

**SKPN-24-7**



Sketch Plan Submittal

Status: Active

Submitted On: 4/4/2024

**Primary Location**

Owner

**Applicant** Dawson Vaughn 912-244-4736 dawson.vaughn@kimley-horn.com 25 Bull Street, Suite 400  
Savannah, Georgia 31401

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**Internal Documents** **Staff Report**

No File Uploaded

 **Staff Review Letter**

No File Uploaded

 **Board of Commissioners Meeting\***


—

 **Map\***

—

 **Parcel\***

—

 **Description of Development\*** **Road Name\*** **Sketch Plan Modifications** **Recommended Changes for Preliminary Plan**

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## Applicant Information

Applicant / Agent Name\*

Rusty Windsor

Applicant Phone Number\*

9126754197

Applicant Email Address\*

rusty.windsor@kimley-horn.com

Applicant Address\*

25 Bull Street, Suite 400

Applicant City\*

Savannah

Applicant State\*

Georgia

Applicant Zip Code\*

31401

Is Applicant owner of property?\*

No

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## Project Information

Proposed Name of Project\*

Creekside Phase 3

Map Number\*

16412

Parcel Number\*

04360046

Total Acreage of Property\*

54.91

Number of Lots Proposed\*

234

Current Property Zoning\*

PD

Proposed Water\*

yes

Proposed Sewer\*

yes

Are any variances requested?\*

no

If so, please described\*

N/A

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

**Applicant\***

Rusty Windsor  
Apr 4, 2024

**Owner\***

Andrew Charlson  
Apr 4, 2024

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## Owner Information

**Owner of Record\***

Andrew Charlson

**Owner Phone Number\***

8433002814

**Owner Address\***

4454 Bluffton Park Crescent

**Owner City\***

Bluffton

**Owner State\***

SC

**Owner Zip Code\***

29910

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## Engineer Information

**Engineer \***

Rusty Windsor

**Engineer Phone Number\***

912-244-2528

**Engineer Address\***

25 Bull Street, Suite 400

**Engineer City\***

Savannah

Engineer State\*

GA

Engineer Zip Code\*

31401

---

## Surveyor Information

Surveyor\*

Colin Bearden

Surveyor Phone Number\*

843645-9277

Surveyor Address\*

168 Boardwalk Drive, Suite A

Surveyor City\*

Ridgeland

Surveyor State\*

SC

Surveyor Zip Code\*

29936

**EFFINGHAM COUNTY**  
**SKETCH PLAN SUMITTAL FORM**

**OFFICIAL USE ONLY**

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

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

Proposed Name of Subdivision Creekside

Name of Applicant/Agent Dream Finders Homes Phone (843) 396-2496

Company Name Dream Finders Homes

Address 4454 Bluffton Park Crescent, Suite 101, Bluffton, SC 29910

Owner of Record Dream Finders Homes Phone (843) 396-2496

Address 4454 Bluffton Park Crescent, Suite 101, Bluffton, SC 29910

Engineer Rusty Windsor, PE (Kimley-Horn) Phone (912) 244-2528

Address 25 Bull Street, Suite 400, Savannah, GA 31401

Surveyor Colin J. Bearden (Atlas Survey, Inc.) Phone (843) 645-9277

Address 168 Boardwalk Drive, Suite A, Ridgeland, SC 29936

Proposed water Effingham Water Proposed sewer Effingham Sewer

Total acreage of property 54.91 Acreage to be divided N/A Number of Lots Proposed 234

Current Zoning PD Proposed Zoning PD Tax map – Block – Parcel No 04360-00000-046-000

Are any variances requested? No 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 06 day of March, 2024.

Notary

Rusty Windsor  
Applicant

Owner

ANDREW CHARLSON

TALON WAGENKNECHT  
Notary Public-State of South Carolina  
My Commission Expires  
JUNE 01, 2026

# 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	
<b>(a) Project Information:</b>		
	<input checked="" type="checkbox"/>	1. Proposed name of development.
	<input checked="" type="checkbox"/>	2. Names, addresses and telephone numbers of owner and applicant.
	<input checked="" type="checkbox"/>	3. Name, address and telephone number of person or firm who prepared the plans.
	<input checked="" type="checkbox"/>	4. Graphic scale (approximately 1"=100') and north arrow.
	<input checked="" type="checkbox"/>	5. Location map (approximately 1" = 1000').
	<input checked="" type="checkbox"/>	6. Date of preparation and revision dates.
	N/A	7. Acreage to be subdivided.
<b>(b) Existing Conditions:</b>		
	<input checked="" type="checkbox"/>	1. Location of all property lines.
	<input checked="" type="checkbox"/>	2. Existing easements, covenants, reservations, and right-of-ways.
	N/A	3. Buildings and structures.
	<input checked="" type="checkbox"/>	4. Sidewalks, streets, alleys, driveways, parking areas, etc.
	<input checked="" type="checkbox"/>	5. Existing utilities including water, sewer, electric, wells and septic tanks.
	<input checked="" type="checkbox"/>	6. Natural or man-made watercourses and bodies of water and wetlands.
	<input checked="" type="checkbox"/>	7. Limits of floodplain.
	<input checked="" type="checkbox"/>	8. Existing topography.
	<input checked="" type="checkbox"/>	9. Current zoning district classification and land use.
	N/A	10. Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
<b>(c) Proposed Features:</b>		
	<input checked="" type="checkbox"/>	1. Layout of all proposed lots.
	<input checked="" type="checkbox"/>	2. Proposed new sidewalks, streets, alleys, driveways, parking areas, etc (to include proposed street/road names).
	<input checked="" type="checkbox"/>	3. Proposed zoning and land use.
	N/A	4. Existing buildings and structures to remain or be removed.
	<input checked="" type="checkbox"/>	5. Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.
	<input checked="" type="checkbox"/>	6. Proposed retention/detention facilities and storm-water master plan.

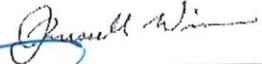
<input checked="" type="checkbox"/>	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
<input checked="" type="checkbox"/>	8. Water distribution infrastructure master plan.

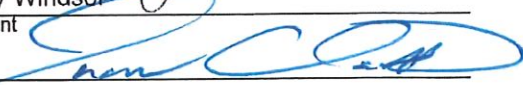
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 06 day of March, 2024.

  
 \_\_\_\_\_  
 Notary



Rusty Windsor   
 Applicant \_\_\_\_\_

  
 \_\_\_\_\_  
 Owner  
 ANDREW CHARLSON

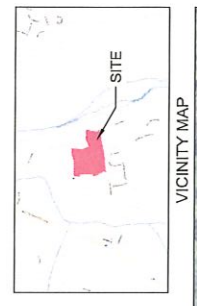
NO.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY
1	NOT FOR CONSTRUCTION		
2	PRELIMINARY		

**CREEKSIDE PHASES 3A-3C**  
 0A HWM 30 (R)EL C COMMAND ROAD, SUITE 101  
 GA HWM 30 (R)EL C COMMAND ROAD, SUITE 101  
 PARCEL ID: 496-04A  
 AND DISTRICT

**PRELIMINARY**

PROJECT NO.	01763000
DATE	3/20/2024
DESIGNED BY	JWA
CHECKED BY	JWA
DATE	3/20/2024
PROJECT NO.	01763000
DATE	3/20/2024
DESIGNED BY	JWA
CHECKED BY	JWA
DATE	3/20/2024

**SURVEY LIMITS**  
 SHEET NUMBER  
**C200**

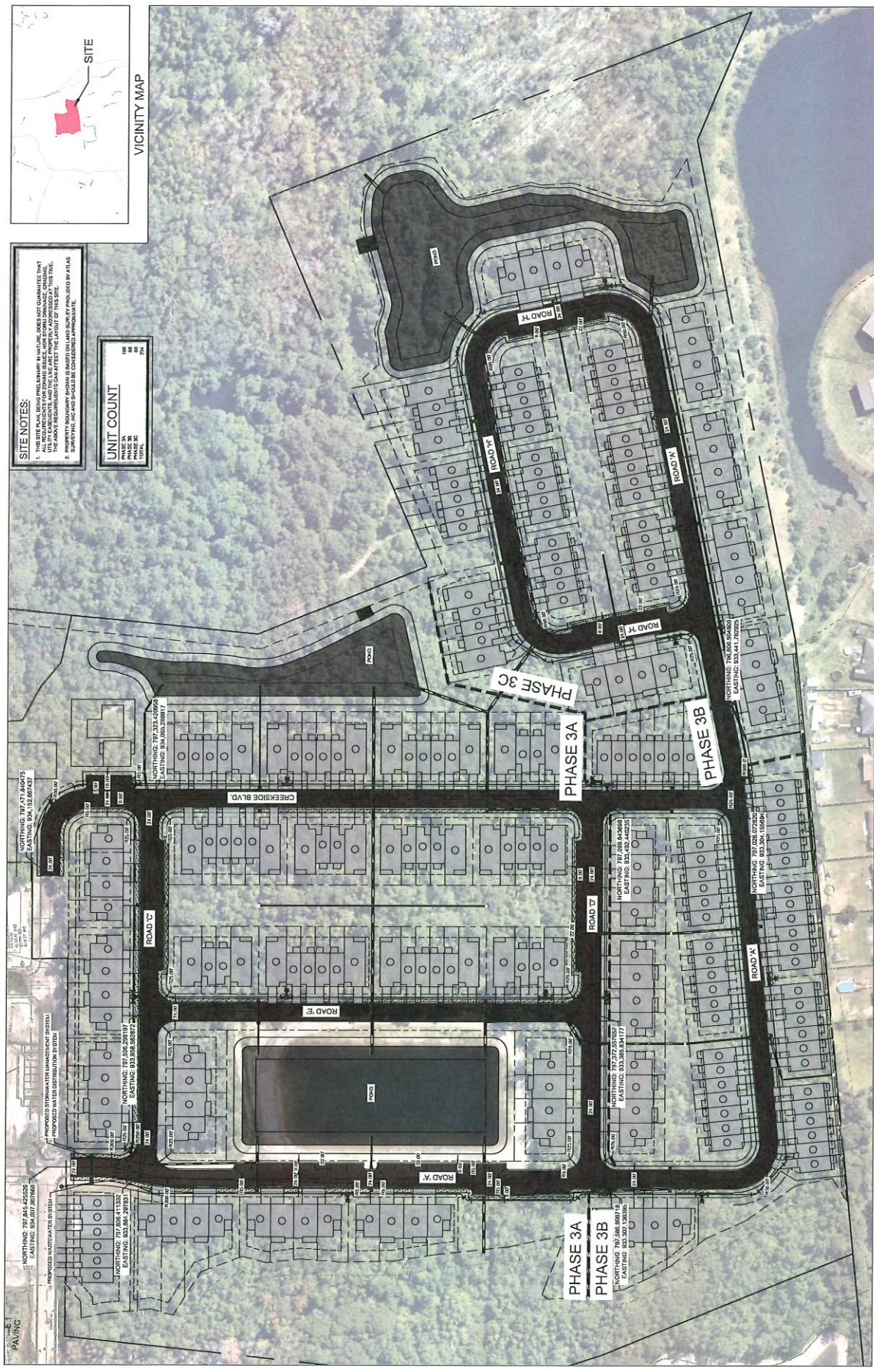


**SITE NOTES:**

- THE SITE PLAN, BEING PRELIMINARY IN NATURE, DOES NOT GUARANTEE THAT THE PROPOSED DEVELOPMENT WILL BE CONSIDERED A FINAL PLAN BY THE LOCAL JURISDICTION. THE LOCAL JURISDICTION'S REQUIREMENTS MAY AFFECT THE LAYOUT OF THIS SITE.
- ADDITIONAL NOTES SHOULD BE CONSULTED AS APPROPRIATE.

