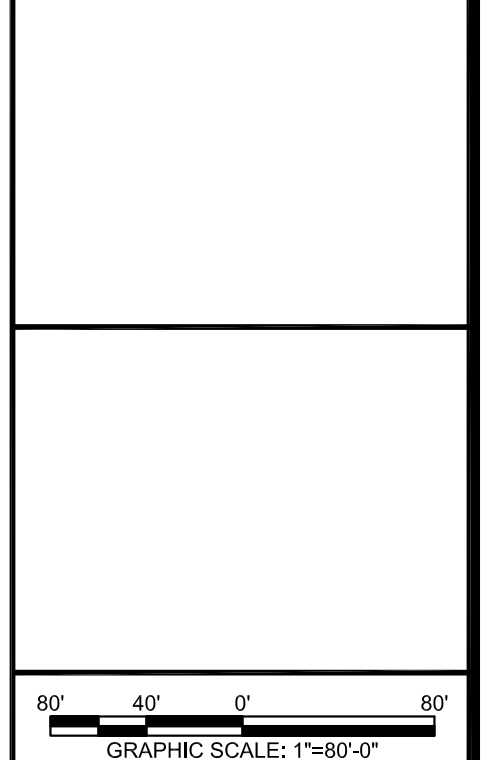


NO.	REVISION DESCRIPTION	BY	DATE



EMC ENGINEERING SERVICES, INC.
 3575 MACON ROAD SUITE 15
 COLUMBUS, GEORGIA 31907
 PHONE: (706) 965-5985
 FAX: (706) 965-5983
 columbus@emc-eng.com

CIVIL
MARINE
ENVIRONMENTAL

BRANCH OFFICES: ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS, STATESBORO, AND VALDOSTA

CONCEPTUAL MASTER PLAN
8800 VETERANS PARKWAY
 LAND LOTS 17 AND 48, 18TH AND 19TH LAND DISTRICT
 VETERANS PARKWAY, COLUMBUS, GEORGIA
 Prepared for:
TIGER CREEK DEVELOPMENT COMPANY

PROJECT NO.:	13-7104
DRAWN BY:	JDW
DESIGNED BY:	JDW
SURVEYED BY:	-
SURVEY DATE:	-
CHECKED BY:	JDW
SCALE:	1"=80'
DATE:	11-26-2013

PLANNED UNIT DEVELOPMENT PLAN-MAJOR AMENDMENTS:
 8800 VETERANS PARKWAY, COLUMBUS, GA

ORDINANCE SECTION	ORDINANCE REQUIREMENTS	REQUESTED VARIANCE
TABLE 2.5.2	MINIMUM SIDE PERIMETER BUFFER: 100 FEET ABUTTING RESIDENTIAL FUTURE LAND USE	MINIMUM SIDE PERIMETER BUFFER: 20 FEET ABUTTING RESIDENTIAL LAND USE
TABLE 2.5.2	MINIMUM FRONT PERIMETER BUFFER: 50 FEET	MINIMUM FRONT PERIMETER BUFFER: 20 FEET

OPEN SPACE BREAKDOWN:
 TOTAL SITE AREA: 35.62 ACRES
 TYPICAL IMPERVIOUS AREA FOR THE LOTS: 0.0638 AC
 IMPERVIOUS AREA FOR LOT 28: 0.2 AC
 TOTAL IMPERVIOUS AREA FOR PROJECT (0.0638)(90 LOTS)=5.74 + 0.2 = 5.94
 GA POWER RIGHT OF WAY GREEN SPACE 1.80 AC
 RIGHT OF WAY AREA REQUIRED FOR DEVELOPMENT=5.31 AC
 OPEN SPACE PROVIDE: 35.62 AC - 5.94 AC - 1.80 AC - 5.31 AC = 22.57 AC

CONCEPTUAL MASTER PLAN INFORMATION:

- TOTAL SITE AREA: 35.62 ACRES
- ABUTTING LAND USE: PUD, RE1, SFR3, AND SFR1
- OPEN SPACE AREA REQUIREMENTS:
 REQUIRED: 17.81 ACRES (50% OF DEVELOPMENT)
 PROVIDED: 22.44 ACRES (63% OF DEVELOPMENT)
- ESTIMATED NATURAL AREA PRESERVED: 3.84 AC
- TOTAL NUMBER OF DWELLING UNITS: 90
- LOTS ARE TO BE USED AS: SINGLE FAMILY RESIDENTIAL

0: 2013\13-7104 TIGER CREEK DEVELOPMENT PUD MASTER PLAN\DWG\13-7104C_B01.DWG 12/10/2013 10:02 AM