

**EFFINGHAM COUNTY**  
**SKETCH PLAN SUBMITTAL FORM**

**OFFICIAL USE ONLY**

Date Received: \_\_\_\_\_ Project Number: \_\_\_\_\_ Classification: \_\_\_\_\_

Date Reviewed: \_\_\_\_\_ Reviewed by: \_\_\_\_\_

Proposed Name of Subdivision Xander Woods

Name of Applicant/Agent Alex Long Phone 912-663-2980

Company Name Lawrence Alexander Homes

Address PO Box 1190 Rincon GA 31326

Owner of Record GSL Cattle Company LLC Phone \_\_\_\_\_

Address 117 Ackerman Road Rincon GA 31326

Engineer Travis Bazemore (EMC Engineering Services, Inc.) Phone 912-644-3207

Address 5857 Hwy 21 South Rincon GA 31326

Surveyor \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Proposed water Individual Well Proposed sewer Individual Onsite Septic System

Total acreage of property 14.635 Acreage to be divided 14.635 Number of Lots Proposed 5

Current Zoning AR-1 Proposed Zoning R-1 Tax map – Block – Parcel No 03480016

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 3rd day of August, 2023.

Angela Robbins  
Notary

Jay  
Applicant

Owner



<input checked="" type="checkbox"/>	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
<input checked="" type="checkbox"/>	8. Water distribution infrastructure master plan.

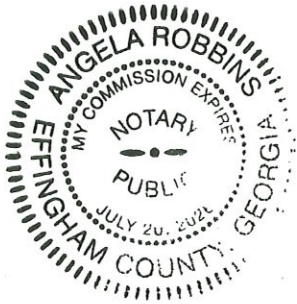
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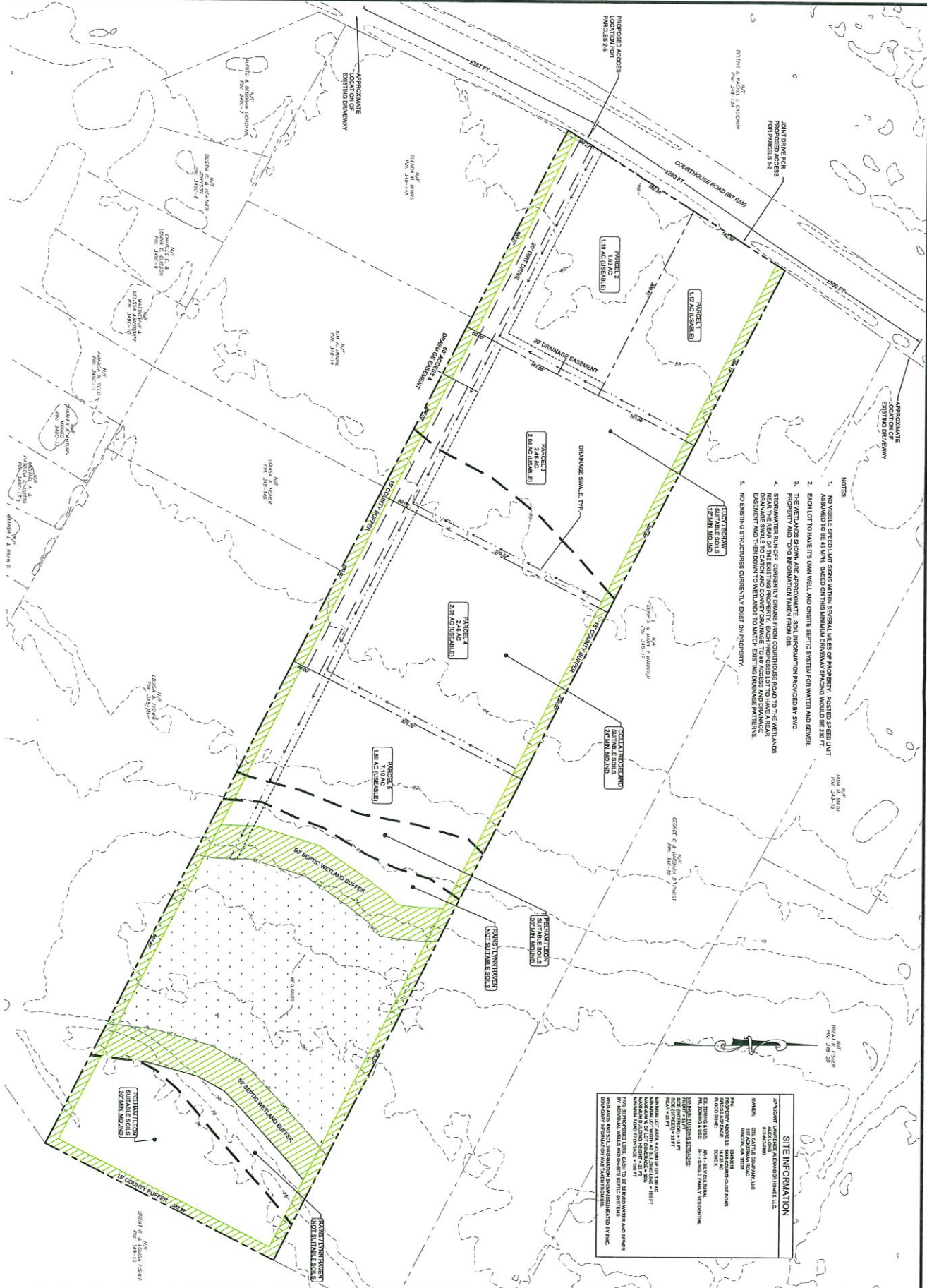
This 3rd day of August, 2023.

