



**GENERAL DEVELOPMENT NOTES:**

- PIN: 465D-007  
ADDRESS: 180 COMMERCIAL COURT  
RINCON, GEORGIA 31326
- OWNER INFORMATION: BUILDERS FIRSTSOURCE  
MARK BERTHOLD  
7595 TECHNOLOGY WAY, SUITE 500  
DENVER, CO 80237  
o:303-262-8600  
mark.berthold@bldr.com
- TOTAL LAND ACREAGE = 4.08(±)AC  
TOTAL DISTURBED ACREAGE = 2.2(±)AC
- EXISTING USE OF PROPERTY : HEAVY COMMERCIAL  
PROPOSED USE OF PROPERTY : HEAVY COMMERCIAL  
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 # 13103C0289E, DATED 3/16/2015
- THE SITE IS SERVED BY EFFINGHAM COUNTY WATER AND SANITARY SEWER SYSTEM.

- WATER NOTES:**
- NO IRRIGATION SYSTEM IS PROPOSED FOR THIS PROJECT
  - FIRE PROTECTION SYSTEM IS NOT INCLUDED FOR THIS PROJECT
  - NO INDUSTRIAL WASTEWATER WILL BE DISCHARGED FROM PROJECT

REVISIONS NO.	DATE	DESCRIPTION

**MAUPIN**™  
engineering

114 WEST 42<sup>ND</sup> STREET  
SAVANNAH, GA 31401

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

**SKETCH PLAN**

Builder's FirstSource

LEVEL II E&S

GEORGIA REGISTERED PROFESSIONAL ENGINEER  
NO. 23758  
MAUPIN, P. A.

CERT. #21051 EXP: 12/1/2024  
STATUS:

**SKETCH PLAN**

DRWN: JAM 6-27-2023  
CHK'D: JAM DATE

15 0 30  
SCALE: 1" = 30'

SHEET NO.

**SK**  
396-22-01

PROJECT NO.