

Staff Report

Subject: Final Plat Approval (Second District)
Author: Samantha Easton, Planner II
Department: Development Services
Meeting Date: May 21, 2024
Item Description: **Coleman Company**, requests approval of the final plat and infrastructure agreement for **Timberlake Phase 3A. {Map #394 Parcel# 7}**

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

- Keystone Homes has built roads and drainage infrastructure for Phase 3A of Timberlake in order to sell the 57 lots in this PD subdivision.
- Water & Sewer service will be provided by Effingham County.
- The County Engineer has inspected all roads, right-of-ways, and drainage infrastructure that is being dedicated to the county, and he recommends approval.
- Development Services Staff reviewed the Final Plat and Final Plat Checklist. All documents are in order, besides some changes needed on Final Plat and Road Name Changes on the Deed.
- GIS and E-911 has approved the proposed Road Names.
- The County Attorney has reviewed and approved the warranty deed and recommends approval.
- The County Engineer has reviewed the bond recommendation and is recommending approval.

Alternatives

1. **Approve** the final plat and infrastructure agreement for Timberlake Phase 3A, and accept the roads and drainage infrastructure identified in the warranty deed.
2. **Take no action**

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services, County Attorney

FUNDING: N/A

Attachments:

1. Final Plat for Timberlake Phase 3A
2. Final Plat Submittal Form & Checklist
3. Deed
4. Maintenance Bond Recommendation

LINE #	LENGTH	DIRECTION
L1	81.21'	S36°12'47"W
L2	11.41'	S68°41'00"W
L3	119.22'	S53°24'42"W
L4	44.04'	N60°03'56"E
L5	48.76'	S39°46'43"W
L6	39.28'	N87°54'11"W
L7	44.22'	N77°33'56"W
L8	33.72'	S67°03'40"W
L9	34.86'	S78°46'06"W
L10	27.13'	S5°38'21"W
L11	29.85'	S22°53'24"W
L12	42.83'	S73°03'02"W
L13	14.41'	S86°39'32"W
L14	28.77'	S39°46'26"W
L15	47.46'	S38°57'00"W
L16	48.18'	S61°35'05"W
L17	12.99'	N54°28'26"W
L18	10.62'	N35°31'34"E
L19	60.00'	N54°28'26"W
L20	60.00'	N54°28'26"W
L21	5.28'	N54°28'26"W
L22	31.22'	N45°28'52"E
L23	40.30'	N44°51'34"E
L24	29.31'	N41°32'29"E
L25	51.26'	N41°46'42"E
L26	21.75'	S53°04'26"W
L27	19.80'	S41°23'53"W
L28	40.46'	S44°56'35"W
L29	28.69'	S45°02'13"W
L30	20.16'	S34°32'16"W
L31	41.91'	S53°03'41"E
L32	21.82'	S50°54'48"E
L33	70.04'	S47°49'00"E