**UNIT COUNT**

PHASE 3A	100
PHASE 3B	100
PHASE 3C	100
<b>TOTAL</b>	<b>300</b>



**NOTE: CONCEPT PLAN BASED ON PARCEL DIMENSIONS FROM GIS PARCELS. ACTUAL BOUNDARY LINES MAY VARY FROM THOSE INDICATED THEREIN.**





- NOTES**
1. CONDUIT SHALL BE 18" DIA. UNLESS OTHERWISE NOTED.
  2. ALL CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ELECTRICAL CODE (NEC).
  3. ALL CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL FIRE PROTECTION ASSOCIATION (NFPA).
  4. ALL CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL SANITATION FOUNDATION (NSF).
  5. ALL CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL UNDERGROUND UTILITIES SOCIETY (NUIS).
  6. ALL CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ASSOCIATION OF PUBLIC WORKS (NAPW).
  7. ALL CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ASSOCIATION OF STATE ENGINEERS (NASE).
  8. ALL CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ASSOCIATION OF PROFESSIONAL ENGINEERS (NAPE).
  9. ALL CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ASSOCIATION OF SURVEYORS (NAS).
  10. ALL CONDUIT SHALL BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL ASSOCIATION OF ARCHITECTS (NAA).

**REFERENCES**

1. FDOT DISTRICT 5  
 2. SD-2000  
 3. SD-2001

**PREPARED FOR:**  
 KIMBLE-LUDON  
 TRACT 1  
 CREEKSIDE  
 PHASES 3-5  
 186 BOARDWALK DRIVE, SUITE A  
 RIDGELAND, SC 29936  
 PHONE: 803.785.1234  
 FAX: 803.785.1235  
 WWW.ATLAS-SURVEYING.COM

**COVER SHEET**

**ATLAS SURVEYING, INC.**

186 BOARDWALK DRIVE, SUITE A  
 RIDGELAND, SC 29936  
 PHONE: 803.785.1234  
 FAX: 803.785.1235  
 WWW.ATLAS-SURVEYING.COM

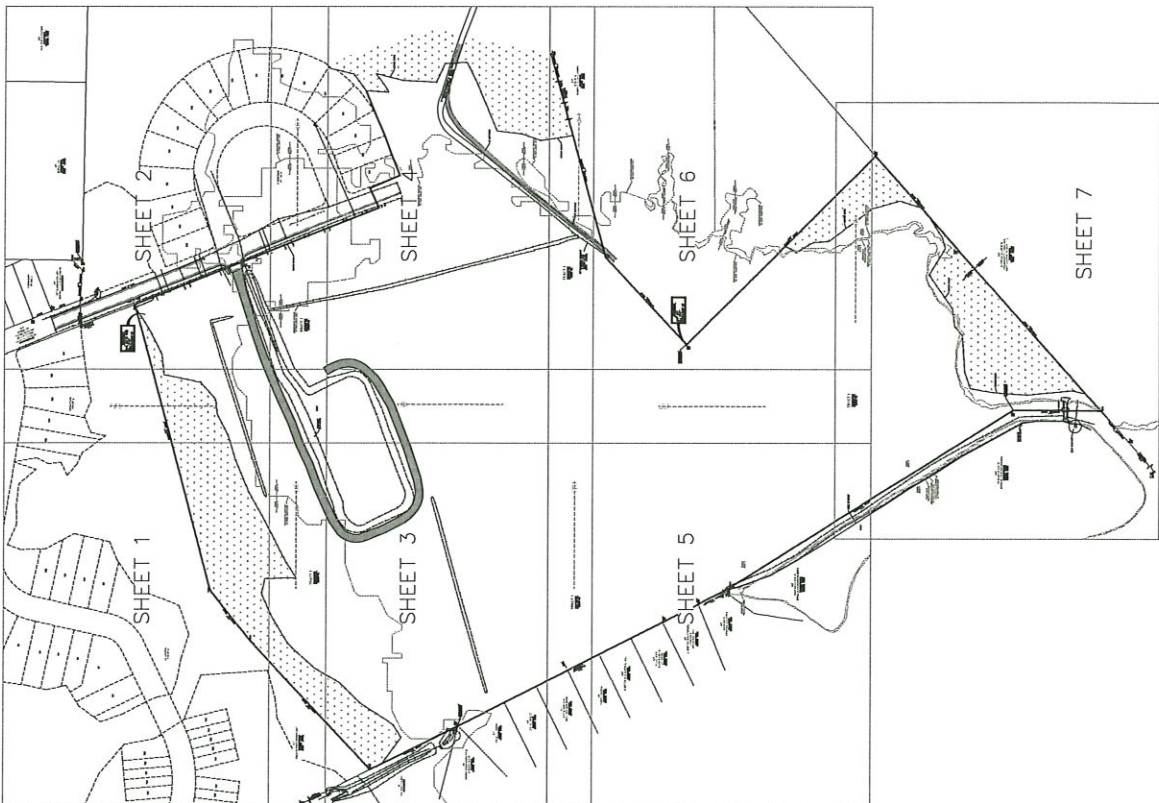


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DATE: 11/20/2023  
 SHEET: N. 1500337Z

GA GRID (NAD 83)  
 NORTH EAST ZONE (2011)

NO.	DESCRIPTION	DATE	BY
1	ISSUED	11/20/2023	JK
2	REVISED		
3	REVISED		
4	REVISED		
5	REVISED		
6	REVISED		
7	REVISED		
8	REVISED		
9	REVISED		
10	REVISED		



- LEGEND**
- 1. CONC. MANHOLE
  - 2. CONC. MANHOLE FOUND DISTURBED
  - 3. CONC. MANHOLE FOUND UNDISTURBED
  - 4. CONC. MANHOLE FOUND UNDISTURBED
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  - 100. CONC. MANHOLE FOUND UNDISTURBED

**GRAPHIC SCALE (1"=120')**

0 100 200 300

**TOTAL AREA:** 54,824 SQUARE FEET  
 1.26 ACRES  
**PERCENTAGE OF FIELD COVERED:** 1.26%  
**ANGLAR ERROR:** 7.85 ANGLE POINT  
**EQUIPMENT USED:** TOPCON 5S TOTAL STATION  
 01-31-2023 2:40



VICINITY MAP  
NOT TO SCALE

- NOTES**
1. THIS SURVEY WAS MADE FROM SURVEY DATA LOCATED ON THE RECORDING OFFICE'S RECORDS.
  2. THIS PARCEL APPEARS TO BE IN UNDIVIDED COMMON INTEREST WITH PARCELS 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300.
  3. ALL VERTICAL CURVES ARE SHOWN WITH THEIR VERTICAL CURVE DATA.
  4. VERTICAL CURVE DATA IS SHOWN IN THE MARGINS OF THIS SURVEY.
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**REFERENCES**

- 1. PR 234 P 234
- 2. PR 234 P 234
- 3. PR 234 P 234
- 4. PR 234 P 234

PREPARED FOR:  
KIMBLE-HORN  
TRACT 1  
CREEKSIDE  
PHASES 3-5

BY:  
ATLAS SURVEYING, INC.  
1000 W. BROADWAY, SUITE 100  
ROSELAND, GA 30088  
PHONE: (404) 645-2577  
FAX: (404) 645-2578  
WWW.ATLASURVEYING.COM

