

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-06-25-1135

Applicant:	Cussetawood, LLC
Owner:	Same
Location:	0 Cusseta Road
Parcel:	024-022-002 / 024-022-001
Acreage:	24.20 Acres
Current Zoning Classification:	LMI (Light Manufacturing / Industrial)
Proposed Zoning Classification:	RMF2 (Residential Multifamily 2)
Current Use of Property:	Vacant
Proposed Use of Property:	Multifamily Apartments
Council District:	District 7 (Cogle)
PAC Recommendation:	Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Approval based on compatibility with existing land uses.
Fort Benning Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area C
Current Land Use Designation:	Vacant / Undeveloped
Future Land Use Designation:	Light Manufacturing / Industrial

Compatible with Existing Land-Uses:		Yes
Environmental Impacts:		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by all city services.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
Traffic Impact:		Average Annual Daily Trips (AADT) will decrease to 856 trips from 3472 trips if used for commercial use. The Level of Service (LOS) will remain at level A.
Surrounding Zoning:	North	LMI (Light Manufacturing / Industrial)
	South	LMI (Light Manufacturing / Industrial)
	East	LMI (Light Manufacturing / Industrial)
	West	LMI (Light Manufacturing / Industrial)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		The site shall include a Category C buffer along all property lines bordered by the LMI zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> 1) 20 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet. 2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall. 3) 30 feet undisturbed natural buffer.
Attitude of Property Owners:		Twenty-three (23) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.
	Approval	0 Responses
	Opposition	0 Responses

Additional Information:

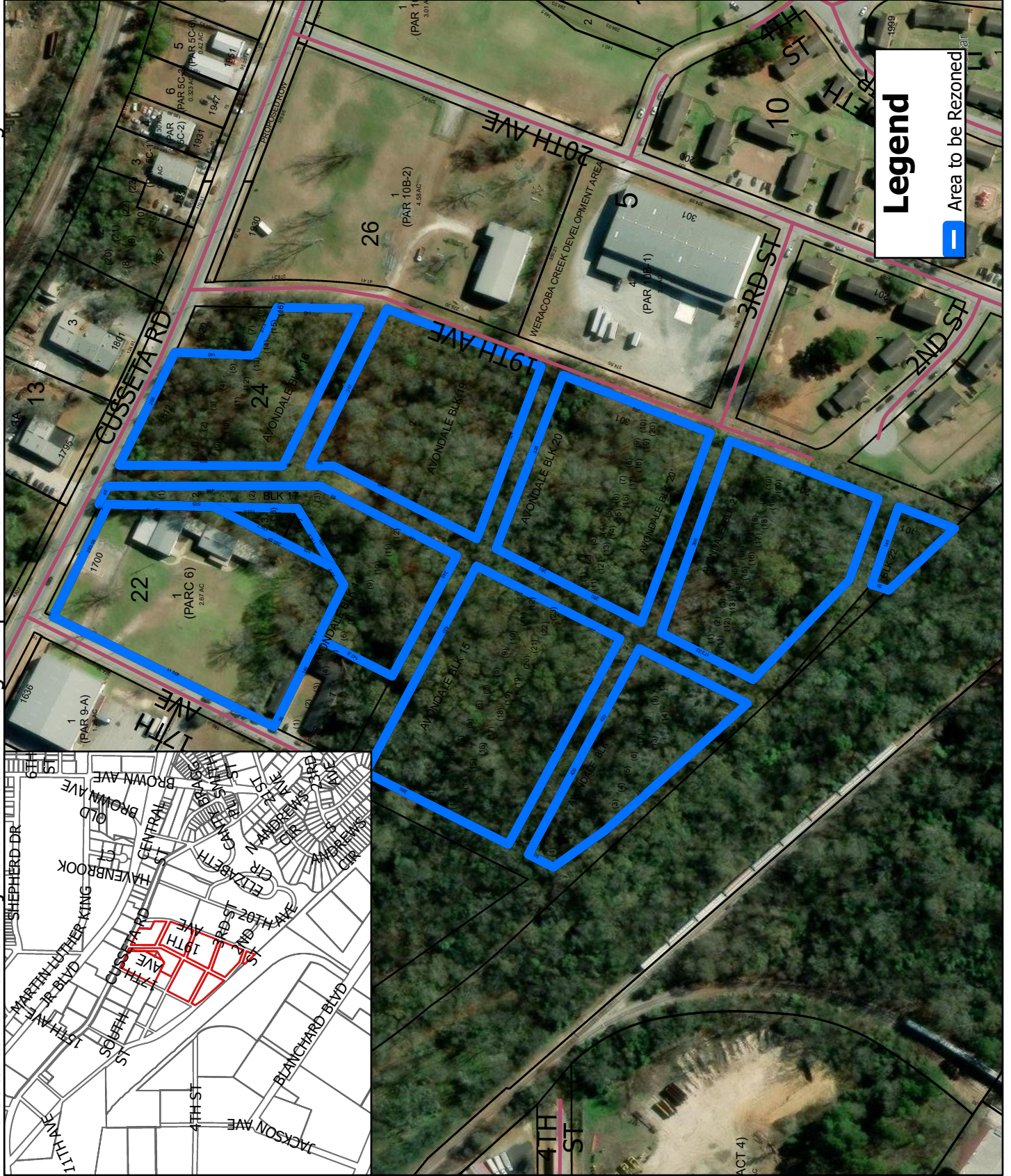
N/A

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Traffic Report

REZN-06-25-1135 | 0 Cusseta Road | Aerial Map

This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.



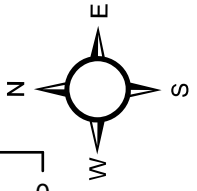
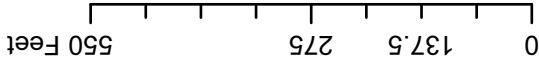
Legend

