

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'

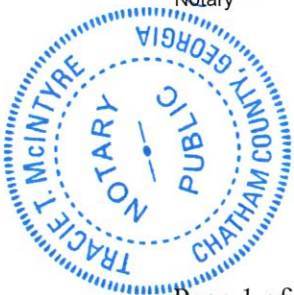
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

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

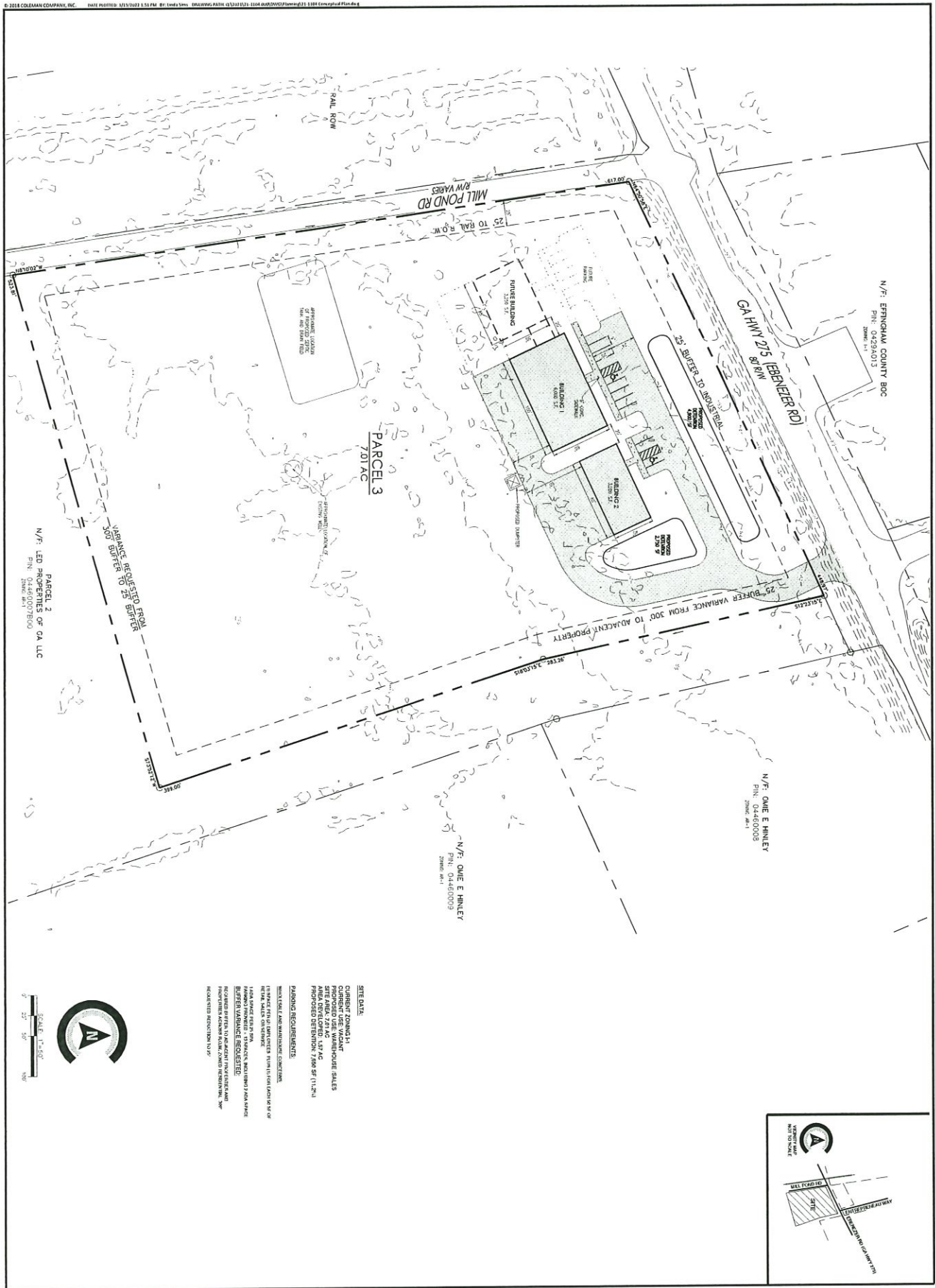
Water and sewer services will not be furnished to the proposed development at this location.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew A. Morris", is written over a faint, larger version of the same signature.