SHEET 1 OF 7

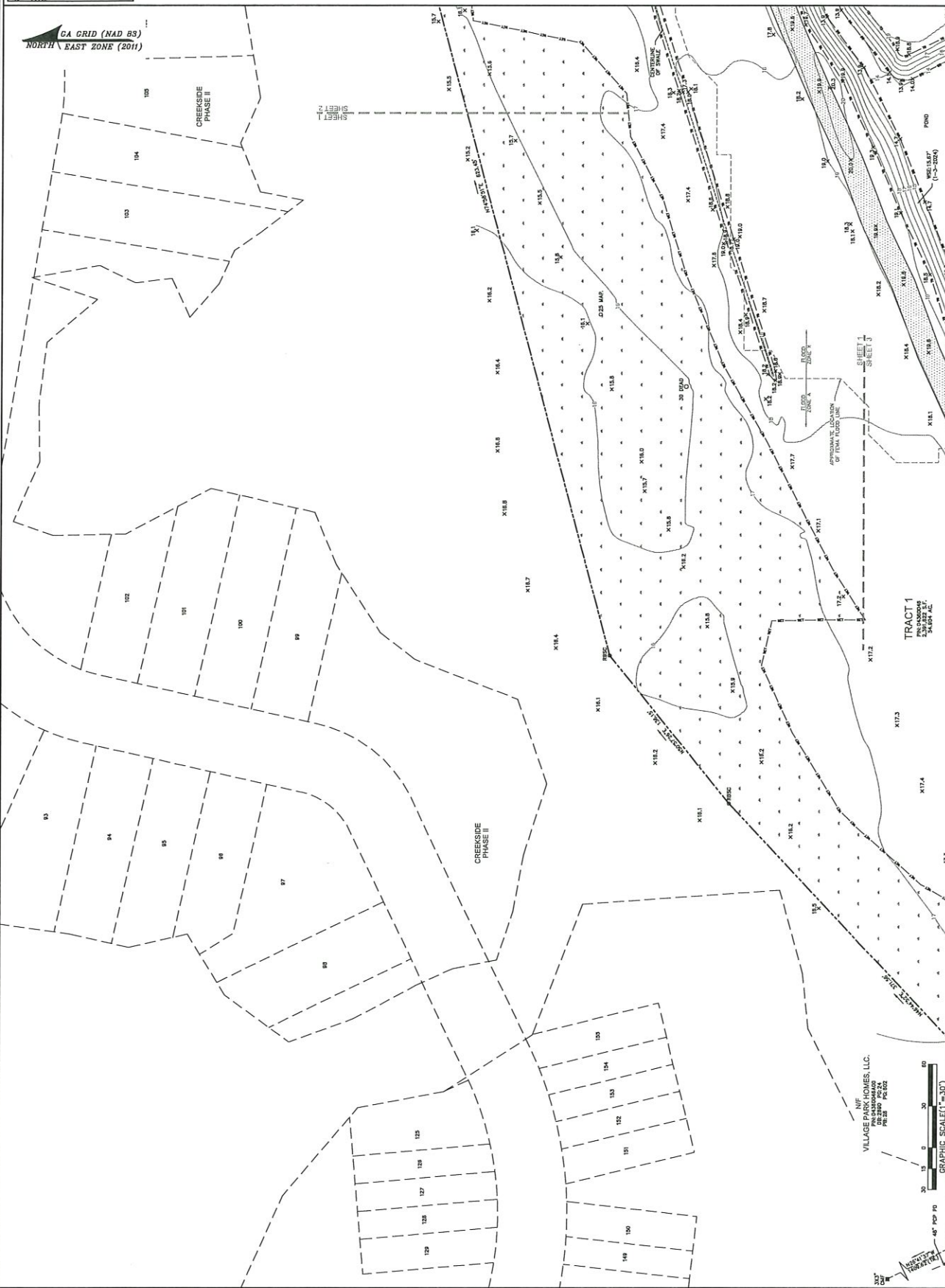
**ATLAS**  
SURVEYING, INC.

1000 W. BROADWAY, SUITE 100  
ROSELAND, GA 30088  
PHONE: (404) 645-2577  
FAX: (404) 645-2578  
WWW.ATLASURVEYING.COM



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DATE: 08/11/2011  
DRAWN BY: JHL  
CHECKED BY: JHL  
PROJECT: KIMBLE-HORN TRACT 1 PHASES 3-5



GA GRID (NAD 83)  
NORTH EAST ZONE (2011)

VILLAGE ENGINEERS, LLC.  
1000 W. BROADWAY, SUITE 100  
ROSELAND, GA 30088  
PHONE: (404) 645-2577  
FAX: (404) 645-2578  
WWW.VILLAGEENGINEERS.COM

DATE: 08/11/2011  
DRAWN BY: JHL  
CHECKED BY: JHL  
PROJECT: KIMBLE-HORN TRACT 1 PHASES 3-5

GRAPHIC SCALE (1" = 30')



NOT TO SCALE

- NOTES:**
1. UNDER THE USE THERE, A SURVEY DATA LOCATED ON THIS SHEET.
  2. THIS PROJECT SHALL BE IN ACCORDANCE WITH THE 2011 GEORGIA SUBDIVISION ACT AND THE 2011 GEORGIA SUBDIVISION REGULATIONS.
  3. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE SHOWN UNLESS OTHERWISE NOTED.
  4. VERTICAL CURVES ARE SHOWN UNLESS OTHERWISE NOTED.
  5. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
  6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  7. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
  8. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
  9. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
  10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

**REFERENCES:**

- 1. PLS 2011
- 2. PLS 2011
- 3. PLS 2011

**PREPARED FOR:**  
**KIMLEY-HORN**  
 TRACT 1  
 CREEKSIDE  
 PHASES 3-5  
 CITY OF RINGGOLD  
 108 BOARDWALK DRIVE, SUITE 4  
 RINGGOLD, GA 30288  
 PHONE: 770-834-1100  
 FAX: 770-834-1100  
 WWW.KIMLEY-HORN.COM

**ATLAS SURVEYING, INC.**  
 108 BOARDWALK DRIVE, SUITE 4  
 RINGGOLD, GA 30288  
 WWW.ATLASURVEYING.COM



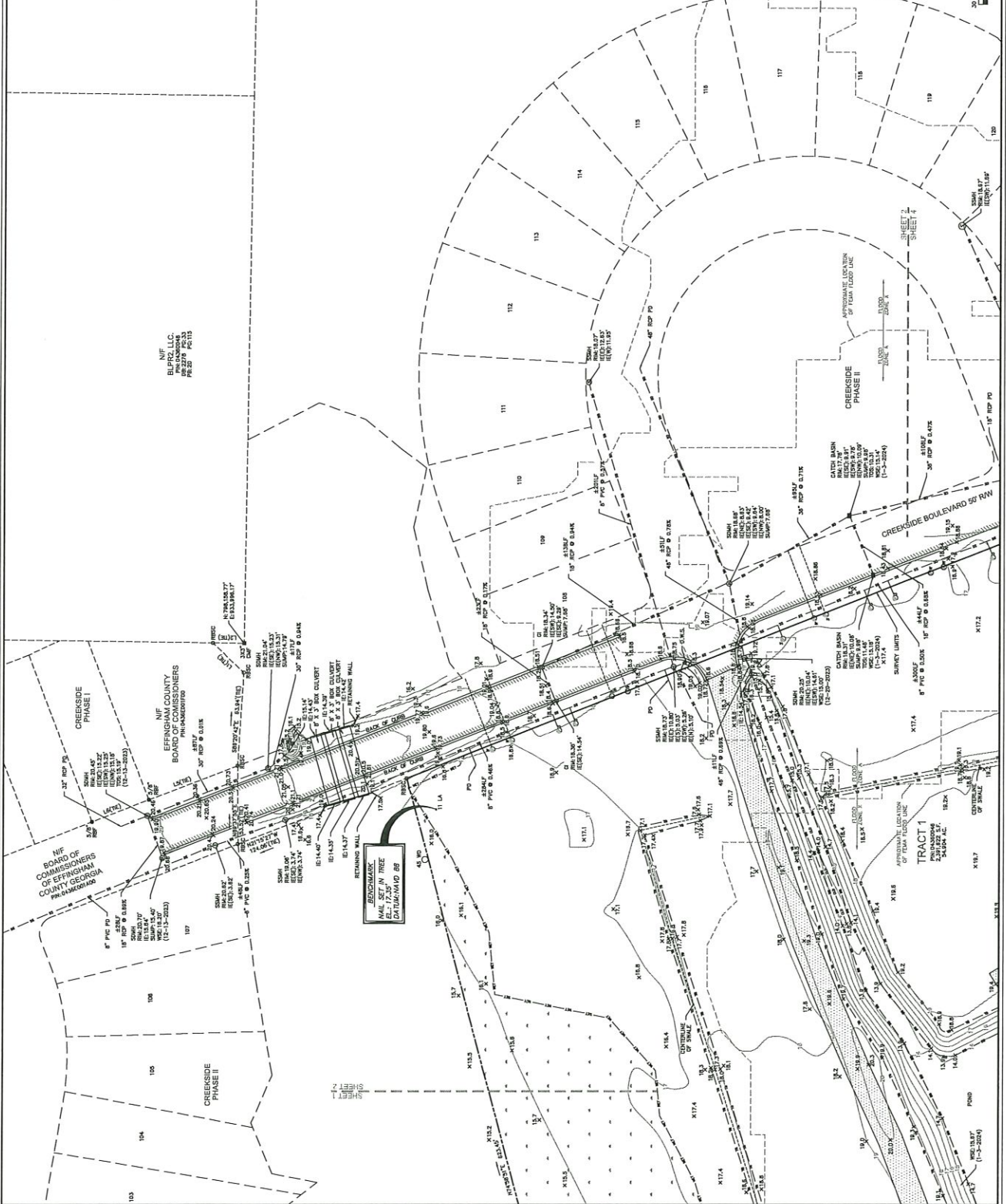
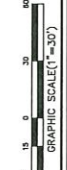
THIS SURVEYING WAS PERFORMED IN ACCORDANCE WITH THE 2011 GEORGIA SUBDIVISION ACT AND THE 2011 GEORGIA SUBDIVISION REGULATIONS. THE SURVEYOR'S OFFICE IS AT THE ADDRESS LISTED ABOVE. THE SURVEYOR'S OFFICE IS AT THE ADDRESS LISTED ABOVE. THE SURVEYOR'S OFFICE IS AT THE ADDRESS LISTED ABOVE.

DATE: 08/14/2012  
 SHEET NO. 1003072

GA GRID (NAD 83)  
 NORTH EAST ZONE (2011)

NIF  
 DOLORIS M. HAGINS  
 DISTRICT 10  
 PRECINCT 10E1

NIF  
 B.P. LLC  
 PRECINCT 10E1  
 PRECINCT 10E1





NOTES

1. CONVEYANCE, EASE, OR BURDEN DATA LOCATED ON OTHER SHEETS.
2. THIS PARCEL APPEARS TO BE UNLASED FROM ZONES X, Y, Z, AND R-1 (LOCAL) AND ZONES X, Y, Z, AND R-1 (STATE) UNLESS OTHERWISE INDICATED.
3. EASES ARE SHOWN IN DASHED LINES. SEE DEED DRAWING FOR DETAILS.
4. VERTICAL CURVE DATA IS SHOWN IN THE DRAWING.
5. APPROXIMATE LOCATION OF FEMA FLOOD ZONE IS SHOWN IN THE DRAWING.
6. HORIZONTAL CURVE DATA IS SHOWN IN THE DRAWING.
7. ALL EASES ARE FOR THE PURPOSES OF CONVEYANCE, EASE, OR BURDEN. THEY DO NOT CONSTITUTE AN EASE, EASEMENT, OR BURDEN UNLESS SPECIFICALLY NOTED OTHERWISE.
8. NOT NECESSARILY SHOWN.

