bond. If this limitation is made void by any law, controlling the construction hereof, such limitation shall be deemed to be amended to equal the
minimum period of limitation permitted by such law.

No right of action shall accrue on this bond to or for the use of any person or corporation other than the Owner named herein or the heirs, executors,
administrators or successors of Owner.

Signed, sealed and dated this 16th day of December 2014

WITNESS:
Cyndi Stoltz
(SIGNATURE OF WITNESS)

Publix Super Markets, Inc.
(NAME OF PRINCIPAL)
P.O. Box 407
(ADDRESS OF PRINCIPAL)
Lakeland, FL 33802-0407

By Jeffrey Chamberlain
(SIGNATURE OF PRINCIPAL)
(PRINTED NAME OF PRINCIPAL)

(ADDRESS OF GEORGIA RESIDENT AGENT - IF APPLICABLE)
By _____
(SIGNATURE OF GEORGIA RESIDENT AGENT - IF APPLICABLE)

Travelers Casualty and Surety Company of America
(NAME OF SURETY)
Claudette Alexander Hunt 305-961-6218
(NAME OF ATTORNEY IN FACT) (TYPE OF PRINT) (AREA CODE) (PHONE #)
By Claudette Alexander Hunt
(ATTORNEY IN FACT SIGNATURE)

Address inquiries to
Appropriate DOT District Office
ATTN: District Traffic Engineer
See list on opposite side of this form for Address

Attachment: The Market at Rice Hope Subdivision Application June 2017 (1710 : The Market at Rice Hope Subdivision Application FINAL PLAT

Melanie Ellis

From: do_not_reply@cityofportwentworth.com
Sent: Monday, May 01, 2017 10:11 AM
To: Melanie Ellis
Subject: Receipt of Payment

REC#: 00153957 5/01/2017 10:10 AM
OPER: YI TERM: 004
REF#: 1623

TRAN: 112.0000 BLDG PERMIT
140629 681.00CR
PUBLIX SUPER MARKETS, INC
7-0906-04-025
DEV-MAJSUB 681.00CR

TENDERED: 681.00 CHECK
APPLIED: 681.00-
CHANGE: 0.00

WWW.CITYOFPORTWENTWORTH.COM

Attachment: The Market at Rice Hope Subdivision Application June 2017 (1710 : The Market at Rice Hope Subdivision Application FINAL PLAT

THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

- NOTES**
- FIELD EQUIPMENT USED FOR THIS SURVEY: 5" TOTAL STATION
 - THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 39,900 FEET OR BETTER, AN ANGULAR ERROR OF 0.8" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD
 - ALL CORNERS MARKED WITH 3/4" IRON PIPE, 24" LONG WITH CAP STAMPED "T&H" UNLESS OTHERWISE NOTED
 - THIS PLAT HAS A PRECISION OF ONE FOOT IN 269,135 FEET
 - ELEVATIONS ARE BASED ON NAVD 88, UNLESS OTHERWISE NOTED
 - COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE
 - ACCORDING TO FIRM MAP NO 13051C, PANEL 0030F, REVISED SEPTEMBER 26, 2008, THIS PROPERTY LIES IN ZONE X, AND IS NOT IN THE 100 YEAR FLOOD PLAIN
 - WETLANDS THAT MAY EXIST ARE UNDER THE JURISDICTION OF THE CORPS OF ENGINEERS AND/OR THE DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT AND APPROVAL
 - TAX MAP NUMBER: 7-0906-04-025
PROPERTY OWNER: PUBLIX SUPER MARKETS, INC.
TITLE REFERENCE: DEED BOOK 366 0, PAGE 176
 - THIS PROPERTY IS ZONED M-P-O
 - ALL PARKING, ALLEYS, AND PAVED AREAS ON THE PROPERTY ARE PRIVATE AND THE CITY OF PORT WENTWORTH HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THEM
 - WATER & SEWER SYSTEMS LOCATED ON THE PROPERTY ARE PRIVATE AND THE CITY OF PORT WENTWORTH HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THEM
 - STORM DRAINAGE SYSTEMS LOCATED ON THE PROPERTY ARE PRIVATE AND THE CITY OF PORT WENTWORTH HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THEM

OWNER'S SIGNATURE

 SIGNATURE DATE 7/24/17
 Jeffrey Chamberlain
 PRINT NAME
 Sr. Vice President
 TITLE
 PUBLIX SUPER MARKETS, INC.

