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Subdivision Application

Section A Applicant Information

Applicant Name _____

Applicant Type Property Owner Contractor Authorized Agent Other

Mailing Address _____

City _____ State _____ ZIP _____

Phone Number _____

Email Address _____

Section B Property Information

Property Owner _____

Property Address _____

Tax Parcel # _____

Neighborhood _____

Property Size _____ Acres

Zoning _____

Section C Subdivision Information

Application Type Minor Subdivision Major Subdivision Reverse Subdivision

If Major Subdivision Sketch Plan Preliminary Plat Final Plat

If Final Plat Improvements Guarantee
 Complete to be Posted

Number of
Proposed Lots _____

Section D

I hereby declare under penalty of perjury that I am authorized to make this application and that the information contained herein is true and accurate.

Signature of Authorized Officer or Agent _____

RESERVED FOR RECORDING PURPOSES

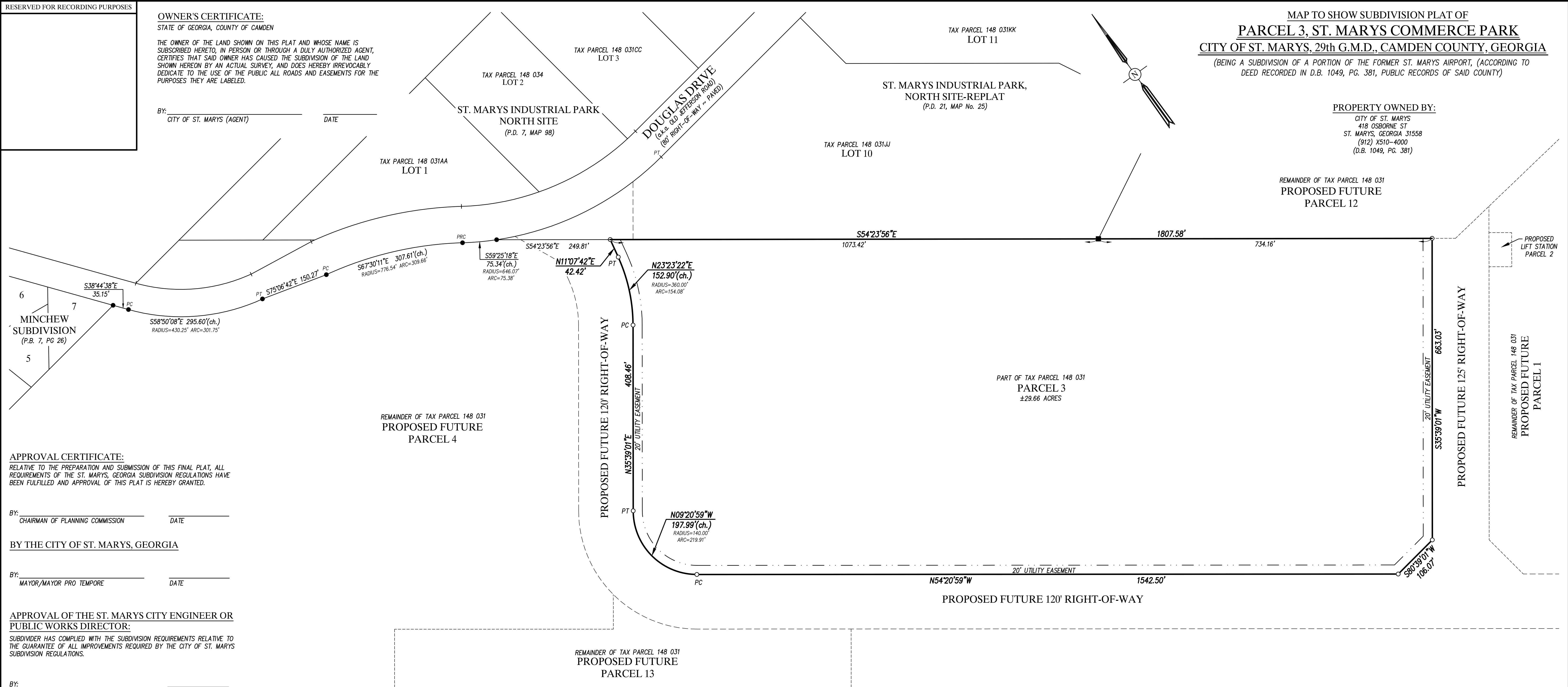
OWNER'S CERTIFICATE:
STATE OF GEORGIA, COUNTY OF CAMDEN

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT SAID OWNER HAS CAUSED THE SUBDIVISION OF THE LAND SHOWN HEREON BY AN ACTUAL SURVEY, AND DOES HEREBY IRREVOCABLY DEDICATE TO THE USE OF THE PUBLIC ALL ROADS AND EASEMENTS FOR THE PURPOSES THEY ARE LABELED.

