

EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

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

Proposed Name of Subdivision Parker's Kitchen at US 80 & SR 17

Name of Applicant/Agent Joshua Cox, PE Phone 404-796-8016

Company Name Buckel Design Group, LLC

Address 3471 Donaville Street, Duluth, GA 30096

Owner of Record Drayton-Parker Companies, LLC Phone 912-677-0593

Address 17 W. McDonough St., Savannah, GA 31401

Engineer Buckel Design Group, LLC / Joshua Cox, PE Phone 404-796-8016

Address 3471 Donaville Street, Duluth, GA 30096

Surveyor Survey Matters / Nick Mansfield Phone 864-451-0176

Address 107 Hillcrest Avenue, Simpsonville, SC 29681

Proposed water Water Utility Management Proposed sewer on-site treatment w/ septic disposal field

Total acreage of property 6.25 Acreage to be divided N/A Number of Lots Proposed N/A

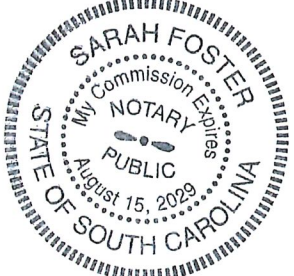
Current Zoning B-3 Proposed Zoning N/A Tax map – Block – Parcel No 378-40 & 378-14

Are any variances requested? TBD If so, please describe: None identified thus far

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

This 11th day of February, 2022
Sarah Foster
Notary

Applicant _____
DK
Owner
DAVID BFW-GISDARL



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

<input checked="" type="checkbox"/>	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
<input checked="" type="checkbox"/>	8. Water distribution infrastructure master plan. To be provided by WUM separately.

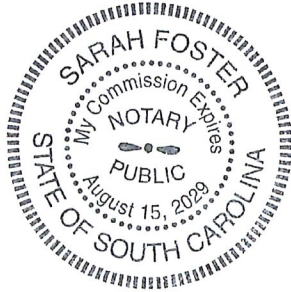
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 11th day of February, 2022.

Sarah Foster
Notary

Applicant _____

[Signature]
Owner DANIEL BEN-ISRAEL



BEST, Inc

Bradshaw Environmental Soil Technology, Inc.
 P. O. Box 88, Rincon, Georgia 31326
 cell: 912-665-0485

Level 3 Report

County: Effingham	Date: December 6, 2021	Pin No:
Owner: Drayton Parker Companies, LLC	Phone	
Mailing Address:		
Site Location Address: 2917 US Highway 80		
Subdivision:	Lot No:	
Map Scale: 1 inch = 100 feet		

SOIL PROPERTIES								
SOIL SERIES	Slope %	Seasonal High Water Table from existing surface (inches)	Absorption Rate at Recommended Trench Depth (minutes/inch)	Recommended Trench Depth from existing surface (inches)	Suitability Code	Topsoil thickness (inches)	Recommended Height of Mound based on trench depth of	
							18 inches	24 inches
Blanton - High	0	48	10	24	A	6	0	0
Blanton	0	36	10	12	C	6	6	12
Stilson	0	36	30	12	C	8	6	12
Seagate	0	24	30	0	C	10	18	24
Pelham	0	12	20	12 above	C	10	30	36

SUITABILITY CODE DESCRIPTION AND NOTES

A - These soils are suitable for installation of on-site systems with proper system design, installation and maintenance.

C - Because of flooding, shallow seasonal water tables, soil horizons with very slow percolation rate, perched water tables, or imperfect drainage, these soils are not suitable for installation of a conventional on-site system without site modifications, special designs or installation. Non-conventional systems and installation must be approved by the local Environmental Health Specialist.

F - Because of soil limitations, these soils are unsuited for installation of an on-site system.

J - These soils commonly have percolation rates that are too slow for installation of a conventional on-site system without special design or installation. Non-conventional system design and installation must be approved by the local Environmental Health Specialist.

The soil map will have delineated jurisdictional wetlands or approximate wetlands shown. If there are wetlands on the area soil mapped, then a 50 foot set back will be shown from the wetlands.

Site Specific Notes: Make sure the proposed adsorption field area is protected during construction of the home and is not allowed to become a storage area for fill dirt, or used for trash pits. Keep heavy equipment from parking or driving on the adsorption field area. Do not install adsorption fields during wet or rainy periods. **Do manage surface water away from drain fields with gutters and swells.**

Disclaimer: Recommendations are site specific and if not followed will void this report. All recommendations are based on the original undisturbed soil unless otherwise stated. If the site is disturbed from cutting or filling after date of site visit, this report is null and void. Your local Department of Community Health holds full authority in the permitting of on-site disposal systems and may view the soil conditions differently than the Soil Classifier and will have the final say in their county.

