

**EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM**

OFFICIAL USE ONLY
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 7.0 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 4854-004 - -

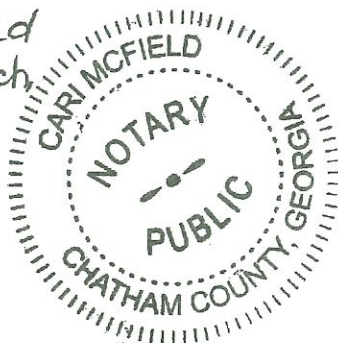
Are any variances requested? _____ If so, please describe: _____

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

This 6th day of MARCH, 2023

Cari McField
Notary

Cari McField
6th of March
2023



Builders FirstSource
Applicant

Mark Berthold
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	Builders FirstSource
(a) Project Information:		
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) Existing Conditions:		
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).
(c) Proposed Features:		
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.

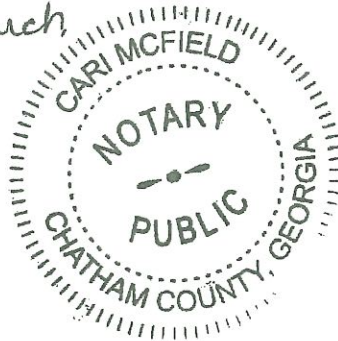
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 6th day of MARCH, 2023

Builders FirstSource
 Applicant
John Burtchold
 Owner

Cari McField
 Notary

Cari McField
 6th of March
 2023





6031 Connection Drive, Suite 400
Irving, TX 75201
Phone 214.880.3500
Fax 214.880.3599

To Whom it May Concern:

As the owner of parcel 465D-7 Builder's FirstSource is in agreement with the requested variance on parcel 465-1A for the reduction of required buffer from 150' to 25' of existing vegetation plus a planted berm and privacy fence

