

EFFINGHAM COUNTY SKETCH PLAN SUMMITAL FORM

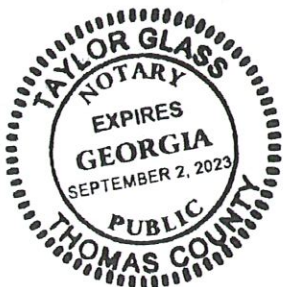
OFFICIAL USE ONLY		
Date Received: _____	Project Number: _____	Classification: _____
Date Reviewed: _____	Reviewed by: _____	

Proposed Name of ^{Project} Subdivision Dollar General # 25069
 Name of Applicant/Agent Teramore Development / Zach Cummins Phone 229 516 4289
 Company Name Teramore Development
 Address PO Box 64100 Tallahassee, FL 32317
 Owner of Record Ashley Fleetwood, George & Angela Weyer Phone 229 516 4289
 Address 56100 & 56200 Hwy 21 N Springfield GA
 Engineer Tidewater Engineering Phone (912) 268-2164
 Address 200 Plantation Chase, St. Simons Island, GA 31522
 Surveyor Jackson Surveying Phone _____
 Address 207 Rose Drive, Brunswick, GA 31520
 Proposed water well Proposed sewer septic
 Total acreage of property 1.54 Acreage to be divided N/A Number of Lots Proposed 1
 Current Zoning B-1, A-R Proposed Zoning B-2 Tax map - Block - Parcel No 264A- 20 & 21
 Are any variances requested? Y If so, please describe: Reduced buffer along Etheridge St. from 30' to 15'. Allow septic replacement area to encroach into the 30' SE buffer and Hwy 21 buffer. Reduce Hwy 21 buffer from 15' x 30' to Ten feet.

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

This 18 day of April, 2025
[Signature]
 Notary

[Signature]
 Applicant
[Signature]
 Owner


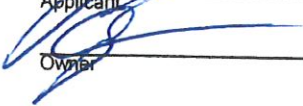


	NA 7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
	NA 8. Water distribution infrastructure master plan.

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

This 18 day of April, 2013

Notary 

Applicant 
 Owner 





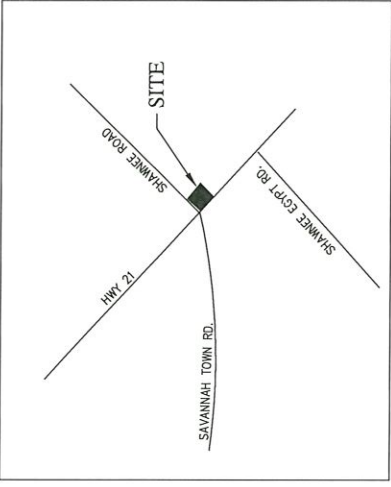
TIDEWATER ENGINEERING, INC.
 200 PLANTATION CHASE, SUITE 16
 ST. SIMONS ISLAND, GEORGIA 31522
 PHONE (912) 268-2164 EMAIL: info@tidewatereng.com

DATE: 11/10/22

REV.	DATE:	DESCRIPTION	BY:

