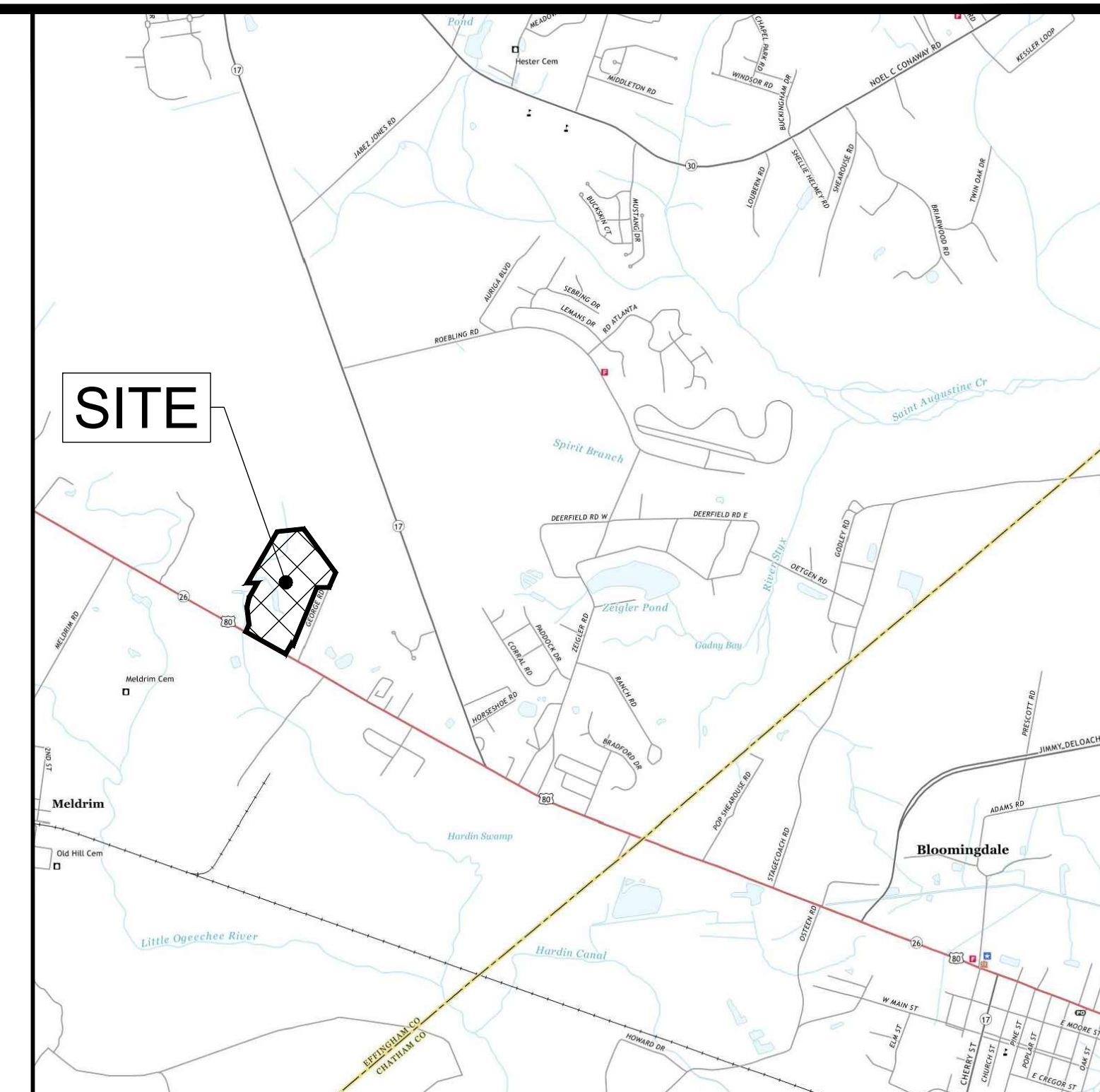
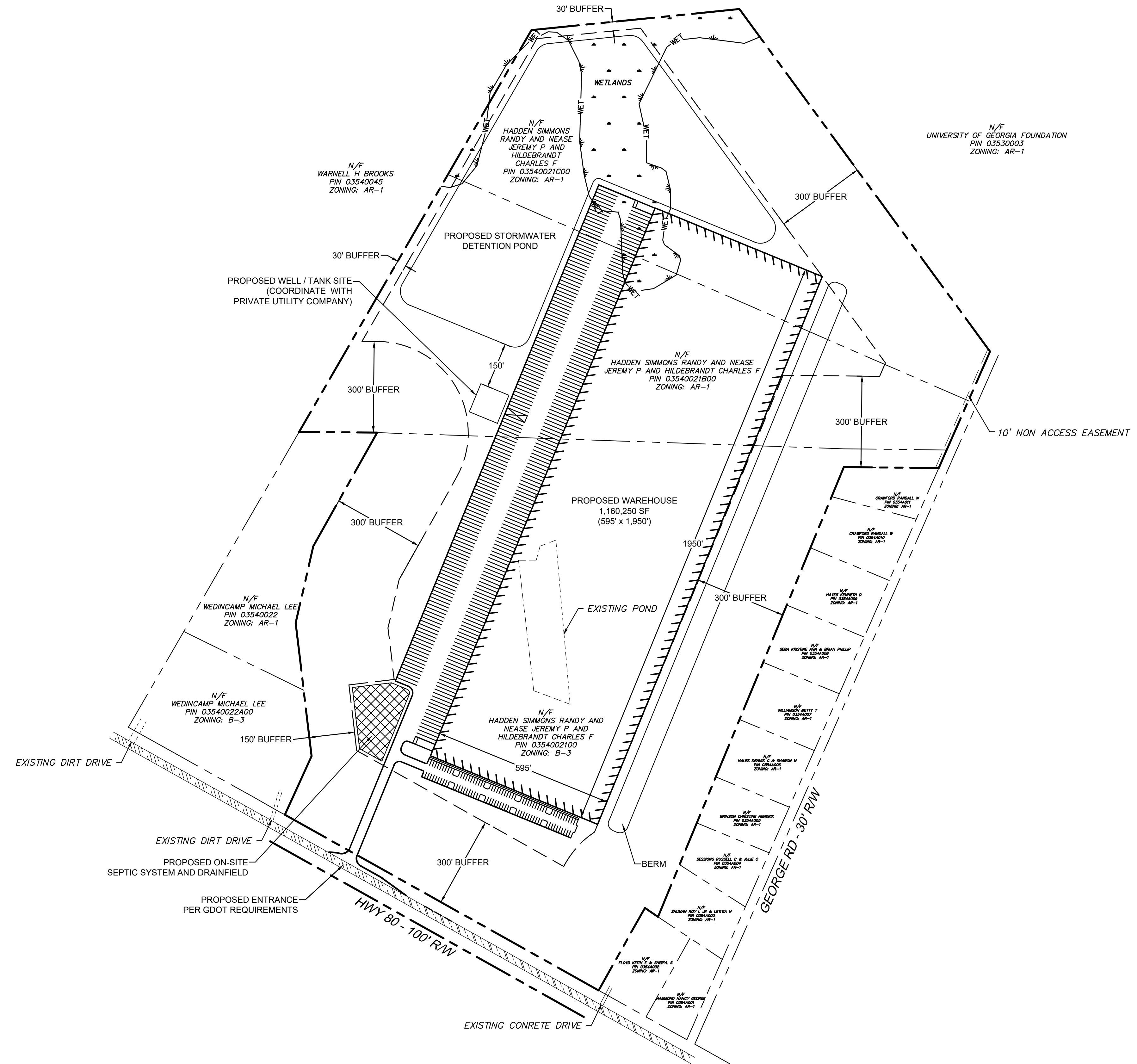