Matthew A. Morris
City Manager



SITE DATA:
 1.18 AC TOTAL SITE AREA
 1.57 AC PROPOSED USE WAREHOUSE SALES AREA (NET COVER)
 1.57 AC PROPOSED DETENTION (75% OF 11.2%)
PARKING REQUIREMENTS:
 1.57 AC TOTAL PARKING REQUIREMENTS
 1.57 AC TOTAL PARKING PROVIDED
UTILITIES AND INFRASTRUCTURE:
 1.57 AC TOTAL UTILITIES AND INFRASTRUCTURE PROVIDED
 1.57 AC TOTAL UTILITIES AND INFRASTRUCTURE REQUIRED
 1.57 AC TOTAL UTILITIES AND INFRASTRUCTURE DEFICIT
 1.57 AC TOTAL UTILITIES AND INFRASTRUCTURE SURPLUS



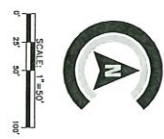
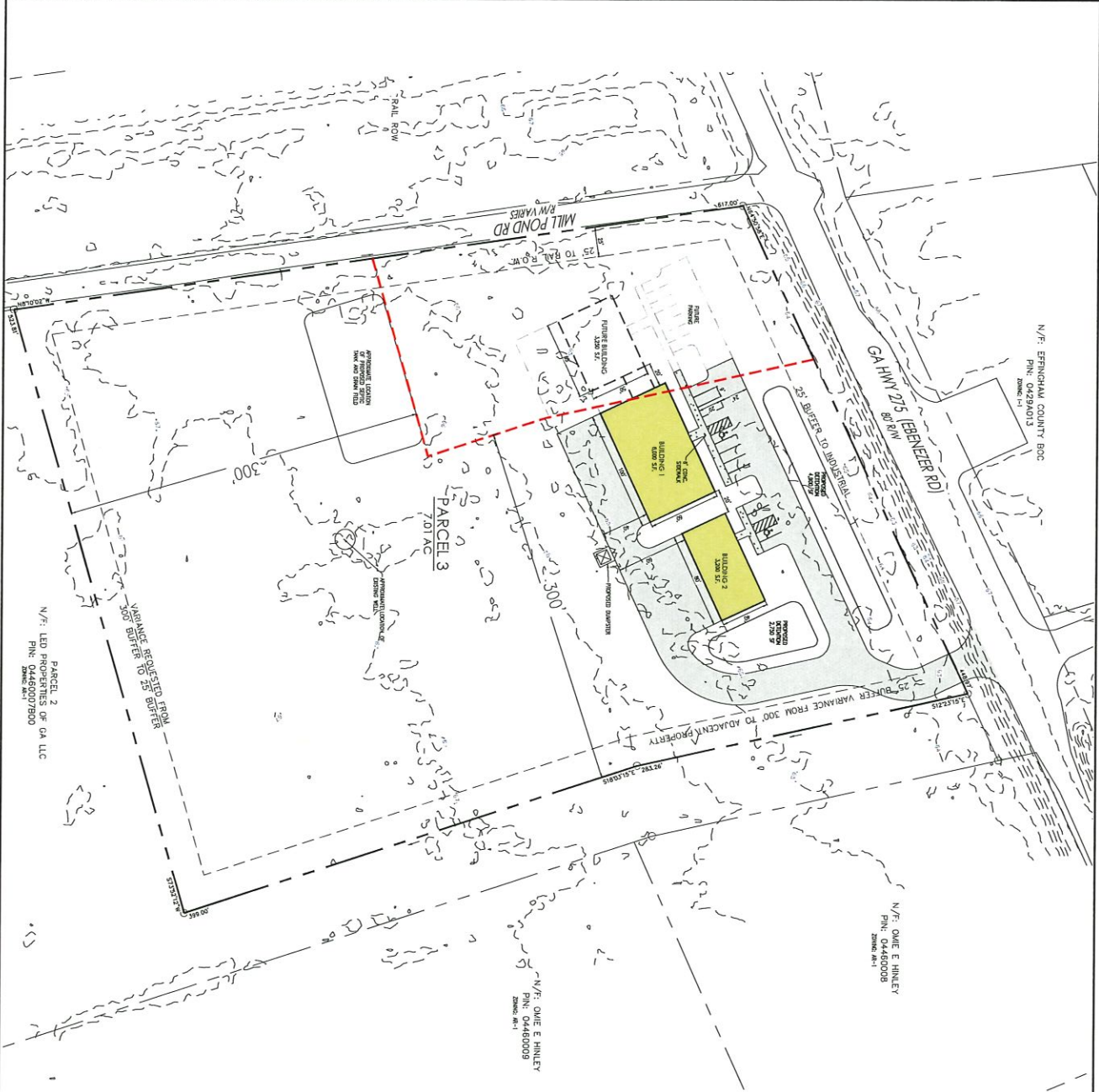
CONCEPTUAL PLAN
 SHEET: CP1.0