REFERENCES

- 1. PLS 23
- 2. PLS 24
- 3. PLS 25
- 4. PLS 26
- 5. PLS 27
- 6. PLS 28
- 7. PLS 29
- 8. PLS 30
- 9. PLS 31
- 10. PLS 32
- 11. PLS 33
- 12. PLS 34
- 13. PLS 35
- 14. PLS 36
- 15. PLS 37
- 16. PLS 38
- 17. PLS 39
- 18. PLS 40
- 19. PLS 41
- 20. PLS 42
- 21. PLS 43
- 22. PLS 44
- 23. PLS 45
- 24. PLS 46
- 25. PLS 47
- 26. PLS 48
- 27. PLS 49
- 28. PLS 50
- 29. PLS 51
- 30. PLS 52
- 31. PLS 53
- 32. PLS 54
- 33. PLS 55
- 34. PLS 56
- 35. PLS 57
- 36. PLS 58
- 37. PLS 59
- 38. PLS 60
- 39. PLS 61
- 40. PLS 62
- 41. PLS 63
- 42. PLS 64
- 43. PLS 65
- 44. PLS 66
- 45. PLS 67
- 46. PLS 68
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- 59. PLS 81
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- 62. PLS 84
- 63. PLS 85
- 64. PLS 86
- 65. PLS 87
- 66. PLS 88
- 67. PLS 89
- 68. PLS 90
- 69. PLS 91
- 70. PLS 92
- 71. PLS 93
- 72. PLS 94
- 73. PLS 95
- 74. PLS 96
- 75. PLS 97
- 76. PLS 98
- 77. PLS 99
- 78. PLS 100

PREPARED FOR:  
**FINLEY-HODGS**  
 TRACT 1  
 CREEKSIDE  
 PHASES 3-5  
 CITY OF RINGGOLD  
 108 BARNORALE DRIVE, SUITE A  
 RINGGOLD, GA 30288  
 PHONE: 770-233-7777  
 FAX: 770-233-7778  
 WWW.ATLASSURVEYING.COM

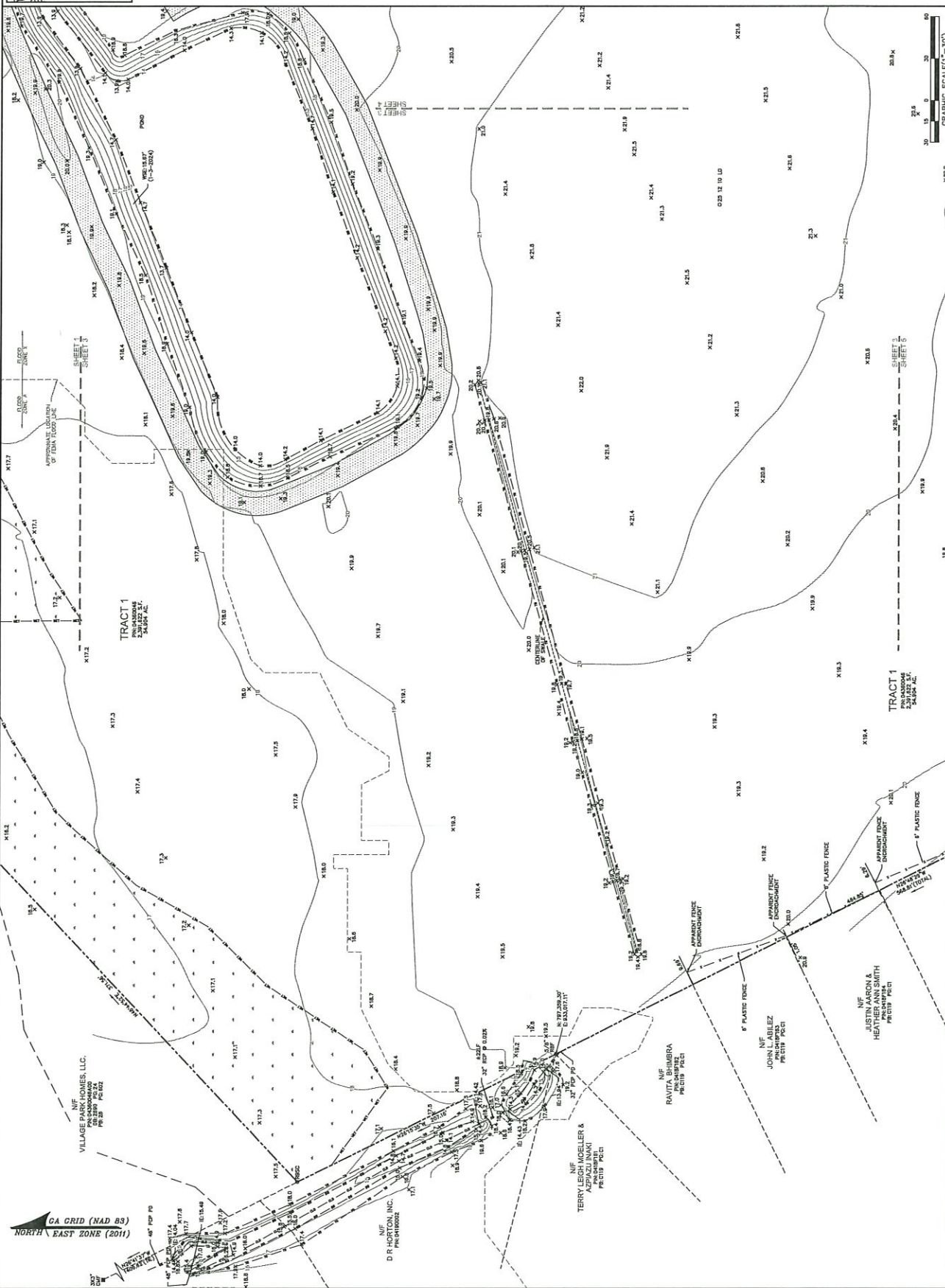
SHEET 3 OF 7

**ATLAS**  
 SURVEYING, INC.  
 108 BARNORALE DRIVE, SUITE A  
 RINGGOLD, GA 30288  
 PHONE: 770-233-7777  
 FAX: 770-233-7778  
 WWW.ATLASSURVEYING.COM



THIS SURVEYING SERVICE AND ANY INFORMATION HEREON IS PROVIDED TO YOU FOR YOUR INFORMATION ONLY. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND THAT THE INFORMATION IS CORRECT AND THAT THE SURVEY IS IN ACCORDANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AND THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF THE STATE OF GEORGIA. THE SURVEYOR HAS NOT CONDUCTED A PHYSICAL INSPECTION OF THE PROPERTY.

DATE: 11/15/2011  
 DRAWN BY: J. MOORE





NOT TO SCALE

- NOTES**
1. EXISTING LOT THICKS & SURVEY DATA LOCATED ON THESE SHEETS.
  2. THIS PLAN APPEARS TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE SOUTH CAROLINA SURVEYING ACT OF 1989, AS AMENDED.
  3. ALL DIMENSIONS ARE IN FEET AND INCHES.
  4. ALL DIMENSIONS ARE TO CENTER OF ROAD UNLESS OTHERWISE NOTED.
  5. ALL DIMENSIONS ARE TO CENTER OF ROAD UNLESS OTHERWISE NOTED.
  6. ALL DIMENSIONS ARE TO CENTER OF ROAD UNLESS OTHERWISE NOTED.
  7. ALL DIMENSIONS ARE TO CENTER OF ROAD UNLESS OTHERWISE NOTED.

