



**Record No: PREL-25-7**

Preliminary Plat Submittal

Status: Active

Submitted On: 10/24/2025

**Primary Location**

32.308797, -81.420702

**Owner**

No owner information

**Applicant**

Jared Mock

16741 GA Hwy 67 South Suite H Statesboro, GA 30458

### 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\***

SB Homes, LLC/Sean Barlow

**Applicant Phone Number\***



**Applicant Email Address\***



**Applicant Address\***

2929 Wyatt Place Road

**Applicant City\***

Louisville

**Applicant State\***

GA

**Applicant Zip Code\***

30434

**Is Applicant owner of property?\***

Yes

## Project Information

**Proposed Name of Project\***

Sagebrush Reserve

**Map Number\***

272

**Parcel Number\***

29

**Total Acreage of Property\***

34.61

**Number of Proposed Lots\***

45

**Current Property Zoning\***

R-1

**Water Provider?\***

Other

**Please explain\***

City of Guyton

**Sewer Provider?\***

Other

**Please explain\***

Individual lot septic systems

**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\***

✔ Sean Barlow  
Oct 24, 2025

**Owner\***

✔ Sean Barlow  
Oct 24, 2025

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### Engineer Information

**Engineer Company Name\***

Thomas & Hutton

**Engineer \***

Jared Mock, PE

**Engineer Phone Number\***

[Redacted]

**Engineer Address\***

16741 GA Hwy 67 South, Suite H

**Engineer City\***

Statesboro

**Engineer State\***

GA

**Engineer Zip Code\***

30458

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### Surveyor Information

**Surveyor\***

RLA Associates, PA

**Surveyor Phone Number\***

[Redacted]

**Surveyor Address\***

785 King George Blvd, Suite 203

**Surveyor City\***

Savannah

Surveyor State\*

GA

Surveyor Zip Code\*

31419



**EFFINGHAM COUNTY  
PRELIMINARY PLAN SUMITTAL FORM**

<b>OFFICIAL USE ONLY</b>	
Date Received: _____	Project Number: _____
Date Reviewed: _____	Reviewed by: _____

Name of Subdivision Sagebrush Reserve

Name of Applicant/Agent Sean Barlow Phone 706-360-5787

Company Name SB Homes, LLC

Address 2929 Wyatt Place Road, Louisville, GA 30434

Owner of Record\* SB Homes, LLC Phone \_\_\_\_\_

Address 2929 Wyatt Place Road, Louisville, GA 30434

Engineer\* Jared Mock, PE Phone (912) 234 - 5300

Address 16741 Georgia Hwy 67 South, Suite H, Statesboro, GA 30458

Surveyor\* FLA Associates, PA Phone 843-879-9091

Address 785 King George Blvd, Ste 203, Savannah, GA 31419

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

Water City of Guyton Sewer No

Total acreage of property 34.8 Acreage to be divided Yes Number of Lots Proposed 45

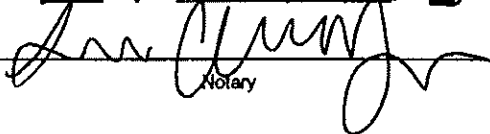
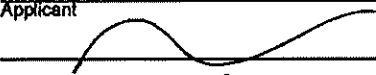
Zoning R-1 Tax map – Block – Parcel No 02720-00000-029 Date of sketch plan approval \_\_\_\_\_

List all contiguous holdings in the same ownership: PIN(s) 02720027

Are any variances requested? N/A If so, please describe: \_\_\_\_\_

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

This 24 day of October, 2025



## EFFINGHAM COUNTY PRELIMINARY PLAN REVIEW 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 subdivision construction plans for review by Effingham County. Applicants should check off items to confirm that it is included as part of the submission. **CHECKLIST ITEMS OMITTED CAN RESULT IN THE APPLICATION BEING FOUND INCOMPLETE AND THEREFORE DELAY CONSIDERATION BY THE BOARD.** This checklist must be submitted with the application.

