

EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

OFFICIAL USE ONLY

Date Received: _____ Project Number: _____ Classification: _____

Date Reviewed: _____ Reviewed by: _____

Proposed Name of Subdivision Windfield Parcel C & E Townhomes

Name of Applicant/Agent Rogen Demarco Phone 585-289-9272

Company Name N/A

Address 195 Spanton Cresent Pooler, GA 31322

Owner of Record Rogen Demarco Phone 585-289-9272

Address 195 Spanton Cresent Pooler, GA 31322

Engineer EMC Engineering Services, Inc Phone 912-644-3200

Address 27 Chatham Center South Ste A Savannah, GA 31405

Surveyor EMC Engineering Services, Inc Phone 912-644-3200

Address 27 Chatham Center South Ste A Savannah, GA 31405

Proposed water Effingham County Proposed sewer Effingham County

Total acreage of property 3.12 Acreage to be divided 3.12 Number of Lots Proposed 33

Current Zoning PD Proposed Zoning PD Tax map - Block - Parcel No 352F-1H - 352F-1J

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

Developed per approved Windfield PD.

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

This 1st day of May, 2023
Angela Robbins
Notary

Rogen DeMarco
Applicant
Rogen DeMarco
Owner





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



LETTER OF TRANSMITTAL

TO: Effingham County
 Development Services
 Planning & Zoning Dept.

DATE: 5-2-23

FILE: 23-0032

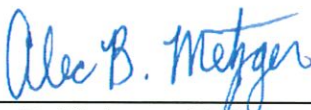
RE: Windfield Townhomes
 Conaway Road

We are transmitting herewith, under separate cover, the following:

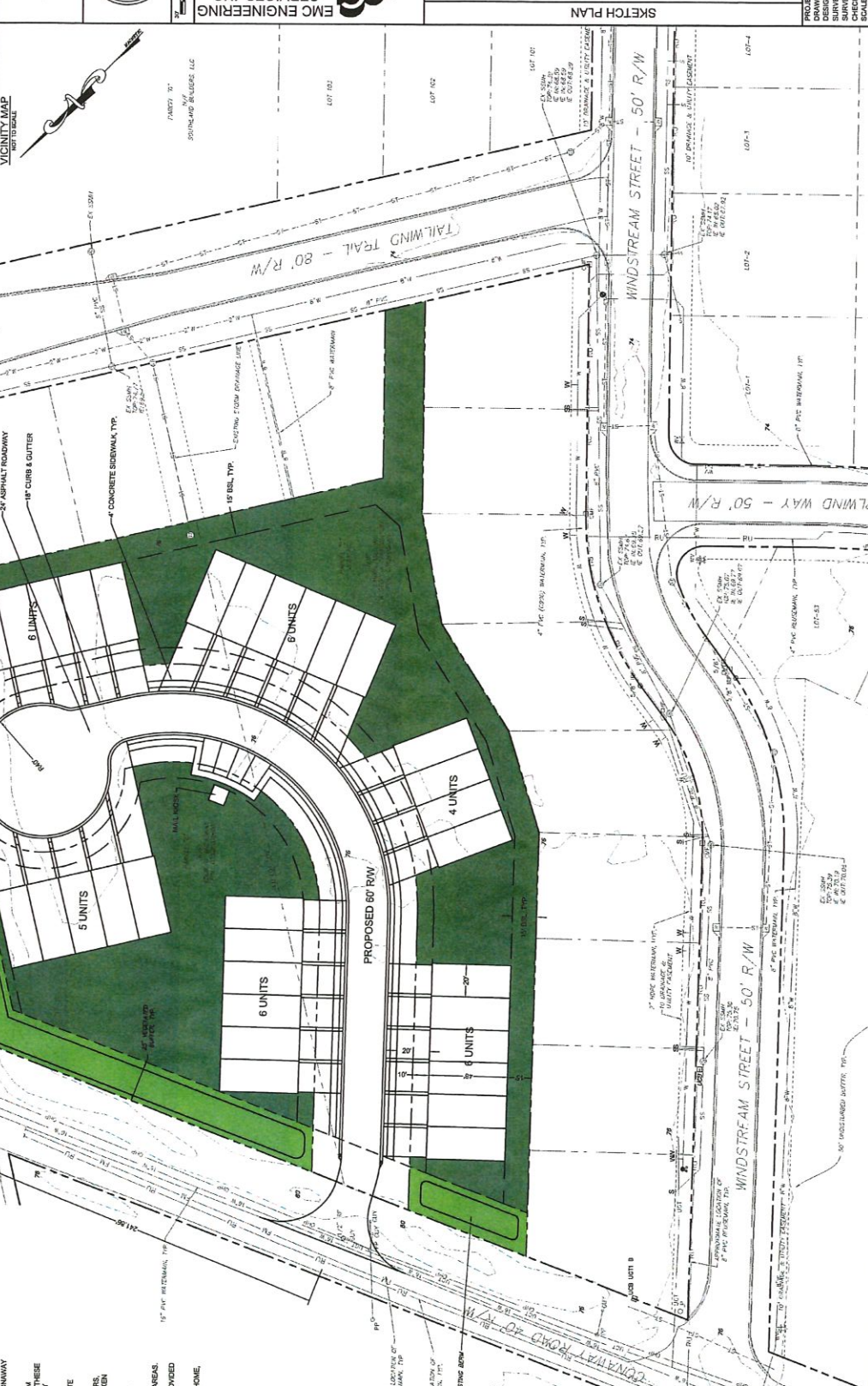
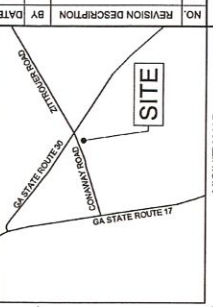
ITEM	ACTION	VIA
<input checked="" type="checkbox"/> Prints	<input checked="" type="checkbox"/> For your use	<input type="checkbox"/> Mail
<input type="checkbox"/> Tracings	<input checked="" type="checkbox"/> For review	<input type="checkbox"/> Air mail
<input type="checkbox"/> Specifications	<input type="checkbox"/> No exceptions taken	<input checked="" type="checkbox"/> Messenger
<input type="checkbox"/> Shop drawings	<input type="checkbox"/> Make corrections noted	
<input checked="" type="checkbox"/> Correspondence	<input type="checkbox"/> Rejected-resubmit	
<input checked="" type="checkbox"/> Other		

