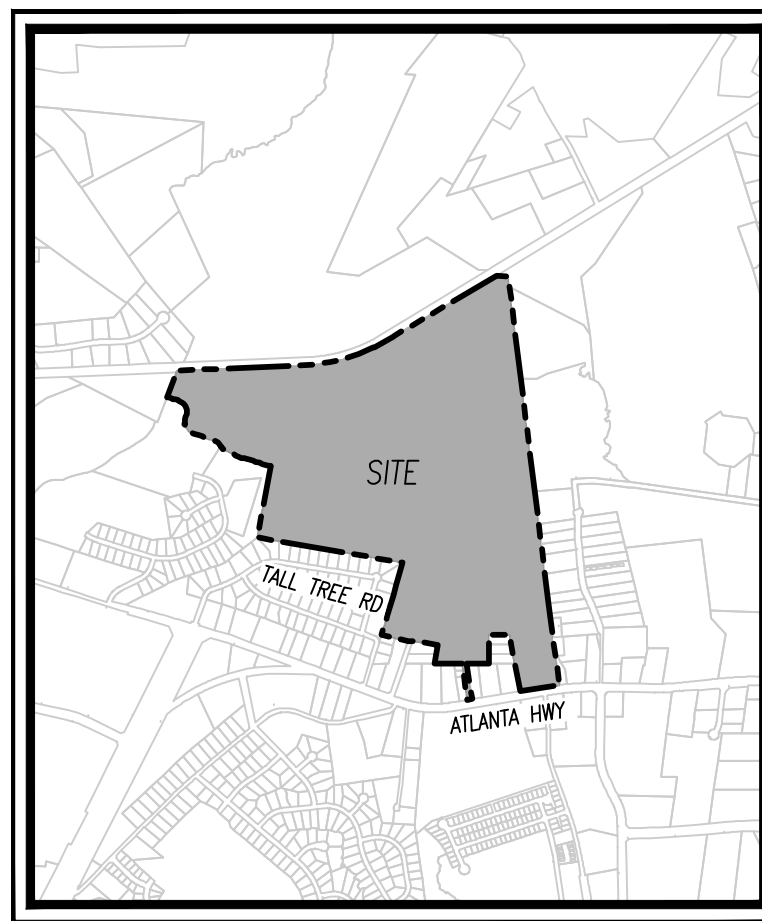
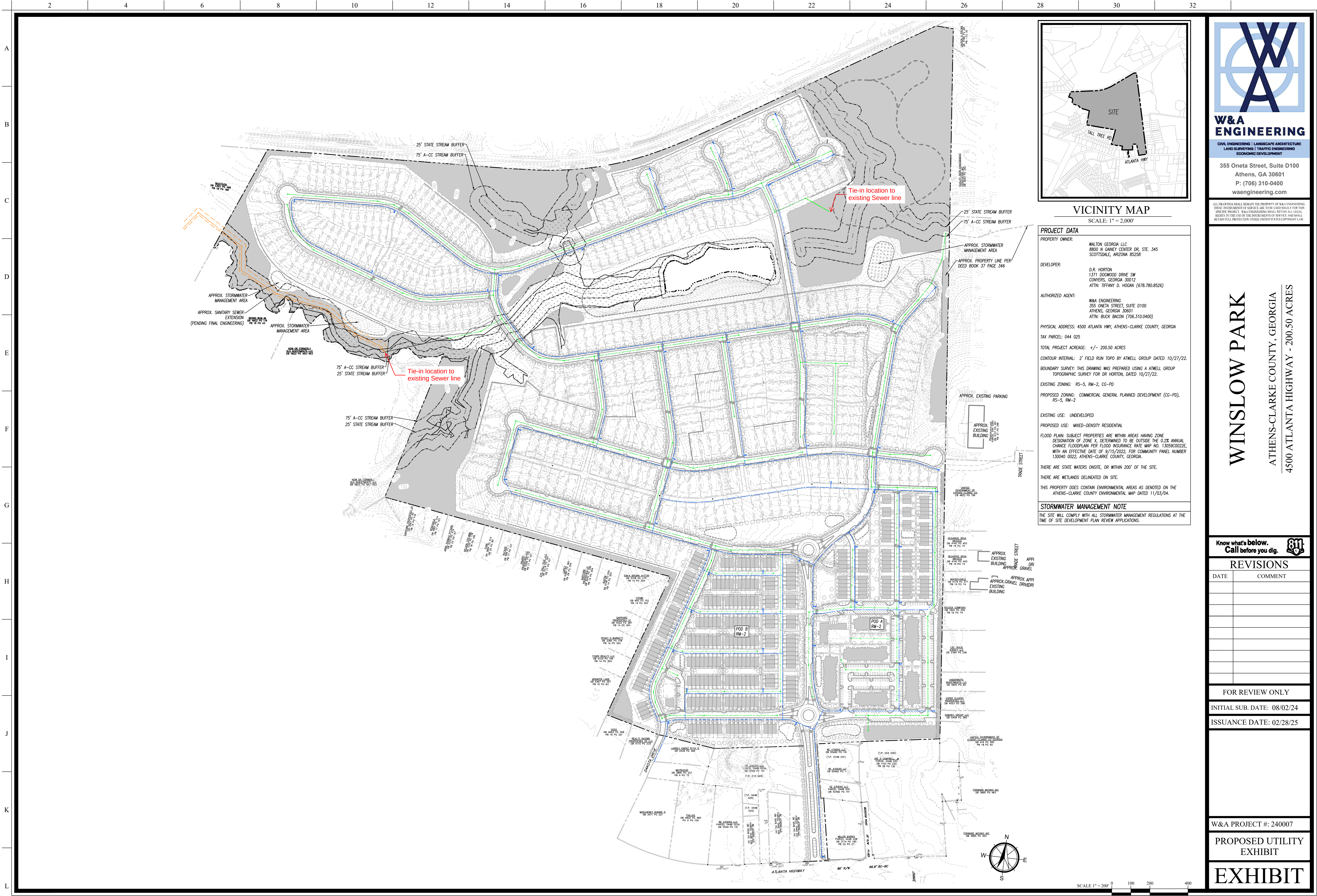




