

**EFFINGHAM COUNTY**  
**SKETCH PLAN SUMITTAL FORM**

**OFFICIAL USE ONLY**  
Date Received: \_\_\_\_\_ Project Number: \_\_\_\_\_ Classification: \_\_\_\_\_  
Date Reviewed: \_\_\_\_\_ Reviewed by: \_\_\_\_\_

Proposed Name of Subdivision OETGEN INDUSTRIAL  
Name of Applicant/Agent GREG COLEMAN Phone 912-200-3041  
Company Name COLEMAN COMPANY, INC.  
Address 1480 CHATHAM PARKWAY, SUITE 100, SAVANNAH, GEORGIA 31405  
Owner of Record SEE ATTACHED LIST OF OWNERS Phone 912/598-1771  
Address 15 Lake Street, Suite 210 Savannah GA 31411  
Engineer COLEMAN COMPANY, INC. Phone 912-200-3041  
Address 1480 CHATHAM PARKWAY, SUITE 100, SAVANNAH, GEORGIA 31405  
Surveyor COLEMAN COMPANY, INC. Phone 912-200-3041  
Address 1480 CHATHAM PARKWAY, SUITE 100, SAVANNAH, GEORGIA 31405  
Proposed water PRIVATE WELL Proposed sewer SEPTIC SYSTEM  
Total acreage of property 270.56 Acreage to be divided NA Number of Lots Proposed 1  
Current Zoning AR-1,I-1, R-4 Proposed Zoning I-1 Tax map - Block - Parcel No SEE ATTACHED  
399-3; 399-30; 399-30; 399-32  
Are any variances requested? NO 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 9th day of August, 2023  
Brianne Schonfeld  
Notary

Applicant \_\_\_\_\_  
Owner Chil R, Attorney for Ernest J. Oetgen Estate



# EFFINGHAM COUNTY SKETCH PLAN CHECKLIST

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

*	7. Wastewater infrastructure master plan (to include reuse infrastructure if proposed).
*	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 9<sup>th</sup> day of August, 2023.

Notary Brianne Schonfeld

Applicant [Signature]  
 Owner [Signature], Attorney for Ernest J. Oetgen Estate

ADDITIONAL RESPONSE TO CHECKLIST ITEMS:

- \* 7. A PRIVATE WASTEWATER SEPTIC SYSTEM IS PROPOSED.
- \* 8. A PRIVATE WELL AND FIRE TANK ARE PROPOSED.



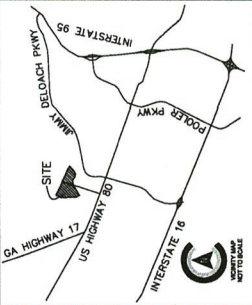
**NOT FOR CONSTRUCTION**  
SITE PLAN IS SUBJECT TO  
NATURE AND SUBJECT OF  
CHANGE UPON FINAL SURVEY  
AND JURISDICTIONAL  
INVESTIGATION

REVISIONS:


CONCEPTUAL PLAN  
OF  
**OETGEN INDUSTRIAL**  
LOCATED IN ENINGHAM COUNTY, GA

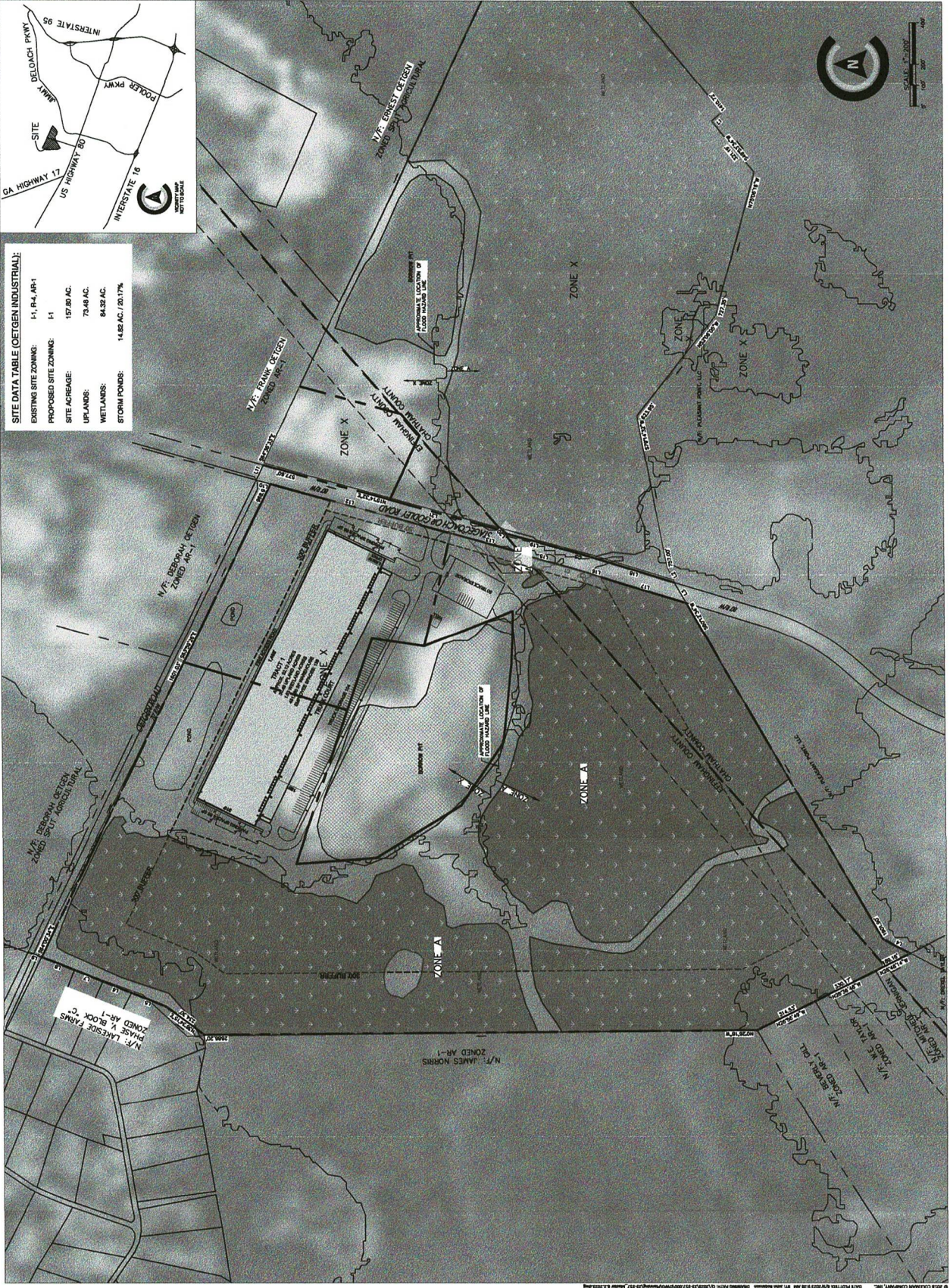
JOB NUMBER: 23-357  
DATE: 8/6/2023  
DRAWN BY: DWF  
CHECKED BY: DWF  
SCALE: AS NOTED

CONCEPT PLAN  
SHEET:  
**CP1.0**



**SITE DATA TABLE (OETGEN INDUSTRIAL):**

EXISTING SITE ZONING:	I-1, P-4, AR-1
PROPOSED SITE ZONING:	I-1
SITE ACREAGE:	197.80 AC.
UPLANDS:	79.49 AC.
WETLANDS:	84.32 AC.
STORM PONDS:	14.82 AC. / 20.17%





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*Your solution to a better tomorrow*

August 31<sup>st</sup>, 2023

Greg Coleman  
Coleman Company, Inc.  
1480 Chatham Parkway, Suite 100  
Savannah, GA 31405

Dear Mr. Coleman,

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

### **Site Plan Review**

#### Submittal Documents

Sketch Plan & Application.....*Aug. 2023*

#### Comments

1. Wetlands are indicated on the sketch plan. If not yet performed, a formal delineation and jurisdictional determination will be needed wetlands. If wetlands are determined to be jurisdictional and will be disturbed by development, a Nation Wide Permit will be needed.
2. Consult with GA EPD regarding any modifications to the borrow pit, including closure/restoration of borrow pit.
3. Consult Effingham County Health Department for permitting of well and septic system. A level 3 soil survey will definitely be needed. It is recommended that all required setbacks for the well and septic are shown on the plans.
4. Per the County GIS, there appears to be some AR zoned property across Stagecoach/Godley Rd. A 50 ft buffer is provided on the frontage of this parcel. Consult County Staff to verify if buffer variance is needed.
5. A technical traffic memorandum will be needed at site plan review to assess the proposed access to site.



480 Edsel Drive, Ste 100  
Richmond Hill, GA 31324



[www.eomworx.com](http://www.eomworx.com)



Ph: 912.445.0050  
F: 912.756.5882



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OPERATIONS

6. The scale provided on the plans does not appear to be suited for the page size of drawing.
7. Since site is being served by a well, fire protection needs should be considered early in the design of the private water system.

