

EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

OFFICIAL USE ONLY

Date Received: _____ Project Number: _____ Classification: _____

Date Reviewed: _____ Reviewed by: _____

Proposed Name of Subdivision Vortex Aeronautical and Action Overhead Door & Supply Co.

Name of Applicant/Agent Eric Edwards Phone 912-659-8352

Company Name Vortex Aeronautical

Address 145 Industrial Blvd., Rincon, GA 31326

Owner of Record K and M Effingham Properties, LLC (Eric Edwards) Phone 912-659-8352

Address 203 Kensington Xing, Guyton, GA 31312

Engineer / Agent EMC Engineering Services / Dan Fischer Phone 912-232-6533

Address 27 Chatham Center S, Suite A, Savannah, GA 31405

Surveyor EMC Engineering Services Phone 912-232-6533

Address 27 Chatham Center S, Suite A, Savannah, GA 31405

Proposed water Private Well (Existing) Proposed sewer Private Septic

Total acreage of property 7.01 Acreage to be divided N/A Number of Lots Proposed 1

Current Zoning B-3 Proposed Zoning B-3 Tax map – Block – Parcel No 446 - 07 - C

Are any variances requested? No If so, please describe: _____

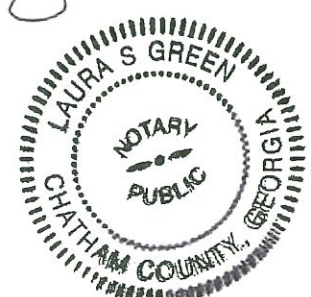
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 5th day of April, 2023

Notary [Signature]

Applicant [Signature]

Owner _____



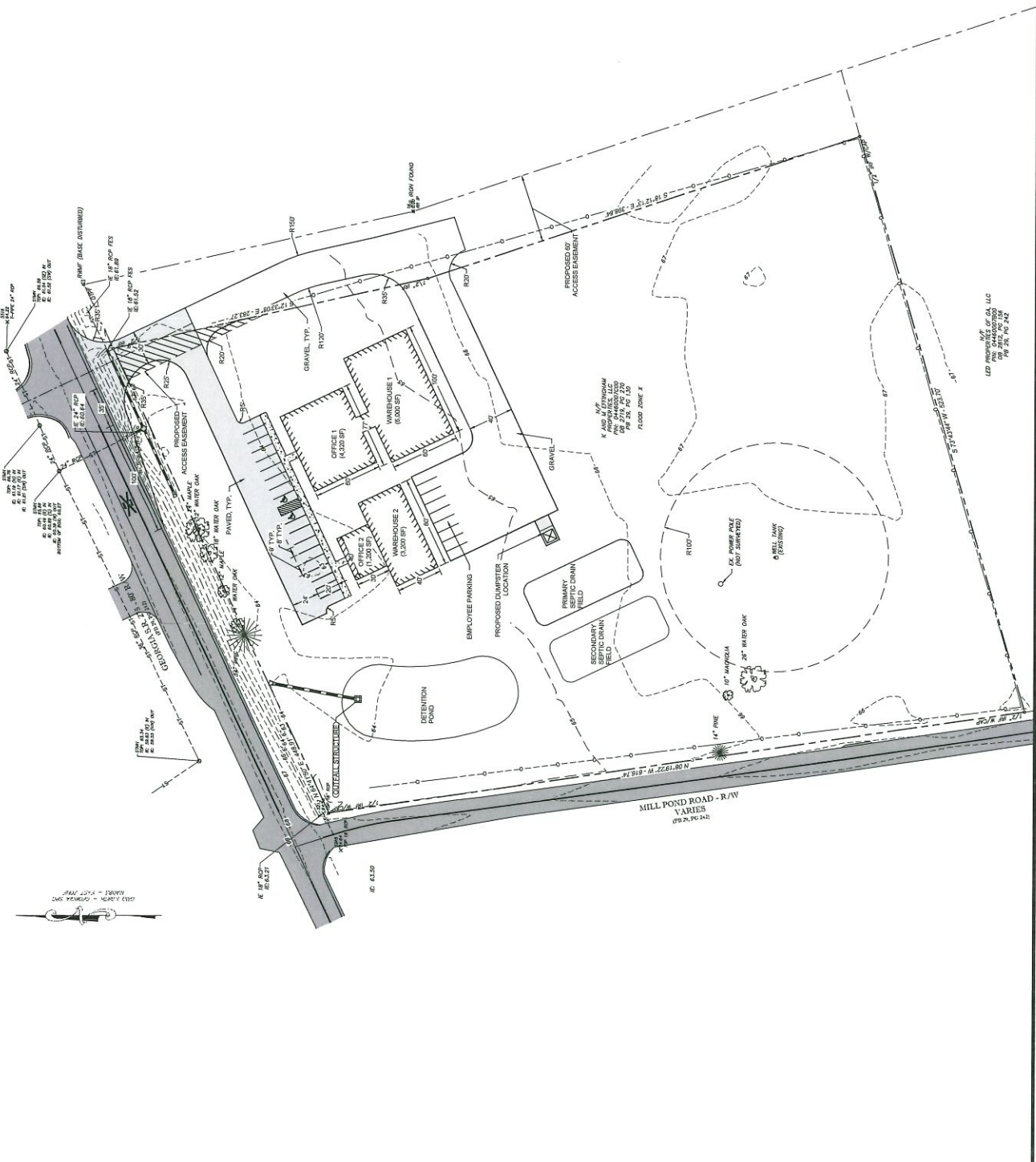
PRELIMINARY SITE PLAN
VORTEX AERONAUTICAL AND ACTION OVERHEAD DOOR & SUPPLY CO.
1204 MILL POND ROAD
EFFINGHAM COUNTY, GEORGIA
Prepared for:
VORTEX AERONAUTICAL



