

EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

OFFICIAL USE ONLY

Date Received: _____ Project Number: _____ Classification: _____

Date Reviewed: _____ Reviewed by: _____

Proposed Name of Subdivision Brunson Station (aka Helme Development)

Name of Applicant/Agent Troy Smith Phone 912-220-1631

Company Name Greenland Developers

Address PO Box 1628 Springfield, GA 31329

Owner of Record Greenland Developers Phone 912-220-1631

Address PO Box 1628 Springfield, GA 31329

Engineer EMC Engineering Services, Inc Phone 912-232-6533

Address 27 Chatham Center South, Suite A Savannah, GA 31405

Surveyor EMC Engineering Services, Inc Phone 912-232-6533

Address 27 Chatham Center South, Suite A Savannah, GA 31405

Proposed water Effingham County Proposed sewer Effingham County

Total acreage of property 170.49 Acreage to be divided _____ Number of Lots Proposed 340

Current Zoning PD Proposed Zoning _____ Tax map - Block - Parcel No 418 - 00 - 02E

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 8th day of May, 2023

Crystal Graham Higdon
Notary

Troy Smith
Applicant

Troy Smith
Owner

Crystal Graham Higdon
Notary Public, Effingham County, Ga
My Commission Expires August 15, 2025

418-2E



5/24/2023

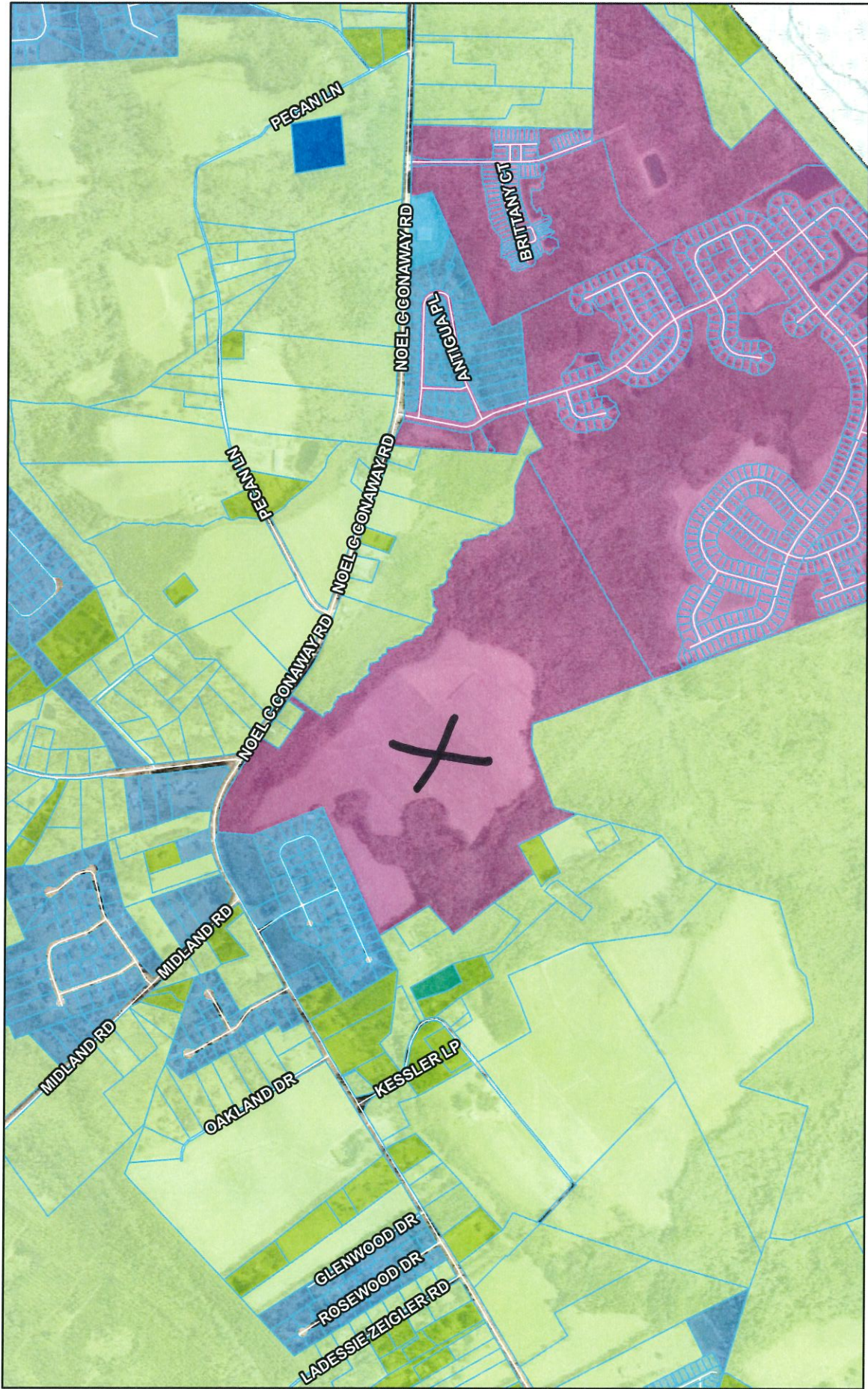
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Tax Parcel Labels	Wetlands	Freshwater Pond	FEMA Flood Zone
Tax Parcels	Freshwater Emergent Wetland	Riverine	A
Roads	Freshwater Forested/Shrub Wetland	AE	