COPIES	DATE	DESCRIPTION
1		Application for Sketch Plan and review fee.
1		Full size and reduced sketch plan

REMARKS: Submitting above referenced project for County review and approval of the sketch plan. If you require additional information or have any questions please let me know.

BY: 
 Alec B. Metzger, P.E.
 Sr. Vice President

SITE INFORMATION
 PROPERTY ADDRESS: HIGHWAY 30 AND CONWAY RD
 TOTAL ACREAGE: 3.14 ACRES
 BUILDING FOOTPRINT: 0 ACRES
 WETLANDS: 0 ACRES
 CURRENT ZONING: PD
 BUILDING SETBACKS:
 FRONT: 25 FT (25 SHOWN)
 SIDE: 0 FT (0 FT SHOWN)
 REAR: 25 FT (25 SHOWN)
 LOT WIDTH: 60 FT (60 FT SHOWN)
 MINIMUM LOT WIDTH AT BUILDING: 40 FT
 MAX BUILDING HEIGHT: 30 FT
 GREENSPACE PROVIDED: 1.26 AC (43% OF TOTAL ACREAGE)
 ACCESS FOR DEVELOPMENT TO BE LOCATED OFF OF CONWAY ROAD.
 WATER, SEWER, AND REUSE IS PROVIDED BY EFFINGHAM COUNTY. THERE ARE NO WETLANDS ON THE PROPERTY. CONTOURS WILL BE CONNECTED TO STUB OUTS LOCATED IN UTILITY EASEMENTS FOR THE DEVELOPMENT.
 STORM WATER DETENTION WILL BE PROVIDED BY ON SITE POND PREVIOUSLY CONSTRUCTED IN PHASE 1.
 THERE ARE NO WETLANDS ON THE PROPERTY. CONTOURS WILL BE CONNECTED TO STUB OUTS LOCATED IN UTILITY EASEMENTS FOR THE DEVELOPMENT.
 SIDEWALKS WILL BE PROVIDED. STREET LIGHTS WILL BE PROVIDED. STREETS WILL BE PUBLIC WITH 60' RW.
 GREEN SPACE IS PROVIDED FOR PASSIVE RECREATION AREAS.
 A 20' BUFFER ALONG S.R. 30 AND CONWAY ROAD IS PROVIDED WITH AN EXISTING BERM.
 THREE PARKING SPACES WILL BE PROVIDED FOR EACH HOME, ONE IN THE GARAGE AND TWO IN THE DRIVEWAY.



NO.	REVISION DESCRIPTION	BY	DATE



EMC ENGINEERING
 ENVIRONMENTAL
 CIVIL
 ELECTRICAL
 MECHANICAL
 PLUMBING
 PROCESSING
 PROJECTS

10000 Highway 30, Suite 100
 Effingham County, Georgia 31801
 Phone: (912) 232-2233
 Fax: (912) 232-2238
 Website: www.emceng.com

OFFICE LOCATIONS: ALABAMA, ARIZONA, CALIFORNIA, FLORIDA, GEORGIA, ILLINOIS, INDIANA, MISSISSIPPI, NORTH CAROLINA, SOUTH CAROLINA, TEXAS, VIRGINIA, WISCONSIN

Prepared for:
EFFINGHAM COUNTY, GEORGIA
 A PORTION OF PHASE 1 WINDFIELD DEVELOPMENT
WINDFIELD PARCEL C & E TOWNHOMES
 ROGER DEMARCO

