

Staff Report

Subject: Final Plat Approval (Second District)
Author: Samantha Easton
Department: Development Services
Meeting Date: May 21, 2024
Item Description: **Dave Burns**, requests approval of the final plat and infrastructure agreement for **Laurel Grove Phase 1. {Map #352 Parcel# 58}**

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

- Contractors have built roads and drainage infrastructure for Phase 1 of Laurel Grove in order to sell the 56 lots in this R-6 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.
- Development Services is waiting on a Maintenance Bond for \$162,800.00
- Staff has been in communication with the applicant to receive the Maintenance Bond.

Alternatives

1. **Approve** the final plat and infrastructure agreement for Laurel Grove Phase 1, and accept the roads and drainage infrastructure identified in the warranty deed with the following conditions:
2. **Take no action**

Recommended Alternative: 1

Other Alternatives: 2

Department Review: Development Services, County Attorney

FUNDING: N/A

Attachments:

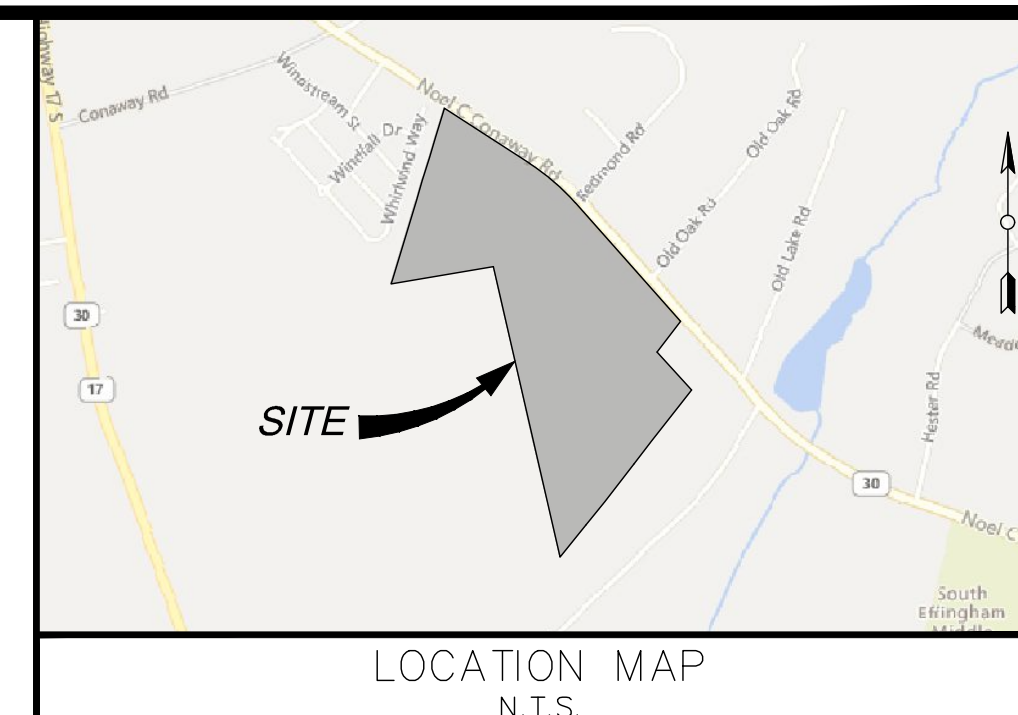
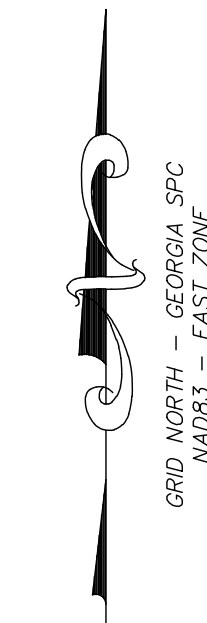
1. Final Plat for Laurel Grove Phase 1
2. Final Plat Submittal Form & Checklist
3. Deed
4. Maintenance Bond Recommendation

