

VICINITY MAP

GENERAL DEVELOPMENT NOTES:

- PIN: 04460031
ADDRESS: 895 EBENEZER ROAD
RINCON, GA 31326
- TOTAL LAND ACREAGE = 1(h) AC
TOTAL DISTURBED ACREAGE = 0.6(h) AC
- EXISTING USE OF PROPERTY : CONTRACTOR OFFICE
PROPOSED USE OF PROPERTY : CONTRACTOR OFFICE

PRESENT SITE ZONING : B-3

FRONT SETBACK: 30' BUFFER
REAR SETBACK: 30' BUFFER
SIDE SETBACK: 30' BUFFER
MAX ALLOWABLE BUILDING HEIGHT: 60'
- PROPERTY IS LOCATED IN ZONE X. NOT A SPECIAL FLOOD HAZARD AREA AS DETERMINED BY FEMA FLOOD INSURANCE RATE MAP # 13103C 0280E, DATED 3/16/2015
- THE SITE IS SERVED BY ON-SITE WELL AND SEPTIC. NO CHANGE TO EXISTING SEPTIC SYSTEM
NO ADDITIONAL BATHROOMS OR WATER USAGE
- PARKING SPACE CALCULATIONS:
1 SPACE / 2 EMPLOYEES + 1 SPACE / COMPANY VEHICLE
REQUIRED: 10 SPACES
PROVIDED: 10 SPACES (1 ADA)

NOTE: GDOT PERMIT WILL BE REQUIRED FOR WORK WITHIN THE RIGHT-OF-WAY

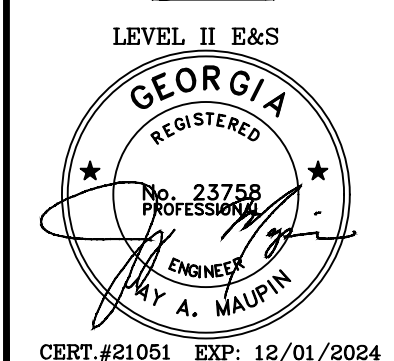
REVISIONS NO.	DATE	DESCRIPTION

MAUPINtm
engineering

114 WEST 42ND STREET
SAVANNAH, GA 31401

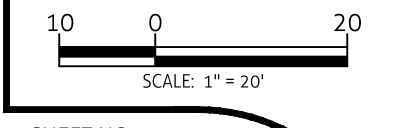
OFFICE PHONE (912) 235-2915
GENERAL@MAUPINENGINEERING.COM

SITE PLAN
COASTAL EMPIRE CONC. HEADQUARTERS



RELEASED FOR PERMITTING

DRWN: JAM 8-13-2024
CHKD: JAM DATE



SHEET NO.
020-24-02