

Staff Report

Final Plat

Subject: Final Plat Approval (Third District)
Author: Samantha Easton, Planner II
Department: Development Services
Meeting Date: November 5, 2024
Item Description: **Coleman Company** request **approval** of a **Revised Final Plat** for “Lonadine Phase 2A” Located on Hwy 119 S, zoned **R-6**. **[Map# 344 Parcel# 26A]**

Summary Recommendation

Staff has reviewed the plat and inspected the roads and drainage infrastructure identified in the warranty deed and recommends Alternative 1.

Executive Summary/Background

- **This Plat was approved at the July 16, 2024, Board of Commissioners Meeting.**
- This Plat shows the corrected bearing on the back property line of Lots 208-213

Alternatives

1. **Approve** the revised final plat for Lonadine Phase 2A
2. **Take no action**

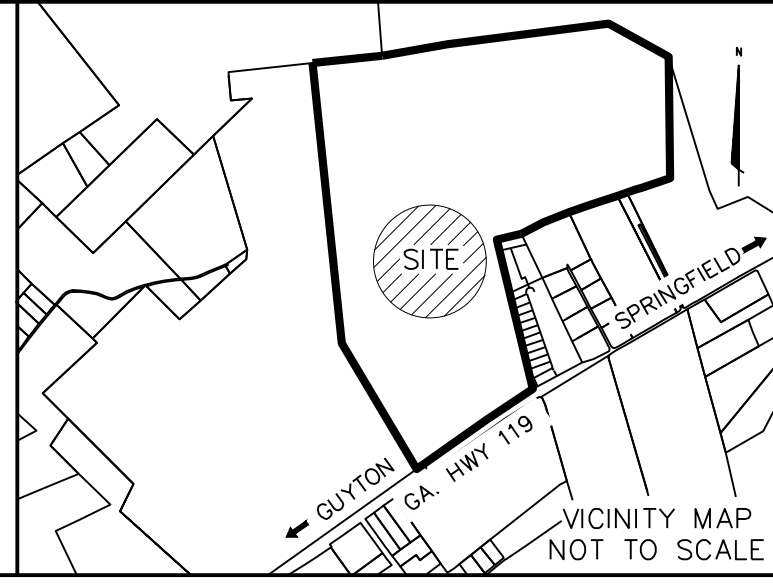
Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services, County Attorney

FUNDING: N/A

Attachments: 1. Final Plat for Lonadine 2A



- NOTES:**
- THIS SUBDIVISION CONTAINS 22 LOTS.
 - TOTAL AREA: 6.768 ACRES; 294,822 SQUARE FEET.
 - PARENT PROPERTY ADDRESS: 0 HIGHWAY 119
 - PARENT PARCEL IDENTIFICATION NUMBER: 03440026A00
 - THIS PROPERTY IS CURRENTLY ZONED R-6
 - THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
 - AS OF THE DATE OF THIS SURVEY, BASED ON MY OBSERVATION THIS PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 13103C0251D, EFFECTIVE DATE: 12/17/2010 BASE FLOOD ELEVATION: N/A, NAVD 88. FEMA MAPS ARE SUBJECT TO REVISIONS AND AMENDMENTS AND SHOULD BE REVIEWED PRIOR TO CONSTRUCTION.
 - LOTS TO BE SERVED BY CITY OF SPRINGFIELD WATER AND SANITARY SEWER SYSTEMS.
 - ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
 - THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
 - THERE SHALL BE ACCESS GRANTED FOR OFFICIAL AND EMERGENCY VEHICLES.
 - ANY PROPERTY LINES SHOWN HEREON THAT ARE NOT LABELED WITH BEARINGS AND DISTANCES ARE NOT TO BE ASSUMED TO BE SURVEY GRADE, AND ARE FOR VISUAL REFERENCE ONLY.
 - GPS WAS UTILIZED TO ESTABLISH THE HORIZONTAL AND VERTICAL CONTROL FOR THIS PROJECT. THE EQUIPMENT USED WAS A CARLSON BRX7 DUAL FREQUENCY ROVER ON THE EGPS NETWORK ADJUSTED REAL TIME KINEMATIC SYSTEM. HORIZONTAL PRECISION IS $\pm 1\text{CM} + 1\text{ PART PER MILLION}$ AND VERTICAL PRECISION IS $\pm 2\text{CM} + 1\text{ PART PER MILLION}$.
 - COMMON AREAS, DETENTION POND, AND SIDEWALKS SHALL BE PRIVATELY MAINTAINED BY THE HOMEOWNERS' ASSOCIATION.
 - AQUATIC RESOURCES SHOWN ON THE SURVEY MAY BE UNDER THE JURISDICTION OF THE USACE AND/OR STATE OF GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER ARE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREA WITHOUT PROPER PERMIT APPLICATION & APPROVAL.
 - ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAT ARE HEREBY DEDICATED FOR THE USES INTENDED.

