

EFFINGHAM COUNTY

SKETCH PLAN SUMITTAL FORM

OFFICIAL USE ONLY		
Date Received: _____	Project Number: _____	Classification: _____
Date Reviewed: _____	Reviewed by: _____	

Proposed Name of Subdivision Baker Hill

Name of Applicant/Agent Alice Hurst Phone 912.665.0755

Company Name The Carson Company Unlimited LLC

Address 6636 GA Hwy 215 Rincan, GA 31326

Owner of Record Rosa Jackson & GM Roberts; Georgia May Gracia Roberts - Executor of estate Phone 912.826.2433

Address 423 Middleground Rd Rincan, GA 31326

Engineer Pittman Engineering Co. Phone 912.445.0578

Address 2591 Hwy 17 suite 303 Richmond Hill, GA 31324

Surveyor Glisson Land Surveying Phone 912.826.5283

Address 377 Tucker Road Clayton, GA 30417

Proposed water Coastal water Proposed sewer Coastal water

Total acreage of property 21.68 Acreage to be divided n/a Number of Lots Proposed ~~14~~ 151

Current Zoning AR-1 Proposed Zoning R3 Tax map - Block - Parcel No 047 - ~~600~~ 78
+ 047 ~~600~~ 72
047 - 71

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 7th day of February, 2023

Notary Lisa L. Asmus



Alice Hurst
Applicant

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

	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
	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.

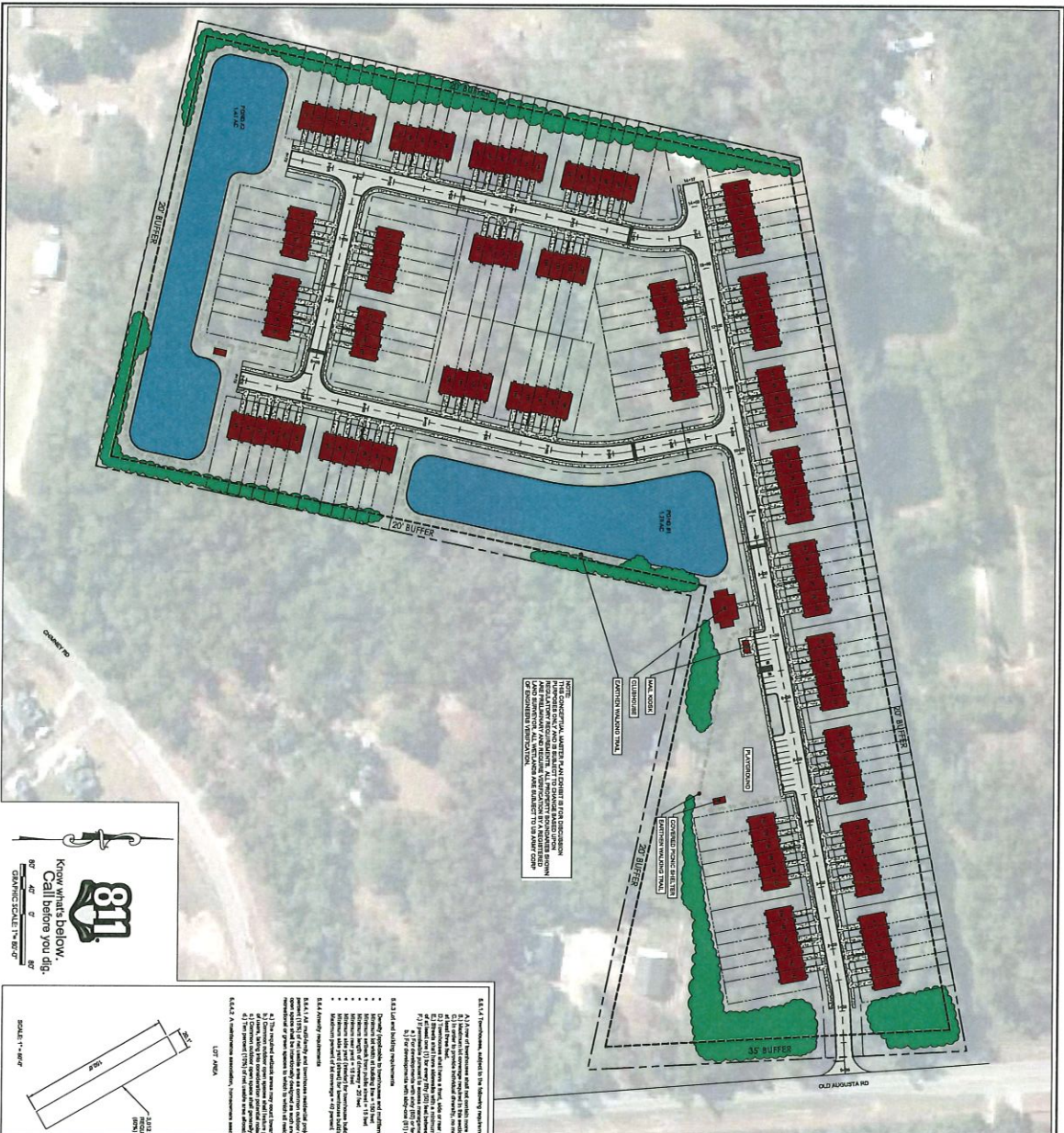
This 7th day of February, 2023.