C:\2023\23-0027 HWY 80 WAREHOUSE\DWG\23-0027C-ED1.DWG 6/16/2023 3:42 PM



VICINITY MAP  
NOT TO SCALE

SITE DATA:

- CURRENT ZONING: B-3, AR-1  
PROPOSED ZONING: I-1
- CURRENT LAND USE: UNDEVELOPED WOODLANDS AND OPEN SPACE  
PROPOSED LAND USE: WAREHOUSE
- PROPERTY ACREAGE: 102.67 AC
- OWNER / DEVELOPER: RANDY HADDEN, JEREMY NEASE, CHUCK HILDEBRANDT  
9987 HWY 23 N  
METTER, GA 30439
- TAX MAP & PARCEL: 03540021, 03540021B, 03540021C
- ANY PROPOSED LIGHTING REQUIRED SHALL BE DIRECTED FACING AWAY FROM GEORGE ROAD RESIDENTS.
- ADEQUATE VEGETATION SHALL BE INSTALLED IN THE BUFFER ADJACENT TO GEORGE ROAD RESIDENTS, AS NEEDED.
- THIS PARCEL LIES WITHIN A ZONE X AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 13103C0361E / 13103C0363E EFFECTIVE DATE EFFECTIVE DATE MARCH 16, 2015.

NO.	REVISION DESCRIPTION	DATE

**EMC ENGINEERING SERVICES, INC.**  
 10 Chatham Center South, Suite 100  
 Savannah, GA 31405  
 P: (912) 232-9593  
 savannah@emc-eng.com  
 www.emc-eng.com

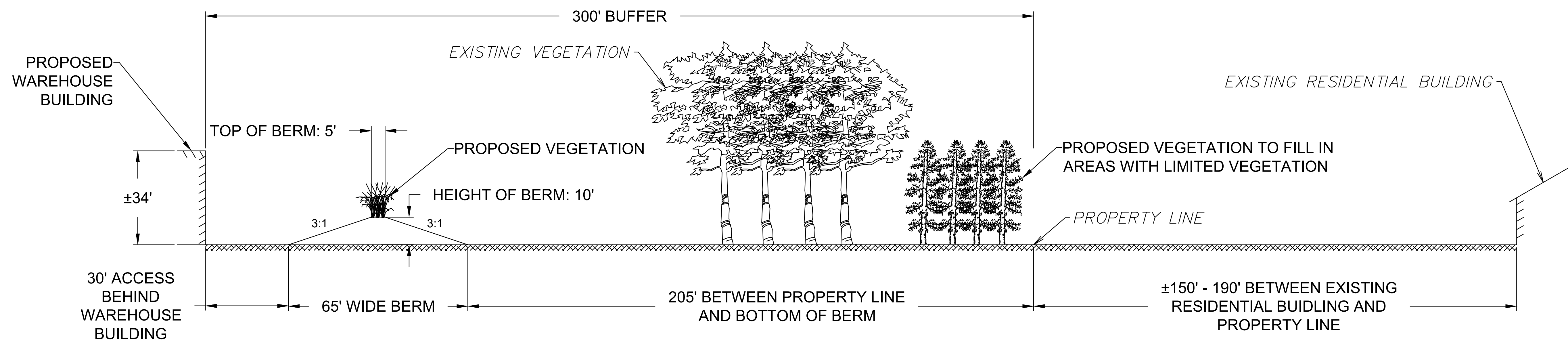
CIVIL  
MARINE  
ENVIRONMENTAL

ALBANY • ATLANTA • AUGUSTA • BRUNSWICK • COLUMBUS  
SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

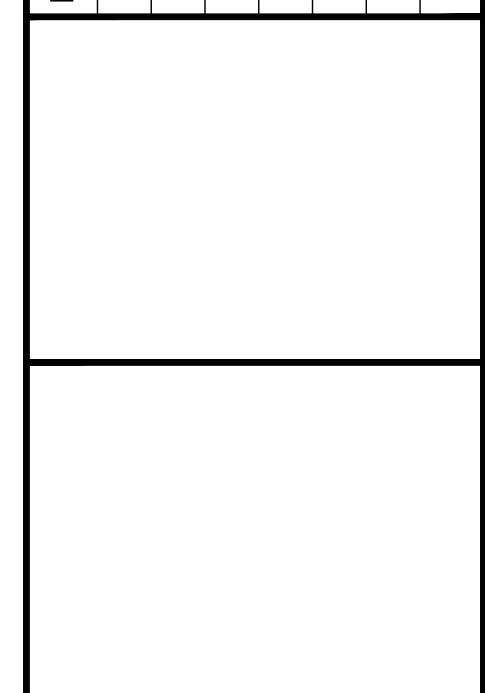
**EMC**

SKETCH PLAN  
**HWY 80 WAREHOUSE**  
EFFINGHAM COUNTY, GA  
Prepared for:  
**HADDEN NEASE HILDEBRANDT**

PROJECT NO.:	23-0027
DRAWN BY:	MDM
DESIGNED BY:	-
SURVEYED BY:	-
SURVEY DATE:	-
CHECKED BY:	-
SCALE:	1" = 200'
DATE:	JUNE 2023



NO.	REVISION DESCRIPTION	DATE
####	####	####
####	####	####
####	####	####
####	####	####
####	####	####
####	####	####
####	####	####
####	####	####
####	####	####



**EMC ENGINEERING SERVICES, INC.**  
 10 Chatham Center South, Suite 100  
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 savannah@emc-eng.com  
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 SAVANNAH • STATESBORO • THOMASTON • VALDOSTA • WARNER ROBINS

CROSS SECTION  
**HWY 80 WAREHOUSE**  
 EFFINGHAM COUNTY, GA  
 Prepared for:  
 HADDEN NEASE HILDEBRANDT

PROJECT NO.:	23-0027
DRAWN BY:	MDM
DESIGNED BY:	-
SURVEYED BY:	-
CHECKED BY:	-
SCALE:	1" = 20'
DATE:	JUNE 2023

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

**OFFICIAL USE ONLY**

Date Received: \_\_\_\_\_ Project Number: \_\_\_\_\_ Classification: \_\_\_\_\_

Date Reviewed: \_\_\_\_\_ Reviewed by: \_\_\_\_\_

Proposed Name of Subdivision Hwy 80 Warehouse

Name of Applicant/Agent Randy Hadden Phone 912-658-5773

Company Name \_\_\_\_\_

Address 9987 Hwy 23 N, Metter, GA 30439

Owner of Record Randy Hadden, Jeremy Nease, Chuck Hildebrandt Phone 912-658-5773

Address 9987 Hwy 23 N, Metter, GA 30439

Engineer M. Douglas Morgan Phone 912-644-3246

Address 27 Chatham Center South, Suite A, Savannah, GA 31405

Surveyor \_\_\_\_\_ Phone \_\_\_\_\_

Address \_\_\_\_\_

Proposed water Well Proposed sewer On-site Septic System

Total acreage of property 102.67 Acreage to be divided - Number of Lots Proposed 1

Current Zoning B-3, AR-1 Proposed Zoning I-1 Tax map - Block - Parcel No 03540021; 03540021B; 03540021C

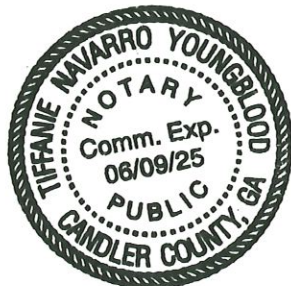
Are any variances requested? No If so, please describe: \_\_\_\_\_

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

This 6<sup>th</sup> day of March, 2023

Tiffanie Youngblood  
Notary

[Signature]  
Applicant  
[Signature]  
Owner





# 354-21, 21B, & 21C



# 0354-21,21B,&21C



3/10/2023

1:18,056

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

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

- Tax Parcel Labels Effingham County Zoning
- Tax Parcels
- Roads
- AR-1
- AR-2
- R-1
- R-4
- B-1
- B-2
- B-3
- I-1
- Other
- Efn\_fin\_cache
- Red: Band\_1



EOM Operations  
Your solution to a better tomorrow

April 20<sup>th</sup>, 2023

Alex B Metzger, P.E.  
EMC Engineering Services  
10 Chatham Center Couth, Suite 100  
Savannah, GA 31405

Dear Mr. Metzger,

I am pleased to provide you with a review of the sketch plan submitted under the cover of 'Hwy 80 Warehouse', which can be found below.

### Site Plan Review

Submittal Documents      Sketch Plan.....*Mar. 2023*

#### Comments:

1. Include a Vicinity Map on the Sketch Plan
2. Delineate the existing wetlands on site. It is acknowledged that the wetland exhibit it provided with the submittal; however it would be useful to see how the existing features of site coalesce with proposed development features.
  - a. I would also include any natural or manmade surface water features located on site.
3. Show any driveways or intersections serving the adjacent parcels along Hwy 80.
4. Per the Georgia Stormwater Management Manual, Vol. 2 – The minimum distance between a stormwater pond facility and private water well needs to be 100 ft. It is recommended that the sure that the well location be protected from runoff. Stormwater discharge from the pond will ultimately be routed to the south, so make sure that configuration works.

Sincerely,

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

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



480 Edsel Drive, Ste 100  
Richmond Hill, GA 31324



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