

Staff Report

Subject: Final Plat Approval (Second District)
Author: Samantha Easton
Department: Development Services
Meeting Date: September 17, 2024
Item Description: Alec Metzger requests approval of the final plat and infrastructure agreement for Longleaf Village Phase 2. Map #451 Parcel# 22A

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

- D.R. Horton contractors have built roads and drainage infrastructure for Phase 2 of Longleaf Village in order to sell the 42 lots in this R-6 subdivision.
- Water & Sewer service will be provided by Effingham County.
- EOM inspected all roads, right-of-ways, and drainage infrastructure that is being dedicated to the county, and they recommend approval.
- Development Services Staff reviewed the Final Plat and Final Plat Checklist. All documents are in order.
- GIS and E-911 approved the road names.
- The County Engineer has reviewed the bond recommendation and is recommending approval for the bond in the amount of \$52,485.85.
- The County Attorney has reviewed the warranty deed and approved.
- Staff has been in communication with the applicant to receive the corrected Warranty Deed and Plat.

Alternatives

1. **Approve** the final plat and infrastructure agreement for Longleaf Village Phase 2, 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 Longleaf Village Phase 2
2. Final Plat Submittal Form & Checklist
3. Deed
4. Bond Recommendation

THIS BOX IS RESERVED FOR THE SUPERIOR COURT CLERK'S FILING INFORMATION

WETLANDS DELINEATED BY MS TARA MERRILL OF ENVIRONMENTAL SCIENCE & TECHNOLOGIES, INC. AND APPROVED BY U.S. ARMY CORPS OF ENGINEERS FILE #545-2019-00600, FEBRUARY 5, 2020.



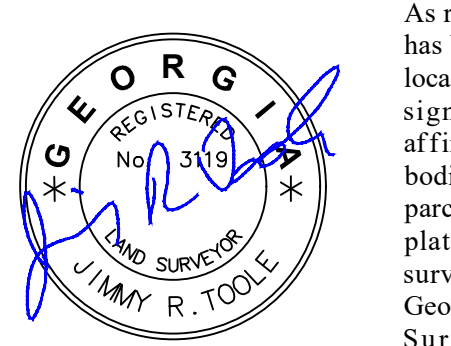
Table with columns: NO., REVISION DESCRIPTION, DATE. Contains one row for revision 1.

PROJECT DATA

OWNER/DEVELOPER: D.R. HORTON, C/O JARED OSAKO, 30 SILVER LAKE ROAD, BLUFFTON, SC 29909. PHASE II AREA: 11.0561 ACRES. PROPOSED LAND USE: RESIDENTIAL.

CURVE TABLE with columns: CURVE #, BEARING, CHORD, RADIUS, ARC. Lists curves C1 through C19 with their respective measurements.

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.

Signature of Jimmy R. Toole, dated 08/22/2024. REG. L. S. LIC. NO. 3119.

CERTIFICATIONS / APPROVALS

Form for Certifications/Approvals including Certificate of Ownership & Dedication, Certificate of Approval for Recording, and signature lines for witnesses and the Chairman of Effingham County Board of Commissioners.

SURVEY NOTES

- 1. Horizontal Datum is Georgia State Plane Coordinate System of 1985, East Zone, North American Datum of 1983 (NAD83).
2. Vertical Datum is North American Vertical Datum of 1988 (NAVD88).
3. Basis of Bearings, Horizontal Control, Vertical Control and some spot elevations were obtained utilizing GPS (global positioning systems).

SURVEY DATA: Total Area: 11.0561 Acres (481,602 Square Feet). Plat Closure: 1 in 862,310.

PHASE II LAND AREA table with columns: 42 RESIDENTIAL LOTS (7,807.2 ACRES), COMMON AREAS (0.5050 ACRES), RIGHTS-OF-WAY (2,743.9 ACRES), TOTAL PHASE II LAND AREA (11.0561 ACRES).

Field Precision: This entire survey was completed using GPS to set control, the Geomax Zoom90 Robotic Total Station to locate property corners and improvements.

