

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 2B” 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 October 15, 2024, Board of Commissioners Meeting.**
- This Plat shows the corrected Lot Numbers. Previously 2 lots shared “Lot 262”

Alternatives

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

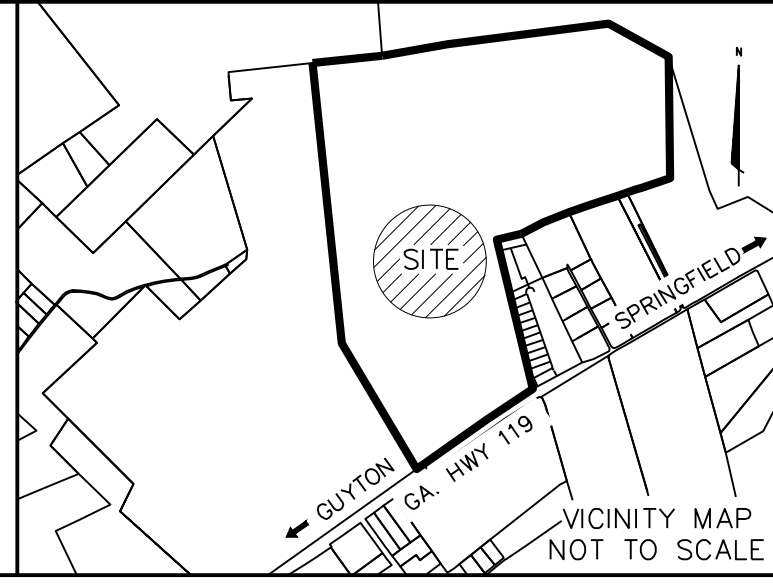
Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services, County Attorney

FUNDING: N/A

Attachments: 1. Final Plat for Lonadine 2B



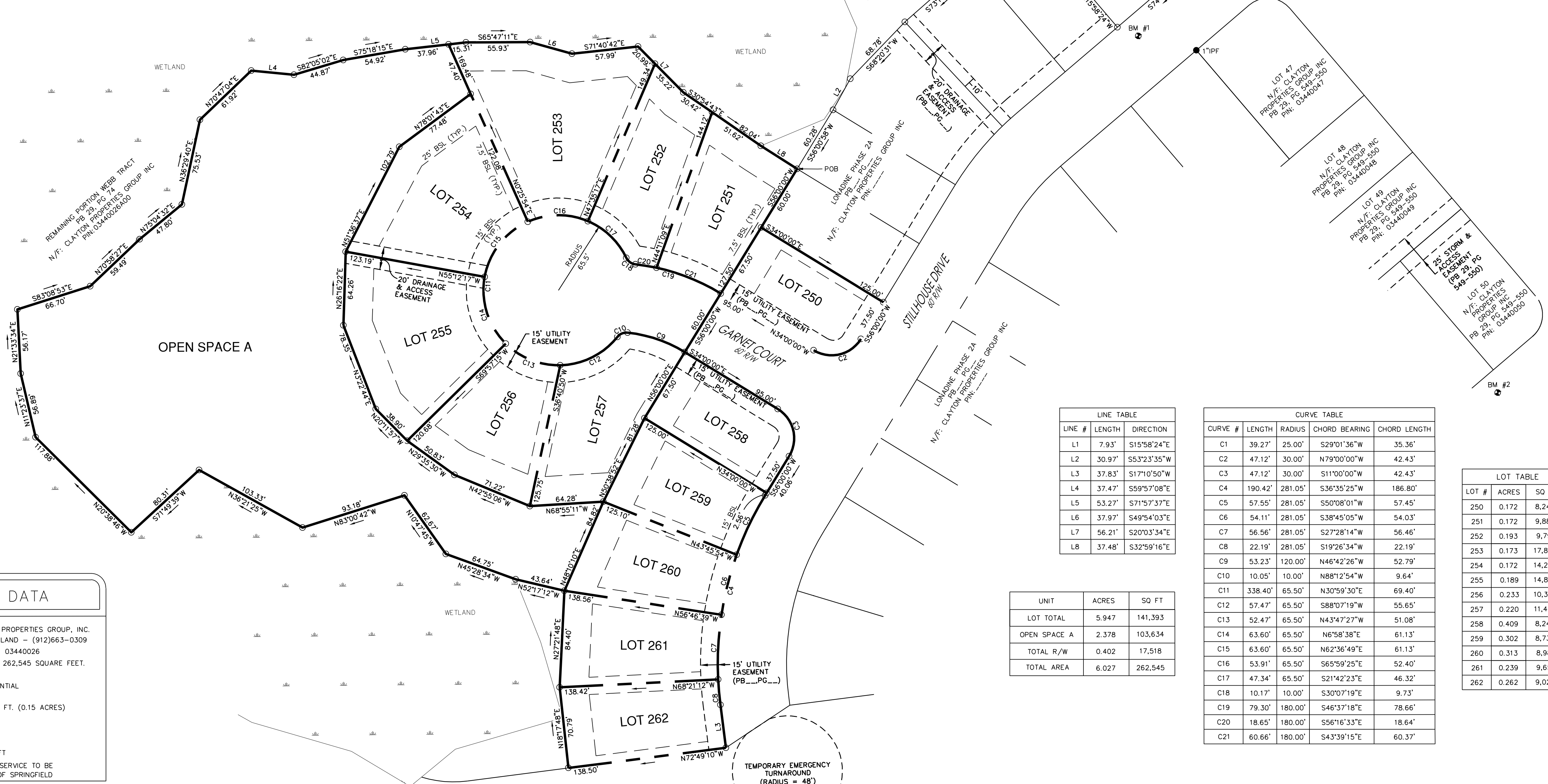
- NOTES:**
- THIS SUBDIVISION CONTAINS 13 LOTS.
 - TOTAL AREA: 6.027 ACRES/ 262,545 SQUARE FEET.
 - PARENT PROPERTY ADDRESS: 0 HIGHWAY 119
 - PARENT PARCEL IDENTIFICATION NUMBER: 03440026A00
 - THIS PROPERTY IS CURRENTLY ZONED R-6
 - THE HORIZONTAL DATUM OF THIS PLAT IS BASED ON GRID NORTH, GEORGIA STATE 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'S 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

