

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.com27 Chatham Center South, Suite A

Savannah, GA 31405

Applicant Information

Applicant / Agent Name*

DR Horton, Inc.

icant / Agent Name

Applicant Email Address*

JROsako@drhorton.com

Applicant City*
Bluffton

Applicant Zip Code*

29909

Applicant Phone Number*

843-473-5200

Applicant Address*

30 Silver Lake Road

Applicant State*

South Carolina

Owner Information

Owner of Record*

Owner Phone Number* 843-473-5200

DR Horton Inc.

 Owner Address*
 Owner City*

 30 Silver Lake Road
 Bluffton

Owner State*

Owner Zip Code*

South Carolina

29909

Engineer Information

Engineer *

Engineer Phone Number*

EMC Engineering Services, Inc.

912-644-3207

Engineer Address*
27 Chatham Center South, Suite A

Engineer City*

Savannah

Engineer State*

Engineer Zip Code*

Georgia

31405

Surveyor Information

Surveyor* Surveyor Phone Number*

EMC Engineering Services, Inc. 912-644-3207

Surveyor Address* Surveyor City*
27 Chatham Center South, Suite A Savannah

Surveyor State* Surveyor Zip Code*

Georgia 31405

General Information

Name of Subdivision* Total acreage subdivied*

Palm Ridge 83.19

Zoning* Number of Lots*

R-6 53

Date of Sketch Plan approval*

Date of Preliminary Plan approval*

02/15/2023 01/29/2024

Map# / Parcel# to be subdivided* List of all contiguous holdings in the same ownership*

352-79 352-79

Water Supply* Sewer Supply*

Effingham County Effingham County

Have any changes been made since this Subdivision was last before the County $\,$

Commission?

No

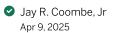
Signature

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

Applicant*

Jay R. Coombe, Jr Apr 9, 2025

Owner*



Final Plat Checklist

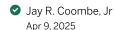
The following checklist is designed to inform applicants as to what is required in preparing final plats for review by Effingham County. The Final Plat must be drawn in ink by a Georgia Registered Land Surveyor on Mylar, and four (4) paper copies must be included. The Final Plat must have all necessary 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 exisiting 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 bearing 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 regristered 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 22. Certificate of Approval - To be signed by County Commission chair Coordinate System as further described on SUBMITTAL OF FINAL PLATS AND **/** RECORD DRAWINGS **/** 23. Signed Certificate of Accuracy 24. Signed Certificate of Ownership and Dedication - Individuals. **/** ~ 26. Signed Certificate by Registered Engineer that all permitted improvements 25. Signed Certficate of Ownership and Dedication - Corporation (Corporate Seal must be affixed to plats; signature of one corporate officer). 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 28. Maintenance bond, letter of credit, excrow account, or certified check, which other government uses (except ponds), in a form approved by the county is available to the County to cover any necessary repair of infrastructure attorney 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*



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_Plat_-_5-29-25_Fri_May_30_2025_10-34-13_GI: Revised_Signed_Palm_Ridge_Phase_1_Final_Major_Subdivision_Plat_-_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

Uploaded by Travis Bazemore on Apr 9, 2025 at 10:54 AM

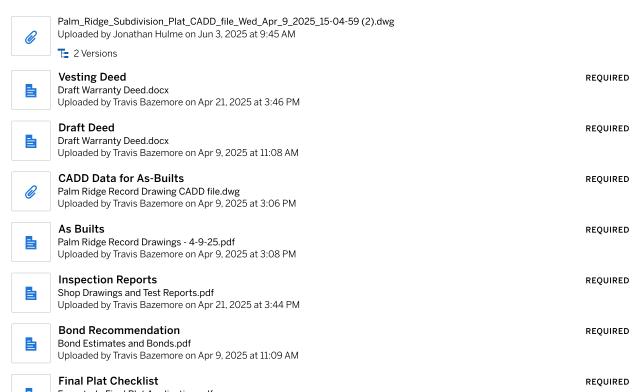


Draft Plat

24-0003V_S01 Major_Sub_Plat_02_06_25.pdf

CADD Data for Final Plat REQUIRED

REQUIRED





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