SIGNED: *R. D. Bradshaw*



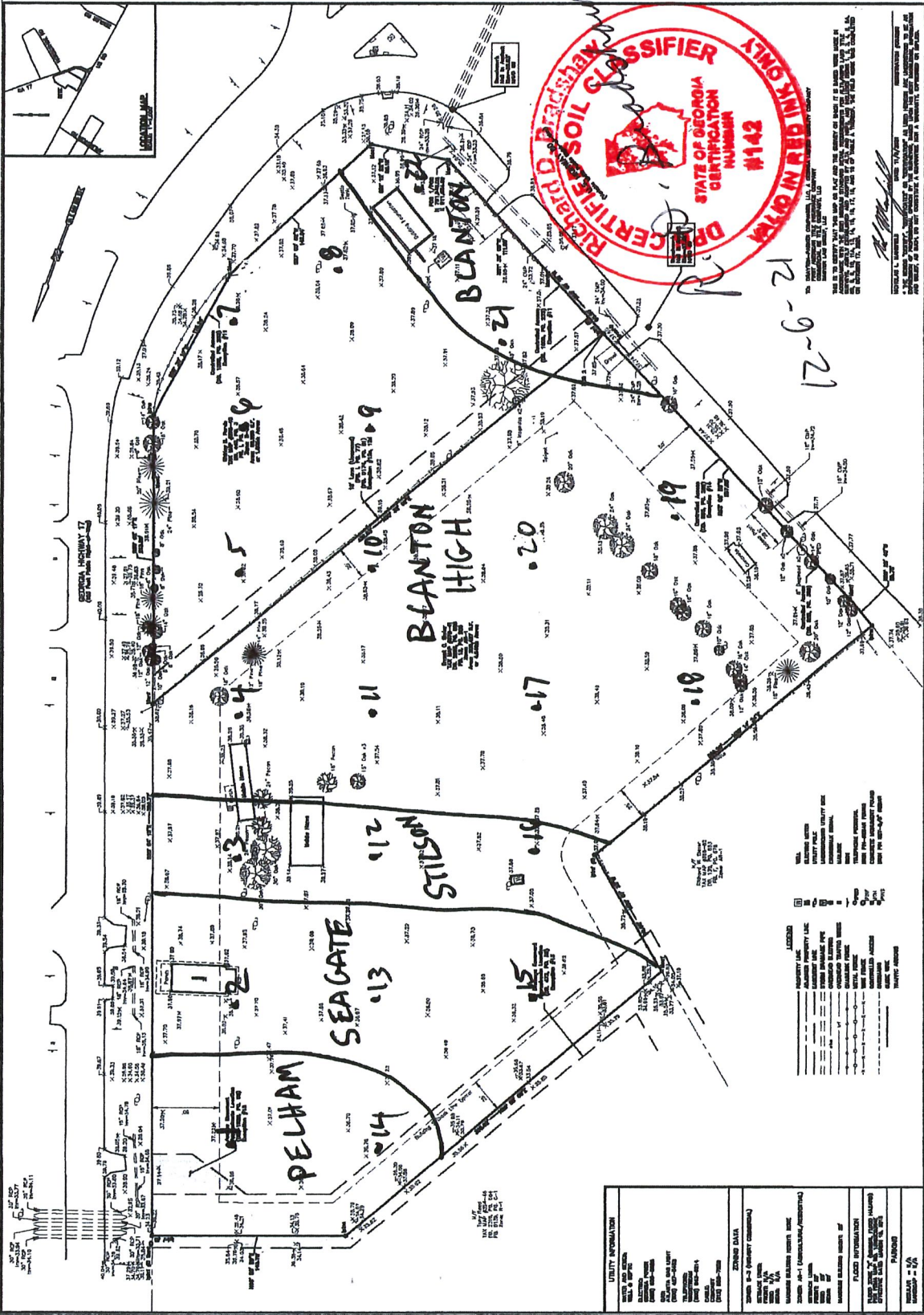
SURVEY MATTERS
LAND SURVEYING SERVICES
107 Industrial Avenue
Birmingham, South Carolina 29401
(803) 491-9175
Mobile: (803) 491-9175
FAX: (803) 491-9175

REVISIONS
PROPERTY COMMENTS
DATE

ALTAIRERS LAND TITLE SERVICE
PREPARED FOR:
DEATON-PARKER COMPANIES, L.L.C.
PROPERTY OF:
DEATON-PARKER COMPANIES, L.L.C.
1001 U.S. HIGHWAY 80
BIRMINGHAM COUNTY, GEORGIA

DATE: 11-20-21
SCALE: 1" = 20'
PROJECT NO.: 21-1-03

1 of 2



RICHARD D. BRADSHAW
CERTIFIED SOIL CLASSIFIER
STATE OF GEORGIA
CERTIFICATION
NUMBER #1442

12-9-21

UTILITY INFORMATION	
WATER	AS SHOWN
SEWER	AS SHOWN
GAS	AS SHOWN
TELEPHONE	AS SHOWN
CABLE	AS SHOWN
POWER	AS SHOWN
STORM SEWER	AS SHOWN
OTHER	AS SHOWN
OTHER UTILITIES SHOWN ARE FOR INFORMATION ONLY AND ARE NOT GUARANTEED.	
ALL UTILITIES SHOWN ARE BASED ON RECORD PLANS AND FIELD SURVEY.	
ALL UTILITIES SHOWN ARE SUBJECT TO CHANGE WITHOUT NOTICE.	
ALL UTILITIES SHOWN ARE SUBJECT TO THE REQUIREMENTS OF THE LOCAL GOVERNMENT.	
ALL UTILITIES SHOWN ARE SUBJECT TO THE REQUIREMENTS OF THE STATE OF GEORGIA.	
ALL UTILITIES SHOWN ARE SUBJECT TO THE REQUIREMENTS OF THE FEDERAL GOVERNMENT.	
ALL UTILITIES SHOWN ARE SUBJECT TO THE REQUIREMENTS OF THE INTERNATIONAL COMMUNITY.	
ALL UTILITIES SHOWN ARE SUBJECT TO THE REQUIREMENTS OF THE WORLD LEADER.	