*AK* Angela Robbins  
Notary

[Signature]  
Applicant

\_\_\_\_\_  
Owner





- NOTES:**
1. NO VISIBLE STREETS SHOWN WITHIN GENERAL BOUNDARY OF PROPERTY. PROPOSED STREETS ASSUMED TO BE 40' WIDE. BASED ON THIS ASSUMPTION DRAINAGE SPACING WOULD BE 200 FT.
  2. EACH LOT TO HAVE ITS OWN WELL AND ONSITE SEPTIC SYSTEM FOR WATER AND SEWER.
  3. THE WELLS AND SEPTIC ARE APPROXIMATE. SOIL INFORMATION PROVIDED BY SWC.
  4. STORMWATER RUN-OFF CURRENTLY DRAINS FROM COURTHOUSE ROAD TO THE WETLANDS NEAR THE HEAD OF THE EXISTING PROPERTY. EACH PROPOSED LOT TO HAVE A SEWER EASEMENT AND THEN DOWN TO WELLS AND TO MATCH EXISTING DRAINAGE PATTERN.
  5. NO EXISTING STRUCTURES CURRENTLY EXIST ON PROPERTY.

**SITE INFORMATION**

PROJECT: LAMARCK & KENNEDY PARCEL 1-5  
 ADDRESS: 1500 COURT HOUSE ROAD  
 OWNER: DEL CORTI COMPANY, LLC  
 PREPARED BY: EMC ENGINEERING SERVICES, INC.  
 DATE: 08/01/2023  
 PROJECT NO.: 23-0062  
 SHEET NO.: 1 OF 1  
 SCALE: 1" = 400'  
 DATE: 08/01/2023

