

EFFINGHAM COUNTY

SKETCH PLAN SUMITTAL FORM

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

Proposed Name of Subdivision GEORGIA INTERNATIONAL TRADE CENTER - WEST

Name of Applicant/Agent CHANCE RAEHN Phone 912-721-8662

Company Name CHESTERFIELD, LLC

Address 100 BULL STREET, SUITE 200, SAVANNAH, GA 31401

Owner of Record SFG GITC WEST LLC Phone 912-721-8662

Address 100 BULL STREET, SUITE 200, SAVANNAH, GA 31401

Engineer THOMAS & HUTTON Phone 912-234-5300

Address 50 PARK OF COMMERCE WAY, SAVANNAH, GA 31405

Surveyor THOMAS & HUTTON Phone 912-234-5300

Address 50 PARK OF COMMERCE WAY, SAVANNAH, GA 31405

Proposed water EFFINGHAM COUNTY Proposed sewer EFFINGHAM COUNTY

Total acreage of property 269 AC Acreage to be divided 269 AC Number of Lots Proposed 4

Current Zoning <u>I-1</u>	Proposed Zoning <u>I-1</u>	Tax map - Block - Parcel No <u>04340 - 026 - 000</u>
(INDUSTRIAL)	(INDUSTRIAL)	<u>04340 - 024 - 000</u>
Are any variances requested? <u>NO</u> If so, please describe: _____		<u>04340 - 026⁴ - A00</u>

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

This 11th day of November, 2022

Elizabeth W. Rose
Notary

Chance Raehn
Applicant

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

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 11th day of November, 2022

Elizabeth W. Rose
Notary

[Signature]
Applicant

SAME AS APPLICANT
Owner





EOM Operations
Your solution to a better tomorrow

December 9th, 2022

Chance Raehn
Thomas & Hutton
50 Park of Commerce Way
Savannah, GA 31405

Dear Mr. Raehn,

I am pleased to provide you with a review of the Sketch Plans submitted under the cover of 'GITC West', which can be found below.

Site Plan Review

<u>Submittal Documents</u>	Sketch Plan.....	Nov. 2022
	Utility Concept Plan.....	Nov. 2022

Comments:

1. Per the County Ordinance – the following should be included on this plan:
 - a. The limits of the 100-yr flood plain that exists on site should be delineating on the plan.
 - b. The zoning district and total acres should be indicated on this plan.
 - c. Zoning classification, owner’s name, and existing uses of adjacent property.

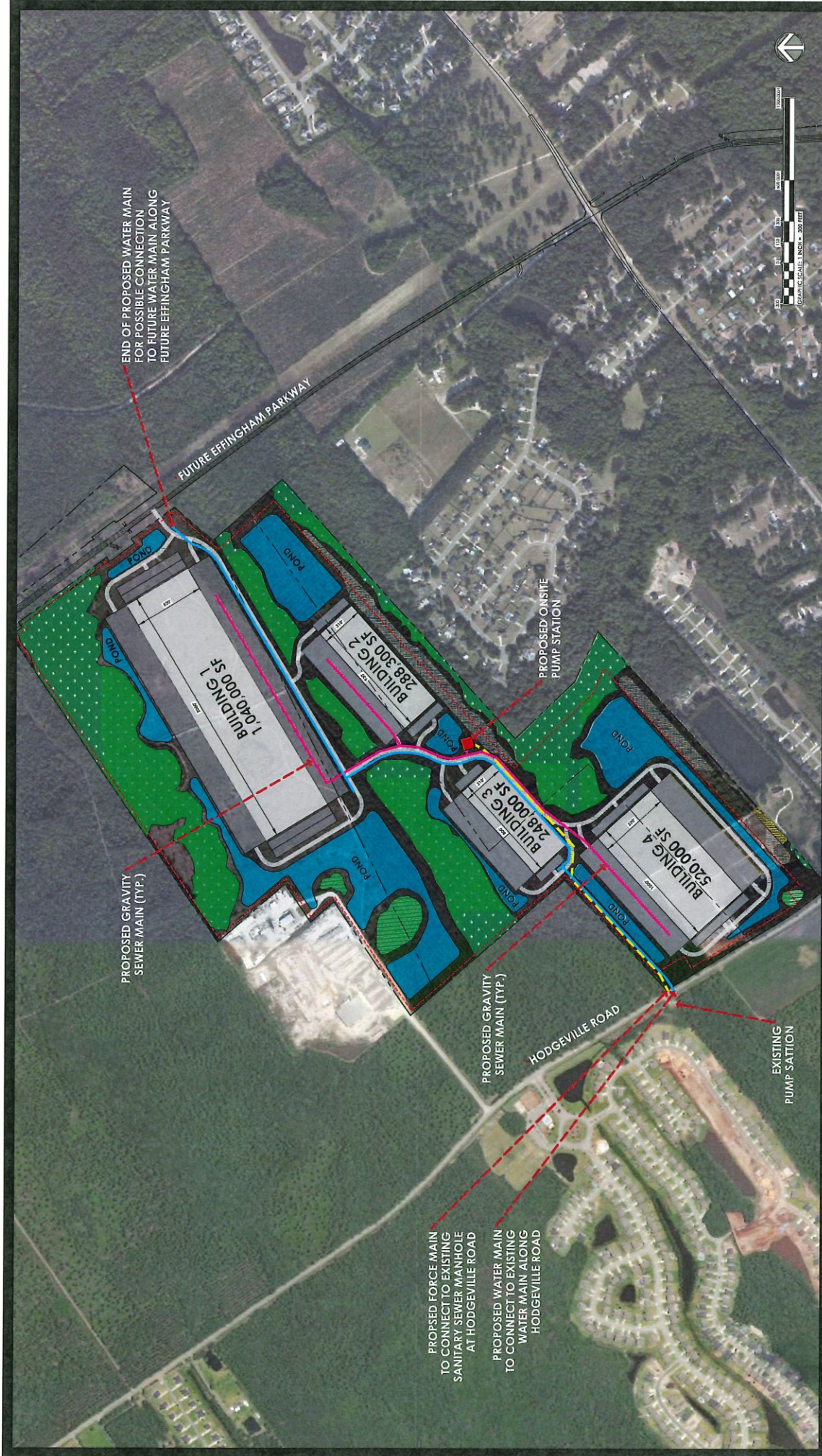
2. It would be great to identify whether or not the lift station and force main is intended to be public or private. If it is public, and the site is not being subdivided and served by a roadway with right of way, there may be a more optimal configuration for the lift station/force main, in terms of access and future connection. If the lift station is intended to be private, then there is no need modify.

3. Coordinate with GDOT and Atlas for the tie into Effingham Parkway.

Sincerely,

Trevor Shoemaker
Trevor Shoemaker
Project Manager
EOM

CC: Teresa Concannon, AICP, Effingham County
Chelsie Fernald, Effingham County
Liberto Chacon, P.E., EOM



END OF PROPOSED WATER MAIN FOR POSSIBLE CONNECTION TO FUTURE WATER MAIN ALONG FUTURE EFFINGHAM PARKWAY

PROPOSED GRAVITY SEWER MAIN (TYP.)

PROPOSED FORCE MAIN TO CONNECT TO EXISTING SANITARY SEWER MANHOLE AT HODGESVILLE ROAD

PROPOSED WATER MAIN TO CONNECT TO EXISTING WATER MAIN ALONG HODGESVILLE ROAD

PROPOSED GRAVITY SEWER MAIN (TYP.)

HODGESVILLE ROAD

PROPOSED ON-SITE PUMP STATION

EXISTING PUMP STATION

FUTURE EFFINGHAM PARKWAY



CONCEPTUAL SITE PLAN - WATER AND SEWER EXHIBIT
ZIPPERER TRACT
 EFFINGHAM COUNTY
 NOVEMBER 10, 2022

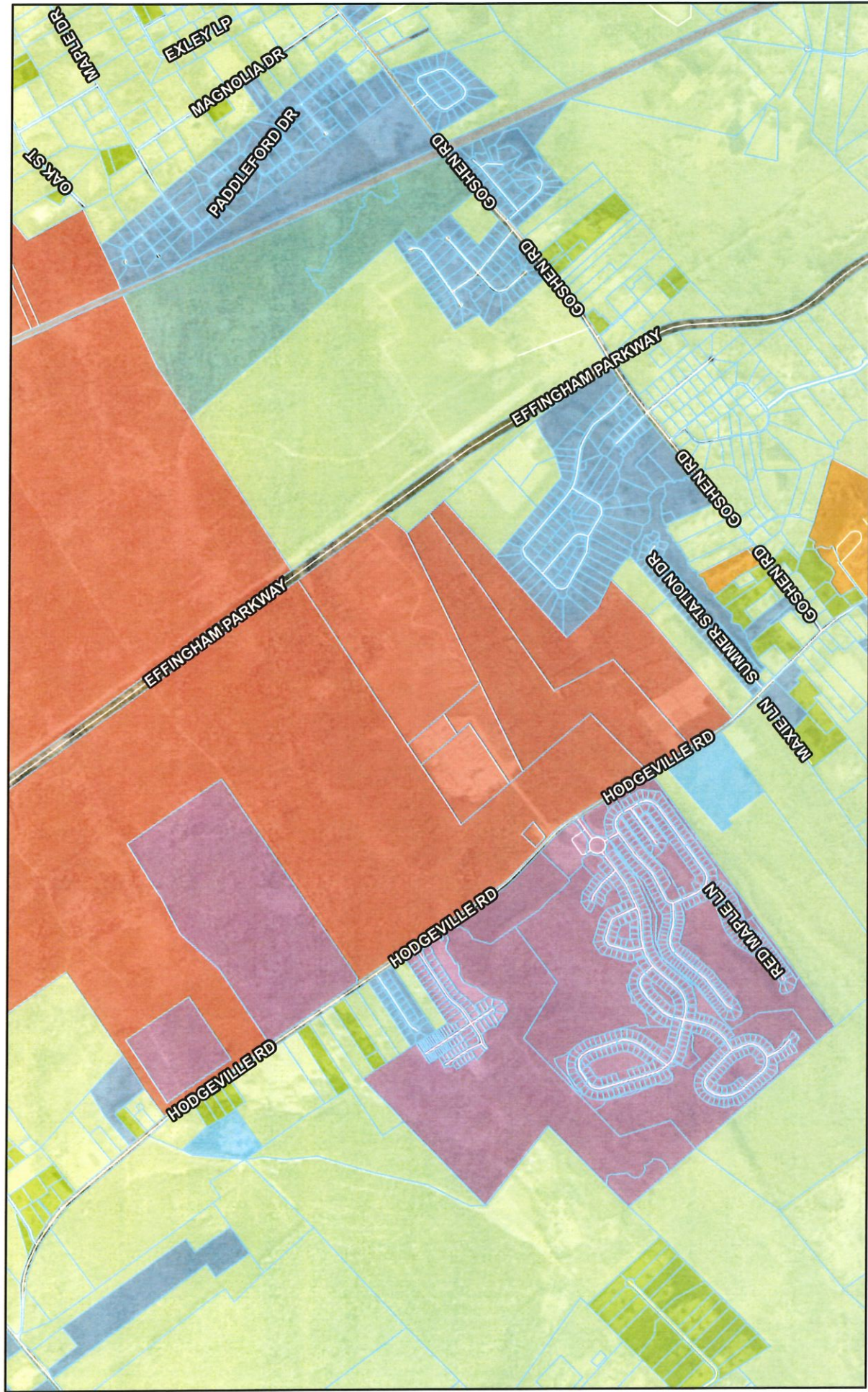
THOMAS HUTTON
 50 Port of Commerce Way
 Savannah, GA 31405 • 912.234.4300
 www.thomasghutton.com

This exhibit is a general plan of the development which is for informational purposes only. It is not intended to be used for any other purpose. The location of buildings and other structures shown on this plan will be subject to the final zoning and subdivision regulations of the County. The location of buildings and other structures shown on this plan will be subject to the final zoning and subdivision regulations of the County.

PREPARED FOR:

Chesterfield.

SFG GITC - West



12/15/2022

1:27,084

- Tax Parcel Labels Effingham County Zoning
- AR-1
- AR-2
- R-1
- R-4
- R-6
- B-3
- I-1
- PD
- Other
- Efn_fin_cache
- Red: Band_1
- Tax Parcels
- Roads



Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, MET/NASA, EPA, USDA