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

REVISIONS:
 NO. DATE BY DESCRIPTION

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) 200-3041 | COLMAN.COM



SITE DATA
 CURRENT ZONING: H-1
 PROPOSED USE: WAREHOUSE SALES
 AREAS: 103 AC
 AREAS TO BE REMOVED: 257 AC
 PROPOSED DEFINITION: 7,869 SF (11.2%)

ZONING REQUIREMENTS
 MINIMUM LOT AREA: 10,000 SF
 MINIMUM LOT WIDTH: 100 FT
 MINIMUM LOT DEPTH: 100 FT
 MINIMUM SETBACKS: 25 FT (FRONT), 10 FT (SIDE), 10 FT (REAR)
 MINIMUM DRIVEWAY WIDTH: 10 FT
 MINIMUM DRIVEWAY SPACING: 10 FT
 MINIMUM DRIVEWAY CLEARANCE: 10 FT
 MINIMUM DRIVEWAY GRADE: 2% (MINIMUM)
 MINIMUM DRIVEWAY SLOPE: 2% (MINIMUM)
 MINIMUM DRIVEWAY WIDTH: 10 FT
 MINIMUM DRIVEWAY SPACING: 10 FT
 MINIMUM DRIVEWAY CLEARANCE: 10 FT
 MINIMUM DRIVEWAY GRADE: 2% (MINIMUM)
 MINIMUM DRIVEWAY SLOPE: 2% (MINIMUM)



SHEET: **CPI.0**

CONCEPTUAL PLAN

JOB NUMBER: 21-1104
 DRAWN BY: 09/14/2012
 CHECKED BY: STAFF
 SCALE: AS NOTED

CONCEPTUAL PLAN

PROPOSED WAREHOUSES

1204 MILL POND RD.
 EFFINGHAM COUNTY, GEORGIA

REVISIONS:

REV. 002202A BY EFFINGHAM COUNTY COMMISSIONERS

NOT FOR CONSTRUCTION

SITE PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE UPON FINAL SURVEY AND JURISDICTIONAL INVESTIGATION

COLEMAN COMPANY
 ENGINEERS • SURVEYORS

Barabourville, Georgia | (912) 200-3041 | COI-SAV.COM

County:	Effingham	Date:	8/6/2021
Owner:	Eric Edwards	RLC Project Number:	21-250
Mailing Address:	145 Industrial Blvd, Rincon, GA 31326	Phone Number:	912-826-3505
Legal:	a portion of 30.50 AC (SPLIT 446-7A) PLAT 28/726	Email:	MMccall@actionohd.com
Site Location:	1204 Mill Pond Road	Parcel Number:	4460007
Scale:	1 inch = 100 feet	Intensity Level of Investigation:	Level 3