Office Use	Applicant Use		
<b>Project Information:</b>			
	Y	1. Proposed name of development.	
	Y	2. Legal description of parcel or copy of the existing recorded plat.	
	Y	3. Name, address, and telephone number of Developer.	
	Y	4. Names, addresses and telephone numbers of Owner and/or Applicant.	
	Y	5. Name, address and telephone number of design professional.	
	Y	6. Design professional's signed seal.	
	Y	7. North arrow on applicable sheets.	
	Y	8. Graphic scale (minimum 1"=20'; maximum 1"=100')	
	Y	9. Date of preparation and revision dates.	
	Y	10. Location map (1"=1000')	
	Y	11. Site data table to include:	
	Y	(a)	Total area of site in square feet and acres.
	Y	(b)	Number of proposed dwelling units (residential).
	Y	(c)	Dwelling units per acre (residential).
	N	(d)	Total square footage of building (commercial).
	N	(e)	Total number of required parking spaces (commercial).
	N	(f)	Total number of proposed parking spaces (commercial).
	Y	(g)	Total number of lots and total acreage.
		12. Separate plan sheet for: (sheets may be separated if necessary)	

	Y	(a)	Layout Plan.
	N	(b)	Water Supply System and Sanitary Sewer System/On-site Septic Details.
	N	(c)	Paving, Grading, and Drainage.
	N	(d)	Neighborhood Grading & Drainage Plan.
<b>(a) Layout Plan:</b>			
<b>Existing Conditions:</b>			
	Y		1. Dimensions of all property lines.
	Y		2. Current zoning district classification.
	Y		3. Lot lines and zoning classifications. Building footprints on all adjoining lots may also be requested in certain cases.
	N		4. Copy of existing plat with proposed revision, if applicable.
	N		5. Location of city limit lines and county lines, if applicable.
	Y		6. Existing buildings, structures, fences, pavement widths, right-of-way widths, easements, adjoining roads, railroads, etc. to remain or be removed.
	N		7. Locations, size and material of existing wells, water mains, water valves, tees, crosses, hydrants, meters, etc. – including depth of pipe (existing shown as dashed line).
	N		8. Locations, size and material of existing sanitary sewer lines and force mains, lift stations, manholes, etc. – including all invert elevations (existing shown as dashed line).
	N		9. Locations, size and material of existing storm sewer lines, catch basins, etc. – including all invert elevations (existing shown as dashed line).
	N		10. Locations of scheduled GA DOT or County road improvements within project limit.
	N		11. Existing sidewalks, streets, alleys, cul-de-sacs, driveways, parking areas, etc. to remain or be removed.
	N		12. Existing utilities including street or parking lot lighting, electric, wells and septic tanks.
	Y		13. Natural or man-made watercourses and bodies of water and delineated wetlands, if any, or statement that none are present.
	N		14. Limits of flood plain, if any.
	N		15. Existing topography at one (1) foot contour intervals.
	Y		16. Existing soils map information, including a Level Three soils study, for on-site septic systems.
<b>Proposed Features:</b>			
	N		1. Layout and dimensions of all proposed lots including area (include lot numbers and block letters).
	Y		2. Proposed building setback lines, easements, covenants, reservations, and right-of-ways.
	N		3. Location of proposed concrete monuments/markers.
	Y		4. Proposed new streets, sidewalks, alleys, driveways, parking areas, etc.

	N	5. Proposed street names.
	N	6. Proposed new buildings and structures (identify entries and exits), excluding residential.
	N	7. Proposed exterior building mounted or freestanding lighting.
	N	8. Proposed easements for utilities (including water, sewer, and electric), drainage, etc.
	N	9. Slopes, terraces, or retaining walls.
	Y	10. Proposed retention/detention facilities.
	N	11. Proposed fences (indicate type of fence and location of gates).
	N	12. Location and elevations of all proposed flush-mounted and freestanding signage.
	N	13. Pavement markings, signage (stop signs, streets signs, etc. labeled as such).
	N	14. Landscape plan, if landscaping is proposed.
	N	15. Plans to protect or alter wetlands, if any, and copy of COE permit, if applicable.
	N	16. Location of outdoor refuse containers and method of disposal, excluding residential.
	N	17. Any locations intended for the outdoor display or storage of goods and merchandise.
<b>(b) Water Supply System:</b>		
	N	1. Layout of proposed water lines, specifying size and material, and showing all appurtenances (proposed shown as solid line).
	N	2. Depth of cover over proposed water lines is indicated on plan.
	N	3. Details of proposed wells including well house, pumps, valves, piping, chemical feed facilities, foundation and stand-by power provisions, in accordance with Effingham County Water System Specifications and EPD's Minimum Standards for Public Water Systems.
	N	4. Design calculations to verify adequacy of water pressure and backflow prevention (if necessary). Fire protection design based upon ISO Guidelines.
	N	5. Water valves 8" and larger placed in manhole.
	N	6. Waterline easements (7.5' min. each side from centerline of waterline).
	N	7. If easements are required for public utilities, easement shall be dedicated to Effingham County (show as shaded).
	N	8. Pipe separation distances called out at crossings for water crossing over or under storm and sanitary sewer pipe.
	N	9. All notes related to water system construction shown in plan set.
	N	10. Details of water service, connections, thrust restraint, backflow preventors (if required), hydrants, valves, pipe bedding, etc.
<b>Sanitary Sewer System:</b>		
	N	1. Existing topography at one (1) foot contour intervals
	N	2. Layout of proposed sanitary sewer lines and force mains, specifying size and material, and showing all manholes, pump stations, valves, thrust restraint, etc (proposed shown as solid line).

