

EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

OFFICIAL USE ONLY

Date Received: _____ Project Number: _____ Classification: _____

Date Reviewed: _____ Reviewed by: _____

Proposed Name of Subdivision GOSHEN EXT. APARTMENTS

Name of Applicant/Agent BRETT BENNETT Phone 912-754-3439

Company Name GREENLAND DEVELOPERS, INC.

Address P.O. BOX 1628 SPRINGFIELD, GA 31329

Owner of Record SAME AS ABOVE Phone _____

Address _____

Engineer EMC ENGINEERING SERVICES, INC. Phone 912-232-6533

Address 10 CHATHAM CENTER SOUTH, SUITE 100 SAVANNAH, GA 31405

Surveyor EMC ENGINEERING SERVICES, INC Phone 912-232-6533

Address 10 CHATHAM CENTER SOUTH, SUITE 100 SAVANNAH, GA 31405

Proposed water EFFINGHAM COUNTY Proposed sewer EFFINGHAM COUNTY

Total acreage of property 36.83 Acreage to be divided N/A Number of Lots Proposed 408 APARTMENT UNITS

Current Zoning B-2 Proposed Zoning B-2 Tax map – Block – Parcel No 04650002, 04650002A00, 04650002B00, 04650002C00

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 1 day of March, 2022

Notary

Crystal Graham Higdon

Applicant

Owner

BRETT BENNETT

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

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:		
	<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.
	<input checked="" type="checkbox"/>	7. Acreage to be subdivided.
(b) Existing Conditions:		
	<input checked="" type="checkbox"/>	1. Location of all property lines.
	<input checked="" type="checkbox"/>	2. Existing easements, covenants, reservations, and right-of-ways.
	<input checked="" type="checkbox"/>	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.
	<input type="checkbox"/>	N/A 10. Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
(c) Proposed Features:		
	<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.
	<input checked="" type="checkbox"/>	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 1 day of March, 2022.

