

FPLT-25-4

Final Plat Submittal

Status: Active

Submitted On: 4/21/2025


Primary Location


32.203742, -81.346064


Owner


No owner information

Applicant

 Travis Bazemore

 912-644-3207

 travis_bazemore@emc-eng.com

 27 Chatham Center South, Suite A
Savannah, GA 31405

Applicant Information

Applicant / Agent Name*

DR Horton, Inc.

Applicant Phone Number*

843-473-5200

Applicant Email Address*

JROsako@drhorton.com

Applicant Address*

30 Silver Lake Road

Applicant City*

Bluffton

Applicant State*

South Carolina

Applicant Zip Code*

29909

Owner Information

Owner of Record*

DR Horton Inc.

Owner Phone Number*

843-473-5200

Owner Address*

30 Silver Lake Road

Owner City*

Bluffton

Owner State*

South Carolina

Owner Zip Code*

29909

Engineer Information

Engineer *

EMC Engineering Services, Inc.

Engineer Phone Number*

912-644-3207

Engineer Address*

27 Chatham Center South, Suite A

Engineer City*

Savannah

Engineer State*

Georgia

Engineer Zip Code*

31405

Surveyor Information

Surveyor*

EMC Engineering Services, Inc.

Surveyor Phone Number*

912-644-3207

Surveyor Address*

27 Chatham Center South, Suite A

Surveyor City*

Savannah

Surveyor State*

Georgia

Surveyor Zip Code*

31405

General Information

Name of Subdivision*

Palm Ridge

Total acreage subdivided*

83.19

Zoning*

R-6

Number of Lots*

53

Date of Sketch Plan approval*

02/15/2023

Date of Preliminary Plan approval*

01/29/2024

Map# / Parcel# to be subdivided*

352-79

List of all contiguous holdings in the same ownership*

352-79

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*

✔ Jay R. Coombe, Jr
Apr 9, 2025

Owner*

✔ Jay R. Coombe, Jr
Apr 9, 2025

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*











 Jay R. Coombe, Jr
Apr 9, 2025

Owner*

 Jay R. Coombe, Jr
Apr 9, 2025

Attachments

	Signed Palm Ridge Phase 1 Record Drawings- 5-22-25.pdf Signed Palm Ridge Phase 1 Record Drawings- 5-22-25.pdf Uploaded by Travis Bazemore on May 22, 2025 at 1:55 PM	
	Revised Signed Palm Ridge Phase 1 Final Major Subdivision Plat - 5-29-25.pdf Revised Signed Palm Ridge Phase 1 Final Major Subdivision Plat - 5-29-25.pdf Uploaded by Travis Bazemore on May 30, 2025 at 10:34 AM	
	Revised_Signed_Palm_Ridge_Phase_1_Final_Major_Subdivision_Platt_-_5-29-25_Fri_May_30_2025_10-34-13_GIS COMMENTS.pdf Revised_Signed_Palm_Ridge_Phase_1_Final_Major_Subdivision_Platt_-_5-29-25_Fri_May_30_2025_10-34-13_GIS COMMENTS.pdf Uploaded by Pamela Melser on Jun 3, 2025 at 8:48 AM	
	Revised Signed Palm Ridge Phase 1 Final Major Subdivision Plat - 6-3-25.pdf Revised Signed Palm Ridge Phase 1 Final Major Subdivision Plat - 6-3-25.pdf Uploaded by Travis Bazemore on Jun 3, 2025 at 10:56 AM	
	Palm Ridge Phase 1 Subdivision Plat CADD file - 6-3-25.dwg Palm Ridge Phase 1 Subdivision Plat CADD file - 6-3-25.dwg Uploaded by Travis Bazemore on Jun 3, 2025 at 3:19 PM	
	Palm Ridge Phase 1 Record Drawing CADD file - 6-3-25.dwg Palm Ridge Phase 1 Record Drawing CADD file - 6-3-25.dwg Uploaded by Travis Bazemore on Jun 3, 2025 at 3:21 PM	
	Draft Plat 24-0003V_S01 Major_Sub_Platt_02_06_25.pdf Uploaded by Travis Bazemore on Apr 9, 2025 at 10:54 AM	REQUIRED
	CADD Data for Final Plat	REQUIRED

	Palm_Ridge_Subdivision_Plat_CADD_file_Wed_Apr_9_2025_15-04-59 (2).dwg Uploaded by Jonathan Hulme on Jun 3, 2025 at 9:45 AM 2 Versions	
	Vesting Deed Draft Warranty Deed.docx Uploaded by Travis Bazemore on Apr 21, 2025 at 3:46 PM	REQUIRED
	Draft Deed Draft Warranty Deed.docx Uploaded by Travis Bazemore on Apr 9, 2025 at 11:08 AM	REQUIRED
	CADD Data for As-Builts Palm Ridge Record Drawing CADD file.dwg Uploaded by Travis Bazemore on Apr 9, 2025 at 3:06 PM	REQUIRED
	As Builts Palm Ridge Record Drawings - 4-9-25.pdf Uploaded by Travis Bazemore on Apr 9, 2025 at 3:08 PM	REQUIRED
	Inspection Reports Shop Drawings and Test Reports.pdf Uploaded by Travis Bazemore on Apr 21, 2025 at 3:44 PM	REQUIRED
	Bond Recommendation Bond Estimates and Bonds.pdf Uploaded by Travis Bazemore on Apr 9, 2025 at 11:09 AM	REQUIRED
	Final Plat Checklist Executed - Final Plat Application.pdf Uploaded by Travis Bazemore on Apr 9, 2025 at 11:08 AM	REQUIRED
	Final Plat Signed Palm Ridge Phase 1 Final Major Subdivision Plat - 5-22-25.pdf Uploaded by Travis Bazemore on May 22, 2025 at 1:55 PM	
	Draft Infrastructure Agreement Draft - County Infrastructure Transfer Form.pdf Uploaded by Travis Bazemore on Apr 9, 2025 at 10:55 AM	