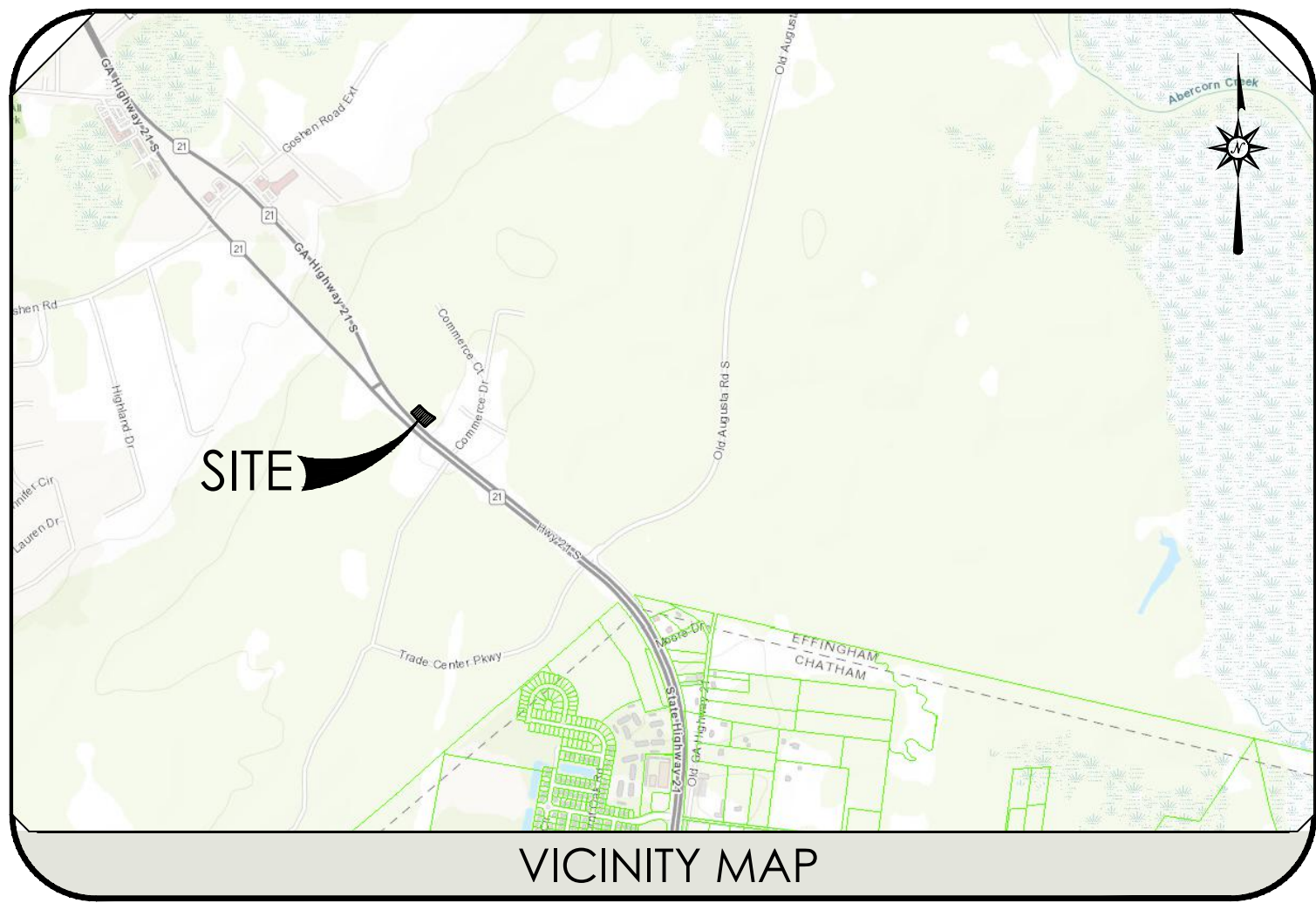