PROJECT NO.: 231002
 DESIGNED BY: EMC
 SURVEYED BY: EMC
 DRAWN BY: JAM
 CHECKED BY: JAM
 SCALE: 1" = 40'
 DATE: APRIL 2020

SHEET 1 OF 1

352F-1H&1J



5/4/2023

📍 Address Points 🛣️ Roads 🏡 Residential 📁 Efn_fin_cache
📄 Tax Parcel Labels 📅 Future Land Use - Plan Date 10/1/2019 🚗 Transportation/Utilities 🔴 Red: Band_1
📏 Tax Parcels 🌱 Agriculture 🏠 Undeveloped 🟢 Green: Band_2

1:4,514

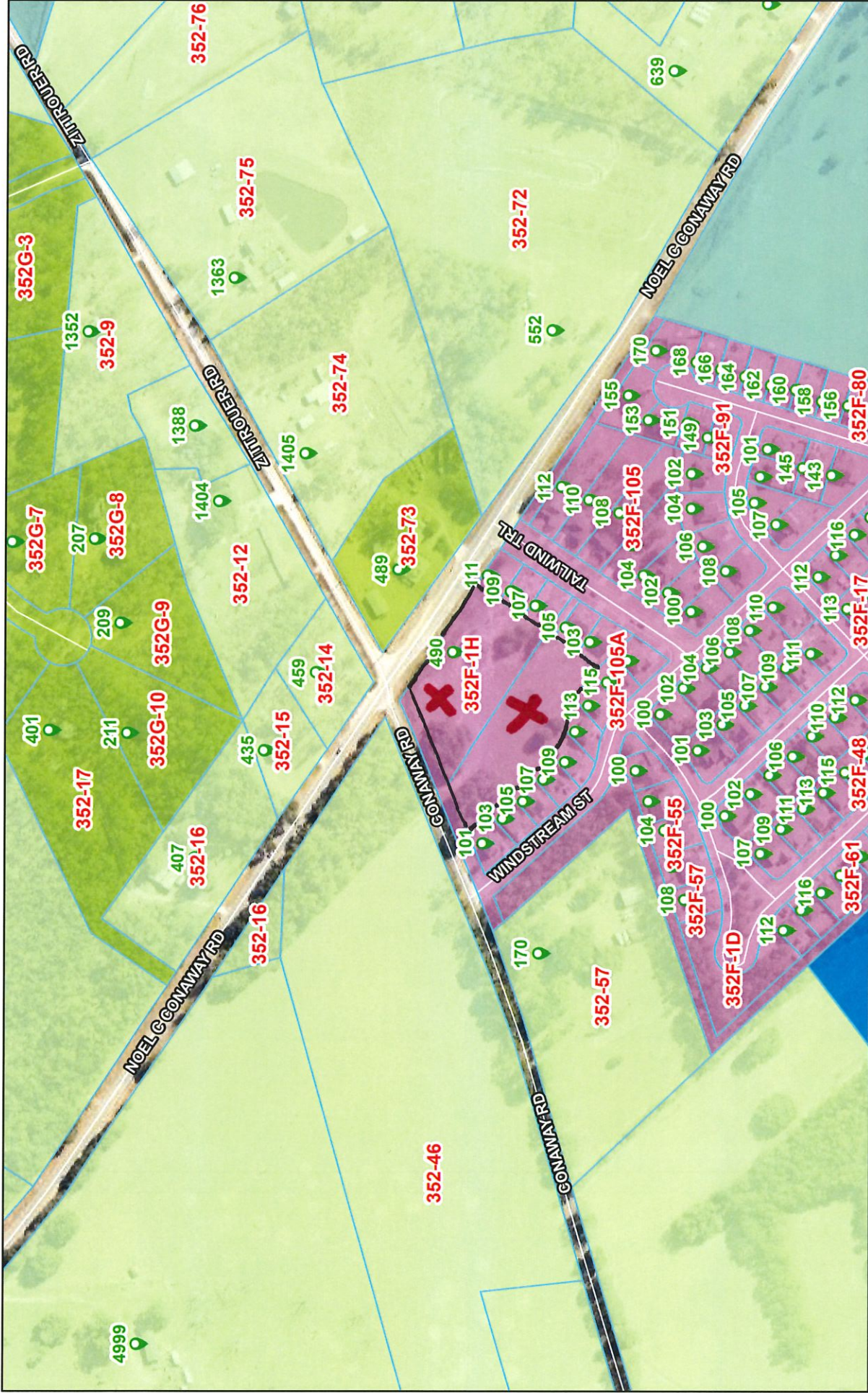


0 0.05 0.1 0.2 km
 Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin,
 INCREMENT P, USGS, EPA, USDA

352F-1H&1J



352F-1H&1J



5/4/2023

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

- Address Points
- Tax Parcel Labels
- Tax Parcels
- Roads
- Effingham County Zoning
- AR-1
- AR-2
- R-6
- B-2
- PD Efr_fin_cache
- Red: Band_1
- Green: Band_2

