

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

<b>OFFICIAL USE ONLY</b>		
Date Received: _____	Project Number: _____	Classification: _____
Date Reviewed: _____		Reviewed by: _____

Proposed Name of Subdivision TK Electric LLC

Name of Applicant/Agent TK Electric LLC Phone \_\_\_\_\_

Company Name TK Electric LLC

Address 5341 Perimeter Parkway Montgomery, AL 36116

Owner of Record TK Electric LLC Phone 678-687-4477

Address 5341 Perimeter Parkway Montgomery, AL 36116

Engineer EMC Engineering Services, Inc Phone 912-644-3217

Address 27 Chatham Center South Ste A Savannah, GA 31405

Surveyor EMC Engineering Services, Inc Phone 912-644-3217

Address 27 Chatham Center South Ste A Savannah, GA 31405

Proposed water Private Proposed sewer On-Site

Total acreage of property 6.20 Acreage to be divided \_\_\_\_\_ Number of Lots Proposed \_\_\_\_\_

Current Zoning AR-1 Proposed Zoning B-3 Tax map – Block – Parcel No 03020105

Are any variances requested? \_\_\_\_\_ If so, please describe: \_\_\_\_\_

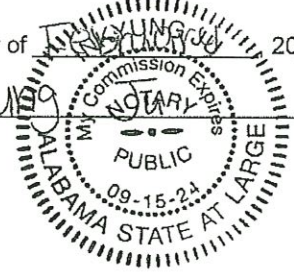
\_\_\_\_\_

\_\_\_\_\_

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

This 7<sup>th</sup> day of February 2023

In Kijung  
Notary



[Signature]  
Applicant

[Signature]  
Owner

X	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
X	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 7<sup>th</sup> day of February, 2023

In Kuang  
Notary



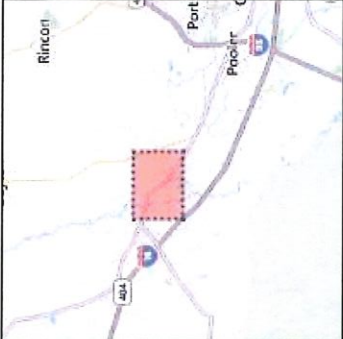
[Signature]  
Applicant

[Signature]  
Owner





# 763 US Hwy 80 / Dogwood Way



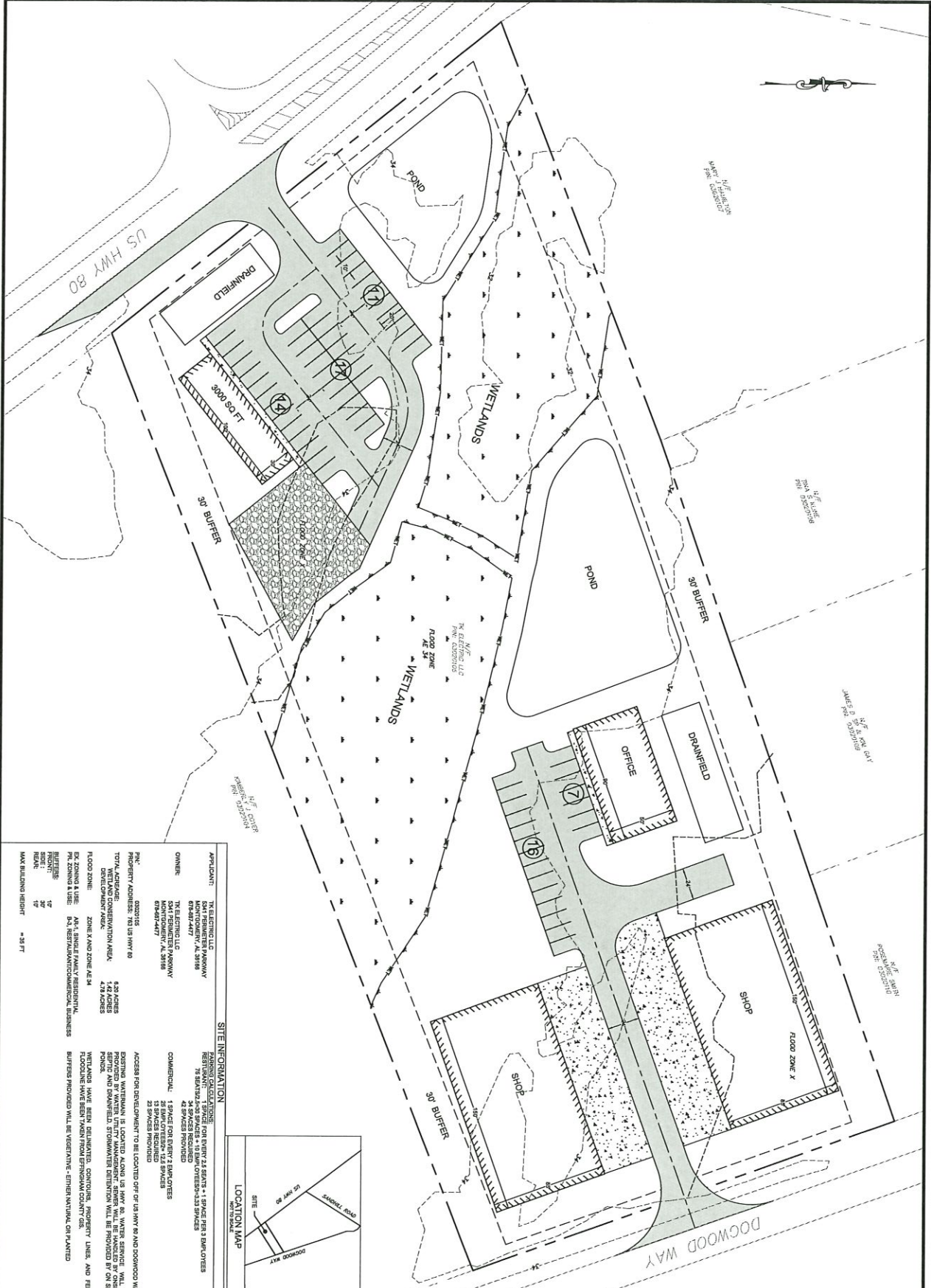
### Legend

- ◆ Address Points
- Tax Parcels With Labels
- Zoning
  - AR-1
  - AR-2
  - R-1
  - R-2
  - R-3
  - R-4
  - R-5
  - R-6
  - B-1
  - B-2
  - B-3
  - I-1
  - FH
  - CP
  - PD
  - Other
- Road Names
- Road Centerlines

This map is a user generated static output from [rightspot.spatseng.com](https://rightspot.spatseng.com) website and is for reference use only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

9 Feb, 2023

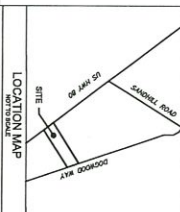




**APPLICANT:** TK ELECTRIC, LLC  
**OWNER:** TK ELECTRIC, LLC  
**PROJECT ADDRESS:** 763 US HWY 80  
**TOTAL DEVELOPMENT AREA:** 1.78 ACRES  
**FLOOD ZONE:** FLOOD ZONE X  
**PK ZONING & USE:** B-1, RESTAURANT/COMMERCIAL BUSINESS  
**MAX BUILDING HEIGHT:** 28 FT

**SITE INFORMATION:**  
 1.78 ACRES TOTAL DEVELOPMENT AREA  
 1.78 ACRES TOTAL SITE AREA  
 1.78 ACRES FLOOD ZONE X  
 28 FT MAX BUILDING HEIGHT  
 1.78 ACRES TOTAL DEVELOPMENT AREA  
 1.78 ACRES TOTAL SITE AREA  
 1.78 ACRES FLOOD ZONE X  
 28 FT MAX BUILDING HEIGHT

**ACCESS FOR DEVELOPMENT TO BE LOCATED OFF OF US HWY 80 AND DOODWOOD WAY**  
 EXISTING WATERMAIN IS LOCATED ALONG US HWY 80. WATER SERVICE WILL BE PROVIDED AT WATER UTILITY MANAGEMENT. RIVER WILL BE HANDLED BY CREEK POND. 48' SIDEWALKS SHOWN IN SECTION WILL BE PROVIDED BY ON SITE. FLOODLINE HAVE BEEN TAKEN FROM EFFINGHAM COUNTY GIS. BUFFER PROVIDED WILL BE VEGETATIVE - EITHER NATURAL OR PLANTED



**PROJECT NO.:** 23022  
**DESIGNED BY:** JCH  
**DRAWN BY:** AMW  
**CHECKED BY:** JCH  
**DATE:** 12/20/2023

**SKETCH PLAN**  
**TK ELECTRIC**  
 763 US HWY 80  
 EFFINGHAM COUNTY, GEORGIA  
 Prepared for:  
**TK ELECTRIC, LLC**

**emc** **EMC ENGINEERING SERVICES, INC.**  
 27 Chatham Center South, Suite A  
 Savannah, GA 31405  
 PH: (912) 232-5333  
 FAX: (912) 233-4889  
 savsvia@emc-eng.com  
 www.emc-eng.com

CIVIL  
 MARINE  
 ENVIRONMENTAL

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

NO.	REVISION DESCRIPTION	DATE
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**SUBMITTED**

**3/24/2023**



**APPLICANT:** TK ELECTRIC LLC  
 3241 PENNINGTON PARKWAY  
 DUBLIN, GA 31009  
 678-497-4477

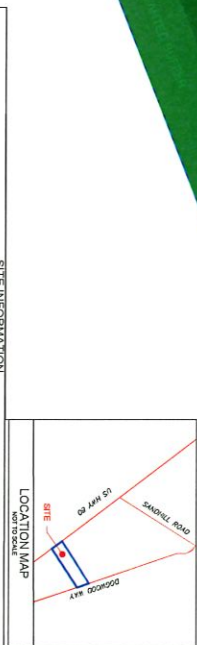
**OWNER:** TK ELECTRIC LLC  
 3241 PENNINGTON PARKWAY  
 DUBLIN, GA 31009  
 678-497-4477

**PROPOSED:** 15 SPACES FOR EVERY 25 SEATS + 1 SPACE PER 3 BARN COVERS  
 RESTAURANT + 15 SPACES PROVIDED  
 75 SPACES PROVIDED  
 45 SPACES PROVIDED  
 1 SPACE FOR EVERY 2 BARN COVERS  
 15 SPACES PROVIDED

**COMMERICAL:** 15 SPACES PROVIDED

**ACCESS FOR DEVELOPMENT TO BE LOCATED OFF OF US HWY 80**  
 EXISTING WATERWAY IS LOCATED ALONG US HWY 80. WATER SERVICE WILL BE PROVIDED BY WATER UTILITY MANAGEMENT. SEWER WILL BE HANDLED BY CURTIS POND. NO SEWERAGE OR SANITATION SERVICES WILL BE PROVIDED ON SITE.  
 WETLANDS HAVE BEEN Delineated, Contours, Property Lines, AND FEMA FLOODPLAINS HAVE BEEN TAKEN FROM EFFINGHAM COUNTY GIS.  
 BUFFERS PROVIDED WILL BE VEGETATIVE, EITHER NATURAL OR PLANTED

**PRODUCTION:** 2/20/23  
**DESIGNED BY:** EMC  
**CHECKED BY:** EMC  
**SCALE:** 1" = 30'  
**DATE:** 1/23/23



**SKETCH PLAN**  
**TK ELECTRIC**  
 763 US HWY 80  
 EFFINGHAM COUNTY, GEORGIA  
 Prepared for:  
**TK ELECTRIC, LLC**

**emc** **EMC ENGINEERING SERVICES, INC.**  
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