- REFERENCES**
1. PS 25
  2. PS 26

PREPARED FOR:  
KIMLEY-HORN

TRACT 1  
PHASES 5-5  
CREEKSIDE

148 BOARDWALK DRIVE, SUITE A,  
ROSELAND, SC 29505  
WEBSITE: WWW.ATLASSURVEYING.COM

SHEET 4 OF 7

**ATLAS**  
SURVEYING, INC.

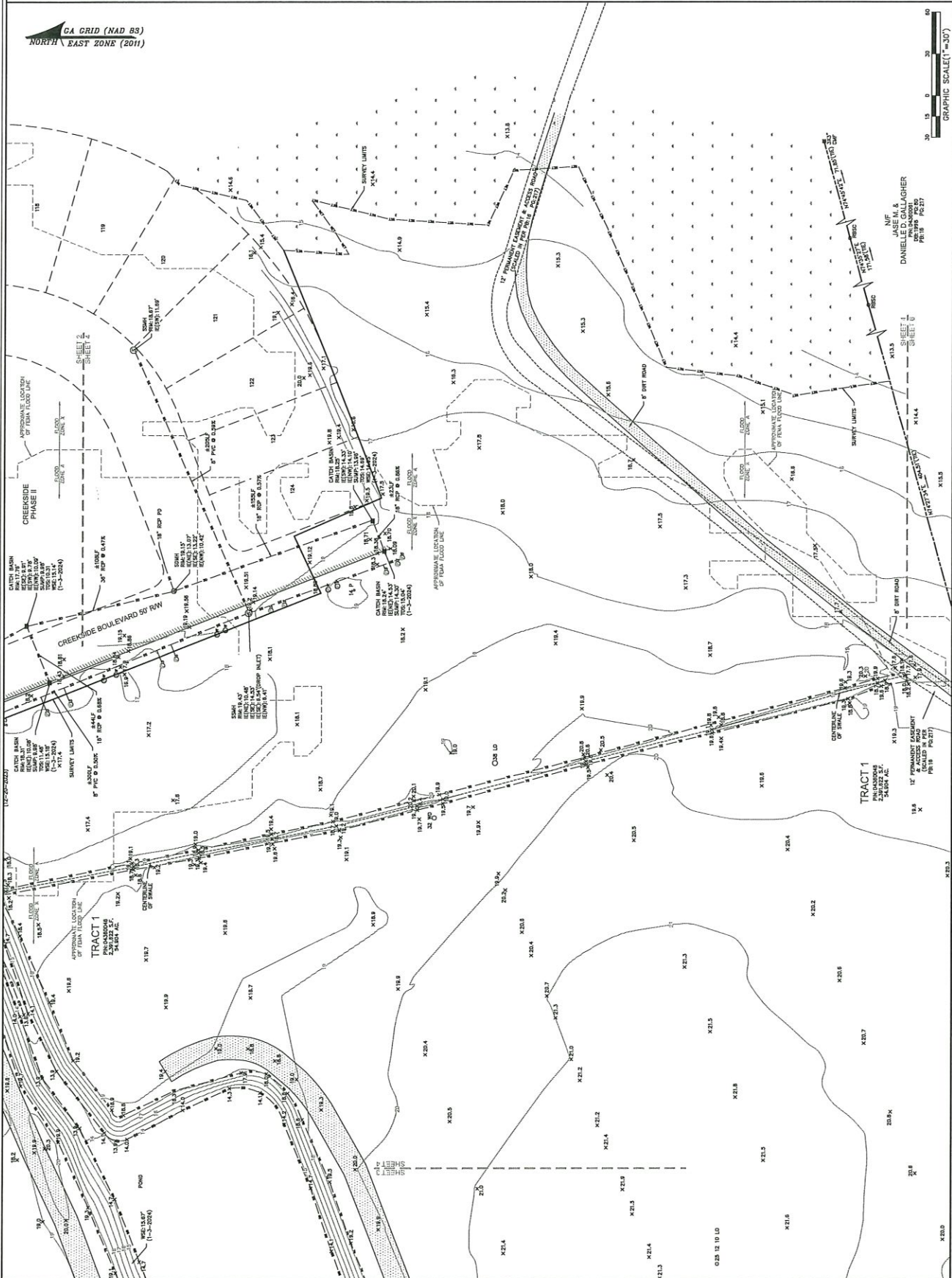


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DATE: 06/20/12  
SCALE: AS SHOWN

GA GRID (NAD 83)  
NORTH EAST ZONE (2011)

GRAPHIC SCALE (1"=30')



DANIEL M. LOUGHER  
REGISTERED PROFESSIONAL SURVEYOR  
SOUTH CAROLINA  
REG. NO. 5702

JAMES M. LOUGHER  
REGISTERED PROFESSIONAL SURVEYOR  
SOUTH CAROLINA  
REG. NO. 5703



NOT TO SCALE

- NOTES**
1. ALL POINTS, LINE TIES, & SURVEY DATA LOCATED ON THIS SHEET ARE TO BE USED IN CONNECTION WITH THE SURVEY OF THE PROPERTY DESCRIBED HEREON.
  2. THIS SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION.
  3. THE SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE SURVEYING PROFESSION.
  4. VERTICAL CURVES ARE SHOWN BY THE CURVE DATA LOCATED ON THIS SHEET.
  5. HORIZONTAL CURVES ARE SHOWN BY THE CURVE DATA LOCATED ON THIS SHEET.
  6. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
  7. ALL DIMENSIONS ARE TO BE TAKEN FROM THE POINTS SHOWN ON THIS SHEET UNLESS OTHERWISE NOTED.
  8. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY ENCUMBRANCES AFFECTING THIS PROPERTY.
  9. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY EASEMENTS AFFECTING THIS PROPERTY.
  10. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY OTHER MATTERS AFFECTING THIS PROPERTY.

**REFERENCES**

1. 2011 PLAT

2. 2011 PLAT

**PREPARED FOR:**  
**WILSON**

**TRACT 1**  
**CREEKSIDE**  
**PHASES 3-5**

**EFFORTS MADE BY SURVEYOR:**  
 FIELD WORK  
 CALCULATIONS  
 PLANNING  
 DRAWING  
 CHECKING  
 REVISIONS  
 DATE: 10/15/11

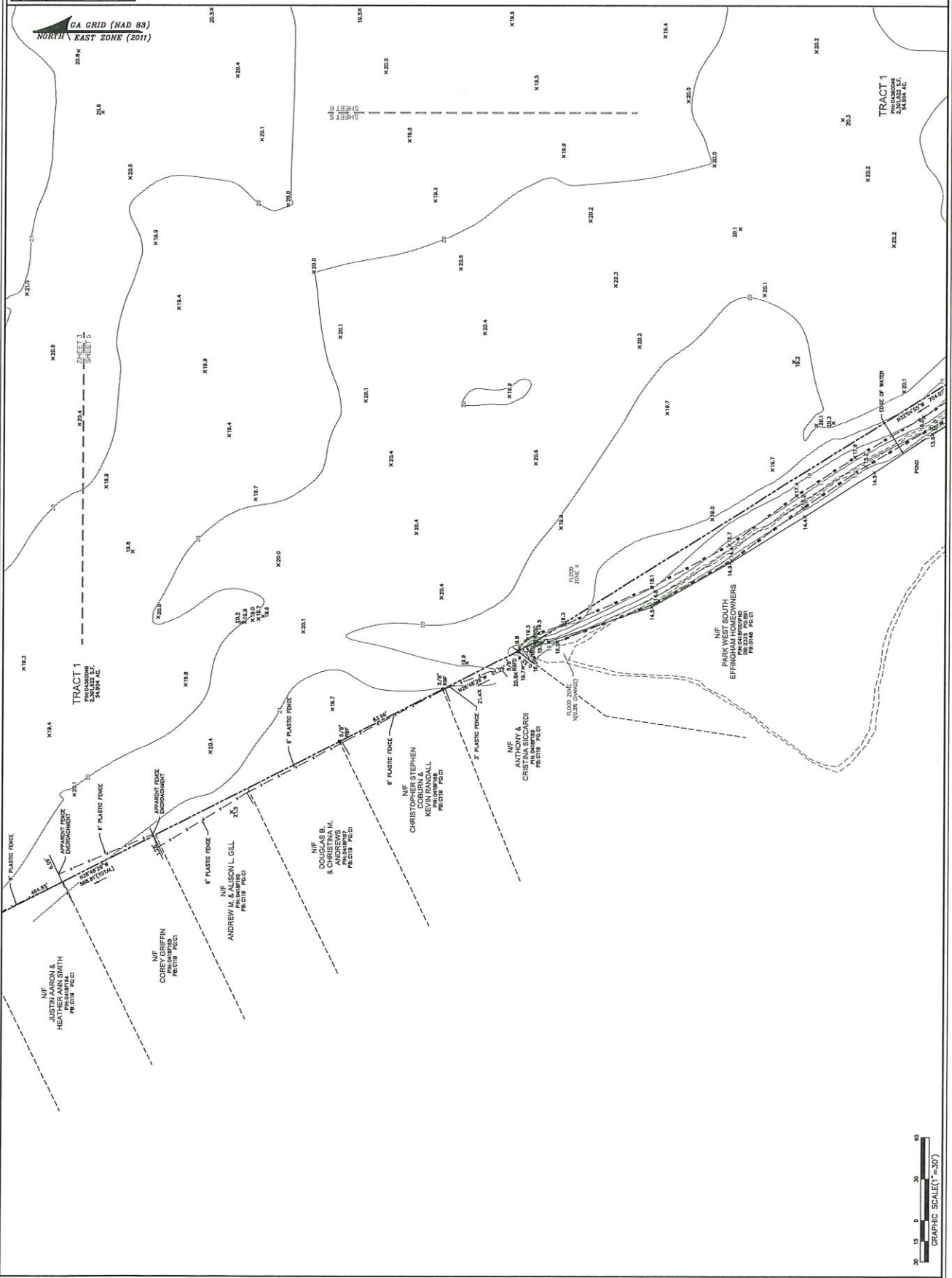
**SHEET 5 OF 7**

**ATLAS SURVEYING, INC.**  
 1000 BROADWAY, SUITE 100  
 ROCKLAND, MA 01966  
 PHONE: 978-686-1111  
 FAX: 978-686-1112  
 WEBSITE: WWW.ATLASSURVEYING.COM



THIS SURVEYING PROJECT AND ANY INFORMATION HEREON IS INTENDED ONLY FOR THE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ATLAS SURVEYING, INC. THE SURVEYOR HAS NOT BEEN ADVISED OF ANY ENCUMBRANCES AFFECTING THIS PROPERTY.

WILLIAM J. WILSON  
 SURVEYOR  
 LICENSE NO. 1203372





- NOTES**
1. SURVEY DATA LOCATED ON THIS SHEET.
  2. THIS FLOOD ZONE IS BASED ON DATA PROVIDED BY THE FLOOD INSURANCE RATE STUDY (FIRMS) AND THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP).
  3. THE FLOOD ZONE IS BASED ON THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) DATA.
  4. VERTICAL DATUM IS NAVD 83 (1988).
  5. APPROXIMATE LOCATION OF FEMA FLOOD LINE.
  6. APPROXIMATE LOCATION OF FEMA FLOOD LINE.
  7. APPROXIMATE LOCATION OF FEMA FLOOD LINE.
  8. APPROXIMATE LOCATION OF FEMA FLOOD LINE.
  9. APPROXIMATE LOCATION OF FEMA FLOOD LINE.
  10. APPROXIMATE LOCATION OF FEMA FLOOD LINE.