NO.	REVISION DESCRIPTION	DATE

SITE INFORMATION
SITE ADDRESS: 1204 MILL POND ROAD, RINCON, GA PARCEL: B-2 (UNDEVELOPED) ZONING: B-2 (UNDEVELOPED) PROJECT AREA: 7.51 AC
1. PARKING REQUIRED: 24 SPACES OFFICE: 1 SPACE PER 300 SF OF TOTAL FLOOR AREA 5,520 SF / 300 SF * 1 SPACE = 18 SPACES WAREHOUSE: 1 SPACE PER 3 SPACES 9 EMPLOYEES = 3 SPACES
2. PARKING PROVIDED: 28 SPACES 18 - OFFICE (INCLUDES 2 HANDICAP) 9 - WAREHOUSE
VICINITY MAP

OWNER/APPLICANT INFO:
NAME: ERIC EDWARDS
ADDRESS: VORTEX AERONAUTICAL, 148 INDUSTRIAL BLVD.,
RINCON, GA 31326
PHONE: 912-659-8332



SITE INFORMATION
SITE ADDRESS: 1204 MILL POND ROAD, RINCON, GA
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ZONING: B-2 (UNDEVELOPED)
PROJECT AREA: 7.51 AC

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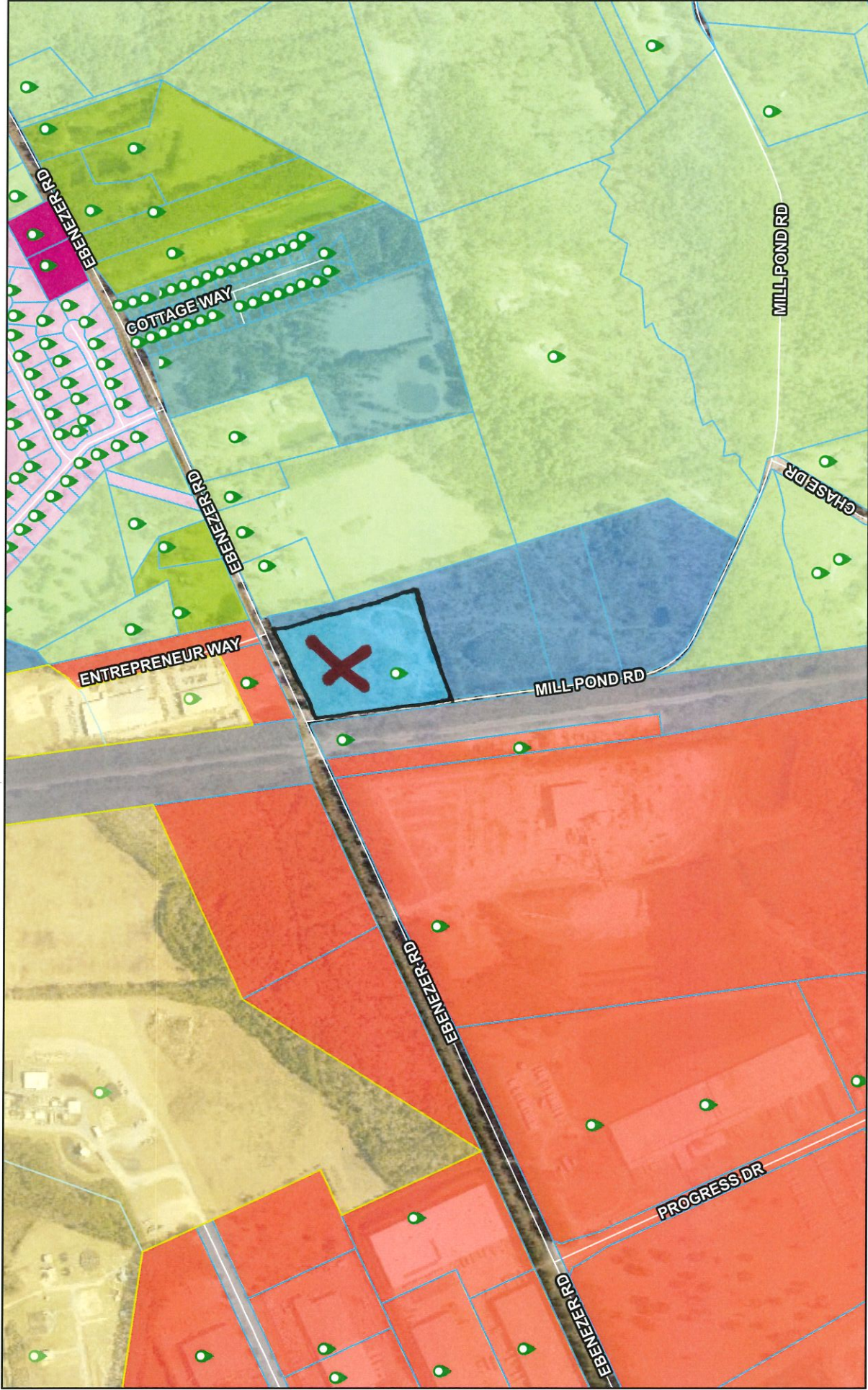
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VICINITY MAP

1204 Mill Pond Rd / 446-7C



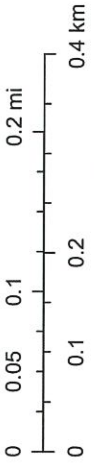
1204 Mill Pond Rd / 446-7C



4/6/2023

- Municipal Boundaries
- Tax Parcels
- Address Points
- Tax Parcel Labels
- AR-1
- AR-2
- R-1
- R-2
- R-3
- B-3
- I-1

1:9,028



Effingham County BOC, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA



EOM Operations
Your solution to a better tomorrow

May 2nd, 2023

Daniel W. Fischer, P.E.
EMC Engineering Services
27 Chatham Center South, Suite A
Savannah, GA 31405

Dear Mr. Fischer,

I am pleased to provide you with a review of the sketch plan for 'Vortex Aeronautical', which can be found below.