CITY OF PORT WENTWORTH APPROVAL
 THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT, OR PLAN FOR FILING:

APPROVED BY THE PORT WENTWORTH PLANNING COMMISSION

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

APPROVED BY THE CITY ENGINEER, CITY OF PORT WENTWORTH

CITY ENGINEER _____ DATE _____

APPROVED BY THE MAYOR AND COUNCIL, CITY OF PORT WENTWORTH

MAYOR _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

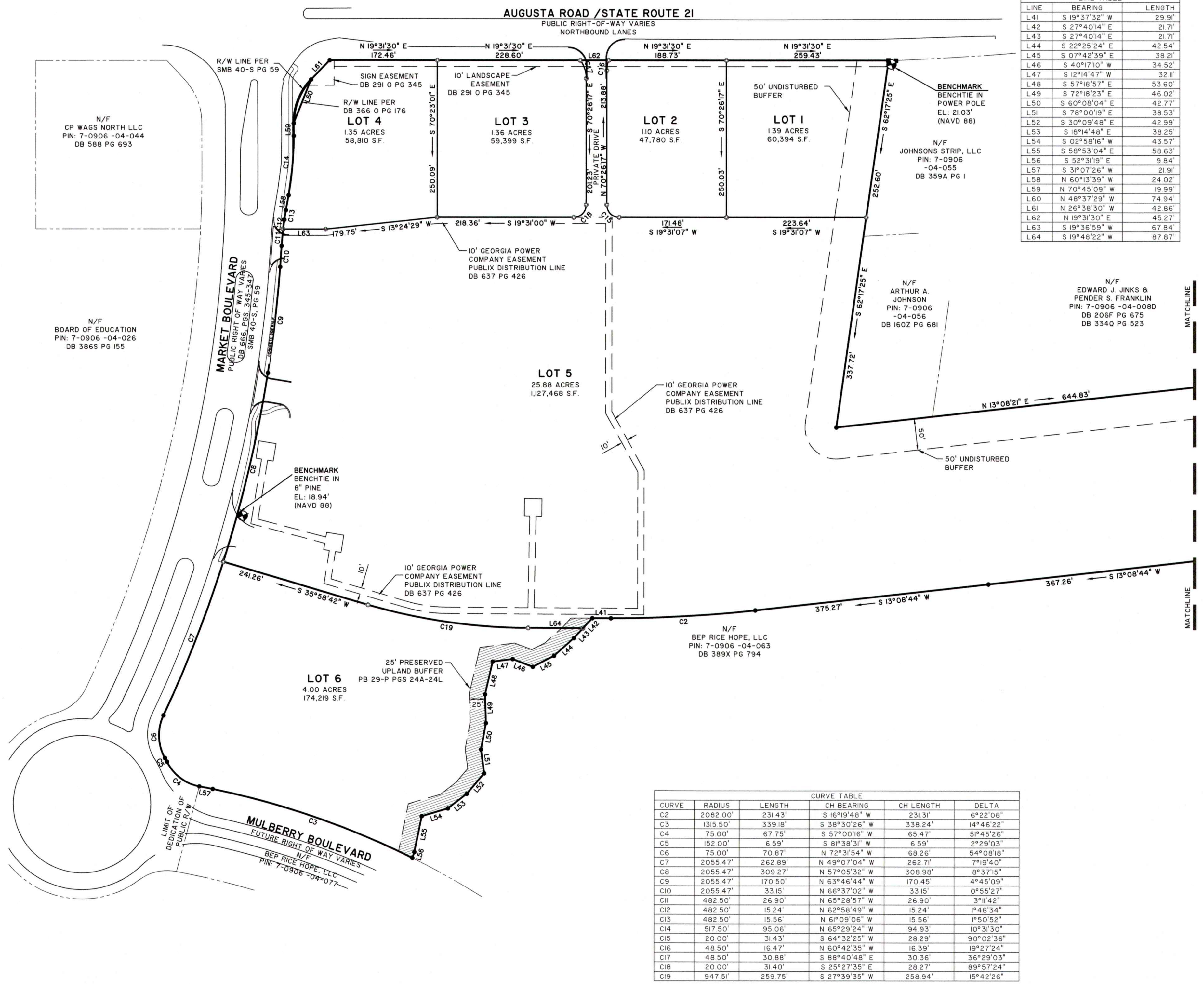
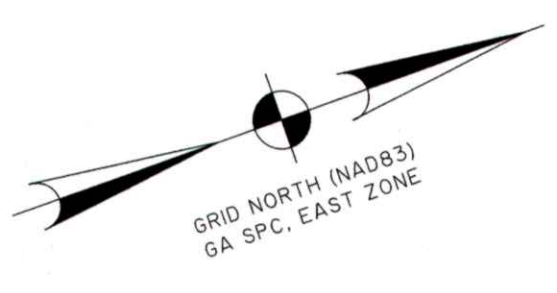
COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

