

# FOR SALE

## 360-Acre Mixed Use Development Opportunity

Entitled for 600 Residential Units + 2,500,000 SF of Commercial Space - See Zoning Conditions at End of Package

Highway 316/One University Parkway, Statham, GA 30666

**For More Information: Stephen Lovett**

770.297.4807 | slovett@nortoncommercial.com

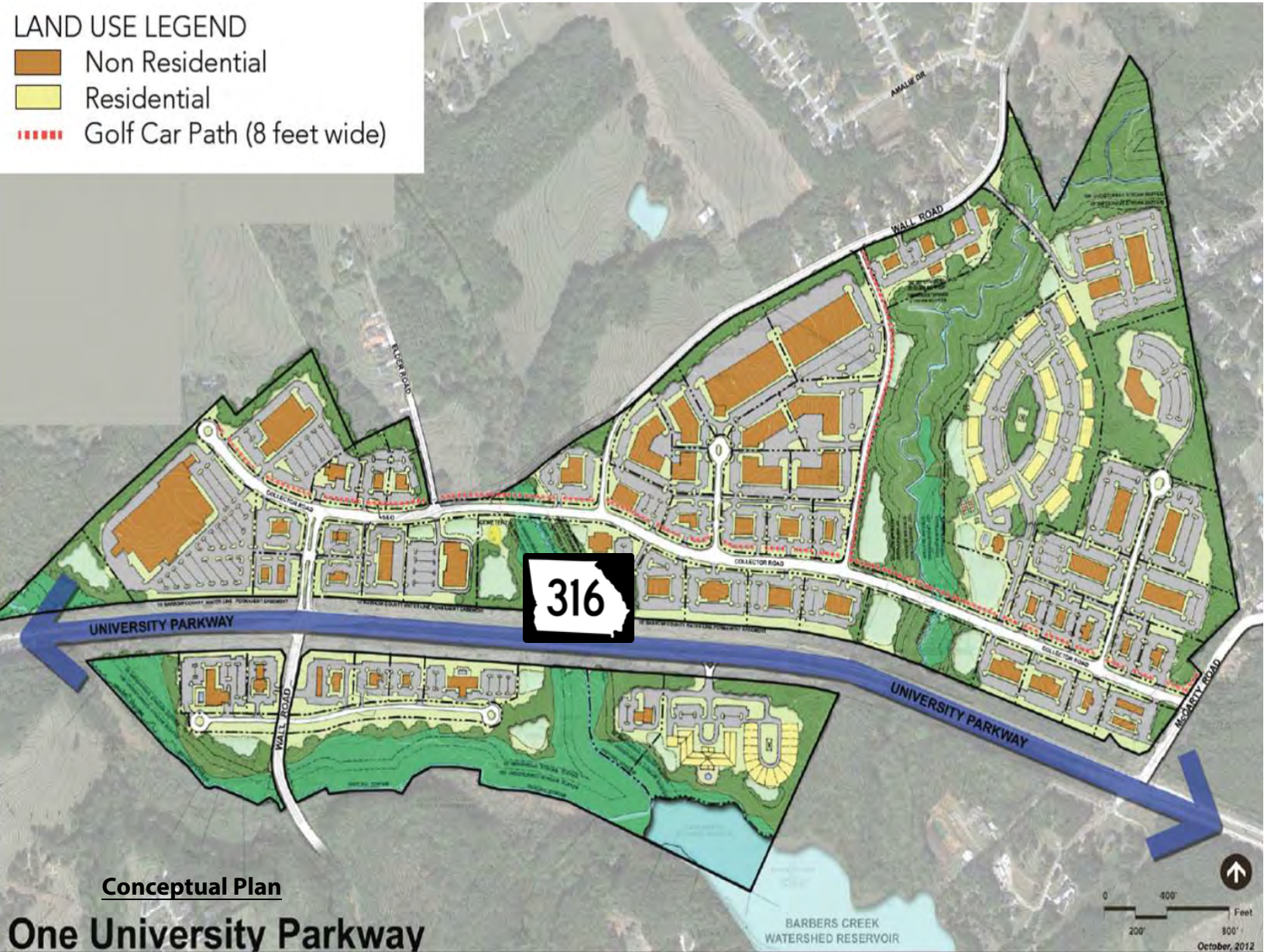
**Matt McCord**

770.561.0500 | mmccord@nortoncommercial.com

**Zach Tibbs**

770.297.4876 | ztibbs@nortoncommercial.com

- LAND USE LEGEND**
- Non Residential
  - Residential
  - Golf Car Path (8 feet wide)



Norton Commercial  
434 Green Street  
Gainesville, GA 30501  
nortoncommercial.com