STATE OF GEORGIA
 NICHOLAS L. MAUTZ
 LICENSE NO. 00000000
 SURVEYOR

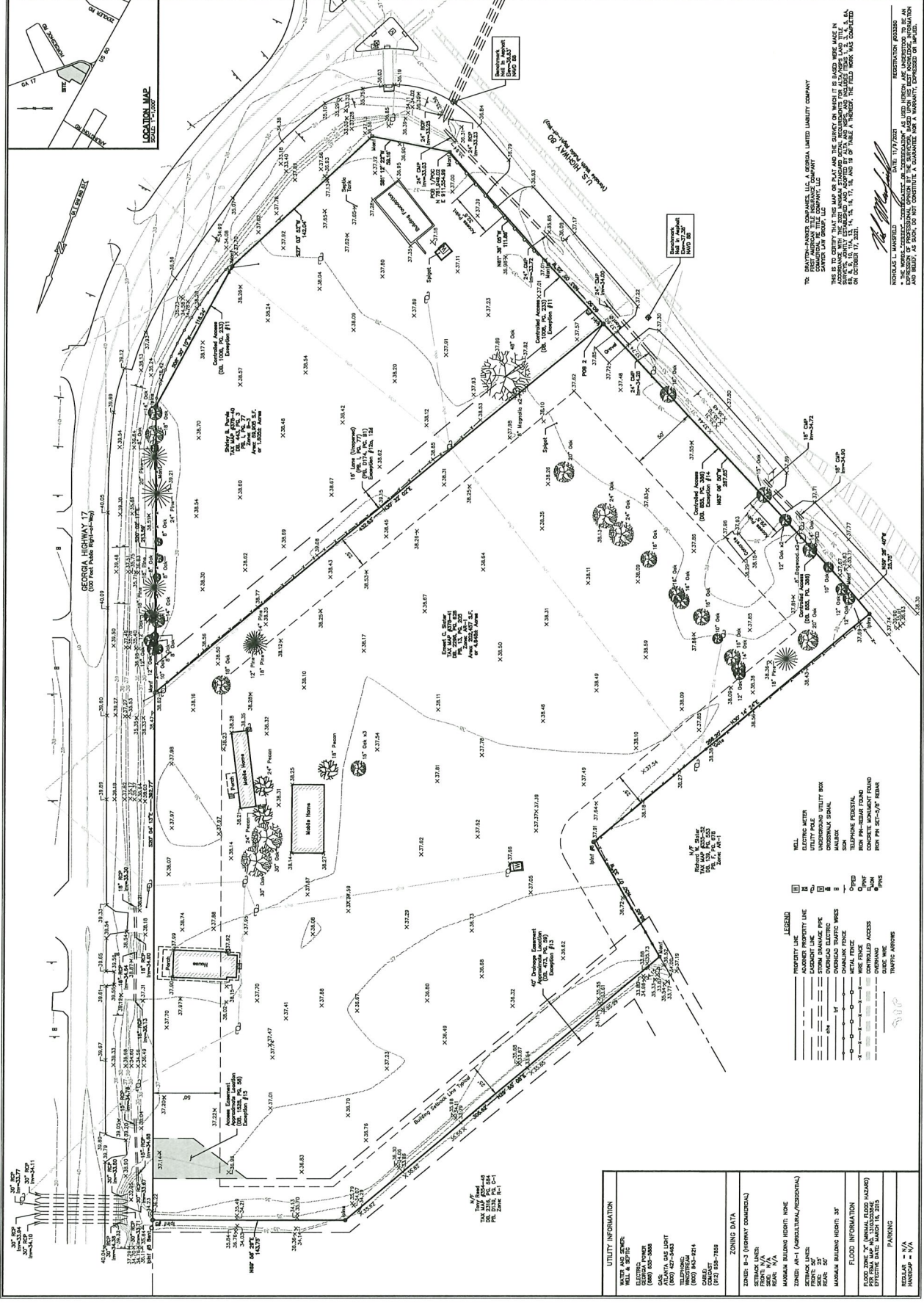
SURVEY MATTERS
 LAND SURVEYING SERVICES
 107 Hillcrest Avenue
 Simpsonville, South Carolina 29381
 (864) 451-0176
 nick@survey-matters.com
 GA LSP #1129

REVISED
 11/9/2021 COMMENTS

PREPARED FOR:
 DRAUGHT-PARKER COMPANIES, L.L.C.
 PROPERTY OF:
 SHIRLEY B. PURVIS & ERNEST C. SLATER
 2887 S. HIGHWAY 80
 EFFINGHAM COUNTY, GEORGIA

PROJECT NO. 21-145
 DATE: 10/17/2021
 SCALE: 1" = 30'
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

1 of 2
 SHEET NO.