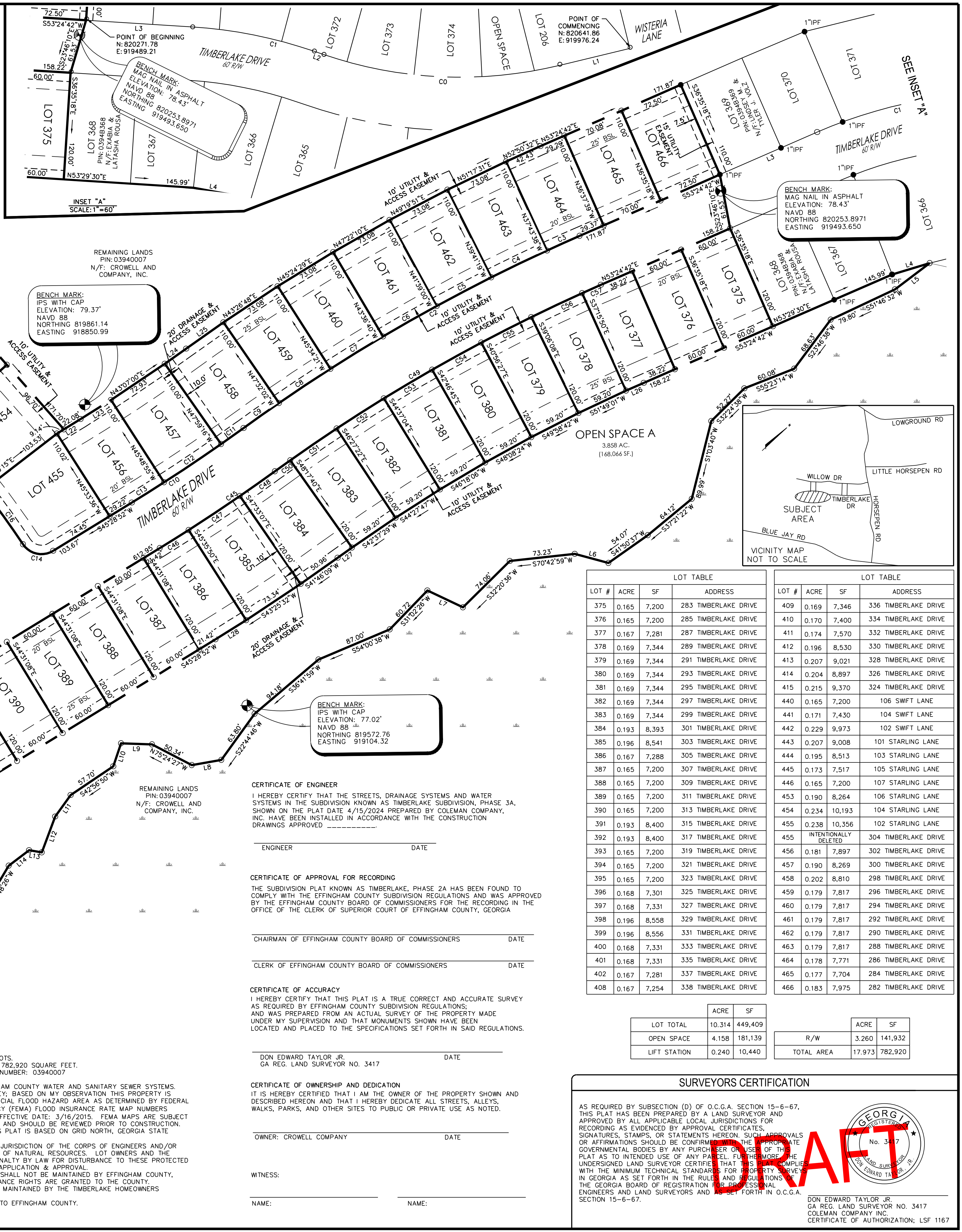
CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C0	269.19'	475.00'	N52°26'54"E	265.60'
C1	139.93'	525.00'	S61°02'51"W	139.52'
C2	435.46'	2025.00'	S47°15'04"W	434.62'
C3	40.25'	2025.00'	S52°50'32"W	40.25'
C4	69.32'	2025.00'	S51°17'31"W	69.32'
C5	69.32'	2025.00'	S49°19'51"W	69.32'
C6	69.32'	2025.00'	S47°22'10"W	69.32'
C7	69.32'	2025.00'	S45°24'29"W	69.32'
C8	69.32'	2025.00'	S43°26'48"W	69.32'
C9	48.62'	2025.00'	S41°46'42"W	48.62'
C10	150.97'	1970.00'	N43°17'09"E	150.93'
C11	31.08'	1970.00'	N41°32'33"E	31.08'
C12	77.10'	1970.00'	N43°06'56"E	77.10'
C13	42.79'	1970.00'	N44°51'33"E	42.79'
C14	38.35'	25.00'	N89°25'29"E	34.70'
C15	140.98'	1030.00'	N50°33'10"W	140.87'
C16	75.06'	1030.00'	N48°43'09"W	75.04'
C17	65.92'	1030.00'	N52°38'26"W	65.91'
C18	128.60'	970.00'	N50°40'33"W	128.51'
C19	72.73'	970.00'	N52°19'33"W	72.71'
C20	55.87'	970.00'	N48°31'40"W	55.87'
C21	40.30'	25.00'	N0°41'54"W	36.08'
C22	37.98'	25.00'	N89°00'17"E	34.43'
C23	89.21'	730.00'	N50°58'22"W	89.16'
C24	53.22'	730.00'	N49°33'37"W	53.21'
C25	36.00'	730.00'	N53°03'41"W	35.99'
C26	75.99'	670.00'	N51°13'30"W	75.94'
C27	40.78'	25.00'	N11°45'51"W	36.41'
C28	398.78'	2030.00'	S39°51'12"W	398.14'
C29	17.96'	2030.00'	S45°13'40"W	17.96'
C30	59.42'	2030.00'	S44°08'08"W	59.41'
C31	64.37'	2030.00'	S42°23'20"W	64.37'
C32	64.37'	2030.00'	S40°34'19"W	64.37'
C33	59.42'	2030.00'	S38°49'30"W	59.41'
C34	59.42'	2030.00'	S37°08'53"W	59.41'
C35	59.42'	2030.00'	S35°28'16"W	59.41'
C36	14.42'	2030.00'	S34°25'45"W	14.42'
C37	387.00'	1970.00'	S39°51'12"W	386.37'
C38	20.84'	1970.00'	S34°31'43"W	20.84'
C39	63.04'	1970.00'	S35°44'55"W	63.04'
C40	63.04'	1970.00'	S37°34'55"W	63.04'