# NORTON

EXECUTIVE SUMMARY

360-Acre Mixed Use Development Opportunity - Barrow County, GA

HIGHWAY 316/ONE UNIVERSITY PARKWAY, STATHAM, GA 30666



OFFERING SUMMARY

<b>Sale Price:</b>	Contact Broker
<b>Price / Acre:</b>	Contact Broker
<b>Lot Size:</b>	360 Acres
<b>Zoning:</b>	PUD (600 Units 2,500,000 of Mixed Use Non-Residential) <b>(See Zoning Package at end of Package)</b>
<b>Utilities:</b>	All Available Sewer is NOT to site but is nearby.
<b>Road Frontage:</b>	8,300' Hwy 316
<b>VPD:</b>	21,570 (GDOT)

PROPERTY OVERVIEW

Norton Commercial Acreage Group is proud to present One University Parkway, boasting a tremendous location in the direct path of growth between the established commercial node at Barrow Crossing to the west and all that Athens has to offer to the east. Strategically located between the I-85 corridor and The University of Georgia in Athens this offering includes 7 parcels which are assembled as a 360 +/- acre mixed-use development. Site is already **GRAD Certified (Georgia Ready for Accelerated Development) as a master planned community offering multifamily, single family, retail, office and even light industrial uses.** All utilities are in place but bringing Sewer to site will be the key to unlock additional value. 8,300 +/- feet of road frontage on Hwy 316 (University Parkway) and prime corners with Wall Road and McCarty Road allow for multiple entrances. The property lays extremely well and is highly useable. This whole area is in dire need of new housing as housing supply is at an all-time low and the lot supply is well below equilibrium.

LOCATION OVERVIEW

Site is strategically located and claims all 4 corners at the full access intersection of Wall Road and Highway 316. Subject property is about 1.2 miles from Statham's main commercial parks and downtown Statham. Downtown Winder is only a 10-minute drive and a very short commute to the University of Georgia - downtown Athens is about 17 miles east of the site. The property offers easy access to Highway 211, Highway 365 and Atlanta Highway. Located in the Statham Elementary, Bear Creek Middle and Winder-Barrow High School districts. Downtown Atlanta is but an hour's drive.