Soil Series	Slope % (range)	Depth to Seasonal High Water Table (inches)	Absorption Rate at Recommended Trench Depth (in/min)	Recommended Trench Depth (inches)	Suitability Code and installation information	Recommended Height of Mound (inches)		Depth of Topsoil (inches) (* includes system height)
						with 12-in system height	with 9-in system height	
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

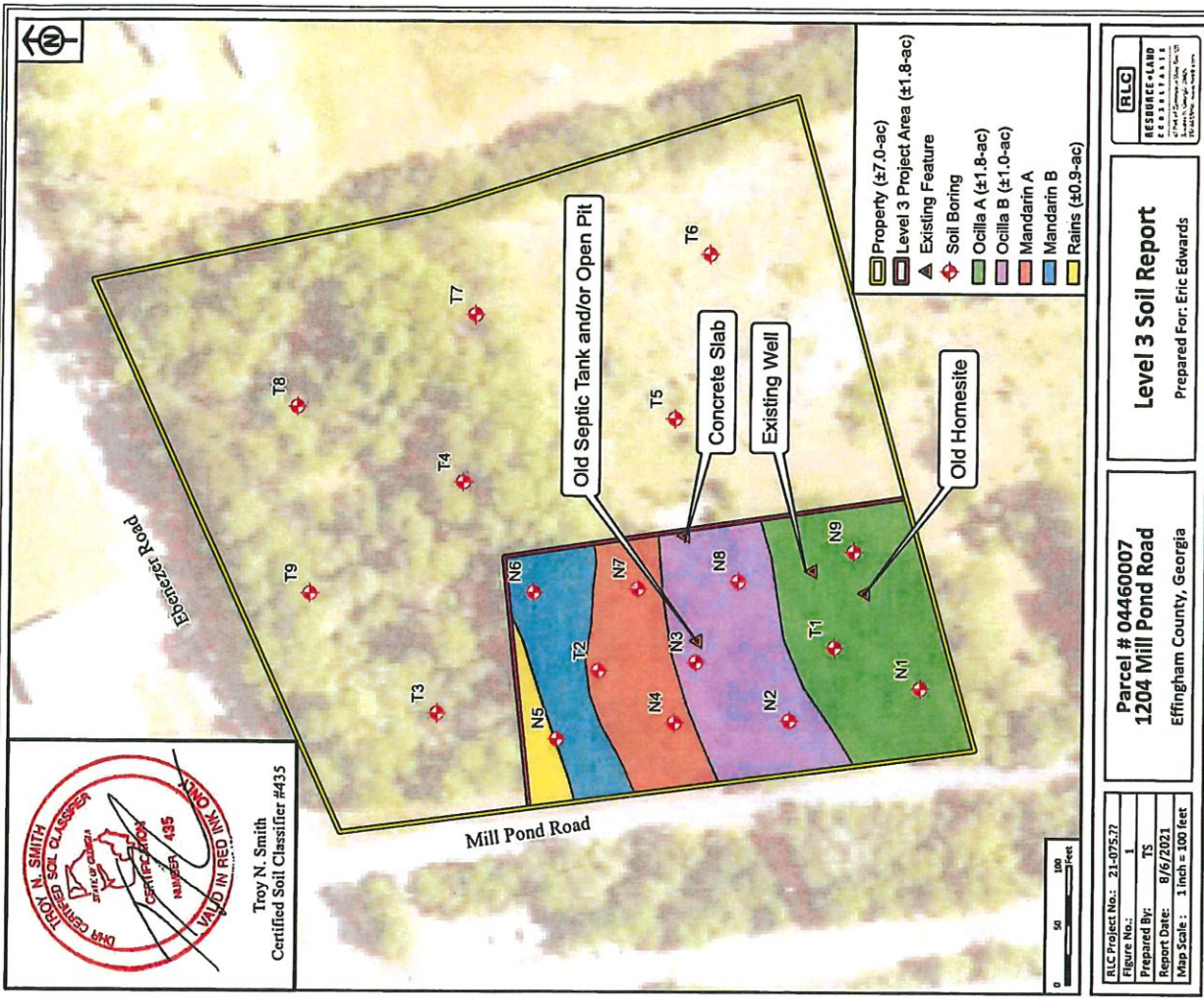
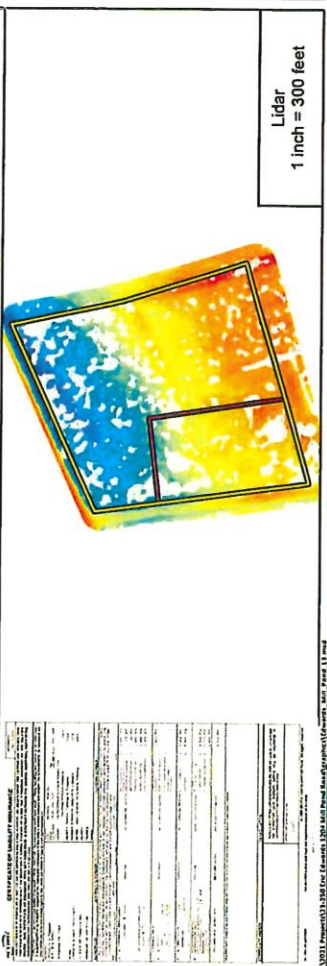
All recommendations are based off existing soil surface.
Area utilized for absorption fields should be shaped for rapid runoff.