BY: _____ DATE _____
CITY OF ST. MARYS (AGENT)

MAP TO SHOW SUBDIVISION PLAT OF
PARCEL 3, ST. MARYS COMMERCE PARK
CITY OF ST. MARYS, 29th G.M.D., CAMDEN COUNTY, GEORGIA
(BEING A SUBDIVISION OF A PORTION OF THE FORMER ST. MARYS AIRPORT, (ACCORDING TO DEED RECORDED IN D.B. 1049, PG. 381, PUBLIC RECORDS OF SAID COUNTY))

PROPERTY OWNED BY:
CITY OF ST. MARYS
418 OSBORNE ST
ST. MARYS, GEORGIA 31558
(912) X510-4000
(D.B. 1049, PG. 381)



APPROVAL CERTIFICATE:
RELATIVE TO THE PREPARATION AND SUBMISSION OF THIS FINAL PLAT, ALL REQUIREMENTS OF THE ST. MARYS, GEORGIA SUBDIVISION REGULATIONS HAVE BEEN FULFILLED AND APPROVAL OF THIS PLAT IS HEREBY GRANTED.

BY: _____ DATE _____
CHAIRMAN OF PLANNING COMMISSION

BY THE CITY OF ST. MARYS, GEORGIA

BY: _____ DATE _____
MAYOR/MAYOR PRO TEMPORE

APPROVAL OF THE ST. MARYS CITY ENGINEER OR PUBLIC WORKS DIRECTOR:

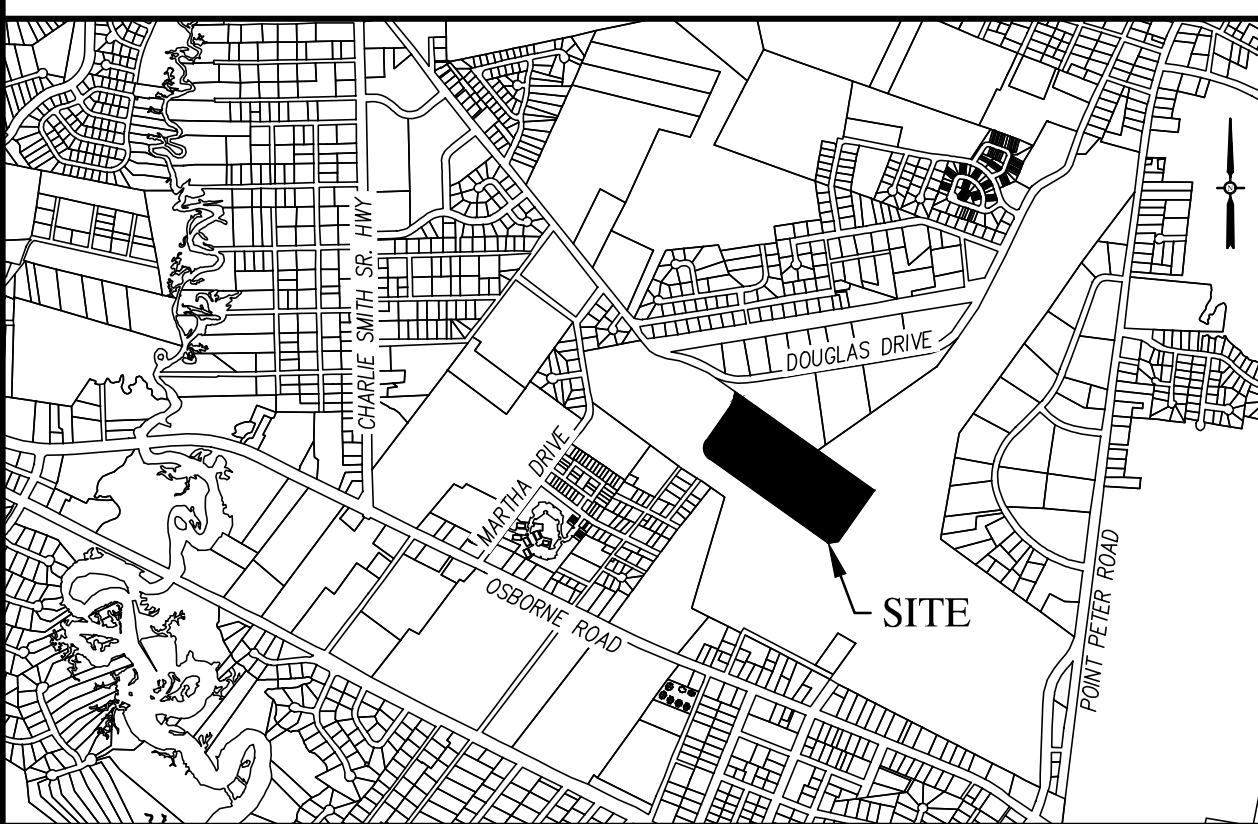
SUBDIVIDER HAS COMPLIED WITH THE SUBDIVISION REQUIREMENTS RELATIVE TO THE GUARANTEE OF ALL IMPROVEMENTS REQUIRED BY THE CITY OF ST. MARYS SUBDIVISION REGULATIONS.

BY: _____ DATE _____
CITY ENGINEER/PUBLIC WORKS DIRECTOR

APPROVAL OF THE ST. MARYS COMMUNITY DEVELOPMENT DIRECTOR:

SUBDIVIDER HAS COMPLIED WITH THE SUBDIVISION REQUIREMENTS RELATIVE TO THE GUARANTEE OF ALL IMPROVEMENTS REQUIRED BY THE CITY OF ST. MARYS SUBDIVISION REGULATIONS.

BY: _____ DATE _____
COMMUNITY DEVELOPMENT DIRECTOR



VICINITY MAP (NOT TO SCALE)

TAX PARCEL 135 058D
NOW OR FORMERLY LANDS OF
HALLMARK CUMBERLAND
VILLAGE, LLC
(D.B. 1910, PG. 315)

TAX PARCEL S09 01 003
NOW OR FORMERLY LANDS OF
WILLIAM FARMER
& TRACY FARMER
(D.B. 1521, PG. 410)

TAX PARCEL S14 01 001
NOW OR FORMERLY LANDS OF
JOHN SWAIN
(D.B. 2068, PG. 214)

SCALE: 1" = 100'
DWN. BY: M.C. CKD. BY: J.S.F.
FIELD BOOK 82 PAGE 1-22
SURVEY DATE: 03-30-2022

DWG. # SD-2-1717-06-22

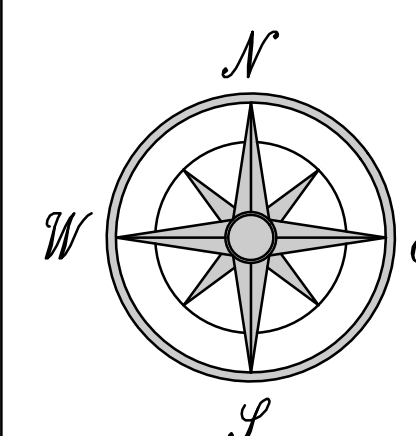
CLOSURE NOTE:
THE FIELD DATA UPON WHICH THIS MAP IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 43,157 FEET AND AN ANGULAR ERROR OF 0.3 SECONDS PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.
THIS MAP HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 323,140 FEET.

EQUIPMENT USED: ANGULAR: TOPCON ES
LINEAR: TOPCON ES

LEGEND:
○ = SET 1/2" REBAR LSF 1067
□ = SET CONCRETE MONUMENT LSF 1067
■ = FOUND CONCRETE MONUMENT IDENTIFICATION AS NOTED
● = FOUND REBAR OR IRON PIPE IDENTIFICATION AS NOTED
△ = FOUND PK NAIL & WASHER IDENTIFICATION AS NOTED
P.C. = PLAT CABINET
P.B. = PLAT BOOK
P.D. = PLAT DRAWER
D.B. = DEED BOOK
PG. = PAGE
(ch.) = CHORD
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
PRC = POINT OF REVERSE CURVE
B.R.L. = BUILDING RESTRICTION LINE

P.O. BOX 5730
ST. MARYS, GEORGIA 31558
(912) 729-1507 PHONE
(912) 729-1509 FAX

GEORGIA LICENSED
SURVEY FIRM No. 1067
EMAIL: AKM_SURVEYING@GDS.NET



PREPARED BY:

AKM
SURVEYING, INC.
SURVEYORS & LAND PLANNERS

NOTES:

- 1.) BEARINGS SHOWN HEREON REFER TO THE STATE PLANE COORDINATE SYSTEM FOR GEORGIA, EAST ZONE AND WERE ESTABLISHED BY GPS METHODOLOGY.
- 2.) SUBJECT PROPERTY IS FOUND TO BE IN FLOOD HAZARD ZONE "X" (UNSHADED) AS PER F.I.R. MAPS FOR CAMDEN COUNTY, GEORGIA, DATED: DECEMBER 21, 2017, MAP No. 13039C0414G & 13039C0418G, COMMUNITY No. 130027, PANEL No. 0414 & 0418, SUFFIX "G".
- 3.) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A FORMAL TITLE REVIEW.
- 4.) THERE MAY EXIST ADDITIONAL RESTRICTIONS LYING OVER THE SUBJECT PROPERTY NOT SHOWN HEREON THAT MAY BE RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY.
- 5.) SUBJECT PROPERTY CURRENTLY ZONED LIGHT INDUSTRIAL. BUILDING SETBACK REQUIREMENTS ARE AS FOLLOWS: MINIMUM FRONT YARD SETBACK: 30 FEET; MINIMUM SIDE YARD SETBACK FROM STREET OR PROPERTY LINE: 30 FEET; MINIMUM REAR YARD SETBACK FROM PROPERTY LINE: 20 FEET; FROM REAR STREET: 30 FEET.
- 6.) SUBJECT PROPERTY CONTAINS ±29.66 ACRES AND CONTAINS 1 PARCEL.
- 7.) SUBJECT PROPERTY IS CURRENTLY IDENTIFIED AS A PORTION OF TAX PARCEL 148 031.
- 8.) SUBJECT PROPERTY TO BE SERVICED BY CITY OF ST. MARYS WATER AND SEWER. OWNER/DEVELOPER TO INSTALL LINES WITHIN SUBJECT PROPERTY.
- 9.) NO WETLANDS CURRENTLY EXIST ON SUBJECT PROPERTY ACCORDING TO SITE VISIT BY RED OAK ENVIRONMENTAL ON MARCH 17, 2022 AND AS REFERENCED ON BOUNDARY & TOPOGRAPHICAL SURVEY BY THIS FIRM DATED MARCH 30, 2022, HAVING DWG No. BT-2-1717-03-22.
- 10.) A 20 FOOT DRAINAGE & UTILITY EASEMENT IS RESERVED BY THIS PLAT LYING 10 FEET EACH SIDE OF ALL DRAINAGE & SEWER STRUCTURES LOCATED WITHIN SUBJECT PROPERTY.

BY: _____ DATE: _____
JEFFREY S. FOSTER
GA. REGISTERED SURVEYOR No. 3143



Major Subdivision – Final Plat

Applicant	City of St. Marys
Address	Former St. Marys Airport
Location	148 031, 148 031LL, 148 031KK, 148 031JJ
Zoning	I-L
Request	City of St. Marys requests final plat approval for 1 lot (45.32ac) of the St. Marys Commerce Park. The parcel is zoned I-L. Tax Parcel ID 148 031. Common location known as the eastern half of the former east/west runway of the former St. Marys Airport.

Surrounding Land Uses

North	Industrial
East	Industrial
South	Commercial
West	Residential

Considerations

Ordinance Requirements

X	Notation of any self-imposed restrictions, and locations of any building lines proposed to be established in this manner, if required by the planning commission in accordance with this chapter.
X	Listing of zoning classifications that the subdivision is part of, with all setbacks, height criteria, lot coverage, parking requirements, easements, and other restrictions noted.
X	Notation on the drawing of the tax parcel numbers for the parcel being approved.
X	Notation of the floodplain and its height and restrictions.
N/A	Endorsement of the county health department if required.
X	Lots numbered and street names listed as approved on the preliminary plat.
X	A digital submission of the final plat in accordance with the city's specified digital requirements shall be submitted. A paper copy of the final plat will not be accepted by the city unless accompanied by a digital copy of the final plat.
X	All monuments erected, corners, and other points established in the field in their proper places. The material of which the monuments, corners, or other points are made shall be noted at the representation thereof or by legend, except that lot corners need not be shown. The legend for metal monuments shall indicate the kind of metal, the diameter, length, and weight per lineal foot of the monuments.
X	Notation as to the presence of covenants and the initial term of said covenants. (Note: the actual text of the covenants need not be listed, only that there are covenants present.) The City of St. Marys will not enforce any covenants.

X – Requirement Met

N/A – Not Applicable

M – Missing

Staff Recommendation



This final plat for a portion of the St. Marys Commerce Park will enable the city to transfer the property to the Joint Development Authority for the purposes of establishing an industrial use at the property. While the improvements have not yet been made, the city is guaranteeing the work to itself so formal documentation of it is not required.

Proposed Conditions

A temporary access easement be established to connect the parcel to the city's roadway system until such a time that the right-of-way is dedicated.

Discussion and Final Recommendation

Staff recommends granting final plat approval when the proposed condition is adopted.