- REFERENCES:**
- RIGHT-OF-WAY PLAT OF MARKET BOULEVARD & MULBERRY AVENUE BY THOMAS & HUTTON ENGINEERING COMPANY, WRIGHT C. POWERS, JR., SUBDIVISION MAP BOOK 40 S, PAGE 59, DATED 4/1/2008
 - ALTA/ACSM LAND TITLE SURVEY OF 35.07 ACRE SITE FOR PUBLIX SUPER MARKETS, INC., BY GEOSURVEY, LTD., BRADLEY CASH, RLS No 2840, DATED 7/9/2014
 - A PRESERVED WETLANDS & PRESERVED UPLAND BUFFER PLAT BEING WITHIN TRACTS A & B OF THE JULIAN F. CHISHOLM TRACT, BY THOMAS & HUTTON ENGINEERING COMPANY, WRIGHT C. POWERS, JR., PLAT BOOK 29 P, PAGE 244-L, DATED 8/16/04, REVISED 9/20/04
 - EASEMENT EXHIBIT, PUBLIX DISTRIBUTION LINE, BY THOMAS & HUTTON, DATED 08/24/2015, RECORDED IN DEED BOOK 637, PAGE 426, CHATHAM COUNTY RECORDS.

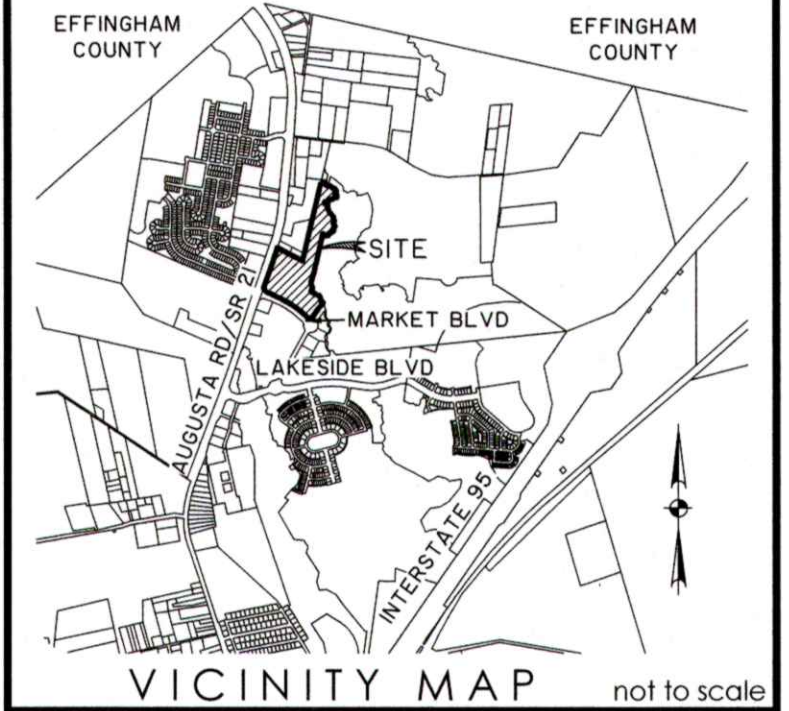


LINE TABLE

LINE	BEARING	LENGTH
L41	S 19°37'32" W	29.91'
L42	S 27°40'14" E	21.71'
L43	S 27°40'14" E	21.71'
L44	S 22°25'24" E	42.54'
L45	S 07°42'39" E	38.21'
L46	S 40°17'10" W	34.52'
L47	S 12°14'47" W	32.11'
L48	S 57°18'57" E	53.60'
L49	S 72°18'23" E	46.02'
L50	S 60°08'04" E	42.77'
L51	S 78°00'19" E	38.53'
L52	S 30°09'48" E	42.99'
L53	S 18°14'48" E	38.25'
L54	S 02°58'16" W	43.57'
L55	S 58°53'04" E	58.63'
L56	S 52°31'19" E	9.84'
L57	S 31°07'26" W	21.91'
L58	N 60°13'39" W	24.02'
L59	N 70°45'09" W	19.99'
L60	N 48°37'29" W	74.94'
L61	N 26°38'30" W	42.86'