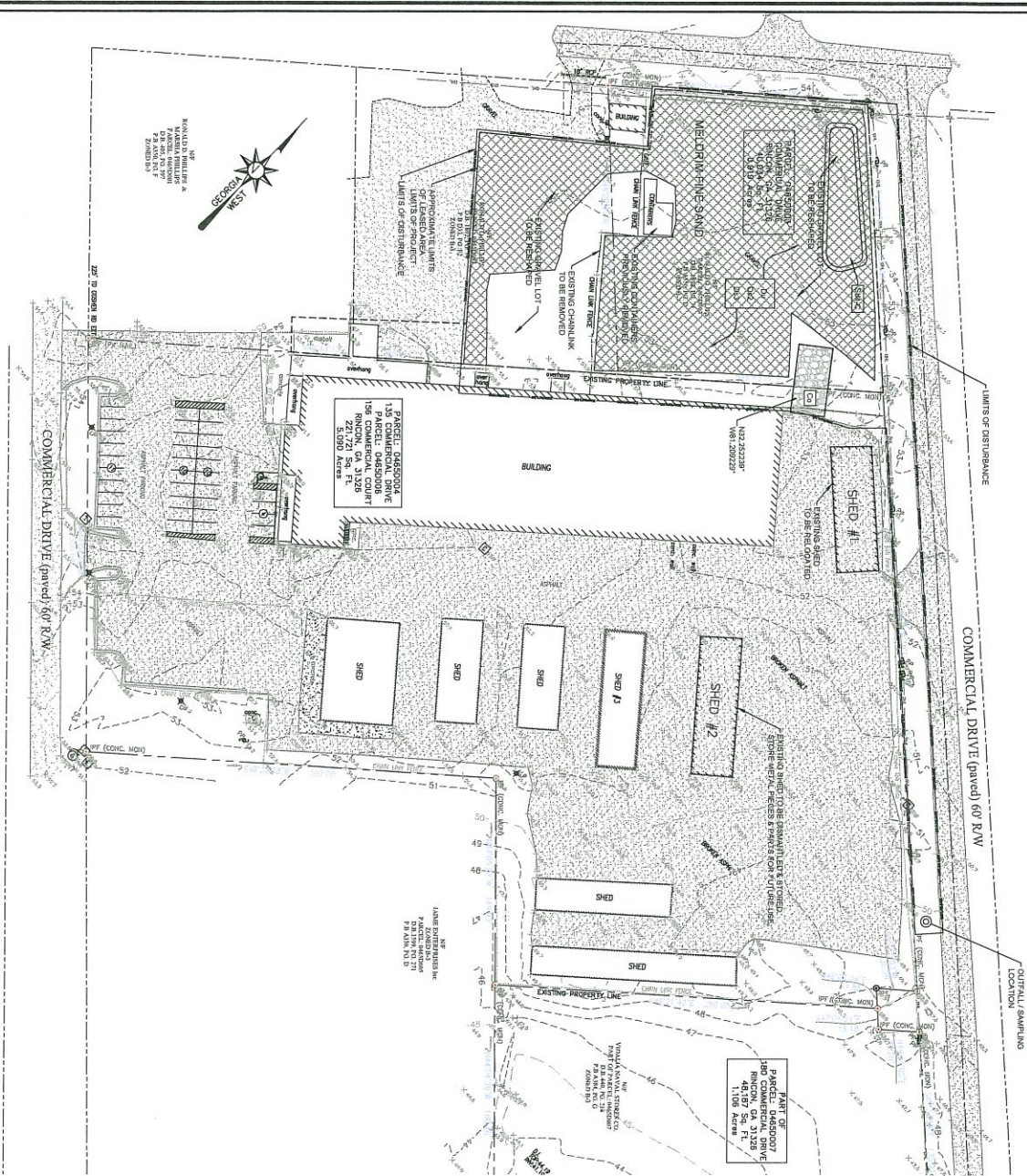
Sincerely,

A handwritten signature in blue ink, appearing to read "Paul W. Dunn".

Paul W. Dunn
Vice President – Real Estate
Builders FirstSource, Inc.

OUTPERFORM TODAY. TRANSFORM TOMORROW.

BLDR.COM



MULCHING & STRIPING PLATES

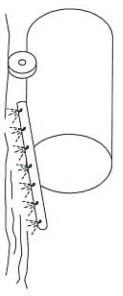
Material	Rate	Depth
Straw or Hay	2" to 4"	1/2"
Wood Chips	2" to 4"	1/2"

NOTES:
 1. THE STRIPING SHALL BE APPLIED TO ALL DISTURBED AREAS.
 2. THE STRIPING SHALL BE APPLIED TO ALL DISTURBED AREAS.
 3. THE STRIPING SHALL BE APPLIED TO ALL DISTURBED AREAS.

SECOND BATES FOR TEMPORARY & PERMANENT COVER

Material	Rate	Depth
Straw or Hay	2" to 4"	1/2"
Wood Chips	2" to 4"	1/2"

- NOTES:**
1. THE STRIPING SHALL BE APPLIED TO ALL DISTURBED AREAS.
 2. THE STRIPING SHALL BE APPLIED TO ALL DISTURBED AREAS.
 3. THE STRIPING SHALL BE APPLIED TO ALL DISTURBED AREAS.



CONTRACTOR SHALL EMPLOY THE FOLLOWING TEMPORARY METHODS TO LIMIT THE SURFACE AND AIR MOVEMENT OF DIRT FROM EXPOSED SOIL SURFACES:

TEMPORARY METHODS:
 - MULCHING
 - STRIPING
 - VEGETATION
 - SODS
 - HYDROSEEDING
 - EROSION CONTROL MATS

EROSION CONTROL ON DISTURBED AREAS

Material	Rate	Depth
Straw or Hay	2" to 4"	1/2"
Wood Chips	2" to 4"	1/2"