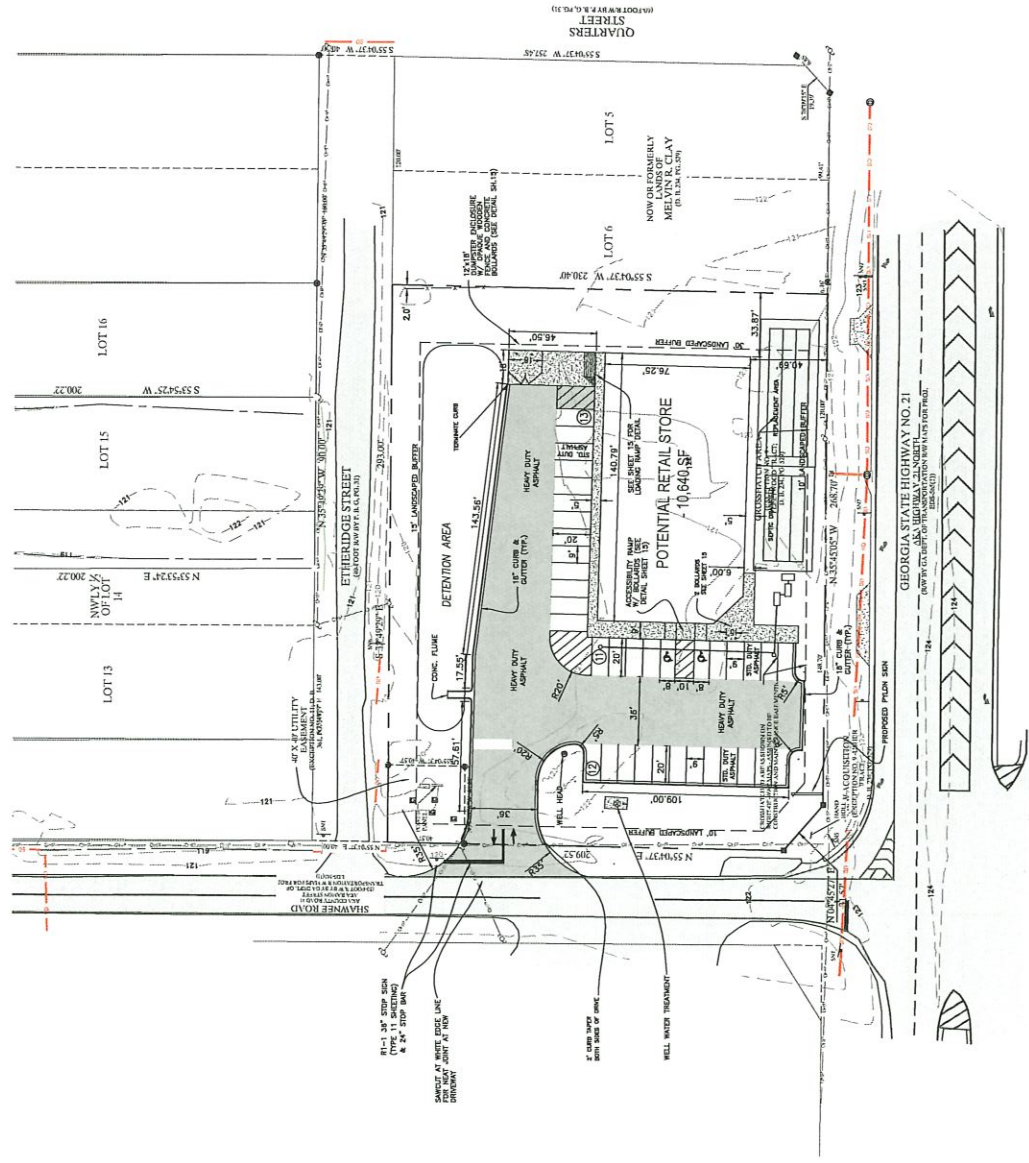
DOLLAR GENERAL STORE #25069
 5684 HWY 21 N
 SPRINGFIELD, EFFINGHAM COUNTY, GA

DRAWN: BPS
 APPROVED: BPS
 DATE: 11/10/22
 PROJ#: 22-049
 SCALE: AS SHOWN
 SHEET 4 OF 18



LOCATION MAP
 NTS

ZONING:
 CURRENTLY ZONED B-1 & A-R
 LAND USE: RESIDENTIAL AND BUSINESS
 PROPOSED ZONING: B-2
 PROPOSED LAND USE: RETAIL

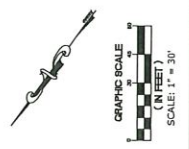


APPLICANT:
 TIDEWATER ENGINEERING, INC.
 200 PLANTATION CHASE
 ST. SIMONS ISLAND, GA 31522
 (912) 268-2164

OWNER/DEVELOPER:
 TERAMORE DEVELOPMENT, LLC
 P.O. BOX 6460
 THOMASVILLE, GA 31758
 (229) 516-4289

PARKING SUMMARY:
 REQUIRED SPACES:
 1 SPACE PER 300 S.F. OF FLOOR AREA
 10,640 S.F. OF FLOOR SPACE / 300 = 35 SPACES
 TOTAL SPACES REQUIRED: 35 SPACES
 TOTAL SPACES PROVIDED: 38 SPACES INCLUDING 3 HO SPACES