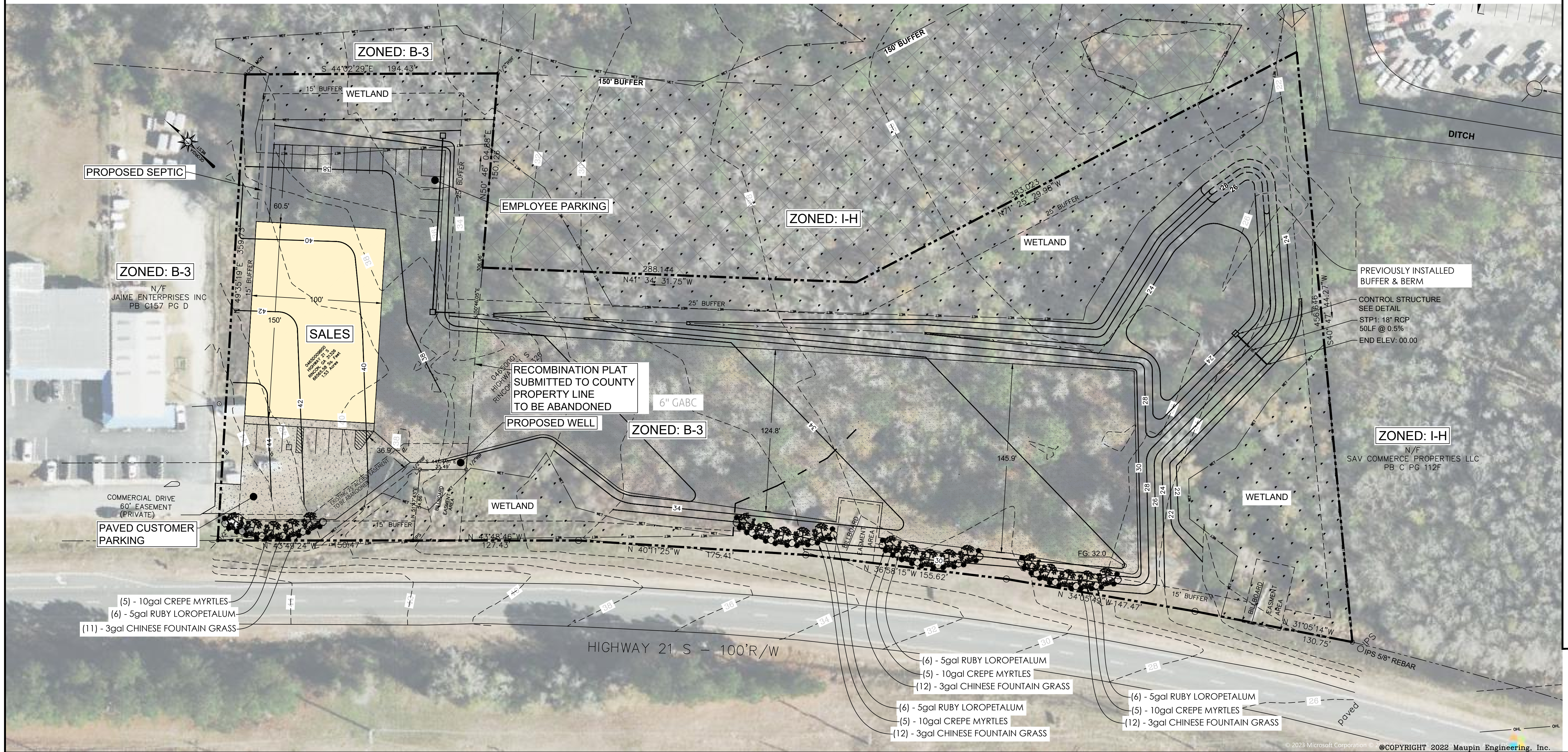