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

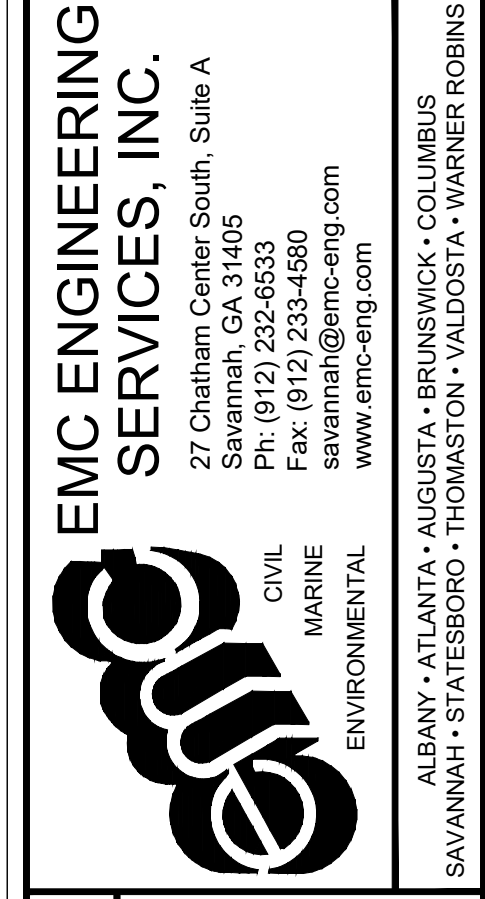
REFERENCES table listing various deed books and pages, such as DB C100, PG C1; DB 538, PG 262; DB 749, PG 266.

LEGEND

Legend table defining symbols for Adjacent Property Line, Property Boundary, Metes and Bounds, Tag Label, and Point of Commencing.



EMC ENGINEERING SERVICES, INC. 27 Chatham Center South, Suite A, Savannah, GA 31405. Phone: (912) 232-9535.



A MAJOR SUBDIVISION PLAT OF LONGLEAF VILLAGE - PHASE II, 9TH GEORGIA MILITIA DISTRICT, EFFINGHAM COUNTY, GEORGIA. Prepared for: D.R. HORTON.

PROJECT NO.: 22-0078. DRAWN BY: SMB/MRK. DESIGNED BY: JRT. SURVEYED BY: JRT. SURVEY DATE: JULY 2024. CHECKED BY: JRT. SCALE: 1" = 60'. DATE: 08/22/2024.

01/2024/22-0078 GOSHEN_ESTA.FES(DWG)22-0078/502.DWG 9/2/2024 11:11 AM

EFFINGHAM COUNTY
FINAL PLAT SUBMITTAL FORM

FINAL PLAT FEE = \$100 + \$10 PER LOT
= \$520

OFFICIAL USE ONLY

Date Received: _____ Project Number: _____

Date Reviewed: _____ Reviewed by: _____

Name of Subdivision LONGLEAF VILLAGE - FINAL PHASE

Name of Applicant/Agent DR HORTON, INC - JARED O'SAKO Phone 843-473-5200

Company Name DR HORTON, INC

Address 30 SILVER LAKE ROAD BLUFFTON, SC 29909

Owner of Record* SAME AS APPLICANT Phone SAME AS APPLICANT

Address _____

Engineer* EMC ENGINEERING SERVICES, INC. - ALEC B. METZGER, PE Phone 912-232-6533

Address 27 CHATHAM CENTER SOUTH, SAVANNAH, GA 31405

Surveyor* EMC ENGINEERING SERVICES, INC. - JIMMY TOOLE Phone SAME AS ENGINEER

Address SAME AS ENGINEER

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

Total acreage subdivided 34.42 Zoning R-6 Number of Lots 42

Date of sketch plan approval 12-3-19 Date of preliminary plan approval 9-1-2021

Map#/Parcel# to be subdivided 04510022A00 List all contiguous holdings in the same ownership:

Map#/Parcel# 04510022A00

Water supply EFFINGHAM COUNTY WATER SYSTEM

Sewer supply EFFINGHAM COUNTY

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 18 day of June, 2024.

Mark [Signature]
Notary

D.R. Horton
Applicant
Devin [Signature]
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	
Project Information:		
	x	1. Graphic scale.
	x	2. Lot areas in accordance with the applicable zoning regulation or preliminary plan for planned development.
	x	3. North arrow.
	x	4. Land reference point.
	x	5. Point of beginning designated.
	x	6. Date of preparation (under Surveyor's signature).
	x	7. Name of Subdivision.
	x	8. Names of adjacent subdivisions and owners of adjoining parcels of land.
	x	9. Names and widths of adjacent streets.
	x	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.
	x	11. Plat boundaries darkened.
	x	12. Proposed building setback lines.
	x	13. Location of all existing easements or other existing features.
	x	14. New easements required by Planning Department, County Utilities, Public Works Department, Telephone Company, etc.
	x	15. Lots in new subdivisions are to be numbered consecutively from one to the total number of lots.
	x	16. Lot lines with accurate dimensions in feet and tenths, and angles or bearings to the street when other than 90°.
	x	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.
	x	18. Name, registration number, and seal of registered land surveyor or professional engineer (signed and dated).
	x	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 18 day of June, 2024.

Mark Stje
Notary
8/18/2030

DR Horton, Inc.
Applicant
Don T. Warr
Owner

STATE OF GEORGIA)
COUNTY OF EFFINGHAM)

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

THIS INDENTURE made this ___ day of _____, 2024, by and between **DR HORTON, INC.**, a Delaware 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 9th G.M. District, Effingham County, Georgia, consisting of the **entire right-of-ways of Fraser Lane, Mugo Way, and Monterey Drive** located within Longleaf Village Subdivision, Phase II, as more particularly described on that certain subdivision plat prepared by Jimmy R. Toole, R.L.S. No. 3119, dated August 22, 2024, recorded in **Plat Book**, **Page**, said plat is incorporated herein by specific reference for a more particular description of the property herein conveyed. It is the intention of the Grantor to convey to the Grantee all of its interest in the aforementioned street or right of way for public access.

TOGETHER WITH the installed water and sanitary sewer systems and drainage improvements located within said right-of-way and public easements, all located within Longleaf Village Subdivision, Phase II, 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 Longleaf Village Subdivision, Phase II, 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.

DR HORTON, INC., a Delaware corporation

By: _____ (SEAL)

Name: _____

Title: _____

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

My commission expires:

[NOTARY 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:

Unofficial Witness

Notary Public

My commission expires:

[NOTARY SEAL]



EMC Engineering Services, Inc.
27 Chatham Center South, Suite A
Savannah, GA 31412

**OPINION OF PROBABLE COST FOR INFRASTRUCTURE MAINTENANCE BOND
LONG LEAF VILLAGE FINAL PHASE (42 LOTS)
EMC PROJECT NO.: 20-0018
EFFINGHAM COUNTY, GEORGIA**

5/22/2024

prepared for:
DR Horton, Inc.

PAVING AND GRADING

NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1	18" Roll Over Curb & Gutter	3,818.00	LF	\$ 13.00	\$ 49,634.00
2	8" Thick G.A.B Pavement Section Heavy Duty	2,561.00	SY	\$ 18.50	\$ 47,378.50
3	1.5" Thick Asphalt Surface Heavy Duty	2,561.00	SY	\$ 10.00	\$ 25,610.00
4	2" Thick Asphalt Binder Heavy Duty	2,561.00	SY	\$ 12.00	\$ 30,732.00
5	8" Thick G.A.B Pavement Light Duty	4,621.00	SY	\$ 18.50	\$ 85,488.50
6	2" Thick Asphalt Surface Light Duty	4,621.00	SY	\$ 12.00	\$ 55,452.00
7	Signs and Striping	1.00	LS	\$ 5,500.00	\$ 5,500.00
Sub Total					\$ 299,795.00

STORM DRAINAGE

NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1	18" RCP	329.00	LF	\$ 43.00	\$ 14,147.00
2	24" RCP	336.00	LF	\$ 55.00	\$ 18,480.00
3	30" RCP	37.00	LF	\$ 110.00	\$ 4,070.00
4	18" FES	1.00	EA	\$ 1,100.00	\$ 1,100.00
5	24" FES	1.00	EA	\$ 1,500.00	\$ 1,500.00
6	30" FES	1.00	EA	\$ 2,500.00	\$ 2,500.00
7	Storm Manhole	2.00	EA	\$ 3,200.00	\$ 6,400.00
8	Curb Inlet	7.00	EA	\$ 3,600.00	\$ 25,200.00
Sub Total					\$ 73,397.00

WATER SYSTEM

NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1	8" PVC	1,271.00	LF	\$ 20.00	\$ 25,420.00
2	2" PVC	597.00	LF	\$ 10.00	\$ 5,970.00
3	2" Valve in Box	2.00	EA	\$ 500.00	\$ 1,000.00
4	8" Valve In Box	1.00	EA	\$ 1,300.00	\$ 1,300.00
5	Blow Off Hydrant	3.00	EA	\$ 1,200.00	\$ 3,600.00
6	Standard Fire Hydrant Assembly	2.00	EA	\$ 4,000.00	\$ 8,000.00
Sub Total					\$ 45,290.00

REUSE SYSTEM

NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1	6" PVC	1,295.00	LF	\$ 15.50	\$ 20,072.50
2	2" PE	622.00	LF	\$ 9.00	\$ 5,598.00
3	2" Valve in Box	2.00	EA	\$ 500.00	\$ 1,000.00
4	6" Valve in Box	1.00	EA	\$ 1,200.00	\$ 1,200.00
Sub Total					\$ 27,870.50

SANITARY SEWER SYSTEM

NO.	ITEM DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL
1	8" PVC Sewer	1,633.00	LF	\$ 32.00	\$ 52,256.00
2	Gravity Sewer Manhole	7.00	EA	\$ 3,750.00	\$ 26,250.00
Sub Total					\$ 78,506.00
Grand Total					\$ 524,858.50

Infrastructure Warranty Bond 10% \$ 52,485.85

Note: The above estimate is an opinion of probable cost based on unit prices provided by contractors for bidding recent similar projects in the area.