Crystal Graham Higdon
Notary

[Signature]
Applicant

BRETT BENNETT
Owner

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

NO.	REVISION DESCRIPTION	DATE

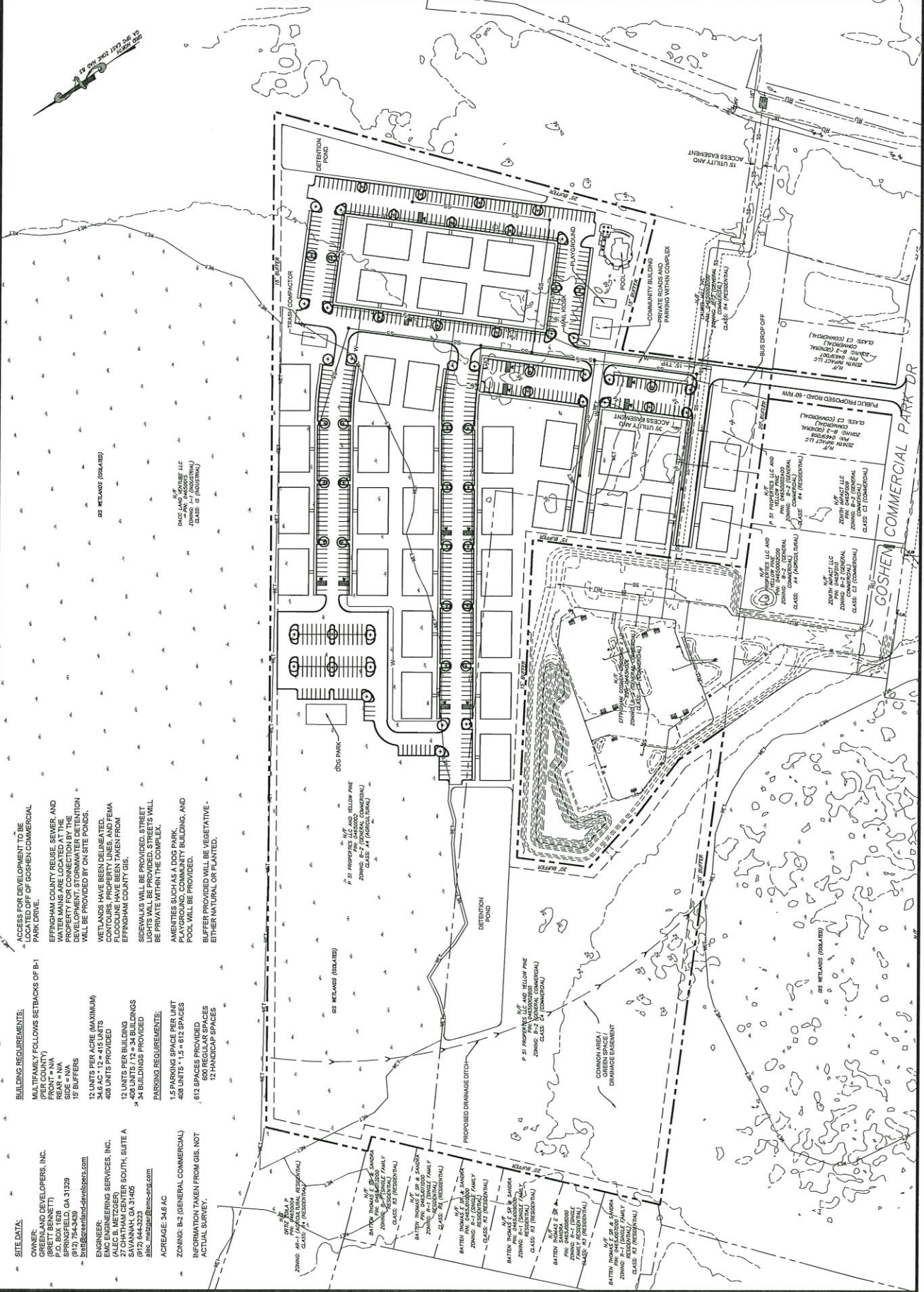


EMC SERVICES, INC.
EMC ENGINEERING
 ENVIRONMENTAL
 19 Chatham Center South, Suite 100
 Savannah, GA 31405
 P: (912) 233-0333
 F: (912) 233-0300
 emc@emc-services.com
 www.emc-services.com

3 STORY APARTMENT SKETCH PLAN
GOSHEN EXT. APARTMENTS
 GOSHEN ROAD EXT.,
 EFFINGHAM COUNTY, GEORGIA
 Prepared for:
GREENLAND DEVELOPERS, INC.

PROJECT NO.:	24-0066
DRAWN BY:	MJK
SURVEY DATE:	12/15/2022
SUBMITTED BY:	GREENLAND DEVELOPERS, INC.
SCALE:	1" = 80'
DATE:	FEBRUARY 2023