SETBACKS:
 NONE REQUIRED
BLDG. HEIGHT RESTRICTIONS:
 NONE



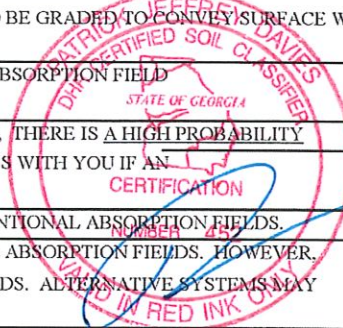
Red Oak Environmental, LLC
 Patrick Davies, Soil Scientist Curtis Ray, Soil Scientist
 PO Box 7101
 Tifton, GA 31793
 229-848-1234

COUNTY: Effingham	DATE: 11/11/2022
OWNER: Teramore Development	
SUBDIVISION:	
LOT NUMBER:	
SITE LOCATION: Hwy 21 and Shawnee Road	
BILLING ADDRESS:	
SCALE: On Map	
INTENSITY LEVEL OF INVESTIGATION: Three	

	SOIL SERIES <i>SEE SUITABILITY CODES</i>	SLOPE % <i>ranges of the soil type</i>	DEPTH TO BEDROCK <i>(ranges) Inches</i>	DEPTH TO SEASONAL HIGH H2O TABLE <i>(inches)</i> <i>ranges</i>	ABSORPTION RATE AT RECOMMENDED TRENCH DEPTH MIN/ IN. <i>predicted range(s)</i>	RECOMMENDED TRENCH DEPTH <i>(inches)</i>	SUITABILITY CODE
	Pelham	1 to 3	Greater than 60	12	25	Area Fill	C

AREAS WHICH FLOOD OR HAVE POTENTIAL FOR PROBLEMS ASSOCIATED WITH FLOODING/PONDING SHOULD NOT BE UTILIZED.
 AREAS UTILIZED FOR ABSORPTION FIELDS SHOULD BE SHAPED FOR RAPID RUNOFF AND SHOULD BE GRADED TO CONVEY SURFACE WATER AWAY FROM THE DRAINFIELD.

