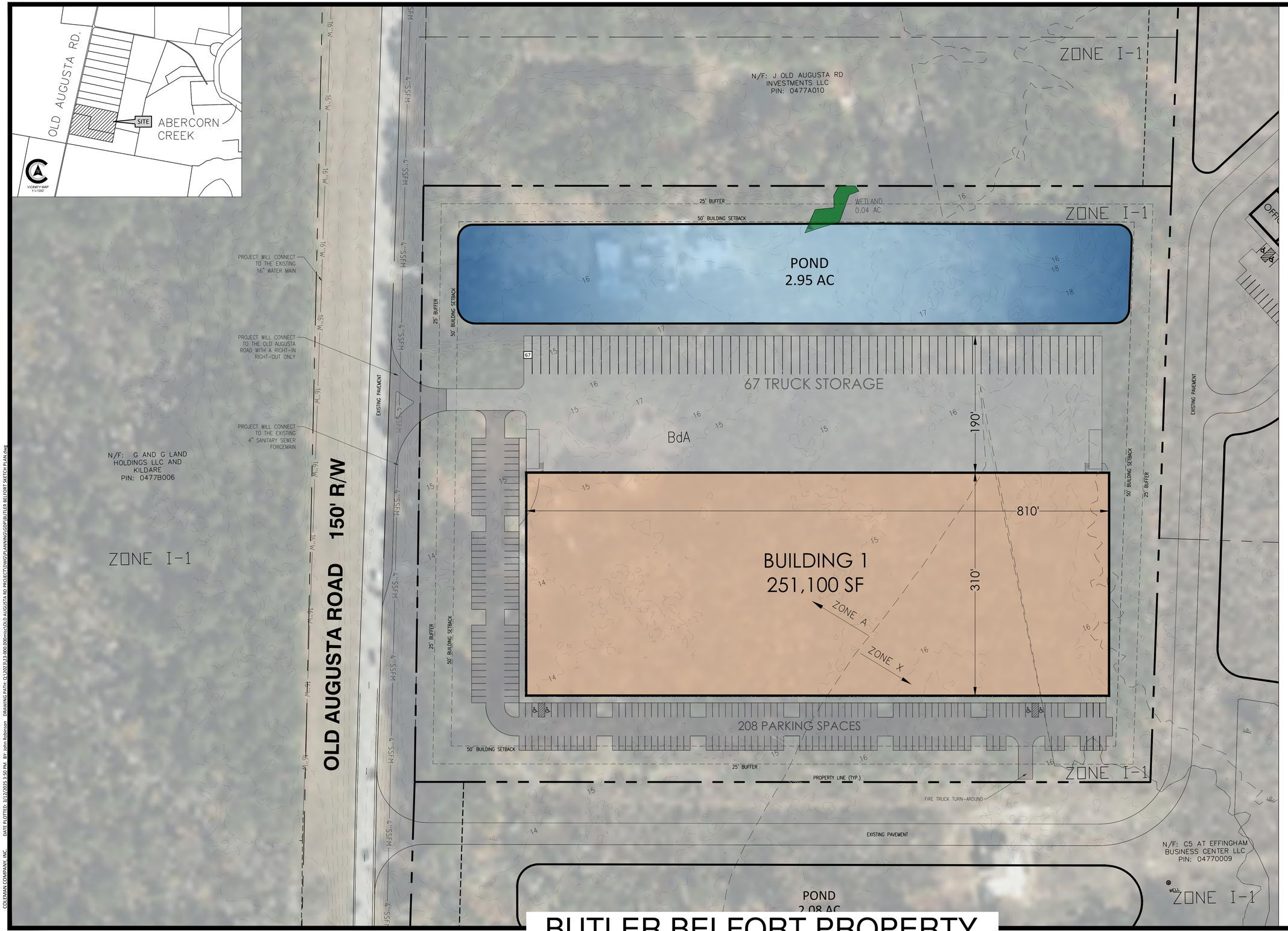

SITE DATA:

TOTAL SITE AREA: (2023) 9.60 AC. , (2063) 9.86 AC. = 19.46 AC.

