

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

**OFFICIAL USE ONLY**

Date Received: \_\_\_\_\_ Project Number: \_\_\_\_\_ Classification: \_\_\_\_\_

Date Reviewed: \_\_\_\_\_ Reviewed by: \_\_\_\_\_

Proposed Name of Subdivision RAMSEY LANDING PHASE 3

Name of Applicant/Agent NEIL P. MCKENZIE, PE Phone 912-200-3041

Company Name COLEMAN COMPANY, INC.

Address 1480 CHATHAM PARKWAY, SUITE 100, SAVANNAH, GA 31405

Owner of Record SLA RL HOLDINGS, LLC Phone 912-572-0424

Address 152 THUNDERBIRD DR, SUITE 207, RICHMOND HILL, GA 31324

Engineer SAME AS APPLICANT Phone \_\_\_\_\_

Address \_\_\_\_\_

Surveyor SAME AS APPLICANT Phone \_\_\_\_\_

Address \_\_\_\_\_

Proposed water CITY OF SPRINGFIELD Proposed sewer CITY OF SPRINGFIELD

Total acreage of property 97.92 Acreage to be divided \_\_\_\_\_ Number of Lots Proposed 133

Current Zoning R-1 Proposed Zoning R-1 Tax map – Block – Parcel No 04450028

Are any variances requested? YES If so, please describe: \_\_\_\_\_

REDUCE FRONT YARD SETBACK FROM 35' TO 30' IN ORDER TO PROVIDE  
MORE BACKYARD SPACE

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

This 17TH day of JULY, 2023.

Notary



Neil P. McKenzie  
Applicant  
Neil P. McKenzie  
Owner

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

<input checked="" type="checkbox"/>	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
<input checked="" type="checkbox"/>	8. Water distribution infrastructure master plan.

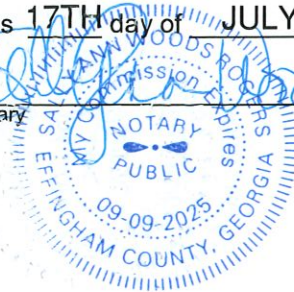
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 17TH day of JULY, 2023.