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**ADDITIONAL PHOTOS**

**+/- 360 AC – Mixed Use Assemblage Opportunity - Barrow County, GA Entitled for 600 Residential Lots**

HIGHWAY 316/ONE UNIVERSITY PARKWAY, STATHAM, GA 30666



**Flat and Highly Useable Parcels**



**Prime Corners on University Parkway for Access**

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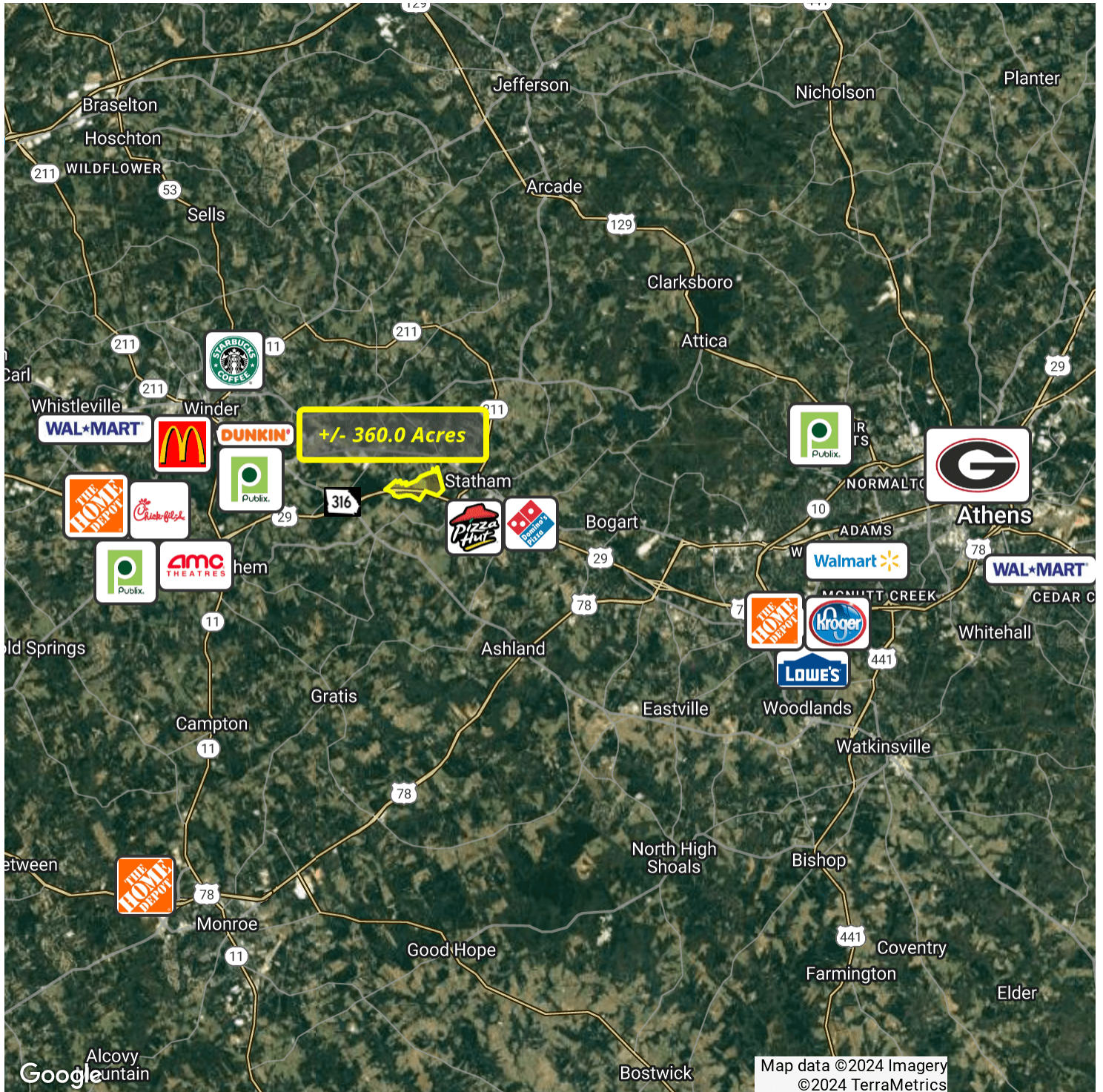
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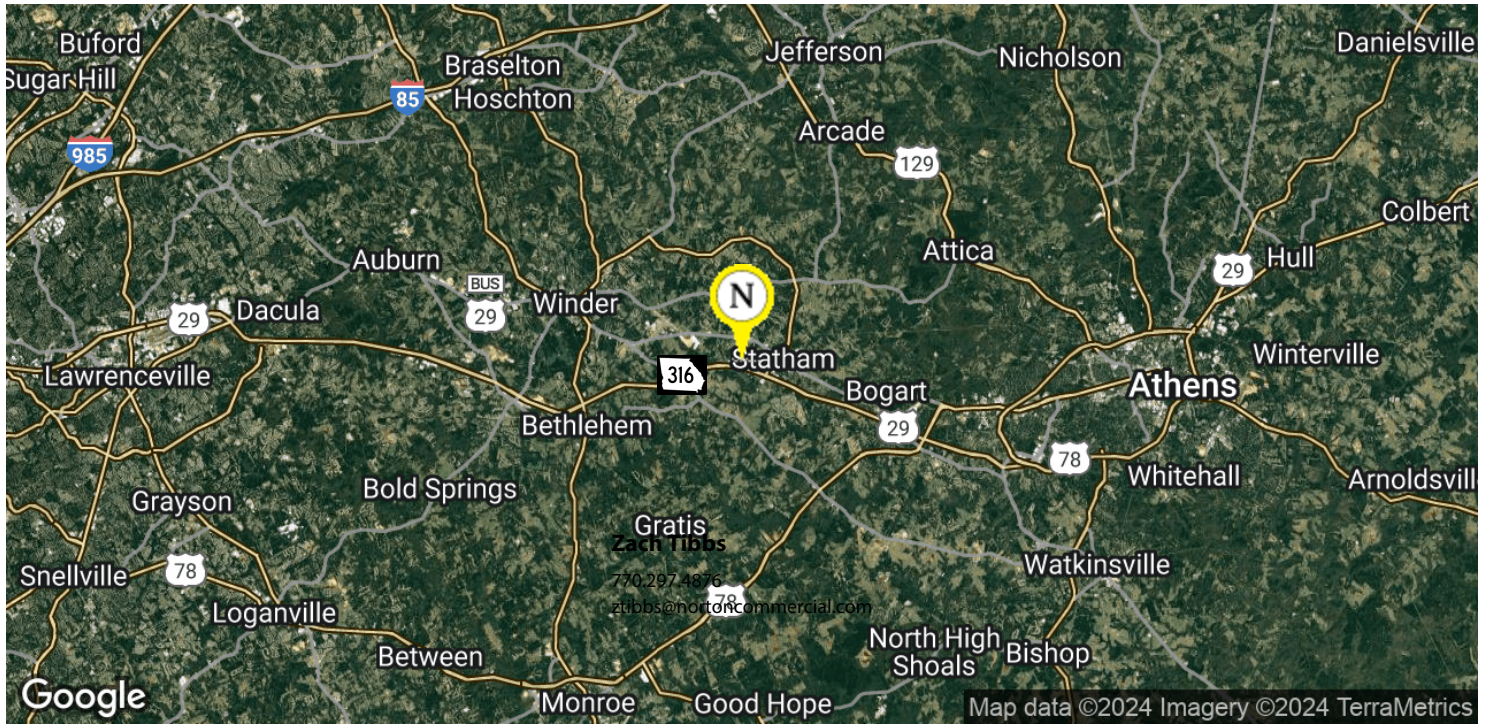
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REZONING PETITION

