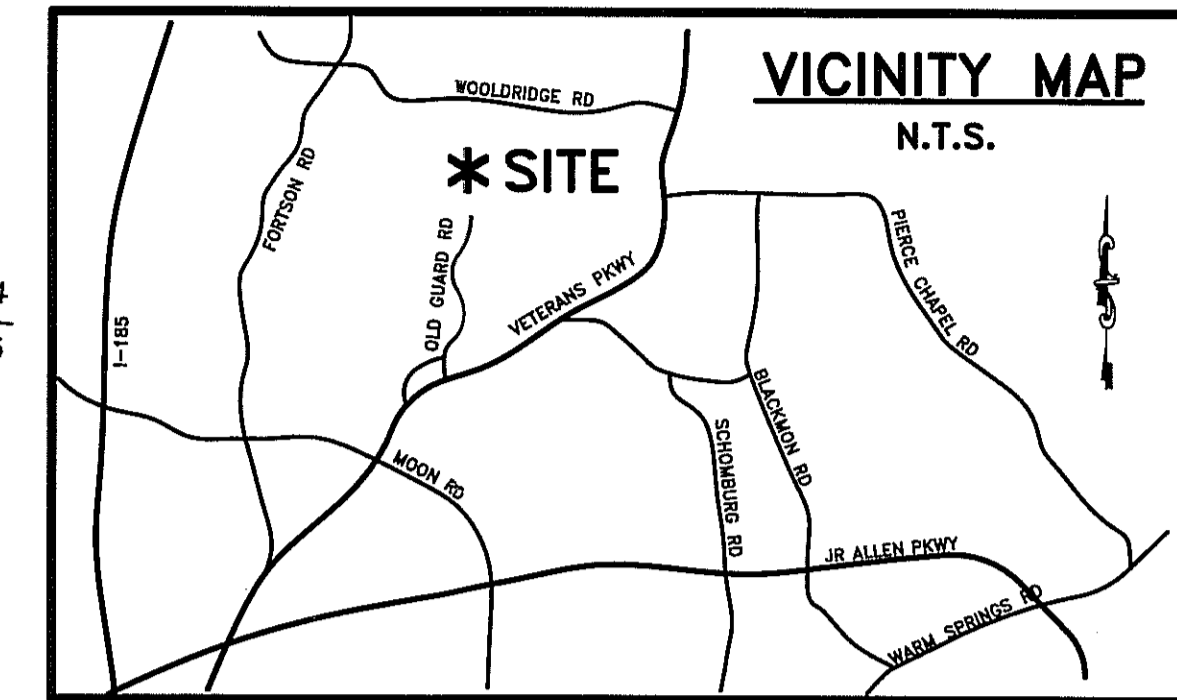