FOR PERMITTING

DATE: 11-10-2023
 DRAWN: JAM
 CHECKED: JAM
 DATE: 11-10-2023

C.2
 396-23-01

EROSION CONTROL PLAN INITIAL
 Builder's FirstSource

MAUPIN
 engineering

1114 W. BROADWAY, SUITE 200
 SAVANNAH, GA 31401
 (912) 433-8888

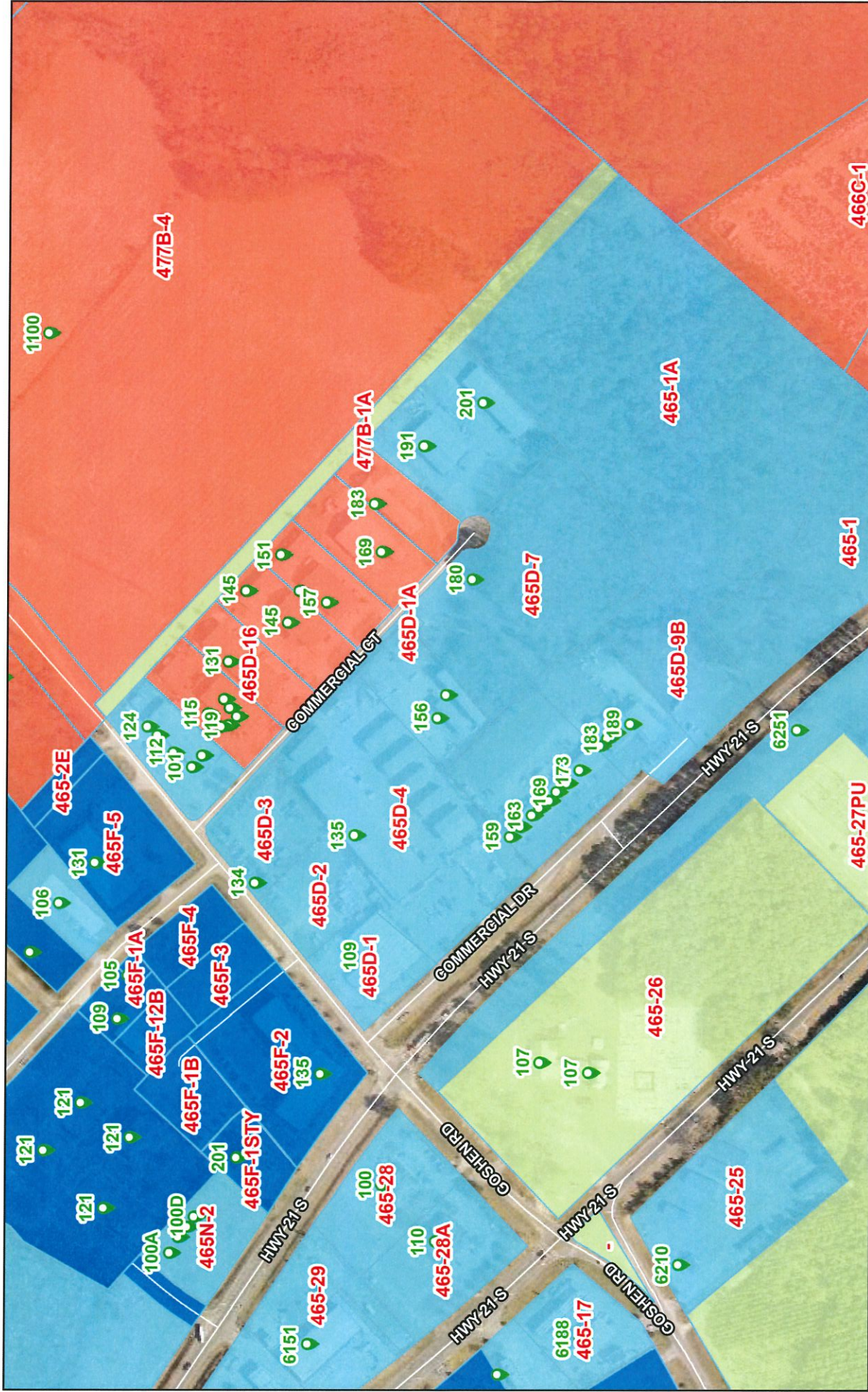
REVISIONS

NO.	DATE	DESCRIPTION

465D-2,3,4,6

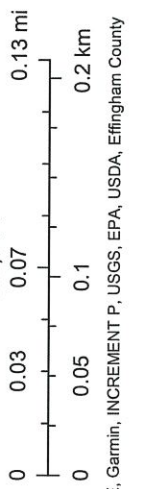


465D-2,3,4,6



3/14/2023

● Address Points
 Tax Parcels
 Effingham County Zoning
 B-3 Efn_fin_cache
 1:4,514
 Tax Parcel Labels
 Roads
 AR-1
 I-1
 B-2
 Red: Band_1
 Green: Band_2
 Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, Effingham County BOC