**REFERENCES**

- 1. 1988 FIRM
- 2. 1995 FIRM

PREPARED FOR:  
**DAVID M. HARRIS**  
 FLOOD ZONE SURVEY  
 TRACT 1  
 PHASES 3-5  
 CREEKSIDE  
 1001 S. GLENWOOD AVE.  
 ATLANTA, GA 30316  
 PHONE: (404) 525-1234  
 WEBSITE: WWW.ATLASSURVEYING.COM

SHEET 6 OF 7

# ATLAS

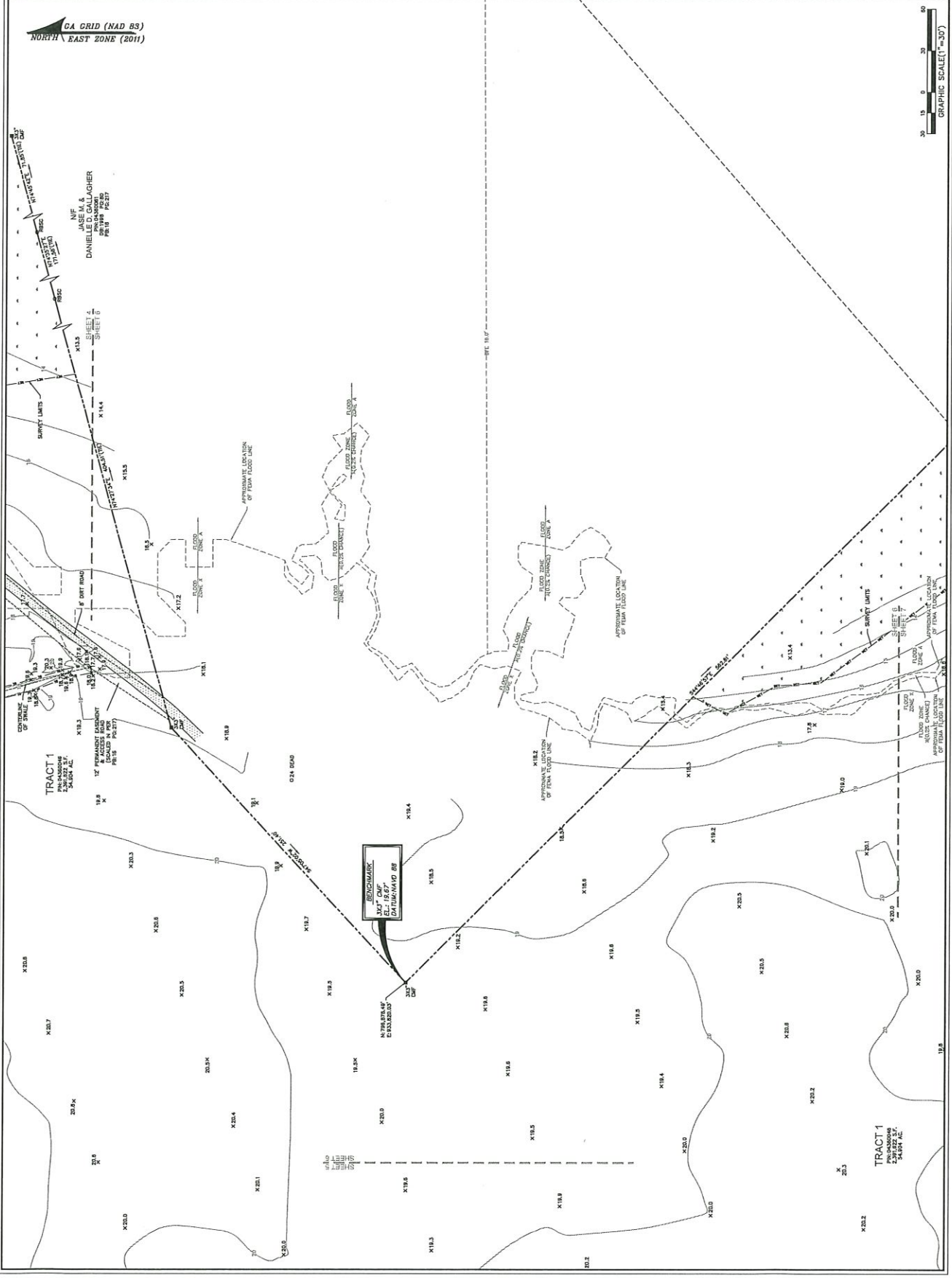
**SURVEYING, INC.**



THE INFORMATION SHOWN ON THIS FLOOD ZONE SURVEY IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY THAT MAY BE CAUSED BY THE USE OF THIS FLOOD ZONE SURVEY. THE SURVEYOR IS NOT TO BE HELD RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY THAT MAY BE CAUSED BY THE USE OF THIS FLOOD ZONE SURVEY.

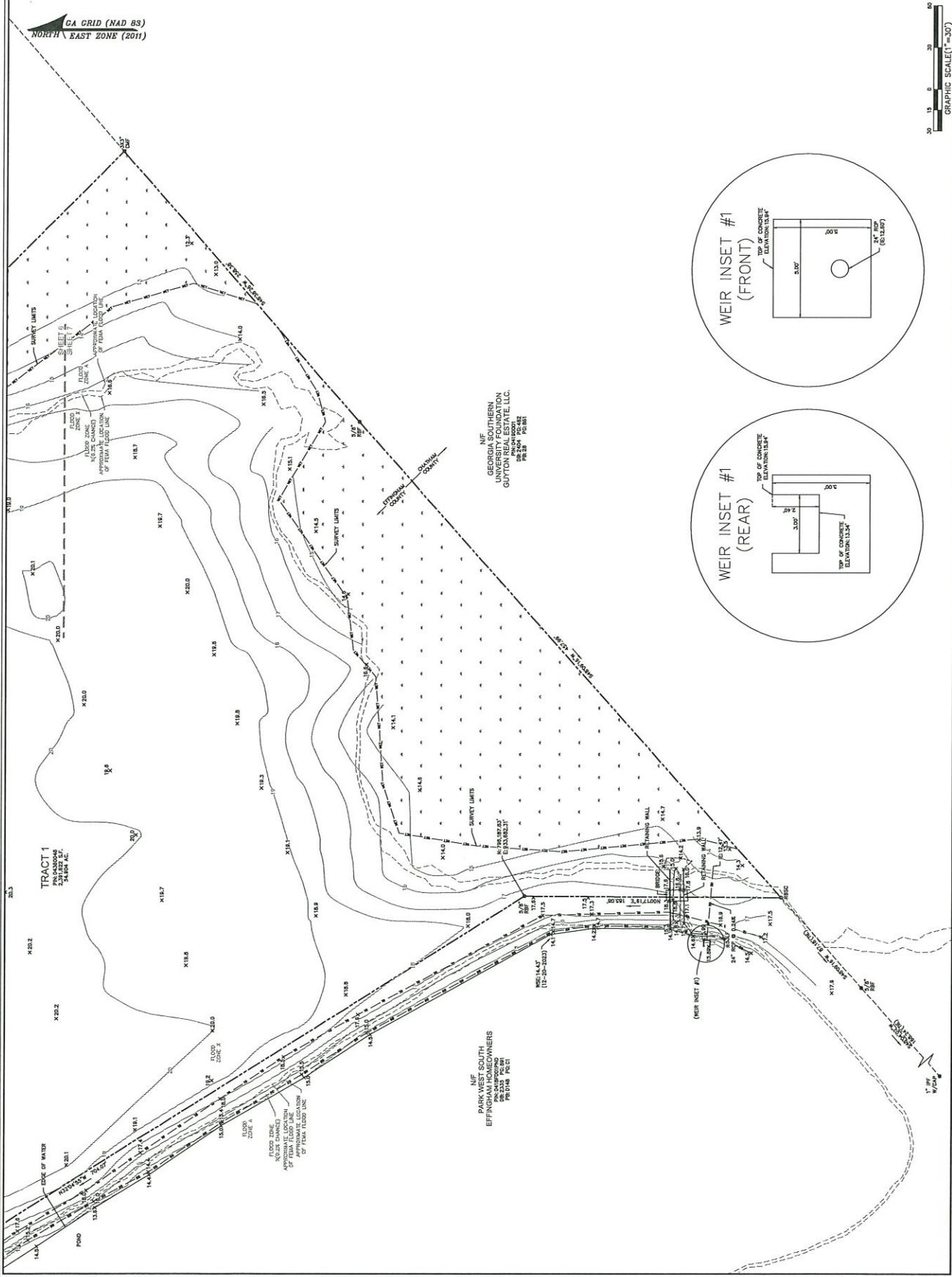
DRAWN BY: M. J. HARRIS  
 SCALE: 1" = 100'

GA GRID (NAD 83)  
 NORTH EAST ZONE (2011)





GA GRID (NAD 83)  
NORTH EAST ZONE (2011)



- NOTES**
1. THE SURVEY LINE, TRAIL, & SURVEY DATA LOCATED ON THIS SHEET ARE TO BE USED AS SHOWN.
  2. THIS PARCEL APPEARS TO BE IN A LIME FLOOD ZONE. A FLOOD ZONE MAP SHOULD BE OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE AREA.
  3. ALL ELEVATIONS ARE IN FEET UNLESS OTHERWISE INDICATED.
  4. VERTICAL CURVE IS SHOWN IN RED ON THIS SHEET.
  5. VERTICAL CURVE IS SHOWN IN RED ON THIS SHEET.
  6. ALL ELEVATIONS ARE FOR THE CENTERLINE UNLESS OTHERWISE INDICATED.
  7. ALL ELEVATIONS ARE FOR THE CENTERLINE UNLESS OTHERWISE INDICATED.
  8. ALL ELEVATIONS ARE FOR THE CENTERLINE UNLESS OTHERWISE INDICATED.
  9. ALL ELEVATIONS ARE FOR THE CENTERLINE UNLESS OTHERWISE INDICATED.
  10. ALL ELEVATIONS ARE FOR THE CENTERLINE UNLESS OTHERWISE INDICATED.

**REFERENCES**

1. 18-238 P2-8
2. 18-238 P2-9

PREPARED FOR:  
KIMLEY-HORN  
AN ENGINEERING CORPORATION

PROJECT:  
CREEKSIDE  
PHASES 3-5  
CITY OF ANDOVER  
OFFICE: 1000 UNIVERSITY AVENUE  
ANN ARBOR, MI 48106  
PHONE: (734) 769-1100  
FAX: (734) 769-1199

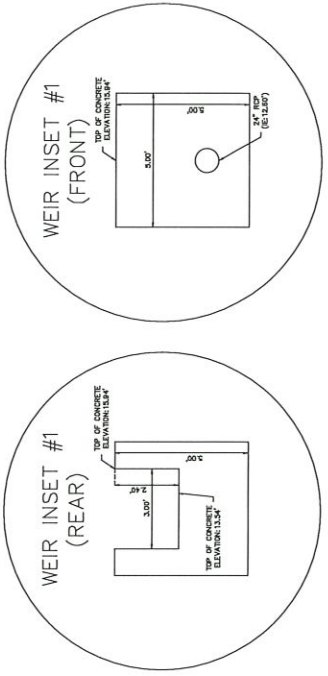
SHEET 7 OF 7

**ATLAS**  
SURVEYING, INC.  
1000 UNIVERSITY AVENUE  
ANN ARBOR, MI 48106  
PHONE: (734) 645-2577  
FAX: (734) 645-2578  
WWW.ATLASURVEYING.COM



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DATE: 11/15/2011  
DRAWN BY: J. HARRIS



GRAPHIC SCALE (1"=30')