LEGEND

(Symbol)	PROPERTY LINE
(Symbol)	EASEMENT
(Symbol)	STORM DRAINAGE PIPE
(Symbol)	WATER MAIN
(Symbol)	SEWER
(Symbol)	GAS
(Symbol)	TELEPHONE
(Symbol)	CONCRETE DRIVEWAY FOUND FROM PM SET-UP REAR
(Symbol)	CONTROLLED ACCESS
(Symbol)	OBSTRUCTION
(Symbol)	TRAFFIC ARROWS

UTILITY INFORMATION

WATER AND SEWER
 12" WATER
 12" SEWER
 6" GAS
 4" TELEPHONE
 (600) 864-2474
 (912) 536-7858

ZONING DATA

ZONING: B-3 (BUSINESS COMMERCIAL)
 MAXIMUM BUILDING HEIGHT: NONE
 FRONT Y.T.S.: N/A
 REAR Y.T.S.: N/A
 MAXIMUM BUILDING HEIGHT: NONE
 SIDE Y.T.S.: N/A
 REAR Y.T.S.: N/A
 MAXIMUM BUILDING HEIGHT: 3'

FLOOD INFORMATION

1% ADF (ANNUAL FLOOD MAXIMUM)
 EFFECTIVE DATE: MARCH 16, 2015

PARKING

REGULAR - N/A
 HANDICAP - N/A

TO: DRAUGHT-PARKER COMPANIES, L.L.C.
 2887 S. HIGHWAY 80
 EFFINGHAM COUNTY, GEORGIA

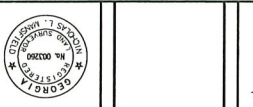
DATE: 10/17/2021

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 50-1-1, 50-1-2, 50-1-3, 50-1-4, 50-1-5, 50-1-6, 50-1-7, 50-1-8, 50-1-9, 50-1-10, 50-1-11, 50-1-12, 50-1-13, 50-1-14, 50-1-15, 50-1-16, AND 50-1-17 OF THE OFFICIAL CODE OF GEORGIA AS AMENDED.

NICHOLAS L. MAUTZ
 SURVEYOR

REGISTRATION NO. 00000000
 STATE OF GEORGIA

THE WORK DONE BY THIS SURVEYOR OR ANY OTHER SURVEYOR AS A RESULT OF HIS OR HER PROFESSIONAL SERVICES AND THAT HE OR SHE IS NOT PROVIDING A GUARANTEE FOR A WARRANTY, EXPRESSION OF OPINION, OR OTHERWISE.



SURVEY MATTERS
LAND SURVEYING SERVICES
107 HILLCREST AVENUE
STAMFORD, GEORGIA 30281
(404) 451-0176
rick@sturvey-matters.com
GA LSP #1129

REVISIONS
11/9/2021 COMMENTS

PREPARED FOR
PROPERTY OF
SHIRLEY B. PURVIS, & ERNEST C. SLATER
2887 S 2917 S HIGHWAY 80
EFFINGHAM COUNTY, GEORGIA

PROJECT NO. 21-145

DATE: 11/9/2021
SCALE: 1" = 30'

2 of 2

UTILITY INFORMATION	WATER AND SEWER: WELL & SEPTIC TELEPHONE ADDITIONAL GAS LIGHT CABLE FIBER OPTIC CABLE TELEVISION INTERNET CABLE OTHER
ZONING DATA	ZONED: R-3 (RESIDENT COMMERCIAL) PERMITTED USES: RESIDENTIAL REAR YARD MANUFACTURING BUILDING HEIGHT: NONE STREET LIGHTS: HEIGHT: 20' MAXIMUM BUILDING HEIGHT: 35'
FLOOD INFORMATION	FLOOD ZONE: X (MINIMAL FLOOD HAZARD) FLOOD ZONE Y (MINIMAL FLOOD HAZARD) EFFECTIVE DATE: MARCH 19, 2015
PARKING	RESUMAL - 4/VA HANDCAP - 4/VA