0 0.13 0.25 0.4 0.5 mi
0 0.2 0.4 0.8 km

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

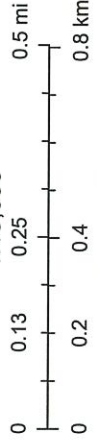
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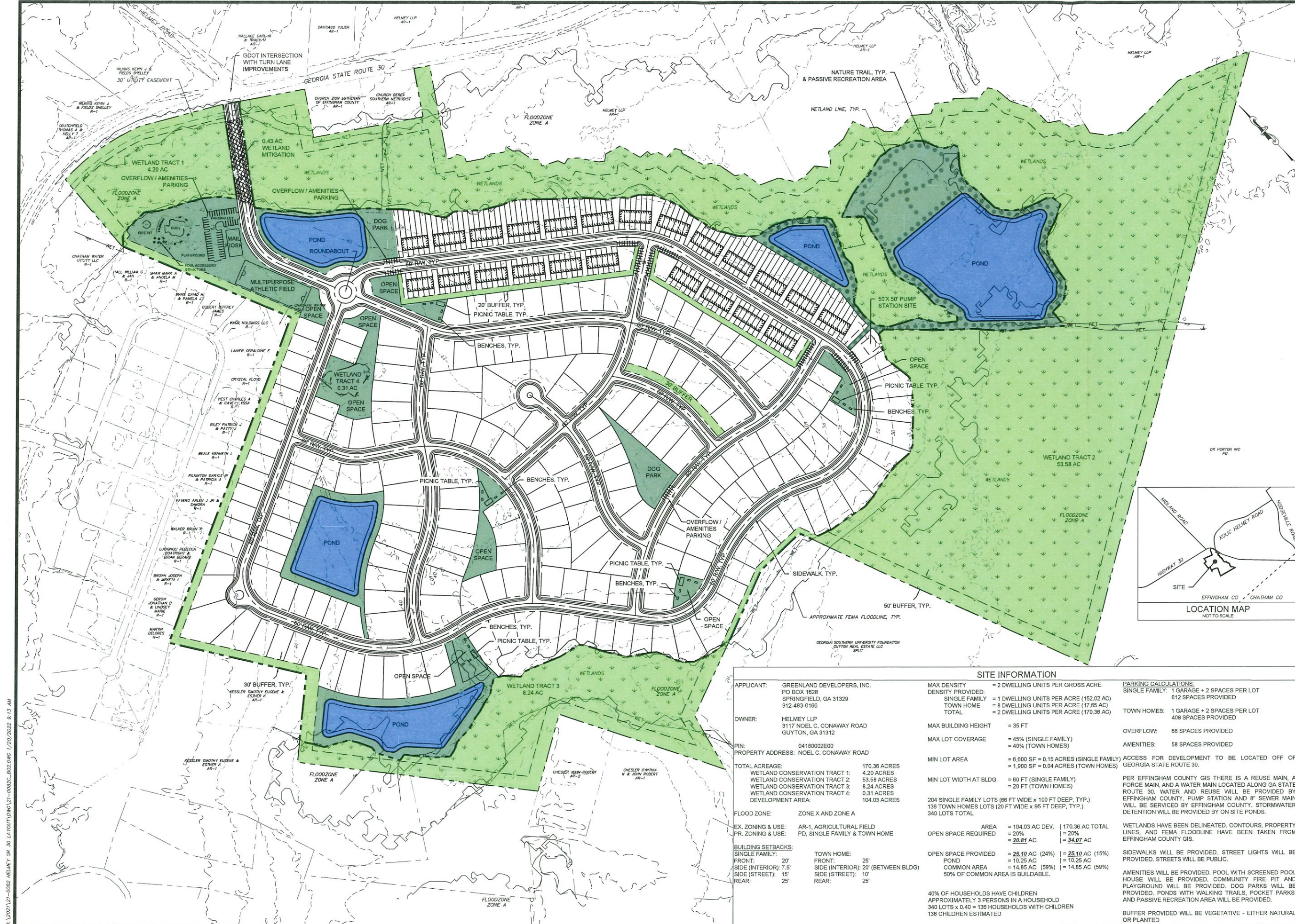
5/24/2023

