

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

<b>OFFICIAL USE ONLY</b>		
Date Received: _____	Project Number: _____	Classification: _____
Date Reviewed: _____	Reviewed by: _____	

Proposed Name of Subdivision Parcel 465-3TPO Clearing & Grading

Name of Applicant/Agent Gregg Howze Phone 912-663-8588

Company Name H and H Real Estate Investments, Inc.

Address 130 San Marco Drive, Tybee Island, GA 31328

Owner of Record H and H Real Estate Investments, Inc. Phone \_\_\_\_\_

Address Same as applicant

Engineer EMC Engineering Services, Inc. Phone 912-644-3207

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 29.91 Acreage to be divided n/a Number of Lots Proposed 1

Current Zoning B-3 Proposed Zoning B-3 Tax map -- Block -- Parcel No 04650003TPO

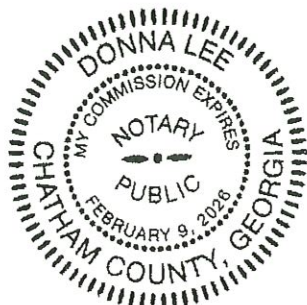
Are any variances requested? No If so, please describe: \_\_\_\_\_

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

This 29 day of JUNE, 2022

Donna Lee  
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	
<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.
N/A		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.
N/A		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.

N/A	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
N/A	8. Water distribution infrastructure master plan.

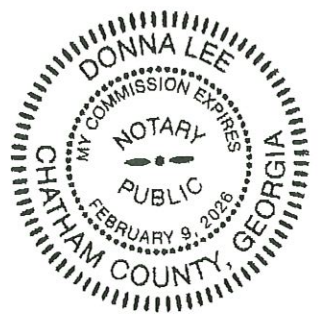
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 29 day of JUNE, 2022.

[Signature]  
Applicant

Donna Lee  
Notary

\_\_\_\_\_  
Owner







EOM Operations  
Your solution to a better tomorrow

OPERATIONS

September 12<sup>th</sup> 2022  
CC: Liberto Chacon, P.E.  
Eric Larson, P.E.  
Teresa Concannon, AICP  
Chelsie Fernald

Travis Bazemore  
EMC Engineering Services  
27 Chatham Center South, Suite A  
Savannah, GA 31405

Dear Mr. Bazemore,

I am pleased to provide you with a recommendation for Approval of the revised sketch plan submitted under the title of Parcel No. 465-3TPO Clearing & Grading.

**Site Plan Review**

Submittal Documents                      Sketch Plan (Clearing & Grading).....*Aug. 2022*

We have reviewed the submittal for the referenced project. The plans were reviewed for general conformance with the requirements of Effingham County. This review of the submitted site plans does not relieve the Owner, Designer and Contractor, or their representatives, from their individual or collective responsibility to comply with the applicable provisions of the County, State and Federal Laws and Engineering Standards, and all Development Codes that apply to Effingham County. This review is not to be construed as a check of every item in the plans or construction. Failure of this office to note any conflict with said requirements does not relieve the developer from compliance.

To the best of our knowledge, information and belief, it is our opinion that the sketch plan is in general conformance with Effingham County’s applicable design standards, codes and ordinances. We hereby recommend Approval of the proposed sketch plan.

Please contact me if you have any questions. I can be reached via email or phone at [tshoemaker@eomworx.com](mailto:tshoemaker@eomworx.com) or 912-445-0050 ext. 2400.

Sincerely,

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



27 Chatham Center South Dr.  
Suite A  
Savannah, GA 31405  
Phone: (912) 232-6533  
Fax: (912) 233-4580  
www.emc-eng.com



August 25, 2022

Mr. Eric Larson, PE  
County Engineer  
Effingham County, GA

RE: Parcel No. 465-3TPO Clearing & Grading Sketch Plan  
EMC Project # 22-0014

Dear Mr. Larson:

We received plan review comments from EOM Operations (Trevor Shoemaker) dated August 18, 2022 and the following responses are how they have been addressed:

1. *Access to the future development from the County ROW shall be facilitated through the existing stub-out extending from Goshen Commercial Dr. The access to site from the State ROW will need to be aligned with McCall Road. The proposed stormwater pond and site grading will need to be revised to provide adequate space for future access from these locations.*  
Plan has been revised to provide space for future access on to SR 21 and Goshen Commercial Drive.
2. *Some grade lines should be shown for the proposed on-site stormwater ditch. Connectivity to the intended receiving stormwater system needs to be included.*  
The on-site stormwater ditch is a bypass ditch for flows coming on to the project site. It will flow and outfall into SR 21 ROW. The centerline of the ditch has flow arrows on it which delineate the direction of the flow.
3. *Please identify what extents of the site are intended to be cleared and graded during the proposed LDA. As shown, only the pond and onsite drainage ditch is shown to have improvements.*
  - a. *Please show the proposed grading for the full extent of the site, such that it is clear how stormwater will be routed through the site. Given that the majority of the developable area is currently wetland, it is likely that this area will be graded as well.*
  - b. *Provide any information that will bring clarity to how the proposed grading plan intends to manage off-site stormwater runoff..*

The sketch plan submitted is showing the proposed woodline, which will be the limits of clearing, but was not labeled. The plan has been revised to show this being labeled. Flow arrows and labels have also been added to the plans showing how off-site and on-site runoff drains into the pond. The proposed stormwater ditch has been labeled as a bypass ditch.

4. *Label specific stormwater management features such as:*
  - a. *Berm/Ditch that defines the pond shape*  
Pond Berm has been labeled on revised sketch plan as requested.



