

OPEN SPACE CALCULATIONS	
OPEN SPACE AREA (PLAN REPRESENTATION)	
POD A AREA: 862,102 SF	68,968 SF (8%)
REQUIRED OPEN SPACE:	89,618 SF (10.40%)
PROPOSED POD A OPEN SPACE:	
POD B AREA: 895,295 SF	71,624 SF (8%)
REQUIRED OPEN SPACE:	72,182 SF (8.06%)
PROPOSED POD B OPEN SPACE:	
POD C AREA: 6,914,975 SF	345,749 SF (5%)
REQUIRED OPEN SPACE:	2,969,491 SF (42.94%)
PROPOSED POD C OPEN SPACE:	

PARKING BREAKDOWN	
PARKING REQUIREMENTS POD 'A' MULTIFAMILY:	
1 BEDROOM:	217.5 SPACES
2 BEDROOM:	248 SPACES
3 BEDROOM:	88 SPACES
TOTAL REQUIRED SPACES:	553.5 SPACES
MAXIMUM SPACES:	830 SPACES

PROPOSED PARKING:	395 SPACES
ON-STREET PARKING:	166 SPACES
OFF-STREET PARKING (GARAGE & DRIVE):	13 SPACES (2 ADA SPACES)
AMENITY PARKING:	574 SPACES
TOTAL PROPOSED SPACES:	

PARKING REQUIREMENTS POD 'B' SINGLE FAMILY ATTACHED (SFA):	
TOTAL LOTS: 216	432 SPACES
TOTAL REQUIRED PARKING:	432 SPACES
MAXIMUM SPACES:	502 SPACES
TOTAL REQUIRED ON-STREET PARKING:	108 SPACES

PROPOSED PARKING:	44 SPACES**
ON-STREET PARKING:	432 SPACES (2 PER UNIT)
OFF-STREET PARKING (GARAGE & DRIVE):	26 SPACES (2 ADA SPACES)
AMENITY PARKING:	502 SPACES
TOTAL PROPOSED SPACES:	

