

FPLT-24-9

Final Plat Submittal

Status: Active

Submitted On: 8/1/2024

Primary Location

0

,

Owner

No owner information

Applicant

 Robert Garis

 912-200-3041

 rgaris@cci-sav.com

 1480chatham parkway ste 100
Savannah, Georgia 31405

Applicant Information

Applicant / Agent Name*

ROBERT GARIS

Applicant Phone Number*

9122003041

Applicant Email Address*

rgaris@cci-sav.com

Applicant Address*

1480chatham parkway ste 100

Applicant City*

Savannah

Applicant State*

Georgia

Applicant Zip Code*

31405

Owner Information

Owner of Record*

ASHLEY DURRENCE

Owner Phone Number*

9124450932

Owner Address*

152 THUNDEREBIRD DR STE 207

Owner City*

RICHMOND HILLS

Owner State*

Georgia

Owner Zip Code*

31324

Engineer Information

Engineer *

NEIL MCKENZIE

Engineer Phone Number*

9122003041

Engineer Address*

1480chatham parkway ste 100

Engineer City*

Savannah

Engineer State*

Georgia

Engineer Zip Code*

31405

Surveyor Information

Surveyor*	Surveyor Phone Number*
DON TAYLOR	9122003041
Surveyor Address*	Surveyor City*
1480chatham parkway ste 100	Savannah
Surveyor State*	Surveyor Zip Code*
Georgia	31405

General Information

Name of Subdivision*	Total acreage subdivided*
RAMSLEY LANDING PHASE 3A	29.980
Zoning*	Number of Lots*
R-1	52
Date of Sketch Plan approval*	Date of Preliminary Plan approval*
08/01/2024	08/01/2024
Map# / Parcel# to be subdivided*	List of all contiguous holdings in the same ownership*
04450028	SLA RL HOLDINGS, LLC
Water Supply*	Sewer Supply*
EFFINGHAM COUNTY	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*	Owner*
 ROBERT R GARIS	 SLA RL HOLDINGS, LLC
Aug 1, 2024	Aug 1, 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, 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.
☐	☐
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.	
Applicant* ☒ ROBERT R GARIS Aug 1, 2024	Owner* ☒ SLA RL HOLDINGS, LLC Aug 1, 2024

Attachments



23-148 RAMSEY MAJOR-MAJOR SHT 2.pdf
23-148 RAMSEY MAJOR-MAJOR SHT 2.pdf
Uploaded by Robert Garis on Aug 1, 2024 at 7:23 AM



GIS Comments_PM20240906_ of Draft Plat uploaded on 8_1_2024.pdf
GIS Comments_PM20240906_ of Draft Plat uploaded on 8_1_2024.pdf
Uploaded by Pamela Melser on Sep 6, 2024 at 3:22 PM



23-148 RAMSEY MAJOR.pdf
23-148 RAMSEY MAJOR.pdf
Uploaded by Robert Garis on Sep 10, 2024 at 9:38 AM



23-148 RAMSEY MAJOR REV 9-10-2024.pdf
23-148 RAMSEY MAJOR REV 9-10-2024.pdf
Uploaded by Robert Garis on Sep 10, 2024 at 11:50 AM



23-148 RAMSEY MAJOR CADD DELIVERABLE.dwg
23-148 RAMSEY MAJOR CADD DELIVERABLE.dwg
Uploaded by Robert Garis on Sep 11, 2024 at 7:08 AM



23-148 RAMSEY MAJOR_rev9-10-2024.pdf
23-148 RAMSEY MAJOR_rev9-10-2024.pdf
Uploaded by Robert Garis on Sep 16, 2024 at 10:24 AM