- 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
 - POC POINT OF COMMENCING
 - POR POINT OF REFERENCE
 - TYP. TYPICAL

OWNER(AUTHORIZED PRINCIPLE) _____ DATE: _____



LINE TABLE

LINE #	LENGTH	DIRECTION
L1	7.93'	S15°58'24"E
L2	30.97'	S53°23'35"W
L3	37.83'	S17°10'50"W
L4	37.47'	S59°57'08"E
L5	53.27'	S71°57'37"E
L6	37.97'	S49°54'03"E
L7	56.21'	S20°03'34"E
L8	37.48'	S32°59'16"E

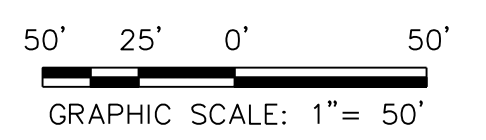
CURVE TABLE

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	S29°01'36"W	35.36'
C2	47.12'	30.00'	N79°00'00"W	42.43'
C3	47.12'	30.00'	S11°00'00"W	42.43'
C4	190.42'	281.05'	S36°35'25"W	186.80'
C5	57.55'	281.05'	S50°08'01"W	57.45'
C6	54.11'	281.05'	S38°45'05"W	54.03'
C7	56.56'	281.05'	S27°28'14"W	56.46'
C8	22.19'	281.05'	S19°26'34"W	22.19'
C9	53.23'	120.00'	N46°42'26"W	52.79'
C10	10.05'	10.00'	N88°12'54"W	9.64'
C11	338.40'	65.50'	N30°59'30"E	69.40'
C12	57.47'	65.50'	S88°07'19"W	55.65'
C13	52.47'	65.50'	N43°47'27"W	51.08'
C14	63.60'	65.50'	N6°58'38"E	61.13'
C15	63.60'	65.50'	N62°36'49"E	61.13'
C16	53.91'	65.50'	S65°59'25"E	52.40'
C17	47.34'	65.50'	S21°42'23"E	46.32'
C18	10.17'	10.00'	S30°07'19"E	9.73'
C19	79.30'	180.00'	S46°37'18"E	78.66'
C20	18.65'	180.00'	S56°16'33"E	18.64'
C21	60.66'	180.00'	S43°39'15"E	60.37'