- b. Weir-Outfall location for the pond.*  
Pond Outfall has been labeled on revised sketch plan as requested.
  - c. The outlet of the proposed onsite drainage ditch*  
Proposed drainage ditch outfalls into the GDOT ROW
  - d. The stormwater inlets from off-site and on-site to stormwater management features.*  
Proposed stormwater pipes are already labeled on the plans. There are no proposed inlets.
- 5. *Ponds must be a minimum of 50 ft from property lines.*  
This is not applicable for this project.
- 6. *Is the "Approximate Location of Project Access" the access point for the clearing and grading process only, or is this intended to be a development site access point as well.*  
Yes this access will be temporary to complete the current proposed project, which is to clear and rough grade the site only. Another sketch plan will be required for any future development and will show any proposed access points.
- 7. *Is that a culvert being proposed at the "Approximate Location of Project Access". Please provide additional information.*  
Yes there will be a storm pipe needed for this access point to be able to cross over the bypass ditch. Pipe has been labeled on the plans.
- 8. *A proposed drainage easement should be indicated on the sketch plan for the stormwater ditch being installed to facilitate stormwater from the pond on the adjacent site to the public row. See the Effingham County Stormwater Management Local Design Manual for dimensions*  
Drainage easements have been shown and labeled on the plan for the stormwater pond and bypass ditch.
- 9. *Is this site intended to be subdivided at any point in the development process?*  
At this time we have no idea what the property owner intends to do with the property other than clear and rough grade it and get it ready to market to sell for potential development in the future. It is possible that it could be subdivided in the future.

Sincerely,



Travis Bazemore  
Senior Design Engineer



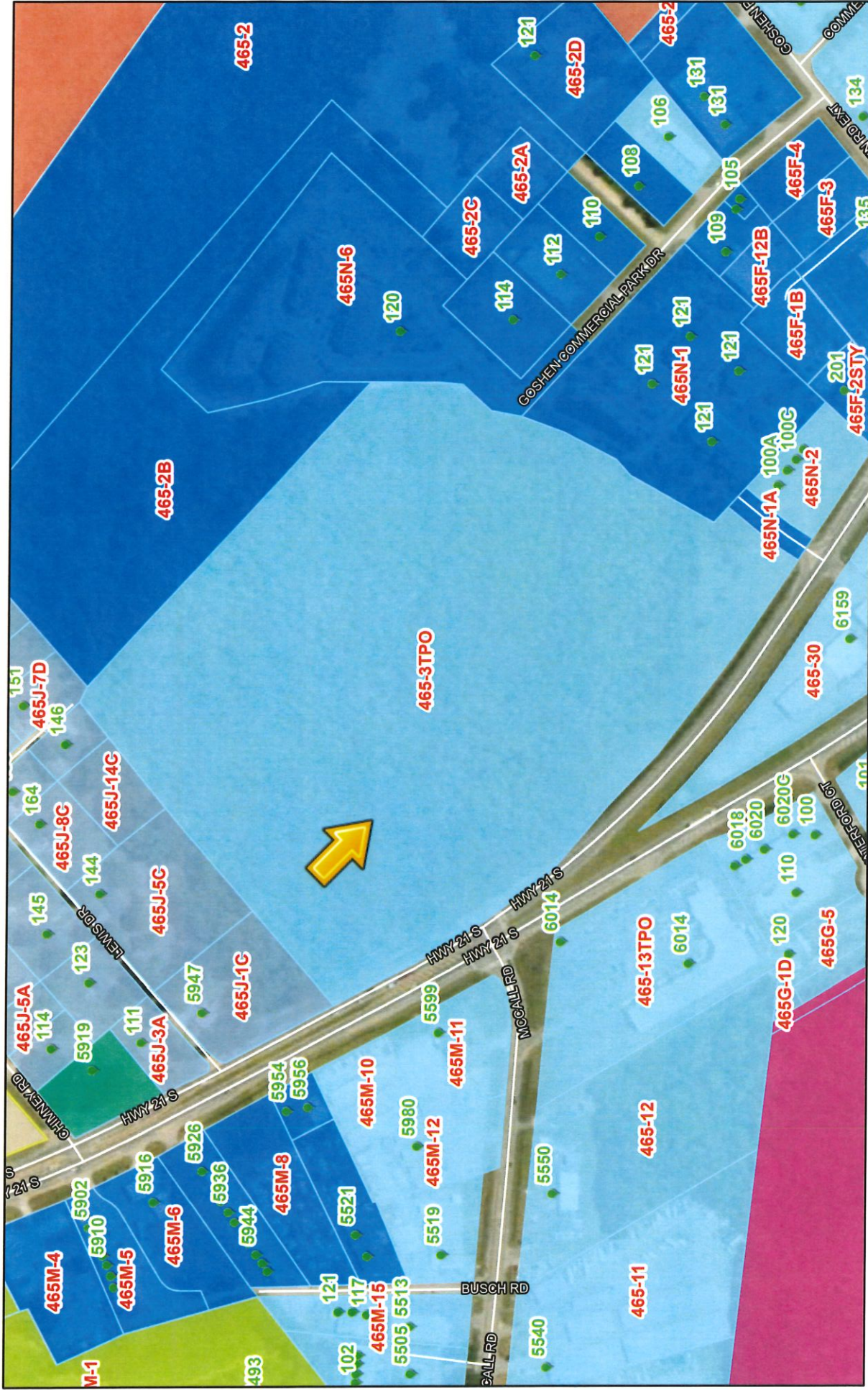


# 465-3TPO





# 465-3TPO



8/16/2022, 9:45:44 AM

- Municipal Boundaries
- Parcels2020
- AR-2
- R-1
- R-3
- B-1
- B-2
- B-3
- I-1
- Other
- Roads
- Address Points
- Tax Parcel Labels