SUBDIVISION PLAT OF LAUREL GROVE - PHASE I

1559TH G. M. DISTRICT
EFFINGHAM COUNTY, GEORGIA
05/02/2024
EMC PROJECT NO. 21-0100
PARENT PARCEL ID - 03520058

PROJECT DATA	
OWNER/DEVELOPER:	KILDARE LAND COMPANY, LLC AND G AND G LAND HOLDINGS, LLC 215 SPRINGFIELD ROAD SPRINGFIELD, GA 31329
24HR CONTACT:	DAVE BURNS (912) 682-1299
PIN:	03520058
ZONING CLASSIFICATION:	R-6, SINGLE FAMILY RESIDENTIAL
PROPOSED LAND USE:	RESIDENTIAL/SUBDIVISION
NUMBER OF LOTS:	56
MINIMUM LOT SIZE:	6,600 SF
MIN. LOT FRONTAGE:	60 FT
FRONT SETBACK:	15 FT
REAR SETBACK (SIDE):	25 FT
REAR SETBACK (INTERIOR):	25 FT
SIDE SETBACK (STREET):	15 FT
SIDE SETBACK (INTERIOR):	7.5 FT

LAND AREA	
56 RESIDENTIAL LOTS	11,4801 ACRES
FUTURE DEVELOPMENT	59,2359 ACRES
COMMON AREAS	7,7404 ACRES
RIGHTS-OF-WAY	5,5101 ACRES
TOTAL LAND AREA	83,9927 ACRES