- Tax Parcel Labels
- Tax Parcels
- Roads
- Effingham County Zoning
 - AR-1
 - AR-2
 - R-1
 - R-6
 - B-1
 - B-2
 - B-3
 - B-6
 - PD
- Efn_fin_cache
 - Red: Band_1
 - Green: Band_2

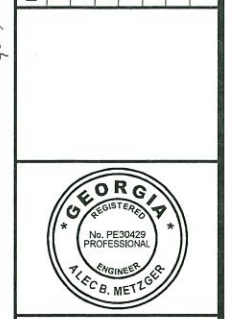
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Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METINASA, EPA, USDA



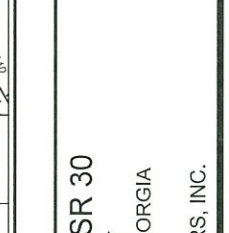
NO.	REVISION DESCRIPTION	DATE



EMC ENGINEERING SERVICES, INC.
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 Effingham, GA 31035
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 savannah@emc-eng.com
 www.emc-eng.com

EMC
 CIVIL
 MARINE
 ENVIRONMENTAL

ALBANY, ATLANTA, AUGUSTA, BRANSON, COLUMBUS
 SAVANNAH, STATESBORO, THOMASTON, VALDOSTA



MASTER PLAN
HELMELEY TRACT - SR 30
 10TH GM DISTRICT
 EFFINGHAM COUNTY, GEORGIA
 Prepared for:
GREENLAND DEVELOPERS, INC.

PROJECT NO.:	21-0082
DRAWN BY:	MRK
DESIGNED BY:	ABM
SURVEYED BY:	
SURVEY DATE:	
CHECKED BY:	ABM
SCALE:	1" = 150'
DATE:	JANUARY 2022