VICINITY MAP
SCALE: 1" = 2,000'

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
CONYERS, 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 ATWELL GROUP TOPOGRAPHIC SURVEY FOR DR. HORTON, DATED 10/27/22.

EXISTING ZONING: RS-5, RM-2, CG-PD

PROPOSED ZONING: COMMERCIAL GENERAL PLANNED DEVELOPMENT (CG-PD), RS-5, RM-2

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. 13058C0002E WITH AN EFFECTIVE DATE OF 9/15/2022, FOR COMMUNITY PANEL NUMBER 130040 0022, ATHENS-CLARKE COUNTY, GEORGIA.

THERE ARE STATE WATERS ON SITE, 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.

STORMWATER MANAGEMENT NOTE

THE SITE WILL COMPLY WITH ALL STORMWATER MANAGEMENT REGULATIONS AT THE TIME OF SITE DEVELOPMENT PLAN REVIEW APPLICATIONS.

W&A ENGINEERING

CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
LAND SURVEYING | TRAFFIC ENGINEERING
ECONOMIC DEVELOPMENT

355 Oneta Street, Suite D100
Athens, GA 30601
P: (706) 310-0400
waengineering.com

ALL DRAWINGS SHALL REMAIN THE PROPERTY OF W&A ENGINEERING. THESE INSTRUMENTS OF SERVICE ARE TO BE USED ONLY FOR THIS SPECIFIC PROJECT. W&A ENGINEERING SHALL RETAIN ALL LEGAL RIGHTS TO THE USE OF THE INSTRUMENTS OF SERVICE AND SHALL RETAIN FULL PROTECTION UNDER UNITED STATES COPYRIGHT LAW.

WINSLOW PARK

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

Know what's below.
Call before you dig.

REVISIONS	
DATE	COMMENT

FOR REVIEW ONLY

INITIAL SUB. DATE: 08/02/24

ISSUANCE DATE: 02/28/25

W&A PROJECT #: 240007

PROPOSED UTILITY
EXHIBIT

EXHIBIT