



Record No: FPLT-26-1

Final Plat Submittal

Status: Active

Submitted On: 1/6/2026

Primary Location

32.200668, -81.353356

Owner

No owner information

Applicant

 Chris Scheider
 912-644-3315 ext. 1125
 chris_scheider@emc-eng.com
 5857 Highway 21 S
Rincon, Ga 31326

Applicant Information

Applicant / Agent Name*

Roger Demarco

Applicant Phone Number*

[REDACTED]

Applicant Email Address*

[REDACTED]

Applicant Address*

195 Spanton Crescent

Applicant City*

Pooler

Applicant State*

Ga

Applicant Zip Code*

31322

Owner Information

Owner of Record*

Roger Demarco

Owner Phone Number*

[REDACTED]

Owner Address*

195 Spanton Crescent

Owner City*

Pooler

Owner State*

Ga

Owner Zip Code*

31322

Engineer Information

Engineer *

Alec Metzger - EMC Engineering Services

Engineer Phone Number*

912-232-6533

Engineer Address*

27 Chatham Center South, Suite A

Engineer City*

Savannah

Engineer State*

Ga

Engineer Zip Code*

31405

Surveyor Information

Surveyor*

Jimmy Toole - EMC Engineering Services

Surveyor Phone Number*

912-232-6533

Surveyor Address*

27 Chatham Center South, Suite A

Surveyor City*

Savannah

Surveyor State*

Ga

Surveyor Zip Code*

31405

General Information

Name of Subdivision*

Townes of Windfield

Total acreage subdivided*

3.06

Zoning*

PD

Number of Lots*

34

Date of Sketch Plan approval*

06/07/2023

Date of Preliminary Plan approval*

08/20/2024

Map# / Parcel# to be subdivided*

0352F-1J / 0352F-1H

List of all contiguous holdings in the same ownership*

NA

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*

✓ Roger Demarco
Jan 6, 2026

Owner*

✓ Roger Demarco
Jan 6, 2026

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, excrow 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.



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Applicant*

Roger Demarco
Jan 6, 2026

Owner*

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