

EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

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

Proposed Name of Subdivision North Tract Subdivision

Name of Applicant/Agent Brandon Long Phone 912-754-2329

Company Name Braly Investors Investments (h2u)

Address PO Box 1655 Springfield GA 31329

Owner of Record Robert M North Jr Phone _____

Address 215 North Ln Rincon GA 31326

Engineer EMC Engineering Services, Inc. Phone 912-644-3223

Address 27 Chatham Center South, Suite A Savannah GA 31405

Surveyor _____ Phone _____

Address _____

Proposed water Effingham County Proposed sewer Effingham County

Total acreage of property 85.81 Acreage to be divided 85.81 Number of Lots Proposed 97

Current Zoning R-1 Proposed Zoning R-6 Tax map - Block - Parcel No 03520079

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 2 day of March, 2022

[Signature]
Notary

[Signature]
Applicant
Steve North for Estate
Owner
of Robert North



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 2 day of March, 2022.

[Signature]
Notary

[Signature]
Applicant

Steve North for Estate of
Owner Robert North



SKETCH PLAN

NORTH TRACT SUBDIVISION

ZITTRORER ROAD
EFFINGHAM COUNTY, GEORGIA

Prepared for:
BRALY INVESTMENTS, INC.



EMC ENGINEERING
ALBANY • ATLANTA • AUGUSTA • THOMASTON • WALKERSVILLE • COLUMBUS
COMMERCIAL • CIVIL • ENVIRONMENTAL
www.emc-eng.com
Fax: (770) 234-6830
P: (770) 234-6830
Savannah, GA 31405
10 Chatham Center Circle, Suite 100



| NO. | REVISION DESCRIPTION | DATE |
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ACCESS TO DEVELOPMENT TO BE LOCATED OFF OF ZITTRORER ROAD.

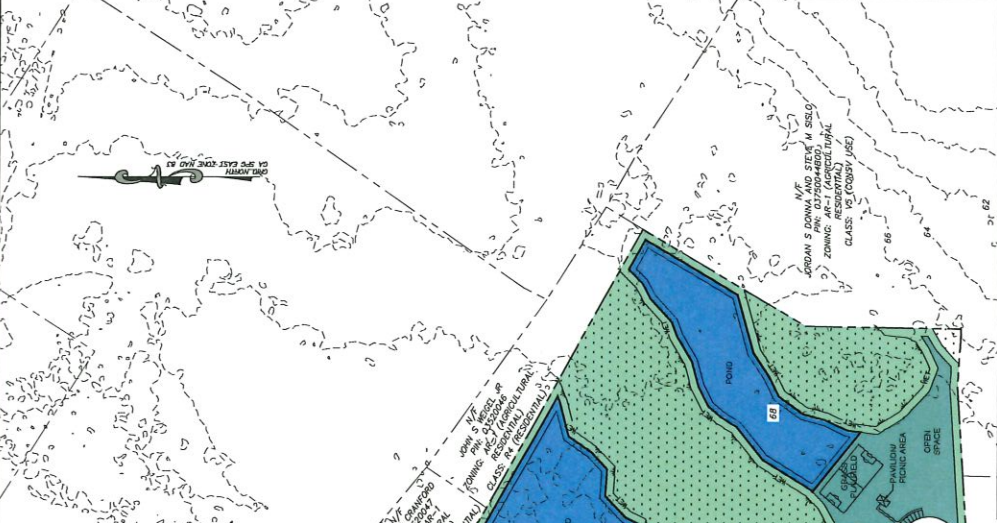
PER EFFINGHAM COUNTY ORD. THERE IS A REVERSE MAIN FORCE MAIN LINE LOCATED UNDER ZITTRORER ROAD AND THE WATER MAIN AND SEWER MAIN WILL BE SERVICED BY A PUMP STATION AND SEWER MAIN WILL BE SERVICED BY A PUMP STATION. THE PUMP STATION WILL BE PROVIDED BY THE DEVELOPER AND LOCATED ON THE SITE.

WETLANDS HAVE BEEN DELINEATED. CONTIGUOUS PROPERTY DEVELOPMENT WOULD DISTURB WETLANDS. WETLANDS HAVE BEEN TAKEN FROM EFFINGHAM COUNTY CODELINE WHEN TAKEN FROM.

SPECIALS WILL BE PROVIDED. STREET LIGHTS WILL BE PROVIDED. STREETS WILL BE PUBLIC.

AMENITIES WILL BE PROVIDED. A PLAYGROUND, GRASSFIELD, PATIO/DECKING AREA, AND MAIL BOX WILL BE PROVIDED. BUFFER PROVIDED WILL BE VEGETATIVE. EITHER NATURAL OR PLANTED.

THREE PARKING SPACES WILL BE PROVIDED FOR EACH HOME. ADDITIONAL SPACES WILL BE PROVIDED AT AMENITY AREAS AND MAIL BOXES.