DISTURBED AREA: 16.00 AC.

ZONING: I-1

FLOOD ZONE: X, A

P.I.N.: 04770003, 04770004

PROJECT ADDRESS: 2023 S AND 2063 S OLD AUGUSTA RD., EFFINGHAM COUNTY, GEORGIA

EXISTING LAND USE: UNDEVELOPED, FORMERLY RESIDENTIAL; REZONED TO I-L

PROPOSED LAND USE: WAREHOUSE WITH REQUIRED INFRASTRUCTURE

OWNER NAME: MIRNA BELFORT, WILLIAM AND BONNIE BUTLER

OWNER ADDRESS: 2063 S AND 2023 S OLD AUGUSTA RD.

CONTACT NAME: GREG COLEMAN

CONTACT ADDRESS: 1480 CHATHAM PARKWAY, SAVANNAH, GEORGIA

CONTACT TELEPHONE: (912) 200-3041

SITE INFORMATION:

PROPERTY ADDRESS: 2023 S AND 2063 S OLD AUGUSTA RD., EFFINGHAM COUNTY, GEORGIA

PROPERTY PIN: 04770003, 04770004

PROPERTY AREA: 19.46 AC.

BUILDING: 251,100 SF. (5.76 AC.)

PARKING, ROADWAYS, & DUMPSTER: 5.27 AC.

SIDEWALKS: 0.27 AC.

GREEN SPACE: 5.21 AC. (26.77%)
(MIN OF 20% REQUIRED)

NOTES:

1. THIS PROPERTY IS LOCATED IN ZONE X AND A, AND IS WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP NUMBER 13103C089E, EFFECTIVE DATE: MARCH 16, 2015 AND 13103C0300E, EFFECTIVE DATE: DECEMBER 21, 2017.
2. ALL TOPOGRAPHIC DATA BASED ON LIDAR. THE HORIZONTAL DATUM OF THIS SURVEY IS BASED ON GRID NORTH, GEORGIA STATE PLANE, EAST ZONE, NAD 83.
3. SURVEY PREPARED BY COLEMAN COMPANY.
4. WATER AND SEWER WILL BE PROVIDED BY EFFINGHAM COUNTY.
5. THERE ARE NO APPARENT WATERS OF THE UNITED STATES WITHIN 200 FEET OF THE PROJECT AREA.
6. THERE ARE APPARENT WETLAND AREAS FOUND IN AND/OR WITHIN 200 FEET OF THE PROJECT AREA.
7. ALL BUILDING SETBACKS ARE TO CONFORM TO LOCAL ZONING ORDINANCES.
8. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS, COVENANTS, OR RESTRICTIONS EITHER RECORDED OR UNRECORDED.
9. ALL STREETS, RIGHTS-OF-WAY, EASEMENTS, AND ANY SITES FOR PUBLIC USE AS NOTED ON THIS PLAN ARE HEREBY DEDICATED FOR THE USE INTENDED.

SOILS LEGEND	
BdA	Bladen fine sandy loam, 0 to 2 percent slopes

811 Know what's below. Call before you dig.

PLAN PREPARED 01/21/2025

COLEMAN COMPANY, INC. DATE PLOTTED: 1/17/2025 3:50 PM BY: John Robinson DRAWING PATH: Q:\2023\23-000.000misc\OLD AUGUSTA RD PROJECTDATA\PLANNING\BP\BUTLER BELFORT SKETCH PLAN.dwg

BUTLER BELFORT PROPERTY

WAREHOUSE CONCEPT PLAN

EFFINGHAM COUNTY, GA

JANUARY 2025

COLEMAN COMPANY
ENGINEERS • SURVEYORS
Savannah, Georgia | (912) 200-3041 | CCI-SAV.COM

SCALE: 1"=60'

0' 30' 60' 120'