

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

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

Proposed Name of Subdivision N/A

Name of Applicant/Agent The Ratchford Firm, Agent Phone 912-754-7800

Company Name Stefanos Land Holding, LLC

Address 1575 Hwy 21 South, Springfield, GA 31329

Owner of Record Stefanos Land Holding, LLC Phone 912-754-7800

Address 201 Redan Dr, Savannah, GA 31410

Engineer Jared Mock, P.E. Maxwell-Reddick and Associates Phone 912-489-7112

Address 40 Joe Kennedy Blvd, Statesboro, GA 30458

Surveyor Jared Mock, P.E. Maxwell-Reddick and Associates Phone 912-489-7112

Address 40 Joe Kennedy Blvd, Statesboro, GA 30458

Proposed water N/A Proposed sewer N/A

Total acreage of property 48.00+/- Acreage to be divided N/A Number of Lots Proposed 1

Current Zoning I-1 Proposed Zoning I-1, COND.USE Tax map – Block – Parcel No 305-3 305A-46 305A-47 305-4B 305-4 305-4A

Are any variances requested? \_\_\_\_\_ 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 10th day of January, 2023

Angelica E. Pittman  
Notary

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

N	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
Y	8. Water distribution infrastructure master plan. **fire hydrant on public right of way

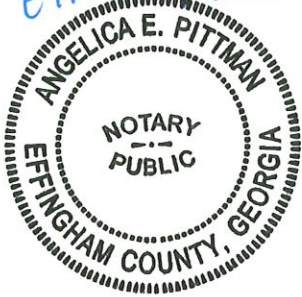
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 10th day of January, 2023

Angelica E. Pittman  
Notary

Exp. 5/7/2026

[Signature]  
Applicant  
Stephan Land Holding, LLC  
Owner





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

January 17<sup>th</sup>, 2023

Jared Mock, P.E.  
Maxwell-Reddick & Associates  
40 Joe Kennedy Blvd., Statesboro, GA 30458  
Statesboro, GA 30458

Dear Mr. Mock,

I am pleased to provide you with a review of the Sketch Plan for 'Stefanos Container Storage'..

### **LDA Plan Review**

Submittal Documents                      Sketch Plan.....*Jan. 2023*

#### Comments:

1. The Effingham County Access Management Policy is to utilize the GDOT Regulations for Driveway and Encroachment Control – Chapter 3 for all roadways classified as collector or higher. This would result in a required 275 ft separation between Edgewater Drive and the proposed driveway (for a 50 mph road). Currently, the space between Edgewater Drive and the proposed driveway is 230 ft.
2. The Sketch Plan annotates Old River Rd as 45 mph, however it is my understanding that there is a 50 mph sign in proximity to the parcel.
3. The intersection sight distances shown on the sketch plan needs to be calculated using the correct inputs for the scenario. Utilizing the formula  $ISD = 1.47 * V(\text{mph}) * t(\text{seconds})$ , where  $V(\text{mph})$  is equal to the design speed of the major roadway and  $t(\text{seconds}) = 11.5$  seconds for left turn from stopped minor road & 10.5 seconds for right turn from minor road. The time gap,  $t(\text{seconds})$ , applies to a combination truck.
4. The following items will be required when applicant is pursuant to a Land Disturbing Activity Permit (required due to 1+ ac of earthwork):
  - a. GSWCC Approval of the Erosion, Sedimentation, and Pollution Control Plans.



- b. USACE Jurisdictional Determination. If Wetlands are found to be jurisdictional and proposed work will encroach on wetland area, then a USACE Permit for Wetland Impacts would be required.
  - c. Stormwater Management Report meeting the minimum criteria outlined by the Effingham County Stormwater Management Local Design Manual, GSMM Vol 2, & Coastal Supplement to the GSMM.
  - d. Cut and Fill Calculations for 100-yr Flood Zone. In AE Zones, No encroachments, including fill material, new structures or substantial improvements shall be located within areas of special flood hazard, unless certification by a registered professional engineer is provided demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community. The engineering certification should be supported by technical data that conforms to standard hydraulic engineering principles.
  - e. For developments greater than five acres, base flood elevation data shall be provided for subdivision and all other proposed development, including manufactured home parks and subdivisions. Any changes or revisions to the flood data adopted herein and shown on the FIRM shall be submitted to FEMA for review as a conditional letter of map revision (CLOMR) or conditional letter of map amendment (CLOMA), whichever is applicable. More clearly delineate the required zoning buffers.
5. The following items will be required when applicant is pursuant to a Development Permit (required due to 5,000+ sf impervious area):
- a. All requirements of Land Disturbing Activity Permit.
  - b. Technical Traffic Memorandum, which calculates the expected peak hour trips.
  - c. Staking Plan with proposed parking/storage spaces and dimensions allowing for internal truck movement.
  - d. Paving & Grading Plan
  - e. Construction Details for proposed pavement and grading sections (Effingham County Standard Specifications – Heavy Duty Paving Section Detail for entrance), stormwater management features (outlet control structure, emergency overflow weir, pipe bedding, etc).