L62	N 19°31'30" E	45.27'
L63	S 19°36'59" W	67.84'
L64	S 19°48'22" W	87.87'

CURVE TABLE

CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
C2	2082.00'	231.43'	S 16°19'48" W	231.31'	6°22'08"
C3	1315.50'	339.18'	S 38°30'26" W	338.24'	14°46'22"
C4	75.00'	67.75'	S 57°00'16" W	65.47'	51°45'26"
C5	152.00'	63.9'	S 8°38'31" W	6.59'	2°29'03"
C6	75.00'	70.87'	N 72°31'54" W	68.26'	54°08'18"
C7	2055.47'	262.89'	N 49°07'04" W	262.71'	7°19'40"
C8	2055.47'	309.27'	N 57°05'32" W	308.98'	8°37'15"
C9	2055.47'	170.50'	N 63°46'44" W	170.45'	4°45'09"
C10	2055.47'	33.15'	N 66°37'02" W	33.15'	0°55'27"
C11	482.50'	26.90'	N 65°28'57" W	26.90'	3°11'42"
C12	482.50'	15.24'	N 62°58'49" W	15.24'	1°48'34"
C13	482.50'	15.56'	N 61°09'06" W	15.56'	1°50'32"
C14	517.50'	95.06'	N 65°29'24" W	94.93'	10°31'30"
C15	20.00'	31.43'	S 64°32'25" W	28.29'	90°02'36"
C16	48.50'	16.47'	N 60°42'35" W	16.39'	19°27'24"
C17	48.50'	31.40'	S 88°40'48" E	30.36'	36°29'03"
C18	20.00'	31.40'	S 25°27'35" E	28.27'	89°57'24"
C19	947.51'	259.75'	S 27°39'35" W	258.94'	15°42'26"



VICINITY MAP not to scale

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SURVEYOR'S CERTIFICATION

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



WRIGHT C. POWERS, JR.
 GEORGIA REGISTERED LAND SURVEYOR
 RLS #2612 / LSF #145
 powers.w@thomasandhutton.com
 DATE: JUNE 6, 2017