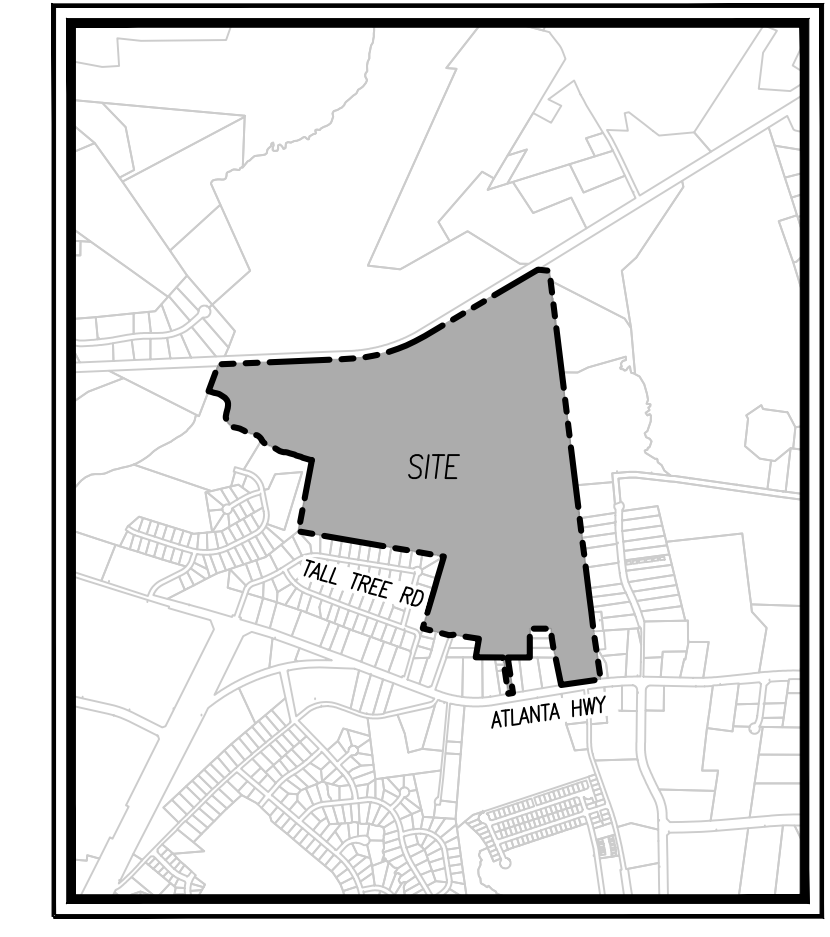
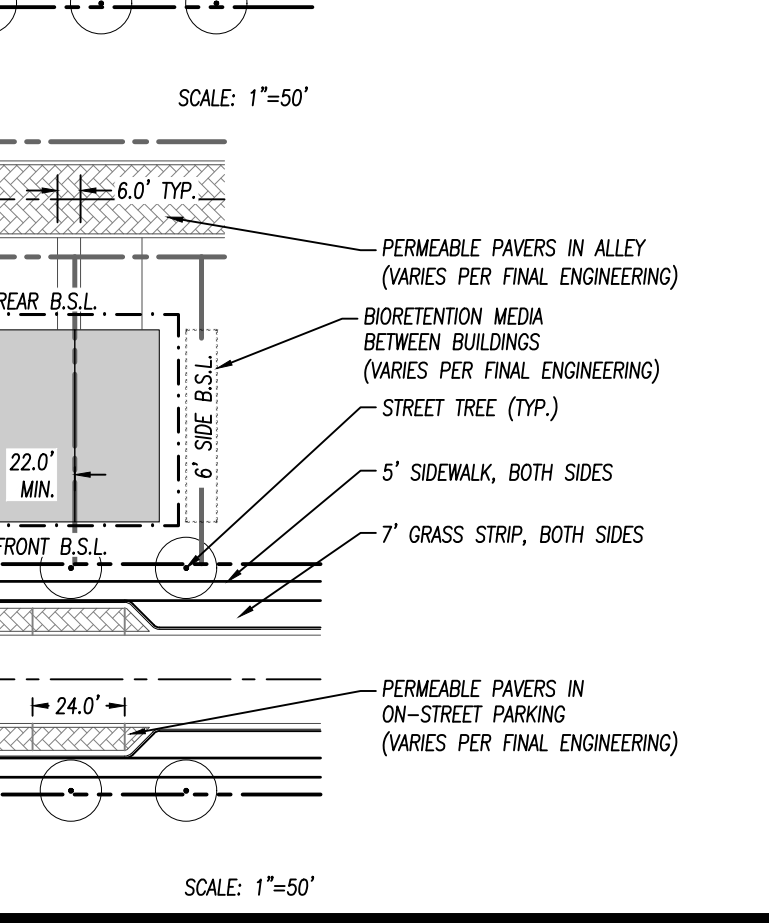
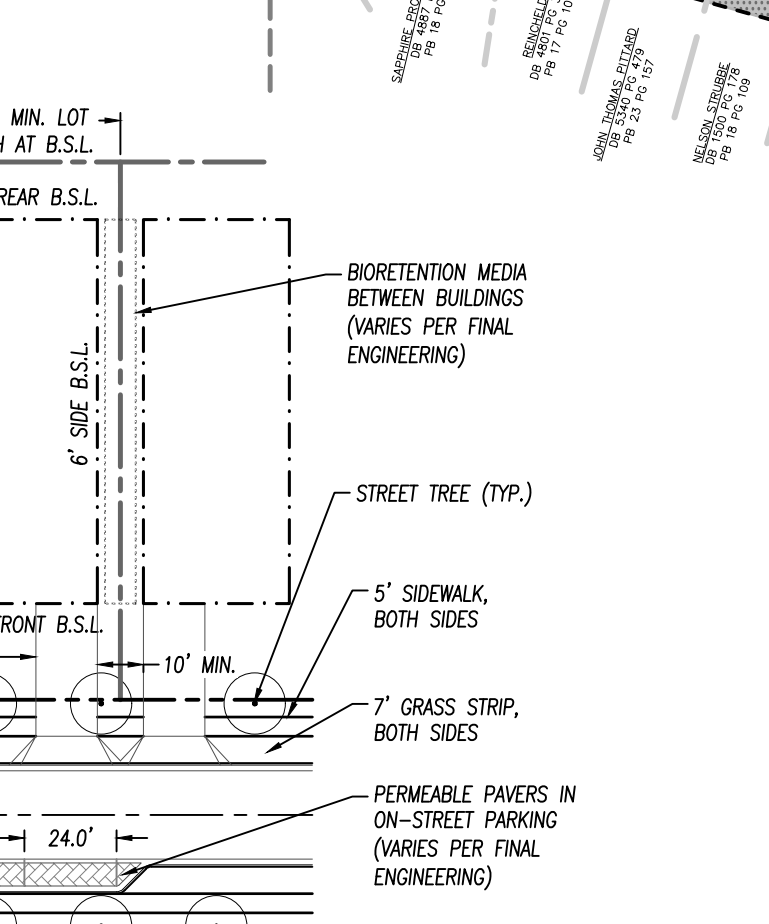
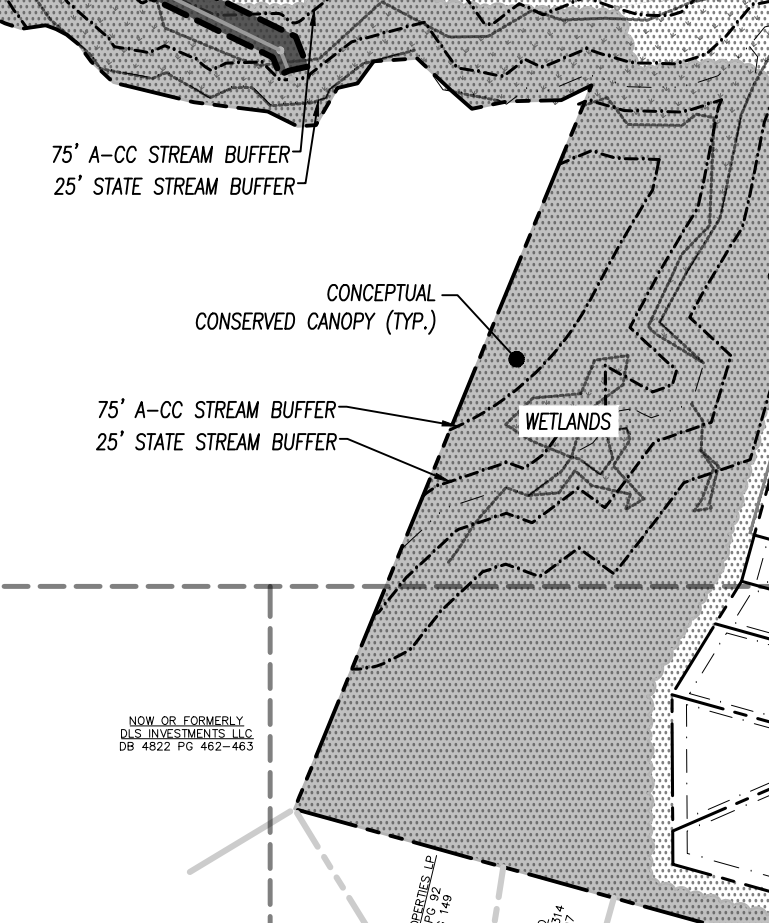
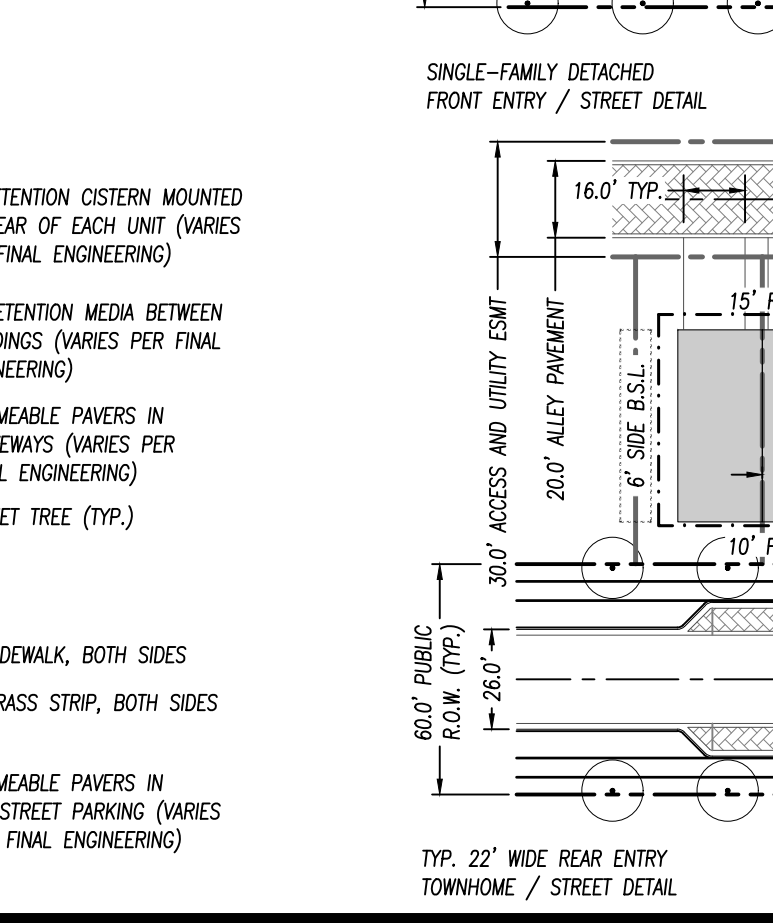
