

EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

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

Proposed Name of Subdivision North Tract Development

Name of Applicant/Agent 3 Byrds Development, LLC Phone 912-328-6500

Company Name _____

Address 122 Canal Street, Suite 108, Pooler, GA 31322

Owner of Record 3 Byrds Development, LLC Phone 912-328-6500

Address 122 Canal Street, Suite 108, Pooler, GA 31322

Engineer Allen Engineering Services Phone 912-667-2667

Address 131 Silverwood Commercial Drive, Rincon, GA 31326

Surveyor Shupe Surveying Company, P.C Phone 912-265-0562

Address 130 Canal Street, Suite 501, Pooler GA 31322

Proposed water Effingham County Proposed sewer Effingham County

Total acreage of property 39.46 Acreage to be divided 36.49 Number of Lots Proposed 335

Current Zoning AR-1 Proposed Zoning R-3 Tax map – Block – Parcel No 03520018

Are any variances requested? NO If so, please describe: N/A

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

This 27th day of April, 2021

Brittany Bentley
Notary

[Signature]
Applicant

[Signature]
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	
(a) Project Information:		
✓		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.
✓		7. Acreage to be subdivided.
(b) Existing Conditions:		
✓		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.
✓		10. Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
(c) Proposed Features:		
✓		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.

✓	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
✓	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 27th day of April, 2022

Brittany Bentley
Notary

[Signature]
Applicant

[Signature]
Owner





EOM Operations
Your solution to a better tomorrow

May 2nd, 2023

Jason Bryant, P.E.
Pittman Engineering
2591 Hwy 17S, Suite 303
Richmond Hill, GA 31324

Dear Mr. Bryant,

I am pleased to provide you with a review of the sketch plan submitted under the cover of 'Byrd North Tract', which can be found below.

Site Plan Review

Submittal Documents Sketch Plans.....*Apr. 2023*

Comments

1. The minimum and maximum block lengths, as defined by the Effingham County Subdivision Ordinance, are not met by the proposed design.
2. On street parking requires a minimum pavement width of 28 ft if being provided on one side of the street.
3. Review the horizontal curves on this plan. If the curve radii are too tight, it will be difficult to achieve this plan when it reached site plan review. It is understood that this is only at the sketch plan phase, but the layout of the plan will likely need to be modified to accommodate needed roadway geometry.
4. Make sure that stopping sight distance is achieved for the proposed on street parking. When such design elements are located behind curves extra care needs to be taken to ensure a safety hazard is not created.
5. The encroachment on the easement will need to be approved by the applicable entity. GDOT Encroachment Permit will also be a part of the process.

Sincerely,

Trevor Shoemaker
Trevor Shoemaker
Project Manager
EOM

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



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



CHRISTINA MASOULIOWENISON
8 EAST CAZARIO LANE
SAVANNAH, GEORGIA 31410

BOOMER HOMES INC.
122 Canal Street
Suite 108
Peebles, GA 31322

**SCHEMATIC
ELEVATIONS**

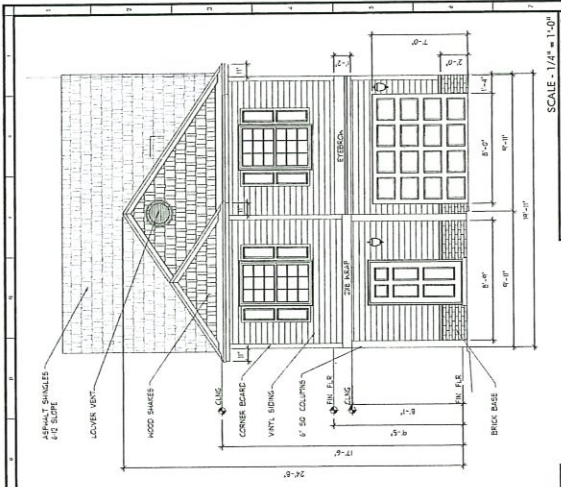
DRAFT

Issued:
05/17/22

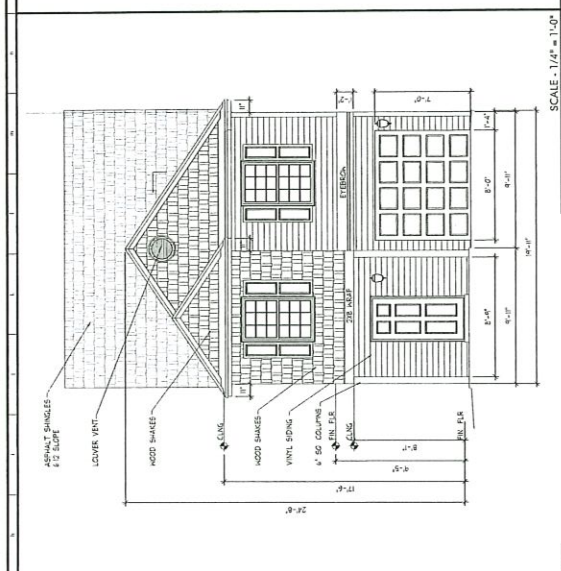
Revisions:

A1-2

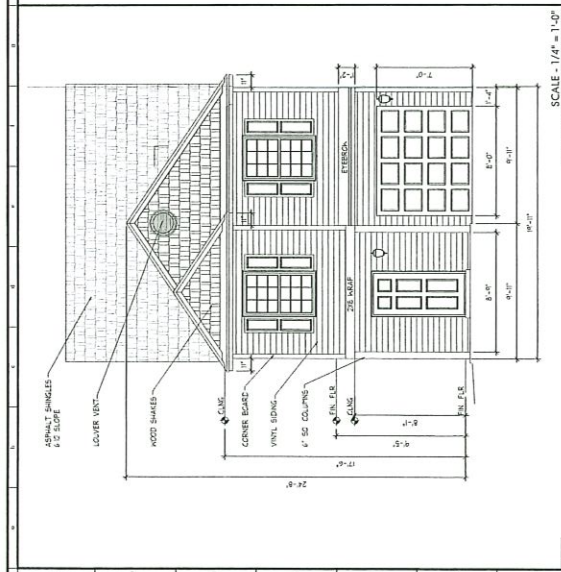
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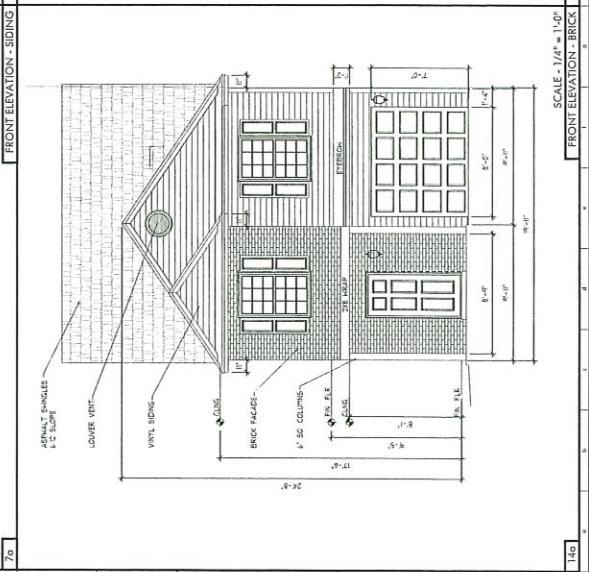
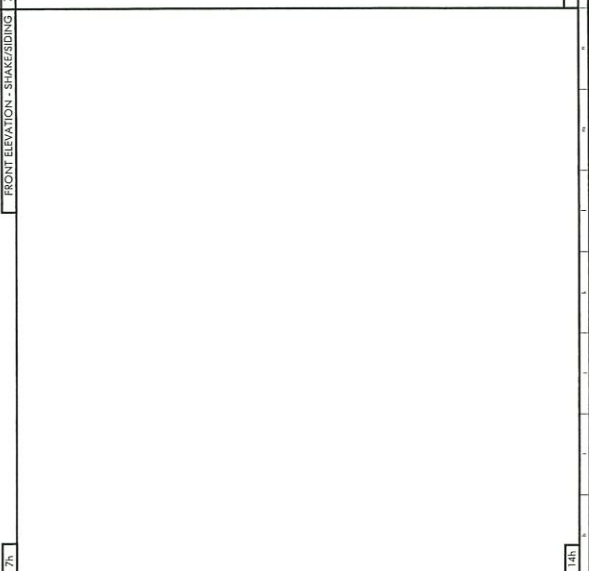
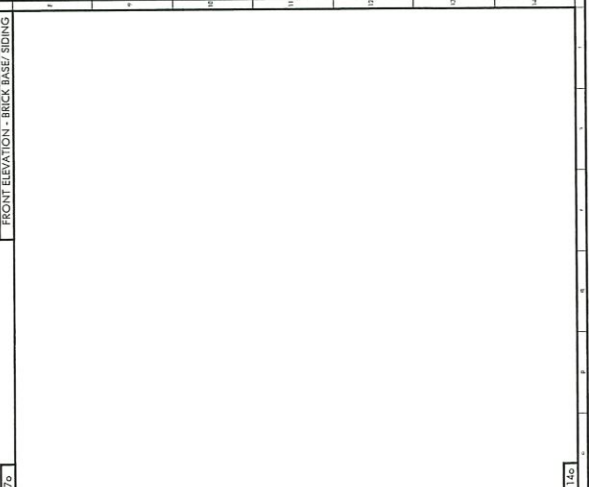
SCALE - 1/4" = 1'-0"
FRONT ELEVATION - BRICK BASE/SIDING



SCALE - 1/4" = 1'-0"
FRONT ELEVATION - SPACED SIDING



SCALE - 1/4" = 1'-0"
FRONT ELEVATION - SIDING



SCALE - 1/4" = 1'-0"
FRONT ELEVATION - BRICK

14C

14h

14C

NORTH TRACT SUBDIVISION



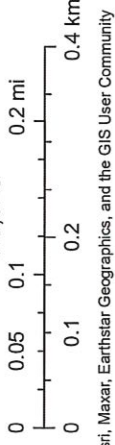
NORTH TRACT SUBDIVISION



5/19/2022, 9:17:26 AM

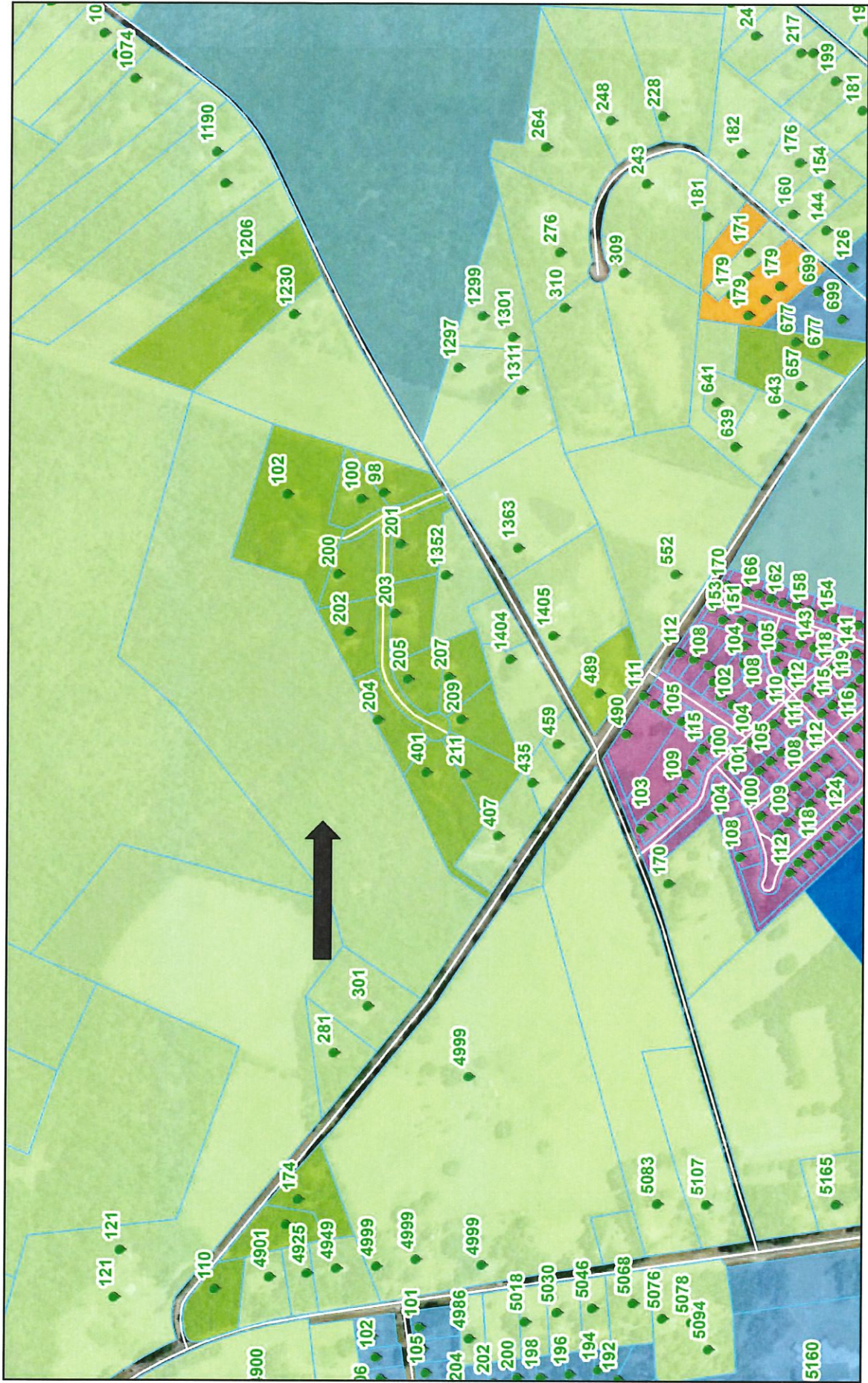
- Address Points
- Parcels2020
- Roads
- Future Land Use - Plan Date 10/1/2019
 - Agriculture
 - Conservation/Recreation
 - Public/Institutional
 - Residential
 - Transportation/Utilities
 - Undeveloped

1:9,028



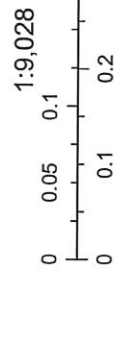
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

NORTH TRACT SUBDIVISION



5/19/2022, 9:15:27 AM

- Address Points
- Parcels2020
- Roads
- Effingham County Zoning
 - R-1
 - AR-1
 - AR-2
 - R-4
 - PD
 - R-6
 - B-2



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community