CURVE #	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C41	73.55'	1970.00'	S39°34'06"W	73.55'
C42	73.56'	1970.00'	S41°42'28"W	73.56'
C43	63.04'	1970.00'	S43°41'39"W	63.04'
C44	29.92'	1970.00'	S45°02'46"W	29.92'
C45	155.57'	2030.00'	N43°17'09"E	155.53'
C46	38.20'	2030.00'	N44°56'32"E	38.20'
C47	69.25'	2030.00'	N43°25'33"E	69.25'
C48	48.11'	2030.00'	N41°46'10"E	48.11'
C49	422.56'	1965.00'	S47°15'04"W	421.75'
C50	21.09'	1965.00'	S41°23'53"W	21.09'
C51	63.05'	1965.00'	S42°37'29"W	63.05'
C52	63.05'	1965.00'	S44°27'47"W	63.05'
C53	63.05'	1965.00'	S46°18'06"W	63.05'
C54	63.05'	1965.00'	S48°08'24"W	63.05'
C55	63.05'	1965.00'	S49°58'42"W	63.05'
C56	63.05'	1965.00'	S51°49'01"W	63.05'
C57	23.16'	1965.00'	S53°04'26"W	23.16'

LEGEND

- IRF BENCH MARK
- IRFD IRON ROD FOUND DISTURBED
- IPS 1" IRON PIPE SET
- R/W RIGHT-OF-WAY
- PIN PARCEL IDENTIFICATION NUMBER

0' 30' 60' 120'
GRAPHIC SCALE: 1"=60'