NOTES

- NORTH ARROW BEARINGS AND COORDINATES ARE BASED UPON GA DAT GRID AND AS ESTABLISHED BY VIRTUAL REFERENCE STATION NEAR THE NETWORK GPS REFERENCE STATION NEAR THE REFERENCE GPS OBSERVATION.
- COORDINATES ARE BASED UPON NAVD 83 ESTABLISHED BY VIRTUAL REFERENCE STATION NEAR THE NETWORK GPS OBSERVATION.
- REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
 - PLAT BOOK 174, PAGE 205 RECORDED IN THE EFFINGHAM COUNTY REGISTER OF DEEDS OFFICE.
 - PLAT BOOK 174, PAGE 205 RECORDED IN THE EFFINGHAM COUNTY REGISTER OF DEEDS OFFICE.
 - PRACTICE FOR LAND SURVEYING IN THE STATE OF GEORGIA.
- THE AREA WAS DETERMINED BY ANG METHOD.
- ALL HORIZONTAL DISTANCES ARE BEING DISTANCES.
- THE UNDEVELOPED PORTION OF THE SUBJECT LAND BEING LOCATED FROM FIELD SURVEY INFORMATION AND JUSTICE DRAWINGS FROM THE 1890'S. THE SUBJECT LANDS ARE BEING LOCATED FROM THE SURVEY INFORMATION AND JUSTICE DRAWINGS FROM THE 1890'S. THE SUBJECT LANDS ARE BEING LOCATED FROM THE SURVEY INFORMATION AND JUSTICE DRAWINGS FROM THE 1890'S. THE SUBJECT LANDS ARE BEING LOCATED FROM THE SURVEY INFORMATION AND JUSTICE DRAWINGS FROM THE 1890'S.
- THE PROPERTY APPEARS TO BE IN FARM ZONE "X" (AREA OF MINIMAL FLOOD HAZARD), PER MAP #1302000462 DATED MARCH 19, 2015.
- OFFICE PROVIDED FOR LETTER PROVIDED BY EFFINGHAM COUNTY, GEORGIA BOARD OF COMMISSIONERS DATED SEPTEMBER 22, 2021.
- TOTAL AREA = 272,282 S.F. = 6,224.93 ACRES
- THE SITE DOES NOT HAVE BEEN USED AS A SOLID WASTE DUMP, OR SANITARY LANDFILL.
- NO MOBILE FLOODING EVIDENCE OF POTENTIAL HAZARDS WAS OBSERVED ON THE SUBJECT PROPERTY AT THE TIME THIS SURVEY WAS CONDUCTED. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SUBJECT PROPERTY AND HAS NOT OBSERVED ANY EVIDENCE OF POTENTIAL HAZARDS ON THE SUBJECT PROPERTY.
- FOR EACH PARCEL, ALL EVIDENT LINES ARE CONTINUOUS WITH ADJACENT PROPERTY LINES OR IDENTIFYING LINES AS SHOWN ON THE SURVEY MAPS. EVIDENT LINES ARE IDENTIFIED BY THE SURVEY MAPS. EVIDENT LINES ARE IDENTIFIED BY THE SURVEY MAPS. EVIDENT LINES ARE IDENTIFIED BY THE SURVEY MAPS.
- AT THE TIME OF THIS SURVEY NO KNOWN PROPOSED CHANGES TO RIGHT OF WAY OR RECORDS WERE OBSERVED.

UTILITY INFORMATION

WATER AND SEWER:
WELL & SEPTIC
TELEPHONE
ADDITIONAL GAS LIGHT
CABLE
FIBER OPTIC CABLE
TELEVISION
INTERNET
CABLE
OTHER

ZONING DATA

ZONED: R-3 (RESIDENT COMMERCIAL)
PERMITTED USES:
RESIDENTIAL
REAR YARD
MANUFACTURING BUILDING HEIGHT: NONE
STREET LIGHTS:
HEIGHT: 20'
MAXIMUM BUILDING HEIGHT: 35'

FLOOD INFORMATION

FLOOD ZONE: X (MINIMAL FLOOD HAZARD)
FLOOD ZONE Y (MINIMAL FLOOD HAZARD)
EFFECTIVE DATE: MARCH 19, 2015

PARKING

RESUMAL - 4/VA
HANDCAP - 4/VA

LOCATION MAP
SCALE: 1"=30'

REVISIONS

11/9/2021 COMMENTS

PREPARED FOR
PROPERTY OF
SHIRLEY B. PURVIS, & ERNEST C. SLATER
2887 S 2917 S HIGHWAY 80
EFFINGHAM COUNTY, GEORGIA

PROJECT NO. 21-145

DATE: 11/9/2021
SCALE: 1" = 30'

2 of 2

THE ABOVE PARCELS ARE BEING SURVEYED FOR THE EFFINGHAM COUNTY REGISTER OF DEEDS OFFICE BY THE SURVEYOR. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SUBJECT PROPERTY AND HAS NOT OBSERVED ANY EVIDENCE OF POTENTIAL HAZARDS ON THE SUBJECT PROPERTY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SUBJECT PROPERTY AND HAS NOT OBSERVED ANY EVIDENCE OF POTENTIAL HAZARDS ON THE SUBJECT PROPERTY.

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NOTICE OF INTEREST

TO ALL WHOSE INTERESTS MAY BE AFFECTED BY THIS SURVEY, THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SUBJECT PROPERTY AND HAS NOT OBSERVED ANY EVIDENCE OF POTENTIAL HAZARDS ON THE SUBJECT PROPERTY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SUBJECT PROPERTY AND HAS NOT OBSERVED ANY EVIDENCE OF POTENTIAL HAZARDS ON THE SUBJECT PROPERTY.

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TAX MAP #274-46 DESCRIPTION:

ALL THAT CERTAIN PLOTS, PARCELS, OR TRACTS OF LAND LING AND BEING IN EFFINGHAM COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE SAME PARCEL DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER 103-128(A) WITH EFFECTIVE DATE AUGUST 23, 2021.

Special Exceptions

1. Any building, sign, billboard, or other structure that is not shown by the Public Records but that could be established by an inspection of the land or that may be established by persons in possession of the land, (CURRENT SURVEY SHOWS RECORD) DOES NOT AFFECT THE SUBJECT PARCEL.