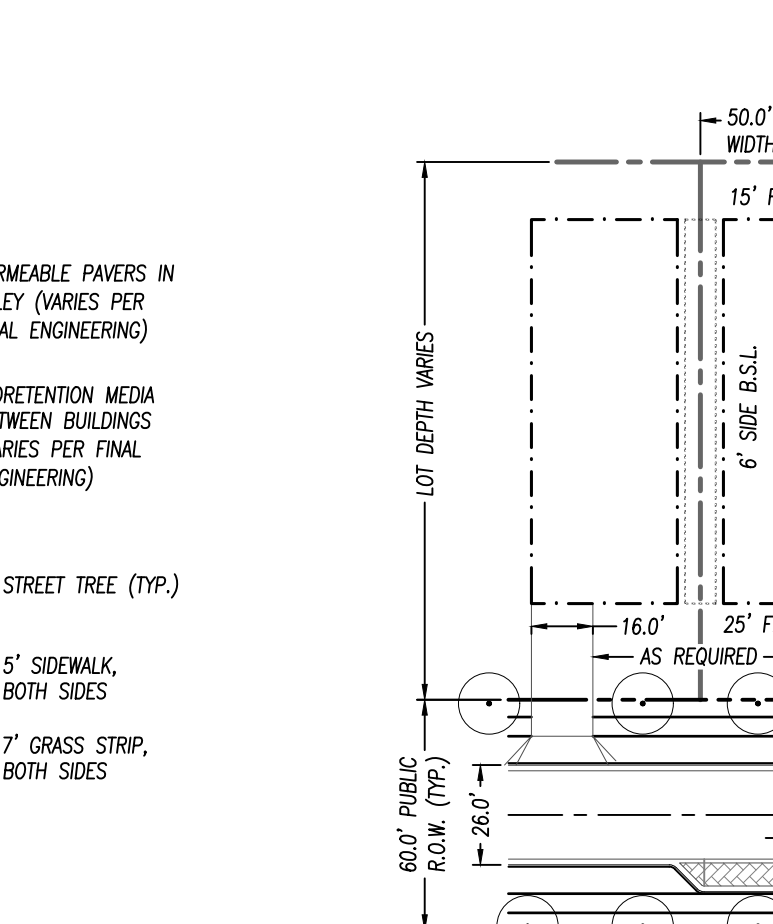
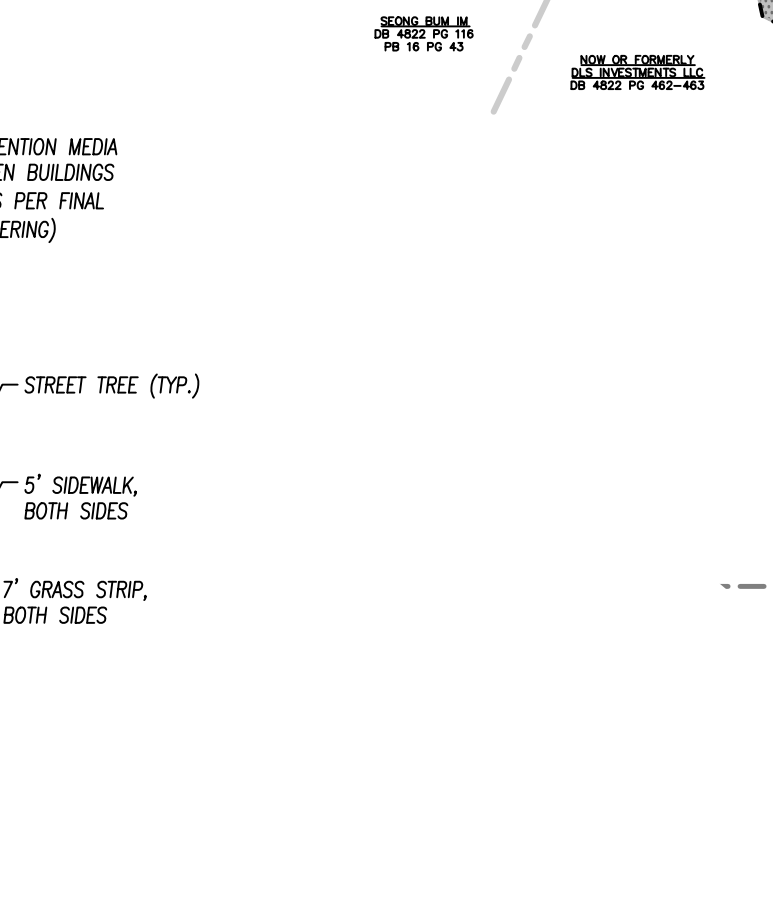
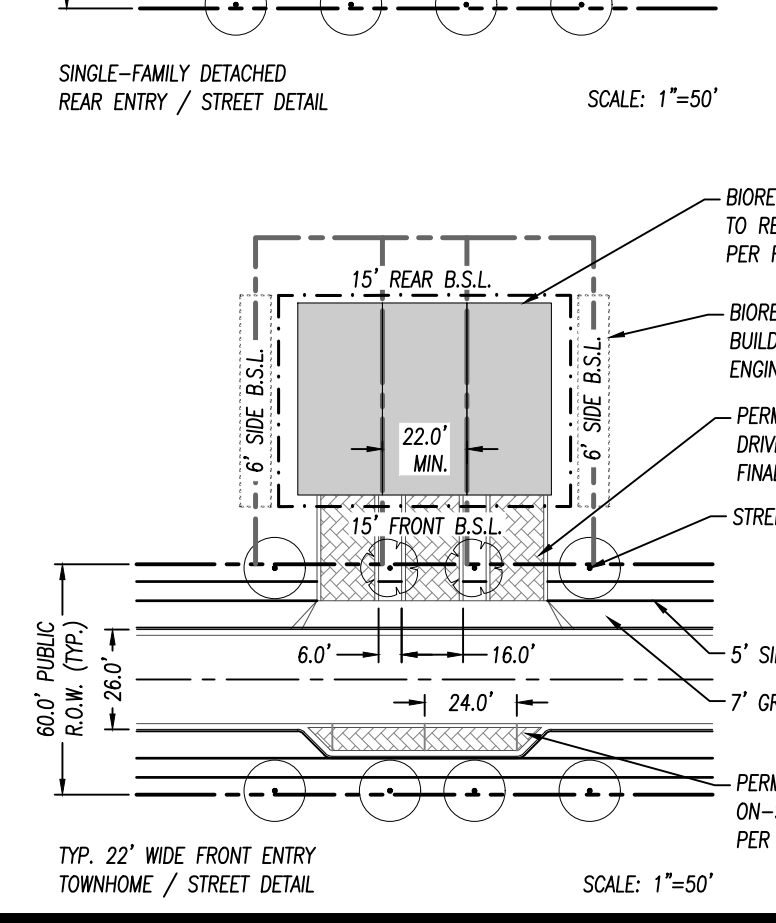
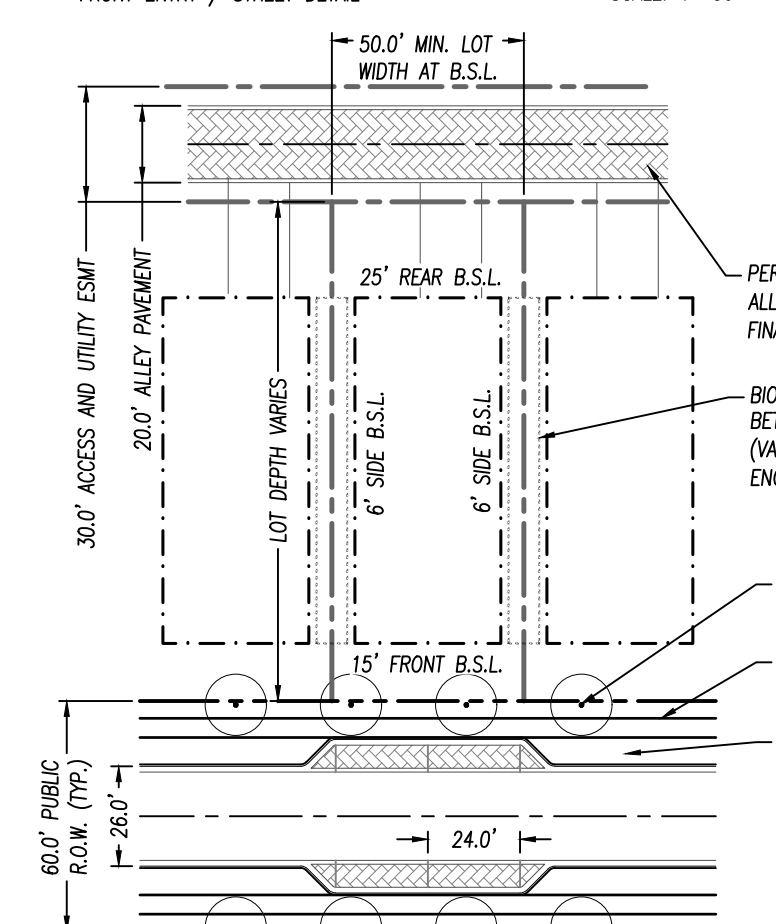
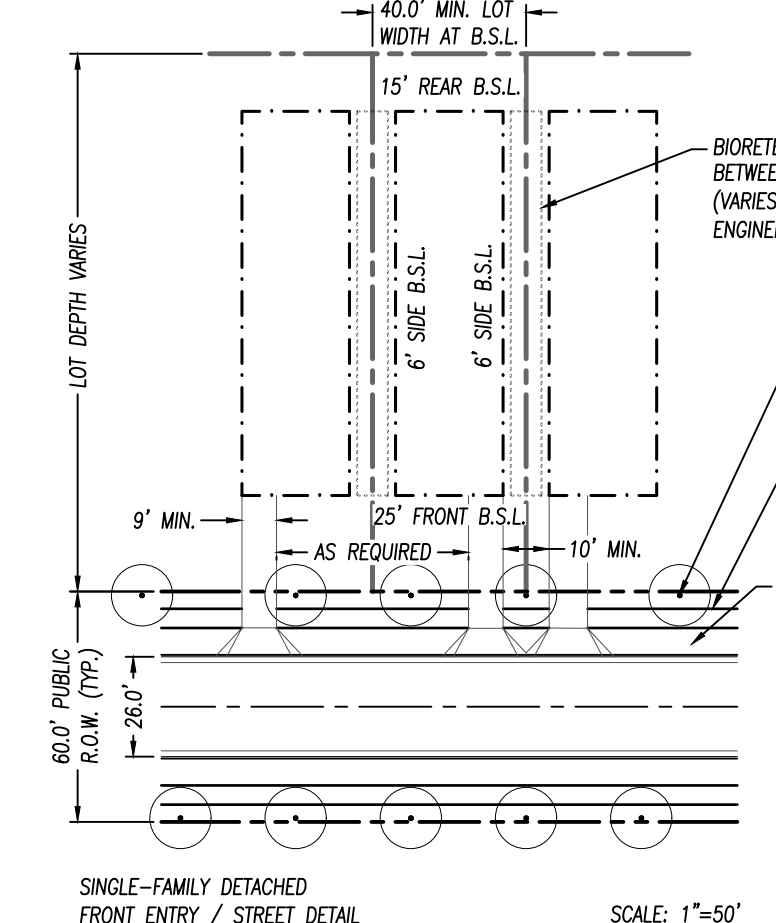
PARKING REQUIREMENTS POD 'C' - SINGLE FAMILY DETACHED (SFD):	
TOTAL LOTS: 396	792 SPACES
TOTAL REQUIRED PARKING:	792 SPACES
MAXIMUM SPACES:	1,188 SPACES
TOTAL REQUIRED ON-STREET PARKING:	198 SPACES

PROPOSED PARKING:	154 SPACES**
ON-STREET PARKING:	792 SPACES (2 PER UNIT)
OFF-STREET PARKING (GARAGE & DRIVE):	30 SPACES
AMENITY PARKING:	976 SPACES
TOTAL PROPOSED SPACES:	

**SEE WAIVER FOR REDUCTION IN ON-STREET PARKING REGULATIONS.

RM-2 LOT COVERAGE CALCULATIONS	
POD 'A' (RM-2):	
TOTAL POD AREA: 862,102.00 SF	
ROW AREA: 61,127.58 SF	
NET POD AREA: 800,974.42 SF	
BUILDINGS: 167,905.36 SF	
HARDSCAPE: 124,415.74 SF	
TOTAL COVERAGE: 292,321.10 SF (36.50% OF NET POD AREA) (MAX 65%)	
LANDSCAPE AREA: 508,583.32 SF (63.50% OF NET POD AREA)	
POD 'B' (RM-2):	
TOTAL POD AREA: 895,295.00 SF	
ROW AREA: 166,169.23 SF	
NET POD AREA: 729,125.77 SF	
BUILDINGS: 238,221.64 SF	
HARDSCAPE: 167,687.43 SF	
TOTAL COVERAGE: 405,909.07 SF (55.40% OF NET POD AREA) (MAX 65%)	
LANDSCAPE AREA: 325,216.70 SF (44.60% OF NET POD AREA)	

- PROPOSED WAIVER LIST**
- 9-25-8-C-1 (A)(B), RESIDENTIAL DESIGN STANDARDS FOR RM ZONES, ORIENTATION REQUIREMENTS
 - 9-25-8-B-5 PRIMARY ENTRY FROM PUBLIC STREET AND SIDEWALK.
 - 9-26-3-(B) DEDICATED PUBLIC STREETS REQUIRED.
 - 9-25-8-C-3 ALLOW BLOCK LENGTHS GREATER THAN 500 FEET, AND BLOCK SIZES GREATER THAN 3 ACRES.
 - 9-26-3-2-2 MAXIMUM BLOCK DIMENSIONS.
 - SEC. 9-26-2-(A)(6-D), (2) LAND DISTURBING ACTIVITY SHALL BE LIMITED BY PERMIT TO A MAXIMUM AMOUNT OF 25 ACRES TOTAL DISTURBED ACREAGE.
 - 9-26-4-(B) REQUIRED ON-STREET PARKING REDUCTION FROM 108 TO 44 IN POD B AND 198 TO 154 IN POD C.
 - TABLE 9-8-3 CALCULATION OF DENSITY BASED ON GROSS SITE ACREAGE.



VICINITY MAP
SCALE: 1" = 2,000'

PROJECT DATA	
PROPERTY OWNER:	WALTON GEORGIA LLC 8800 N GAINES CENTER DR, STE. 345 SCOTTSDALE, ARIZONA 85258
DEVELOPER:	D.R. HORTON 1371 DOGWOOD DRIVE SW CONOVER, GEORGIA 30012 ATTN: TIFFANY D. HOGAN (678.780.8526)
AUTHORIZED AGENT:	W&A ENGINEERING 355 ONETA STREET, SUITE D100 ATHENS, GEORGIA 30601 ATTN: BUCK BACON (706.310.0400)
PHYSICAL ADDRESS:	4500 ATLANTA HWY, ATHENS-CLARKE COUNTY, GEORGIA
TAX PARCEL:	044 025
TOTAL PROJECT ACREAGE:	+/- 200.50 ACRES
CONTOUR INTERVAL:	2' FIELD RUN TOPO BY ATWELL GROUP DATED 10/27/22.
BOUNDARY SURVEY:	THIS DRAWING WAS PREPARED USING A TRADITIONS BOUNDARY SURVEY FOR WALTON GEORGIA, LLC, DATED 9/13/2013.
EXISTING ZONING:	RS-5, RM-2, C-G PD
PROPOSED ZONING:	RS-5, RM-2, C-G PD
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	MIXED-DENSITY RESIDENTIAL
FLOOD PLAIN:	SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE DESIGNATION OF ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 13059C0022E, WITH AN EFFECTIVE DATE OF 9/15/2022, FOR COMMUNITY PANEL NUMBER 130040 0022, ATHENS-CLARKE COUNTY, GEORGIA.
THERE ARE STATE WATERS ONSITE, OR WITHIN 200' OF THE SITE.	
THERE ARE WETLANDS DELINEATED ON SITE.	
THIS PROPERTY DOES CONTAIN ENVIRONMENTAL AREAS AS DENOTED ON THE ATHENS-CLARKE COUNTY ENVIRONMENTAL MAP DATED 11/03/04.	