	N	3. Number all manholes.
	N	4. Hydraulic calculations to verify sewer capacity and flows are within acceptable limits (submitted under separate cover from construction plans).
	N	5. Sanitary sewer easements (7.5' min. each side from center line of sewer line).
	N	6. Easements to be dedicated to Effingham County Utilities for maintenance of sanitary sewer lines installed outside proposed right-of-ways (show as shaded).
	N	7. Pipe separation distances called out at crossings for sanitary sewer crossing over or under water and storm sewer pipes.
	N	8. All notes related to sanitary sewer construction shown in plan set.
	N	9. Details of proposed manholes, manhole covers (must be labeled as standard, vented, sealed, etc.), lift stations, etc.
	N	10. Plan and profile sheets are provided for all sanitary sewers, except service laterals.
	N	11. Proposed manholes are labeled with rim and invert elevations, and their locations accurately identified (e.g., bearings provided).
	N	12. Where septic systems are being replaced by County public sewer system, plan must contain note regarding how septic system will be decommissioned and who will be responsible.
	N	13. For pump station design, attach design calculations with pump curves.
	N	14. Oil/grease trap location & details (if required).
	N	15. Details of sewer service connections, pipe bedding, etc.
<b>On-site septic systems</b>		
	N	1. Details of proposed on-site sewage treatment systems and septic tanks in compliance with the Effingham County Health Department requirements.
<b>(c) Paving and Grading:</b>		
	N	1. Existing topography at one (1) foot contour intervals.
	N	2. Proposed topography at one (1) foot contour intervals, spot elevations, or sufficient final grades shown.
	N	3. Layout of streets, roads, road names, grades, cross-sections.
	Y	4. Proposed new sidewalks, streets, alleys, driveways, parking areas, etc.
	N	5. Profiles for new streets and roads.
	N	6. Base and paving typical sections.
	N	7. Existing buildings and structures are identified to remain or be removed.
	N	8. Designation of proposed use of lots to be used for other than single-family residential.
	N	9. Proposed fences (indicate type of fence and location of gates).
	N	10. Slopes, terraces, or retaining walls.
<b>Drainage:</b>		
	N	1. Existing topography at one (1) foot contour intervals.

N	2. Layout of proposed storm sewer pipe, inlets, catch basins, etc. (proposed shown as solid line). Include details.
N	3. All structures numbered and labeled with rim and invert elevations.
N	4. Proposed retention/detention facilities with adequate emergency overflow structure to discharge the 100-year storm event without overtopping.
N	5. Plans to protect or alter wetlands, if any.
N	6. Proposed grading and drainage topography at one (1) foot contour intervals, spot elevations, or sufficient final grades shown.
N	7. Profile of storm sewer, including proposed streets, showing natural and finished grades.
N	8. Closed pipe system hydraulic calculations and hydraulic calculations with routed hydrographs to verify capacity of the detention facility. System must accommodate runoff for, 24-hour rainfall, and detention facilities must provide adequate storage volume to maintain a post-development runoff rate equal to or less than the pre-development runoff rate in accordance with the Effingham County Water Resources Protection Ordinance and the Stormwater Management Local Design Manual.
<b>(d) Neighborhood Grading and Drainage (Residential Only):</b>	
N	1. Existing topography at one (1) foot contour intervals.
N	2. Proposed grading and drainage at one (1) foot contour intervals, spot elevations, or sufficient final grades shown.
N	3. Proposed new buildings and structures.
N	4. Minimum house finished floor elevations.
N	6. Minimum garage finished floor elevations.
N	6. Proposed lot drainage plan for each lot.
N	7. Proposed lot numbers shown in bold.
N	8. Proposed street and road centerline elevations every 100 feet.
N	9. One-hundred year flood demarcation line.
N	10. Proposed easements as required.