SHEET **1**
OF **1**



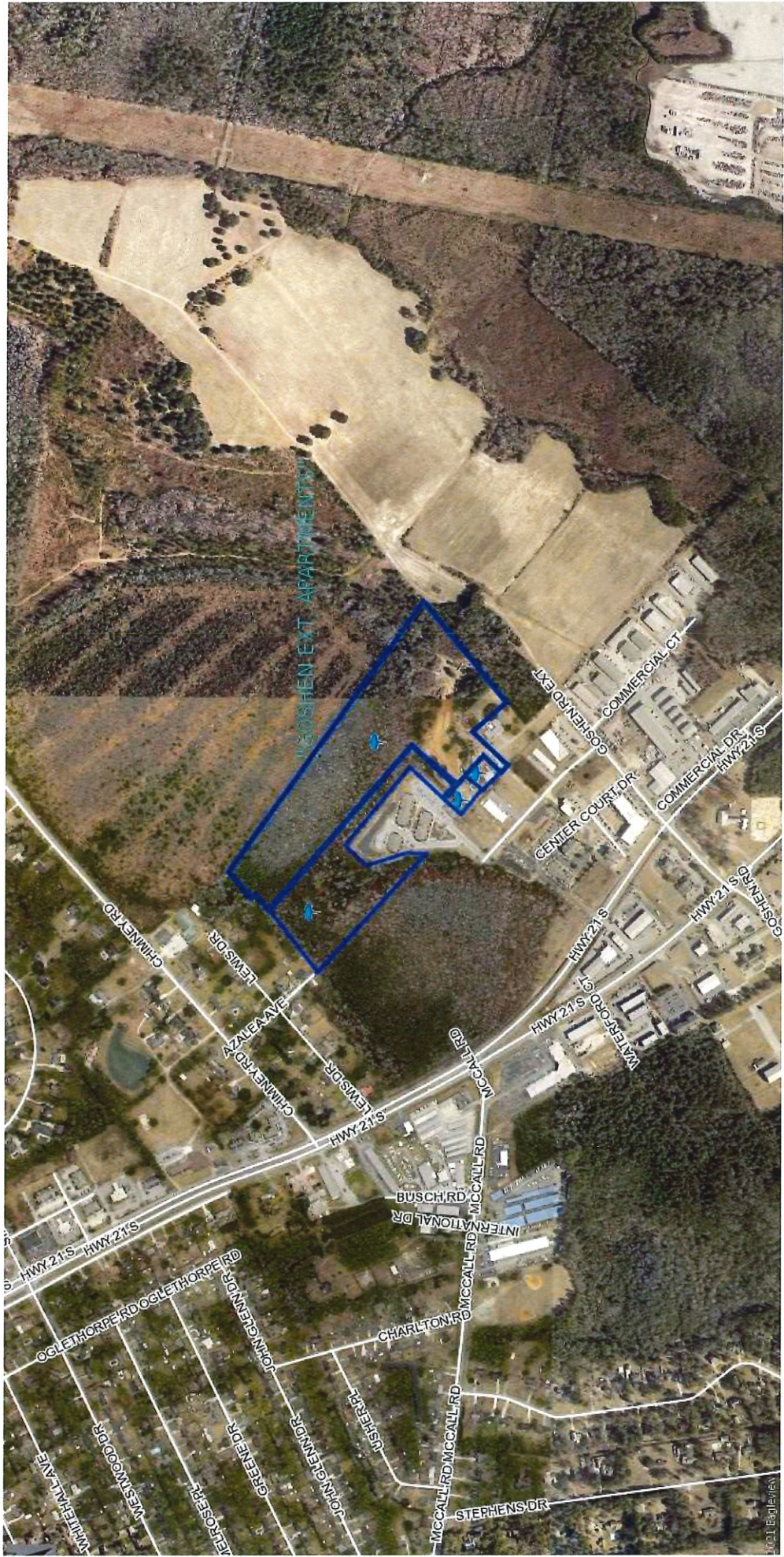
SITE DATA:
 OWNER:
 GREENLAND DEVELOPERS, INC.
 27 CHATHAM CENTER SOUTH, SUITE A
 SAVANNAH, GA 31405
 (912) 754-5489
 emc@emc-services.com

BUILDING REQUIREMENTS:
 MULTIFAMILY FOLLOWS SETBACKS OF B-1 (PER COUNTY)
 EFFINGHAM COUNTY REUSE, SEWER, AND DEVELOPMENT CONNECTION BY THE DEVELOPER. STORMWATER DETENTION WILL BE PROVIDED BY ON SITE PONDS.
 WETLANDS HAVE BEEN DELINEATED. CONTOUR, PROPERTY LINES, AND FEMA SPECIAL FLOOD HAZARD ZONES FROM EFFINGHAM COUNTY GIS.
 UTILITIES WILL BE PROVIDED. STREET LIGHTS WILL BE PROVIDED. STREETS WILL BE PRIVATE WITHIN THE COMPLEX.
 AMENITIES SUCH AS A DOG PARK, PLAYGROUND, COMMUNITY BUILDING, AND POOL WILL BE PROVIDED.
 BUFFER PROVIDED WILL BE VEGETATIVE- EITHER NATURAL OR PLANTED.

