

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

**OFFICIAL USE ONLY**

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

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

Proposed Name of Subdivision North Tract Development

Name of Applicant/Agent 3 Byrds Development, LLC Phone 912-328-6500

Company Name \_\_\_\_\_

Address 122 Canal Street, Suite 108, Pooler, GA 31322

Owner of Record 3 Byrds Development, LLC Phone 912-328-6500

Address 122 Canal Street, Suite 108, Pooler, GA 31322

Engineer Allen Engineering Services Phone 912-667-2667

Address 131 Silverwood Commercial Drive, Rincon, GA 31326

Surveyor Shupe Surveying Company, P.C Phone 912-265-0562

Address 130 Canal Street, Suite 501, Pooler GA 31322

Proposed water Effingham County Proposed sewer Effingham County

Total acreage of property 39.46 Acreage to be divided 36.49 Number of Lots Proposed 335

Current Zoning AR-1 Proposed Zoning R-3 Tax map – Block – Parcel No 03520018

Are any variances requested? No If so, please describe: N/A

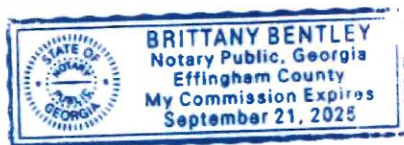
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 27<sup>th</sup> day of April, 2021

Brittany Bentley  
Notary

[Signature]  
Applicant

[Signature]  
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> |  |
| ✓                               | 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>(b) Existing Conditions:</b> |  |
| ✓                               | 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).                           |
| <b>(c) Proposed Features:</b>   |  |
| ✓                               | 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.  |

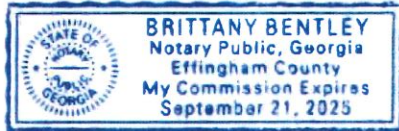
|   |   |
|---|---|
| ✓ | 7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed). |
| ✓ | 8. Water distribution infrastructure master plan.                                       |

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

This 27<sup>th</sup> day of April, 2012

Brittany Bentley  
Notary

[Signature]  
Applicant  
[Signature]  
Owner







**EOM Operations**  
*Your solution to a better tomorrow*

May 2<sup>nd</sup>, 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 'Byrd North Tract', which can be found below.

**Site Plan Review**

Submittal Documents

Sketch Plans.....*Apr. 2023*

Comments

1. The minimum and maximum block lengths, as defined by the Effingham County Subdivision Ordinance, are not met by the proposed design.
2. On street parking requires a minimum pavement width of 28 ft if being provided on one side of the street.
3. Review the horizontal curves on this plan. If the curve radii are too tight, it will be difficult to achieve this plan when it reached site plan review. It is understood that this is only at the sketch plan phase, but the layout of the plan will likely need to be modified to accommodate needed roadway geometry.
4. Make sure that stopping sight distance is achieved for the proposed on street parking. When such design elements are located behind curves extra care needs to be taken to ensure a safety hazard is not created.
5. The encroachment on the easement will need to be approved by the applicable entity. GDOT Encroachment Permit will also be a part of the process.

Sincerely,

*Trevor Shoemaker*  
**Trevor Shoemaker**  
Project Manager  
EOM

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



480 Edsel Drive, Ste 100  
Richmond Hill, GA 31324



[www.eomworx.com](http://www.eomworx.com)