Sincerely,

*Trevor Shoemaker*  
**Trevor Shoemaker**  
Project Manager  
EOM

CC: Stephen Candler, Director of Development Services - Effingham County  
Chelsie Fernald, Planner II - Effingham County  
Liberto Chacon, PE, Sr. Vice President - EOM



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Richmond Hill, GA 31324

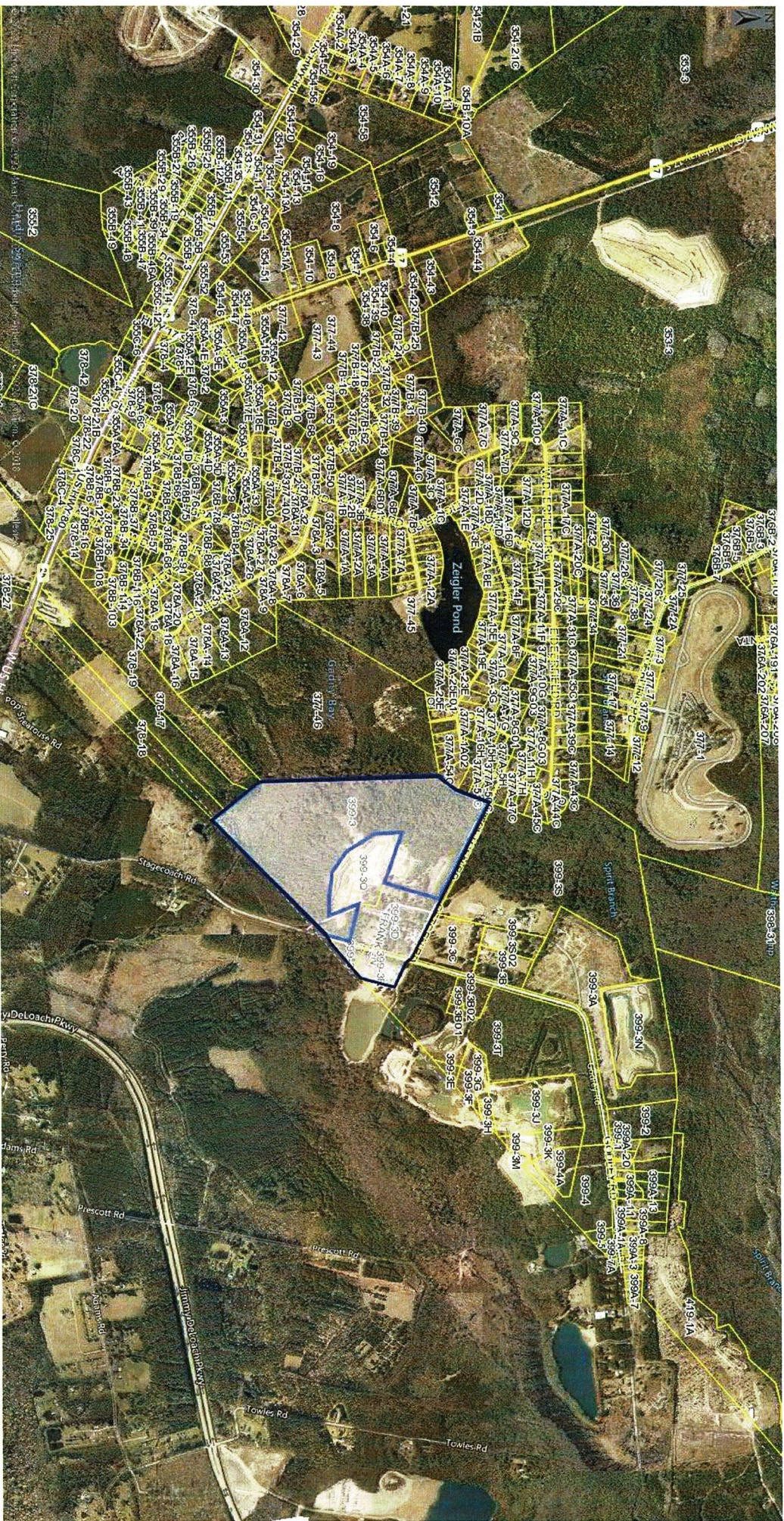


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# Oetgen Road



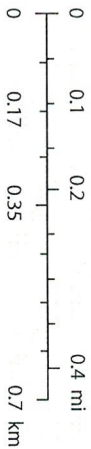
# 399-3, 3D, 3Q & 3R / Oetgen Road



8/13/2023

- Tax Parcel Labels
- Tax Parcels
- Roads
- Wetlands
  - Freshwater Forested/Shrub Wetland
  - Freshwater Pond
- Lake
- Riverine
- FEMA Flood Zone
  - A
  - AE

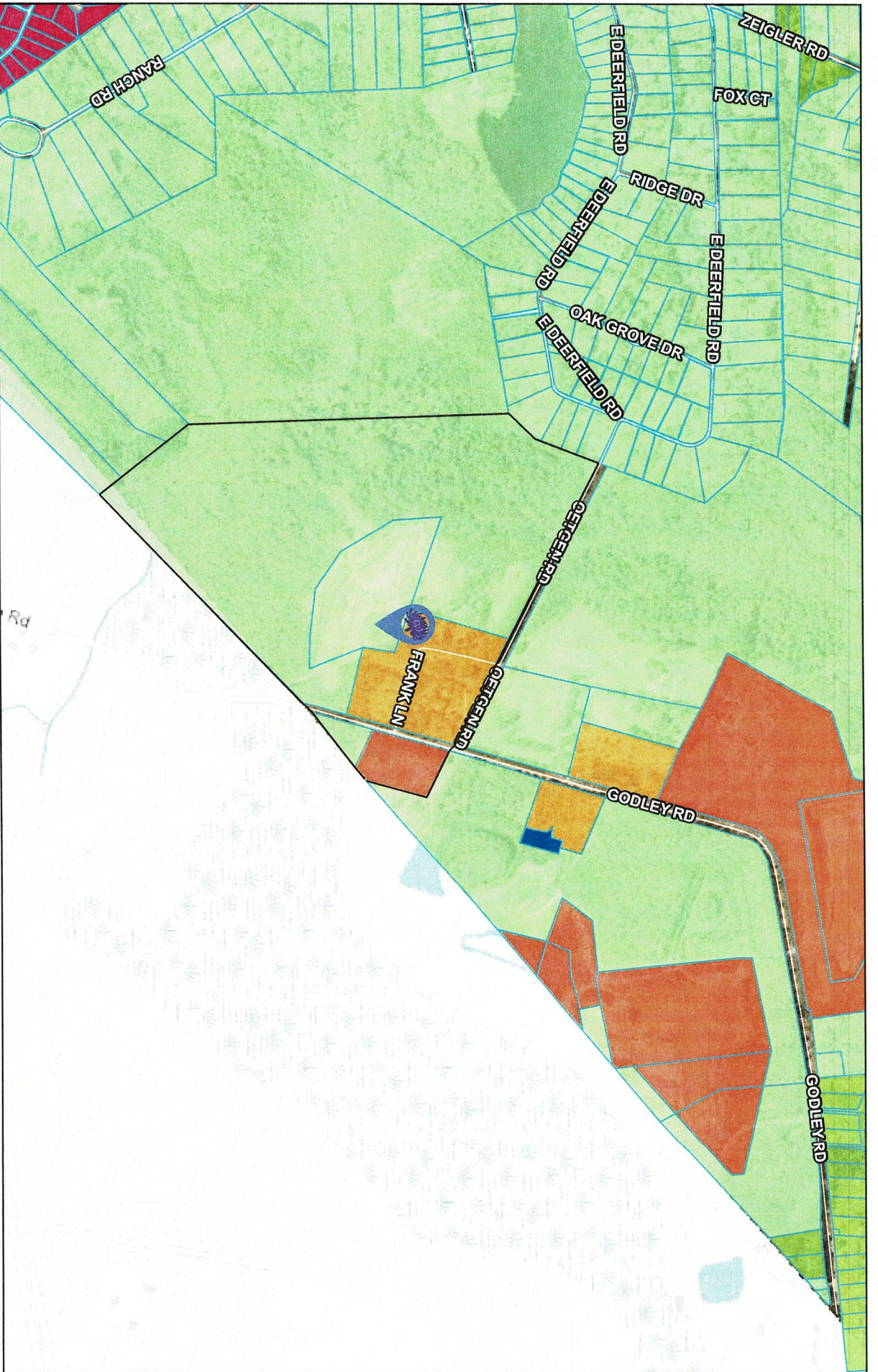
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Effingham County, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

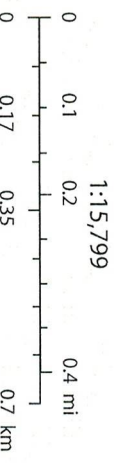


# 399-3, 3D, 3Q & 3R / Oetgen Road



8/13/2023

- Tax Parcel Labels
- Tax Parcels
- Roads
- Effingham County Zoning
- AR-1
- AR-2
- R-1
- R-4
- B-2
- Efn\_fin\_cache
- Red: Band\_1
- Green: Band\_2



Effingham County BOC, Savannah Area GIS, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA