

**EFFINGHAM COUNTY**  
**FINAL PLAT SUBMITTAL FORM**

**OFFICIAL USE ONLY**

Date Received: \_\_\_\_\_ Project Number: \_\_\_\_\_

Date Reviewed: \_\_\_\_\_ Reviewed by: \_\_\_\_\_

Name of Subdivision Lonadine 3

Name of Applicant/Agent Justin Palmer Phone 912-200-3041

Company Name Coleman Company

Address 1480 chatham parkway

Owner of Record\* Clayton Properties Group Phone 912-663-0309

Address 441 Western Ln, Irmo SC

Engineer\* Neil McKenzie Phone 912-200-3041

Address 1480 chatham parkway

Surveyor\* Don Taylor Phone 912-200-3041

Address 148 chatham parkway

\*Information may be left blank if it is the same as indicated on the sketch plan submittal form

Total acreage subdivided 8.838 Zoning PD Number of Lots 35

Date of sketch plan approval 6/23/23 Date of preliminary plan approval 6/23/23

Map#/Parcel# to be subdivided 344-26A List all contiguous holdings in the same ownership:

Map#/Parcel# \_\_\_\_\_

Water supply City of Springfield

Sewer supply City of Springfield

Have any changes been made since this Subdivision was last before the County Commission? No

If so, please describe: \_\_\_\_\_

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

This \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Applicant

Notary

Owner

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

<input checked="" type="checkbox"/>	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).
<input checked="" type="checkbox"/>	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
<input checked="" type="checkbox"/>	22. Certificate of Approval – To be signed by County Commission chair.
<input checked="" type="checkbox"/>	23. Signed Certificate of Accuracy.
<input checked="" type="checkbox"/>	24. Signed Certificate of Ownership and Dedication – Individuals.
<input checked="" type="checkbox"/>	25. Signed Certificate of Ownership and Dedication – Corporation (Corporate Seal must be affixed to plats; signature of one corporate officer).
<input checked="" type="checkbox"/>	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.
<input checked="" type="checkbox"/>	27. Signed Warranty Deed conveying all streets, utilities, parks, easements, and other government uses (except ponds), in a form approved by the county attorney.
<input checked="" type="checkbox"/>	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 \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Applicant 

Notary \_\_\_\_\_

Owner \_\_\_\_\_