Site Plan Review

Submittal Documents Sketch Plans *Apr. 2023*

Comments

1. GDOT Encroachment Permit will be required for this project. It is recommended that there is coordination early in the process as GDOT will be ultimately be responsible for reviewing driveway geometry/location and roadside drainage.
2. The pond needs to be a minimum of 50 ft from septic tank and leach field.
3. Delineate the applicable zoning buffers on the plans.
4. Is there a formal agreement in place with LED Properties of GA, LLC to perform the proposed development activity on their parcel?
 - a. Will the gravel access drive be applicable for the use of the adjacent parcel in which it is being installed?
5. What is the nature of the proposed office/warehouse space?
 - a. The parking space calculation being used is associated with retail and shops. Given my understanding of Vortex Aeronautical, they typically provide maintenance and repair on specific airplane parts. I am wondering if there is a parking space schedule that better suites the use.
6. Identify the off-street loading berth. Per the County Ordinance, one is required.



480 Edsel Drive, Ste 100
Richmond Hill. GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882



EOM Operations
Your solution to a better tomorrow

7. The 8' Typ. Annotation is pointing at the wrong space.
8. Show parking lot islands per County Ordinance.

Sincerely,

Trevor Shoemaker

Trevor Shoemaker

Project Manager

EOM

CC: Teresa Concannon, Planning Manager - Effingham County
Chelsie Fernald, Planner - Effingham County
Liberto Chacon, PE, Sr. Vice President - EOM