GENERAL DEVELOPMENT NOTES:

- PIN: 465D-9B, 465-1
ADDRESS: 0 HWY 21
EFFINGHAM, GEORGIA 31326
- OWNER INFORMATION: SAV PARKWAY LLC.
OLEG MITNIK
250 PORT STREET
NEWARK, NJ 07114
917-656-1682
olegtrt@aol.com
- TOTAL LAND ACREAGE =5.77(±) AC
TOTAL DISTURBED ACREAGE =4.30(±) AC
PROPOSED BUILDING =15,000sf
PARKING PROVIDED =22 (1.5/1,000sf)
- EXISTING USE OF PROPERTY : WOODED UNDEVELOPED
PROPOSED USE OF PROPERTY : TRUCK/AUTO SALES

PRESENT SITE ZONING : B-3
- PROPERTY IS LOCATED IN ZONE X, NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP #13103C0380G & #13103C0289E, DATED 12/21/17 & 3/16/15



REVISIONS
NO. DATE

MAUPINtm
engineering
114 WEST 4th STREET
SAVANNAH, GA 31401
OFFICE PHONE (912) 235-2915
GENERAL@MAUPINENGINEERING.COM

SKETCH PLAN

DICKEY TRACT FRONT PARCEL

LEVEL II E&S



CERT.#21051 EXP: 12/01/2024
STATUS:

SKETCH
PLAN

DRWN: TRW 12-9-2022

CHK'D: JAM DATE

20 0 40
SCALE: 1" = 40'

SHEET NO.

Sk
806-22-09

PROJECT NO.

EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

OFFICIAL USE ONLY

Date Received: _____ Project Number: _____ Classification: _____

Date Reviewed: _____ Reviewed by: _____

Proposed Name of Subdivision Dickey Tract HWY 21 - Front Parcel

Name of Applicant/Agent Oleg Mitnik Phone 973-344-7100 x 203

Company Name SAV Parkway LLC

Address 250 Port Street Newark, NJ 07114

Owner of Record Oleg Mitnik SAV Parkway, LLC Phone 973-344-7100 x 203

Address 250 Port Street Newark, NJ 07114

Engineer Jay Maupin-Maupin Engineering Phone 912-235-2915

Address 114 W 42nd Street Savannah, GA 31401

Surveyor _____ Phone _____

Address _____

Proposed water Effingham Co Proposed sewer Effingham Co

Total acreage of property 10.7 Acreage to be divided N/A Number of Lots Proposed N/A

Current Zoning i-H Proposed Zoning _____ Tax map - Block - Parcel No 465-001 - _____

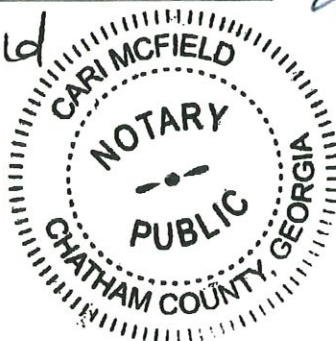
Are any variances requested? _____ If so, please describe: _____

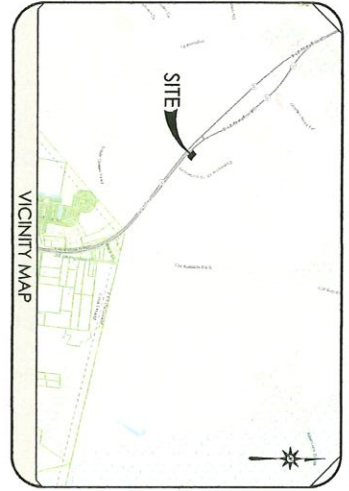
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 21 day of March, 2023