PROPOSED UNIT BREAKDOWN	
POD 'A' MULTIFAMILY:	313 TOTAL (INCLUDING 88 CASITAS)
PROPOSED UNITS:	145
1 BEDROOM:	124
2 BEDROOM:	44
3 BEDROOM:	44
TOTAL BEDROOMS:	212
MIN. UNIT WIDTH:	22'
BUILDING SETBACKS:	
FRONT YARD:	10'
SIDE YARD:	6' (10' WHEN ADJACENT TO STREET)
REAR YARD:	10'
POD 'B' SINGLE FAMILY ATTACHED (SFA):	216 TOTAL
PROPOSED LOTS:	22' X 50' TYPICAL FRONT ENTRY (D): 55
22' X 50' TYPICAL REAR ENTRY (E):	168
MIN. LOT AREA:	1,760 SF
MIN. LOT WIDTH:	22' AT FRONT SETBACK
BUILDING SETBACKS:	
FRONT YARD:	10' (REAR ENTRY) / 15' (FRONT ENTRY)
SIDE YARD:	0'
REAR YARD:	15'
BETWEEN BUILDINGS:	12'
MIN. DRIVEWAY LENGTH:	20'
POD 'C' - SINGLE FAMILY DETACHED (SFD):	396 TOTAL LOTS
PROPOSED LOTS:	50' X 140' TYPICAL FRONT ENTRY (F): 254 LOTS
40' X 140' TYPICAL FRONT ENTRY (F):	99 LOTS
50' X 130' TYPICAL REAR ENTRY (G):	43 LOTS
MIN. LOT AREA:	7,000 SF (FRONT ENTRY 50')
5,000 SF (FRONT ENTRY 40')	
6,000 SF (REAR ENTRY)	
MIN. LOT WIDTH:	50' AT FRONT SETBACK
BUILDING SETBACKS:	
FRONT YARD:	25' (FRONT ENTRY) / 15' (REAR ENTRY)
DOUBLE FRONT YARD:	10' (SIDE)
SIDE YARD STREET ADJ.:	10'
SIDE YARD:	6'
REAR YARD:	15' (FRONT ENTRY) / 25' (REAR ENTRY)
MIN. DRIVEWAY LENGTH:	16'

PROJECT AREA BREAKDOWN	
PROPOSED COMMERCIAL AREA (C-G):	61,454 SF (1.41 AC)
PROPOSED POD A (RM-2):	862,102 SF (19.79 AC)
PROPOSED POD B (RM-2):	895,295 SF (20.55 AC)
PROPOSED POD C (RS-5):	6,914,975 SF (158.75 AC)
TOTAL PROJECT AREA:	8,733,826 SF (200.50 AC)
DENSITY ALLOCATION CALCULATIONS	
TOTAL PROJECT ACREAGE:	200.50 AC
POD A: 525 MULTI-FAMILY UNITS (BEDS) AT 24 BEDS PER AC =	21.875 AC REQ.
POD B: 216 ATTACHED SINGLE FAMILY LOTS AT 6 LOTS PER AC =	36.000 AC REQ.
POD C: 396 DETACHED SINGLE FAMILY LOTS AT 6 LOTS PER AC =	65.833 AC REQ.
TOTAL REQUIRED ACREAGE =	123.708 AC (61.70% OF TOTAL PROPERTY AREA)
STORMWATER MANAGEMENT NOTE	
THE SITE WILL COMPLY WITH ALL STORMWATER MANAGEMENT REGULATIONS AT THE TIME OF SITE DEVELOPMENT PLAN REVIEW APPLICATIONS.	
PUBLIC RIGHT-OF-WAY COMMITMENT	
PUBLIC STREET AND SIDEWALK DESIGN WILL BE IN ACCORDANCE WITH ALL APPLICABLE ATHENS-CLARKE COUNTY ORDINANCES AND TRANSPORTATION PUBLIC WORKS TECHNICAL STANDARDS. ROADWAY DESIGN SPEED SHALL BE 25 MPH.	

