

EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

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

Proposed Name of Subdivision _____

Name of Applicant/Agent Linda Sims Phone 912-200 3041

Company Name Coleman Company, Inc

Address 1480 Chatham Parkway Savannah, GA 31405

Owner of Record K: M Effingham Properties Phone 912-659-8352

Address P.O. Box 249 Rincon, GA 31326

Engineer Coleman Company Inc Phone (912) 200 3041

Address 1480 Chatham Parkway Suite 100 Savannah, GA 31405

Surveyor Adolph N. Michelis & Assoc. Phone (912) 829-3972

Address 736 Sandy Ridge Rd. Sylvania, GA 30467

Proposed water DEEP WELL Proposed sewer SEPTIC TANK

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

Current Zoning LIGHT INDUSTRIAL Proposed Zoning N/A Tax map - Block - Parcel No 04460007-3

Are any variances requested? yes If so, please describe: Reduction of 300'

Buffer to Residentially zoned property to 25'

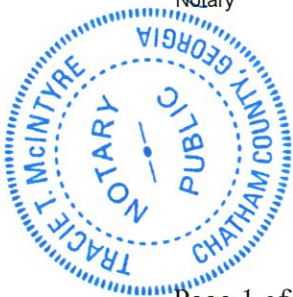
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 8th day of MARCH, 2022

Tracie T. McIntyre
Notary

Eric S. Edwards
Applicant
ERIC S. EDWARDS
Owner

Tracie T. McIntyre
Notary Public, Chatham County, GA
My Commission Expires February 24, 2023



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:		
	✓	1. Proposed name of development.
	✓	2. Names, addresses and telephone numbers of owner and applicant.
	✓	3. Name, address and telephone number of person or firm who prepared the plans.
	✓	4. Graphic scale (approximately 1"=100') and north arrow.
	✓	5. Location map (approximately 1" = 1000').
	✓	6. Date of preparation and revision dates.
		7. Acreage to be subdivided. <i>n/a</i>
(b) Existing Conditions:		
	✓	1. Location of all property lines.
	✓	2. Existing easements, covenants, reservations, and right-of-ways.
	✓	3. Buildings and structures. <i>n/a</i>
	✓	4. Sidewalks, streets, alleys, driveways, parking areas, etc.
	✓	5. Existing utilities including water, sewer, electric, wells and septic tanks.
	✓	6. Natural or man-made watercourses and bodies of water and wetlands. <i>n/a</i>
	✓	7. Limits of floodplain. <i>n/a</i>
	✓	8. Existing topography.
	✓	9. Current zoning district classification and land use.
	✓	10. Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
(c) Proposed Features:		
	✓	1. Layout of all proposed lots.
	✓	2. Proposed new sidewalks, streets, alleys, driveways, parking areas, etc (to include proposed street/road names).
	✓	3. Proposed zoning and land use.
	✓	4. Existing buildings and structures to remain or be removed.
	✓	5. Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.
	✓	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 8th day of March, 2022

Tracie T. McIntyre
Notary

[Signature]
Applicant
ERIC S. EDWARDS
Owner
[Signature]



Tracie T. McIntyre
Notary Public, Chatham County, GA
My Commission Expires February 24, 2023