-  Area to be Rezoned



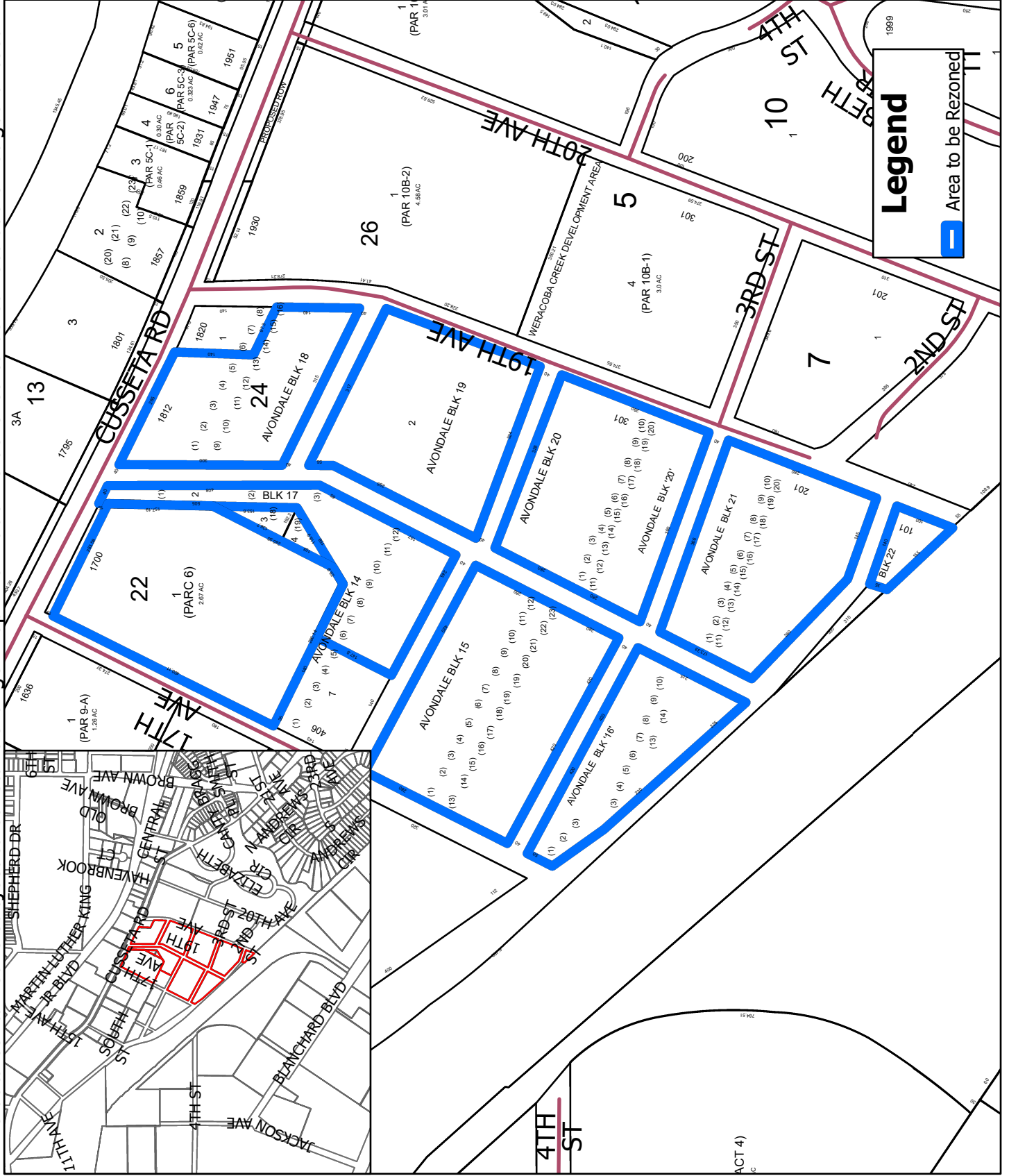
Created By: Rex Wilkinson
Columbus Consolidated Government | Planning Department

Date Printed: 7/7/2025 15:29



REZN-06-25-1135 | 0 Cusseta Road | Location Map

This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

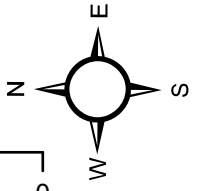
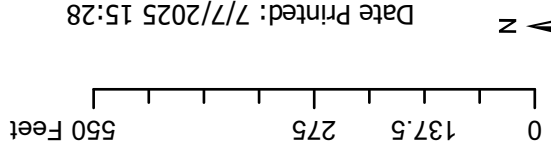


Legend

- Area to be Rezoned



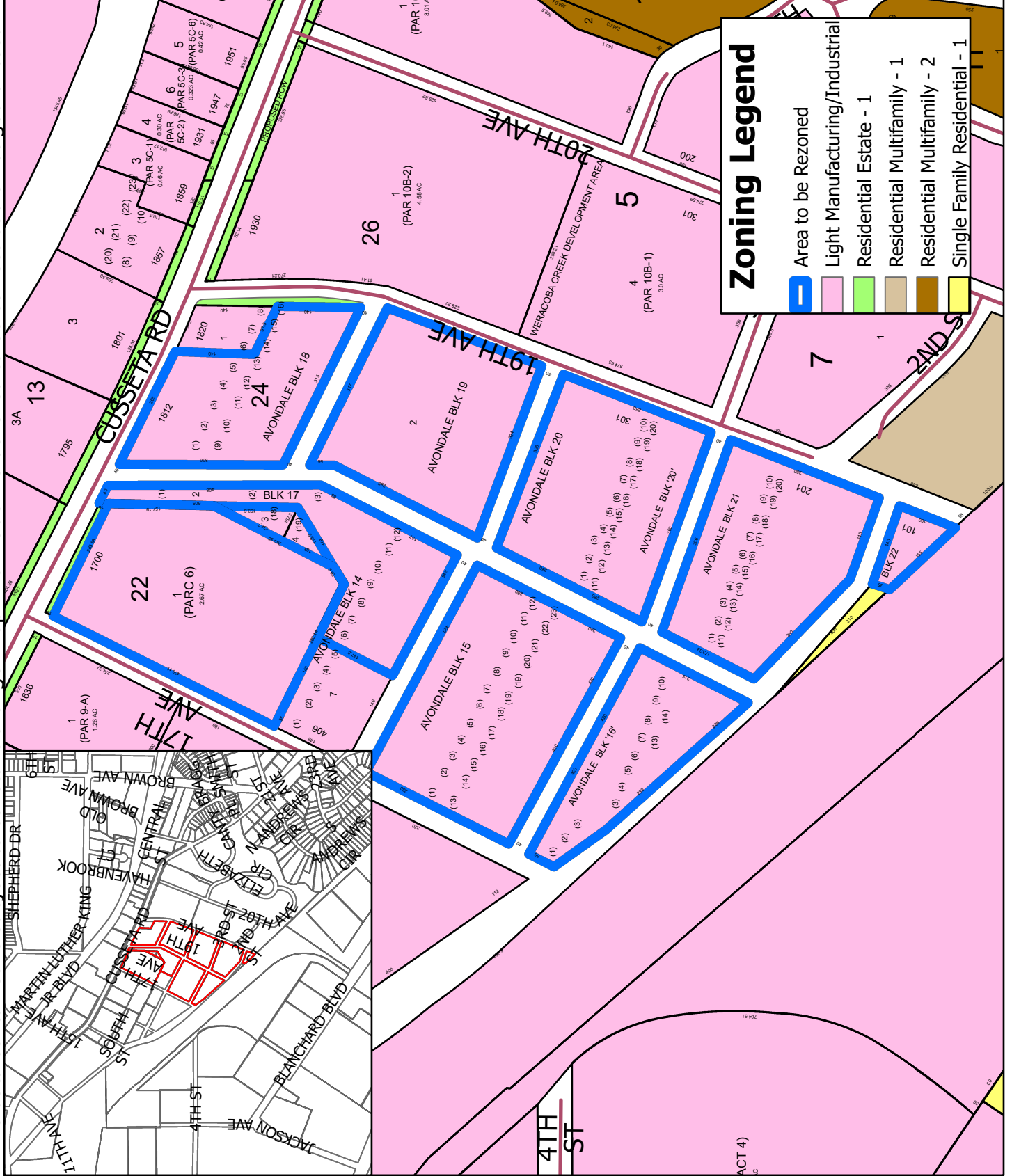
Created By: Rex Wilkinson
 Columbus Consolidated Government | Planning Department



