



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: 0 FEET

OPEN SPACE BREAKDOWN:
 TOTAL SITE AREA: 14.73 ACRES
 TYPICAL IMPERVIOUS AREA FOR THE LOTS: 0.0638 AC
 IMPERVIOUS AREA FOR LOT 46: 0.4 AC
 TOTAL IMPERVIOUS AREA FOR PROJECT (0.0638 AT LOTS * 3.00 + 0.4 * 2.4)
 OVERLIES RIGHT OF WAY GREEN SPACE: 1.14 AC
 RIGHT OF WAY AREA REQUIRED FOR DEVELOPMENT = 3.04 AC
 OPEN SPACE PROVIDED: 14.73 AC - 3.40 AC - 1.14 AC - 2.04 AC = 8.15 AC

- CONCEPTUAL MASTER PLAN INFORMATION:**
- TOTAL SITE AREA: 14.73 ACRES
 - ABUTTING LAND USE: PUD, RE1, SF3R3, AND SF1
 - OPEN SPACE AREA REQUIREMENTS: REQUIRED: 7.37 ACRES (50% OF DEVELOPMENT) PROVIDED: 8.15 ACRES (55.3% OF DEVELOPMENT)
 - TOTAL NUMBER OF DWELLING UNITS: 48
 - LOTS ARE TO BE USED AS: SINGLE FAMILY RESIDENTIAL

NO.	REVISION DESCRIPTION	BY	DATE

EMC ENGINEERING SERVICES, INC.
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CONCEPTUAL MASTER PLAN
8800 VETERANS PARKWAY-II
LAND LOTS 17 AND 48, 18TH AND 19TH LAND DISTRICT
VETERANS PARKWAY, COLUMBUS, GEORGIA
 Prepared for:
TIGER CREEK DEVELOPMENT COMPANY

PROJECT NO:	13-2104
DRAWN BY:	ADW
DESIGNED BY:	ADW
SUPERVISED BY:	
SURVEY DATE:	
CHECKED BY:	CEB
SCALE:	1"=40'
DATE:	06-25-14

© 2013/13-2104 TIGER CREEK DEVELOPMENT COMPANY MASTER PLAN/REVISED/13-TH/18-TH/19-TH/20-TH/21-TH/22-TH/23-TH/24-TH/25-TH/26-TH/27-TH/28-TH/29-TH/30-TH/31-TH/32-TH/33-TH/34-TH/35-TH/36-TH/37-TH/38-TH/39-TH/40-TH/41-TH/42-TH/43-TH/44-TH/45-TH/46-TH/47-TH/48-TH/49-TH/50-TH/51-TH/52-TH/53-TH/54-TH/55-TH/56-TH/57-TH/58-TH/59-TH/60-TH/61-TH/62-TH/63-TH/64-TH/65-TH/66-TH/67-TH/68-TH/69-TH/70-TH/71-TH/72-TH/73-TH/74-TH/75-TH/76-TH/77-TH/78-TH/79-TH/80-TH/81-TH/82-TH/83-TH