March 16, 2022

Eric Edwards
Action Overhead Door
145 Industrial Blvd
Rincon GA, 31326

**RE: Ebenezer Road
Parcel 446-7C
Water & Sewer Availability & Capacity Letter**

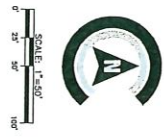
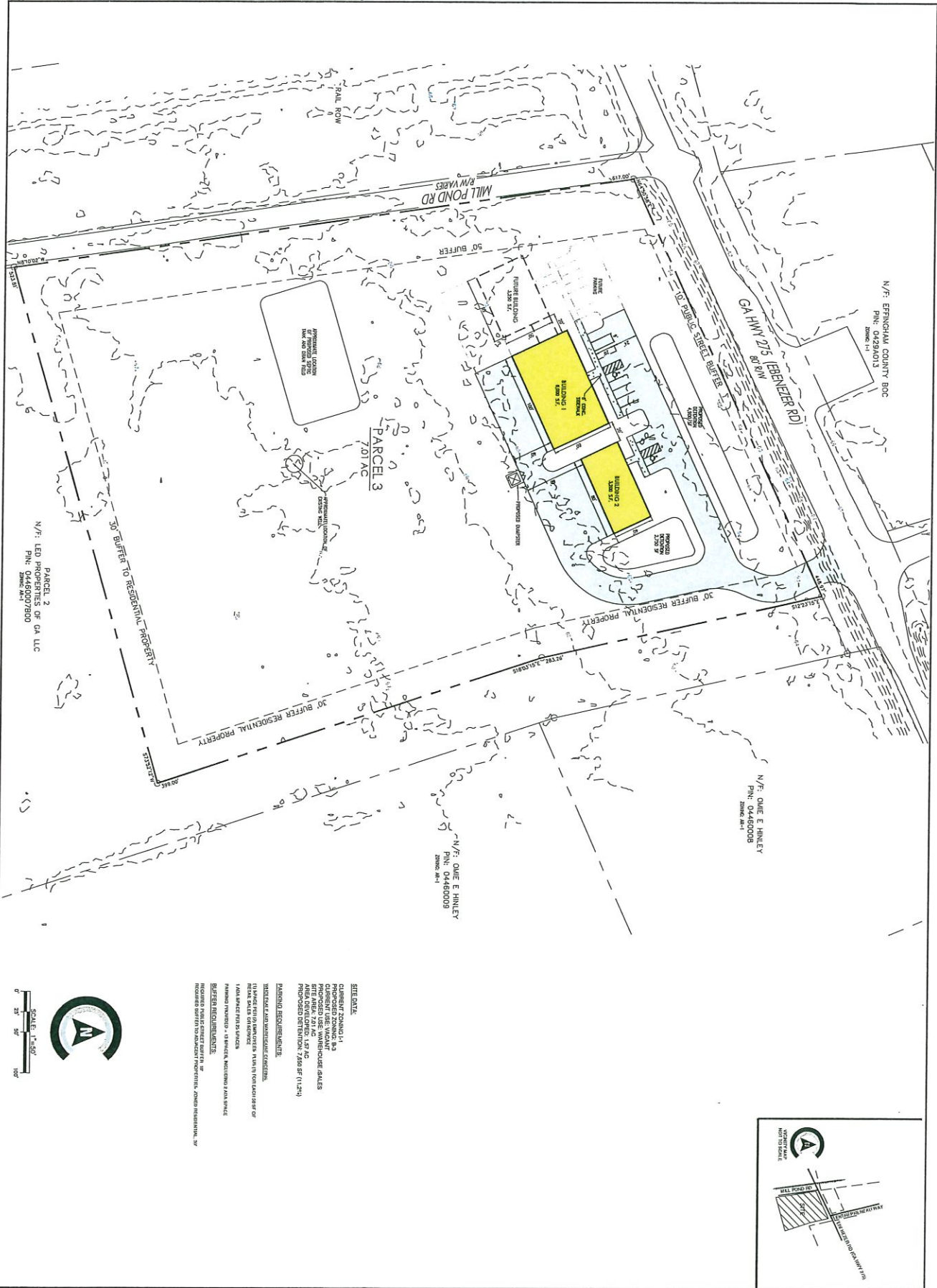
To Whom It May Concern:

Water and sewer services will not be furnished to the proposed development at this location.

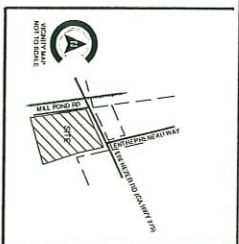
If I may be of further assistance, please contact me at (912)754-7617 or mmorris@springfieldga.org.

Sincerely,

Matthew A. Morris
City Manager



SITE DATA
 CURRENT ZONING: L-1
 PROPOSED ZONING: L-1
 PROPOSED USE: WAREHOUSE SALES
 AREA DEVELOPER: L&L AC
 PROPOSED RETENTION: 7500 SF (1.274)
PERMITS REQUIRED:
 ZONING & LAND USE DEPARTMENT
 HEALTH DEPARTMENT
 LOCAL MARKET FIRST STUDY
 FLOOD HAZARD STUDY
BUFFER REQUIREMENTS:
 RECORDS OFFICE
 RECORDS DEPARTMENT
 RECORDS DEPARTMENT



SHEET: CP1.0

CONCEPTUAL PLAN

CONCEPTUAL PLAN
PROPOSED WAREHOUSES
 1204 MILL POND RD.
 EFFINGHAM COUNTY, GEORGIA

DATE: 05/09/2022
 DRAWN BY: STAFF
 CHECKED BY: AS NOTED
 SCALE: AS NOTED

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

COLEMAN COMPANY
 ENGINEERS • SURVEYORS
 Savannah, Georgia | (912) 255-3541 | CCI-SAV.COM

County: Effingham
 Owner: Eric Edwards
 Mailing Address: 145 Industrial Blvd, Rincon, GA 31326
 Legal: a portion of 30.50 AC (SPLIT 446-7A) PLAT 28/336
 Site Location: 1204 Mill Pond Road
 Scale: 1 inch = 100 feet

Soil Series	Slope % (range)	Depth of Seasonal High Water Table (inches)	Absorption Rate at Recommended Trench Depth (min/in)	Intensity Level of Investigation:		Suitability Code and installation information	Recommended Height of Mound (inches) with 12-in system height	Recommended Trench Depth (inches)	Depth of Topsoil (inches) (* includes Bh)
				Recommended Trench Depth (inches)	Level 3				
Ocilla A	0-1	30	20	6	C	18	15	6-10	
Ocilla B	0-1	24	20	0	C	24	21	6-10	
Mandarin A	0-3	24	25	0	C	24	21	16-20*	
Mandarin B	0-3	18	25	+6	C	30	27	18-22*	
Rains	0-3	<12	n/a	n/a	F	n/a	n/a	10-12	

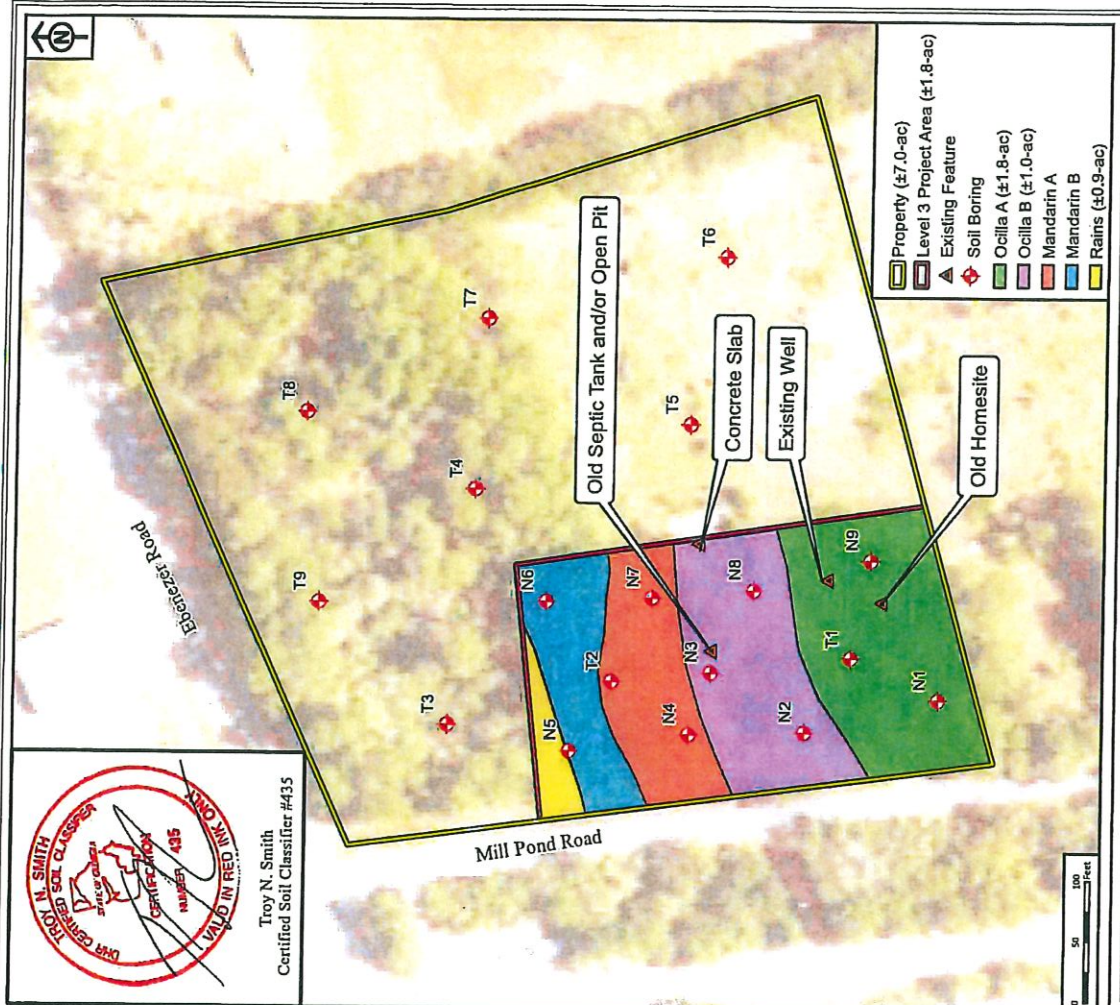
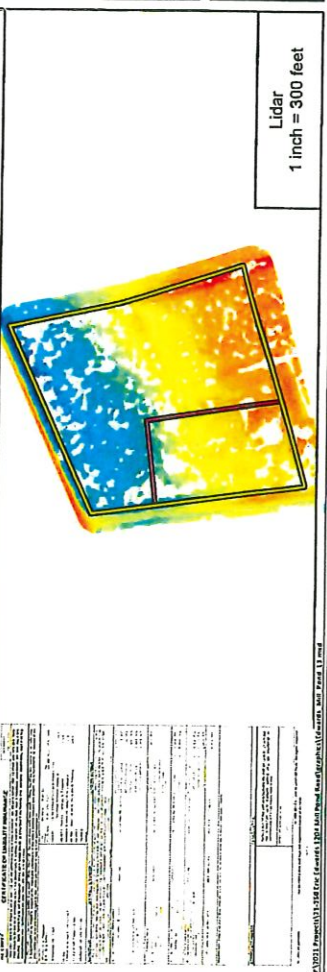
All recommendations are based off existing soil surface.
 Area utilized for absorption fields should be shaped for rapid runoff.

Soil Suitability Codes
 C Because of shallow water tables these soils are not suitable for installation of a conventional on-site system without site modifications, special designs or installation.
 F Because of soil limitations, these soils are unsuitable for installation of an on-site system.

Site Specific Notes

- Different products could affect the recommended trench depth and/or mound height.
- Ocilla soils have 6-10 inches of topsoil. If the proposed system is within or above this layer, it should be mucked out and stored onsite. After the mound has been constructed to the recommended height, the topsoil should be put over the top of the mound.
- Mandarin soils have 16-22 inches of combined topsoil and spodic material (Bh). These layers should be mucked of the system footprint. After the mound has been constructed to the recommended height, the topsoil should be put over the top of the mound.
- Keep heavy equipment from parking and driving on the septic area which could cause compaction of the soils.
- The absorption fields should not be installed during wet or rainy periods which could result in reduced system performance due to damage of the soil structure.
- No bedrock was encountered within 60 inches of the existing soil surface.

The information in this soil report is based on pedons classified in the field by hand auger borings. Soil borings were located using a EOS Arrow 700 sub-mellar GPS using real-time SBASS connection. RLC produces soil surveys that meet or exceed all standards in the Manual for On-Site Sewage Management System, published by the GA-DPH. Soil boundary lines should be considered as a transition zone where one soil type transitions into another soil type, not an exact boundary. System should not be placed within 10-feet of unsuitable boundary line.
 Recommendations are site specific and if not followed will void this report. All recommendations are based on installation from the original soil surface unless otherwise stated. Any changes or alterations made to this soil map or interpretations without written consent of RLC voids the seal of the Soil Scientist. If the site is disturbed from cutting or filling after the date of site visit, the Soil Scientist whose seals are affixed to this report and his recommendations are null and void. Your local Health Department holds full authority in the permitting of on-site disposal systems and may view the soil conditions differently than the Soil Classifier and will have the final say in their county. RLC does not design, install, maintain or permit on-site disposal systems.



TROY N. SMITH
 SOIL CLASSIFIER
 435
 1204 MILL POND ROAD
 RINCON, GA 31326
 912-826-3505
 MMccall@actionohd.com
 4460007
 Level 3
 Troy N. Smith
 Certified Soil Classifier #435

- Property (±7.0-ac)
- Level 3 Project Area (±1.8-ac)
- Existing Feature
- Soil Boring
- Ocilla A (±1.8-ac)
- Ocilla B (±1.0-ac)
- Mandarin A
- Mandarin B
- Rains (±0.9-ac)