Sincerely,

*Trevor Shoemaker*

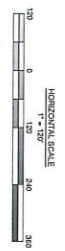
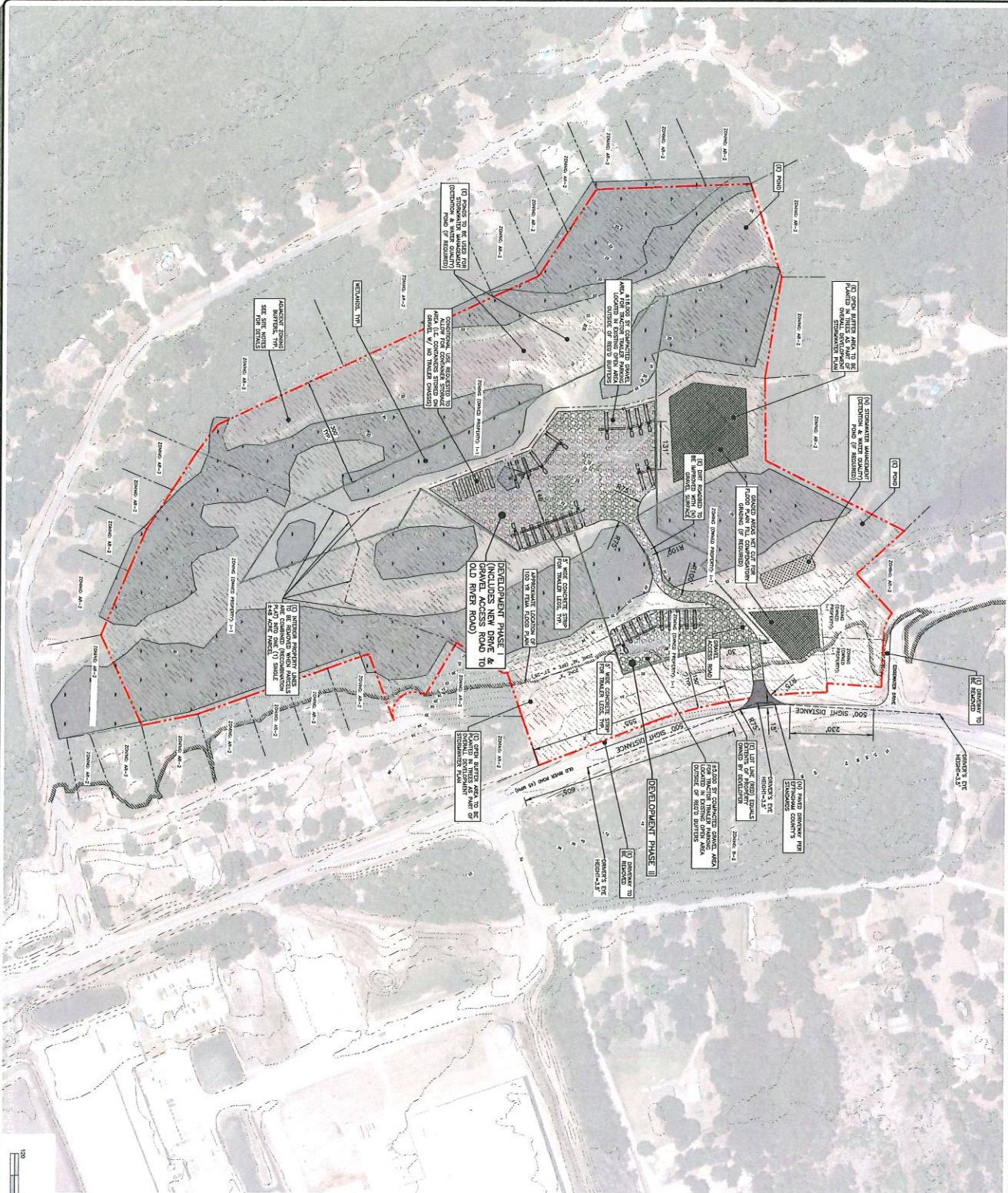
**Trevor Shoemaker**

Project Manager

EOM

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





HORIZONTAL SCALE

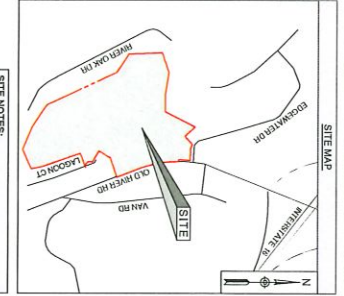


SCALE AS SHOWN

DATE: 11/20/2022  
DRAWN BY: JEFFREY J. HUNTER  
CHECKED BY: JEFFREY J. HUNTER  
SCALE: AS SHOWN

HATCH LEGEND: Includes patterns for GRAVEL, CONCRETE, BUFFER, WETLANDS, FLOOD PLAIN, GROUND, and STORM POND.