MAJOR SUBDIVISION
THE MARKET AT
RICE HOPE
A PORTION OF TRACT A-2
RICE HOPE PLANTATION

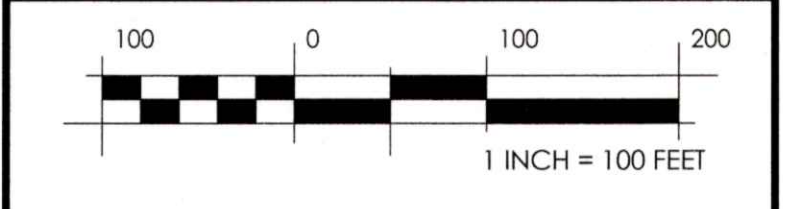
AUGUSTA ROAD, PORT WENTWORTH
 8th G.M. DISTRICT, CHATHAM COUNTY, GEORGIA

prepared for
PUBLIX SUPER MARKETS, INC.

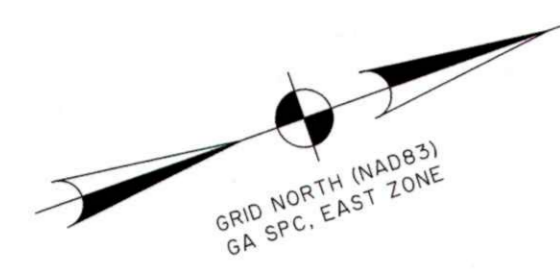
No	Revision	By	Date



50 Park of Commerce Way
 PO Box 2727
 Savannah, GA 31402-2727
 p 912.234.5300 f 912.234.2950
 www.thomasandhutton.com



plot drawn reviewed field crew
 06/06/17 DJP WCP 02/16/2016 MB



CURVE TABLE					
CURVE	RADIUS	LENGTH	CH BEARING	CH LENGTH	DELTA
CI	530.00'	63.78'	S 09°43'20" W	63.74'	6°53'41"

THIS SPACE RESERVED FOR THE CLERK OF SUPERIOR COURT

NOTES

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- STORM DRAINAGE SYSTEMS LOCATED ON THE PROPERTY ARE PRIVATE AND THE CITY OF PORT WENTWORTH HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN THEM

OWNER'S SIGNATURE
 SIGNATURE: *[Signature]*
 PRINT NAME: *Dr. Vice President*
 TITLE: PUBLIX SUPER MARKETS, INC