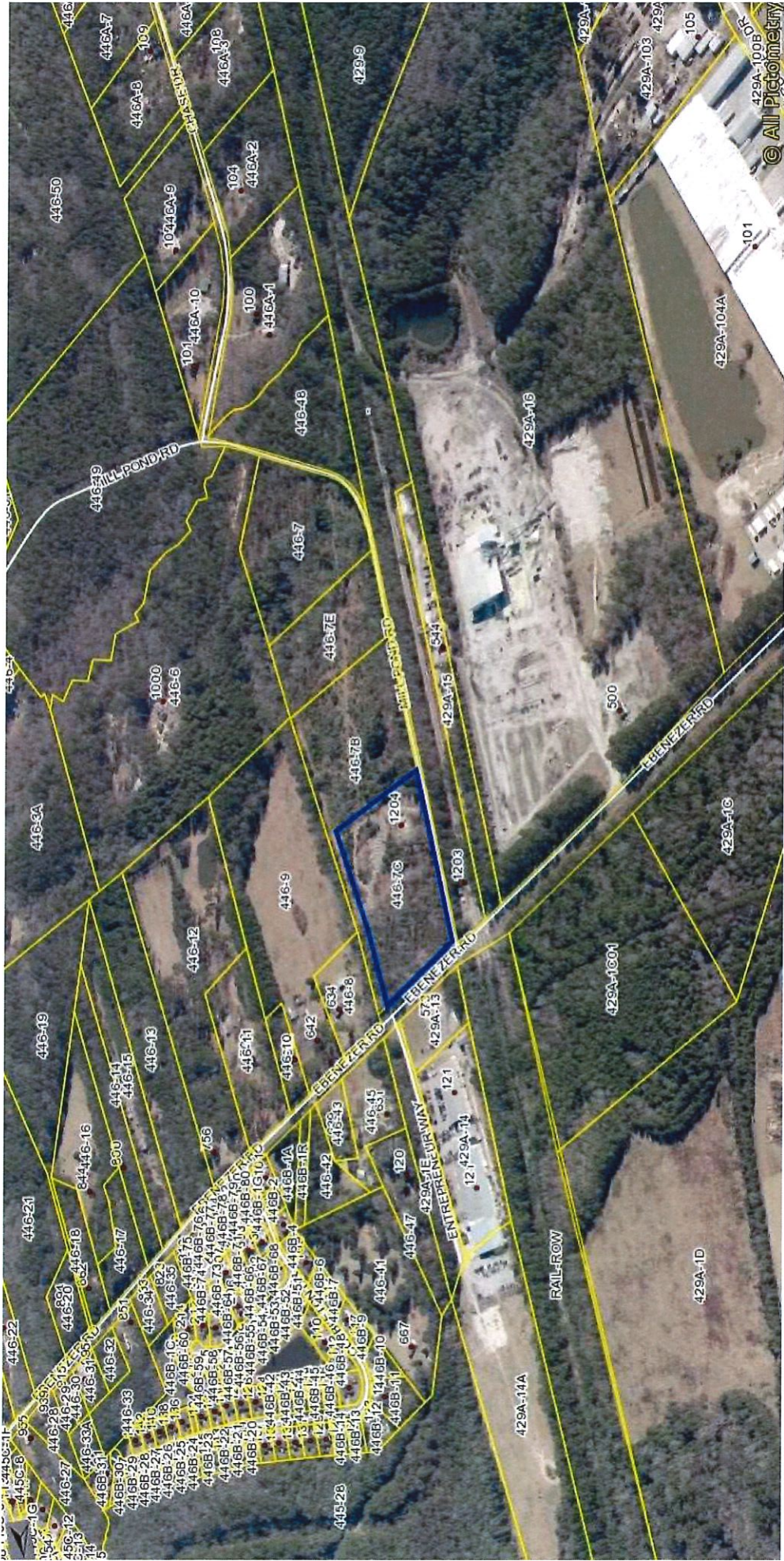
RLC
 RESURVEILLING
 CONSULTANTS
 2174 Peachtree Dunwoody Rd, NE
 Atlanta, GA 30328
 404.487.1111
 www.resurveillance.com

Level 3 Soil Report
 Prepared For: Eric Edwards

Parcel # 04460007
1204 Mill Pond Road
 Effingham County, Georgia

RLC Project No.: 21-075.77
 Figure No.: 1
 Prepared By: TS
 Report Date: 8/6/2021
 Map Scale: 1 inch = 100 feet

1204 MILL POND ROAD



1204 MILL POND ROAD



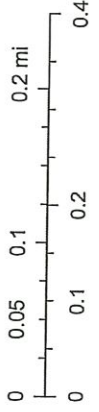
3/15/2022, 1:48:13 PM

Municipal Boundaries
 Roads
 I-1
 R-3
 R-6
 Other

AR-1
 AR-2
 R-1
 R-2
 B-3

Address Points
 Parcels2020

1:9,028



Maxar