Ph: 912.445.0050  
F: 912.756.5882



BOOMER HOMES INC.,  
122 Canal Street  
Suite 108  
Pooler, GA 31322

SCHEMATIC  
ELEVATIONS

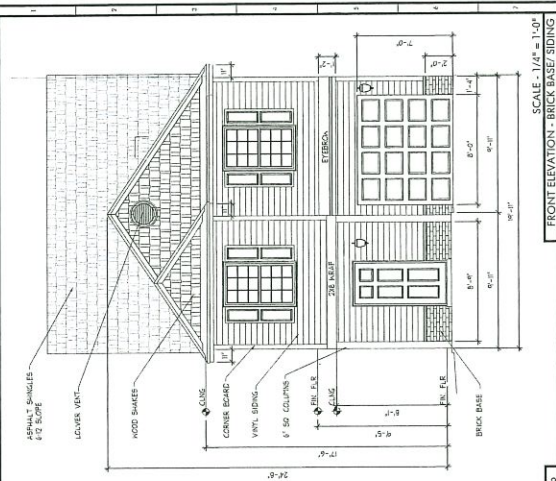
DRAFT

Issued:  
05/12/22

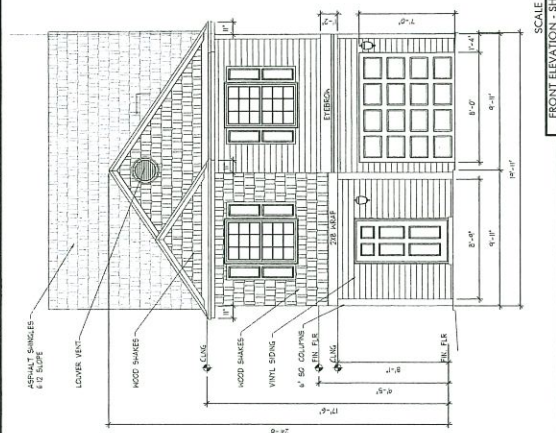
Revisions:

A1-2

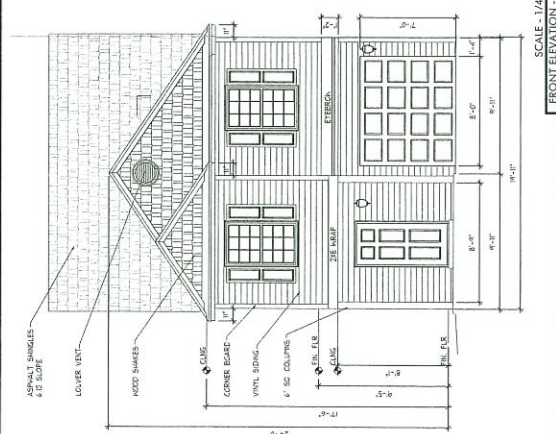
028



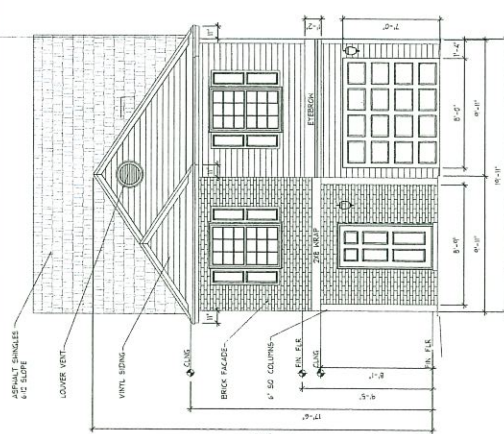
SCALE - 1/4" = 1'-0"



SCALE - 1/4" = 1'-0"



SCALE - 1/4" = 1'-0"



SCALE - 1/4" = 1'-0"



This aerial map displays a residential area with yellow property boundaries and numerous lot numbers. A blue line highlights a specific path or boundary. The map includes labels for "GREEN RIDGE" and "NOEL C. CONWAY RD". The lot numbers are organized in a grid-like fashion, with some areas labeled with "351" and others with "352".



This is an aerial map of a residential area, likely a subdivision. The map displays numerous lots, each identified by a unique lot number. The lots are color-coded: green for undeveloped or forested land, yellow for developed or cleared land, and blue for water bodies. A network of roads, shown in grey, runs through the area. A prominent black arrow points to a specific lot, 174, which is located near a body of water. The map also shows a winding road that curves around a central area. The lot numbers are distributed across the map, with some clusters and others more isolated. The overall layout suggests a planned residential development.