W&A ENGINEERING
CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

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WINSLOW PARK

ATHENS-CLARKE COUNTY, GEORGIA
4500 ATLANTA HIGHWAY - 200.50 ACRES

REVISIONS	
DATE	COMMENT

FOR REVIEW ONLY

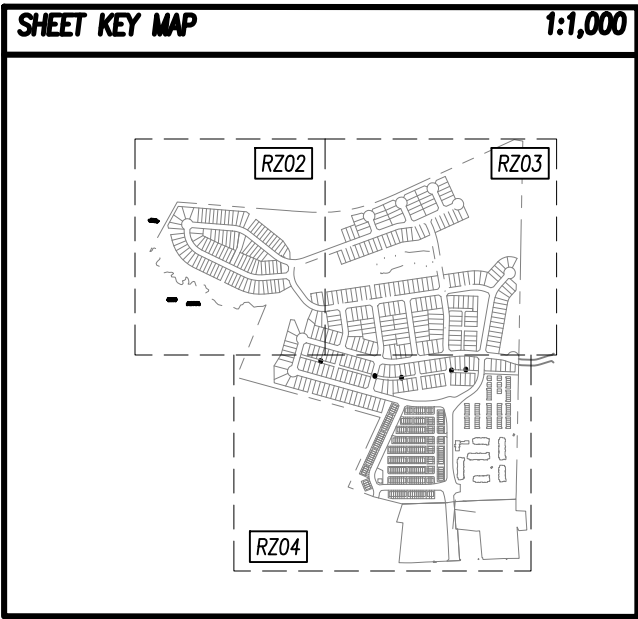
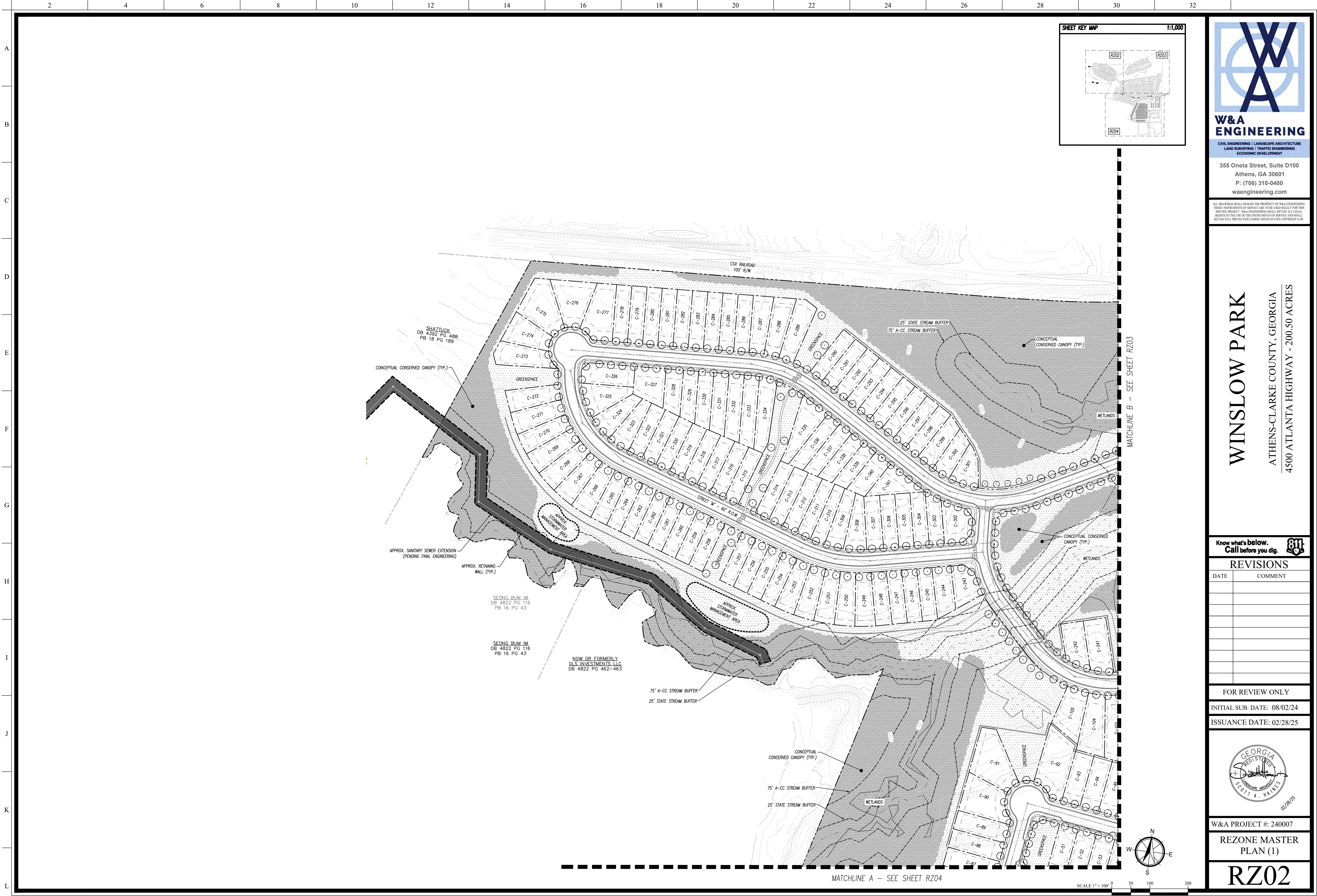
INITIAL SUB. DATE: 08/02/24

ISSUANCE DATE: 02/28/25

W&A PROJECT #: 240007

REZONE MASTER PLAN

RZ01



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WINSLOW PARK

ATHENS-CLARKE COUNTY, GEORGIA
4500 ATLANTA HIGHWAY - 200.50 ACRES

Know what's below.
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REVISIONS	
DATE	COMMENT

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INITIAL SUB. DATE: 08/02/24
ISSUANCE DATE: 02/28/25

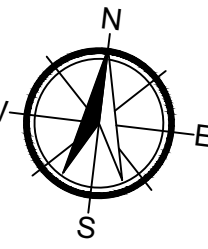


W&A PROJECT #: 240007

REZONE MASTER
PLAN (1)

