

EFFINGHAM COUNTY
FINAL PLAT SUBMITTAL FORM

FINAL PLAT FEE = \$100 + \$10 PER LOT
= \$610

OFFICIAL USE ONLY

Date Received: _____ Project Number: _____

Date Reviewed: _____ Reviewed by: _____

Name of Subdivision PALM RIDGE - PHASE 1

Name of Applicant/Agent DR HORTON, INC - JARED O'SAKO Phone 843-473-5200

Company Name DR HORTON, INC

Address 30 SILVER LAKE ROAD BLUFFTON, SC 29909

Owner of Record* SAME AS APPLICANT Phone SAME AS APPLICANT

Address _____

Engineer* EMC ENGINEERING SERVICES, INC. - ALEC B. METZGER, PE Phone 912-232-6533

Address 27 CHATHAM CENTER SOUTH, SAVANNAH, GA 31405

Surveyor* EMC ENGINEERING SERVICES, INC. - JIMMY TOOLE Phone SAME AS ENGINEER

Address SAME AS ENGINEER

*Information may be left blank if it is the same as indicated on the sketch plan submittal form

Total acreage subdivided 83.19 Zoning R-6 Number of Lots 51 (Phase 1)

Date of sketch plan approval 2-15-23 Date of preliminary plan approval 1-29-24

Map#/Parcel# to be subdivided 352-79 List all contiguous holdings in the same ownership:

Map#/Parcel# _____

Water supply EFFINGHAM COUNTY

Sewer supply EFFINGHAM COUNTY

Have any changes been made since this Subdivision was last before the County Commission? YES

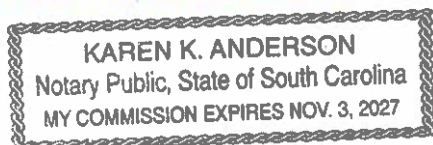
If so, please describe: PUMP STATION SITE MOVED

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

This 18 day of March, 2025

Karen K. Anderson
Notary

Applicant Jay R. Coombe, Jr.
Owner DR. Horton - Assistant Secretary



EFFINGHAM COUNTY

FINAL PLAT CHECKLIST

OFFICIAL USE ONLY

Subdivision Name: _____ Project Number: _____
 Date Received: _____ Date Reviewed: _____ Reviewed by: _____

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 Court of Effingham County.

Office Use	Applicant Use
Project Information:	
<input type="checkbox"/>	<input type="checkbox"/> 1. Graphic scale.
<input type="checkbox"/>	<input type="checkbox"/> 2. Lot areas in accordance with the applicable zoning regulation or preliminary plan for planned development.
<input type="checkbox"/>	<input type="checkbox"/> 3. North arrow.
<input type="checkbox"/>	<input type="checkbox"/> 4. Land reference point.
<input type="checkbox"/>	<input type="checkbox"/> 5. Point of beginning designated.
<input type="checkbox"/>	<input type="checkbox"/> 6. Date of preparation (under Surveyor's signature).
<input type="checkbox"/>	<input type="checkbox"/> 7. Name of Subdivision.
<input type="checkbox"/>	<input type="checkbox"/> 8. Names of adjacent subdivisions and owners of adjoining parcels of land.
<input type="checkbox"/>	<input type="checkbox"/> 9. Names and widths of adjacent streets.
<input type="checkbox"/>	<input type="checkbox"/> 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.
<input type="checkbox"/>	<input type="checkbox"/> 11. Plat boundaries darkened.
<input type="checkbox"/>	<input type="checkbox"/> 12. Proposed building setback lines.
<input type="checkbox"/>	<input type="checkbox"/> 13. Location of all existing easements or other existing features.
<input type="checkbox"/>	<input type="checkbox"/> 14. New easements required by Planning Department, County Utilities, Public Works Department, Telephone Company, etc.
<input type="checkbox"/>	<input type="checkbox"/> 15. Lots in new subdivisions are to be numbered consecutively from one to the total number of lots.
<input type="checkbox"/>	<input type="checkbox"/> 16. Lot lines with accurate dimensions in feet and tenths, and angles or bearings to the street when other than 90°.
<input type="checkbox"/>	<input type="checkbox"/> 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.
<input type="checkbox"/>	<input type="checkbox"/> 18. Name, registration number, and seal of registered land surveyor or professional engineer (signed and dated).
<input type="checkbox"/>	<input type="checkbox"/> 19. Location of city limits and county lines, if applicable.

	<input checked="" type="checkbox"/>	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).
	<input checked="" type="checkbox"/>	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
	<input checked="" type="checkbox"/>	22. Certificate of Approval – To be signed by County Commission chair.
	<input checked="" type="checkbox"/>	23. Signed Certificate of Accuracy.
	<input checked="" type="checkbox"/>	24. Signed Certificate of Ownership and Dedication – Individuals.
	<input checked="" type="checkbox"/>	25. Signed Certificate of Ownership and Dedication – Corporation (Corporate Seal must be affixed to plats; signature of one corporate officer).
	<input checked="" type="checkbox"/>	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.
	<input checked="" type="checkbox"/>	27. Signed Warranty Deed conveying all streets, utilities, parks, easements, and other government uses (except ponds), in a form approved by the county attorney.
	<input checked="" type="checkbox"/>	28. Maintenance bond, letter of credit, escrow 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.

This 18 day of March, 2020.

Karen K. Anderson
Notary

Applicant

Jay R. Connelley, Jr.
Owner
B.R. Horton - Assistant Secretary