Date Printed: 7/7/2025 15:28

REZN-06-25-1135 | 0 Cusseta Road | Zoning Map

This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

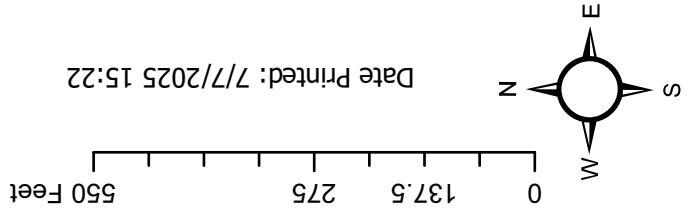


Zoning Legend

- Area to be Rezoned
- Light Manufacturing/Industrial
- Residential Estate - 1
- Residential Multifamily - 1
- Residential Multifamily - 2
- Single Family Residential - 1



Created By: Rex Wilkinson
 Columbus Consolidated Government | Planning Department



Date Printed: 7/7/2025 15:22

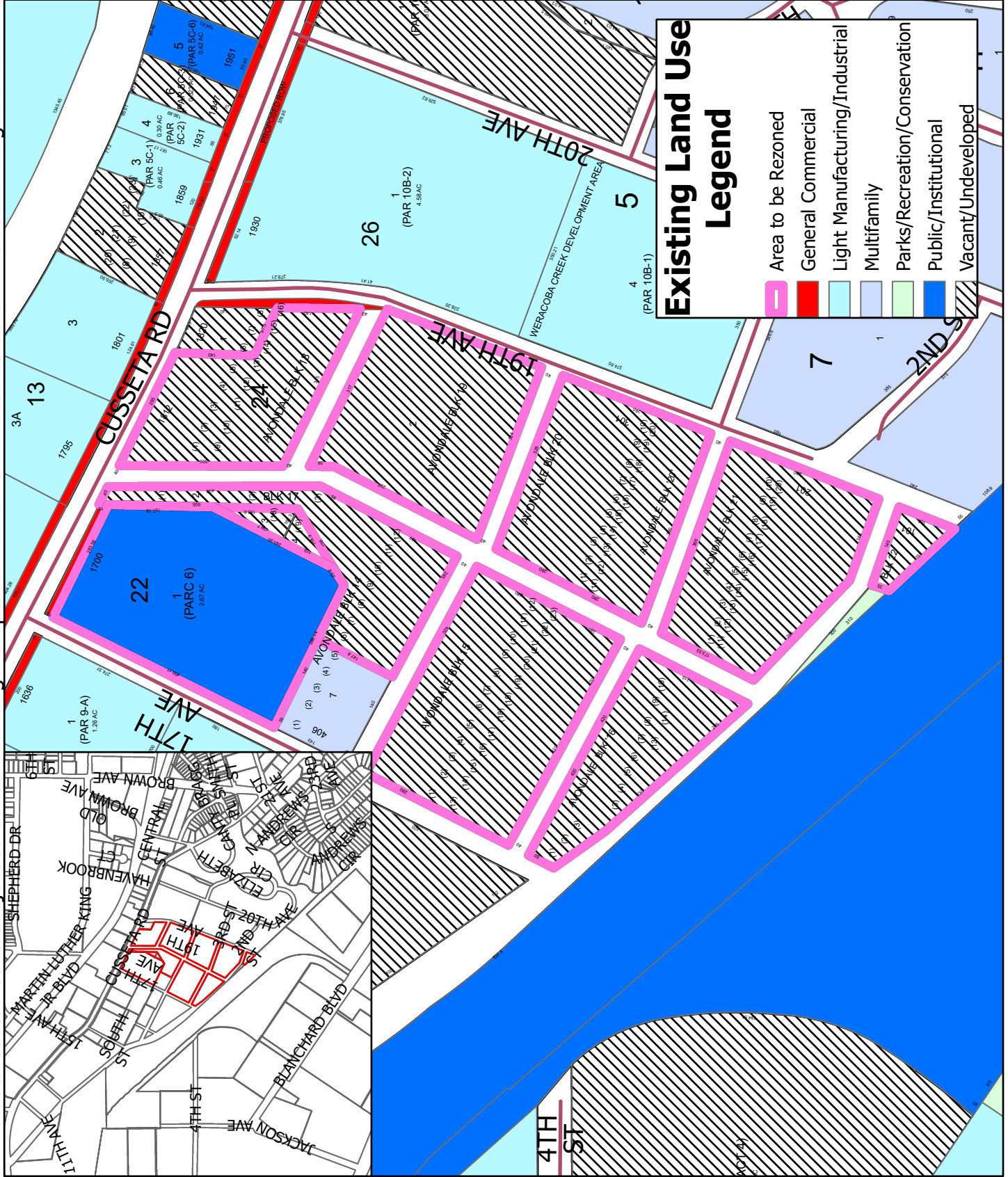
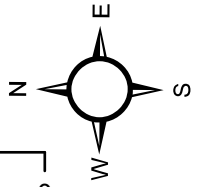
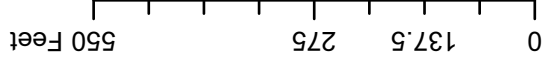
REZN-06-25-1135 | 0 Cusseta Road | Existing Land Use Map

This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.



Created By: Rex Wilkinson
 Columbus Consolidated Government | Planning Department