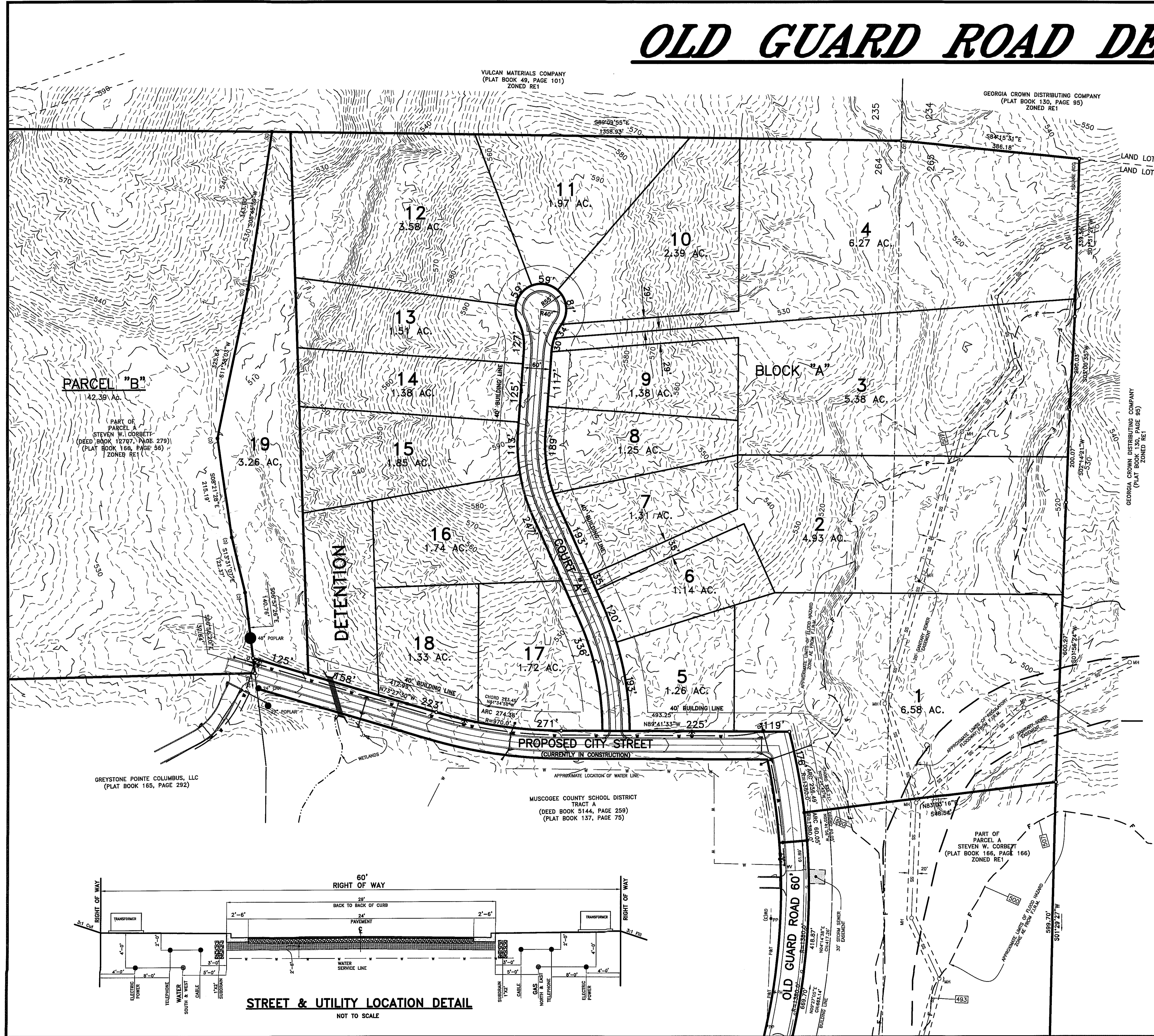