Future Land Use - Plan Date 10/1/2019

Address Points

Parcels2020

Roads

Residential

Transportation/Utilities

Undeveloped

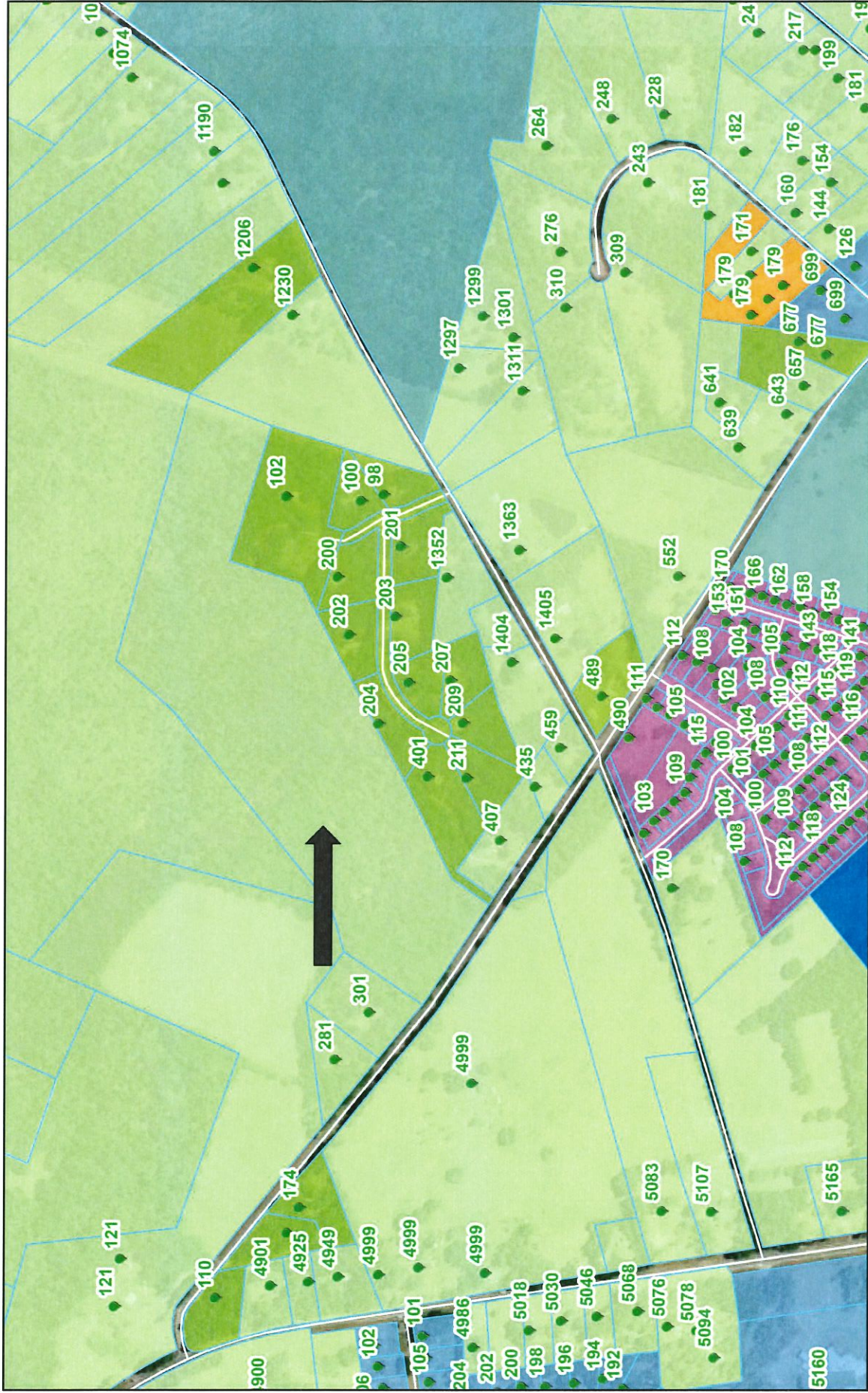
Agriculture

Conservation/Recreation

Public/Institutional



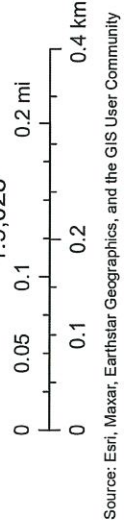
# NORTH TRACT SUBDIVISION



5/19/2022, 9:15:27 AM

- Address Points
- Parcels2020
- Roads
- Effingham County Zoning
  - AR-1
  - AR-2
  - B-2
  - R-1
  - R-4
  - R-6
  - PD

1:9,028

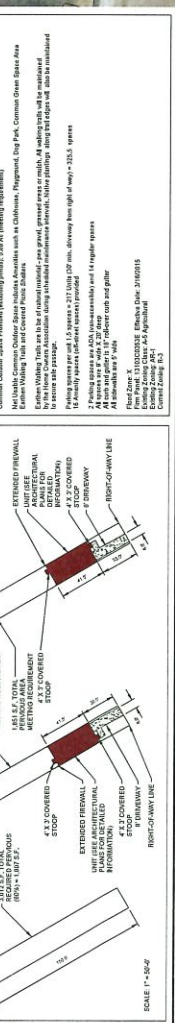




Project No. 21-249  
 Drawn By: JAF  
 Designed By: JJB  
 Checked By: JJB  
 Scale: 1" = 100'  
 Date: 1/31/23

SHEET

**EXHIBIT**

[illegible][illegible]