LOT TABLE

LOT #	ACRES	SQ FT
250	0.172	8,244
251	0.172	9,885
252	0.193	9,791
253	0.173	17,838
254	0.172	14,297
255	0.189	14,876
256	0.233	10,390
257	0.220	11,432
258	0.409	8,244
259	0.302	8,738
260	0.313	8,981
261	0.239	9,651
262	0.262	9,026

UNIT	ACRES	SQ FT
LOT TOTAL	5.947	141,393
OPEN SPACE A	2.378	103,634
TOTAL R/W	0.402	17,518
TOTAL AREA	6.027	262,545



PROJECT DATA

OWNER/DEVELOPER: CLAYTON PROPERTIES GROUP, INC.
24HR CONTACT: RYAN STRICKLAND - (912)663-0309
TAX MAP & PARCEL NUMBER: 03440026
PARCEL AREA: 6.027 ACRES; 262,545 SQUARE FEET.
ZONING CLASSIFICATION: R-6
PROPOSED LAND USE: RESIDENTIAL
NUMBER OF LOTS: 13
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

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 2B SHOWN ON THE PLAT DATED 7/15/2024, 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 2B 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) _____ (DATE)
DON EDWARD TAYLOR, JR.
GA REG. LAND SURVEYOR NO. 3417

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 _____

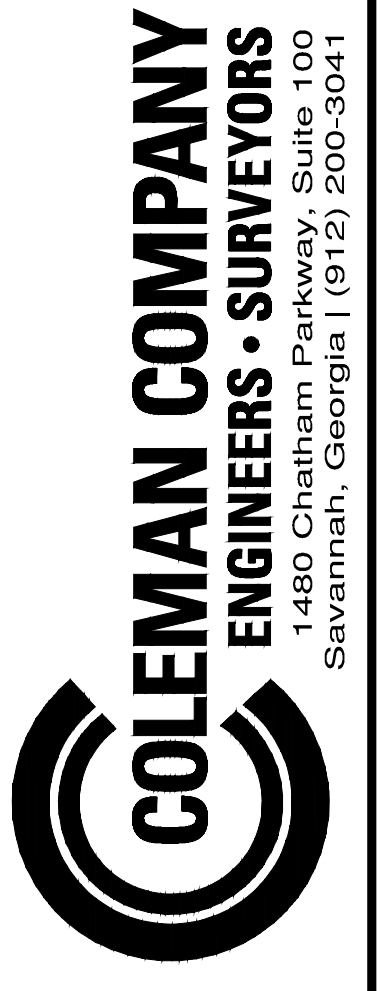
- REFERENCE:**
- PLAT RECORD BOOK 10, PAGE 111
 - PLAT RECORD BOOK A377, PAGE B2
 - PLAT RECORD BOOK K, PAGE 112
 - PLAT RECORD BOOK C181, PAGE D1
 - PLAT RECORD BOOK 13, PAGE 1
 - PLAT RECORD BOOK D31, PAGE C1
- GPS EQUIPMENT USED: CARLSON BRX7 ON EGPS RTK NETWORK
CONVENTIONAL EQUIPMENT USED: ELECTRONIC TOTAL STATION
ANGULAR ERROR PER "Δ" = 02"
ADJUSTED BY COMPASS RULE
PLAT ERROR OF CLOSURE: 1/263,717
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
CERTIFICATE OF AUTHORIZATION: LSF 1167



A MAJOR SUBDIVISION OF LONADINE PHASE 2B,
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: 7/15/2024
DRAWN BY: JTP
CHECKED BY:
SCALE: 1" = 50'

MAJOR SUBDIVISION

SHEET: 1/1