OLD GUARD ROAD DEVELOPMENT



DEVELOPMENT DATA

EXISTING ZONING RE1
 PROPOSED ZONING RE1
 LOT WIDTH AT BUILDING LINE VARIES
 PROPOSE LAND USE: RESIDENTIAL SUBDIVISION
 BUILDING LINE 50' MIN (FRONT) 40' MIN
 20' MIN (SIDE)
 40' MIN (REAR)

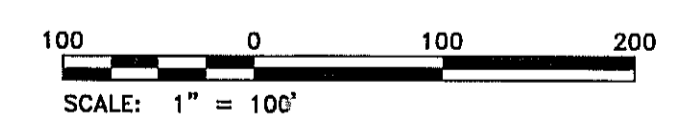
ALL STREET R/W 60'
 CUL-DE-SAC 55' RADIUS
 TYPICAL LOT 1.0 AC (MIN.)
 NUMBER OF LOTS 19
 TOTAL AREA ±53.0 AC

CONTACT INFORMATION:
 STEVE CORBETT
 2814 STADIUM DR. STE C
 PHENIX CITY 36867
 334-297-6485

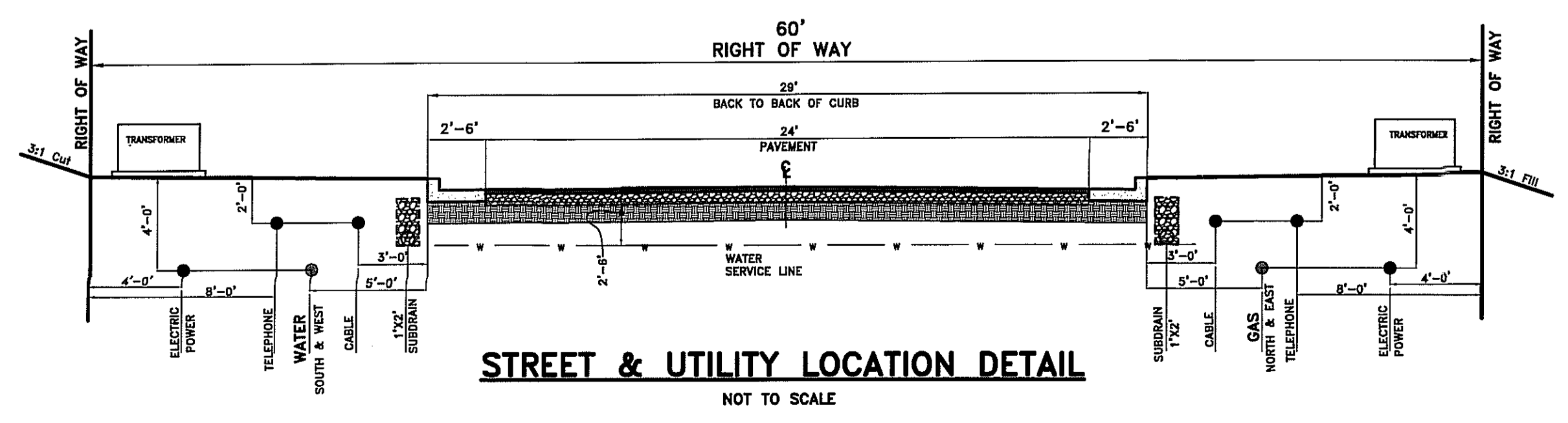
SUMMARY OF REQUIRED VARIANCES:

- CUL-DE-SAC LENGTH EXCEEDS 750' (COUNCIL/ENGINEERING)
- LOW VOLUME LOCAL STREET REDUCED WIDTH STREET SECTION (ENGINEERING)
- FRONT SETBACK REDUCED FROM 50' TO 40' (BZA)
- MINIMUM STREET FRONTAGE ON LOTS 2, 3, & 4 (BZA)

COLUMBUS WATER WORKS SANITARY SEWER AVAILABLE ON SITE.
 COLUMBUS WATER WORKS WATER MAIN AVAILABLE IN PUBLIC RIGHT OF WAY.



NOTE:
 THE ABOVE IS CONCEPTUAL IN NATURE AND IS BASED ON THE LIMITED INFORMATION AVAILABLE. CERTAIN LAND CHARACTERISTICS SUCH AS ROCK, TOPOGRAPHY, WETLANDS, STATE WATERS, AVAILABLE UTILITIES AND NATURAL DRAINAGE PATTERNS WILL CERTAINLY IMPACT THE ULTIMATE LAYOUT AND DESIGN OF THE SITE.
 THIS CONCEPTUAL SKETCH IS THE INTELLECTUAL PROPERTY OF MOON MEEKS & ASSOCIATES, INC.



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PRELIMINARY LAYOUT FOR OLD GUARD ROAD DEVELOPMENT
 LYING IN LAND LOT 263 & 264 OF THE 19TH DISTRICT
 COLUMBUS, MUSCOGEE COUNTY, GEORGIA

PRELIMINARY FOR REVIEW ONLY

GASWCC# 53175
 MMMV# 202006
 DATE: 06/26/20
 SCALE: 1" = 100'

SHEET No.
PRE