



PREL-25-1

Preliminary Plat

Submittal

Status: Active

Submitted On: 5/12/2025

Primary Location

32.222041, -81.354437

Owner

No owner information

Applicant



John Giordano



912-721-4054



giordano.j@tandh.com



50 Park of Commerce Way
Savannah, GA 31405

Internal Documents

Staff Report



No File Uploaded

Staff Review Letter



No File Uploaded

Board of Commissioners Meeting*

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Map *

Parcel*

Description of Development*

Road Name*

Preliminary Plat Modifications

Recommended Changes for Preliminary Plan

Applicant Information

Applicant / Agent Name*

Scott Rosenstock

Applicant Phone Number*

4254030818

Applicant Email Address*

scott@bluefern.com

Applicant Address*

18300 Redmond way suite 200

Applicant City*

Redmond

Applicant State*

WA

Applicant Zip Code*

98052

Is Applicant owner of property?*

No

Project Information

Proposed Name of Project*

Ale Tract

Map Number*

66-11

Parcel Number*

03510-00000-003-000

Total Acreage of Property*

100.34

Number of Proposed Lots*

203

Current Property Zoning*

R5

Water Provider?*

Effingham County

Sewer Provider?*

Effingham County

Variance Requested?*

No

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

Applicant*

✓ Scott Rosenstock
May 12, 2025

Owner*

✓ Charles R. Ale
May 12, 2025

Owner Information

Owner of Record*

Charles R. Ale

Owner Phone Number*

4254030818

Owner Address*

1282 Summerlin Dr.

Owner City*

Tallahassee

Owner State*

FL

Owner Zip Code*

32317

Engineer Information

Engineer Company Name*

Thomas & Hutton

Engineer *

John Giordano

Engineer Phone Number*

9127214054

Engineer Address*

50 Park of Commerce Way

Engineer City*

Savannah

Engineer State*

GA

Engineer Zip Code*

31405

Surveyor Information

Surveyor*

James M. Anderson & Associates, INC

Surveyor Phone Number*

9127642002

Surveyor Address*

P.O. Box 894 104 Oak St.,

Surveyor City*

Stateboro





Surveyor State*

GA

Surveyor Zip Code*

30459

Attachments

	Preliminary Plat 32225.0000 - Preliminary Plan_5.12.25.pdf Uploaded by John Giordano on May 12, 2025 at 1:47 PM	REQUIRED
	Preliminary Plat Checklist - Must be Notarized Ale Tract - Preliminary Plan Submittal Form and Checklist - signed.pdf Uploaded by John Giordano on May 12, 2025 at 1:48 PM	REQUIRED
	32225.0000 - Open Space Exhibit.pdf 32225.0000 - Open Space Exhibit.pdf Uploaded by John Giordano on May 12, 2025 at 1:48 PM	
	Water & Sewer Preliminary Plan - Ale Tract.pdf Water and Sewer Preliminary Plan - Ale Tract.pdf Uploaded by Trevor Shoemaker on May 22, 2025 at 2:28 PM	