SITE INFORMATION

PROJECT NO.: 21-0000
DRAWN BY: MKK
DESIGNED BY: MKK
SURVEY DATE: N/A
CHECKED BY: MKK
DATE: FEB 2022

PROPERTY ADDRESS: 6841 WALKER ROAD
TOTAL ACRES: 52.65 ACRES
TOTAL ACRES: 52.65 ACRES
CURRENT ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)
PROPOSED ZONING: R-1 (SINGLE FAMILY RESIDENTIAL)

BUILDING SETBACKS
FRONT: 15'
SIDE (INTERIOR): 7.5'
SIDE (EXTERIOR): 25'
REAR: 25'

MAX DENSITY: 4.5 DWELLING UNITS PER GROSS ACRE
DENSITY PROVIDED: 1.13 UNITS PER ACRE (BY UNITS TOTAL)
MINIMUM LOT AREA: 4,800 SQ FT (0.39 AC)
MAXIMUM LOT COVERAGE: 40%
MINIMUM LOT WIDTH AT BUILDINGS: 60 FT
COMMON OUTDOOR OPEN SPACE: 15% OF NET USABLE AREA
OPEN SPACE PROVIDED: 8.71 AC
GREENSPACE PROVIDED: 1.62 AC



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© All Pictometry

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Legend:

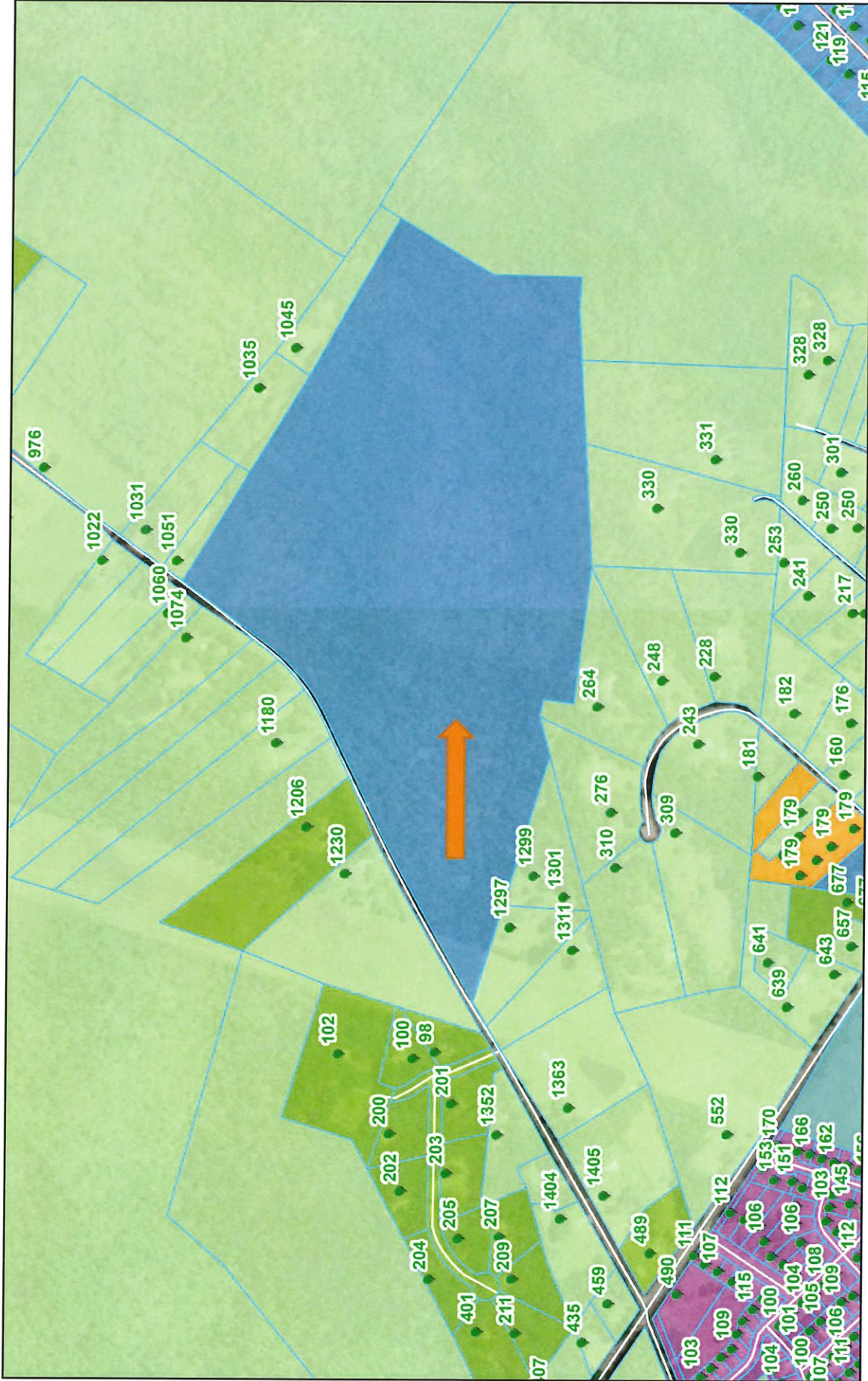
- Address Points: Green dot
- Parcels2020: Light blue outline
- Roads: Grey line
- Future Land Use - Plan Date 10/1/2019:
 - Agriculture: Green
 - Conservation/Recreation: Light green
 - Residential: Yellow
 - Transportation/Utilities: Grey
 - Undeveloped: Orange

Scale: 1:9,028

0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km

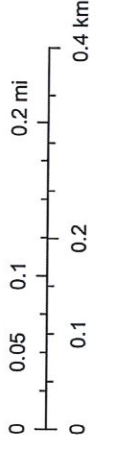
Maxar

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