Olivia Hurst
Applicant

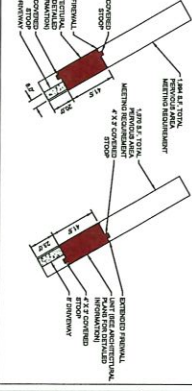
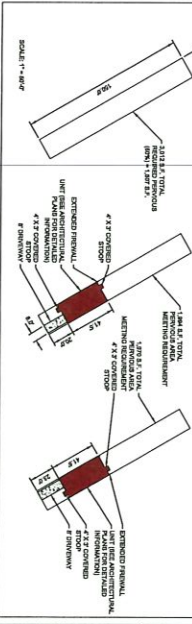
Lisa L. Smus
Notary

Cynthia Roberts
Owner





Know what's below.
Call before you dig.
811
GRAPHICAL: 1"=50'-0"



- 5.0.1.1** Provisions, address to the utility organizations:
- 1. Utility organizations shall be notified 48 hours before the start of any excavation work.
 - 2. The contractor shall be responsible for obtaining all necessary permits and for providing all necessary information to the utility organizations.
 - 3. The contractor shall be responsible for providing all necessary information to the utility organizations.
 - 4. The contractor shall be responsible for providing all necessary information to the utility organizations.
- 5.0.1.2** Provisions, address to the utility organizations:
- 1. Utility organizations shall be notified 48 hours before the start of any excavation work.
 - 2. The contractor shall be responsible for obtaining all necessary permits and for providing all necessary information to the utility organizations.
 - 3. The contractor shall be responsible for providing all necessary information to the utility organizations.
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CONTRACT INFORMATION

1. The Contractor shall provide the following items:

- a. Erosion control plan
- b. Stormwater management plan
- c. Final site plan
- d. Construction schedule
- e. Safety plan
- f. Traffic control plan
- g. Utility relocation plan
- h. Construction phasing plan
- i. Construction methods and means plan
- j. Construction start and stop dates
- k. Construction start and stop dates
- l. Construction start and stop dates
- m. Construction start and stop dates
- n. Construction start and stop dates
- o. Construction start and stop dates

PROJECT No. 21-248
 DRAWN BY: JMT
 CHECKED BY: JMT
 SCALE: 1"=50'
 DATE: 1/28/23

CONCEPTUAL MASTER PLAN
 BAKER HILL TRACT
 EFFINGHAM COUNTY, GA
 Prepared For
 THE CARSON COMPANY

PITTMAN ENGINEERING
 2591 Hwy 17S Suite 303
 Richmond, GA 31204
 912-445-0578
 www.PittmanEngineeringCo.com

PRELIMINARY

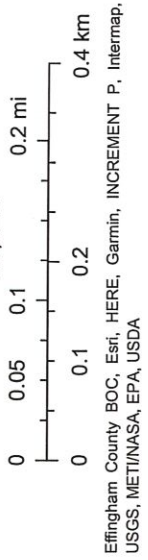
REV	REVISIONS	BY	DATE

476-71,72,&78



3/7/2023

1:9,028



- Address Points
- Tax Parcel Labels
- Tax Parcels
- Roads
- Effingham County Zoning
- AR-1
- AR-2
- R-1
- R-3
- R-4
- B-2
- B-3
- I-1
- Efn_fin_cache
- Redi: Band_1

Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, EPA, USDA

476D-71, 72, & 78



March 6th, 2023

Jason Bryant, P.E.
Pittman Engineering
2591 Hwy 17S, Suite 303
Richmond Hill, GA 31324

Dear Mr. Bryant,

I am pleased to provide you with a review of the sketch plan submitted under the cover of 'Baker Hill Tract', which can be found below.


Site Plan Review

Submittal Documents Sketch Plans.....*Feb. 2023*

General:

1. The minimum and maximum block lengths, as defined by the Effingham County Subdivision Ordinance, are not met by the proposed design.
2. The access drive connecting to Old Augusta Rd must follow the Effingham County Access Management Policy. For the access to Old Augusta Rd, the Chapter 3 of the GDOT 'Regulations for Driveway and Encroachment Control' shall be used. The proposed access may need to be relocated/revised based on traffic/access management standards.
3. On street parking requires a minimum pavement width of 28 ft if being provided on one side of the street.