CITY OF PORT WENTWORTH APPROVAL

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

APPROVED BY THE PORT WENTWORTH PLANNING COMMISSION

PLANNING COMMISSION CHAIRPERSON _____ DATE _____

APPROVED BY THE CITY ENGINEER, CITY OF PORT WENTWORTH

CITY ENGINEER _____ DATE _____

APPROVED BY THE MAYOR AND COUNCIL, CITY OF PORT WENTWORTH

MAYOR _____ DATE _____

COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

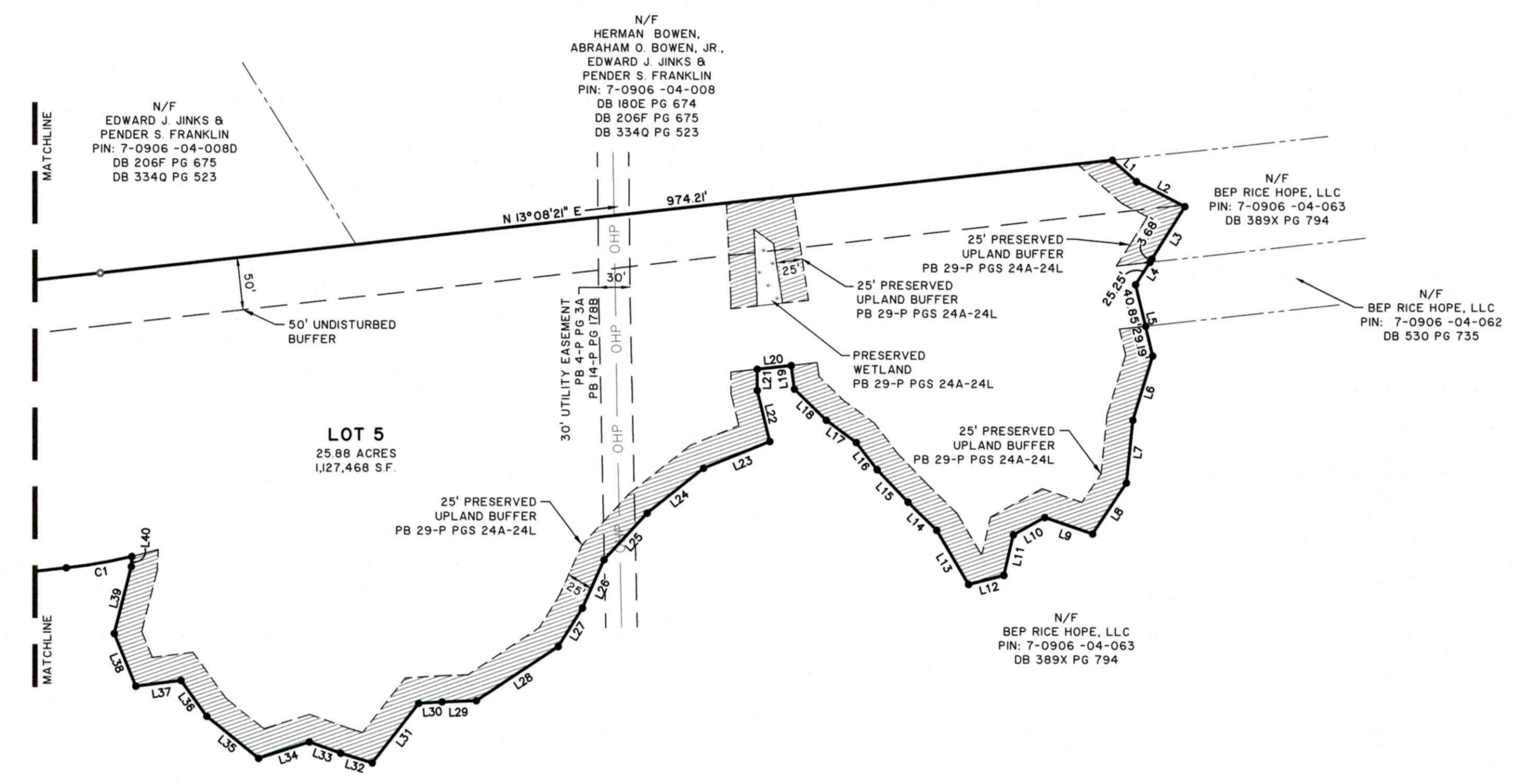
COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