**SKETCH PLAN**  
**XANDER WOODS**  
**COURTHOUSE ROAD**  
**EFFINGHAM COUNTY, GA**  
 Prepared for:  
**ALEX LONG**

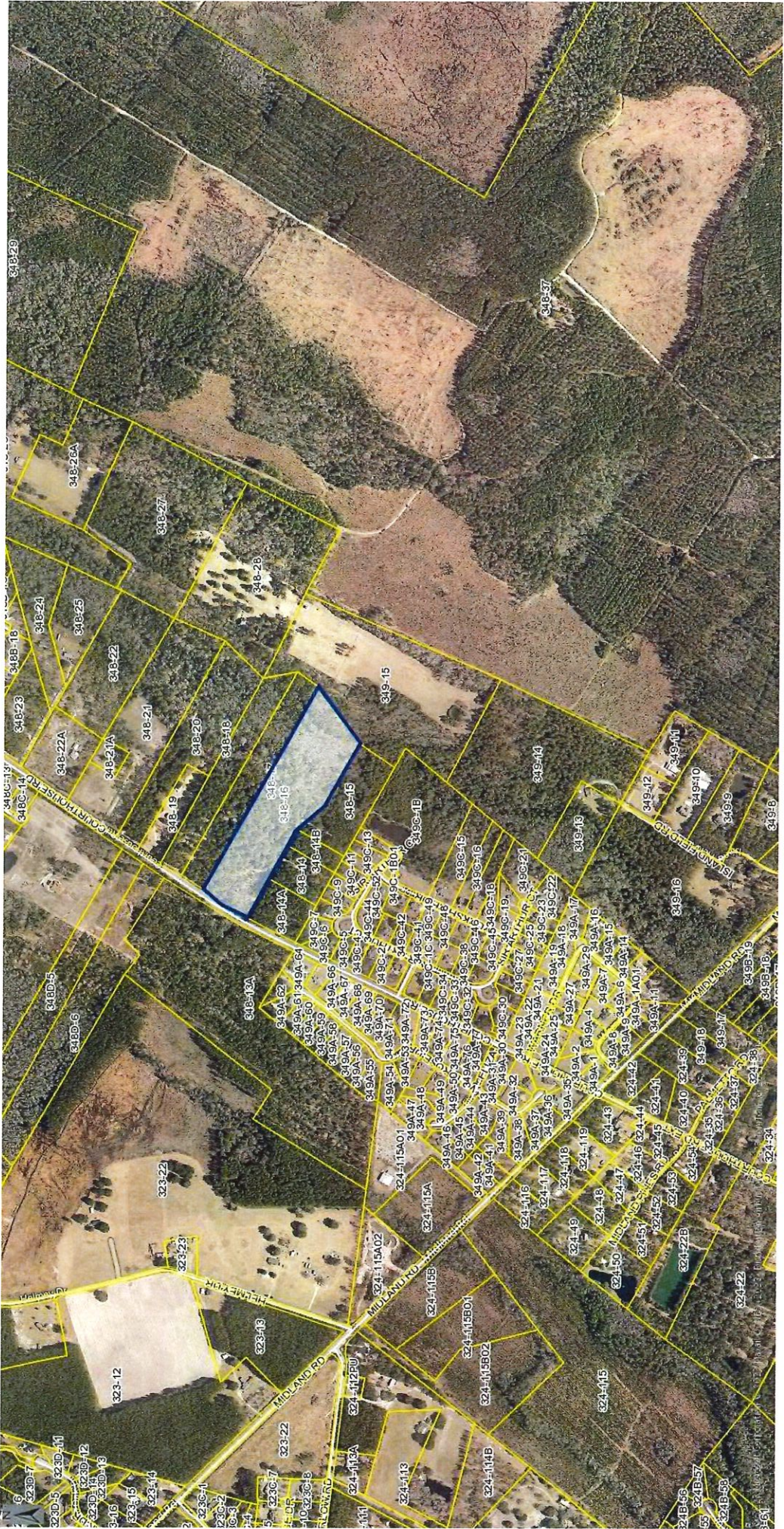
**emc** **EMC ENGINEERING SERVICES, INC.**  
 27 Chatham Center South, Suite A  
 Savannah, GA 31405  
 Ph: (912) 233-4503  
 Fax: (912) 233-4590  
 email: info@emc-eng.com  
 www.emc-eng.com

CIVIL  
 MARINE  
 ENVIRONMENTAL

ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS  
 GREENVILLE • SAVANNAH • STATESBORO • THOMASTON • VALDOSTA

NO.	REVISION DESCRIPTION	DATE
0001		08/01/2023
0002		08/01/2023
0003		08/01/2023
0004		08/01/2023
0005		08/01/2023
0006		08/01/2023
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0009		08/01/2023
0010		08/01/2023

# Courthouse Road



# 348-16 / Courthouse Road



8/13/2023

Tax Parcel Labels	Wetlands	FEMA Flood Zone
Tax Parcels	Freshwater Emergent Wetland	A
Roads	Freshwater Forested/Shrub Wetland	X, AREA OF MINIMAL FLOOD HAZARD