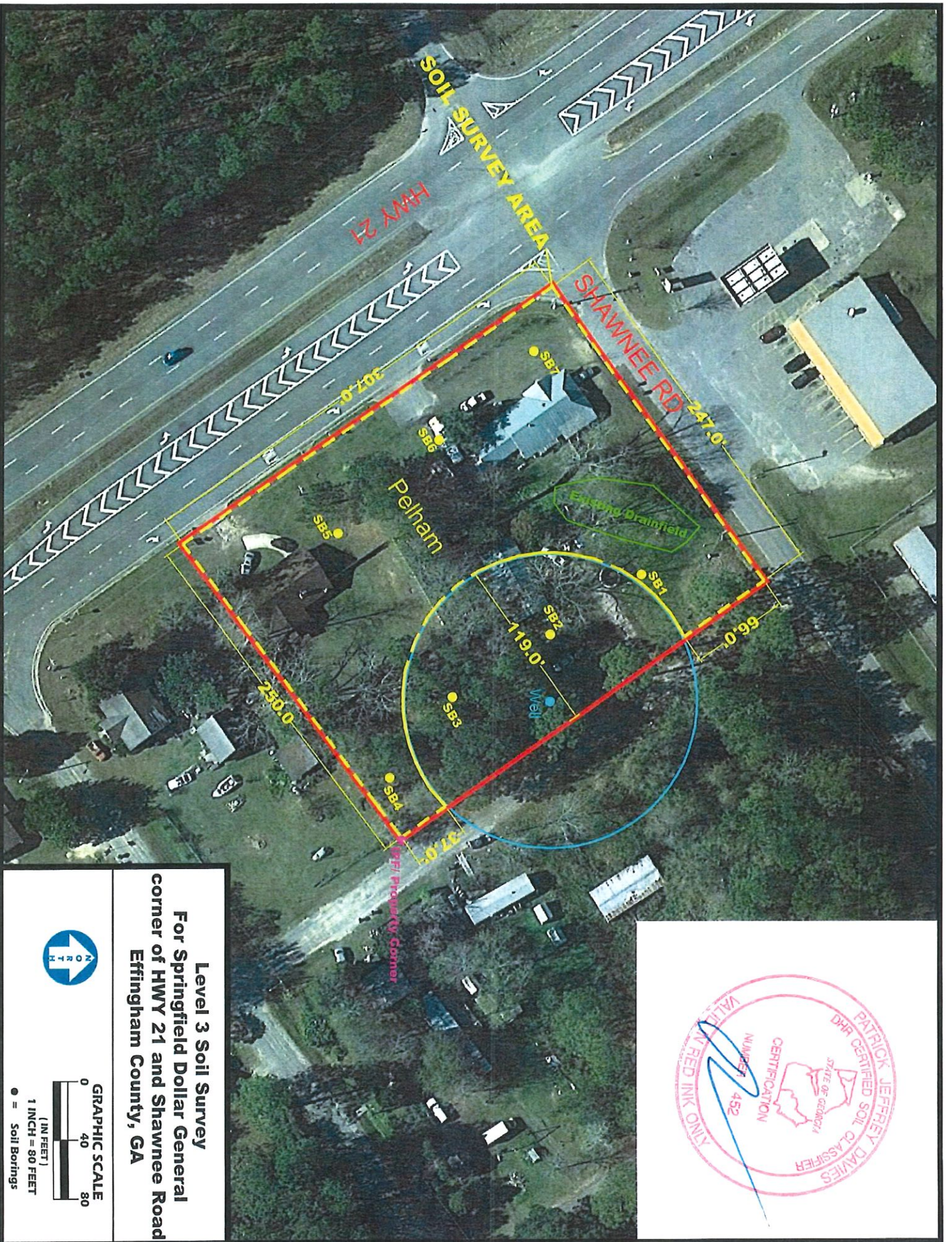
A	SUITABILITY CODE = SOIL SERIES SHOULD HAVE ABILITY TO FUNCTION AS SUITABLE ABSORPTION FIELD WITH PROPER DESIGN, INSTALLATION, AND MAINTENANCE.
C	SUITABILITY CODE = DUE TO WATER TABLE, FLOODING AND OR DRAINAGE PROBLEMS, THERE IS A HIGH PROBABILITY OF FAILURE FOR CONVENTIONAL SYSTEMS . (YOUR HEALTH DEPARTMENT CAN DISCUSS WITH YOU IF AN ALTERNATIVE SYSTEM MIGHT BE AN OPTION FOR YOUR SITUATION.)
F	SUITABILITY CODE = NORMALLY CONSIDERED UNSATISFACTORY FOR USE FOR CONVENTIONAL ABSORPTION FIELDS.
U	SUITABILITY CODE= THESE SOIL SERIES HAVE THE ABILITY TO FUNCTION AS SUITABLE ABSORPTION FIELDS. HOWEVER, BRIEF PERCHING OF WATER MAY CAUSE TEMPORARY PROBLEMS FOR ABSORPTION FIELDS. ALTERNATIVE SYSTEMS MAY BE A SOLUTION TO OFFSET THIS PROBLEM.



The information contained in this report is based on the pedons (test borings) classified in the field. All boring locations, as well as, other miscellaneous soil conditions and features, are located by pacing and/or a Trimble Geo XH GPS to assist in maintaining quality control. The projected boundary of each soil map unit is based on the professional opinion and judgment of the Soil Scientist. Soil boundary lines should be considered as a transitional zone where one soil condition intergrades into another, rather than, as an exact boundary. Red Oak Environmental, LLC does not design, install, maintain or permit waste disposal systems and does not guarantee the performance of any waste disposal system. Your local Health Department holds full authority in the permitting of onsite waste disposal systems. Your local Health Department may view the soil conditions differently than the Soil Scientist and will have the final say in their county. This report is based on conventional septic systems and all recommendations are based on installation from the original soil surface unless stated otherwise. Any changes or alterations made to the soil maps or interpretations without the written approval of Red Oak Environmental, LLC voids the seal of the Soil Scientist.

Remarks and comments:

Soil survey area shown on attached map.