2. No horizontal distances are to be used as to the exact amount of acreage contained within the land, (CURRENT AVERAGE SHOWS RECORD)

3. Any encroachments, encroachments, violations, or other circumstances affecting this title that could be established by an inspection of the land or that may be established by persons in possession of the land, (CURRENT SURVEY SHOWS RECORD) DOES NOT AFFECT THE SUBJECT PARCEL.

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AT THE TIME OF THIS SURVEY NO KNOWN PROPOSED CHANGES TO RIGHT OF WAY OR RECORDS WERE OBSERVED.

SK-1
SHEET

FILE
2-1007-P4

PROJECT NO.
21007

ISSUED FOR
CONCEPTUAL REVIEW

ISSUED DATE

DRAWN BY
CS

CHECKED BY

BY

REVISION

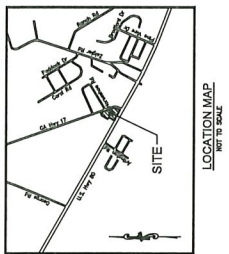
FOR
SAVANNAH, GA 31401
RAYTON-PARKER COMPANIES, LLC

PROPOSED:
Bloomington
Parker's Kitchen

Bloomington, Effingham County, GA

Buckel Design Group, LLC
3471 DOWNVILLE ST
DULUTH, GA 30096
PHONE: 404-587-5701
FAX: 404-587-5703
WWW.BDGE.COM

SITE ANALYSIS
5,175 S.F.
41 SPACES
28 SPACES
PARKING REQUIRED
PARKING REQUIREMENTS: 2 SPACES/GAS PUMP
SITE AREA
6,253± A.C.



- LEGEND FOR PROPOSED IMPROVEMENTS**
- PROPOSED DRIVEWAY
 - PROPOSED DRIVEWAY AND UTILITY
 - PROPOSED CHALKING FORCE
 - PAINTED WHITE SECTION ARROW
 - PROPOSED SIDEWALK
 - PROPOSED PARKING SPACES
 - STANDARD CITY ASPHALTIC PAVEMENT
 - HEAVY DUTY ASPHALTIC PAVEMENT
 - CONCRETE PAVEMENT
 - DUMPFSTER APRON
 - ASPHALTIC CONCRETE CURB AND CHANNELS FOR SIDEWALK PAVEMENT
 - PROPOSED SIDEWALK
 - PROPOSED DRIVEWAY
 - PROPOSED DRIVEWAY AND UTILITY
 - PROPOSED CHALKING FORCE
 - PAINTED WHITE SECTION ARROW
 - PROPOSED SIDEWALK
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 - DUMPFSTER APRON
 - ASPHALTIC CONCRETE CURB AND CHANNELS FOR SIDEWALK PAVEMENT