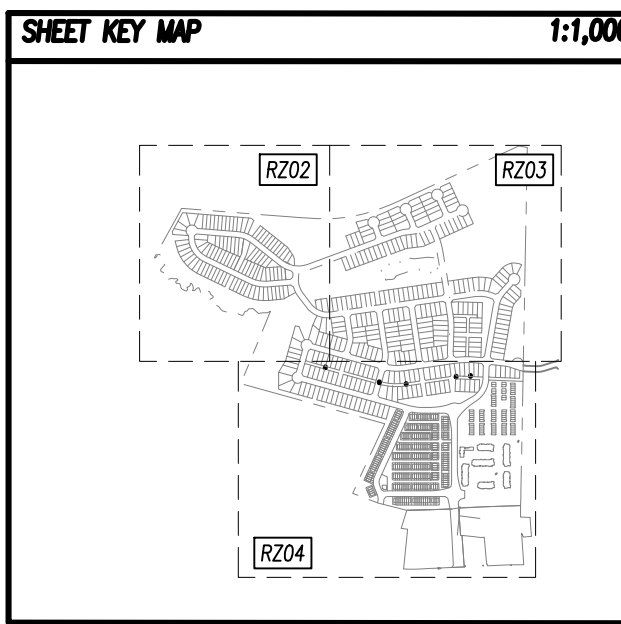
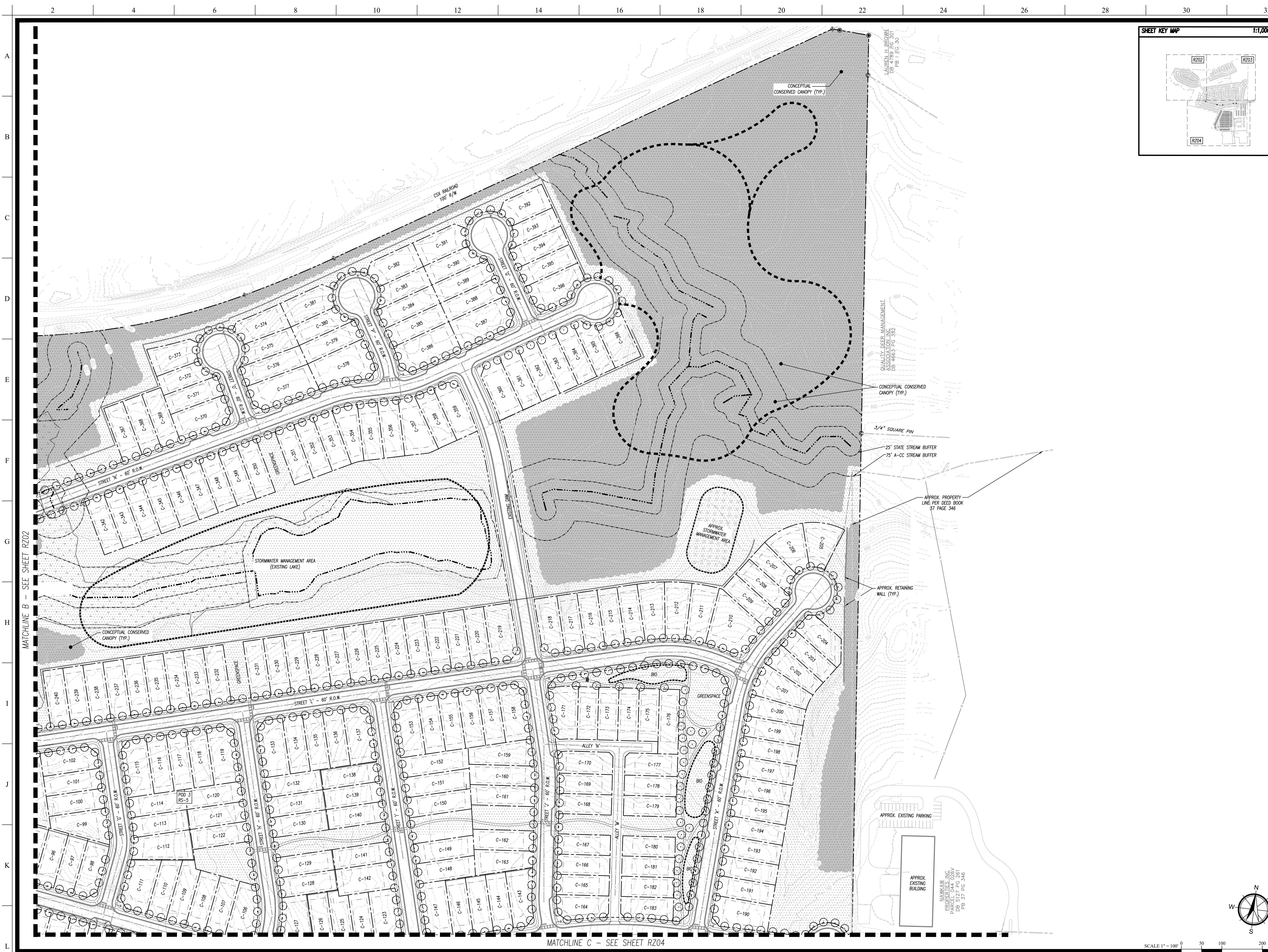
RZ02

SCALE 1" = 100' 0 50 100 200



MATCHLINE A - SEE SHEET RZ04

MATCHLINE B - SEE SHEET RZ03



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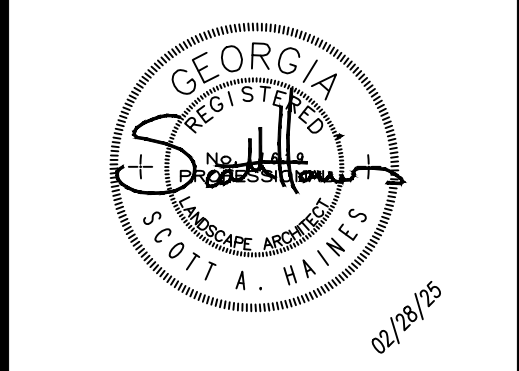
WINSLOW PARK

ATHENS-CLARKE COUNTY, GEORGIA
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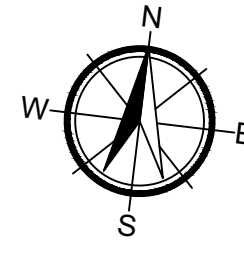
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REVISIONS	
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INITIAL SUB. DATE: 08/02/24
ISSUANCE DATE: 02/28/25



W&A PROJECT #: 240007
REZONE MASTER PLAN (2)
RZ03



SCALE 1" = 100'

MATCHLINE C - SEE SHEET RZ04

MATCHLINE B - SEE SHEET RZ02