LOT #	ACRE	SF	ADDRESS
375	0.165	7,200	283 TIMBERLAKE DRIVE
376	0.165	7,200	285 TIMBERLAKE DRIVE
377	0.167	7,281	287 TIMBERLAKE DRIVE
378	0.169	7,344	289 TIMBERLAKE DRIVE
379	0.169	7,344	291 TIMBERLAKE DRIVE
380	0.169	7,344	293 TIMBERLAKE DRIVE
381	0.169	7,344	295 TIMBERLAKE DRIVE
382	0.169	7,344	297 TIMBERLAKE DRIVE
383	0.169	7,344	299 TIMBERLAKE DRIVE
384	0.193	8,393	301 TIMBERLAKE DRIVE
385	0.196	8,541	303 TIMBERLAKE DRIVE
386	0.167	7,288	305 TIMBERLAKE DRIVE
387	0.165	7,200	307 TIMBERLAKE DRIVE
388	0.165	7,200	309 TIMBERLAKE DRIVE
389	0.165	7,200	311 TIMBERLAKE DRIVE
390	0.165	7,200	313 TIMBERLAKE DRIVE
391	0.193	8,400	315 TIMBERLAKE DRIVE
392	0.193	8,400	317 TIMBERLAKE DRIVE
393	0.165	7,200	319 TIMBERLAKE DRIVE
394	0.165	7,200	321 TIMBERLAKE DRIVE
395	0.165	7,200	323 TIMBERLAKE DRIVE
396	0.168	7,301	325 TIMBERLAKE DRIVE
397	0.168	7,331	327 TIMBERLAKE DRIVE
398	0.196	8,558	329 TIMBERLAKE DRIVE
399	0.196	8,556	331 TIMBERLAKE DRIVE
400	0.168	7,331	333 TIMBERLAKE DRIVE
401	0.168	7,331	335 TIMBERLAKE DRIVE
402	0.167	7,281	337 TIMBERLAKE DRIVE
408	0.167	7,254	338 TIMBERLAKE DRIVE
409	0.169	7,346	336 TIMBERLAKE DRIVE
410	0.170	7,400	334 TIMBERLAKE DRIVE
411	0.174	7,570	332 TIMBERLAKE DRIVE
412	0.196	8,530	330 TIMBERLAKE DRIVE
413	0.207	9,021	328 TIMBERLAKE DRIVE
414	0.204	8,897	326 TIMBERLAKE DRIVE
415	0.215	9,370	324 TIMBERLAKE DRIVE
440	0.165	7,200	106 SWIFT LANE
441	0.171	7,430	104 STARLING LANE
442	0.229	9,973	102 SWIFT LANE
443	0.207	9,008	101 STARLING LANE
444	0.195	8,513	103 STARLING LANE
445	0.173	7,517	105 STARLING LANE
446	0.165	7,200	107 STARLING LANE
453	0.190	8,264	106 STARLING LANE
454	0.234	10,193	104 STARLING LANE
455	0.238	10,356	102 STARLING LANE
455	INTENTIONALLY DELETED		304 TIMBERLAKE DRIVE
456	0.181	7,897	302 TIMBERLAKE DRIVE
457	0.190	8,269	300 TIMBERLAKE DRIVE
458	0.202	8,810	298 TIMBERLAKE DRIVE
459	0.179	7,817	296 TIMBERLAKE DRIVE
460	0.179	7,817	294 TIMBERLAKE DRIVE
461	0.179	7,817	292 TIMBERLAKE DRIVE
462	0.179	7,817	290 TIMBERLAKE DRIVE
463	0.179	7,817	288 TIMBERLAKE DRIVE
464	0.178	7,771	286 TIMBERLAKE DRIVE
465	0.177	7,704	284 TIMBERLAKE DRIVE
466	0.183	7,975	282 TIMBERLAKE DRIVE

CERTIFICATE OF ENGINEER
I HEREBY CERTIFY THAT THE STREETS, DRAINAGE SYSTEMS AND WATER SYSTEMS IN THE SUBDIVISION KNOWN AS TIMBERLAKE SUBDIVISION, PHASE 3A, SHOWN ON THE PLAT DATE 4/15/2024 PREPARED BY COLEMAN COMPANY, INC. HAVE BEEN INSTALLED IN ACCORDANCE WITH THE CONSTRUCTION DRAWINGS APPROVED.

ENGINEER _____ DATE _____

CERTIFICATE OF APPROVAL FOR RECORDING
THE SUBDIVISION PLAT KNOWN AS TIMBERLAKE, PHASE 3A HAS BEEN FOUND TO COMPLY WITH THE EFFINGHAM COUNTY SUBDIVISION REGULATIONS AND WAS APPROVED BY THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS FOR THE RECORDING IN THE OFFICE OF THE CLERK OF SUPERIOR COURT OF EFFINGHAM COUNTY, GEORGIA.