Soil Suitability Codes
 B 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 soils report is based on pedons classified in the field by hand auger borings. Soil borings were located using a EOS Arrow 100 sub-mator GPS using real-time SBASS correction. RLC produces soils 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-foot 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 seal is 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
 CERTIFIED SOIL CLASSIFIER #435
 VALID IN RED STATES
 Troy N. Smith
 Certified Soil Classifier #435

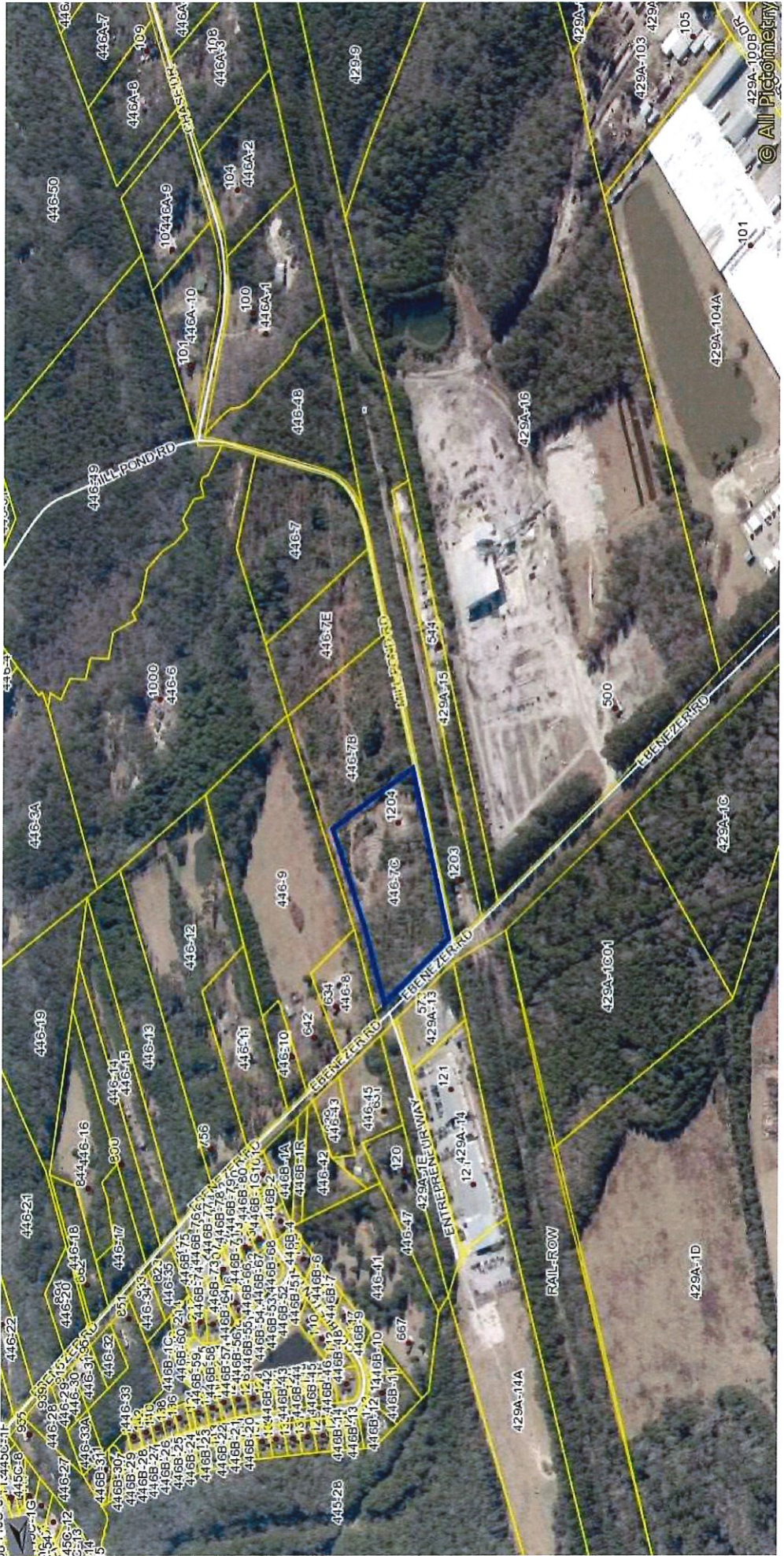
RLG
 RESOURCE-LAND
 CONSULTANTS
 1101 Peachtree Dunwoody Ave., N.W.
 Atlanta, Georgia 30328
 Phone: 404.252.1100
 Fax: 404.252.1101
 www.rlg.com