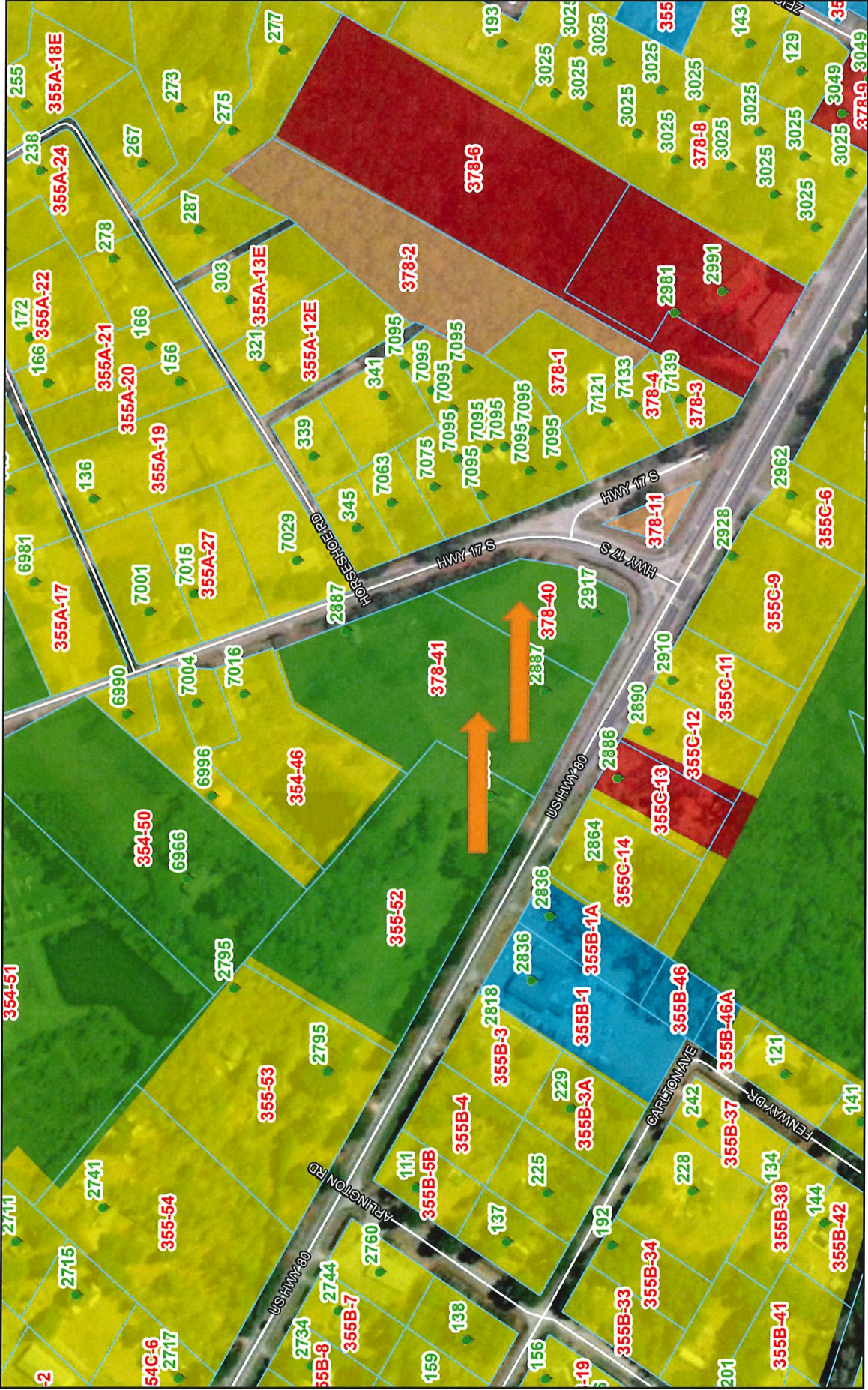
Not For Construction
SKETCH PLAN



Keep what's below
Call before you dig
811

NOTE
THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DESIGN MAY VARY WITHOUT NOTICE. FOR ANY ADDITIONAL INFORMATION, CALL US. CHANGES IN TOTAL SITE AREA REQUIRED DUE TO SLOPES, PARKING, ETC.