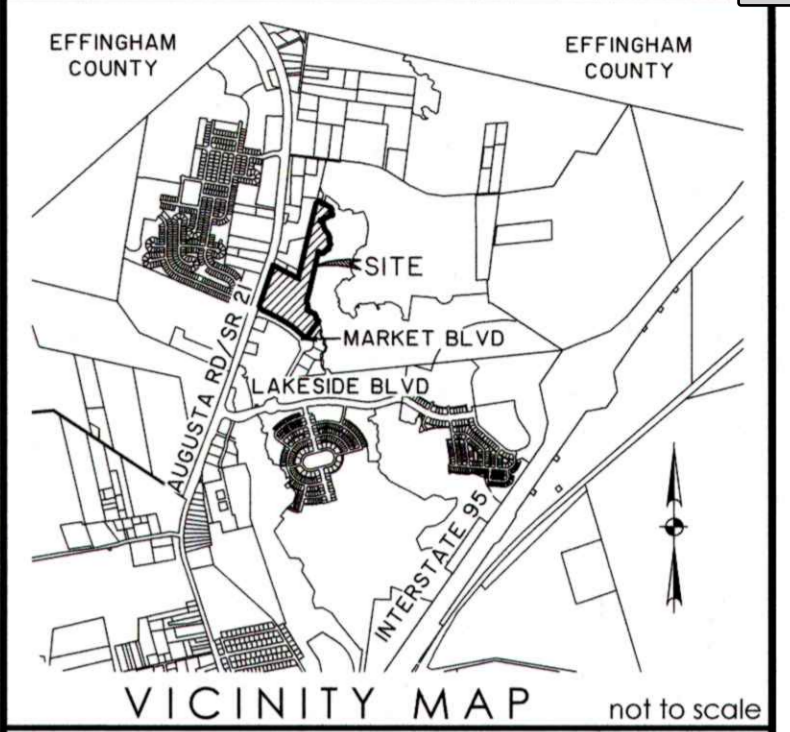
COUNCIL MEMBER _____ DATE _____

COUNCIL MEMBER _____ DATE _____

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 - EASEMENT EXHIBIT, PUBLIX DISTRIBUTION LINE, BY THOMAS & HUTTON, DATED 08/24/2015, RECORDED IN DEED BOOK 637, PAGE 426, CHATHAM COUNTY RECORDS



LINE	BEARING	LENGTH
L1	N 60°59'04" E	30.81'
L2	N 46°36'24" E	51.98'
L3	S 36°18'16" E	59.05'
L4	S 37°32'52" E	28.93'
L5	S 84°01'52" E	70.04'
L6	S 53°08'52" E	63.88'
L7	S 64°37'48" E	60.13'
L8	S 36°44'55" E	58.27'
L9	S 38°15'03" W	48.43'
L10	S 09°17'12" E	34.24'
L11	S 57°22'17" E	39.60'
L12	S 05°05'33" W	34.95'
L13	S 78°53'22" W	59.96'
L14	S 63°38'22" W	38.18'
L15	S 65°48'11" W	42.60'
L16	S 72°00'41" W	32.84'
L17	S 55°53'27" W	35.62'
L18	S 63°34'46" W	42.55'
L19	N 77°56'07" W	22.52'
L20	S 13°12'33" W	32.72'
L21	S 70°22'00" E	20.04'
L22	S 84°26'29" E	49.97'
L23	S 02°36'39" E	68.40'
L24	S 18°47'21" E	68.90'
L25	S 27°42'03" E	60.49'
L26	S 46°06'28" E	50.03'
L27	S 38°21'18" E	43.58'
L28	S 13°58'03" E	93.96'
L29	S 17°32'27" W	32.82'
L30	S 16°10'52" W	22.40'
L31	S 32°26'38" E	71.89'
L32	S 36°10'22" W	31.64'
L33	S 39°17'54" W	31.87'
L34	S 01°43'22" W	50.95'
L35	S 58°28'00" W	63.79'
L36	S 73°44'45" W	42.18'
L37	S 12°20'53" W	43.62'
L38	S 87°05'07" W	54.02'
L39	N 56°05'55" W	65.68'
L40	N 67°28'05" W	9.67'



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SURVEYOR'S CERTIFICATION

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



MAJOR SUBDIVISION

THE MARKET AT RICE HOPE

A PORTION OF TRACT A-2 RICE HOPE PLANTATION

AUGUSTA ROAD, PORT WENTWORTH
 8th G.M. DISTRICT, CHATHAM COUNTY, GEORGIA

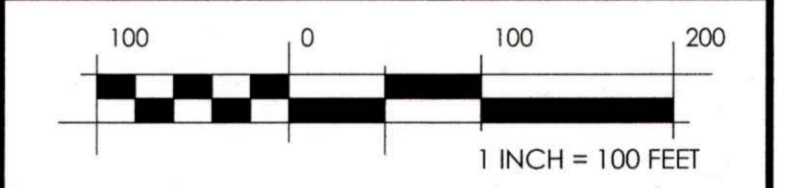
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PUBLIX SUPER MARKETS, INC.

No.	Revision	By	Date

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plat drawn reviewed field crew
 06/06/17 DJP WCP 02/16/2016 MB

Attachment: Market at Rice Hope Subdivision plat Signed by Owners AUGUST 2017 (1710) - The Market at Rice Hope Subdivision Application FINAL PLAT June 2017