Level 3 Soil Report
 Prepared For: Eric Edwards

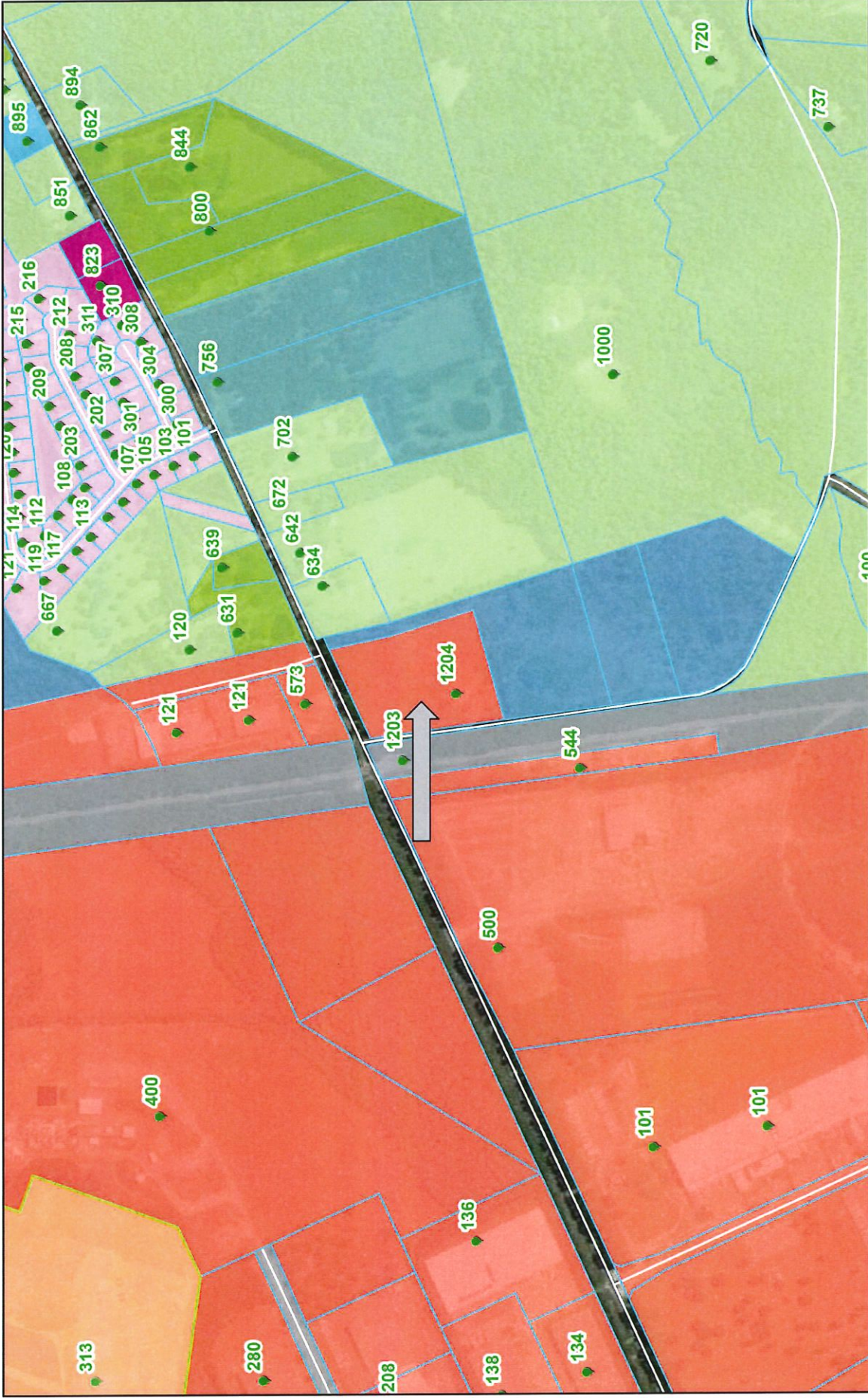
Parcel # 04460007
1204 Mill Pond Road
 Effingham County, Georgia