BENCH MARK #1:
MAG NAIL SET
ELEVATION: 106.17'
NAVD 88

BENCH MARK #2:
MAG NAIL SET
ELEVATION: 105.63'
NAVD 88

LOT TABLE		
LOT #	ACRES	SQ FT
201	0.172	7,500
202	0.215	9,369
203	0.238	10,344
204	0.173	7,535
205	0.172	7,500
206	0.216	9,375
207	0.232	10,097
208	0.248	10,790
209	0.172	7,500
210	0.172	7,500
211	0.172	7,500
212	0.172	7,500
213	0.219	9,541
214	0.207	9,020
215	0.172	7,500
216	0.172	7,500
217	0.172	7,500
218	0.172	7,500
219	0.172	7,500
220	0.172	7,500
221	0.172	7,500
222	0.172	7,500

UNIT	ACRES	SQ FT
LOT TOTAL	4.157	181,071
OPEN SPACE A	1.040	45,314
OPEN SPACE B	0.072	3,125
TOTAL R/W	1.499	65,312
TOTAL AREA	6.768	294,822

- LEGEND**
- ◆ BENCH MARK
 - IPS 1" IRON PIPE SET
 - IPF 1" IRON PIPE FOUND
 - R/W RIGHT-OF-WAY
 - PIN PARCEL IDENTIFICATION NUMBER
 - PB PLAT BOOK
 - BM BENCHMARK
 - POB POINT OF BEGINNING
 - POR POINT OF REFERENCE
 - TYP. TYPICAL

PROJECT DATA

OWNER/DEVELOPER: CLAYTON PROPERTIES GROUP, INC.
24HR CONTACT: RYAN STRICKLAND - (912)663-0309
TAX MAP & PARCEL NUMBER: 03440026
PARCEL AREA: 6.768 ACRES; 294,822 SQUARE FEET.
ZONING CLASSIFICATION: R-6
PROPOSED LAND USE: RESIDENTIAL
NUMBER OF LOTS: 22
MINIMUM LOT SIZE: 6,600 SQ. FT. (0.15 ACRES)
FRONT SETBACK: 15 FT
REAR SETBACK: 25 FT
SIDE SETBACK: 7.5 FT
SIDE SETBACK (STREET): 15 FT
WATER AND SEWER SERVICE TO BE PROVIDED BY CITY OF SPRINGFIELD