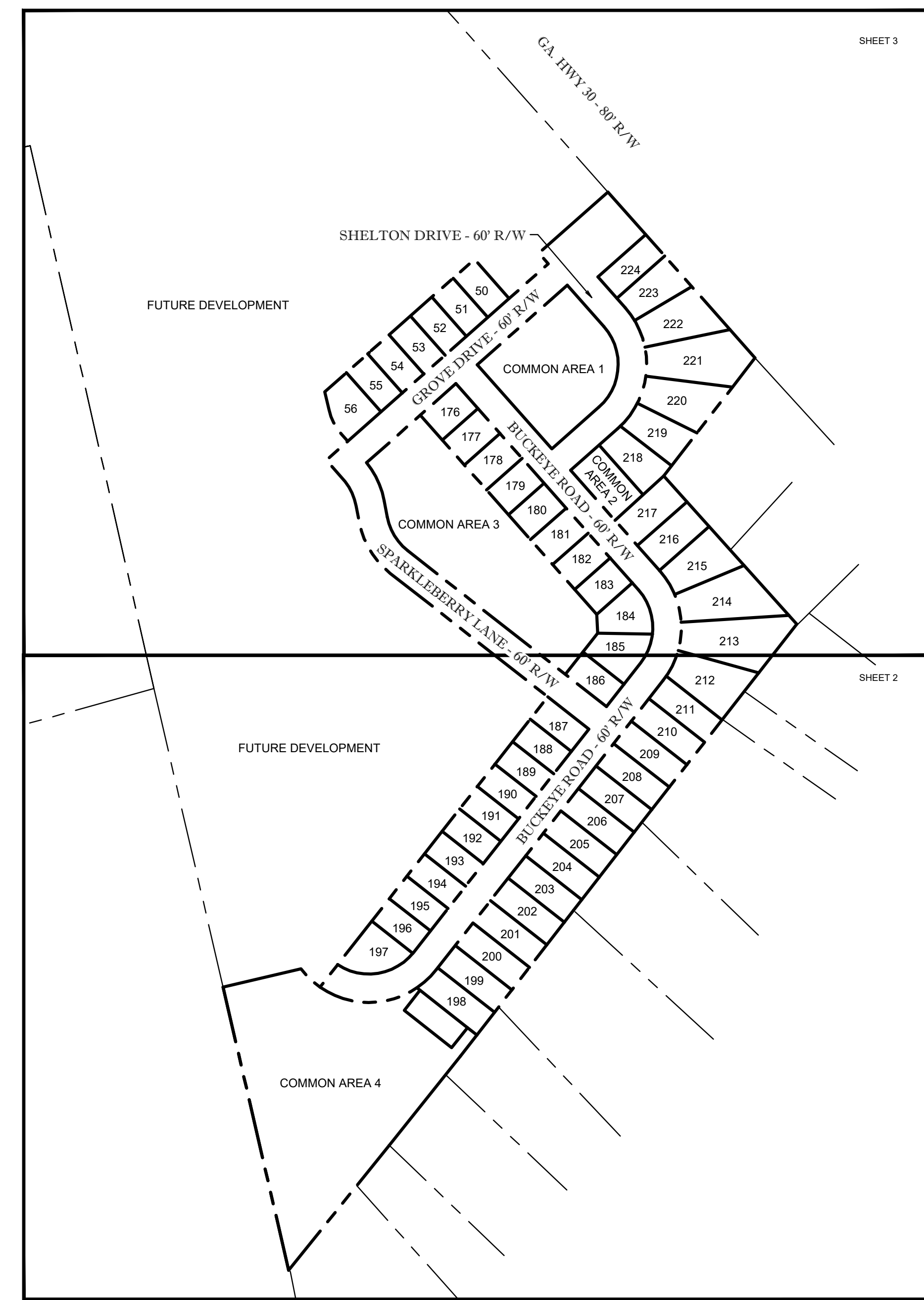


DEVELOPER / RESPONSIBLE PARTY

KILDARE LAND COMPANY, LLC AND
G AND G LAND HOLDINGS, LLC
JODY BURNS AND DAVE BURNS
215 SPRINGFIELD ROAD
SPRINGFIELD, GA 31329
(912) 682-1299

CURVE TABLE				
CURVE #	BEARING	CHORD	RADIUS	ARC
C1	N27° 18' 13"W	58.91	120.00	59.52
C2	N24° 12' 53"W	55.93	120.00	56.45
C3	N24° 51' 08"W	87.78	180.00	88.68
C4	N31° 11' 56"W	125.84	180.00	128.55
C5	S31° 10' 22"E	83.79	120.00	85.59
C6	S46° 14' 04"E	55.33	180.00	55.55
C7	S89° 36' 40"E	204.09	180.00	217.00
C8	S81° 28' 05"W	160.16	120.00	175.35
C9	N46° 58' 52"E	55.52	180.00	55.74
C10	S38° 51' 30"W	3.14	120.00	3.14
C11	N36° 17' 14"E	11.45	179.97	11.45
C12	N24° 54' 56"E	59.72	180.00	60.00
C13	N05° 49' 00"E	59.72	180.00	60.00
C14	N13° 16' 55"W	59.72	180.00	60.00
C15	N32° 10' 19"W	58.43	180.00	58.69
C16	S22° 15' 23"W	65.56	120.00	66.41
C17	S17° 33' 17"E	97.46	120.00	100.36
C18	N47° 21' 13"E	7.12	180.00	7.12
C19	N36° 36' 38"E	60.00	179.38	60.28
C20	N17° 26' 24"E	60.00	178.95	60.29
C21	N01° 52' 52"W	60.87	179.48	61.16
C22	N21° 13' 17"W	60.00	180.00	60.28
C23	N36° 09' 51"W	33.56	180.00	33.61
C24	N03° 29' 14"E	169.71	120.00	188.50

LINE TABLE		
LINE#	DIRECTION	LENGTH
L1	N16° 54' 36"E	37.13
L2	N16° 49' 10"E	25.46
L3	N41° 30' 46"W	30.04
L4	N13° 05' 39"W	38.76
L5	N41° 30' 46"W	18.80
L6	N48° 29' 14"E	60.00
L7	N41° 15' 29"W	60.00
L8	N10° 44' 20"W	34.75
L9	S10° 44' 20"E	34.75
L10	N02° 40' 55"W	39.71
L11	S38° 16' 57"W	54.00
L12	N51° 43' 08"W	127.00
L13	N38° 17' 03"E	54.00



KEY MAP
SCALE: 1" = 200'

CERTIFICATIONS / APPROVALS

CERTIFICATE OF OWNERSHIP & DEDICATION
IT IS HEREBY CERTIFIED THAT KILDARE LAND COMPANY, LLC AND G AND G LAND HOLDINGS, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF GEORGIA, IS THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT WE HEREBY DEDICATE ALL STREETS, ALLEYS, WALKS, PARKS, AND OTHER SITES TO PUBLIC OR PRIVATE USE AS NOTED.