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

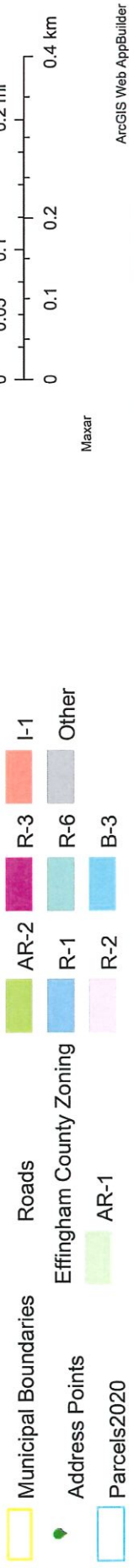
1204 MILL POND ROAD



1204 MILL POND ROAD



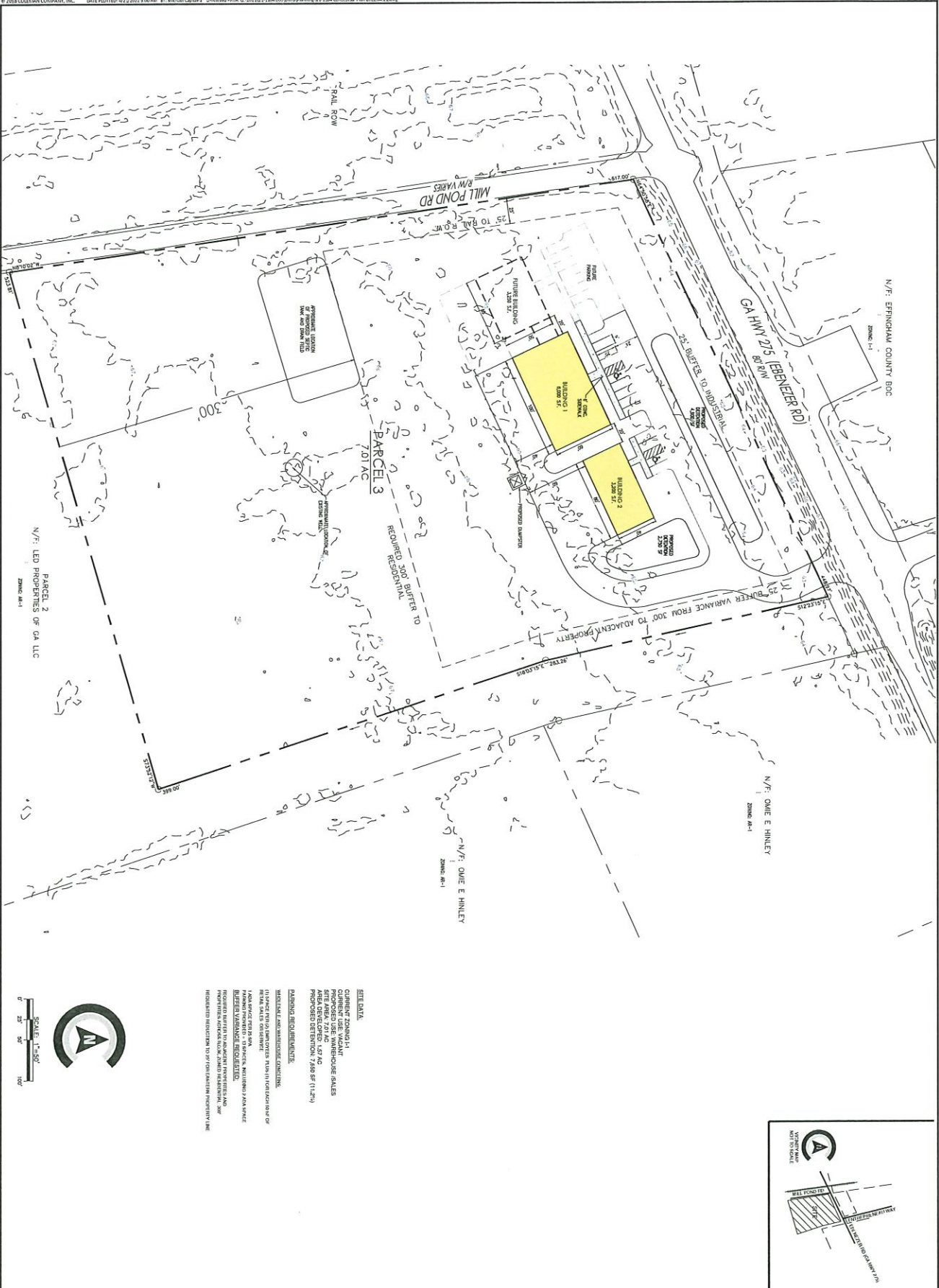
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Revised Sketch Plan

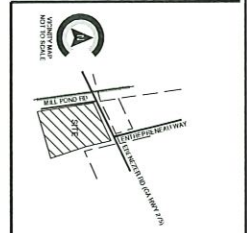
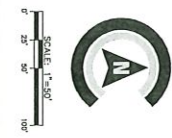
Submitted

4/26/2022



SITE DATA:
 CURRENT ZONING: L1
 CURRENT USE: VACANT
 PROPOSED USE: WAREHOUSE SALES
 AREA DEVELOPED: 1.57 AC
 PROPOSED DEVELOPMENT: 200,000 SQ FT
 PHOTONIC DEVELOPMENT: 1.58 AC (11.2%)

PARDON REQUIREMENTS:
 MINIMUM 25' BUFFER TO ADJACENT PROPERTY
 MINIMUM 25' BUFFER TO INDUSTRIAL ZONE L1
 MINIMUM 25' BUFFER TO RESIDENTIAL ZONE M-1
 MINIMUM 25' BUFFER TO MILL POND RD
 MINIMUM 25' BUFFER TO GAINWAY 215 (BERNEVILLE RD)
 MINIMUM 25' BUFFER TO FUTURE BUILDING AREA
 MINIMUM 25' BUFFER TO EXISTING MILL POND RD
 MINIMUM 25' BUFFER TO EXISTING MILL POND RD
 MINIMUM 25' BUFFER TO EXISTING MILL POND RD



SHEET: CP1.0

CONCEPTUAL PLAN

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

DATE: 04/21/2022
 CHECKED BY: MJC
 SCALE: AS NOTED

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COLEMAN COMPANY
 ENGINEERS • SURVEYORS
 Savannah, Georgia | (912) 200-3011 | CCI@CCV.COM