- LEGEND**
- FIVE FOOTLY
  - SANITARY SEWER LATERAL OR STUBOUT
  - SANITARY SEWER MANHOLE
  - WATER LATERAL OR STUBOUT
  - WATER MANHOLE
  - FIRE ELEVATION
  - POINT ELEVATION
  - POLYETHYLENE GLASS REINFORCED PIPE
  - POLYVINYL CHLORIDE PIPE
  - UNDERGROUND WATER LINE

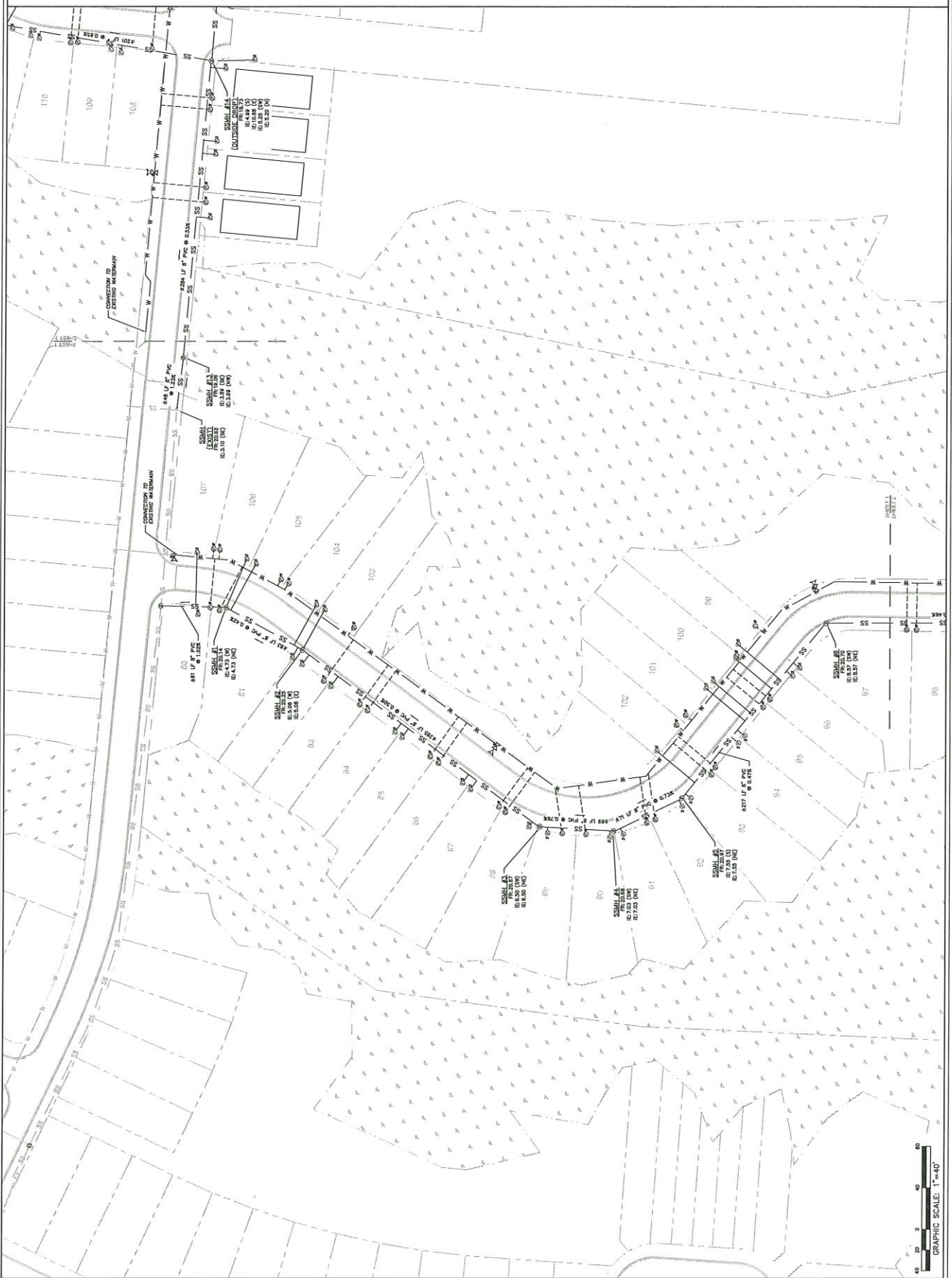
- NOTES**
1. GRADES SHOWN ARE PERMITTED AND PER REFERENCE 1.
  2. VERTICAL CURVE IS 400 FT.
  3. HORIZONTAL DATUM IS GEORGIA STATE PLANE COORD. DAT.
  4. D.M.C. 1000 000.

- REFERENCES**
1. PLANS SHELDED "PLANNING, FINANCIAL, MARKETING, ENGINEERING, ENVIRONMENTAL, ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE, AND CONSTRUCTION MANAGEMENT"
  - DATE: 10/18/2011

PREPARED FOR:  
 EAGLE EXCAVATION ATLANTIC  
 11777 ASHLEY DRIVE  
 CREEKSIDE SUBDIVISION,  
 PHASE 2  
 SPINNAWAD COUNTY, GEORGIA

DATE: 10/18/2011  
 DRAWN BY: J. B. BROWN  
 CHECKED BY: J. B. BROWN  
 PROJECT NO.: 11-000  
 SHEET NO.: 1 OF 3

**ATLAS**  
 SURVEYING, INC.  
 165 BOARDWALK DRIVE, SUITE A,  
 FORT WALTON BEACH, FLORIDA 32410  
 PHONE: (904) 645-3277  
 WEBSITE: WWW.ATLASSURVEYING.COM



# ATLAS SURVEYING, INC.

188 BOARDWALK DRIVE, SUITE A,  
 FORT WORTH, TEXAS 76104  
 PHONE: (817) 645-3277  
 WEBSITE: WWW.ATLASSURVEYING.COM

SHEET 2 OF 3

PHASE 2

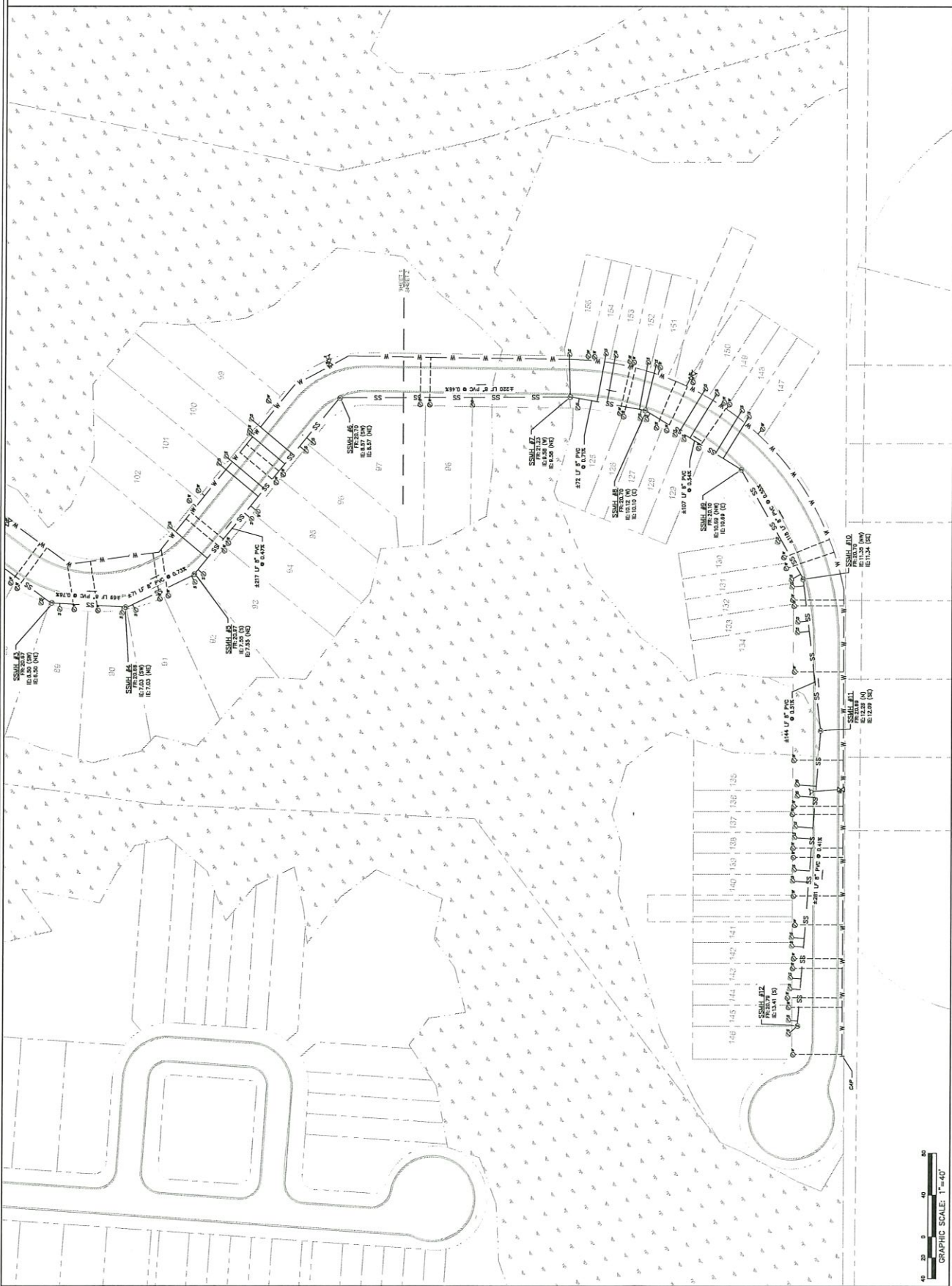
PREPARED FOR:  
**EAGLE EXCAVATION ATLANTIC**  
 47277 AUSTIN DRIVE #7  
 CREEKSIDE SUBDIVISION,  
 SPRINGDALE COUNTY, GEORGIA

PLANS PREPARED BY: JAMES HANCOCK, P.E.  
 DATE: 01/20/2011  
 CHECKED BY: JAMES HANCOCK, P.E.  
 DATE: 01/20/2011  
 DRAWN BY: JAMES HANCOCK, P.E.  
 DATE: 01/20/2011

NOTES:  
 1. POINTS SHOWN IN RED ARE FOR REFERENCE.  
 2. VERTICAL CURVES ARE 300' LONG.  
 3. HORIZONTAL DATUM IS GEORGIA STATE PLANE COORD. DAT.  
 4. DMC 100 IS.