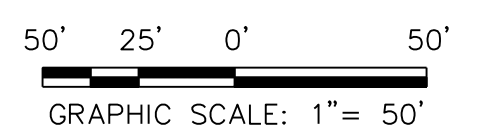
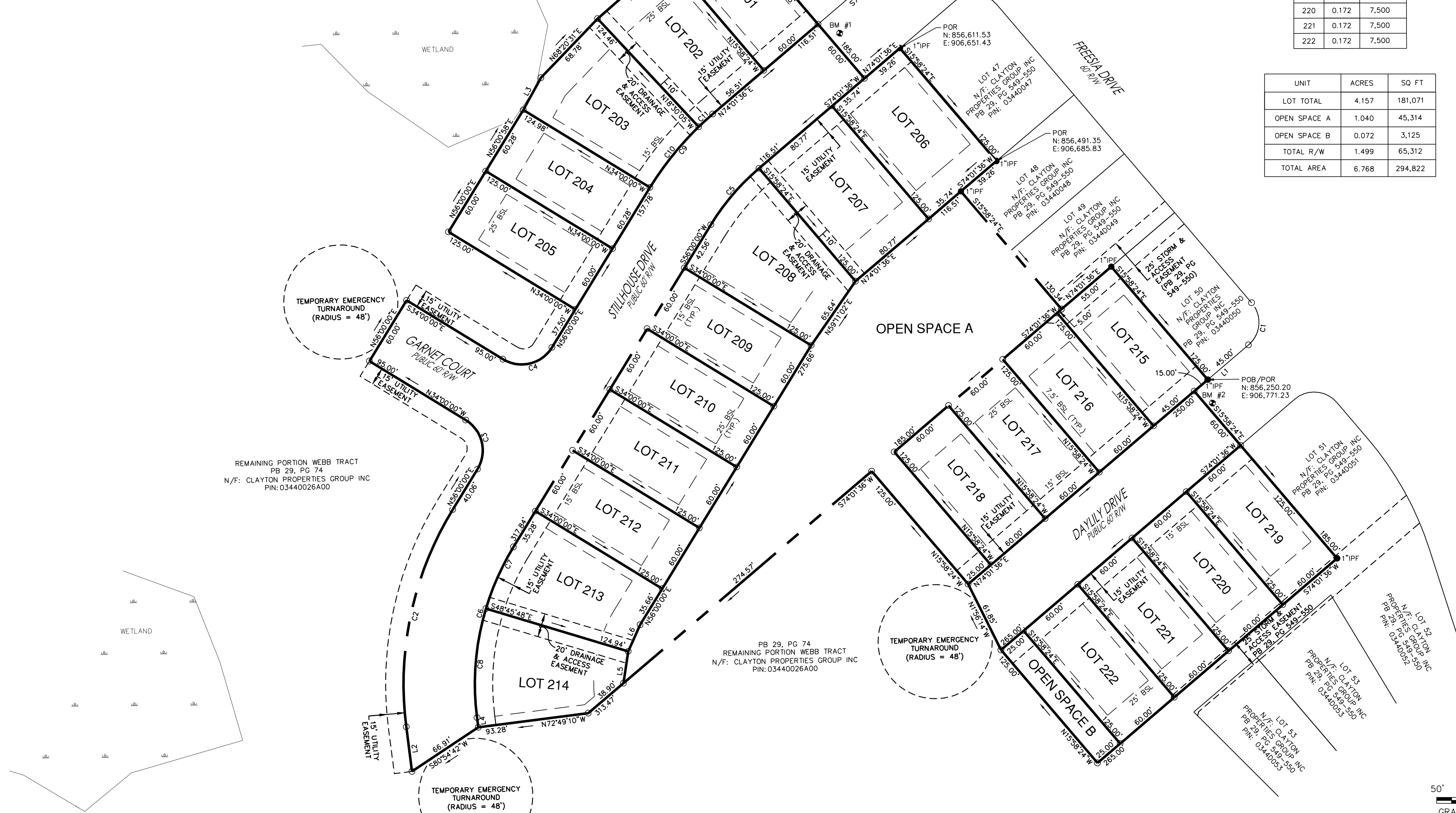
LINE TABLE

LINE #	LENGTH	DIRECTION
L1	60.00'	S74°01'36"W
L2	37.83'	N17°10'50"E
L3	30.97'	N53°23'35"E
L4	8.21'	S17°10'50"W
L5	27.06'	N33°02'51"E
L6	24.41'	N48°37'06"E
L7	7.93'	S15°58'24"E

CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	S29°01'36"W	35.36'
C2	190.42'	281.05'	N36°35'25"E	186.80'
C3	47.12'	30.00'	N11°00'00"E	42.43'
C4	47.12'	30.00'	S79°00'00"E	42.43'
C5	62.70'	199.27'	S65°00'48"W	62.44'
C6	149.77'	221.05'	S36°35'25"W	146.92'
C7	57.05'	221.05'	S48°36'24"W	56.89'
C8	92.72'	221.05'	S29°11'49"W	92.04'
C9	81.57'	259.27'	N65°00'48"E	81.24'
C10	65.57'	259.27'	N63°14'41"E	65.39'
C11	16.01'	259.27'	N72°15'29"E	16.00'
C12	39.27'	25.00'	S29°01'36"W	35.36'

