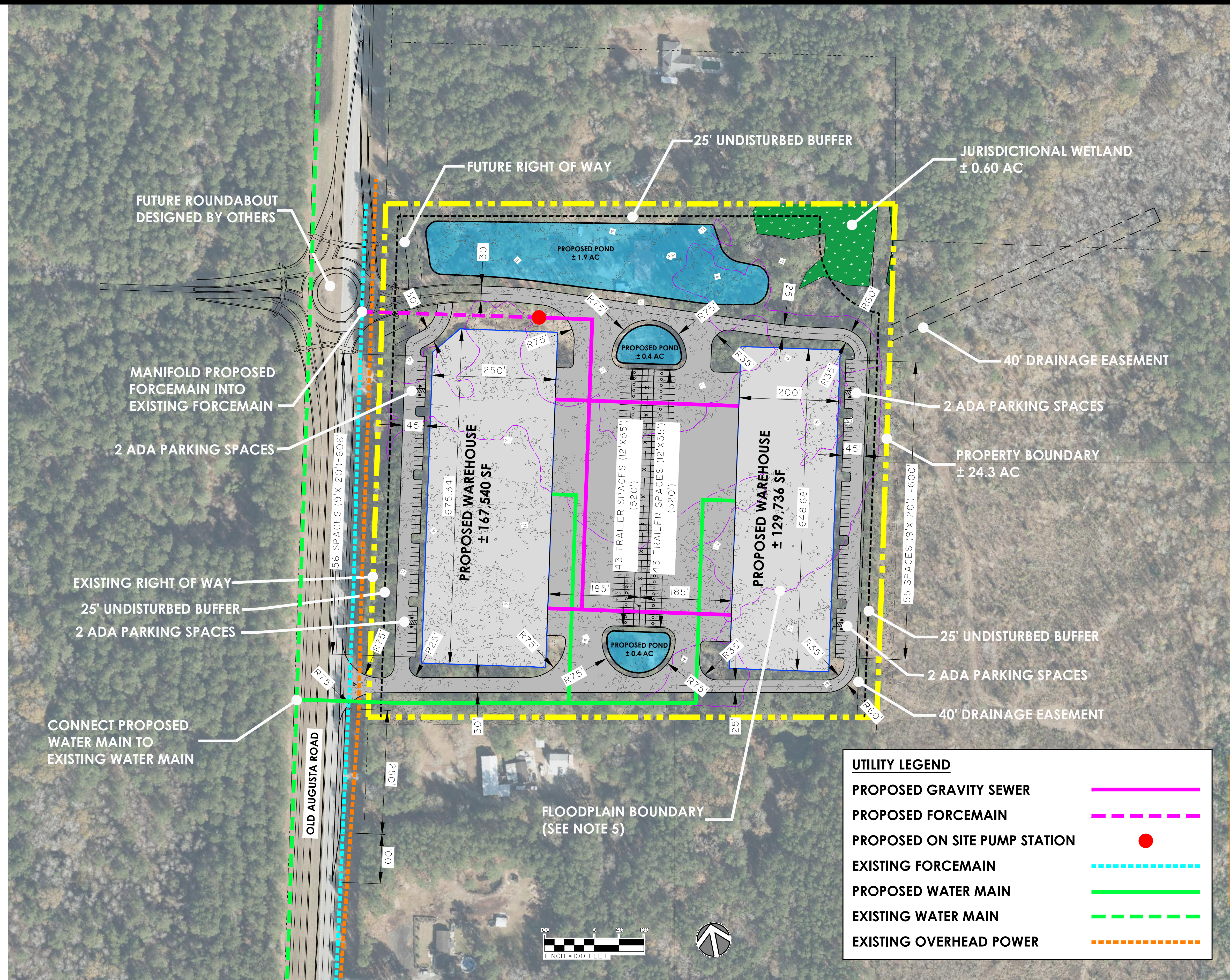


LOCATION MAP
SCALE: 1" = 1000'

NOTES:

1. THIS TRACT ASSEMBLAGE IS COMPOSED OF THE FOLLOWING PROPERTIES:
 0477A-00000-006-000 5.18 ACRES
 0477A-00000-007-000 4.93 ACRES
 0477A-00000-008-000 5.46 ACRES
 0477A-00000-009-000 4.37 ACRES
 0477A-00000-010-000 4.32 ACRES
2. THE PROPERTIES WILL BE RECOMBINED INTO ONE PARCEL AS DEPICTED IN THIS EXHIBIT, THE PARCEL WILL HAVE A TOTAL OF ±24.3 ACRES
3. OLD AUGUSTA ROAD IS SHOWN IN ITS FINAL IMPROVED CONDITION. COUNTY IS ACTIVELY WORKING ON DESIGN ON THESE IMPROVEMENTS. DEVELOPER WILL WORK WITH COUNTY ON PROVIDING ADDITIONAL RIGHT OF WAY FOR THE ROUNDABOUT IMPROVEMENTS.
4. JURISDICTIONAL WETLANDS SHOW PER JURISDICTIONAL WETLAND DELINEATION SAS-2022-00739
5. THE FLOODPLAIN BOUNDARY DEPICTED IN THIS EXHIBIT COMES FROM THE STUDY DONE BY AECOM AND APPROVED BY FEMA ON JULY 2022. DEVELOPER HAS OBTAINED A LETTER FROM COUNTY ENGINEER, THAT CONCURS USING THIS AS BEST AVAILABLE INFORMATION TO DETERMINE BASE FLOOD ELEVATIONS FOR THIS SITE.
6. THIS PROPERTY HAS BEEN REZONED FROM AR-1 TO I-1, AS DECIDED AT THE EFFINGHAM COUNTY BOARD OF COMMISSIONERS MEETING HELD ON AUGUST 2, 2022.
7. PROPOSED BUILDING HEIGHT = 42 FEET



UTILITY LEGEND	
PROPOSED GRAVITY SEWER	
PROPOSED FORCEMAIN	
PROPOSED ON SITE PUMP STATION	
EXISTING FORCEMAIN	
PROPOSED WATER MAIN	
EXISTING WATER MAIN	
EXISTING OVERHEAD POWER	



CONCEPTUAL SITE PLAN
OLD AUGUSTA ROAD INDUSTRIAL
EFFINGHAM COUNTY, GA

OCTOBER 2024



This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.
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