

EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

OFFICIAL USE ONLY

Date Received: _____ Project Number: _____ Classification: _____

Date Reviewed: _____ Reviewed by: _____

Proposed Name of Subdivision OETGEN INDUSTRIAL

Name of Applicant/Agent GREG COLEMAN Phone 912-200-3041

Company Name COLEMAN COMPANY, INC.

Address 1480 CHATHAM PARKWAY, SUITE 100, SAVANNAH, GEORGIA 31405

Owner of Record SEE ATTACHED LIST OF OWNERS Phone 912/598-1771

Address 15 halse street, suite 210 Savannah GA 31411

Engineer COLEMAN COMPANY, INC. Phone 912-200-3041

Address 1480 CHATHAM PARKWAY, SUITE 100, SAVANNAH, GEORGIA 31405

Surveyor COLEMAN COMPANY, INC. Phone 912-200-3041

Address 1480 CHATHAM PARKWAY, SUITE 100, SAVANNAH, GEORGIA 31405

Proposed water PRIVATE WELL Proposed sewer SEPTIC SYSTEM

Total acreage of property 270.56 Acreage to be divided NA Number of Lots Proposed 1

Current Zoning AR-1,I-1, R-4 Proposed Zoning I-1 Tax map - Block - Parcel No SEE ATTACHED
399-3; 399-30; 399-30; 399-32

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 9th day of August, 2023
Brianne Schonfeld
Notary

Applicant _____
Owner Chick, Attorney for Ernest J. Oetgen Estate



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

*	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
*	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 9th day of August, 2023

Notary Brianne J. Schonfeld

Applicant [Signature]
 Owner [Signature], Attorney for Ernest J. Oetgen Esq.

ADDITIONAL RESPONSE TO CHECKLIST ITEMS:

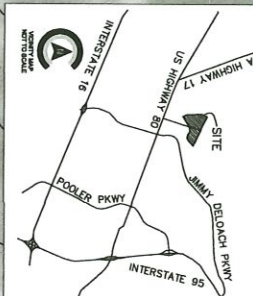
- * 7. A PRIVATE WASTEWATER SEPTIC SYSTEM IS PROPOSED.
- * 8. A PRIVATE WELL AND FIRE TANK ARE PROPOSED.





SITE DATA TABLE (OETGEN INDUSTRIAL):

EXISTING SITE ZONING:	1-1, R-4, AR-1
PROPOSED SITE ZONING:	I-1
SITE ACREAGE:	157.20 AC.
UR-LANDS:	73.68 AC.
WETLANDS:	84.33 AC.
STORM PONDS:	1.48 AC. / 20.17%



SHEET:
CP1.0
 CONCEPT PLAN

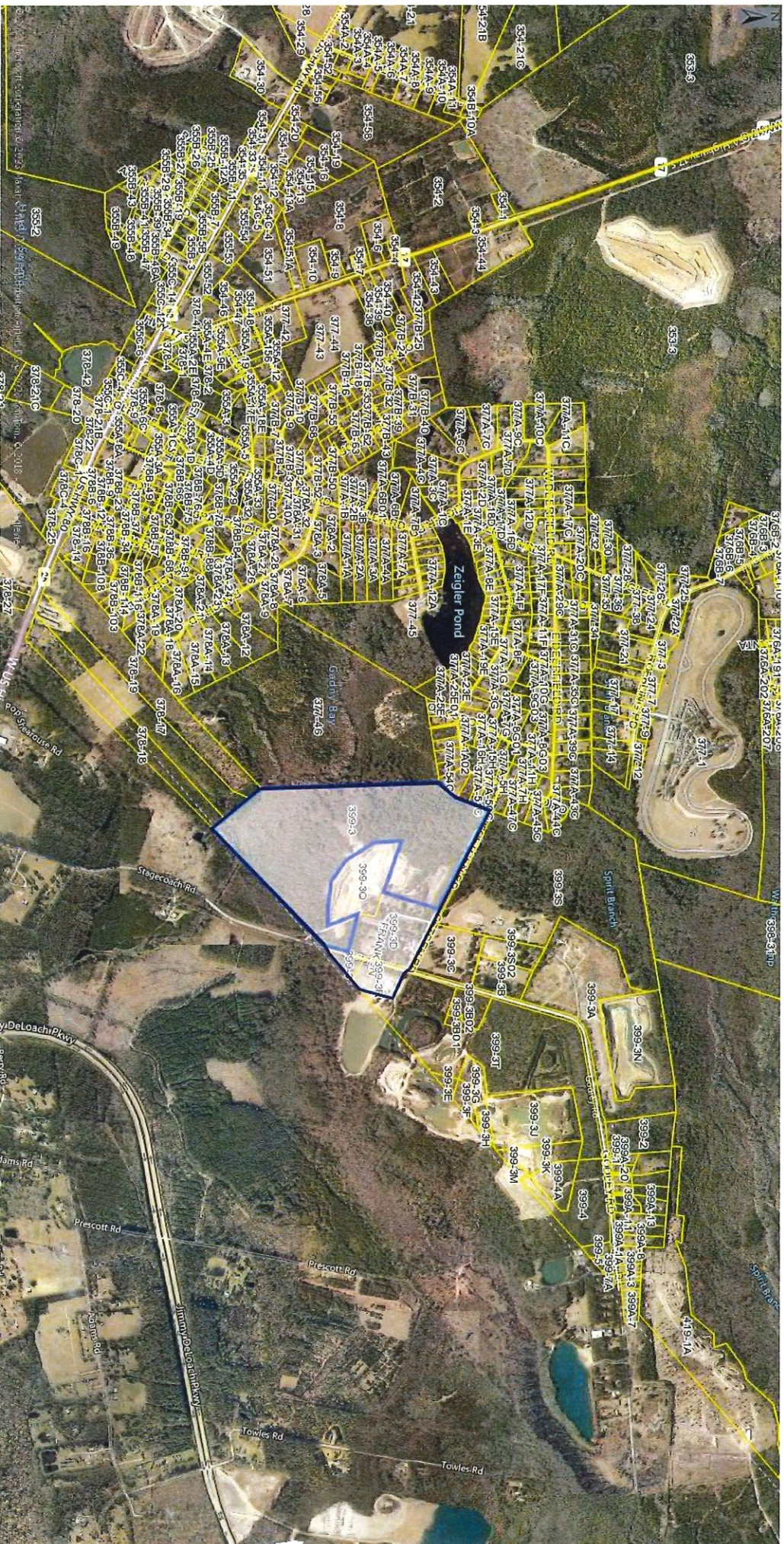
CONCEPT PLAN
 OF
OETGEN INDUSTRIAL
 LOCATED IN EFINGHAM COUNTY, GA

NOT FOR CONSTRUCTION
 SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

COLEMAN COMPANY
 ENGINEERS + SURVEYORS
1000 North Central Expressway, Suite 1000, Marietta, GA 30067

IGA NUMBER: 201823
 DATE: 6/01/2018
 DRAWN BY: JMR
 SCALE: AS NOTED

Oetgen Road



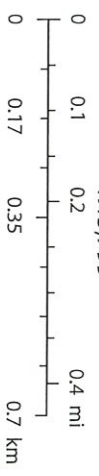
399-3, 3D, 3Q & 3R / Oetgen Road



8/13/2023

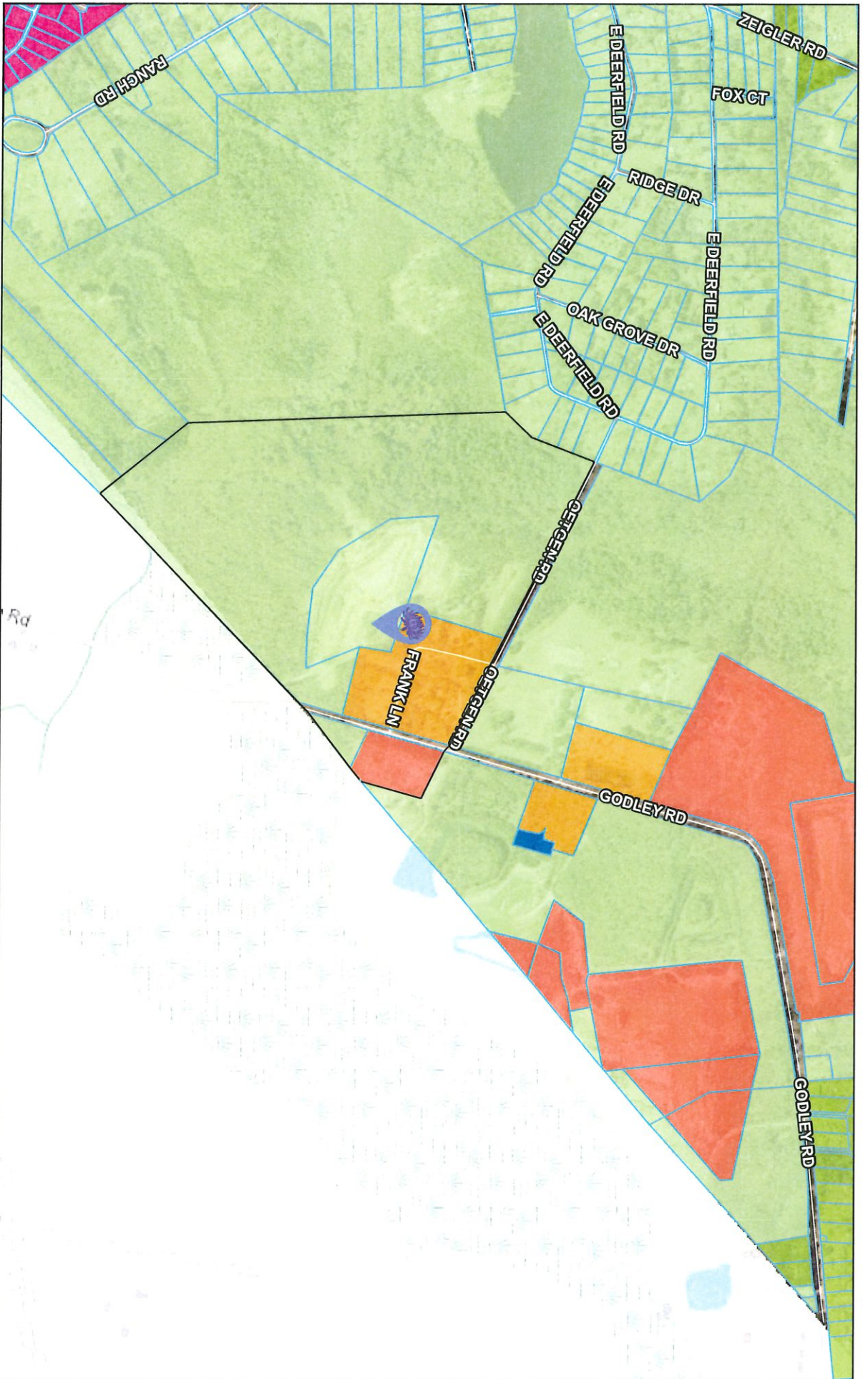
- Tax Parcel Labels
- Wetlands
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Roads
- Lake
- Riverine
- FEMA Flood Zone
- A
- AE

1:15,799



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

399-3, 3D, 3Q & 3R / Oetgen Road



8/13/2023

- Tax Parcel Labels
- Effingham County Zoning
- AR-1
- AR-2
- R-1
- R-4
- I-1 Efm_fm_cache
- Red: Band_1
- Green: Band_2
- Roads



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