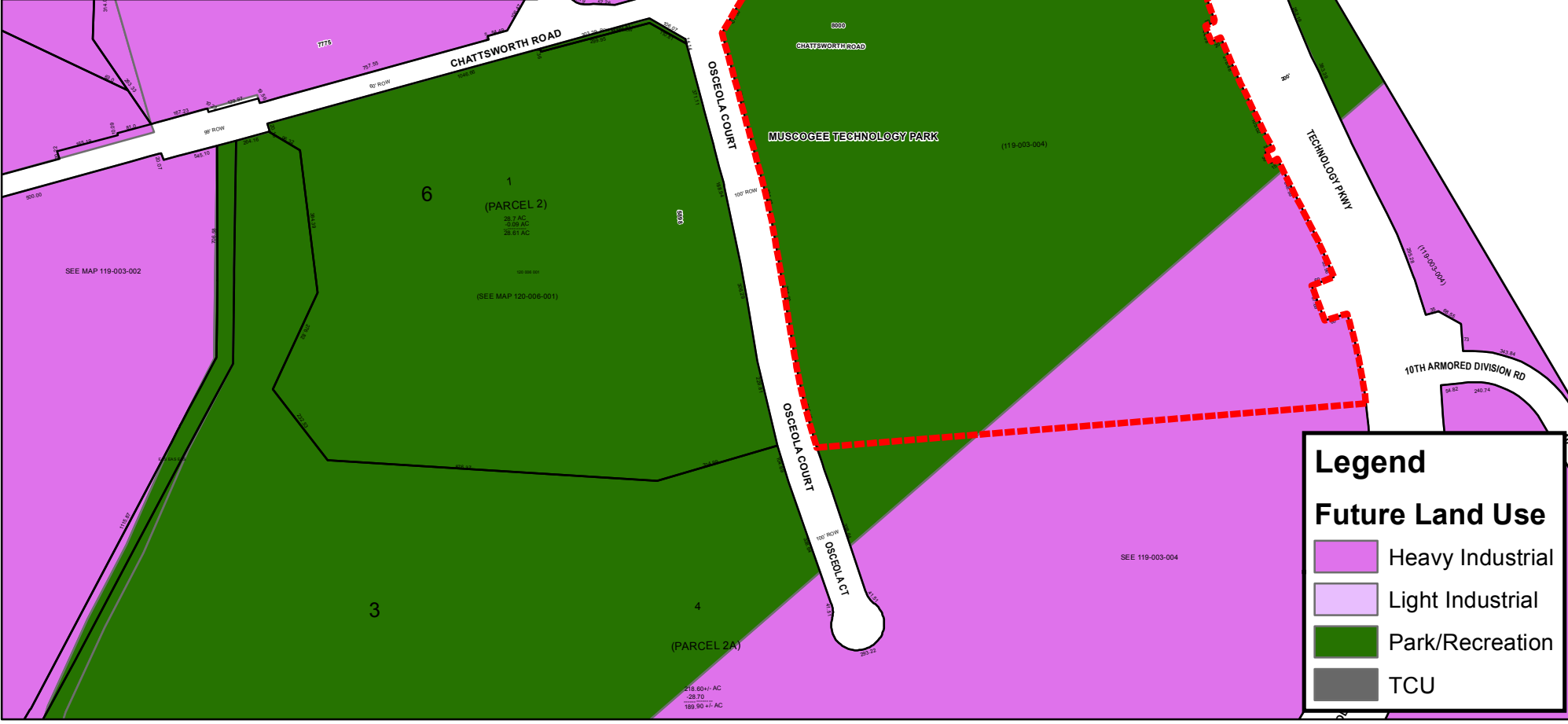
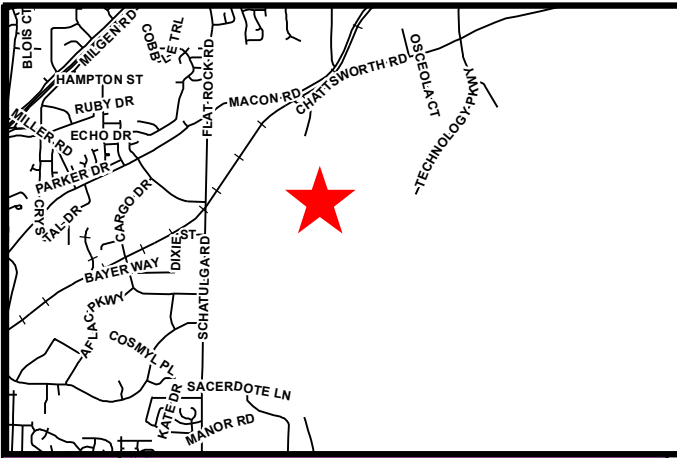


Land Use & Zoning Map for REZN 03-14-0607
Map 119 Block 003 Lot 002

Planning Department-Planning Division
Prepared By GIS Division-Engineering Department

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.

Transverse Mercator Projection
 False Easting: 2296583.333333
 False Northing: 0.000000
 Central Meridian: -84.166667
 Scale Factor: 0.999900
 Latitude Of Origin: 30.000000
 Linear Unit: Foot US
 GCS North American 1983
 Datum: D North American 1983



Area To Be Rezoned

Legend

Future Land Use

- Heavy Industrial
- Light Industrial
- Park/Recreation
- TCU

Date: 4/1/2014

0 200 400 Feet
1 inch = 400 feet

Future Land Use Map for REZN 03-14-0607
Map 119 Block 003 Lot 002

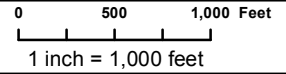
Planning Department-Planning Division
Prepared By GIS Division-Engineering Department

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.

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 False Northing: 0.000000
 Central Meridian: -84.166667
 Scale Factor: 0.999900
 Latitude Of Origin: 30.000000
 Linear Unit: Foot US
 GCS North American 1983
 Datum: D North American 1983



Date: 4/2/2014



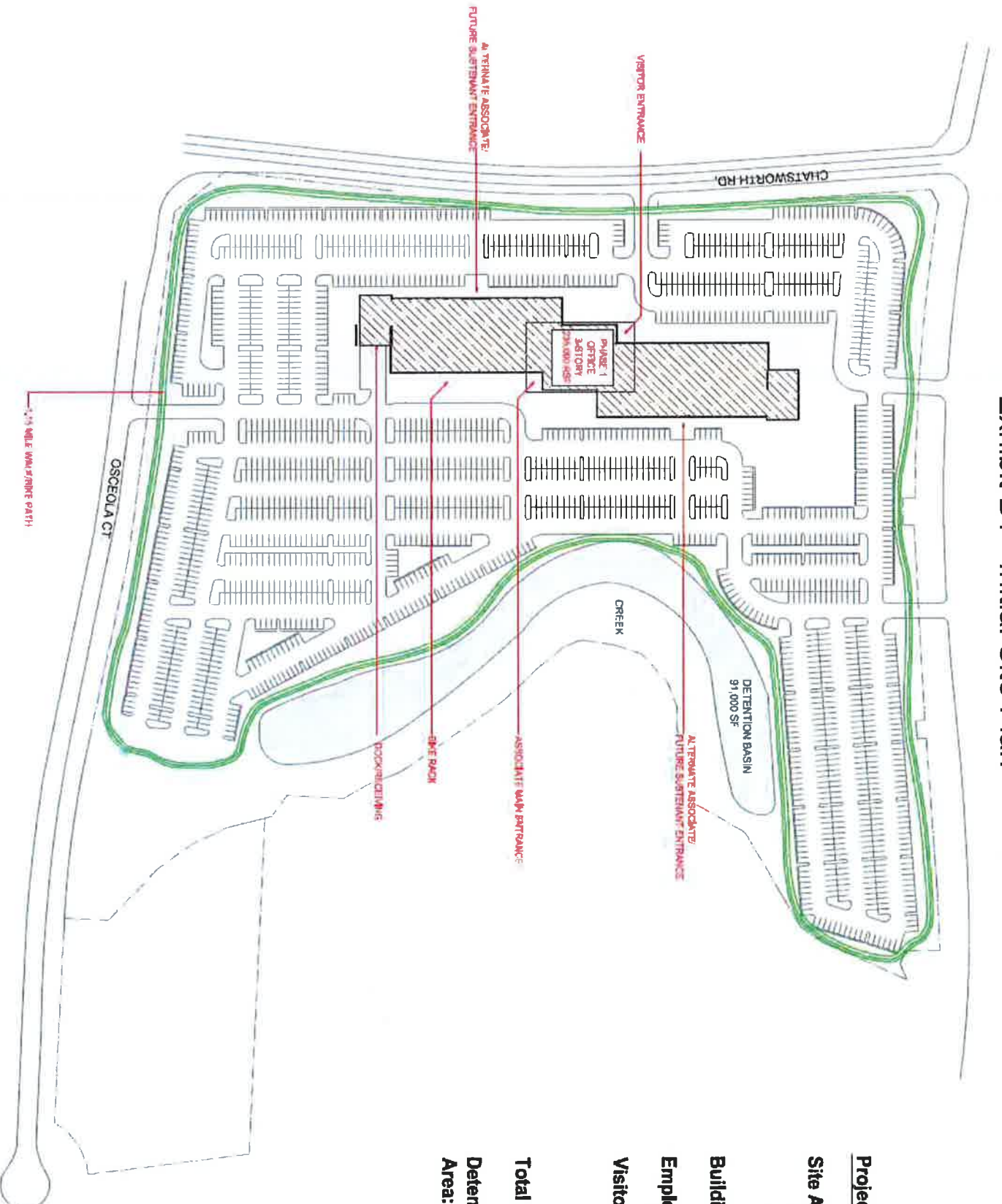
**Fort Benning Notification Map for REZN 03-14-0607
Map 119 Block 003 Lot 002**

**Planning Department-Planning Division
Prepared By GIS Division-Engineering Department**

This material is made available as a public service.
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Transverse Mercator Projection
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False Northing: 0.000000
Central Meridian: -84.166667
Scale Factor: 0.999900
Latitude Of Origin: 30.000000
Linear Unit: Foot US
GCS North American 1983
Datum: D North American 1983

Exhibit B1 - Initial Site Plan



Project Data:

Site Area:
 Gross: 30.38 AC (1,323,166 SF)
 Net: 23.34 AC (1,038,492 SF)

Building Area: 235,000 RSF

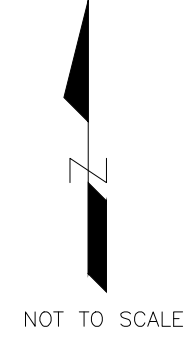
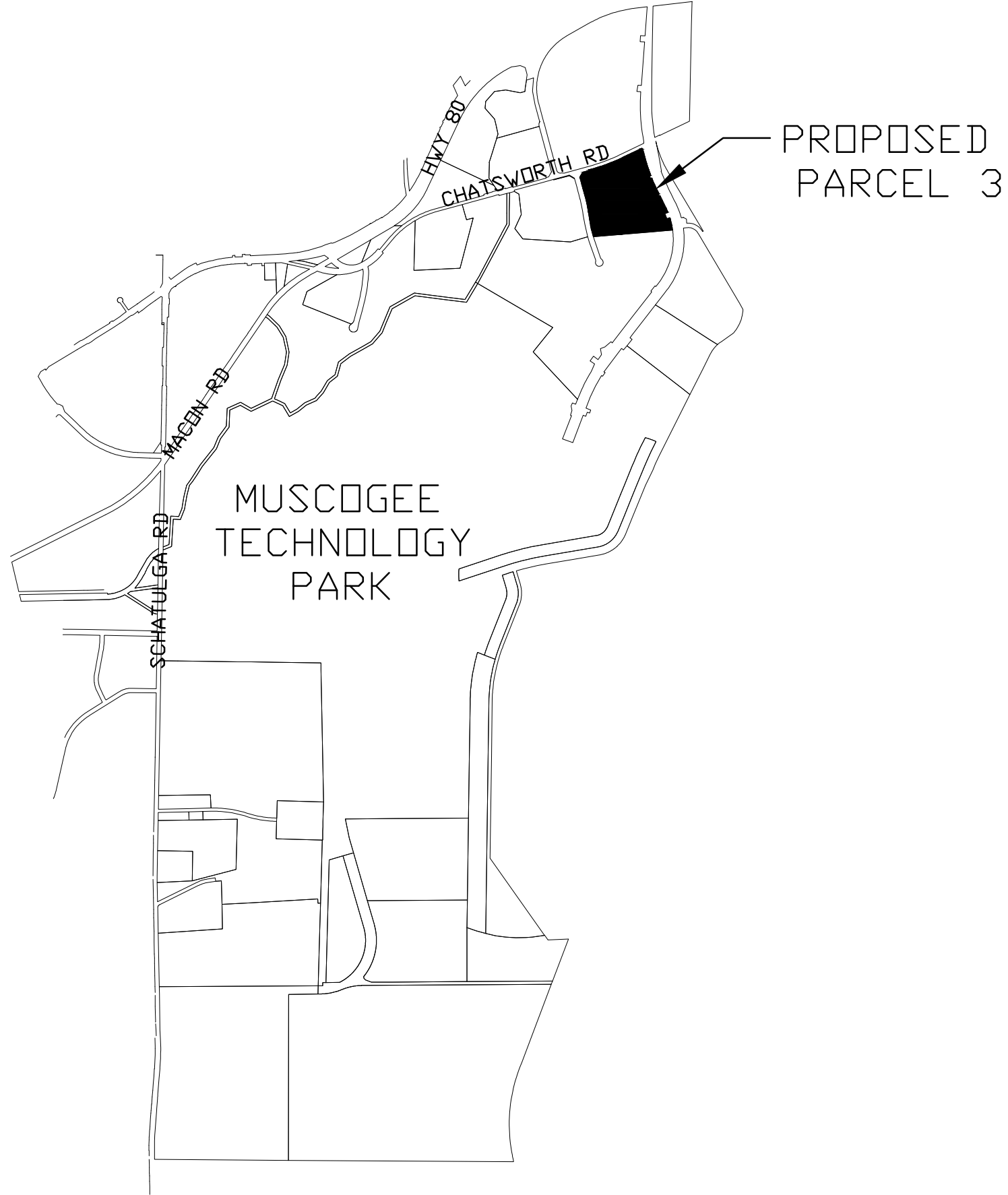
Employee Parking: 1,800 Stalls

Visitor Parking: 50 Stalls

@7.87/1000

Total Parking: 1,850 Stalls

Detention Basin: 91,000 SF
 Area: (6.9%)



VICINITY MAP
 MUSCOGEE TECHNOLOGY PARK
 PROPOSED PARCEL 3

DR.	CHK.	DATE	DESCRIPTION

X1.01
 FILE NO. PROJ. NO.

REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 3-14-0607
PROJECT Northeast portion of 6087 Technology Parkway
CLIENT
REZONING REQUEST HMI to RO

LAND USE

Trip Generation Land Use Code* 120 & 715
 Existing Land Use Heavy Manufacturing / Industrial - HMI
 Proposed Land Use Residential Office - RO
 Existing Trip Rate Unit HMI - Acreage converted to square footage
 Proposed Trip Rate Unit RO - Acreage converted to square footage.

TRIP END CALCULATION*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
General Heavy Industrial	120	HMI	30.38 Acres	6.75	596
Total					596
Daily (Proposed Zoning)					
Single Tenant Office Building	715	RO	30.38 Acres	11.57	1,531
Total					1,531

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

TRAFFIC PROJECTIONS

EXISTING ZONING (HMI)

Name of Street	Technology Pkwy / Macon Rd
Street Classification	Divided Arterial
No. of Lanes	4
City Traffic Count (2012)	17,800
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	596
Total Projected Traffic (2012)	18,396
Projected Level of Service (LOS)**	B

PROPOSED ZONING (RO)

Name of Street	Technology Pkwy/Macon Rd
Street Classification	Divided Arterial
No. of Lanes	4
City Traffic Count (2012)	17,800
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	1,531
Total Projected Traffic (2012)	19,331
Projected Level of Service (LOS)**	C

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