*[Handwritten signature]*

NIP Ly  
Applicant

Notary



\_\_\_\_\_  
Owner





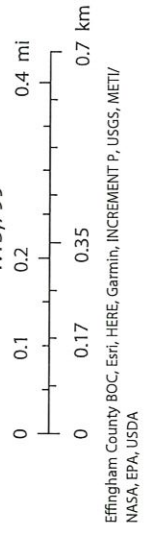
# 445-28 / Ramsey Landing Phase 3



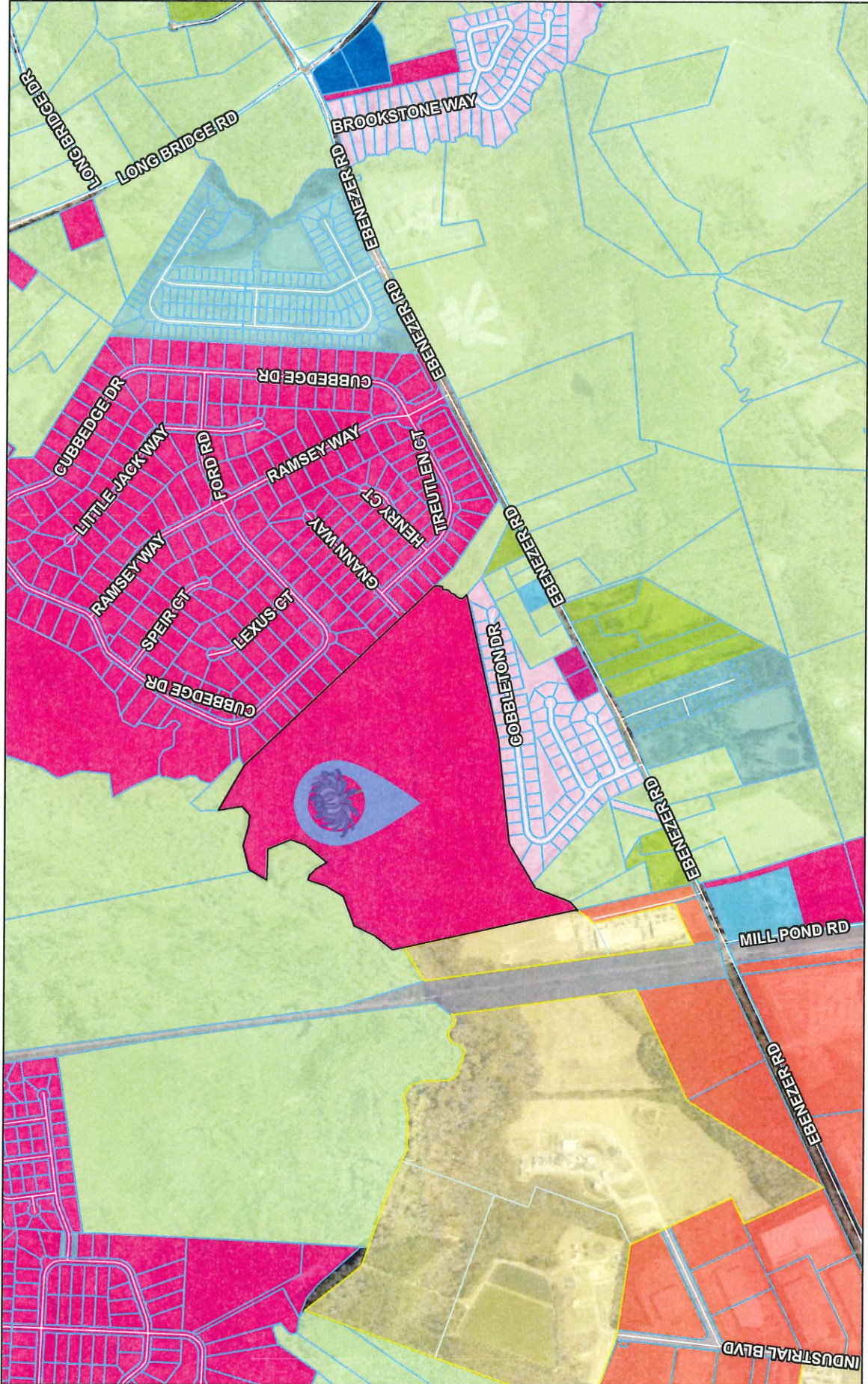
8/2/2023

- Municipal Boundaries
- Tax Parcels
- Roads
- Wetlands
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine
- FEMA Flood Zone
- A

1:15,799



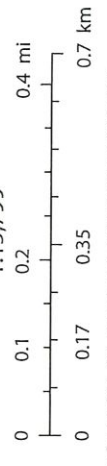
# 445-28 / Ramsey Landing Phase 3



8/2/2023

- Municipal Boundaries
- Tax Parcels
- Roads
- AR-1
- AR-2
- R-1
- R-2
- R-3
- R-6
- B-2
- B-3
- I-1
- Other

1:15,799



Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/  
NASA, EPA, USDA



Effingham County Board of Commissioners  
Attn.: Mr. Wesley Sherrod, PE, CFM  
601 North Laurel Street  
Springfield, Georgia, 31329

Re: Sketch Plan for Ramsey Landing Phase 3, Effingham County, GA

Mr. Sherrod,

SLA Communities, LLC is proposing to complete the development of 133 lot single-family subdivision located off Ebenezer Road, in Effingham County, Georgia. The property is zoned R-1; rezoning will NOT be required. Water and sewer utilities will be provided by the City of Springfield and the roads and storm drainage system will be privately owned and maintained. Stormwater management for this development will include onsite collection and conveyance to stormwater detention ponds. The ponds discharge into a wetland system, which eventually discharges into Ebenezer Creek.

This will be a continuation of the Ramsey Landing Community; the residents of the new phase will utilize an amenity site that will be constructed in the existing community. The amenity site will be constructed on lots 70 and 71.

The purpose of this submittal is to obtain sketch plan approval prior to development and construction activities. Should you have any questions or require additional information, please contact us.

Sincerely,

Neil McKenzie, PE

Coleman Company, Inc.

912-200-3041