

FPLT-24-10

Final Plat Submittal

Status: Active

Submitted On: 9/13/2024


Primary Location


32.187894, -81.330026

Owner

No owner information

Applicant

 Stephanie Steele

 912-313-0542

 s.steele@mattbyrdhomes.com

 100 Blue Moon Xing

Unit 117

Pooler, GA 31322

Applicant Information

Applicant / Agent Name*

MLRE Land Partners Company, Inc.

Applicant Phone Number*

9126677039

Applicant Email Address*

b.bentley@mattbyrdhomes.com

Applicant Address*

100 Blue Moon Xing

Applicant City*

Guyton

Applicant State*

GA

Applicant Zip Code*

31322

Owner Information

Owner of Record*

MLRE Land Partners Company, Inc.

Owner Phone Number*

9126677039

Owner Address*

100 Blue Moon Xing

Owner City*

Pooler

Owner State*

GA

Owner Zip Code*

31322

Engineer Information

Engineer *

Pittman Engineering Company

Engineer Phone Number*

912-445-0578

Engineer Address*

2591 US Hwy 17

Engineer City*

Richmond Hill

Engineer State*

GA

Engineer Zip Code*

31324

Surveyor Information

Surveyor*

Shupe Surveying Company, P.C

Surveyor Phone Number*

912-265-0562

Surveyor Address*

3837 Darien Hwy

Surveyor City*

Brunswick

Surveyor State*

GA

Surveyor Zip Code*

31525

General Information

Name of Subdivision*

Pine Grove

Total acreage subdivided*

16.95

Zoning*

R3

Number of Lots*

141

Date of Sketch Plan approval*

11/08/2021

Date of Preliminary Plan approval*

11/08/2021

Map# / Parcel# to be subdivided*

03760016

List of all contiguous holdings in the same ownership*

N/A

Water Supply*

Effingham County

Sewer Supply*

Effingham County

Have any changes been made since this Subdivision was last before the County Commission?

No

Signature

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

Applicant*

✓ Matthew Byrd, Member
Sep 3, 2024

Owner*

✓ Matthew Byrd, Member
Sep 3, 2024

Final Plat Checklist

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 County of Effingham County.

1. Graphic scale

☐

2. Lot areas in accordance with the applicable zoning regulation or preliminary plan for planned development.

☐

3. North arrow

☐

4. Land reference point

☐

5. Point of beginning designated

☐

6. Date of preparation (under Surveyor's signature).

☐

7. Name of Subdivision

☐

8. Names of adjacent subdivisions and owners of adjoining parcels of land

☐

9. Names and widths of adjacent streets

☐

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.

☐

11. Plat boundaries darkened.

☐

12. Proposed building setback lines.

☐

13. Location of all existing easements or other existing features.

☐

14. New easements required by Planning Department, County utilities, Public Works Department, Telephone Company, etc.

☐

15. Lots in new subdivisions are to be numbered consecutively from one to the total number of lots

☐

16. Lot lines with accurate dimensions in feet and tenths, and angles or bearings to the street when other than 90 degrees

☐

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*

☒

18. Name, registration number, and seal of registered land surveyor or professional engineer (signed and dated).

☐

19. Location of city limits and county lines, if applicable

☐

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 SUBMITTAL OF FINAL PLATS AND RECORD DRAWINGS

☐

22. Certificate of Approval - To be signed by County Commission chair

☐

23. Signed Certificate of Accuracy

☐

24. Signed Certificate of Ownership and Dedication - Individuals.

☐

25. Signed Certificate of Ownership and Dedication - Corporation (Corporate Seal must be affixed to plats; signature of one corporate officer).

☐

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.
