Sincerely,

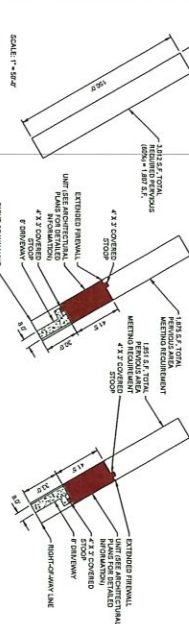

Trevor Shoemaker
Project Manager
EOM

CC: Teresa Concannon, Planning Manager - Effingham County
Chelsie Fernald, Planner - Effingham County
Liberto Chacon, PE, Sr. Vice President - EOM

**REVISED SKETCH PLAN
SUBMITTED APRIL 13**



Know what's below.
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GRAPHIC SCALE: 1" = 30'-0"



5.5.1.1 All new construction shall be subject to the following requirements:

- All new construction shall be subject to the following requirements:
- Minimum lot width shall be 100.00 feet.
- Minimum lot depth shall be 100.00 feet.
- Minimum lot area shall be 10,000.00 square feet.
- Minimum front setback shall be 10.00 feet.
- Minimum side setback shall be 10.00 feet.
- Minimum rear setback shall be 10.00 feet.
- Minimum front yard setback shall be 10.00 feet.
- Minimum side yard setback shall be 10.00 feet.
- Minimum rear yard setback shall be 10.00 feet.
- Minimum front yard setback shall be 10.00 feet.
- Minimum side yard setback shall be 10.00 feet.
- Minimum rear yard setback shall be 10.00 feet.

5.5.1.2 All new construction shall be subject to the following requirements:

- All new construction shall be subject to the following requirements:
- Minimum lot width shall be 100.00 feet.
- Minimum lot depth shall be 100.00 feet.
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- Minimum rear yard setback shall be 10.00 feet.

5.5.1.3 All new construction shall be subject to the following requirements:

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EXHIBIT

CONCEPTUAL MASTER PLAN
BAKER HILL TRACT
EFFINGHAM COUNTY, GA
Prepared For
THE CARSON COMPANY

PITTMAN ENGINEERING
2591 Hwy 178 Suite 303
Richmond Hill, GA 31324
912-445-0578
www.PittmanEngineeringCo.com

PRELIMINARY

REV.	REVISIONS	BY	DATE

Revised Sketch Plan
Submitted
April 19, 2023

REV	DATE	DESCRIPTION

PRELIMINARY

PITTMAN ENGINEERING
 2591 Hwy 175 Sine 303
 Richwood Hill, GA 31324
 912-434-9792
 www.pitmanengineering.com

CONCEPTUAL MASTER PLAN
 BAKER HILL TRACT
 EFFINGHAM COUNTY, GA
 Prepared For
THE CARSON COMPANY

EXHIBIT
 SHEET
 Project No. 21-249
 Drawn By: JMB
 Checked By: JMB
 Scale: 1"=80'
 Date: 1/29/23



TOTAL SITE AREA = 28.32 ACRES
 TOTAL BUILDING AREA = 1,150,000 SQ. FT.
 TOTAL PARKING SPACES = 1,150
 TOTAL LOT AREA = 1,150,000 SQ. FT.
 TOTAL LOT AREA = 1,150,000 SQ. FT.
 TOTAL LOT AREA = 1,150,000 SQ. FT.

NET USABLE COMMON OUTDOOR SPACES PROVIDED:
 PLAYGROUND AREA: 10,000 SQ. FT.
 WALKWAY: 10,000 SQ. FT.
 BIKING TRAIL: 10,000 SQ. FT.
 BASKETBALL COURT: 10,000 SQ. FT.
 TENNIS COURT: 10,000 SQ. FT.
 TOTAL NET USABLE COMMON OUTDOOR SPACES PROVIDED = 50,000 SQ. FT.

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 TOTAL NET USABLE COMMON OUTDOOR SPACES PROVIDED = 50,000 SQ. FT.

5.6.1.1 All buildings and structures shall be constructed in accordance with the International Building Code (IBC) 2015, as amended by the Georgia Building Code, and shall be subject to the Georgia Department of Community Affairs (DCA) rules and regulations. All buildings shall be constructed in accordance with the Georgia Department of Community Affairs (DCA) rules and regulations. All buildings shall be constructed in accordance with the Georgia Department of Community Affairs (DCA) rules and regulations.

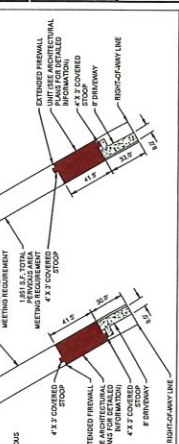
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 800.487.4747
 GRAPHIC SCALE: 1"=80'