OWNER(AUTHORIZED PRINCIPLE) _____ DATE: _____



I HEREBY CERTIFY THAT THIS PLAT IS A TRUE, CORRECT AND ACCURATE SURVEY AS REQUIRED BY EFFINGHAM COUNTY SUBDIVISION REGULATIONS, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, AND THAT MONUMENTS SHOWN HAVE BEEN LOCATED AND PLACED TO THE SPECIFICATIONS SET FORTH IN SAID REGULATIONS.

CERTIFICATE OF OWNERSHIP AND DEDICATION
I HEREBY CERTIFY THAT CLAYTON PROPERTIES GROUP, INC. DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF GEORGIA BY (PRINCIPLES AUTHORIZED TO SIGN THE CERTIFICATE) IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED THEREON, AND THAT ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES SHOWN HEREON, ARE DEDICATED TO PUBLIC OR PRIVATE USE AS NOTED.

ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THE STREETS, DRAINAGE SYSTEM, SEWER SYSTEM, AND WATER SYSTEM IN THE SUBDIVISION KNOWN AS LONADINE PHASE 2A SHOWN ON THE PLAT DATED 7/1/2024, PREPARED BY DON EDWARD TAYLOR HAS BEEN INSTALLED IN ACCORDANCE WITH THE CONSTRUCTION PLAN FOR WEBB TRACT PHASE 2 APPROVED 7-15-2022

CERTIFICATE OF APPROVAL FOR RECORDING
THE SUBDIVISION PLAT KNOWN AS LONADINE PHASE 2A HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND WAS APPROVED BY THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS FOR RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA

By _____ (REGISTERED SURVEYOR)
DON EDWARD TAYLOR, JR.
GA REG. LAND SURVEYOR NO. 3417

(DATE)

PRINT CORPORATION NAME _____ WITNESS NAME _____
PRINTED NAME AND TITLE OF PRINCIPLE AUTHORIZED TO SIGN _____ WITNESS SIGNATURE _____
PRINCIPLE SIGNATURE _____

NEIL MCKENZIE, P.E. _____ DATE _____

(CHAIRMAN OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS) _____ WITNESS _____ DATE _____

- REFERENCE:**
- PLAT RECORD BOOK 10, PAGE 111
 - PLAT RECORD BOOK A377, PAGE B2
 - PLAT RECORD BOOK K, PAGE 112
 - PLAT RECORD BOOK C181, PAGE D1
 - PLAT RECORD BOOK 13, PAGE 1
 - PLAT RECORD BOOK D31, PAGE C1

GPS EQUIPMENT USED: CARLSON BRX7 ON EGPS RTK NETWORK
CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "Δ" = 02"
ADJUSTED BY COMPASS RULE
PLAT ERROR OF CLOSURE: 1/154,124
FIELD ERROR OF CLOSURE: 1/15,647

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 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.

DON EDWARD TAYLOR, JR.
GA REG. LAND SURVEYOR NO. 3417
COLEMAN COMPANY, INC.
CERTIFICATE OF AUTHORIZATION: LSF 1167

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100
Savannah, Georgia | (912) 200-3041

A MAJOR SUBDIVISION OF LONADINE PHASE 2A,
BEING A PORTION OF PARCEL A OF THE WEBB TRACT,
EFFINGHAM COUNTY, 10TH G.M.D
STATE OF GEORGIA
PREPARED FOR: CLAYTON PROPERTIES GROUP, INC

JOB NUMBER: 21-948
DATE: 7/1/2024
DRAWN BY: JTP
CHECKED BY:
SCALE: 1" = 50'

MAJOR SUBDIVISION

SHEET: 1/1

DATE PLOTTED: 8/21/2024 10:05 AM BY: Justin Palmer DRAWING PATH: G:\2021\21-948\000\DWG\Survey\21-948_Lonadine2A_Major5b.dwg 6/21/2024/21-948