CONSTRUCTION NOTES: EXISTING DATA SHOWN IS BASED ON BEST AVAILABLE INFORMATION... CONTRACTOR SHALL VERIFY ALL INFORMATION...



STEFANOS LAND HOLDING, LLC  
101 EDGEWATER DRIVE  
BLOOMINGDALE, GA 31302

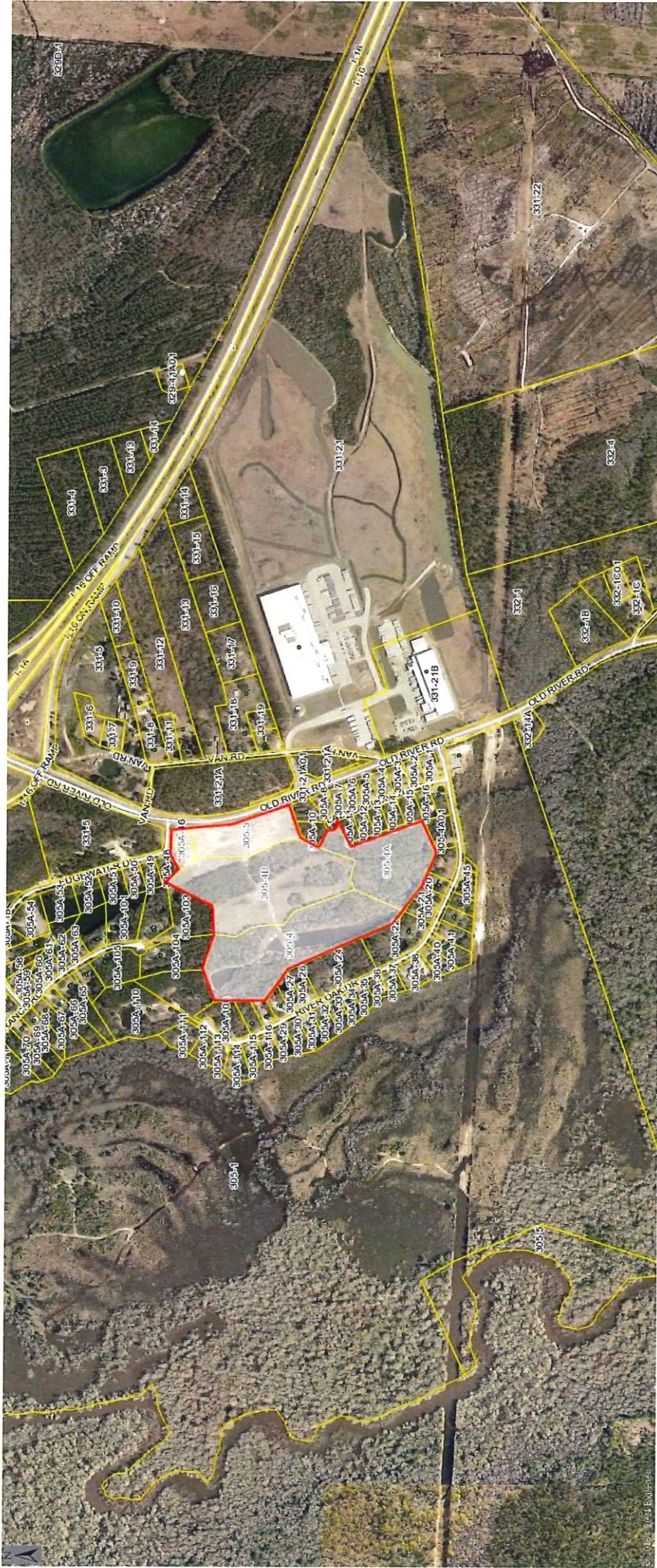
REVISIONS table with columns for NUMBER, DATE, and DESCRIPTION.

USE TO CONTRACTOR: ANY DISCREPANCY BETWEEN THE ENGINEER'S PLANS OR INSTRUMENT SURVEY AND ACTUAL SITE CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR...



PRELIMINARY NOT FOR CONSTRUCTION

# 305-3&4, 305-4A&4B, 305A-46&47



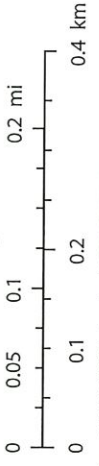
# 305-3&4, 305-4A&4B, 305A-46&47



1/10/2023

	Address Points		Tax Parcels		B-2 Efn_fin_cache
	Tax Parcel Labels		AR-1		Red: Band_1
	Roads		AR-2		Green: Band_2

1:9,028



Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA, Effingham County BOC