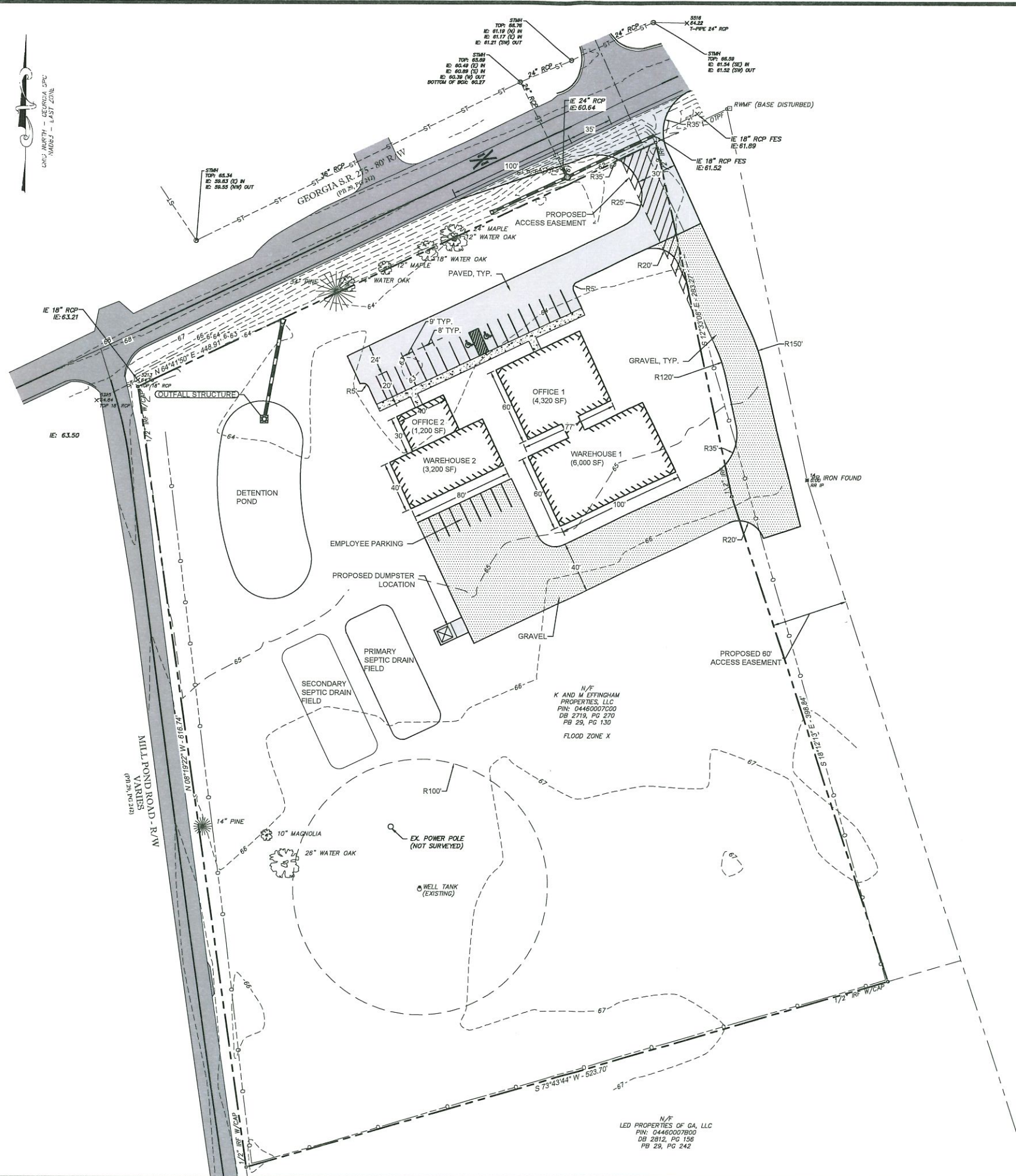
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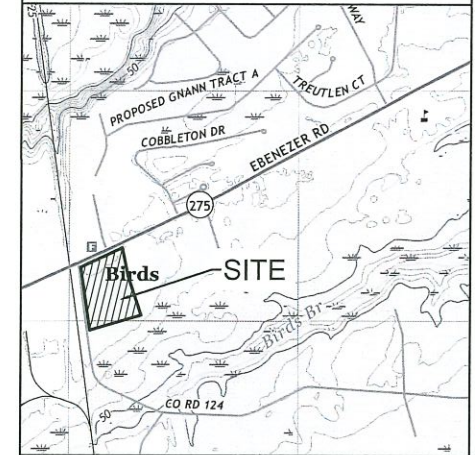
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SITE ADDRESS:	1204 MILL POND ROAD, RINCON, GA
PARCEL:	EFFINGHAM COUNTY 04460007C00
ZONING:	B-3 (UNDEVELOPED)
PROJECT AREA:	7.01 AC

- PARKING REQUIRED: 24 SPACES
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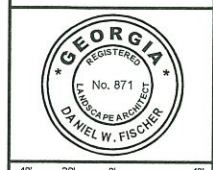
VICINITY MAP



NOTE: GDOT DRIVEWAY PERMIT REQUIRED.

OWNER/APPLICANT INFO:	
NAME:	ERIC EDWARDS
ADDRESS:	VORTEX AERONAUTICAL, 145 INDUSTRIAL BLVD., RINCON, GA 31326
PHONE:	912-659-8352

NO.	REVISION DESCRIPTION	DATE



EMC ENGINEERING SERVICES, INC.
 27 Chatham Center South, Suite A
 Savannah, GA 31405
 Ph: (912) 232-6533
 Fax: (912) 232-4590
 savannah@emc-eng.com
 www.emc-eng.com

CIVIL ENGINEER
 MARINE ENVIRONMENTAL

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

PRELIMINARY SITE PLAN

VORTEX AERONAUTICAL AND ACTION OVERHEAD DOOR & SUPPLY CO.
 1204 MILL POND ROAD
 EFFINGHAM COUNTY, GEORGIA

Prepared for:
 VORTEX AERONAUTICAL

PROJECT NO.:	22-0093
DRAWN BY:	MAG
DESIGNED BY:	DWF
SURVEYED BY:	EMC
SURVEY DATE:	-
CHECKED BY:	DWF
SCALE:	40'
DATE:	04/05/2023