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

This 24 day of October, 2015  
 \_\_\_\_\_  
 Notary

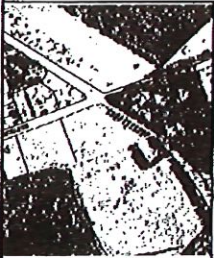
Sean Barlow  
 Applicant  
 \_\_\_\_\_  
 Owner



# 272-27, 27B, C & D 272-27A, A01 & A02

MINOR SUBDIVISION OF 6 LOTS BEING SUBDIVIDED FROM PARCEL #'S:  
(02720029) & (02720227) LOCATED ON OLD LOUISVILLE RD,  
10th C.M. DISTRICT OF EFFINGHAM COUNTY, GEORGIA  
LOTS ARE 272-27 & 272-27A

SPLIT 272-27 (5.246) REMAINING  
272-27B (.593 AC) LOT 4  
272-27C (.593 AC) LOT 5  
272-27D (.548 AC) LOT 6  
SPLIT 272-27A (1.204 AC) LOT 1  
272-27A01 (1.213 AC) LOT 2  
272-27A02 (1.33 AC) LOT 3  
EMD TO J.KEYES & GIS - LAL 5.23.25



BK: 30 PG: 117-117  
Filed and Recorded  
05-22-2025 01:33 PM  
DOC# P2025-000097

WALTER LAWSON  
CLERK OF SUPERIOR COURT  
EFFINGHAM COUNTY

REVIEWED FOR THE CLERK OF COURT

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	S53.5151°W	172.47'	188.86'	172.52'	90.23'	90.23'
L1	S79°27'00"E	118.78'	118.78'	118.78'	90.00'	0.00'
L2	N19°27'00"W	90.19'	90.19'	90.19'	218.98'	218.98'
L3	N1°11'07"W	102.81'	102.81'	102.81'	102.81'	102.81'
L4	N89°45'28"E	121.02'	121.02'	121.02'	117.20'	117.20'
L5	N20°27'39"W	117.20'	117.20'	117.20'	117.20'	117.20'
L6	N11°11'07"W	102.81'	102.81'	102.81'	102.81'	102.81'
L7	S20°27'39"E	117.20'	117.20'	117.20'	117.20'	117.20'
L8	S69°11'22"E	210.88'	210.88'	210.88'	113.72'	113.72'
L9	N89°45'28"E	121.02'	121.02'	121.02'	117.20'	117.20'
L10	S89°11'22"W	210.88'	210.88'	210.88'	108.58'	108.58'
L11	S4°23'05"W	90.23'	90.23'	90.23'	90.23'	90.23'

APPROVED FOR RECORDS BY EFFINGHAM COUNTY ZONING ADMINISTRATOR

DATE: 5/19/2025

SIGNATURE: [Signature]

BASED UPON THE REPRESENTATIONS OF THE ENGINEER/SURVEYOR WHOSE SEAL THE PLAT AS INDICATED BY THE SAID INFORMATION PROVIDED, A REVIEW OF THE RECORDS HAS REVEALED THAT THE INFORMATION IS IN ACCORDANCE WITH THE ZONING REGULATIONS FOR A TYPICAL SIZE RESIDENCE. EACH LOT MUST BE CONFORMANT WITH BASIC APPEARANCES. EACH LOT MUST BE CONFORMANT WITH BASIC APPEARANCES. EACH LOT MUST BE CONFORMANT WITH BASIC APPEARANCES. EACH LOT MUST BE CONFORMANT WITH BASIC APPEARANCES.