Cari McField
Notary
Cari McField

Applicant
Oleg Mitnik
Owner

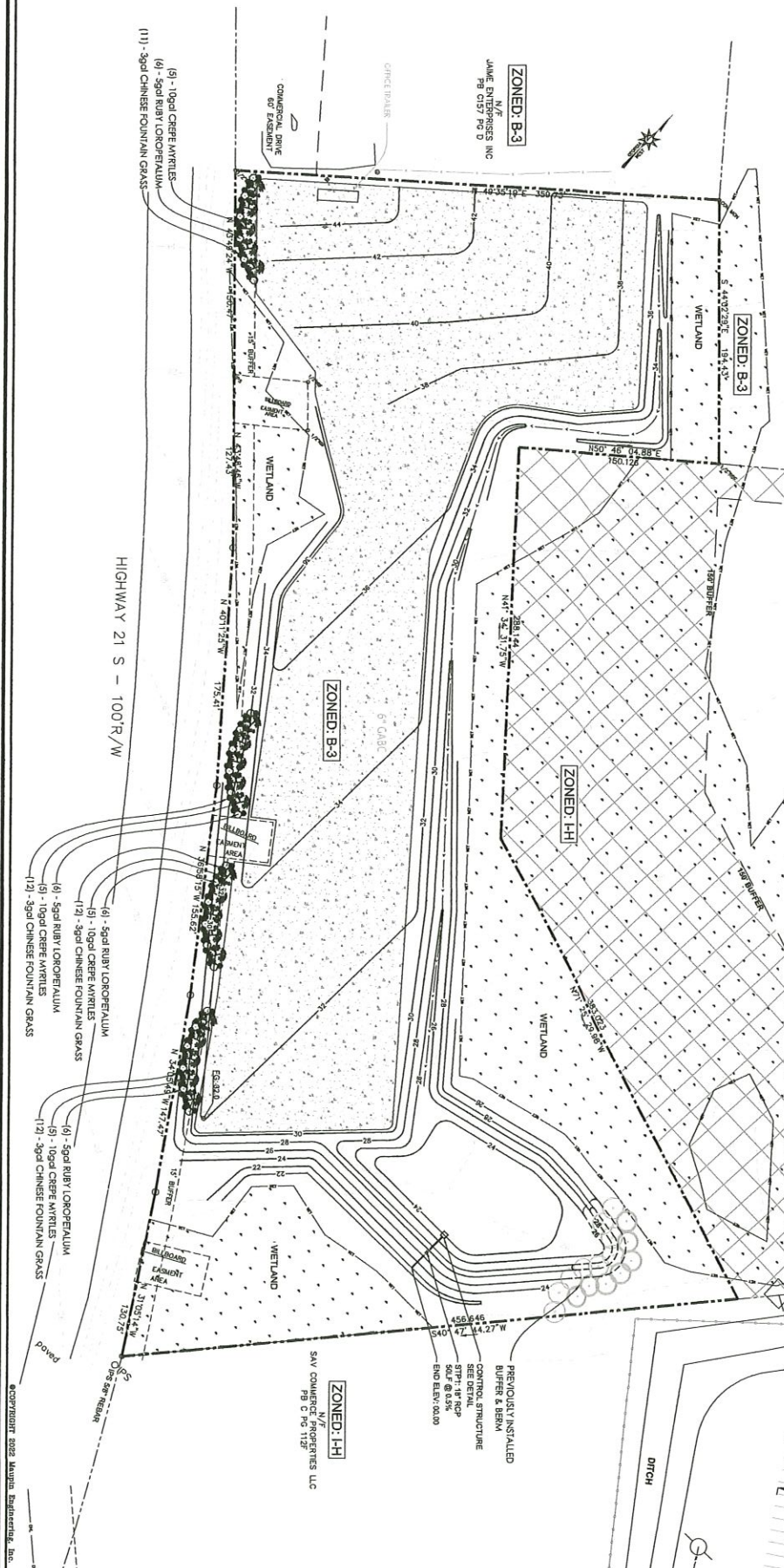




VICINITY MAP

GENERAL DEVELOPMENT NOTES:

1. IN: 4602-96, 4651
ADDRESS: STREET ADDRESS
SPRINGFIELD, GEORGIA 31228
2. OWNER INFORMATION: SAVANNAH WOODWAY LLC
300 WEST STREET
SUITE 200
SPRINGFIELD, GEORGIA 31228
917-466-4882
savannahwoodway.com
3. TOTAL LAND ACRES: 46.2716 AC
TOTAL DISTURBED ACRES: 46.2716 AC
4. EXISTING USE OF PROPERTY: WOODS/UNDEVELOPED
PROPOSED USE OF PROPERTY: RECREATION/PALE
PRESENT ZONE: 1H
5. PROPERTY IS LOCATED IN ZONE 1, NOT A SPECIAL HAZARD ZONE, AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP #13100C0001 & FLOOD INSURANCE ZONE #1310017100010001



SK

SKETCH PLAN

DICKEY TRACT FRONT PARCEL

MAUPIN
engineering

114 WEST 42ND STREET
SAVANNAH, GA 31401

OFFICE PHONE: (912) 235-2915
GENERAL@MAUPINENGINEERING.COM

1894157070

PARTICIPANT ID

BK:29 PG:693-693

P2023000187

FILED IN OFFICE
CLERK OF COURT
10/16/2023 11:35 AM
JASON E. BRIGGS
SUPERIOR COURT
EFFINGHAM COUNTY, GA

Jason E. Briggs

APPROVAL EFFINGHAM COUNTY:
APPROVED FOR RECORDING BY EFFINGHAM COUNTY ZONING
ADMINISTRATION.

Chadwick J. Bragg
ZONING ADMINISTRATOR

10/13/2023
DATE

FLOOD STATEMENT:
THIS SURVEY DOES NOT LAY WITHIN A DESIGNATED FLOOD
HAZARD
AREA
COMMUNITY PANEL NO. 13051C00300
EFFECTIVE DATE: 8/10/2018

NOTES:
IRON PINS SET ARE 1/2" REBAR UNLESS STATED
OTHERWISE.

1. OUR SURVEY FOR TRI INTERNATIONAL LTD.
2. DEED BOOK 2772 PAGE 22
3. DEED BOOK 2772 PAGE 25

1. SURVEY AND BEARING BASIS ESTABLISHED WITH GPS
USING A NETWORK ADJUSTED REAL TIME KINEMATIC ROVER.
2. THE SURVEY WAS CONDUCTED USING A REAL TIME BASED HAS
RELATIVE POSITIONAL ACCURACY OF 4.00 FEET.
3. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS
FOUND TO BE ACCURATE WITHIN ONE FOOT IN 150,000 FEET.
4. DATA COLLECTED FOR THIS SURVEY WAS A CARLSON MESA 2
5. DATA COLLECTION COMPLETED ON MAY 11, 2023.
6. FIELD WORK COMPLETED ON MAY 11, 2023.
7. SETBACKS ARE SHOWN FROM COUNTY CODE INFORMATION.
8. GARMON LAND SURVEYING, LLC IS NOT LIABLE FOR ANY
DISCREPANCIES.

SURVEYOR'S CERTIFICATION:

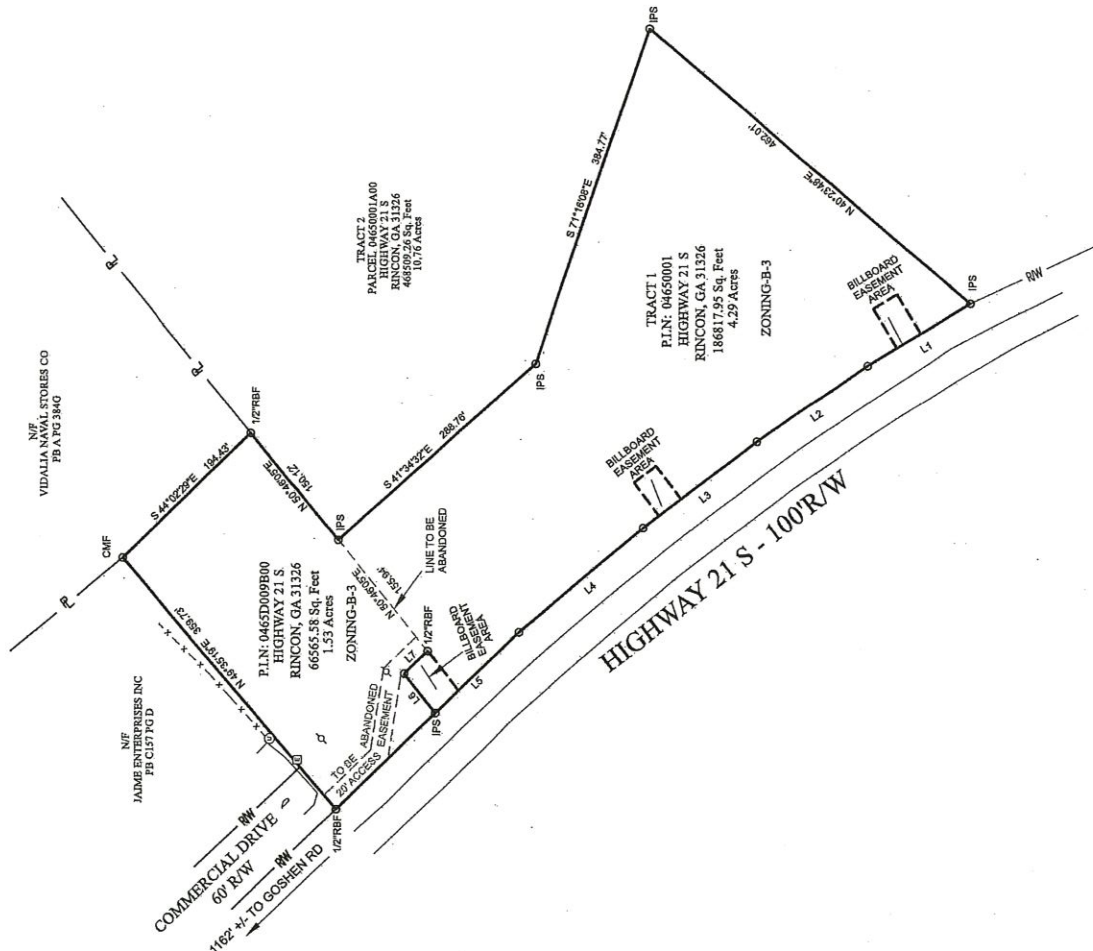
As required by subsection (d) of O.C.G.A. Section
15-6-67, I, the undersigned, being a duly licensed surveyor
and approved by all applicable local jurisdiction for
recording as evidenced by approval certificates,
signatures, stamps, or statements herein. Such
approvals or affirmations should be confirmed with the
appropriate governmental bodies by any purchaser or
user of this plat as to intended use of any parcel.
Furthermore, the undersigned land surveyor certifies that
this plat complies with the minimum technical standards
for property surveys in Georgia as set forth in the rules
and regulations of the Georgia Board of Registration for
Professional Engineers and Land Surveyors and as set
forth in O.C.G.A. Section 15-6-67.



LEGEND

IPS=IRON PIN SET
RBS=REBAR FOUND
OTE=OPEN TOP PIPE FOUND
N/P=NOW OR FORMERLY
R/W=RIGHT-OF-WAY
B=BOUNDARY
PB=PLAT BOOK
PG=PAGE
T=TELEPHONE BOX

LINE	BEARING	LENGTH	USDA/ACRES
1	N 87° 12' 28" E	184.45'	0.42
2	N 34° 12' 28" E	184.45'	0.42
3	N 34° 12' 28" E	184.45'	0.42
4	N 34° 12' 28" E	184.45'	0.42
5	N 34° 12' 28" E	184.45'	0.42
6	N 34° 12' 28" E	184.45'	0.42
7	N 34° 12' 28" E	184.45'	0.42
8	N 34° 12' 28" E	184.45'	0.42
9	N 34° 12' 28" E	184.45'	0.42
10	N 34° 12' 28" E	184.45'	0.42



COMBINATION OF PARCELS:
04650001
&
0465D009B00

TOTAL AREA (COMBINED)=
253383.53 Sq. Ft
5.82 Acres

CURRENT ZONING-B-3

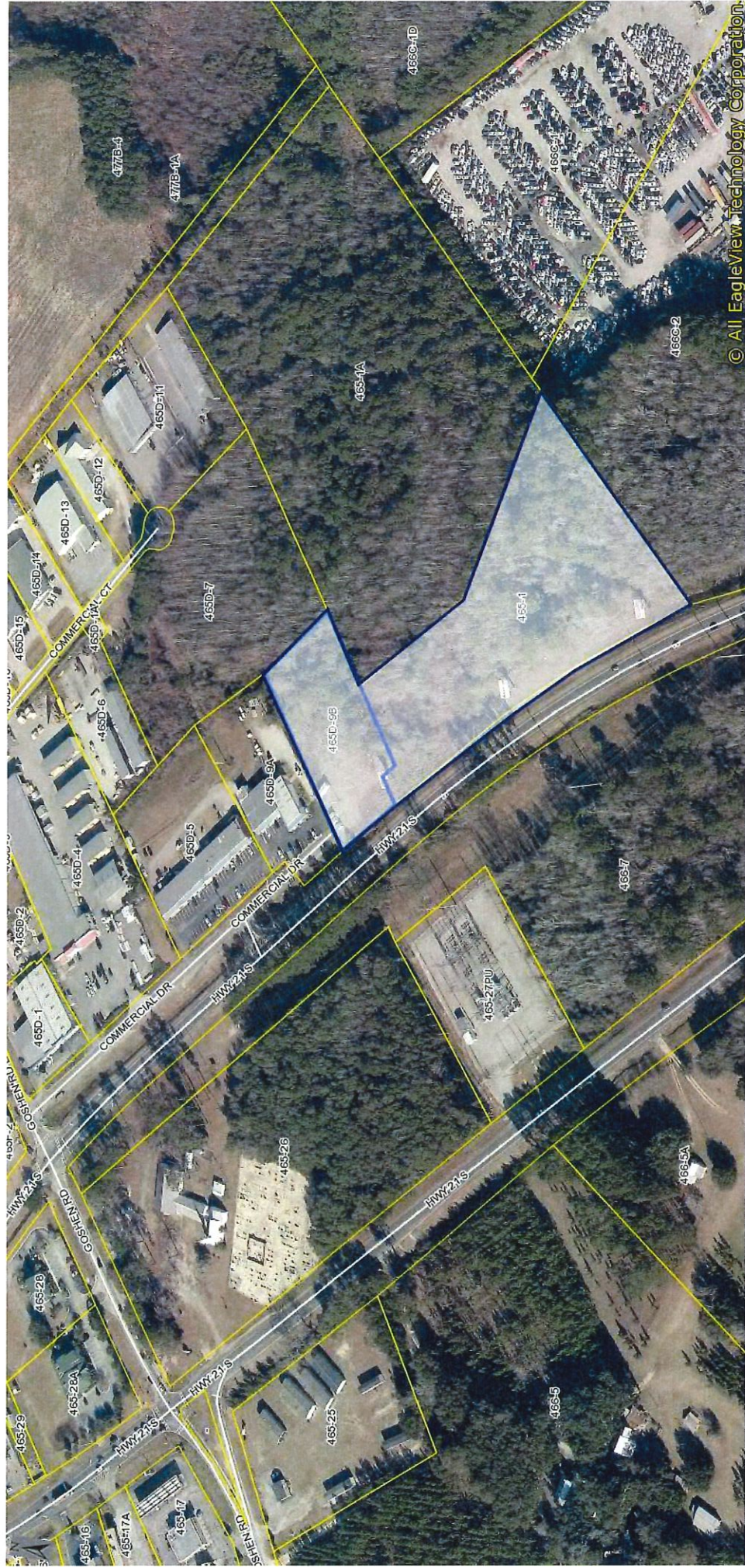
HWY 21
RINCON, GA 31326

RECOMBINATION PLAT FOR:

OLEG MITNIK

G.M.D.: 9	DATE	10/4/2023
LL: N/A	SCALE	1"=100'
DISTRICT: N/A	JOB NO.	2023-46
COUNTY: EFFINGHAM	DRAWING NAME:	148 COMMERCIAL CT
GARMON LAND SURVEYING 1920 Railroad Street, Suite 100 Rincon, GA 31326 815-996-7240 garmonlandsurveying@gmail.com		

465-1 & 465D-9B / Hwy 21



465-1 & 465D-9B / Hwy 21



8/2/2023

- Tax Parcels
- Roads
- Effingham County Zoning
 - AR-1
 - AR-2
 - R-3
 - B-2
 - B-3
 - I-1
 - PD
- Efn_fn_cache
 - Red: Band_1
 - Green: Band_2