378-40&41

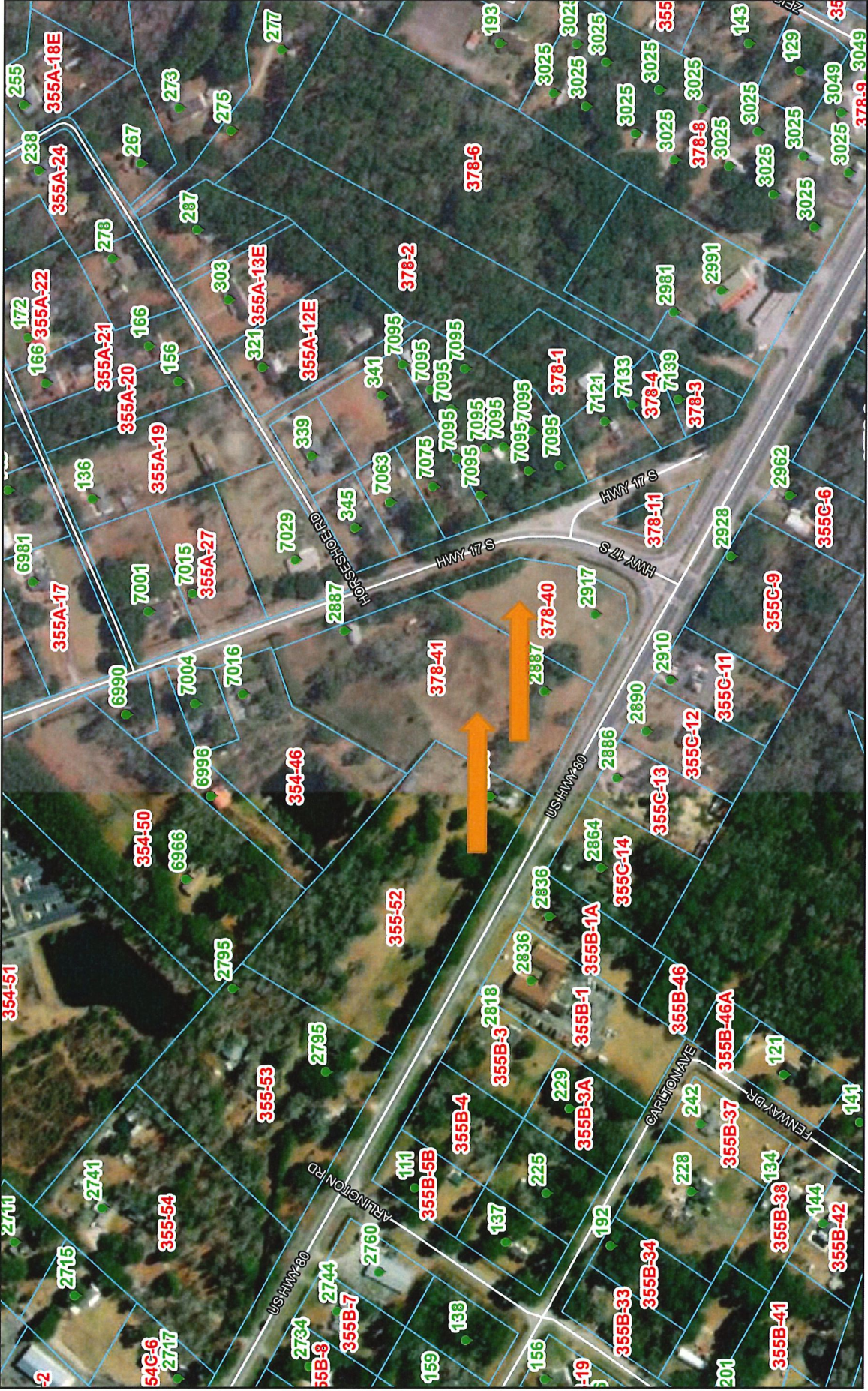


2/12/2022, 10:10:23 AM

1:4,514

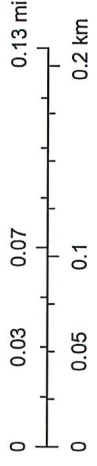


378-40&41



2/12/2022, 10:14:28 AM

1:4,514

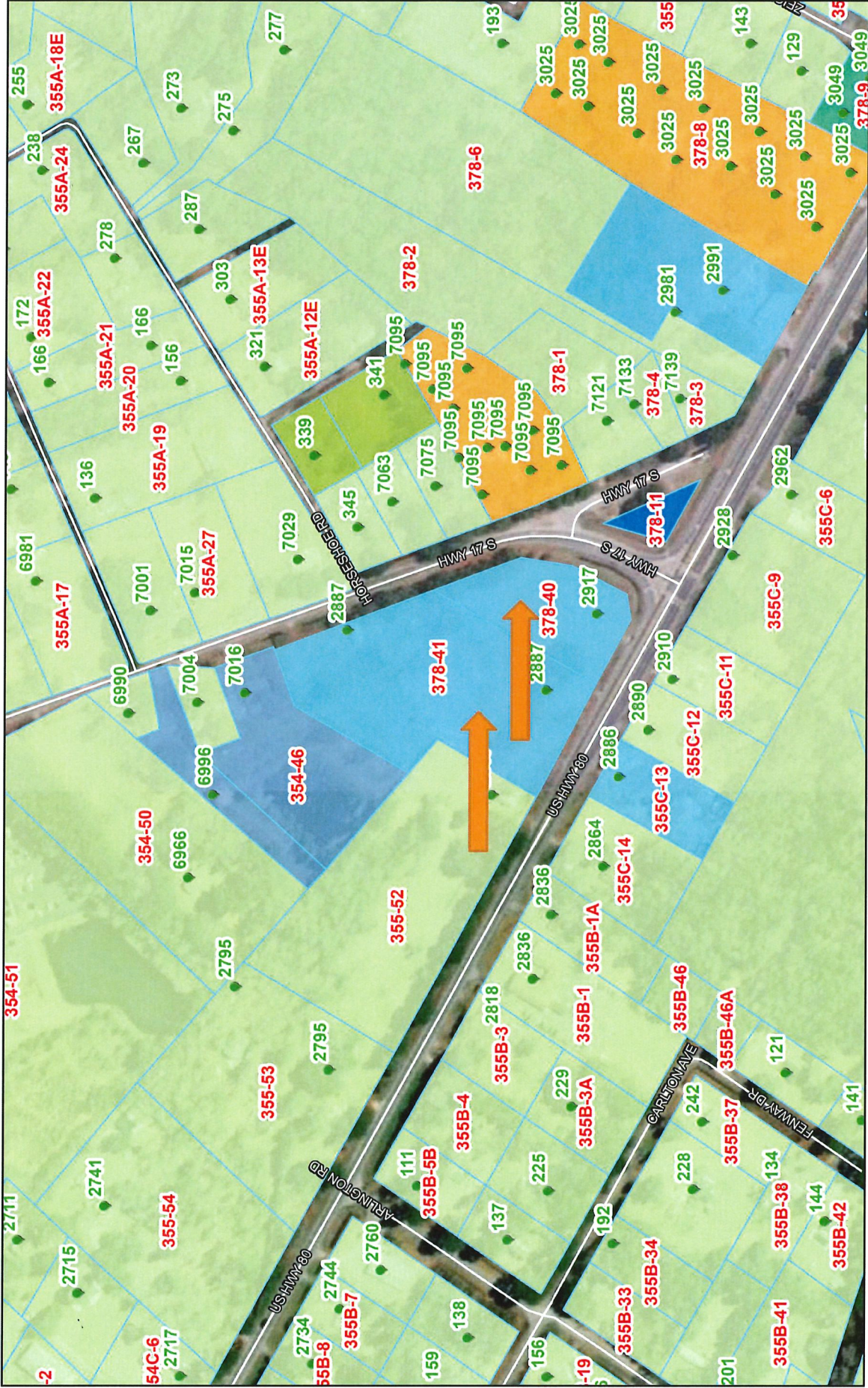


Address Points Tax Parcel Labels Roads

Parcels2020

Maxar

378-40&41



2/12/2022, 10:12:36 AM

1:4,514

- Address Points
- Parcels2020
- AR-1
- AR-2
- AR-3
- R-1
- R-2
- R-3
- R-4
- B-1
- Roads
- Tax Parcel Labels