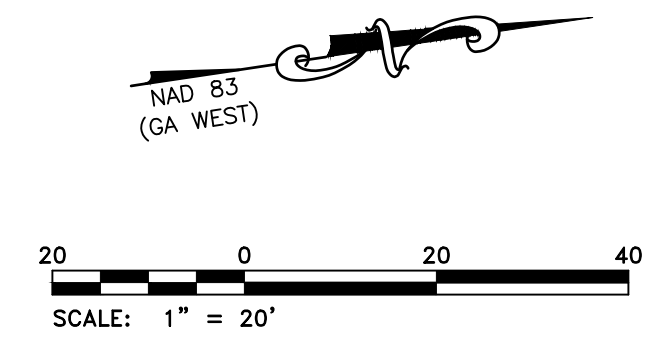


LEGEND	
○ RC	REBAR & CAP FOUND (MMV LSF B7)
○ RB	REBAR FOUND
○ KB	KNURLED SPIKE FOUND
○ CM	CONCRETE MONUMENT FOUND
○ GW	GUY WIRE
○ G	GAS LINE
○ W	WATER LINE
○ S	STORM SEWER LINE
○ SS	SANITARY SEWER LINE
○ X-X	WIRE OR CHAIN LINK FENCE
○ MH-0	STORM SEWER MANHOLE
○ MH-SS	SANITARY SEWER MANHOLE
○ B	BOLLARD
○ WV	WATER VALVE
○ FH	FIRE HYDRANT
○ ICB	IRRIGATION CONTROL BOX
○ WM	WATER METER
○ GP	GUY POLE
○ SP	SIGN POLE
○ SN	STREET SIGN
○ RLS	RED LIGHT SIGN
○ RDS	RECYCLING DROP OFF SIGN
○ RTS	RIGHT TURN ONLY SIGN
○ YS	YIELD SIGN
○ SMPH	35 MILES PER HOUR SIGN
○ TRS	TRUCK ROUTE SIGN
○ CWP	CROSSWALK POLE
○ 18" OAK	OAK TREE
○ OV	GAS VALVE



NOTE:
 INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM LOCAL UTILITY COMPANIES AND/OR AVAILABLE DRAWINGS SUPPLIED BY THE OWNER AND SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING DRAWING. HOWEVER, MOON MEEKS & ASSOCIATES, INC. HAS NO NOTICE OR KNOWLEDGE OF ANY FACTS THAT WOULD LEAD US TO CONCLUDE THAT THE INFORMATION IS NOT ACCURATE. UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES AND HIS CONSULTANTS, HIS ASSIGNS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT MOON MEEKS & ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF UNDERGROUND INFORMATION. INFORMATION WITH RESPECT TO ABOVE GROUND MONUMENTS OF SUCH UTILITIES IS BASED UPON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS AND IS SHOWN HEREON.



NOTE:
 SEE SHEET C1.0 FOR PROJECT NOTES.

****THIS SITE MUST CONFORM TO THE BUFFER****
****REQUIREMENTS FOR STREET FRONTAGES****
OPTION 1 – REQUIREMENTS
 8 FOOT PLANTED STRIP ADJACENT TO ROW
 1 LARGE TREE & 25 SHRUBS PER 100 LINEAR FEET
 (REFER TO THE CITY BUFFER ORDINANCE FOR OTHER SPECIFICATIONS)

CAUTION !!!
 CONTRACTOR TO LOCATE AND PROTECT EXISTING UTILITIES.

CONTRACTOR TO NOTIFY COLUMBUS WATER WORKS BEFORE BEGINNING CONSTRUCTION.

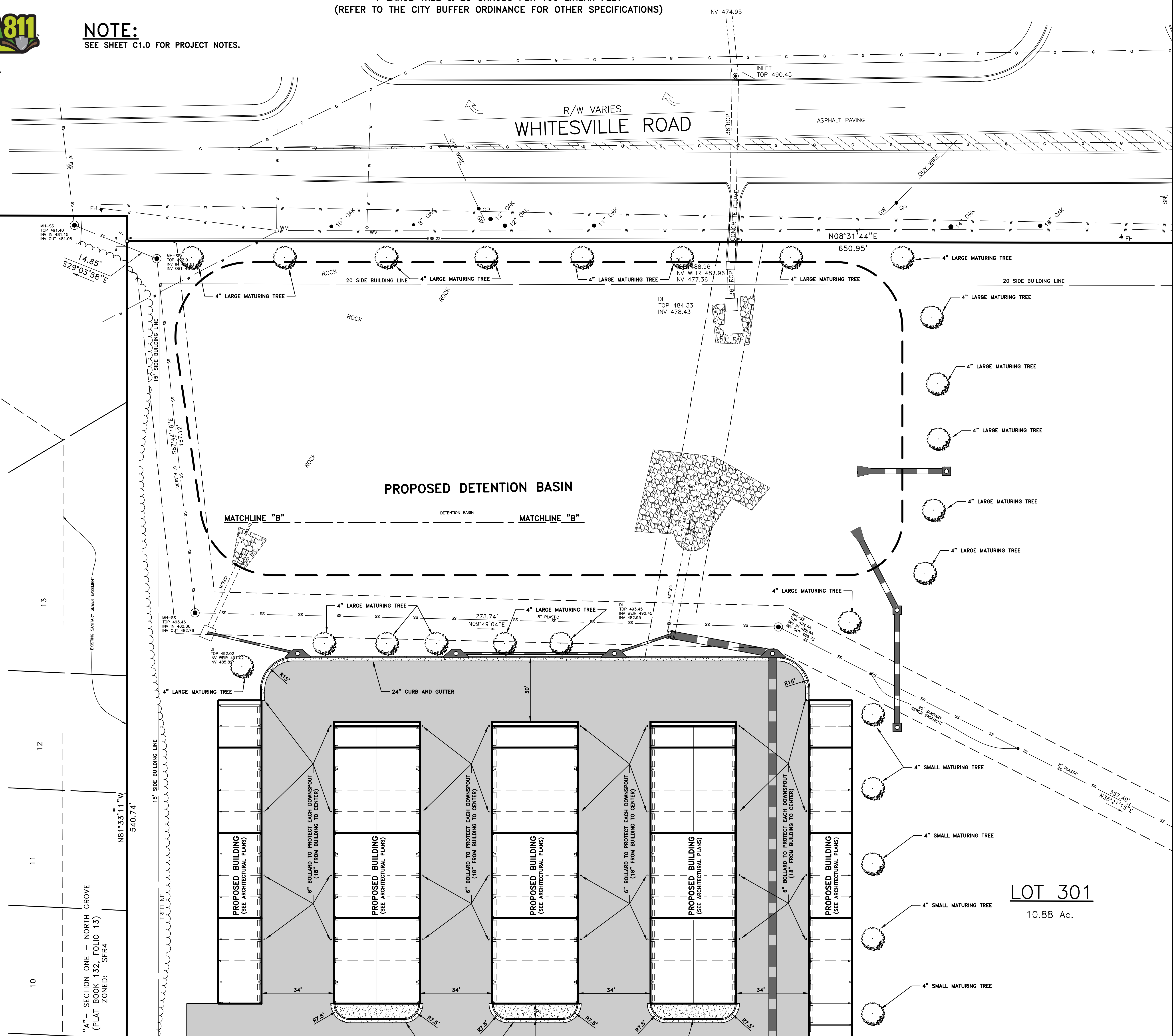
PROPOSED LEGEND	
○	PROPOSED CLEARING LIMITS
■	ASPHALT PAVING
■	HEAVY DUTY ASPHALT PAVING
■	CONCRETE PAVING

TREE PRESERVATION & REPLACEMENT ORDINANCE REQUIREMENTS FOR COMMERCIAL LOTS

- DISTURBED AREA = ±4.5 Ac. - 0.6 AC ENCUMBERED BY EASEMENTS = 3.9 AC; ZONING GC
- 10 T.D.U.s REQUIRED PER ACRE = 10 * 3.9 = 39 T.D.U.s; THEREFORE, TOTAL OF 39 T.D.U.s REQUIRED.
- 4" TO 4.5" CALIPER SIZE TREE = 1.0 T.D.U.s; THEREFORE, TOTAL OF 39 - 4" TO 4.5" TREES REQUIRED.
- TREE PLANTING WITHIN PARKING AREAS SHALL HAVE LANDSCAPE ISLANDS PLACED SO THAT NO LINE OF MORE THAN 16 ADJACENT PARKING SPACES EXISTS. LARGE MATURING CANOPY TREES MUST BE PLANTED WITHIN THE MEDIANS OR ISLANDS SO THAT EACH PARKING SPACE IS WITHIN 80 FEET OF A TREE IN AN INTERIOR PLANTING AREA OR WITHIN 60 FEET OF A PERIMETER TREE OR OTHER LARGE MATURING CANOPY TREE. (SEE PLAN FOR APPROXIMATE LOCATION OF 2" LARGE CANOPY TREES)
- STORM WATER DETENTION FACILITIES: IN ADDITION TO THE ABOVE REQUIREMENTS, A VISUAL SCREEN SHALL SEPARATE AND SCREEN ALL DETENTION FACILITIES ADJACENT TO PUBLIC STREETS AND ADJOINING PROPERTIES. THE SCREEN SHALL BE A MINIMUM OF 36" IN HEIGHT WITHIN 24 MONTHS AFTER PLANING AND MAY BE FORMED THROUGH CREATION OF A PLANTED HEDGE, WALL, EARTH BERM OR COMBINATION OF SUCH.
- THESE TREE REQUIREMENTS SHALL APPLY TO THE DEVELOPER OR WHOEVER IS RESPONSIBLE FOR OBTAINING THE BUILDING PERMIT.
- U.D.O. SECTION 4.6.12-C;1 WHEN TREES RETAINED OR PLANTED AS REQUIRED BY THIS ARTICLE DIE OR ARE REMOVED FOR ANY REASON, THE TREES MUST BE REPLACED DURING THE NEXT SUITABLE PLANTING SEASON. REPLACEMENT OF THESE TREES SHALL BE REPLACED IN A MANNER, QUALITY AND SIZE AGREED UPON BY THE OWNER AND CITY ARBORIST.
- U.D.O. SECTION 4.6.15-A;7 THE FOLLOWING STANDARD SHALL APPLY TO ALL TREES AND SHRUBS PROPOSED TO BE PLANTED FOR CREDIT TOWARD MEETING THE MINIMUM REQUIRED T.D.U.S ON A PROPERTY. REPLACEMENT OF ALL PLANTINGS THAT DIE OR ARE DESTROYED MUST BE REPLACED DURING THE NEXT SUITABLE SEASON.

BUFFER REQUIREMENTS
BUFFER REQUIRED BETWEEN PROPOSED FACILITY (ZONED GC)

- LANDS TO SOUTH (ZONED SFR4 FOR 540')
 USE TYPE C BUFFER - 10' OPTION = 120 SHRUBS WITH 6 FOOT WOOD STOCKADE FENCE.



LAYOUT AND TREE PRESERVATION PLAN
 FOR
WOODRUFF STORAGE
 PART OF LOT 273, 19TH DISTRICT
 COLUMBUS, MUSCOGEE COUNTY, GEORGIA

PRELIMINARY
 FOR REVIEW ONLY

GSWCC# 53175
 MMA# 2023039
 DATE: 08/31/2023
 SCALE: 1" = 20'

SHEET No.
C4.1

LOT 301
 10.88 Ac.