	GIS Comments_2nd Review_PM20240924_23-148_RAMSEY_MAJOR_REV_9-10-2024_Tue_Sep_10_2024_11-50- GIS Comments_2nd Review_PM20240924_23-148_RAMSEY_MAJOR_REV_9-10-2024_Tue_Sep_10_2024_11-50-53.pdf Uploaded by Pamela Melser on Sep 26, 2024 at 12:59 PM
	23-148 RAMSEY MAJOR REV 10-8-2024.pdf 23-148 RAMSEY MAJOR REV 10-8-2024.pdf Uploaded by Robert Garis on Oct 8, 2024 at 12:45 PM
	2021.11.11 23-148 Ramsey Landing Ph 3 Performance Bond Calculations.pdf 2021.11.11 23-148 Ramsey Landing Ph 3 Performance Bond Calculations.pdf Uploaded by Malorie Boyd on Nov 20, 2024 at 3:31 PM
	23-148 RAMSEY MAJOR CADD DELIVERABLE.dwg 23-148 RAMSEY MAJOR CADD DELIVERABLE.dwg Uploaded by Robert Garis on Feb 25, 2025 at 12:56 PM
	02_10_2025_23_148_Ramsey_Landing_Ph3A_Inspection_Notes__Report.pdf 02_10_2025_23_148_Ramsey_Landing_Ph3A_Inspection_Notes__Report.pdf Uploaded by Malorie Boyd on Mar 17, 2025 at 11:23 AM
	02_18_2025_23_148_Ramsey_Landing_Ph3A_Inspection_Notes__Report.pdf 02_18_2025_23_148_Ramsey_Landing_Ph3A_Inspection_Notes__Report.pdf Uploaded by Malorie Boyd on Mar 17, 2025 at 11:23 AM
	02_21_2025_23_148_Ramsey_Landing_Ph3A_Inspection_Notes__Report.pdf 02_21_2025_23_148_Ramsey_Landing_Ph3A_Inspection_Notes__Report.pdf Uploaded by Malorie Boyd on Mar 17, 2025 at 11:23 AM
	2025.03.17 23-148 Ramsey Landing Phase 3A Record Drawing.pdf 2025.03.17 23-148 Ramsey Landing Phase 3A Record Drawing.pdf Uploaded by Malorie Boyd on Mar 17, 2025 at 2:07 PM
	2025.03.31 23-148 Ramsey Landing Phase 3A Record Drawing.pdf 2025.03.31 23-148 Ramsey Landing Phase 3A Record Drawing.pdf Uploaded by Malorie Boyd on Mar 31, 2025 at 2:11 PM
	23-148 Utility - Record Drawing -email.dwg 23-148 Utility - Record Drawing -email.dwg Uploaded by Malorie Boyd on Apr 1, 2025 at 12:59 PM
	23-148 PGD - Record Drawing - email.dwg 23-148 PGD - Record Drawing - email.dwg Uploaded by Malorie Boyd on Apr 1, 2025 at 12:59 PM
	23-148 Utility - Record Drawing -email.dwg 23-148 Utility - Record Drawing -email.dwg Uploaded by Malorie Boyd on Apr 2, 2025 at 1:56 PM
	23-148 PGD - Record Drawing - email.dwg 23-148 PGD - Record Drawing - email.dwg Uploaded by Malorie Boyd on Apr 2, 2025 at 1:56 PM
	Draft Plat 23-148 RAMSEY MAJOR-MAJOR SHT 1.pdf Uploaded by Robert Garis on Aug 1, 2024 at 7:21 AM
	CADD Data for Final Plat 23-148 RAMSEY MAJOR.dwg Uploaded by Robert Garis on Aug 1, 2024 at 7:23 AM

REQUIRED

REQUIRED

	Vesting Deed Not_Applicable_Thu_Apr_25_2024_16-00-35.docx Uploaded by Robert Garis on Aug 1, 2024 at 10:11 AM	REQUIRED
	Draft Deed Not_Applicable_Thu_Apr_25_2024_16-00-35.docx Uploaded by Robert Garis on Aug 1, 2024 at 10:13 AM	REQUIRED
	CADD Data for As-Builts Not_Applicable_Thu_Apr_25_2024_16-00-35.docx Uploaded by Robert Garis on Aug 1, 2024 at 10:12 AM	REQUIRED
	As Builts Not_Applicable_Thu_Apr_25_2024_16-00-35.docx Uploaded by Robert Garis on Aug 1, 2024 at 10:12 AM	REQUIRED
	Inspection Reports Not_Applicable_Thu_Apr_25_2024_16-00-35.docx Uploaded by Robert Garis on Aug 1, 2024 at 10:12 AM	REQUIRED
	Bond Recommendation Not_Applicable_Thu_Apr_25_2024_16-00-35.docx Uploaded by Robert Garis on Aug 1, 2024 at 10:12 AM	REQUIRED
	Final Plat Checklist Not_Applicable_Thu_Apr_25_2024_16-00-35.docx Uploaded by Robert Garis on Aug 1, 2024 at 10:12 AM	REQUIRED
	Planning Review Letter Final Plat Review_Ramsey Phase 3A.pdf Uploaded by Samantha Easton on Sep 3, 2024 at 1:17 PM	