LEGEND:  
 --- SANITARY SEWER LATERAL OR STUBOUT  
 --- WATER LATERAL OR STUBOUT  
 --- WATER MAIN  
 --- FIRE MAIN  
 --- UNDERGROUND POWER LINE  
 --- UNDERGROUND WATER LINE

GA 0057 (M.A. 87)  
 APPROVED: JAMES HANCOCK, P.E.




  
 ALL DIMENSIONS BY EXCEPT AS NOTED

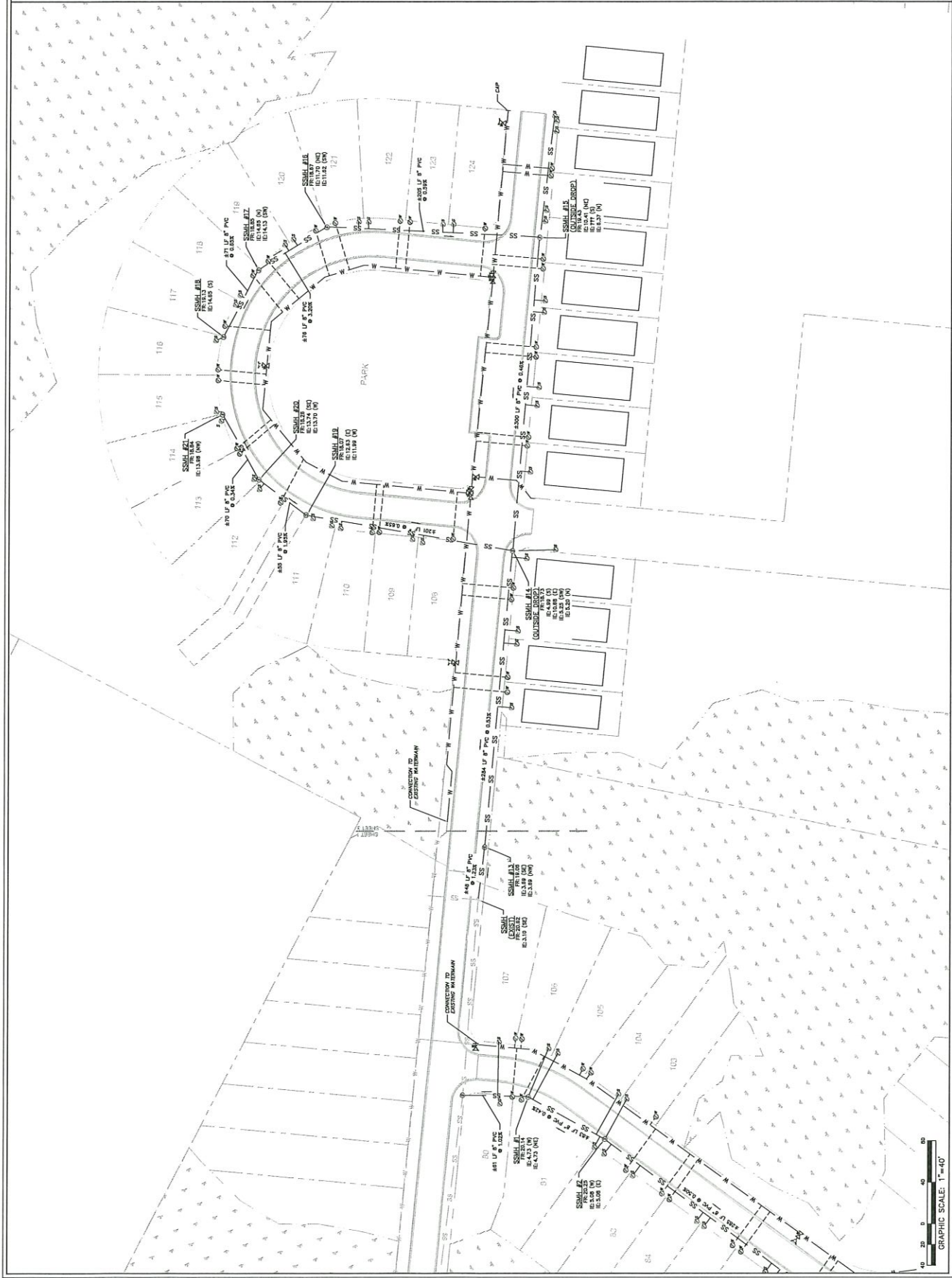
- LEGEND**
- FIRE HYDRANT
  - ⊙ SANITARY SERVICE MAIN/MAIN OR STUBOUT
  - SANITARY SERVICE MAIN/MAIN OR STUBOUT
  - WATER VALVE
  - METER
  - METER ELEVATION
  - METER ELEVATION
  - FLOOR ELEVATION
  - POLYETHYLENE GLASS REINFORCED PIPING (PPFR)
  - UNDERGROUND WATER LINE
- NOTES**
1. GRADES AS SHOWN AND PER REFERENCE 1.
  2. VERTICAL DATUM IS NAVD 83.
  3. HORIZONTAL DATUM IS GEORGIA STATE PLANE GRID, EAST ZONE, 18N 83.

**REFERENCES**

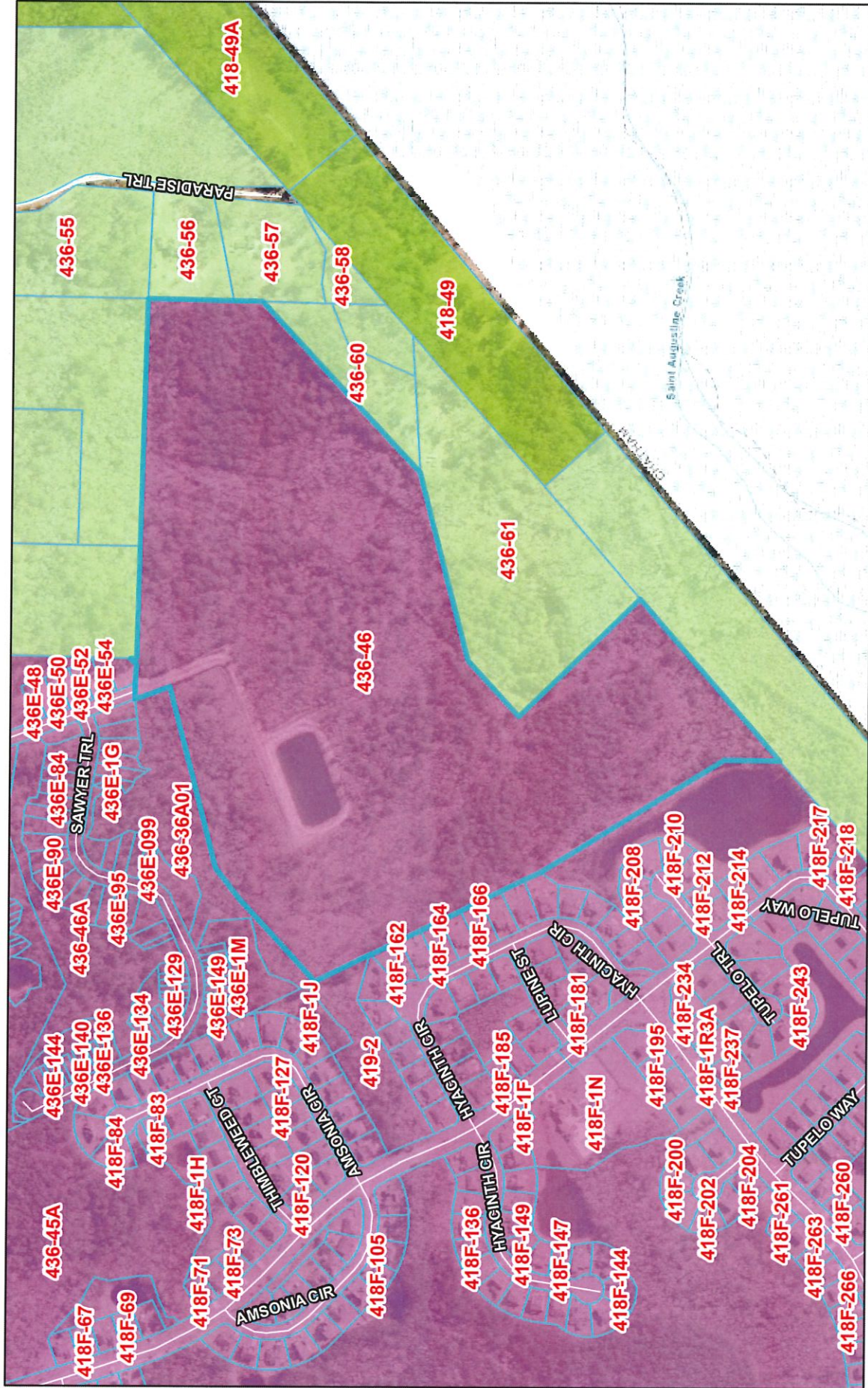
1. PLANS BY ATLAS SURVEYING, INC., DATED 02/20/2020, SHEET 1 AND 2.
2. EAGLE EXCAVATION, PROVISIONAL PHASE 2, SHEET 1 AND 2, DATED 02/17/2021.

**PREPARED FOR:**  
 EAGLE EXCAVATION ATLANTIC  
 10777 ASBURY DRIVE  
 CREEKSIDE SUBDIVISION,  
 PHASE 2  
 DRYDEN COUNTY, GEORGIA

**ATLAS SURVEYING, INC.**  
 100 BOARDWALK DRIVE, SUITE A,  
 WASHINGTON, GA 30677  
 PHONE: (843) 645-8277  
 WEBSITE: WWW.ATLASURVEYING.COM



# 436-46



4/4/2024

Roads  
 Tax Parcels  
 Effingham County Zoning  
 AR-1  
 AR-2  
 AR-3  
 PD  
 Efn\_fin\_cache  
 Red: Band\_1  
 Green: Band\_2  
 Blue: Band\_3

0 0.04 0.09 0.18 mi  
 0 0.07 0.15 0.3 km

1:6,545  
 Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA