

- GENERAL DEVELOPMENT NOTES:**
1. PRC: 32744181
ADDRESS: Mableton, GA 31132
 2. TOTAL LAND ACRES: 11.5081 AC
TOTAL DISTURBED ACRES: 8.8814 AC
 3. EXISTING USE OF PROPERTY: UNDEVELOPED
PROPOSED USE OF PROPERTY: CONTRACTOR'S OFFICES
 4. BUILDING FOOTPRINT: 134,000sf
 5. PROPERTY IS LOCATED IN ZONE 2, NOT A SPECIAL FLOOD HAZARD AREA, AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP # 131000010E DATED 08/19/13
 6. PARKING SPACE CALCULATION:
REQUIRED FOR USE EMPLOYEES AND VISITORS:
1.5 SPACES / 72 EMPLOYEES = 1.125 BUILDINGS = 4 BUILDINGS = 67 SPACES
1.5 SPACES / 25 SF PER CAR = 1,000 SF BUILDING = 4 BUILDINGS = 67 SPACES
TOTAL: 134 SPACES (INCL. 16 ADA)

PREPARED FOR:
DEMOTT DEVELOPMENT LLC
RAY DEMOTT
PO BOX 7442
SAVANNAH, GA 31418
912.244.7100
developer@gmail.com



10f1
255-23-07

SHEET NO.

DATE: 08/13/2013
DRAWN: JAA, BJA, JCB
CHECK: JAA, JCB
SCALE: AS SHOWN

MAUPIN engineering
114 WEST 4TH STREET
SAVANNAH, GA 31401
OFFICE PHONE: 912-235-2715
CELL: 912-235-2715
WWW.MAUPINENGINEERING.COM

SEAL: 2013
REGISTERED PROFESSIONAL ENGINEER
STATE OF GEORGIA
NO. 14202
EXPIRES: 12/31/2016

GENERAL DEVELOPMENT PLAN
Faulkville Flex Space

REVISIONS		
NO.	DATE	DESCRIPTION



October 31st, 2023

Jay A. Maupin, P.E.
Maupin Engineering
114 W 42nd St
Savannah, GA 31401

Dear Mr. Maupin,

I am pleased to provide you with a review of the sketch plan for Faulkville Flex Space, which can be found below.

Site Plan Review

Submittal Documents Sketch Plan *Oct. 2023*

Comments

1. A GDOT Encroachment Permit will be required for proposed work within the Hwy 80 Right-of-Way.
2. A well permit will be required by Effingham County Health Department.
3. A septic permit will be required by Effingham County Health Department.
4. Wetlands appear on the National Wetland Inventory Map within the boundaries of this parcel. These existing site elements should be shown on the sketch plan.
 - a. Make sure to review section 30-246 of the County’s Code of Ordinances and take the necessary steps to demonstrate that wetlands are non-jurisdictional or pursue nationwide permit for wetland impacts. The jurisdictional determination or wetland impact permitting is not needed until this application reaches the site plan review phase.
5. It is recommended that a parking plan for the rear of buildings be provided, assuming that this area will be designated for loading/unloading and storage of trucks/equipment.
6. North arrow is missing from the sketch plan. North arrow is only shown for Vicinity Map, which is at a different orientation than plan drawing.
7. Include solid waste collection area, as applicable.
8. It is acknowledged that a buffer variance will be pursued. If this variance is not approved, the sketch plan will need to be revised and resubmitted, as the current configuration will not support the typical buffer.

Sincerely,

Trevor Shoemaker
Trevor Shoemaker
Project Manager
EOM





EOM Operations
Your solution to a better tomorrow

OPERATIONS

CC: Chelsie Fernald, Planner - Effingham County
Liberto Chacon, PE, Sr. Vice President - EOM



480 Edsel Drive, Ste 100
Richmond Hill, GA 31324



www.eomworx.com



Ph: 912.445.0050
F: 912.756.5882

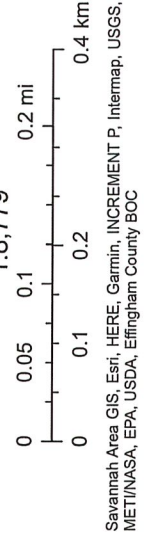
329-41E01 / Hwy 80



11/10/2023

	Addresses		AR-1		I-1		Efn_fin_cache
	Roads		B-2		B-2		Red: Band_1
	Tax Parcels		B-3		B-3		Green: Band_2
							Blue: Band_3

1:8,779



Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METINASA, EPA, USDA, Effingham County BOC

EFFINGHAM COUNTY
SKETCH PLAN SUMITTAL FORM

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

Proposed Name of Subdivision Faulkville Flex

Name of Applicant/Agent Ray Demott Phone 912-484-4448

Company Name Demott Development

Address P.O. Box 7442 Savannah, GA 31418

Owner of Record Quail Preserve, LLC. Phone 912-484-4448

Address P.O. Box 7442 Savannah, GA 31418

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

Address 114 W 42nd Street Savannah, GA 31401

Surveyor _____ Phone _____

Address _____

Proposed water On-Site Proposed sewer On-Site

Total acreage of property _____ Acreage to be divided n/a Number of Lots Proposed 1

Current Zoning AR-1 Proposed Zoning B-3 Tax map – Block – Parcel No 329-41E01

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

To eliminate the requiremnet for a buffer on the back (south) side of the propoerty where property butts up against the conserved property behind it, which Quail Preserve, LLC also owns

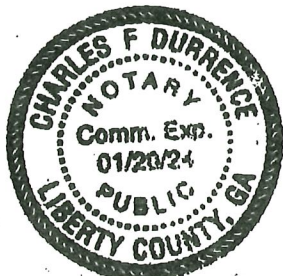
The undersigned (applicant) (owner), hereby acknowledges that the information contained herein is true and complete to the best of its knowledge.

This 3rd day of October, 2003

Charles F. Durrence
Notary

x Raymond J. Demott
Applicant

x Quail Preserve, LLC, Raymond J. Demott
Owner
Manager



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.
n/a		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.
x		10. Level Three Soil Survey (if septic systems are to be used for wastewater treatment).
(c) Proposed Features:		
n/a		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.
x		4. Existing buildings and structures to remain or be removed.
x		5. Existing sidewalks, streets, driveways, parking areas, etc., to remain or be removed.
x		6. Proposed retention/detention facilities and storm-water master plan.

n/a	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
n/a	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 3rd day of October, 2023

Charles F. Durrence
Notary

x Raymond J. DeMott
Applicant

x Carol Preserve, LLC, Raymond J. DeMott
Owner
Manager

