

**EFFINGHAM COUNTY**  
**SKETCH PLAN SUMITTAL FORM**

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

Proposed Name of Subdivision Builders FirstSource

Name of Applicant/Agent Mark Berthold Phone 303-262-8600

Company Name Builders FirstSource

Address 7595 Technology Way, Suite 500, Denver, CO 80237

Owner of Record Builders FirstSource Phone 303-262-8600

Address 7595 Technology Way, Suite 500, Denver, CO 80237

Engineer Jay Maupin-Maupin Engineering Phone 912-235-2915

Address 114 W 42nd Street Savannah, GA 31401

Surveyor \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Proposed water City of Rincon Proposed sewer City of Rincon

Total acreage of property 4.08 Acreage to be divided n/a Number of Lots Proposed n/a

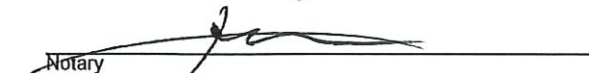
Current Zoning B-3 Proposed Zoning B-3 Tax map – Block – Parcel No 465d-007 - -

Are any variances requested? \_\_\_\_\_ 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 31 day of July, 2023

  
Applicant

  
Notary

Owner

**JORGE M BAZAN**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
**NOTARY ID 20174017944**  
**MY COMMISSION EXPIRES MAY 09, 2025**

# EFFINGHAM COUNTY

## SKETCH PLAN CHECKLIST

**OFFICIAL USE ONLY**

Subdivision Name: \_\_\_\_\_ Project Number: \_\_\_\_\_  
 Date Received: \_\_\_\_\_ Date Reviewed: \_\_\_\_\_ Reviewed by: \_\_\_\_\_

The following checklist is designed to inform applicants of the requirements for preparing sketch 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.

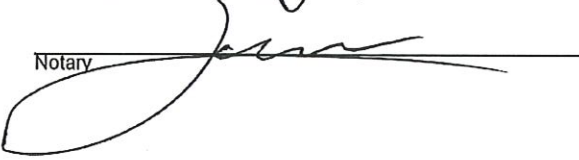
Office Use	Applicant Use	<b>Builders FirstSource</b>
<b>(a) Project Information:</b>		
X		1. Proposed name of development.
X		2. Names, addresses and telephone numbers of owner and applicant.
X		3. Name, address and telephone number of person or firm who prepared the plans.
X		4. Graphic scale (approximately 1"=100') and north arrow.
X		5. Location map (approximately 1" = 1000').
X		6. Date of preparation and revision dates.
X		7. Acreage to be subdivided.
<b>(b) Existing Conditions:</b>		
X		1. Location of all property lines.
X		2. Existing easements, covenants, reservations, and right-of-ways.
X		3. Buildings and structures.
X		4. Sidewalks, streets, alleys, driveways, parking areas, etc.
X		5. Existing utilities including water, sewer, electric, wells and septic tanks.
X		6. Natural or man-made watercourses and bodies of water and wetlands.
X		7. Limits of floodplain.
X		8. Existing topography.
X		9. Current zoning district classification and land use.
n/a		10. Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
<b>(c) Proposed Features:</b>		
X		1. Layout of all proposed lots.
X		2. Proposed new sidewalks, streets, alleys, driveways, parking areas, etc (to include proposed street/road names).
X		3. Proposed zoning and land use.
X		4. Existing buildings and structures to remain or be removed.
X		5. Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.
X		6. Proposed retention/detention facilities and storm-water master plan.

X	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
X	8. Water distribution infrastructure master plan.

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

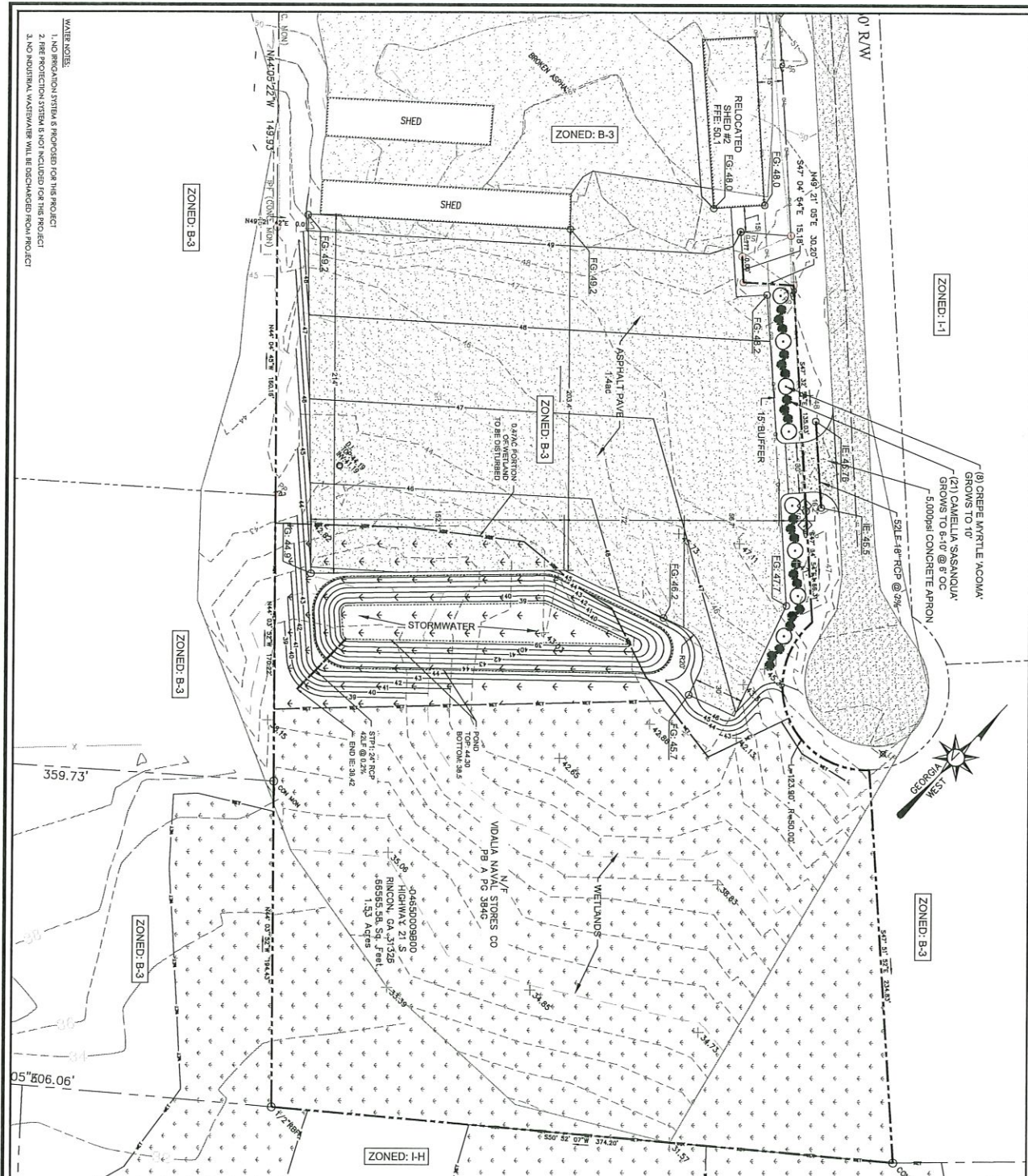
This 31<sup>st</sup> day of July, 2023.

  
Applicant

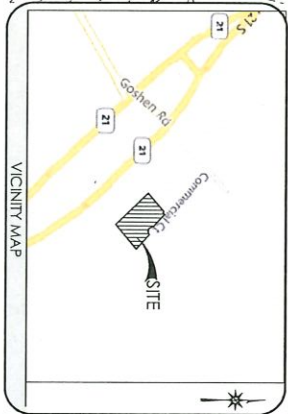
Notary 

Owner

JORGE M BAZAN  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20174017944  
MY COMMISSION EXPIRES MAY 09, 2025



**WATER NOTES:**  
 1. NO PROTECTION SYSTEM IS PROVIDED FOR THIS PROJECT  
 2. PPE PROTECTION SYSTEM IS NOT INCLUDED FOR THIS PROJECT  
 3. NO INDUSTRIAL WASTEWATER WILL BE DISCHARGED FROM PROJECT



**GENERAL DEVELOPMENT NOTES:**

1. P.N.: 4420007  
 ADDRESS: RINCON, GEORGIA 31351
2. OWNER INFORMATION: BUILDERS FIRSTSOURCE  
 MARK BERTHOUD  
 7959 TECHNOLOGY WAY, SUITE 500  
 RINCON, GA 31351  
 678-342-8800  
 mark.berthoud@bfbs.com
3. IDPA LAND PACKAGE: \* 4.881AC  
 TITLE: \* 2.481AC
4. ESTIMATED DEVELOPMENT COSTS: \* 2,481,000  
 PROJECT TYPE: \* 1: NEW COMMERCIAL  
 PRESENT SITE ZONING: \* I-1
5. PROJECT IS LOCATED IN ZONE X, AND A SPECIAL LAND MAINTAIN AREA AS SHOWN BY THE TPOO MANUFACTURING MAP # 1310022900, DATED 3/14/2019
6. THE SITE IS SERVED BY (PRINCIPAL COUNTY) WATER AND SANITARY SEWER SYSTEMS.

ZONED: I-1

N/F  
 VIDALIA NAVAL STORES CO  
 PB A PO 3846

0465000800  
 HIGHWAY 21 S  
 RINCON, GA 31351  
 68955.58 Sg. Feet  
 1.53 Acres

DATE: 05/27/2023  
 TIME: 10:00 AM  
 SHEET NO: 396-22-01

**SKETCH PLAN**  
 Builder's FirstSource

**MAUPIN** engineering  
 114 WEST 42<sup>ND</sup> STREET  
 SAVANNAH, GA 31406  
 OFFICE PHONE: (912) 235-2919  
 CELL: (912) 235-2919  
 EMAIL: info@maupinengineering.com

NO.	DATE	DESCRIPTION

# Commercial Ct



# 465D-7 / Commercial Ct



8/13/2023

**Tax Parcel Labels**

- Effingham County Zoning
  - B-3 Efn\_fin\_cache
  - AR-1
  - B-2
- Tax Parcels
  - I-1
  - Band\_1
  - Band\_2
- Roads

1:3,950

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.18 km

Est. HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Effingham County  
BOC