

EFFINGHAM COUNTY
FINAL PLAT SUBMITTAL FORM

OFFICIAL USE ONLY	
Date Received: _____	Project Number: _____
Date Reviewed: _____	Reviewed by: _____

Name of Subdivision Northgate Industrial Park, Phase I

Name of Applicant/Agent Newton Wallace/ Kern & Co. Phone 912-651-1283

Company Name Kern & Co.

Address 7 Mall Court, Savannah, Georgia 31406

Owner of Record* Greenland Developers, Inc. Phone 912-657-7377

Address P.O. Box 1628 Springfield, Georgia 31329

Engineer* Chad Zittrouer / Kern & Co. Phone 912-354-8400

Address 7 Mall Court, Savannah, Georgia 31406

Surveyor* Joseph A. Hale, Jr. / Kern & Co. Phone 912-354-8400

Address 7 Mall Court, Savannah, Georgia 31406

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

Total acreage subdivided 182.137 Zoning I-1 Number of Lots 5 Lots

Date of sketch plan approval _____ Date of preliminary plan approval _____

Map#/Parcel# to be subdivided 04780002 List all contiguous holdings in the same ownership:

Map#/Parcel# Greenland Developers, Inc 04780002

Water supply Effingham County

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 19th day of April, 2023

Amanda E Lewis
Notary



Applicant _____
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. After the Final Plat is approved and **ALL** associated fees have been paid, it is the petitioner's responsibility to obtain the necessary signatures and to record the Final Plat with Clerk of Superior Court of Effingham County.

Office Use	Applicant Use
Project Information:	
<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, or are not used elsewhere in Effingham County.
<input checked="" type="checkbox"/>	11. Plat boundaries darkened.
<input type="checkbox"/>	12. Proposed building setback lines.
<input checked="" type="checkbox"/>	13. Location of all existing easements or other existing features.
<input 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.

X	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 Attachment for Digital Submissions.
X	22. Certificate of Approval – To be signed by County Commission chair.
X	23. Signed Certificate of Accuracy.
	24. Signed Certificate of Ownership and Dedication – Individuals.
X	25. Signed Certificate of Ownership and Dedication – Corporation (Corporate Seal must be affixed to plats; signature of one corporate officer).
X	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 19th day of April, 2023

Amanda E. Lewis
Notary

Applicant _____

Owner _____