Date Printed: 7/7/2025 15:25

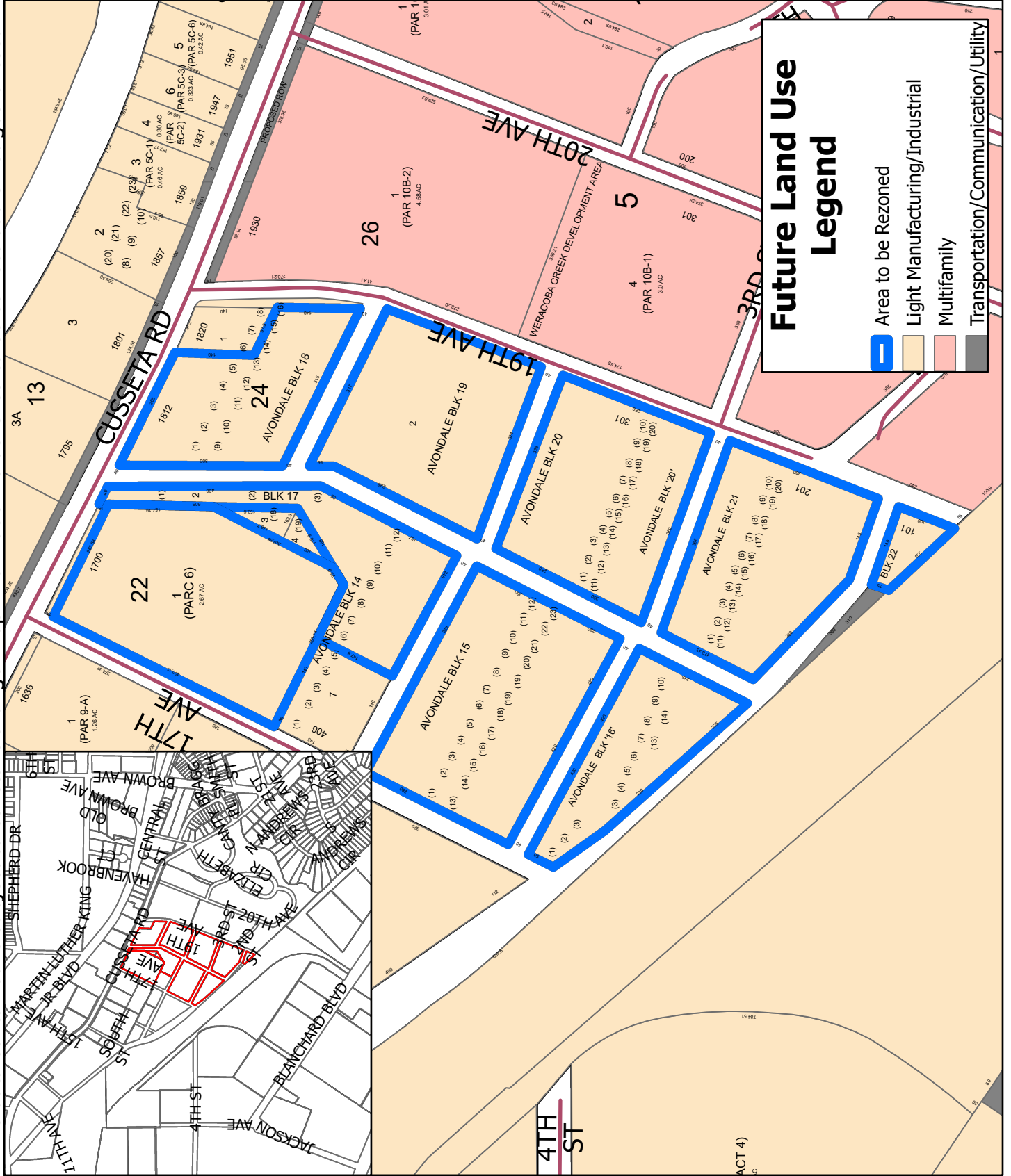


Existing Land Use Legend

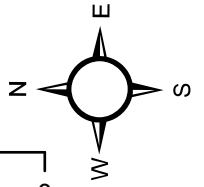
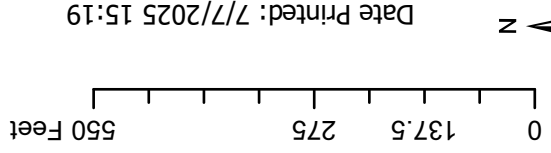
- Area to be Rezoned
- General Commercial
- Light Manufacturing/Industrial
- Multifamily
- Parks/Recreation/Conservation
- Public/Institutional
- Vacant/Undeveloped

REZN-06-25-1135 | 0 Cusseta Road | Future Land Use Map

This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.



Created By: Rex Wilkinson
 Columbus Consolidated Government | Planning Department



Date Printed: 7/7/2025 15:19

REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN-06-25-1135
PROJECT 0 Cusseta Road
CLIENT
REZONING REQUEST LMI to RMF2

LAND USE

Trip Generation Land Use Code* 110 & 221
 Existing Land Use Vacant
 Proposed Land Use LMI
 Existing Trip Rate Unit Light Industrial - Acreage converted to square footage
 Proposed Trip Rate Unit Residential Multi-family - Acreage converted to square footage

TRIP END CALCULATION *

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
General Light Industrial	110	LMI	24.2 Acres	4.87	3,472
Total					3,472
Daily (Proposed Zoning)					
Multifamily Housing	221	RMF2	24.2 Acres	0.36	58 AM peak
				0.44	70 PM peak
				4.55	728 Saturday
Total					856

*Note: * Denotes calculation are based on Trip Generation, 8th Edition by Institute of Transportation Engineers*

TRAFFIC PROJECTIONS

EXISTING ZONING (SFR3)

Name of Street	0 Cusseta Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2023)	7,360
Existing Level of Service (LOS)**	A
Additional Traffic due to Existing Zoning	3,472
Total Projected Traffic (2024)	10,832
Projected Level of Service (LOS)**	B

PROPOSED ZONING (SFR4)

Name of Street	0 Cusseta Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2023)	7,360
Existing Level of Service (LOS)**	A
Additional Traffic due to Proposed	856
Total Projected Traffic (2024)	8,216
Projected Level of Service (LOS)**	A

*Note: ** Denotes Level of Service Based on National Standards for Different Facility Type (TABLE1- General Highway Capacities by Facility Type)*

NOTES:

1. ALL DRAINAGE WAY BANKS ARE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES OF THE CITY OF COLUMBUS, GEORGIA. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY EROSION TO SUD BANKS PRIOR TO CONSTRUCTION OF ANY LAND DISTURBING ACTIVITY. A TREE PROTECTION / PLANNING PLAN SHALL BE SUBMITTED TO THE CITY OF COLUMBUS PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITY. THE APPLICABLE SECTIONS OF CITY ORDINANCE PERTAINING TO CONSIDERING ANY LAND DISTURBING ACTIVITY ON THE PROPERTY SHOWN HEREON, A SITE DEVELOPMENT PLAN SUBMITTED TO THE CITY OF COLUMBUS, GEORGIA.
2. ALL DRAINAGE WAY BANKS ARE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES OF THE CITY OF COLUMBUS, GEORGIA. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY EROSION TO SUD BANKS PRIOR TO CONSTRUCTION OF ANY LAND DISTURBING ACTIVITY. A TREE PROTECTION / PLANNING PLAN SHALL BE SUBMITTED TO THE CITY OF COLUMBUS PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITY. THE APPLICABLE SECTIONS OF CITY ORDINANCE PERTAINING TO CONSIDERING ANY LAND DISTURBING ACTIVITY ON THE PROPERTY SHOWN HEREON, A SITE DEVELOPMENT PLAN SUBMITTED TO THE CITY OF COLUMBUS, GEORGIA.
3. ALL DRAINAGE WAY BANKS ARE SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES OF THE CITY OF COLUMBUS, GEORGIA. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY EROSION TO SUD BANKS PRIOR TO CONSTRUCTION OF ANY LAND DISTURBING ACTIVITY. A TREE PROTECTION / PLANNING PLAN SHALL BE SUBMITTED TO THE CITY OF COLUMBUS PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITY. THE APPLICABLE SECTIONS OF CITY ORDINANCE PERTAINING TO CONSIDERING ANY LAND DISTURBING ACTIVITY ON THE PROPERTY SHOWN HEREON, A SITE DEVELOPMENT PLAN SUBMITTED TO THE CITY OF COLUMBUS, GEORGIA.

Plat
 Recorded 12/1/2017 6:49 AM
 ANN L. HARDMAN
 Clerk of Superior Court
 Muscogee County, GA
 Book 185 Page 58
 Participant ID: 2016874800

5TH AVE ~ 132'



IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM THE ORIGINAL RECORDS AND THAT ALL DIMENSIONS, BEARINGS, AND DISTANCES ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY ME OR UNDER MY SUPERVISION AND HEREIN I STATE THAT I AM A LICENSED SURVEYOR IN THE STATE OF GEORGIA AND THAT I AM NOT PROVIDING ANY SERVICES OR OPINIONS IN THIS PLAT THAT ARE NOT WITHIN THE SCOPE OF MY LICENSE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS GOOD TO BE ACCURATE WITHIN ONE FOOT IN 3,000 FEET.

BY: [Signature]
 GAYMON K. HARALSON, R.S.
 GEORGIA REGISTRATION NO. 2897
 HAMILTON, GEORGIA 31811
 (706) 573-4102

THIS IS TO CERTIFY THAT THE UNDERSIGNED HAVE FOUND THAT THE SURVEY ABOVE IS LOCATED ON COMMUNITY-PANEL NO. 125128 0946 P. DATED SEPTEMBER 5, 2007. THIS SURVEY IS NOT SHOWN TO BE IN A 1,000 HAZARDOUS AREA.

THE UNDERSIGNED CERTIFY THAT THEY ARE THE FEEL SINGLE OWNERS OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE MARGINAL DIMENSIONS AND DISTANCES SHOWN THEREON ARE TRUE AND CORRECT AND THAT ALL DIMENSIONS, BEARINGS, AND DISTANCES ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY ME OR UNDER MY SUPERVISION AND HEREIN I STATE THAT I AM A LICENSED SURVEYOR IN THE STATE OF GEORGIA AND THAT I AM NOT PROVIDING ANY SERVICES OR OPINIONS IN THIS PLAT THAT ARE NOT WITHIN THE SCOPE OF MY LICENSE.

OWNER: Chas. L. Slightman
 FOR HARBOR, LLC

ADDRESS: 1220 5TH AVE
 COLUMBUS, GA 31901

SIGNED: [Signature]
 DATED: 11/14/16

DATE: 11/24/16
 BY: [Signature]
 PLANNING DEPARTMENT

STREETS AND STORM DRAIN DESIGN, CONSTRUCTION PLANS AND EXISTING UTILITIES REQUIREMENTS OF THE CITY OF COLUMBUS, GEORGIA, DEPARTMENT OF ENGINEERING OF COLUMBUS, GEORGIA.

DATE: 11/24/16

ALL REQUIREMENTS OF THE COLUMBUS UNIFIED DEVELOPMENT CODE HAVING BEEN REPRESENTED AS FULFILLED BY THIS PLAT, THE UNDERSIGNED, ACTING AS THE SURVEYOR, HEREBY APPROVES THIS PLAT FOR RECORDATION BY THE CLERK OF THE SUPERIOR COURT.

LEGEND

- IRON PIN FOUND
- DRILL HOLE
- IRON PIN W/ CAP SET

REPLAT
 PART OF CITY LOTS 545 & 548
 & CITY LOT 546
 COLUMBUS, MUSCOGEE COUNTY, GEORGIA
 FOR
 MILKLAND, LLC

Haralson & Adams
 LAND SURVEYING & CONSTRUCTION LAYOUT

WWW.HARALSON-ADAMS.COM
 P.O. BOX 536 HAMILTON, GEORGIA
 PHONEN (706) 573-4102

THIS SURVEY WAS PROVIDED BY THE CLIENT AND THE ENGINEER HAS REVIEWED THE SURVEY FOR THE ACCURACY OF THE DIMENSIONS AND DISTANCES SHOWN AND HAS FOUND THEM TO BE CORRECT AND TRUE.

DATE: 11/11/16

[Signature]
 GAYMON K. HARALSON, R.S.

JOB NUMBER: 2016011
 SURVEYED BY: BSA
 DRAWN BY: BSA
 DOWNS DATE: 11/09/2016
 CHECKED BY: BSA
 CHECKED DATE: 11/09/2016

PAGE NUMBER
1
 OF 1

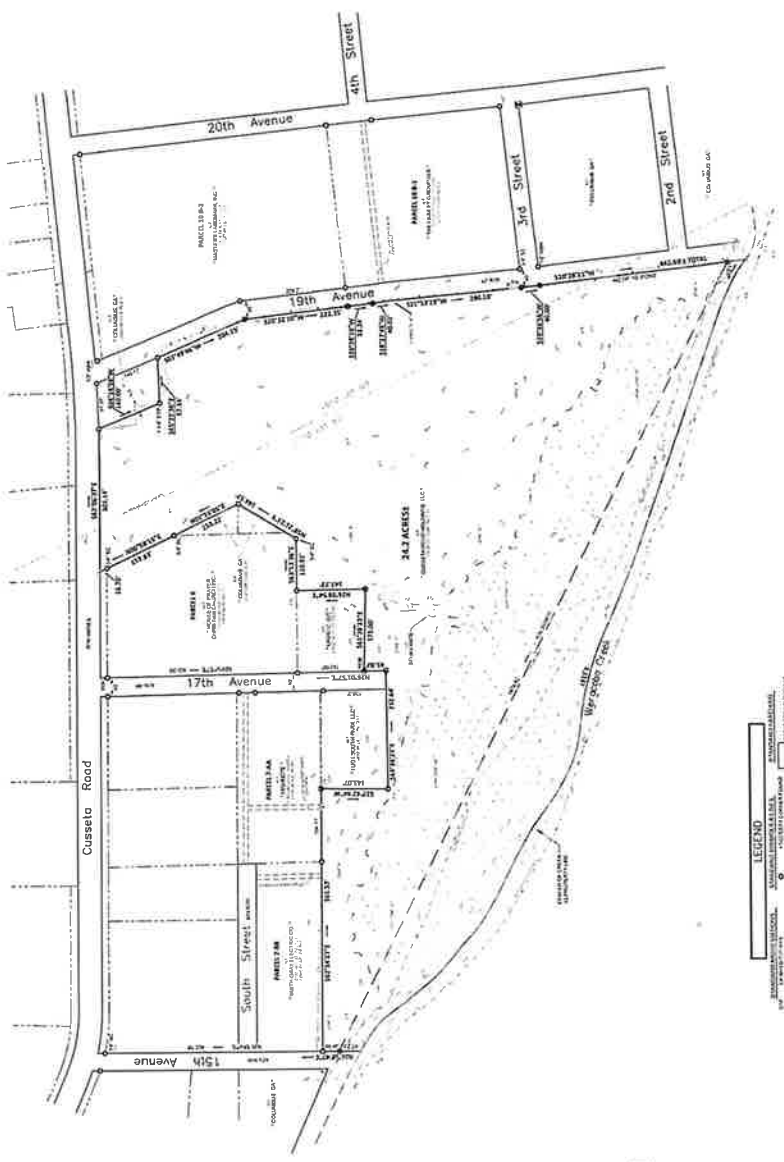
Cusseta Woods

Application for Rezoning

June 10, 2025

Cusseta Woods Project Location Map





Geotechnical Engineering Services, Inc.
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 (404) 525-1100
 www.geotechnical-engineering.com

DATE: AUG. 28, 2024
 SCALE: 1" = 100'
 SHEET NO: 1 OF 1

WEROCBA CREEK REDEVELOPMENT AREA
 AVONDALE
 (UNWEIR LAND) SUBDIVISION
 COLUMBIA, MISSISSIPPI
 Christopher Woodruff

NO.	DESCRIPTION	DATE
1	PRELIMINARY	NOVEMBER 17, 2023
2	REVISED	AUGUST 28, 2024

McBride & Moxey, Inc.
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 (404) 525-1100
 www.mcmbride.com

LEGEND

---	Proposed Right-of-Way
---	Proposed Easement
---	Proposed Utility
---	Proposed Structure
---	Proposed Fencing
---	Proposed Driveway
---	Proposed Walkway
---	Proposed Parking
---	Proposed Landscaping
---	Proposed Other

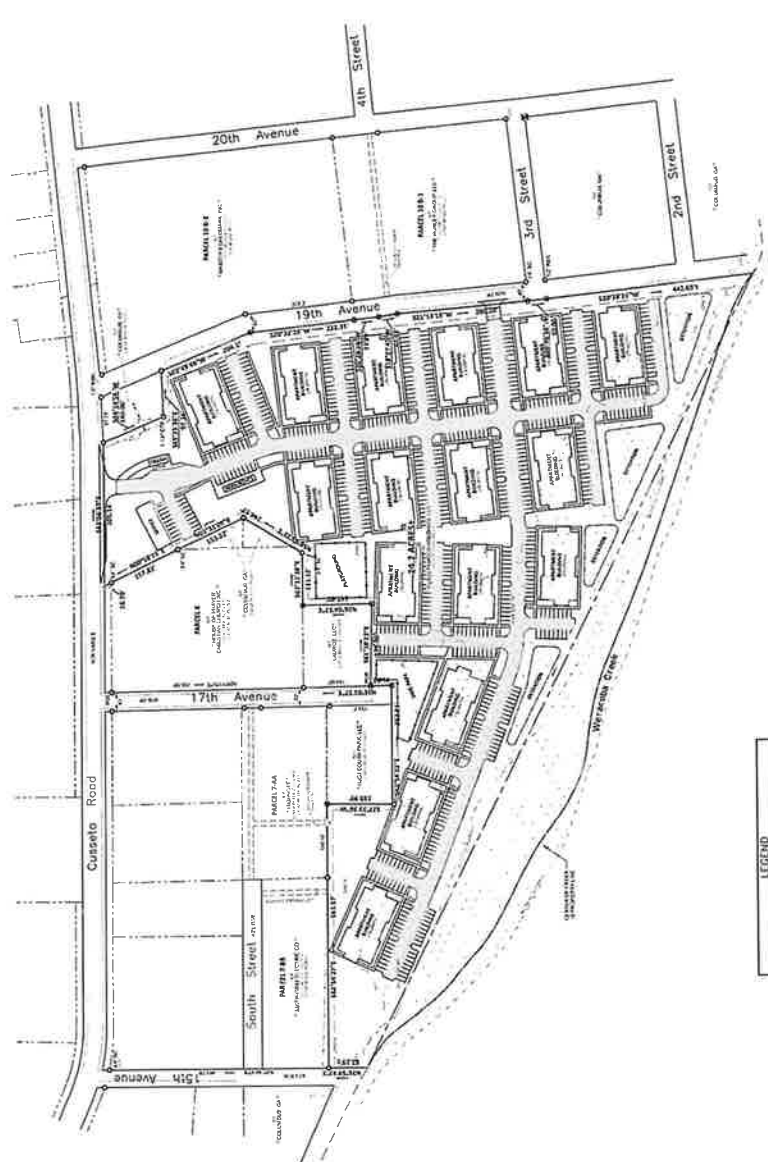
GRAPHIC SCALE

FLOOD CERTIFICATION
 The project is located in a flood hazard area as shown on the Flood Hazard Insurance Study for the State of Mississippi, dated 2015. The project is located in a flood hazard area as shown on the Flood Hazard Insurance Study for the State of Mississippi, dated 2015. The project is located in a flood hazard area as shown on the Flood Hazard Insurance Study for the State of Mississippi, dated 2015.

OWNER INFORMATION
 PROJECT: WEROCBA CREEK REDEVELOPMENT AREA
 DATE: AUG. 28, 2024
 DRAWN BY: [Name]
 CHECKED BY: [Name]

SURVEYOR'S NOTES
 1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1968 AND THE SURVEYING REGULATIONS OF THE MISSISSIPPI BOARD OF SURVEYING AND MAPPING.
 2. THE SURVEY WAS CONDUCTED USING THE FOLLOWING METHODS AND EQUIPMENT:
 - GPS SURVEYING
 - TOTAL STATION
 - LEVELING
 3. THE SURVEY WAS CONDUCTED ON A CLEAR DAY WITH GOOD VISIBILITY.
 4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1968 AND THE SURVEYING REGULATIONS OF THE MISSISSIPPI BOARD OF SURVEYING AND MAPPING.

SURVEYOR'S CERTIFICATION
 I, the undersigned, being a duly licensed and qualified Surveyor in the State of Mississippi, do hereby certify that the foregoing is a true and correct copy of the original survey as shown to me by the owner of the land described herein, and that the same is in accordance with the Surveying Act of 1968 and the Surveying Regulations of the Mississippi Board of Surveying and Mapping.



FLOOD CERTIFICATION
 THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE AREA, AND THEREFORE IS NOT SUBJECT TO FLOOD HAZARD INSURANCE REQUIREMENTS. THE DATE OF THIS CERTIFICATION IS 07/23/2022.

DATE: 07/23/2022
TIME: 10:00 AM
BY: [Signature]
TITLE: Surveyor

SURVEYOR'S NOTES
 THIS PLAN AND ANY INSTRUMENTS HERETO RELATED, INCLUDING ALL RECORDS, SHALL BE THE PROPERTY OF THE SURVEYOR AND SHALL BE KEPT IN HIS OFFICE FOR A PERIOD OF FIVE (5) YEARS AFTER THE DATE OF RECORDATION. THE SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF FLOOD HAZARD. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF FLOOD HAZARD. THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAS FOUND NO EVIDENCE OF FLOOD HAZARD.

SURVEYOR'S CERTIFICATION
 I, the undersigned, being duly qualified and licensed as a Professional Engineer in the State of Georgia, do hereby certify that I am a duly qualified and licensed Professional Engineer in the State of Georgia, and that I am the author of the above described plan, and that the same is a true and correct copy of the original plan as shown to me by the client. I have not been convicted of any crime involving moral turpitude, and I have not been disciplined by any professional board or organization. I have not been convicted of any crime involving moral turpitude, and I have not been disciplined by any professional board or organization.

LEGEND

Symbol	Description
Circle with dot	Survey Station
Solid line	Property Line
Dashed line	Boundary Line
Circle with cross	Corner Marker
Circle with X	Iron Nail
Circle with dot and cross	Iron Pipe
Circle with dot and X	Iron Bolt
Circle with dot and cross and X	Iron Stake
Circle with dot and cross and X and dot	Iron Pipe and Stake
Circle with dot and cross and X and dot and cross	Iron Pipe and Stake and Bolt
Circle with dot and cross and X and dot and cross and dot	Iron Pipe and Stake and Bolt and Nail
Circle with dot and cross and X and dot and cross and dot and cross	Iron Pipe and Stake and Bolt and Nail and Stake
Circle with dot and cross and X and dot and cross and dot and cross and dot	Iron Pipe and Stake and Bolt and Nail and Stake and Bolt
Circle with dot and cross and X and dot and cross and dot and cross and dot and cross	Iron Pipe and Stake and Bolt and Nail and Stake and Bolt and Stake
Circle with dot and cross and X and dot and cross and dot and cross and dot and cross and dot	Iron Pipe and Stake and Bolt and Nail and Stake and Bolt and Stake and Bolt
Circle with dot and cross and X and dot and cross and dot and cross and dot and cross and dot and cross	Iron Pipe and Stake and Bolt and Nail and Stake and Bolt and Stake and Bolt and Stake



DATE: AUG 28 2024
SCALE: 1" = 100'
SHEET NO.: 1 of 1

CONCEPTUAL DEVELOPMENT PLAN
WIERCOBA CREEK REDEVELOPMENT AREA
 LIVING IN LAND LOT 82 & 85, COWETA RESERVE
 COLUMBUS, MISSISSIPPI COUNTY, GEORGIA
 Chiklophier Woodruff

NO.	REVISION	DATE
1	FIELD SURVEY	JULY 23, 2022
2	PLAN PREPARED	AUGUST 28, 2024

McBride & Maxey, Inc.
 Surveyors & Engineers
 201 W. Main Street, Columbus, MS 38701
 Phone: 662-933-1111
 Fax: 662-933-1112
 www.mcbrideandmaxey.com

McBride & Maxey, Inc.
 Surveyors & Engineers
 201 W. Main Street, Columbus, MS 38701
 Phone: 662-933-1111
 Fax: 662-933-1112
 www.mcbrideandmaxey.com

McBride & Maxey, Inc.
 Surveyors & Engineers
 201 W. Main Street, Columbus, MS 38701
 Phone: 662-933-1111
 Fax: 662-933-1112
 www.mcbrideandmaxey.com

McBride & Maxey, Inc.
 Surveyors & Engineers
 201 W. Main Street, Columbus, MS 38701
 Phone: 662-933-1111
 Fax: 662-933-1112
 www.mcbrideandmaxey.com

McBride & Maxey, Inc.
 Surveyors & Engineers
 201 W. Main Street, Columbus, MS 38701
 Phone: 662-933-1111
 Fax: 662-933-1112
 www.mcbrideandmaxey.com





LOCATION OF NOTICE TO REZONE



FLOOD CERTIFICATION
 THE SURVEYOR HAS CONDUCTED A VISUAL INSPECTION OF THE SUBJECT PROPERTY AND HAS DETERMINED THAT THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON THE LATEST FLOOD HAZARD ZONE MAPS. THE SURVEYOR HAS THEREFORE CERTIFIED THAT THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE.

PROPERTY INFORMATION
 PROJECT NO. 19-001
 DATE: 05/11/2019
 SURVEYOR: JAMES W. HARRIS
 PROJECT: 19-001

SURVEYOR'S NOTES
 1. ALL DIMENSIONS ARE IN FEET AND INCHES.
 2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 5. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 6. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 7. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 8. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 9. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.
 10. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD.

SURVEYOR'S CERTIFICATION
 I, JAMES W. HARRIS, A PROFESSIONAL SURVEYOR LICENSED IN THE STATE OF CALIFORNIA, DO HEREBY CERTIFY THAT I AM THE SURVEYOR OF THE ABOVE PROPERTY AND THAT I HAVE CONDUCTED A VISUAL INSPECTION OF THE PROPERTY AND HAVE DETERMINED THAT THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE AS SHOWN ON THE LATEST FLOOD HAZARD ZONE MAPS. I HAVE THEREFORE CERTIFIED THAT THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE.

LEGEND

STANDARD SYMBOLS	STANDARD DIMENSIONS	STANDARD NOTES
1. CENTERLINE OF ROAD	1. CENTERLINE OF ROAD	1. CENTERLINE OF ROAD
2. PROPERTY LINE	2. PROPERTY LINE	2. PROPERTY LINE
3. EXISTING CURB	3. EXISTING CURB	3. EXISTING CURB
4. EXISTING DRIVE	4. EXISTING DRIVE	4. EXISTING DRIVE
5. EXISTING SIDEWALK	5. EXISTING SIDEWALK	5. EXISTING SIDEWALK
6. EXISTING UTILITY	6. EXISTING UTILITY	6. EXISTING UTILITY
7. EXISTING FENCE	7. EXISTING FENCE	7. EXISTING FENCE
8. EXISTING WALL	8. EXISTING WALL	8. EXISTING WALL
9. EXISTING POLE	9. EXISTING POLE	9. EXISTING POLE
10. EXISTING SIGN	10. EXISTING SIGN	10. EXISTING SIGN
11. EXISTING LIGHT	11. EXISTING LIGHT	11. EXISTING LIGHT
12. EXISTING TREE	12. EXISTING TREE	12. EXISTING TREE
13. EXISTING SHrub	13. EXISTING SHrub	13. EXISTING SHrub
14. EXISTING GRASS	14. EXISTING GRASS	14. EXISTING GRASS
15. EXISTING PAVEMENT	15. EXISTING PAVEMENT	15. EXISTING PAVEMENT
16. EXISTING ASPHALT	16. EXISTING ASPHALT	16. EXISTING ASPHALT
17. EXISTING CONCRETE	17. EXISTING CONCRETE	17. EXISTING CONCRETE
18. EXISTING BRICK	18. EXISTING BRICK	18. EXISTING BRICK
19. EXISTING STONE	19. EXISTING STONE	19. EXISTING STONE
20. EXISTING METAL	20. EXISTING METAL	20. EXISTING METAL
21. EXISTING WOOD	21. EXISTING WOOD	21. EXISTING WOOD
22. EXISTING PLASTER	22. EXISTING PLASTER	22. EXISTING PLASTER
23. EXISTING GYPSUM	23. EXISTING GYPSUM	23. EXISTING GYPSUM
24. EXISTING STUCCO	24. EXISTING STUCCO	24. EXISTING STUCCO
25. EXISTING PAINT	25. EXISTING PAINT	25. EXISTING PAINT
26. EXISTING TILE	26. EXISTING TILE	26. EXISTING TILE
27. EXISTING CARPET	27. EXISTING CARPET	27. EXISTING CARPET
28. EXISTING FLOOR	28. EXISTING FLOOR	28. EXISTING FLOOR
29. EXISTING CEILING	29. EXISTING CEILING	29. EXISTING CEILING
30. EXISTING WALL	30. EXISTING WALL	30. EXISTING WALL
31. EXISTING DOOR	31. EXISTING DOOR	31. EXISTING DOOR
32. EXISTING WINDOW	32. EXISTING WINDOW	32. EXISTING WINDOW
33. EXISTING ROOF	33. EXISTING ROOF	33. EXISTING ROOF
34. EXISTING GUTTER	34. EXISTING GUTTER	34. EXISTING GUTTER
35. EXISTING DOWNSPOUT	35. EXISTING DOWNSPOUT	35. EXISTING DOWNSPOUT
36. EXISTING FOUNDATION	36. EXISTING FOUNDATION	36. EXISTING FOUNDATION
37. EXISTING BASEMENT	37. EXISTING BASEMENT	37. EXISTING BASEMENT
38. EXISTING ATTIC	38. EXISTING ATTIC	38. EXISTING ATTIC
39. EXISTING GARAGE	39. EXISTING GARAGE	39. EXISTING GARAGE
40. EXISTING PORCH	40. EXISTING PORCH	40. EXISTING PORCH
41. EXISTING DECK	41. EXISTING DECK	41. EXISTING DECK
42. EXISTING PATIO	42. EXISTING PATIO	42. EXISTING PATIO
43. EXISTING DRIVEWAY	43. EXISTING DRIVEWAY	43. EXISTING DRIVEWAY
44. EXISTING WALKWAY	44. EXISTING WALKWAY	44. EXISTING WALKWAY
45. EXISTING BIKEWAY	45. EXISTING BIKEWAY	45. EXISTING BIKEWAY
46. EXISTING STAIR	46. EXISTING STAIR	46. EXISTING STAIR
47. EXISTING RAMP	47. EXISTING RAMP	47. EXISTING RAMP
48. EXISTING ELEVATOR	48. EXISTING ELEVATOR	48. EXISTING ELEVATOR
49. EXISTING ESCALATOR	49. EXISTING ESCALATOR	49. EXISTING ESCALATOR
50. EXISTING MECHANICAL	50. EXISTING MECHANICAL	50. EXISTING MECHANICAL
51. EXISTING ELECTRICAL	51. EXISTING ELECTRICAL	51. EXISTING ELECTRICAL
52. EXISTING PLUMBING	52. EXISTING PLUMBING	52. EXISTING PLUMBING
53. EXISTING HVAC	53. EXISTING HVAC	53. EXISTING HVAC
54. EXISTING ROOFING	54. EXISTING ROOFING	54. EXISTING ROOFING
55. EXISTING INSULATION	55. EXISTING INSULATION	55. EXISTING INSULATION
56. EXISTING PAINTING	56. EXISTING PAINTING	56. EXISTING PAINTING
57. EXISTING CARPENTRY	57. EXISTING CARPENTRY	57. EXISTING CARPENTRY
58. EXISTING MASONRY	58. EXISTING MASONRY	58. EXISTING MASONRY
59. EXISTING CONCRETE	59. EXISTING CONCRETE	59. EXISTING CONCRETE
60. EXISTING METAL	60. EXISTING METAL	60. EXISTING METAL
61. EXISTING WOOD	61. EXISTING WOOD	61. EXISTING WOOD
62. EXISTING PLASTER	62. EXISTING PLASTER	62. EXISTING PLASTER
63. EXISTING GYPSUM	63. EXISTING GYPSUM	63. EXISTING GYPSUM
64. EXISTING STUCCO	64. EXISTING STUCCO	64. EXISTING STUCCO
65. EXISTING PAINT	65. EXISTING PAINT	65. EXISTING PAINT
66. EXISTING TILE	66. EXISTING TILE	66. EXISTING TILE
67. EXISTING CARPET	67. EXISTING CARPET	67. EXISTING CARPET
68. EXISTING FLOOR	68. EXISTING FLOOR	68. EXISTING FLOOR
69. EXISTING CEILING	69. EXISTING CEILING	69. EXISTING CEILING
70. EXISTING WALL	70. EXISTING WALL	70. EXISTING WALL
71. EXISTING DOOR	71. EXISTING DOOR	71. EXISTING DOOR
72. EXISTING WINDOW	72. EXISTING WINDOW	72. EXISTING WINDOW
73. EXISTING ROOF	73. EXISTING ROOF	73. EXISTING ROOF
74. EXISTING GUTTER	74. EXISTING GUTTER	74. EXISTING GUTTER
75. EXISTING DOWNSPOUT	75. EXISTING DOWNSPOUT	75. EXISTING DOWNSPOUT
76. EXISTING FOUNDATION	76. EXISTING FOUNDATION	76. EXISTING FOUNDATION
77. EXISTING BASEMENT	77. EXISTING BASEMENT	77. EXISTING BASEMENT
78. EXISTING ATTIC	78. EXISTING ATTIC	78. EXISTING ATTIC
79. EXISTING GARAGE	79. EXISTING GARAGE	79. EXISTING GARAGE
80. EXISTING PORCH	80. EXISTING PORCH	80. EXISTING PORCH
81. EXISTING DECK	81. EXISTING DECK	81. EXISTING DECK
82. EXISTING PATIO	82. EXISTING PATIO	82. EXISTING PATIO
83. EXISTING DRIVEWAY	83. EXISTING DRIVEWAY	83. EXISTING DRIVEWAY
84. EXISTING WALKWAY	84. EXISTING WALKWAY	84. EXISTING WALKWAY
85. EXISTING BIKEWAY	85. EXISTING BIKEWAY	85. EXISTING BIKEWAY
86. EXISTING STAIR	86. EXISTING STAIR	86. EXISTING STAIR
87. EXISTING RAMP	87. EXISTING RAMP	87. EXISTING RAMP
88. EXISTING ELEVATOR	88. EXISTING ELEVATOR	88. EXISTING ELEVATOR
89. EXISTING ESCALATOR	89. EXISTING ESCALATOR	89. EXISTING ESCALATOR
90. EXISTING MECHANICAL	90. EXISTING MECHANICAL	90. EXISTING MECHANICAL
91. EXISTING ELECTRICAL	91. EXISTING ELECTRICAL	91. EXISTING ELECTRICAL
92. EXISTING PLUMBING	92. EXISTING PLUMBING	92. EXISTING PLUMBING
93. EXISTING HVAC	93. EXISTING HVAC	93. EXISTING HVAC
94. EXISTING ROOFING	94. EXISTING ROOFING	94. EXISTING ROOFING
95. EXISTING INSULATION	95. EXISTING INSULATION	95. EXISTING INSULATION
96. EXISTING PAINTING	96. EXISTING PAINTING	96. EXISTING PAINTING
97. EXISTING CARPENTRY	97. EXISTING CARPENTRY	97. EXISTING CARPENTRY
98. EXISTING MASONRY	98. EXISTING MASONRY	98. EXISTING MASONRY
99. EXISTING CONCRETE	99. EXISTING CONCRETE	99. EXISTING CONCRETE
100. EXISTING METAL	100. EXISTING METAL	100. EXISTING METAL

COLORIZED CONCEPT SITE PLAN

CAUTION: UNDERGROUND SERVICE ALERTS
 UNDETERMINED UTILITIES MAY BE PRESENT
 BEFORE ANY EXCAVATION



CALL 800-950-5500
 CAL 714-833-1111