Applicant*

✓ Matthew Byrd, Member
Sep 10, 2024

Owner*

✓ Matthew Byrd, Member
Sep 10, 2024

Attachments

	Pine Grove - Maintenance Warranty Bond Spreadsheet.pdf Pine Grove - Maintenance Warranty Bond Spreadsheet.pdf Uploaded by Stephanie Steele on Sep 16, 2024 at 11:28 AM	
	PINE GROVE ASBUILTS 10-16-24.TXT PINE GROVE ASBUILTS 10-16-24.TXT Uploaded by Stephanie Steele on Oct 16, 2024 at 10:48 AM	
	PINE GROVE ASBUILTS REPORT 10-16-24.dwg PINE GROVE ASBUILTS REPORT 10-16-24.dwg Uploaded by Stephanie Steele on Oct 16, 2024 at 10:49 AM	
	PINE GROVE ASBUILTS 10-16-24_REVISED USE THIS ONE.TXT PINE GROVE ASBUILTS 10-16-24_REVISED USE THIS ONE.TXT Uploaded by Stephanie Steele on Oct 16, 2024 at 11:36 AM	
	21584_Subdivision_Plat_FOR_REVIEW_Tue_Sep_10_2024_14-10-17_PM Comments 20250307.pdf 21584_Subdivision_Plat_FOR_REVIEW_Tue_Sep_10_2024_14-10-17_PM Comments 20250307.pdf Uploaded by Pamela Melser on Mar 7, 2025 at 3:36 PM	
	21584 subd plat PH1 sheet 3 EM 6-2-2025.pdf 21584 subd plat PH1 sheet 3 EM 6-2-2025.pdf Uploaded by Chelsie Fernald on Jun 3, 2025 at 10:02 AM	
	21584 subd plat PH1 sheet 2 EM 6-2-2025.pdf 21584 subd plat PH1 sheet 2 EM 6-2-2025.pdf Uploaded by Stephanie Steele on Jun 4, 2025 at 8:24 AM	
	Warranty Deed for Roads Water Sewer executed Pine Grove.pdf Warranty Deed for Roads Water Sewer executed Pine Grove.pdf Uploaded by Stephanie Steele on Jun 5, 2025 at 4:53 PM	
	Bond_MLRE Partners Land Company Inc_101434838 executed.pdf Bond_MLRE Partners Land Company Inc_101434838 executed.pdf Uploaded by Stephanie Steele on Jun 5, 2025 at 4:54 PM	
	Draft Plat 21584 Subdivision Plat FOR REVIEW.pdf Uploaded by Stephanie Steele on Sep 10, 2024 at 2:11 PM	REQUIRED
	CADD Data for Final Plat Pine Grove Final Plat CAD.pdf Uploaded by Stephanie Steele on Sep 13, 2024 at 11:55 AM	REQUIRED
	Vesting Deed Pine Grove Right-A-Way Dedication.pdf Uploaded by Stephanie Steele on Sep 13, 2024 at 10:20 AM	REQUIRED
	Draft Deed Pine Grove Right-A-Way Dedication.pdf Uploaded by Stephanie Steele on Sep 13, 2024 at 10:20 AM	REQUIRED
	CADD Data for As-Builts Pine Grove As Builts.pdf Uploaded by Stephanie Steele on Sep 13, 2024 at 10:21 AM	REQUIRED
	As Builts Pine Grove As Builts.pdf Uploaded by Stephanie Steele on Sep 13, 2024 at 10:22 AM	REQUIRED



Inspection Reports
Pine Grove Inspection Reports.pdf
Uploaded by Stephanie Steele on Sep 13, 2024 at 11:54 AM

REQUIRED



Bond Recommendation
Pine Grove Bond Recommendation.pdf
Uploaded by Stephanie Steele on Sep 13, 2024 at 11:54 AM

REQUIRED



Final Plat Checklist
Pine Grove Checklist.pdf
Uploaded by Stephanie Steele on Sep 13, 2024 at 11:56 AM

REQUIRED



Final Plat
21584 subd plat PH1 sheet 1 EM 6-2-2025.pdf
Uploaded by Stephanie Steele on Jun 4, 2025 at 8:22 AM



Final Deed
DRAFT-Warranty Deed_PINEGROVE_ROWS3132625.docx
Uploaded by Stephanie Steele on Jun 4, 2025 at 8:24 AM

Final Inspection



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Uploaded by Samantha Easton on Oct 9, 2024 at 10:20 AM



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