CHAIRMAN OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS _____ DATE _____

CLERK OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS _____ DATE _____

CERTIFICATE OF ACCURACY
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.

DON EDWARD TAYLOR JR. DATE _____
GA REG. LAND SURVEYOR NO. 3417

LOT TOTAL	ACRE	SF	ACRE	SF
LOT TOTAL	10.314	449,409		
OPEN SPACE	4.158	181,139	3.260	141,932
LIFT STATION	0.240	10,440		
TOTAL AREA	17.973	782,920		

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 BY THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THE PLAT AS TO INTENDED USE OF ANY PART THEREOF. THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEY IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND SET FORTH IN O.C.G.A. SECTION 15-6-67.

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

MAJOR SUBDIVISION

1/1

DATE PLOTTED: 8/19/2024 3:33 PM BY: Justin Palmer DRAWING PATH: C:\2021\121-085-000\DWG\Survey\1-985 Timberlake Ph 3A.rvt 2024.04.15.6wg

COLEMAN COMPANY, INC.

COLEMAN COMPANY
ENGINEERS • SURVEYORS
1480 Chatham Parkway, Suite 100
Savannah, Georgia | (912) 200-3004

A MAJOR SUBDIVISION OF
TIMBERLAKE, PHASE 3A
10TH G.M. DISTRICT,
EFFINGHAM COUNTY, GEORGIA
PREPARED FOR: CROWELL COMPANY

JOB NUMBER: 21-985
DATE: 04/16/2024
DRAWN BY: DET
CHECKED BY: JBT
SCALE: 1"=60'

MAJOR SUBDIVISION

SHEET: 1/1

STATE OF GEORGIA)
COUNTY OF _____)

**WARRANTY DEED
FOR ROADS, LIFT STATION,
WATER AND SEWER UTILITIES, AND EASEMENTS**

THIS INDENTURE made this ____ day of _____, 2024, by and between **CROWELL & CO., INC.**, a Georgia corporation, as Party of the First Part (hereinafter referred to as “Grantor”) and the **BOARD OF COMMISSIONERS OF EFFINGHAM COUNTY, GEORGIA**, as Party of the Second Part (hereinafter referred to as “Grantee”) (the words “Grantor” and “Grantee” to include their respective, successors and assigns where the context requires or permits).

WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) in hand paid, at and before the sealing and delivery of these presents, and other good and valuable consideration, the receipt of which is hereby acknowledged, Grantor has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm unto the said Grantee the following described property:

All those certain roads, situate, lying and being in the 10th G.M. District, Effingham County, Georgia, consisting of the **entire right-of-ways of Timberlake Drive, Swift Lane, and Starling Lane** located within Timberlake Subdivision, Phase 3A, as more particularly described on that certain subdivision plat prepared by Don Edward Taylor, Jr., R.L.S. No. 3417, dated April 16, 2024, recorded in **Plat Book _____, Page _____**, in the office of the Clerk of Superior Court of Effingham County, Georgia. It is the intention of the Grantor to convey to the Grantee all of its interests in the aforementioned streets and/or right of ways for public access.

AND

All that certain lot, tract or parcel of land situate, lying and being in the 10th G.M. District, Effingham County, Georgia, being known as **Lift Station (0.240 of an acre, more or less)** located within Timberlake Subdivision, Phase 3A, as more particularly described on that certain subdivision plat prepared by Don Edward Taylor, Jr., R.L.S. No. 3417, dated April 16, 2024, recorded in **Plat Book _____, Page _____**, in the office of the Clerk of Superior Court of Effingham County, Georgia.

TOGETHER WITH the installed water and sanitary sewer systems and drainage improvements located within said right-of-way and public easements, all located within Timberlake Subdivision, Phase 3A, as shown on the aforementioned plat which is incorporated herein for descriptive and all other purposes but specifically excluding any sewer laterals, detention ponds, sidewalks, common areas, and any portion of the water system from the water meter to any residence.

TOGETHER WITH a perpetual, non-exclusive, appurtenant, commercial, transmissible general utility easement for the installation, construction, maintenance, operation, repair and replacement of permanent above ground or underground utilities over, through and across and in those areas designated as utility easements, and drainage easements, including the right to ingress and egress over the easements, all located within Timberlake Subdivision, Phase 3A, as shown on the aforementioned plat which is incorporated herein for descriptive and all other purposes.

TO HAVE AND TO HOLD said property with all and singular the rights, members, and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit, and behoof of the said Grantee forever, in fee simple.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor, by and through its authorized agent, has hereunto set its hand and seal, on the day and year first above written.

CROWELL & CO., INC.

By: _____ (Seal)

Its: _____

Attested to By: _____ (Seal)

Its: _____

Signed, sealed, and delivered
in the presence of:

Witness

Notary Public

The foregoing conveyance of roads, pump station, water and sewer utilities, drainage infrastructure, and easements in Timberlake Subdivision, Phase 3A, Effingham County, Georgia are hereby accepted by the Grantee.

ACCEPTED AND AGREED TO THIS _____ DAY OF _____, 2024.

**BOARD OF COMMISSIONERS OF
EFFINGHAM COUNTY, GEORGIA**

BY: _____ (Seal)
Wesley Corbitt
Chairman

ATTEST: _____ (Seal)
Stephanie Johnson
Effingham County Clerk

Signed, sealed, and delivered
in the presence of:

Witness

Notary Public



August 29, 2024

Effingham County, Planning & Zoning
804 S. Laurel Street
Springfield, Georgia 31329

Attn: Mrs. Chelsie Fernald, Planner & Floodplain Administrator

**Re: Maintenance Bond
Timberlake Subdivision Phase 3A
Effingham County, Georgia
CCI Proj. No.: 21-985.000**

Enclosed, please find the Warranty Bond Calculations for the above referenced project. The various infrastructure components that comprise the Effingham County maintained infrastructure were used to determine the Warranty Bond Costs. The County maintained infrastructure consists of the water distribution, sanitary sewer collection, lift station and force main, pavement, and stormwater drainage systems. The respective infrastructure components and their unit costs are listed on the attached spreadsheets. Based on the attached information the calculated warranty bond amounts are as follows:

Warranty Bond Calculation:

Cost of Infrastructure: \$ 2,403,567.58

10% Cost of Infrastructure: \$ 240,356.76

Please review the attached calculations and if you have any questions or comments, please call me at 200-3041.

Regards,

Coleman Company, Inc.

Neil P. McKenzie, P.E.



Warranty Bond Calculations

Section I - Erosion Control

Item #:	Description:	Quantity:	Unit Price:	Cost:
I-1	Erosion Control - Silt fence & grassing (LS)	1	\$26,100.00	\$26,100.00

Section II - Grading

Item #:	Description:	Quantity:	Unit Price:	Cost:
II-1	Grading, Fill, ROW Grading, etc. (LS)	1	\$158,000.00	\$158,000.00

Section III - Paving & Concrete Work

Item #:	Description:	Quantity:	Unit Price:	Cost:
III-1	18" Rollover Curb & Gutter (LF)	4640	\$16.75	\$77,720.00
III-2	2" Binder + 1.5" Asphalt Topping (SY)	6654	\$20.00	\$133,080.00
III-3	Pavement Markings and Signs (LS)	1	\$7,800.00	\$7,800.00
III-4	8" GABC (6654 SY) (TN)	3500	\$62.00	\$217,000.00
III-5	6" Gravel Turnaround (TN)	20	\$65.45	\$1,309.00

Section IV - Sanitary Sewer

Item #:	Description:	Quantity:	Unit Price:	Cost:
IV-1	Connect to Existing Manhole by Core Drill (LS)	1	\$3,412.50	\$3,412.50
IV-2	4" PVC Sewer Lateral (LF)	2530	\$13.12	\$33,193.60
IV-3	8" PVC 0-6 (LF)	224	\$23.10	\$5,174.40
IV-4	8" PVC 6-8 (LF)	208	\$26.25	\$5,460.00
IV-5	8" PVC 8-10 (LF)	704	\$29.40	\$20,697.60
IV-6	8" PVC 10-12 (LF)	104	\$32.55	\$3,385.20
IV-7	8" PVC 12-14 (LF)	104	\$35.70	\$3,712.80
IV-8	10" PVC 12-14 (LF)	124	\$42.00	\$5,208.00
IV-9	10" PVC 14-16 (LF)	760	\$57.75	\$43,890.00
IV-10	10" PVC 16-18 (LF)	184	\$89.25	\$16,422.00
IV-11	SSMH's: 1 Drop, 1 Receiving, 12 Standard various depths (LS)	1	\$102,866.64	\$102,866.64
IV-12	Service Tees (EA)	43	\$199.50	\$8,578.50
IV-13	Cleanouts 4" (EA)	59	\$199.50	\$11,770.50
IV-14	Fittings, tracer, detectable tape, casing, spacers, stone bedding, well pointing, etc. (LS)	1	\$228,857.00	\$228,857.00
IV-15	Lift station complete with genset and transfer switch and 2500 LF 6"FM (LS)	1	\$580,643.22	\$580,643.22

1480 Chatham Parkway, Suite 100 | Savannah, GA 31405

60DABF67-FD19-448D-AA4A-16FEAFC0945C



Section V - Stormwater Drainage System

Item #:	Description:	Quantity:	Unit Price:	Cost:
V-1	15" RCP 0-6 140 LF (LS)	1	\$7,953.80	\$7,953.80
V-2	18" RCP 0-6 210 LF (LS)	1	\$17,118.60	\$17,118.60
V-3	24" RCP 0-6 680 LF (LS)	1	\$56,545.44	\$56,545.44
V-4	30" RCP 0-6 160 LF (LS)	1	\$18,219.20	\$18,219.20
V-5	36" RCP 0-6 700 LF (LS)	1	\$103,096.00	\$103,096.00
V-6	36" RCP 8-10 180 LF (LS)	1	\$27,591.76	\$27,591.76
V-7	48" RCP 0-6 160 LF (LS)	1	\$42,848.40	\$42,848.40
V-8	15" FES (EA)	2	\$1,007.91	\$2,015.82
V-9	24" FES (EA)	2	\$1,307.60	\$2,615.20
V-10	30" FES (EA)	1	\$1,565.52	\$1,565.52
V-11	36" FES (EA)	4	\$1,984.16	\$7,936.64
V-12	48" FES (EA)	1	\$4,657.95	\$4,657.95
V-13	Lube in pail (EA)	9	\$65.77	\$591.93
V-14	Type C Curb Inlet (3x4) (EA)	8	\$6,623.80	\$52,990.40
V-15	Type C Curb Inlet (4x5) (EA)	3	\$7,562.54	\$22,687.62
V-16	Type C Curb Inlet (4x6) (EA)	1	\$7,890.27	\$7,890.27
V-17	Grate Inlet (3x3) (EA)	2	\$6,362.25	\$12,724.50
V-18	Grate Inlet (3x4) (EA)	1	\$7,129.33	\$7,129.33
V-19	6" Underdrain for Curb Inlet (LF)	350	\$39.90	\$13,965.00
V-20	Stone for Bedding (TN)	50	\$85.00	\$4,250.00

Section VI - Water Distribution System

Item #:	Description:	Quantity:	Unit Price:	Cost:
VI-1	Connect to Existing, 2480LF 8"PVC, 1900LF 1" lateral, 57 service connections, 90LF 16"PVC Casing, 6 8"WVMH, 2 8"WV in Box, Fittings, 5 FH assembly, etc. (LS)	1	\$294,893.24	\$294,893.24

Erosion Control: **\$26,100.00**
 Grading: **\$158,000.00**
 Paving & Concrete Work: **\$436,909.00**
 Sanitary Sewer: **\$1,073,271.96**
 Stormwater Drainage: **\$414,393.38**
 Water Distribution: **\$294,893.24**
Total Infrastructure Cost: \$2,403,567.58

1480 Chatham Parkway, Suite 100 | Savannah, GA 31405

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EFFINGHAM COUNTY FINAL PLAT CHECKLIST

OFFICIAL USE ONLY

Subdivision Name: _____ Project Number: _____
 Date Received: _____ Date Reviewed: _____ Reviewed by: _____

The following checklist is designed to inform applicants as to what is required in preparing final plats for review by Effingham County. The Final Plat must be drawn in ink by a Georgia Registered Land Surveyor on Mylar, and four (4) paper copies must be included. The Final Plat must have all necessary signatures before consideration by the Board of Commissioners. After the Final Plat is approved, the County Clerk will record the Final Plat with Clerk of Superior Court of Effingham County.

Office Use	Applicant Use	
Project Information:		
	✓	1. Graphic scale.
	✓	2. Lot areas in accordance with the applicable zoning regulation or preliminary plan for planned development.
	✓	3. North arrow.
	✓	4. Land reference point.
	✓	5. Point of beginning designated.
	✓	6. Date of preparation (under Surveyor's signature).
	✓	7. Name of Subdivision.
	✓	8. Names of adjacent subdivisions and owners of adjoining parcels of land.
	✓	9. Names and widths of adjacent streets.
	✓	10. Names and widths of streets within subdivision. Names either match existing street names that align with proposed streets, or are not used elsewhere in Effingham County .
	✓	11. Plat boundaries darkened.
	✓	12. Proposed building setback lines.
	✓	13. Location of all existing easements or other existing features.
	✓	14. New easements required by Planning Department, County Utilities, Public Works Department, Telephone Company, etc.
	✓	15. Lots in new subdivisions are to be numbered consecutively from one to the total number of lots.
	✓	16. Lot lines with accurate dimensions in feet and tenths, and angles or bearings to the street when other than 90°.
	✓	17. Express dedication statement to the public for streets, alleys, access limitations, right-of-way, parks, school sites, and other public places shown on the attached plat.
	✓	18. Name, registration number, and seal of registered land surveyor or professional engineer (signed and dated).
	✓	19. Location of city limits and county lines, if applicable.

✓	20. Location on the property to be subdivided of natural features such as streams, lakes, swamps, wetlands, and land subject to flood based on current effective FEMA Flood Insurance Rate Map (FIRM).
✓	21. Digital copy of final plat geographically referenced to Georgia State Plane Coordinate System as further described on SUBMITTAL OF FINAL PLATS AND RECORD DRAWINGS
✓	22. Certificate of Approval – To be signed by County Commission chair.
✓	23. Signed Certificate of Accuracy.
✓	24. Signed Certificate of Ownership and Dedication – Individuals.
✓	25. Signed Certificate of Ownership and Dedication – Corporation (Corporate Seal must be affixed to plats; signature of one corporate officer).
✓	26. Signed Certificate by Registered Engineer that all permitted improvements were installed in accordance with approved plans, accompanied by two complete sets of as-built construction plans as record drawings.
✓	27. Signed Warranty Deed conveying all streets, utilities, parks, easements, and other government uses (except ponds), in a form approved by the county attorney.
✓	28. Maintenance bond, letter of credit, escrow account, or certified check, which is available to the County to cover any necessary repair of infrastructure conveyed by warranty deed for a minimum of 10% of the total construction cost of such improvements.

The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This ^{1st} day of August, 2020

Crowell & Company
Applicant

Woods Rogers
Owner

M. J. Fowler
Owner

