

PROJECT INFORMATION:

- 1. PROJECT LOCATION: GOOSHEN ROAD EFFINGHAM COUNTY, GA
- 2. PROPERTY AREA: 50.0 ACRES
- 3. PROJECT REGISTRATION
- 4. OWNER: K&M APARTMENTS
- 5. ARCHITECT: K&M APARTMENTS, CONTACT: Amanda Weiser, EMAIL: k&mapartments@gmail.com, PHONE: 205-252-5213
- 6. DESIGNER: ROBERTS CIVIL ENGINEERING, CONTACT: Jessica Vek, P.E., EMAIL: jvekar@robertscivilengineering.com
- 7. LOCAL ZONING: SEE ABOVE
- 8. LOCAL ZONING PERMITS: SEE GENDER TEXT
- 9. AREA TO BE SUBDIVIDED: 3 ACRES
- 10. TYPE OF CONSTRUCTION: PROPOSED CONSTRUCTION OF THREE BUILDINGS WITH PARKING TO BE CONSTRUCTED ON 52 AC
- 11. EXISTING UTILITIES:

1. ACCORDING TO FEMA FLOODZONE MAPS, THIS CORNER LOT DATE 1/20/21, FLOODZONE EFF DATE 03/26/21. THIS CORNER LOT DATE 03/26/21, FLOODZONE EFF DATE 03/26/21. THIS CORNER LOT DATE 03/26/21, FLOODZONE EFF DATE 03/26/21. THIS CORNER LOT DATE 03/26/21, FLOODZONE EFF DATE 03/26/21. THIS CORNER LOT DATE 03/26/21, FLOODZONE EFF DATE 03/26/21.

2. TOTAL CONCRETE AREA: 20,176 SQ. FT. (1.37 AC)

3. TOTAL ASPHALT AND CONCRETE: 47,791 SQ. FT. (1.37 AC)

4. TOTAL PERFORATED PAVEMENT: 20,176 SQ. FT. (1.37 AC)

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8. TOTAL PERFORATED PAVEMENT: 20,176 SQ. FT. (1.37 AC)

9. TOTAL PERFORATED PAVEMENT: 20,176 SQ. FT. (1.37 AC)

10. TOTAL PERFORATED PAVEMENT: 20,176 SQ. FT. (1.37 AC)

11. TOTAL PERFORATED PAVEMENT: 20,176 SQ. FT. (1.37 AC)

NOT RELEASED FOR CONSTRUCTION

ROBERTS CIVIL ENGINEERING

1000 OLD BRIDGE ROAD, DOUGLASVILLE, GA 30135
 WWW.ROBERTSCIVILENGINEERING.COM

SKETCH PLAN

WATERFORD APARTMENTS
EFFINGHAM COUNTY, GEORGIA

DATE: 2023/11/07
 PROJECT NUMBER: 23500
 DRAWN BY: OAG
 CHECKED BY: JLV
 SCALE: 1"=50' @0.1" x 14.125" Plot

SP
 SHEET 1

PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

MASTER ARCHITECTURAL SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

DRAFT



PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

REVIEW SET

PRELIMINARY NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

AS10
3030
4322

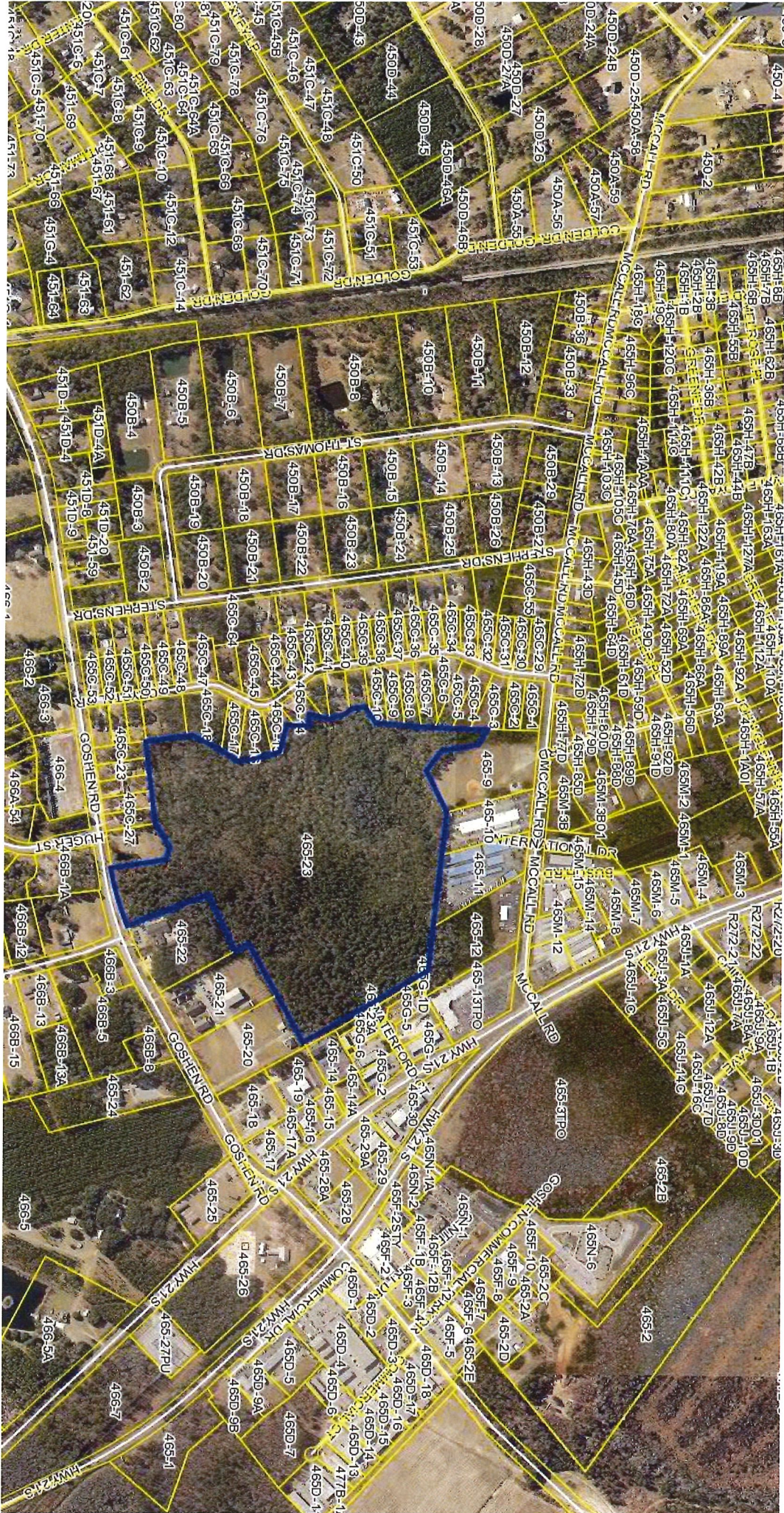
LEGEND
DATE: 01/2023
LISTS: 01/2023
DATE: 01/2023
DATE: 01/2023

Wallace
ARCHITECTS, L.P.C.
Columbia, MO
P 572.486.7810

WATERFORD APARTMENTS - MASTER
EFFINGHAM COUNTY, GEORGIA



465-23



EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

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

Proposed Name of Subdivision Waterford Apartments

Name of Applicant/Agent David Morrow Phone 205-759-5781

Company Name Morrow Realty Co., Inc.

Address 809 22nd Avenue, Tuscaloosa, AL 35401

Owner of Record Liphos Chemical, Inc. Phone 912-754-9569

Address 113 Progress Drive, Rincon, GA 31326

Engineer ROBERTS CIVIL ENGINEERING, JESSICA VICK Phone 912-298-7005

Address 6001 CHATAM CENTER DRIVE, SAVANNAH, GA

Surveyor SHUPE SURVEYING COMPANY, THOMAS GAMMON Phone 912-265-0562

Address 130 CANAL STREET, SUITE 501, POOLER, GA

Proposed water EFFINGHAM COUNTY PUBLIC Proposed sewer _____

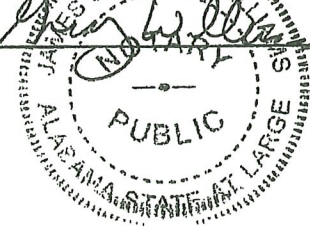
Total acreage of property 59.01 Acreage to be divided 9.00 Number of Lots Proposed 1

Current Zoning R-3 Proposed Zoning R-3 Tax map – Block – Parcel No 046 50 023

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 12th day of September, 2023

Notary 

Applicant 

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:	
<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 checked="" type="checkbox"/>	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 12th day of September, 2023

[Signature]
Applicant

[Signature]
Notary

Owner

