

EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

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

Proposed Name of Subdivision Parker's Convenience Store - Old River Road

Name of Applicant/Agent Daniel Ben-Yisrael Phone (912) 667-0593

Company Name Drayton-Parker Company, LLC

Address 17 W. McDonough Street, Savannah GA 31401

Owner of Record Effingham County Industrial Development Authority Phone 912-392-3000

Address 777 Old Augusta Road, Rincon, GA 31326

Engineer Rusty Windsor, PE (Kimley-Horn) Phone (912) 244-2528

Address 554 Gordon Street, Savannah, GA 31401

Surveyor Nicholas L. Mansfield (Survey Matters) Phone (864) 451-0176

Address 107 Hillcrest Avenue, Simpsonville, SC 29681

Proposed water ECIDA - Water Proposed sewer Septic tank system

Total acreage of property 6.96 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 03300-00000-046

Are any variances requested? No If so, please describe: _____

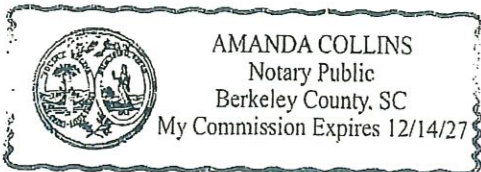
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 12th day of September, 2022.

[Signature]
Notary

[Signature]
Applicant

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.
N/A		7. Acreage to be subdivided.
(b) Existing Conditions:		
✓		1. Location of all property lines.
✓		2. Existing easements, covenants, reservations, and right-of-ways.
N/A		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.
N/A		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.
N/A		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.

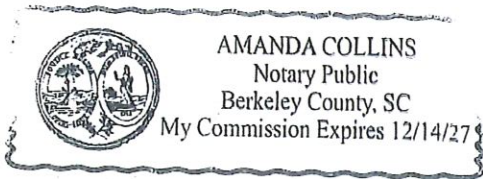
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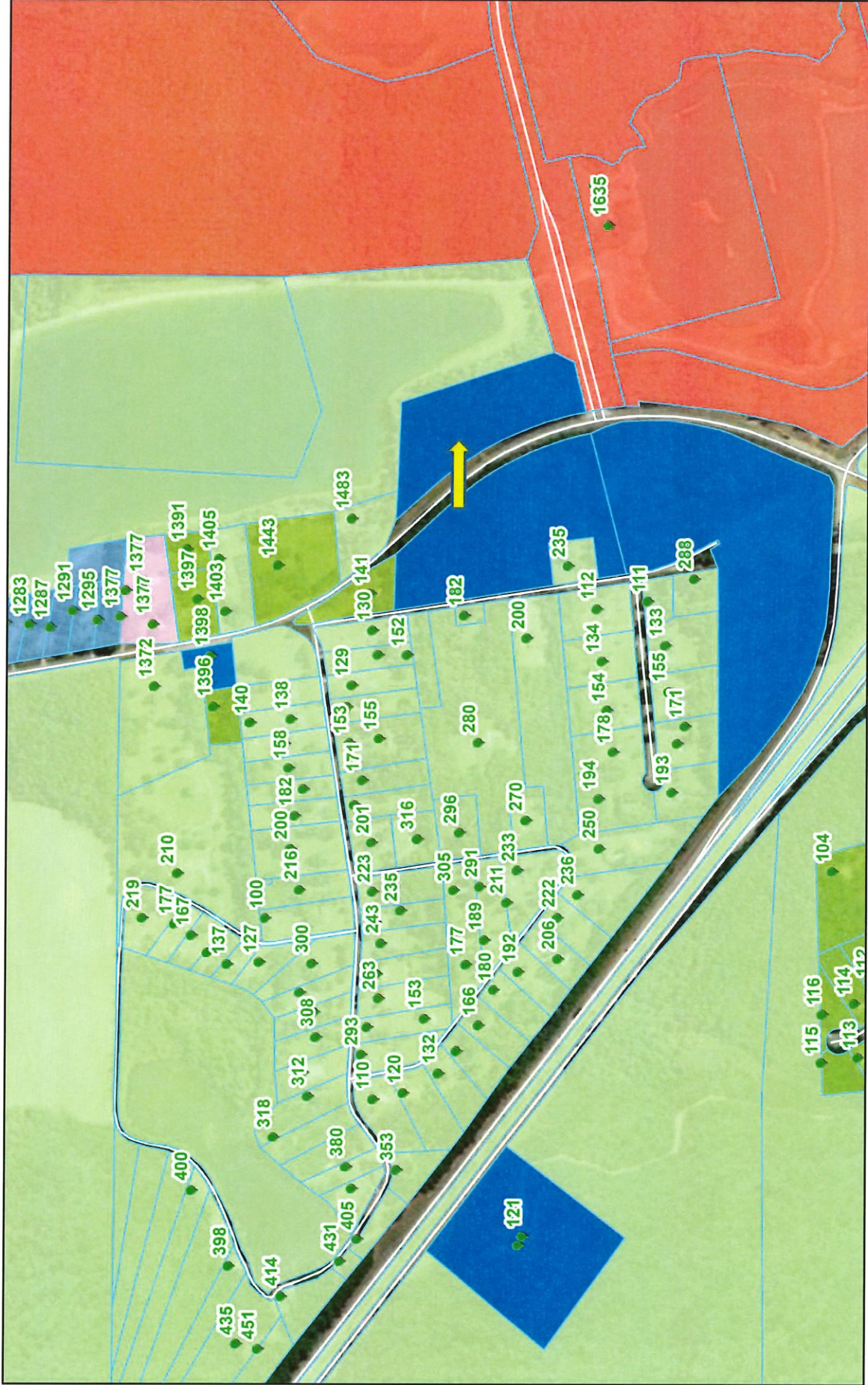
Amanda Collins
Notary

[Signature]
Applicant

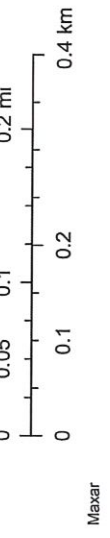
Owner



Parker's - Old River Road



9/21/2022, 11:00:49 AM



- Address Points
- Parcels2020
- Roads
- Effingham County Zoning
 - R-1
 - AR-1
 - AR-2
 - I-1
 - R-2
 - B-2



September 30th, 2022
CC: Liberto Chacon, PE
Teresa Concannon
Chelsie Fernald

Rusty Windsor, P.E.
Kimley Horn
554 Gordon St
Savannah, GA 31401

Dear Mr. Windsor,

I am pleased to provide you with a review of the sketch plan for Parker’s Kitchen – Old River Road, which appears below.

Site Plan Review

Submittal Documents: Sketch Plan.....Sep. 2022
Site Survey.....Sep. 2022

Comments:

1. Please clearly delineate the landscaped buffers on the plans. The schedule for buffer shall be as follows:
 - a. North & East Property Lines adjacent to AR Zoned Districts: 30-ft
 - b. Property Lines adjacent to streets: 10-ft between parking/loading areas and adjacent accessed street right-of-way.
 - i. It shall be noted that the county defines parking space as the area required to park/store one automobile, including the aisle or driveway space providing access thereto.
 - c. Permitted activity within these landscape buffers are:
 - i. Drainage ditches, utility and service lines (provided they are approximately perpendicular to property line)
 - ii. Street access/ driveways (provided they are approximately perpendicular to the property line)
 - iii. Sidewalks and pathways connecting multiple parcels
 - iv. Lighting fixtures, Signs, Flagpoles

Sincerely,

Trevor Shoemaker
Trevor Shoemaker
Project Manager
EOM