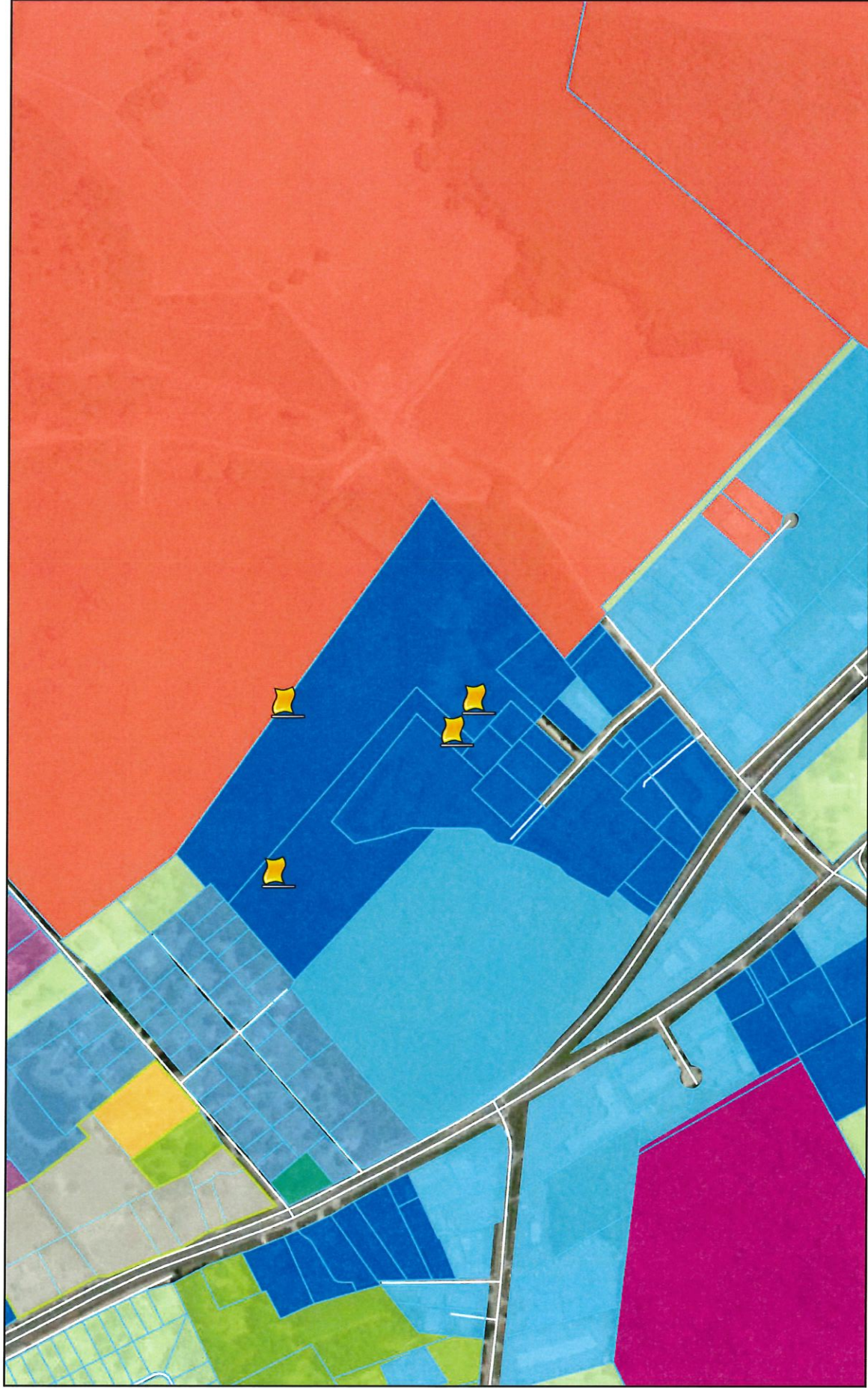
AGE: 34.6 AC
ZONING: B-2 (GENERAL COMMERCIAL)
 INFORMATION TAKEN FROM GIS. NOT ACTUAL SURVEY.

REGULATORY REQUIREMENTS:
 12 UNITS PER ACRE (MAXIMUM)
 34.6 AC * 12 = 415 UNITS
 12 UNITS PER BUILDING
 409 UNITS PROVIDED
 * 34 BUILDINGS PROVIDED
PARKING REQUIREMENTS:
 1.5 PARKING SPACE PER UNIT
 409 UNITS * 1.5 = 613 SPACES
 613 SPACES PROVIDED
 500 REGULAR SPACES
 12 HANDICAP SPACES



GOSHEN EXT. APARTMENTS



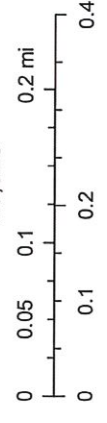
GOSHEN EXT. APARTMENTS



3/15/2022, 8:08:02 AM

	Municipal Boundaries		I-1
	Parcels2020		B-1
	Roads		B-2
			B-3
			B-3
			R-3
			R-4
			AR-1
			AR-2
			PD
			Other

1:9,028



Maxar