(CORPORATE SEAL REQUIRED)

PRINT CORPORATION NAME: _____ WITNESS NAME: _____
 PRINTED NAME & TITLE OF PRINCIPLE AUTHORIZED TO SIGN: _____ WITNESS SIGNATURE: _____
 PRINCIPLE SIGNATURE: _____ DATE: _____
 (CORPORATE SEAL REQUIRED)

PRINT CORPORATION NAME: _____ WITNESS NAME: _____
 PRINTED NAME & TITLE OF PRINCIPLE AUTHORIZED TO SIGN: _____ WITNESS SIGNATURE: _____
 PRINCIPLE SIGNATURE: _____ DATE: _____

I HEREBY CERTIFY THAT THE STREETS, DRAINAGE SYSTEM, SEWER SYSTEM, AND WATER SYSTEM IN THE SUBDIVISION KNOWN AS LAUREL GROVE SUBDIVISION - PHASE I, SHOWN ON THE PLAT DATED 05/02/2024 PREPARED BY EMC ENGINEERING SERVICES, INC. HAS BEEN INSTALLED IN ACCORDANCE WITH THE PRELIMINARY PLAN (CONSTRUCTION DRAWINGS) APPROVED FEBRUARY 2024.

DATE: _____

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

CHAIRMAN OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS: _____ DATE: _____
 WITNESS: _____ DATE: _____

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.

J. R. TOOLE
 REGISTERED LAND SURVEYOR
 No. 3119
 STATE OF GEORGIA

DATE: 05/02/2024

SURVEY NOTES

- Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83).
- Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
- Basis of Bearings, Horizontal Control, Vertical Control and some spot elevations were obtained utilizing GPS (global positioning systems). The equipment used to obtain this data was an eGPS 20TL Geodetic GNSS GPS Receiver [RTK Accuracy (Horizontal: 8mm + 1ppm RMS) (Vertical: 15mm + 1ppm RMS)] with a Carlson RT3 data collector receiving RTK corrections via a Verizon Jetpack MiFi 6620L from the eGPS Solutions Real Time Network. The technique used was RTK corrected measurements from a Trimble VRS Real Time Network operated by eGPS Solutions, Inc.
- All deed book references shown hereon are recorded in the Clerk of Superior Court's Office of Effingham County, Georgia.
- This survey was prepared without the benefit of an abstract of title. Subject and adjacent property owners' deed references were provided by EMC Engineering Services, Inc. and are not guaranteed as to accuracy or completeness.
- Locations are accurate only where dimensioned.
- This property is located in Zone X, not a Special Flood Hazard Area per the Federal Emergency Management Agency's Flood Insurance Rate Map No. 1310C0333E, Effective Date: March 16, 2015. The flood hazard lines as shown on this plat have been taken digitally from <http://hazards-fema.maps.arcgis.com>, and have not been verified in the field by EMC Engineering Services, Inc.
- No person may copy, reproduce, distribute or alter this plat in whole or in part without the written permission of EMC Engineering Services, Inc.
- The term "Certification" as used in Rule 180-6-09 (2) and (3) and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2 (6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant at the time of the survey and is not a guarantee or warranty, either expressed or implied.
- This survey is valid only if print has the original signature of the surveyor.
- This Survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between those two sets of specifications, the requirements of law prevail.
- The boundary, as shown, was taken from a survey by EMC.
- There was no evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork.
- There were no proposed changes in street right of way lines made available to the surveyor by the controlling jurisdiction. There was no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
- There were no wetland delineation markers observed in the process of conducting the fieldwork.
- This property shall be served by the Effingham County water and sanitary sewer systems.
- The 25' vegetative buffer shall remain undisturbed.

SURVEY DATA

Total Area:	83.9927 Acres (3,658,722 Square Feet)
Phase 1:	24.7568 Acres (1,078,405 Square Feet)
Future Development:	59.2359 Acres (2,580,316 Square Feet)

Plat Closure: 1 in 1,636,245
 Field Precision:
 This entire survey was completed using GPS to set control, the Geomax Zoom90 Robotic Total Station to locate property corners and improvements. The field data for this boundary survey has a Relative Positional Accuracy of 0.08 feet or less, horizontally at the 95% confidence level.

Adjusted by: No adjustment
 Equipment used: Geomax Zoom90 Robotic Total Station
 eGPS 20TL Geodetic GNSS GPS Receiver on the eGPS Network

Field Work Completed on: 08/18/2021

REFERENCES

DB 140, PG 87	DB 183, PG 688	DB 211, PG 51
DB 212, PG 67	DB 256, PG 402	DB 291, PG 359
DB 423, PG 24	DB 455, PG 182	DB 588, PG 114
DB 588, PG 114	DB 694, PG 346	DB 2209, PG 221
DB 2209, PG 226	DB 2454, PG 339	DB 2498, PG 435
DB 2518, PG 437	DB 2739, PG 178	DB 2739, PG 560
PB A290, PG D	PB A307, PG B2	PB A374, PG D
PB B132, PG A1	PB D59, PG D1	

LEGEND

ADJACENT PROPERTY LINE	---	POINT OF COMMENCING	P.O.C.
PROPERTY BOUNDARY	---	POINT OF BEGINNING	P.O.B.
METES AND BOUNDS	N 47° 45' 54" E - 497.06'	PROPERTY ID NUMBER	PIN
TAG LABEL	L# or CH	NOW OR FORMERLY	N/F
1/2" IRON REBAR FOUND	○ 1/2" IRF	RIGHT-OF-WAY	R/W
5/8" IRON REBAR FOUND	○ 5/8" IRF	PLAT BOOK	PB
5/8" IRON REBAR SET W/CAP	● RBS	DEED BOOK	DB
CONCRETE MONUMENT SET	■ CMS	PAGE	PG
RIGHT-OF-WAY MONUMENT FOUND	□ RWMF	NOT TO SCALE	N.T.S.
CONCRETE MONUMENT FOUND	□ CMF	TEMPORARY BENCHMARK SET	⚡ T.B.M.
AXLE FOUND	○ AXF		

NO.	REVISION DESCRIPTION	DATE



EMC ENGINEERING SERVICES, INC.
 27 Chatham Center South, Suite A
 Savannah, GA 31405
 P.O. Box 232, 95539
 Savannah, GA 31405
 www.emc-eng.com

EMC ENGINEERING SERVICES, INC.
 CIVIL ENGINEERING
 MARINE ENVIRONMENTAL
 ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
 SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

A MAJOR SUBDIVISION PLAT OF
LAUREL GROVE - PHASE I
 1559TH G. M. DISTRICT
 EFFINGHAM COUNTY, GEORGIA
 Prepared for:
KILDARE LAND COMPANY, LLC AND G AND G LAND HOLDINGS, LLC

PROJECT NO.: 21-0100
 DRAWN BY: SMB
 DESIGNED BY:
 SURVEYED BY:
 SURVEY DATE: 08/18/2021
 CHECKED BY: JRT
 SCALE: 1" = 200'
 DATE: 04/15/2024

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THIS BOX IS RESERVED FOR THE SUPERIOR COURT CLERKS FILING INFORMATION

3x3' CMF

25' VEGETATIVE BUFFER (SEE NOTE 17)

20' UTILITY EASEMENT (PB D171, PG C)

30' DRAINAGE EASEMENT (PB D171, PG C)

N/F UNIVERSITY OF GEORGIA FOUNDATION
PIN: 03530004
DB 455, PG 182
PB A374, PG D

COMMON AREA 4 / DRAINAGE EASEMENT
3,774 AC.
(164,400 SQ. FT.)

N/F EFFINGHAM COUNTY BOC
PIN: 03520058A00
DB 2209, PG 226
PB D59, PG D1
0.157 ACRES
(6,858 SQ. FT.)

N/F JAMES L. SAPP & SHIRLEY A. SAPP
PIN: 03520062
DB 291, PG 359

N/F JAMES M. JACKSON & TONYA V. JACKSON
PIN: 03520064
DB 2454, PG 339
PB K, PG 304

N/F JAMES M. JACKSON & TONYA V. JACKSON
PIN: 03520065
DB 2454, PG 339
PB K, PG 304

N/F DAVID SCOT MINSHALL & ERICA PAISLEY
PIN: 03530011
DB 2498, PG 435
PB K, PG 304

N: 797290.43
E: 909560.30

FUTURE DEVELOPMENT

BUCKEYE ROAD - 60' R/W

N/F RUSSELL E. WISE & REBECCA WISE
PIN: 03520006
DB 588, PG 114

N/F DENNIS C. HALES & SHARON M. HALES
PIN: 03520061
DB 588, PG 114

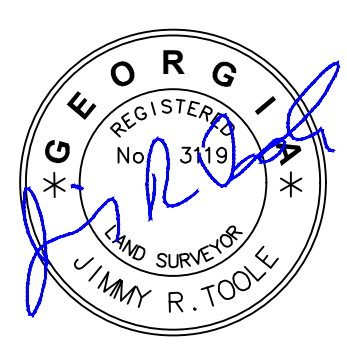
N/F WILLIAM R. BOYD & CAROLYN A. BOYD
PIN: 03520008
DB 211, PG 51

N/F MARIAN BOYD ROMINE
PIN: 0352001A00
DB 2516, PG 437

MATCH LINE (SEE SHEET 3)

GRID NORTH - GEORGIA SFC
NAD83 - EAST ZONE

SURVEYORS CERTIFICATION



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Jimmy R. Toole
REG. L. S. LIC. NO. 3119

05/02/2024
DATE

CERTIFICATIONS / APPROVALS

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(CORPORATE SEAL REQUIRED)

PRINT CORPORATION NAME _____ WITNESS NAME _____

PRINTED NAME & TITLE OF PRINCIPLE AUTHORIZED TO SIGN _____ WITNESS SIGNATURE _____

PRINCIPLE SIGNATURE _____ DATE _____

(CORPORATE SEAL REQUIRED)

PRINT CORPORATION NAME _____ WITNESS NAME _____

PRINTED NAME & TITLE OF PRINCIPLE AUTHORIZED TO SIGN _____ WITNESS SIGNATURE _____

PRINCIPLE SIGNATURE _____ DATE _____

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DATE _____

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CHAIRMAN OF EFFINGHAM COUNTY BOARD OF COMMISSIONERS _____ DATE _____

WITNESS _____ DATE _____

NO.	REVISION DESCRIPTION	DATE



EMC ENGINEERING SERVICES, INC.
27 Chatham Center South, Suite A
Savannah, GA 31405
PIN: (912) 232-5553
savannah@emc-eng.com
www.emc-eng.com



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ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS
SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

A MAJOR SUBDIVISION PLAT
LAUREL GROVE - PHASE I
1559TH G. M. DISTRICT
EFFINGHAM COUNTY, GEORGIA
Prepared for:
KILDARE LAND COMPANY, LLC AND G AND G LAND HOLDINGS, LLC

PROJECT NO.: 21-0100
DRAWN BY: SMB
DESIGNED BY:
SURVEYED BY: JRT
SURVEY DATE: 08/18/2021
CHECKED BY: JRT
SCALE: 1" = 60'
DATE: 04/15/2024

SHEET
2
OF 3

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 Laurel Grove Subdivision - Phase I, 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.

Signed, sealed and delivered
in the presence of:

GRANTOR:

LAUREL GROVE DEVELOPMENT, LLC,
a Georgia limited liability company

Unofficial Witness

By: _____
Dave Burns

Notary Public

My Commission Expires:

[NOTARIAL SEAL]

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



BOND ESTIMATE
LAUREL GROVE SUBDIVISION - PHASE I
EMC PROJECT NO.: 21-0100
EFFINGHAM COUNTY, GEORGIA
 prepared for:
LAUREL GROVE DEVELOPMENT, LLC

4/2/2024

PAVING					
NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1	Asphalt Pavement				\$ 324,000.00
2	GABC Material				\$ 187,000.00
3	18" Rollover Curb & Gutter				\$ 181,000.00
Sub Total					\$ 692,000.00

STORM DRAINAGE					
NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1	RPC Storm Pipe				\$ 450,000.00
2	Storm Drainage Curb Inlets & Manholes				\$ 130,000.00
Sub Total					\$ 580,000.00

WATER DISTRIBUTION					
NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1	PVC Watermain Pipe				\$ 110,000.00
2	Water Valves				\$ 6,000.00
3	Fire Hydrant Assembly				\$ 35,000.00
Sub Total					\$ 151,000.00

SANITARY SEWER					
NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1	8" PVC Sanitary Sewer Main				\$ 145,000.00
2	Sanitary Sewer Manhole				\$ 60,000.00
Sub Total					\$ 205,000.00

CONSTRUCTION TOTAL	\$ 1,628,000.00
BOND (10%)	\$ 162,800.00

Note: The above construction prices were provided by the site contractor for the project.