SHEET
1
 OF 2

SITE INFORMATION			
APPLICANT:	GREENLAND DEVELOPERS, INC. PO BOX 1628 SPRINGFIELD, GA 31329 912-483-0166	MAX DENSITY DENSITY PROVIDED:	= 2 DWELLING UNITS PER GROSS ACRE = 1 DWELLING UNITS PER ACRE (152.02 AC) = 8 DWELLING UNITS PER ACRE (17.65 AC) = 2 DWELLING UNITS PER ACRE (170.36 AC)
OWNER:	HELMELEY LLP 3117 NOEL C. CONAWAY ROAD GUYTON, GA 31312	MAX BUILDING HEIGHT	= 35 FT
PIN:	04180002E00	MAX LOT COVERAGE	= 45% (SINGLE FAMILY) = 40% (TOWN HOMES)
PROPERTY ADDRESS:	NOEL C. CONAWAY ROAD	MIN LOT AREA	= 6,600 SF = 0.15 ACRES (SINGLE FAMILY) = 1,900 SF = 0.04 ACRES (TOWN HOMES)
TOTAL ACREAGE:	170.36 ACRES WETLAND CONSERVATION TRACT 1: 4.20 ACRES WETLAND CONSERVATION TRACT 2: 53.58 ACRES WETLAND CONSERVATION TRACT 3: 8.24 ACRES WETLAND CONSERVATION TRACT 4: 0.31 ACRES DEVELOPMENT AREA: 104.03 ACRES	MIN LOT WIDTH AT BLDG	= 60 FT (SINGLE FAMILY) = 20 FT (TOWN HOMES)
FLOOD ZONE:	ZONE X AND ZONE A	204 SINGLE FAMILY LOTS (66 FT WIDE x 100 FT DEEP, TYP.) 136 TOWN HOMES LOTS (20 FT WIDE x 95 FT DEEP, TYP.) 340 LOTS TOTAL	ACCESS FOR DEVELOPMENT TO BE LOCATED OFF OF GEORGIA STATE ROUTE 30.
EX. ZONING & USE:	AR-1, AGRICULTURAL FIELD	AREA	= 104.03 AC DEV. = 170.36 AC TOTAL
PR. ZONING & USE:	PD, SINGLE FAMILY & TOWN HOME	OPEN SPACE REQUIRED	= 20% = 20% = 20.81 AC = 34.07 AC
BUILDING SETBACKS:	TOWN HOME:	OPEN SPACE PROVIDED	= 25.10 AC (24%) = 25.10 AC (15%)
SINGLE FAMILY:	FRONT: 25'	POND	= 10.25 AC = 10.25 AC
FRONT:	20'	COMMON AREA	= 14.85 AC (59%) = 14.85 AC (59%)
SIDE (INTERIOR):	7.5'	50% OF COMMON AREA IS BUILDABLE.	
SIDE (STREET):	15'		
REAR:	25'		
		40% OF HOUSEHOLDS HAVE CHILDREN APPROXIMATELY 3 PERSONS IN A HOUSEHOLD 340 LOTS x 0.40 = 136 HOUSEHOLDS WITH CHILDREN 136 CHILDREN ESTIMATED	PER EFFINGHAM COUNTY GIS THERE IS A REUSE MAIN, A FORCE MAIN, AND A WATER MAIN LOCATED ALONG GA STATE ROUTE 30. WATER AND REUSE WILL BE PROVIDED BY EFFINGHAM COUNTY. PUMP STATION AND 8" SEWER MAIN WILL BE SERVICED BY EFFINGHAM COUNTY. STORMWATER DETENTION WILL BE PROVIDED BY ON SITE PONDS.
			WETLANDS HAVE BEEN DELINEATED, CONTOURS, PROPERTY LINES, AND FEMA FLOODLINE HAVE BEEN TAKEN FROM EFFINGHAM COUNTY GIS.
			SIDEWALKS WILL BE PROVIDED. STREET LIGHTS WILL BE PROVIDED. STREETS WILL BE PUBLIC.
			AMENITIES WILL BE PROVIDED. POOL WITH SCREENED POOL HOUSE WILL BE PROVIDED. COMMUNITY FIRE PIT AND PLAYGROUND WILL BE PROVIDED. DOG PARKS WILL BE PROVIDED. PONDS WITH WALKING TRAILS, POCKET PARKS, AND PASSIVE RECREATION AREA WILL BE PROVIDED.
			BUFFER PROVIDED WILL BE VEGETATIVE - EITHER NATURAL OR PLANTED

C:\2021\21-0082 HELMELEY SR 30 LAYOUT\DWG\21-0082_002.DWG 1/20/2022 9:13 AM