- THE FIELD DATA WAS COLLECTED USING A TOPCON GTS-10 TOTAL STATION, SOKKIA GR2, AND A TRIMBLE DATA COLLECTOR.
- THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY THE FLOOD FLOOD FLOOD MAP.
- THE TOTAL AREA OF THE PROPERTY IS 5.246 ACRES.
- THE BEARING AND DISTANCE INFORMATION HAS BEEN CHECKED AND FOUND TO BE ACCURATE FOR COURSE AND IS CORRECT.
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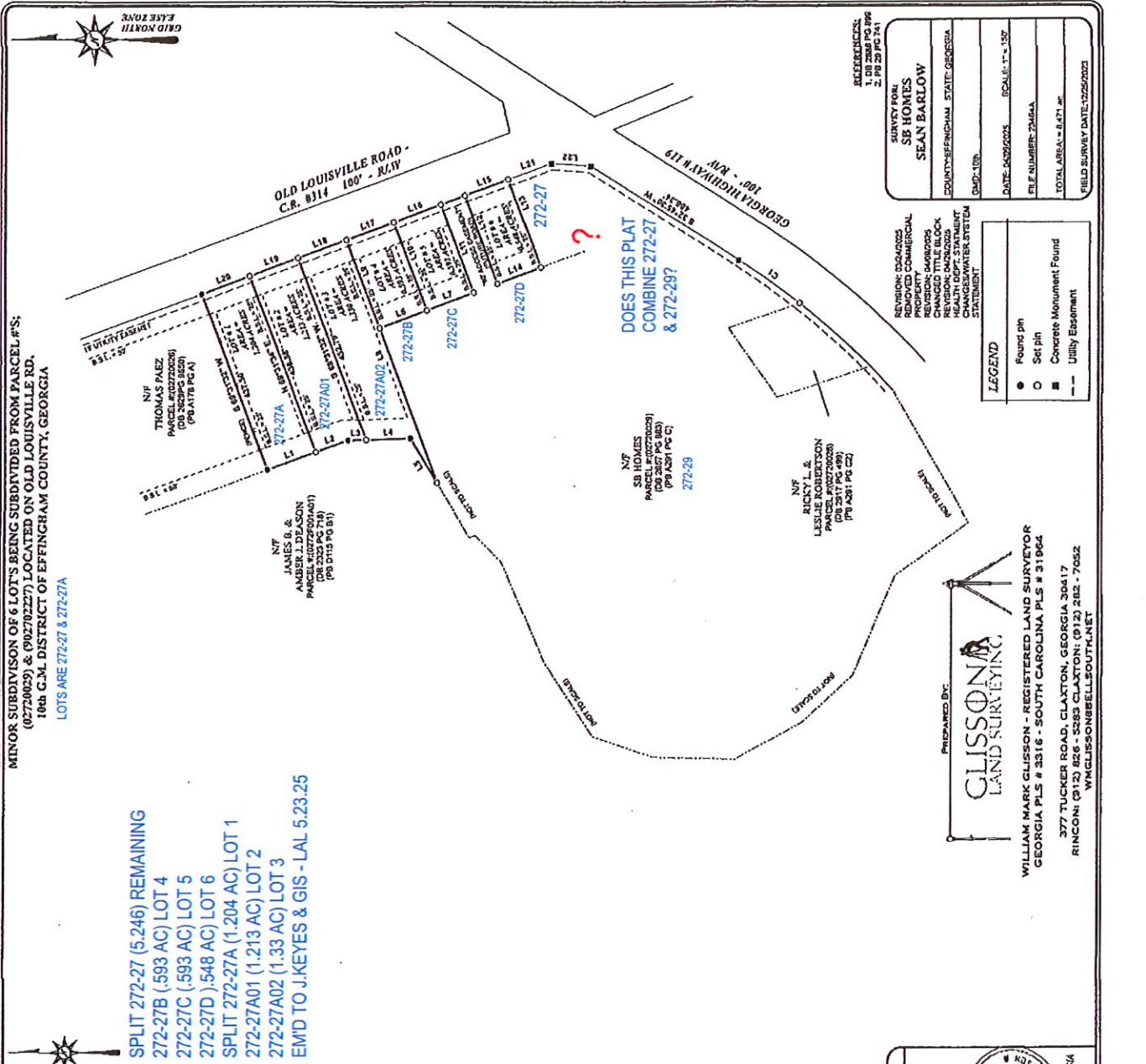
**SURVEYOR CERTIFICATION**

AS REQUIRED BY SUBSECTION (6) OF O.C.G.A. SECTION 14-2-47, THIS PLAT AND THE INFORMATION CONTAINED HEREIN IS THE RESULT OF MY PERSONAL SURVEY AND FIELD MEASUREMENTS AND IS NOT A REPRODUCTION OF AN EXISTING PLAT OR RECORD. I HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE RECORDS AND HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY. I HAVE ALSO CONDUCTED A VISUAL INSPECTION OF THE RECORDS AND HAVE FOUND NO OBSTRUCTIONS TO THE SURVEY.

