MOON MEEKS & ASSOCIATES, INC.
CIVIL ENGINEERS LAND SURVEYORS
100 SOUTHERN WAY, SUITE A
COLUMBUS, GA 31904
P.O. Box 4748 (31914)
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WWW.MOONMEEKS.COM

PRELIMINARY LAYOUT PLAN
FUTURE DEVELOPMENT
HIGHLAND BEAVER RUN

LYING IN LAND LOT 93, 9th DISTRICT
COLUMBUS, MUSCOGEE COUNTY, GEORGIA

NAD 83 (GA WEST)

0 40 80 120

BEAVER RUN ROAD (U.S. HWY. 80 & GA. HWY. NO. 22)
(SPEED LIMIT 45 MPH)

±448'

±233'

BEAVER RUN ROAD (U.S. HWY. 80 & GA. HWY. NO. 22)
(SPEED LIMIT 45 MPH)

N88°51'18"E 1016.77'

N88°51'18"E 151.71'

S38°17'51"E 55.01'

N27°34'52"E 58.53'

N88°51'28"E 49.95'

DISTURB 0.10 Ac.
UNDER NATION WIDE PERMIT

FSALMOND ROAD

FAMILY DOLLAR

13 SPACES

12 SPACES

7 SPACES

16 SPACES

14 SPACES

8'-0" SIDEWALK

160'

80 PARKING SPACES

PROPOSED BUILDING

70'

14 SPACES

9 SPACES

5'-0" SIDEWALK

LOADING AREA

DETENTION AREA
0.96 Ac.

START OF INTERMEDIATE STREAM

50' CITY BUFFER

25' STATE BUFFER

25' STATE BUFFER

50' CITY BUFFER

337.84'
N88°44'27"W

ALTON RANDALL DUNCAN & JOANNE DUNCAN PERSON
(DEED BOOK 9201, PAGE 116)

ALTON RANDALL DUNCAN & JOANNE DUNCAN PERSON
(DEED BOOK 9201, PAGE 116)

REVISIONS:

PRELIMINARY
FOR REVIEW ONLY

GSWCC#	8182
MMA#	2021113
DATE:	01/25/22
SCALE:	1" = 40'

SHEET No.

A

COORDINATE FILE: 7PSALMOND218045.crd

DRAWING FILE: Z:_ENGINEERING_