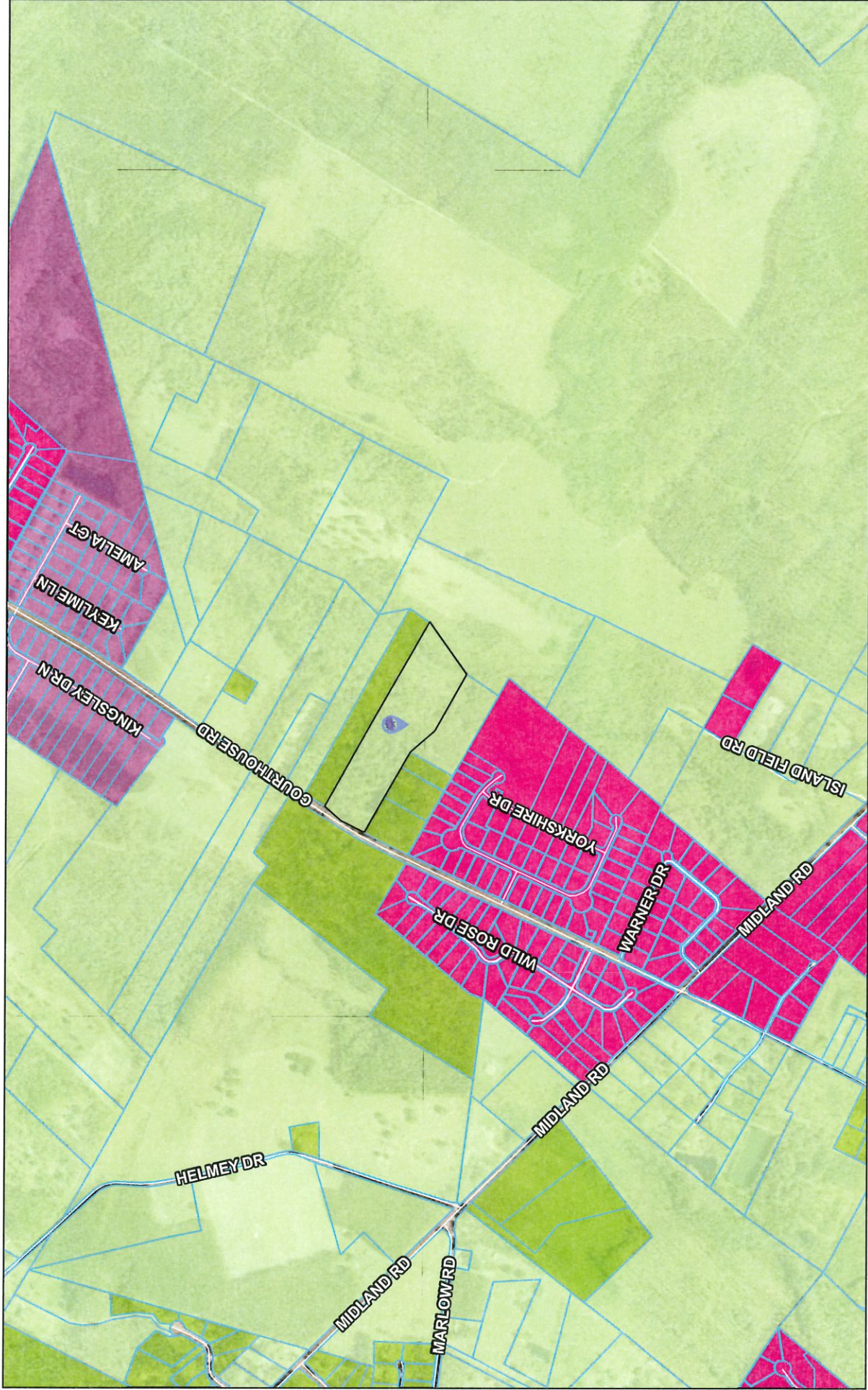
1:15,799

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

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

# 348-16 / Courthouse Road



8/13/2023

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 0 0.17 0.35 0.7 km  
 Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, USGS, METI/  
 NASA, EPA, USDA

- Tax Parcel Labels
- Tax Parcels
- Roads
- Effingham County Zoning
- R-1
- PD
- AR-1
- AR-2
- Efn\_fin\_cache
- Red: Band\_1
- Green: Band\_2