WILLIAM MARK GLISSON, REGISTERED LAND SURVEYOR  
NO. 3316  
STATE OF GEORGIA  
LS# 1404

DATE: 5/19/2025

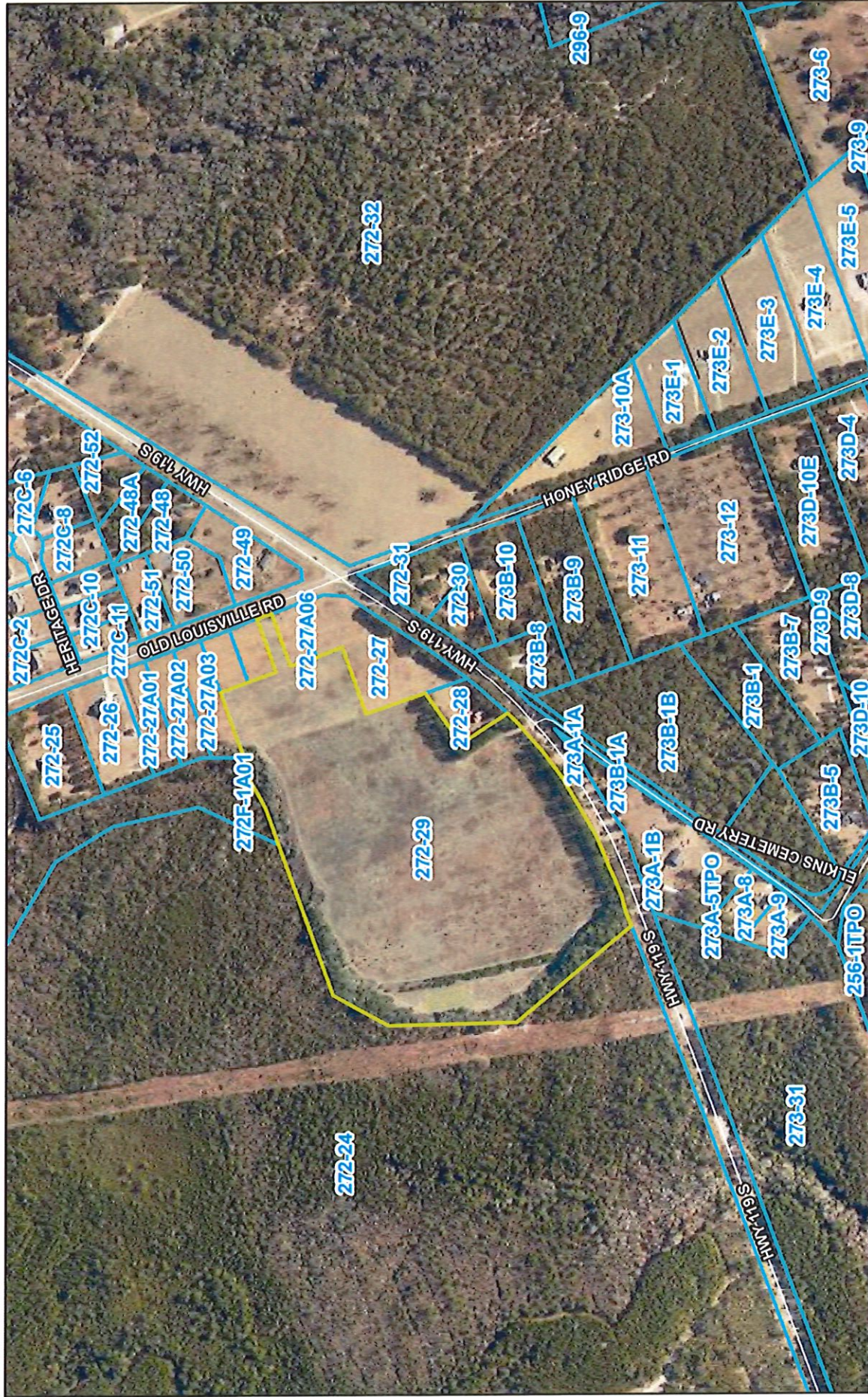
GRAPHIC SCALE 1" = 150'



PREPARED BY: CLISSON LAND SURVEYING

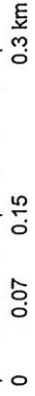
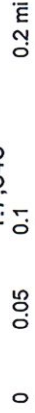
WILLIAM MARK GLISSON - REGISTERED LAND SURVEYOR  
GEORGIA PLS # 3316 - SOUTH CAROLINA PLS # 31964  
377 TUCKER ROAD, CLAXTON, GEORGIA 30417  
RINCÓN: (912) 826 - 5283 CLAXTON: (912) 282 - 7032  
WWW.GLISSONBELLSOUTH.NET

272-29



4/13/2026

1:7,843



ECBOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/  
NASA, EPA, USDA