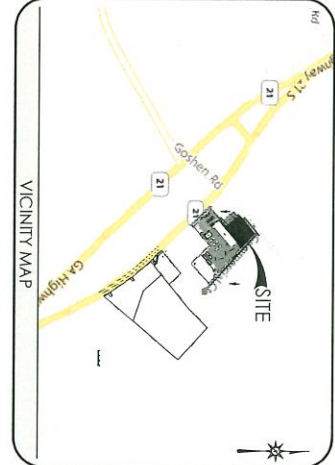
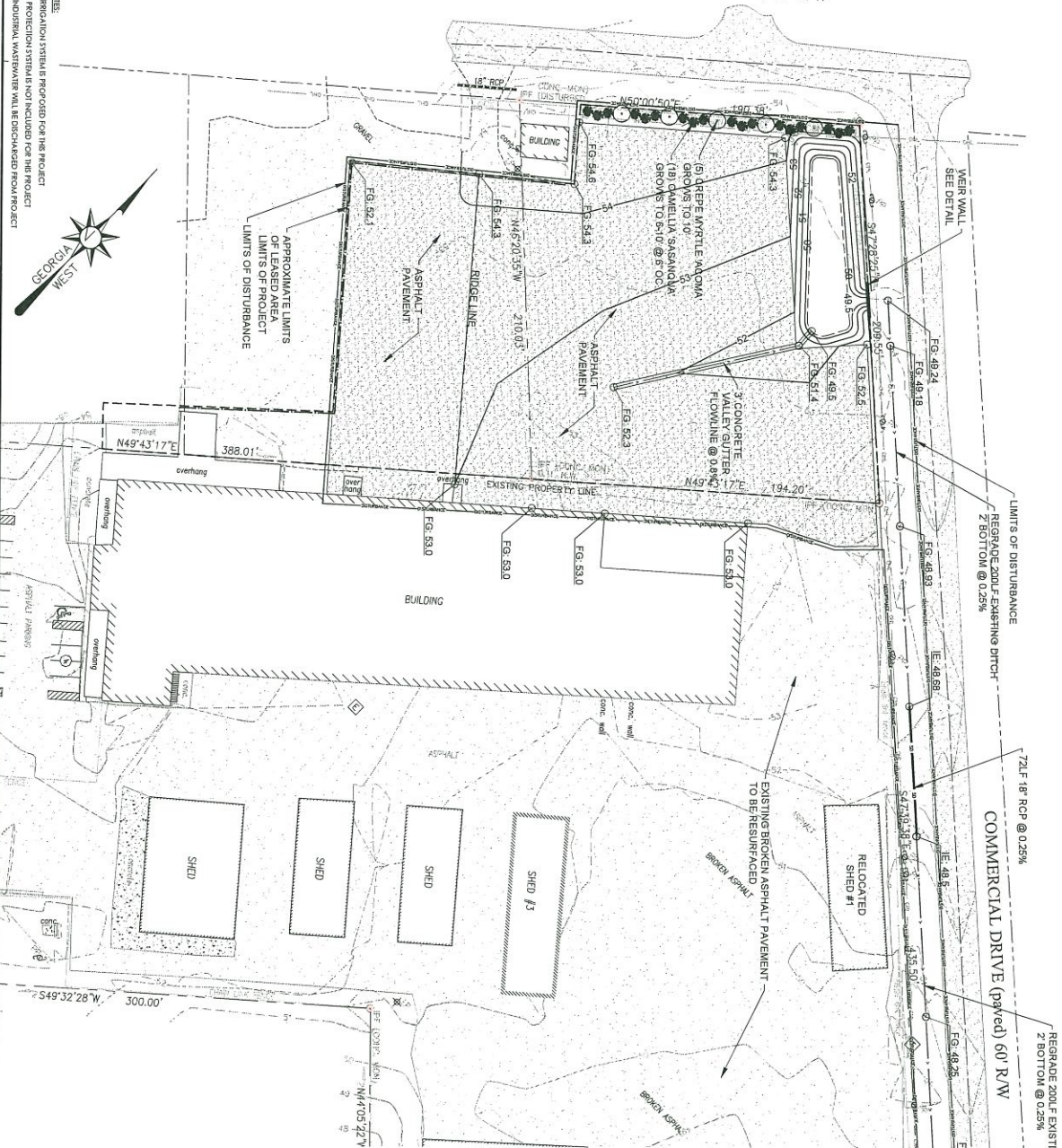


Revised Plan
Submitted
March 21, 2023

Revised Plan
Submitted
April 24, 2023

GOSHEN ROAD EXT. (paved) 80' R/W

- WATER NOTES:
1. NO PROTECTION SYSTEMS PROPOSED FOR THIS PROJECT
 2. PPE PROTECTION SYSTEMS NOT INCLUDED FOR THIS PROJECT
 3. NO INDUSTRIAL WASTEWATER WILL BE DISCHARGED FROM PROJECT



GENERAL DEVELOPMENT NOTES:

1. P/N: 445004
ADDRESS: 123 COMMERCIAL DRIVE
RECON, GEORGIA 31228
2. OWNER INFORMATION: **Builder FirstSource**
Attn: Matt Strickland
300-242-8000 / matt.strickland@bf1.com
3. TOTAL LAND ACQUIRED: 1.5831AC
TOTAL SURVEYED ACRES: 1.5831AC
4. DISTRICT OF PROPERTY: HEAVY COMMERCIAL
PRESENT THE ZONING: I-43
5. PROPERTY IS LOCATED IN ZONE X, WITH A SPECIAL TROOP TRAINED AREA AS SHOWN BY THE LOCAL INSURANCE ENGINEER'S SURVEY.
6. THE SITE IS SERVED BY SEWER/STORM WATER AND SANITARY SEWER SYSTEM.

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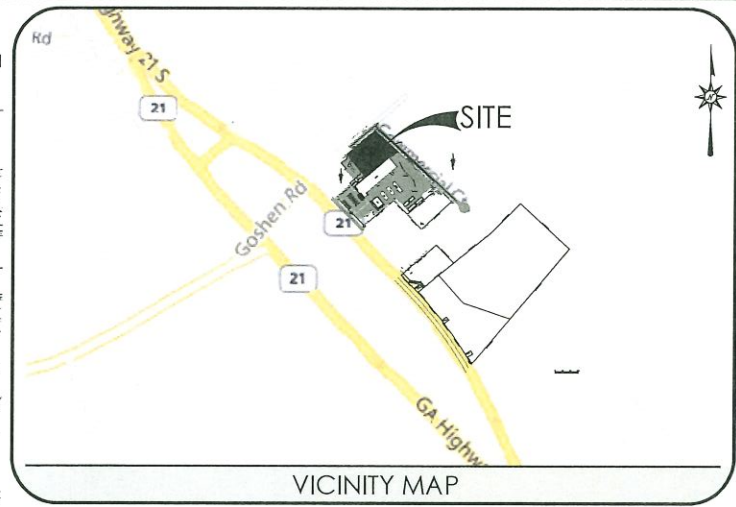
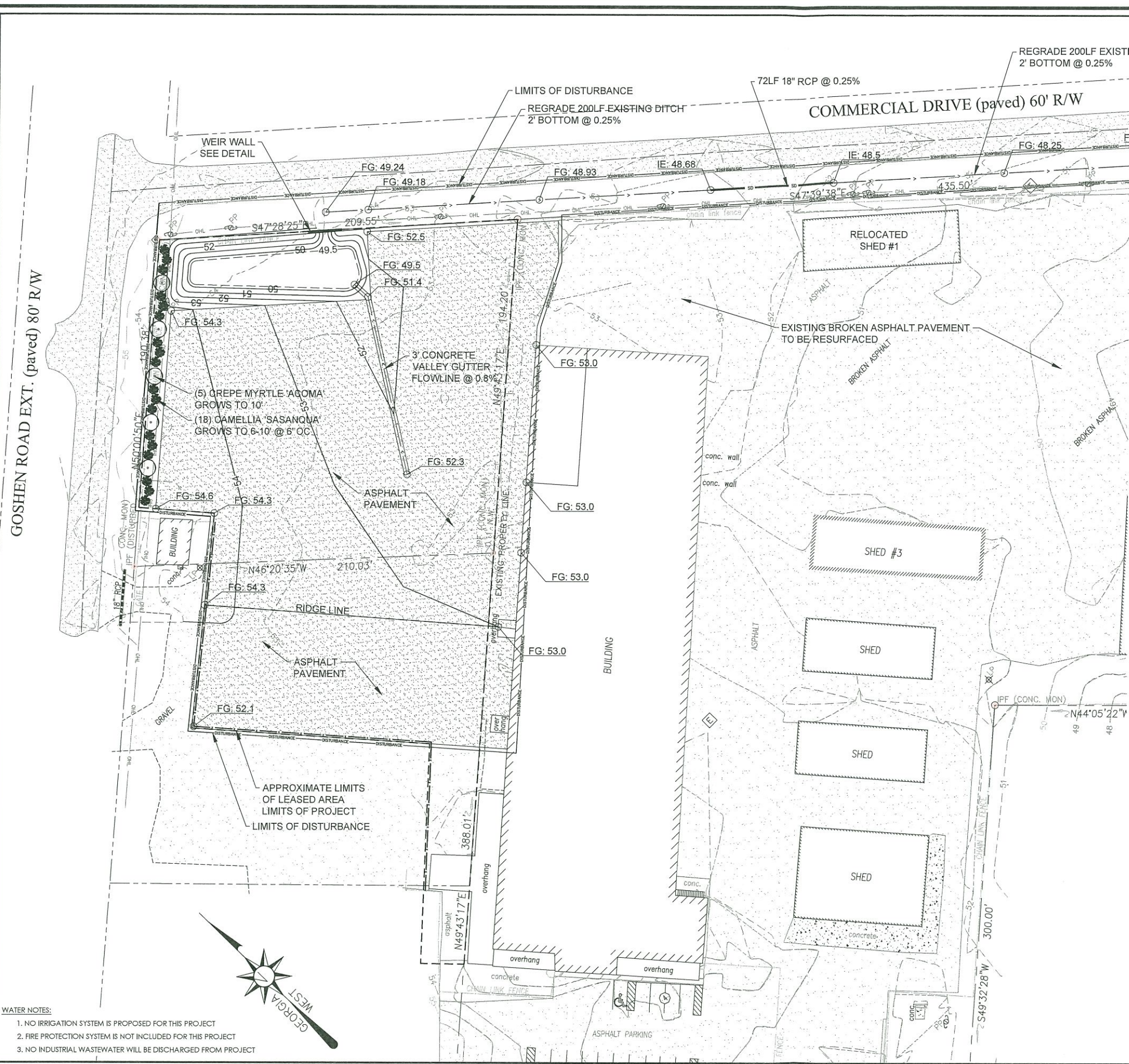
SKETCH PLAN
DATE: 11-10-22
DRAWN BY: JLD
CHECKED BY: JLD
SCALE: 1" = 10'

SKETCH PLAN
Builder's FirstSource

MAUPIN engineering
114 WEST 42ND STREET
SAVANNAH, GA 31404
OFFICE PHONE (912) 236-2416
GENERAL INQUIRY (912) 236-2416

REVISIONS	NO.	DATE	DESCRIPTION

GOSHEN ROAD EXT. (paved) 80' R/W



GENERAL DEVELOPMENT NOTES:

- PIN: 465D-004
ADDRESS: 135 COMMERCIAL DRIVE
RINCON, GEORGIA 31326
- OWNER INFORMATION: Builders FirstSource
Mr. Mark Berthold
7595 Technology Way, Suite 500
Denver, CO 80237
303-262-8600 / mark.berthold@bldr.com
- TOTAL LAND ACREAGE = 5.8(±)AC
TOTAL DISTURBED ACREAGE = 1.36(±)AC
- EXISTING USE OF PROPERTY : HEAVY COMMERCIAL
PROPOSED USE OF PROPERTY : HEAVY COMMERCIAL
PRESENT SITE ZONING : B-3
- PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP # 13103C0289E, DATED 3/16/2015
- THE SITE IS SERVED BY EFFINGHAM COUNTY WATER AND SANITARY SEWER SYSTEM.

- WATER NOTES:**
- NO IRRIGATION SYSTEM IS PROPOSED FOR THIS PROJECT
 - FIRE PROTECTION SYSTEM IS NOT INCLUDED FOR THIS PROJECT
 - NO INDUSTRIAL WASTEWATER WILL BE DISCHARGED FROM PROJECT

REVISIONS NO.	DATE	DESCRIPTION

MAUPIN
engineering

114 WEST 42ND STREET
SAVANNAH, GA 31401

OFFICE PHONE (912) 285-2915
GENERAL@MAUPINENGINEERING.COM

SKETCH PLAN

Builder's FirstSource

LEVEL II E&S

REGISTERED PROFESSIONAL ENGINEER
NO. 23758
WY. A. MAUPIN

CERT.#21051 EXP: 12/1/2024
STATUS:

SKETCH PLAN

DRWN: JAM 11-10-2022
CHK'D: JAM DATE

SCALE: 1" = 30'

SHEET NO.

SK

396-22-01

PROJECT NO.