Level 3 Soil Survey
 For Springfield Dollar General
 corner of HWY 21 and Shawnee Road
 Effingham County, GA



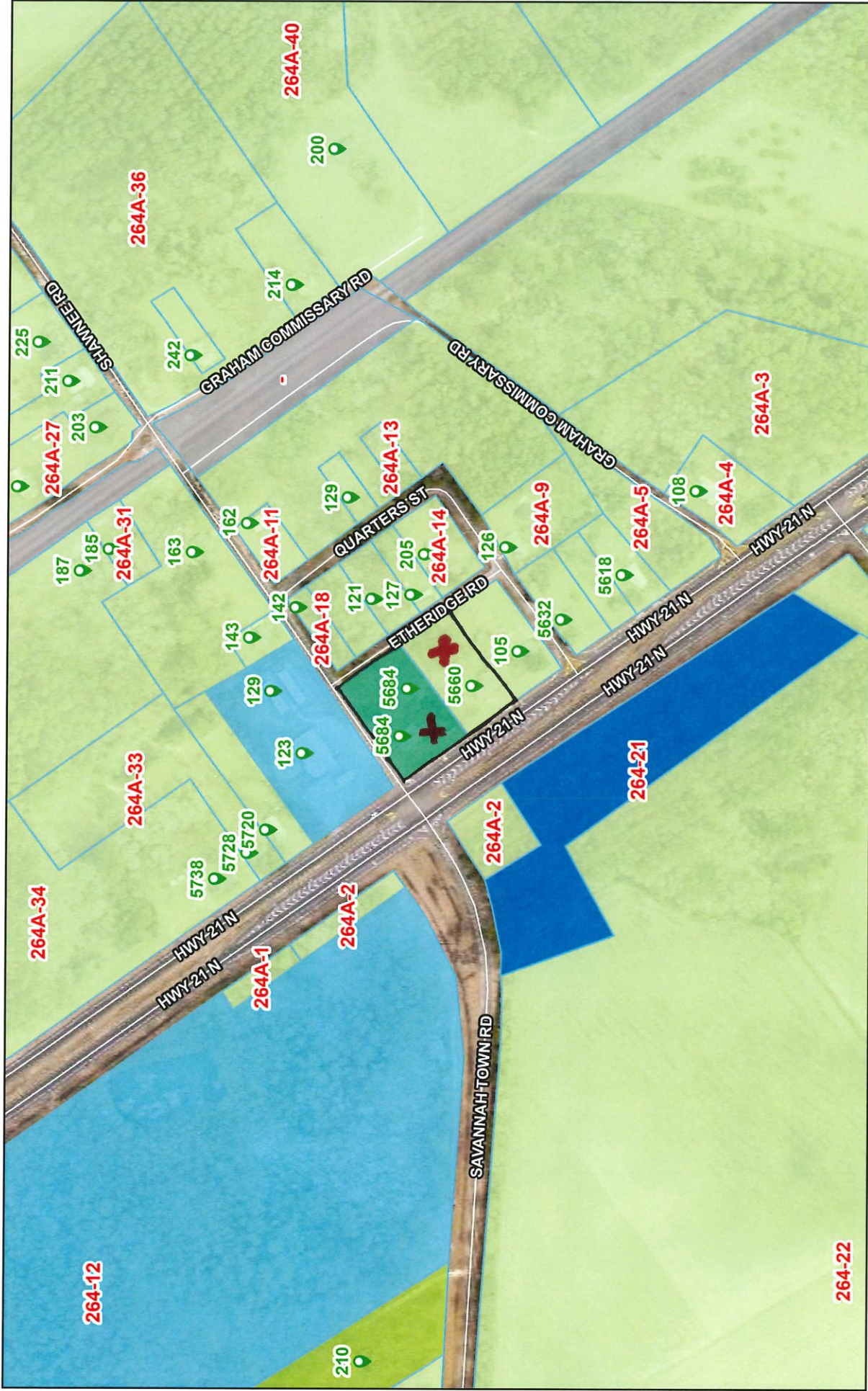
● = Soil Borings



264A-20&21



264A-20&21



5/1/2023

1:4,514

0 0.03 0.07 0.13 mi

0 0.05 0.1 0.2 km

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

- Address Points
- Tax Parcel Labels
- Tax Parcels
- Roads
- Effingham County Zoning
- AR-1
- AR-2
- B-1
- B-2
- B-3
- Efn_fin_cache
- Other
- Red: Band_1
- Green: Band_2