A petition has been filed with the City of Statham requesting that the property located at The proposed development is located in City of Statham and Barrow County along State Route 316/US 29/ University Parkway between Wall Road and McCarty Road,

Map and parcel According to the Barrow County Tax Assessor's website:

Parcel A – Parcel # XX117 006; Parcel B – Parcel # XX117 015A

Parcel C – Parcel # XX117 011; Parcel D – Parcel # XX117 015

Parcel E – Parcel # XX118001A; Parcel F – Parcel # ST02 011

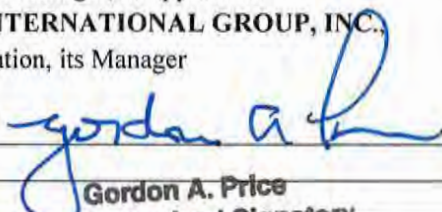
Parcel G – Parcel # ST02 093

now zoned Barrow County AG and AR to be rezoned City of Statham PUD and City of Statham R-1. This property consists of +/- 360 acres. Fee of \$450 has been paid to City Hall.

Date: October 15, 2012

**WALTON GEORGIA, LLC**, a Georgia limited liability company,  
as owner, operator and manager, as applicable

By: **WALTON INTERNATIONAL GROUP, INC.**  
a Nevada corporation, its Manager

By:   
Name: \_\_\_\_\_  
Its: **Gordon A. Price**  
**Authorized Signatory**

By:   
Name: \_\_\_\_\_  
Its: **Matt Keister**  
**Treasurer**

COPY OF PLAT ATTACHED

# **One University Parkway**

## **Conditions of Zoning**

### **Owner/Applicant Information:**

**Walton Development & Management (USA), Inc.  
C/O Atkins  
Contact: John Boudreau  
1600 River Edge Parkway NW, Suite 600  
Atlanta, Georgia 30328  
770-933-0280**

**Submitted:  
October 15, 2012**



## **ONE UNIVERSITY PARKWAY CONDITIONS OF ZONING**

### **1. Introduction**

The development standards and the land uses presented in this application will, if approved, become the standards for the subject property. All development on the property shall conform to the standards adopted for the district regardless of ownership. To the extent that these Conditions of Zoning (hereinafter “Conditions”) may contain zoning and development standards which are inconsistent with existing zoning and development standards, the standards contained in these Conditions supersede all other standards and these Conditions are deemed controlling.

Because the project will likely be phased over several years, development assumptions, market conditions, and forecasts will change. Therefore, there needs to be some flexibility in these Conditions of Zoning. These Conditions will serve as a variance to the extent these Conditions or logical extensions, conclusions or implementations of their terms, provide otherwise.

The development of the site shall occur as generally depicted and described in the concept plans, architectural exhibits and Conditions. Any variations that the Planning Director feels does not meet the spirit and intent of the development proposal as approved by the City Council shall require an amendment to the PUD zoning.

### **2. Variances Requested and Granted**

To the extent that any of these Conditions or logical extensions, conclusions or implementations of its terms provides otherwise conflict with the City of Statham Zoning Ordinance (hereinafter “Zoning Ordinance”), the City of Statham Subdivision Regulations (hereinafter “Subdivision Regulations”) or any other regulations or ordinances of City of Statham as any such regulations or ordinances are currently written or hereinafter revised, the Applicant hereby requests and is granted any and all variances necessary to comply with these Conditions of Zoning.

### **3. Change of Regulations**

These Conditions of Zoning vest the Applicant with permission, but not the obligation, to develop the number of housing units, the square footages of nonresidential building space, and other development features as shown on the conceptual land use plan and described in the Application, subject to the conditions imposed herein by City of Statham. Except as otherwise modified herein, the subject property will comply with the subdivision, land development, environmental, and any other regulations of the City of Statham that apply to the development/use of this property that are in effect on the date the rezoning for planned development is approved. The development shall comply with any changes to the City of Statham regulations adopted as a result of mandates by the State of Georgia or the Federal Government, regardless of when they are adopted.

The applicant shall have the right to utilize future amendments to the City of Statham regulations that may apply specifically to administrative variances.

The City of Statham agrees that the Applicant, upon receipt of approval hereof has vested right in developing and may proceed to develop the Property according to these Conditions of Zoning. As of the date of approval of these Conditions, the right of Applicant to develop the Property is deemed vested with the Applicant. The City of Statham agrees that the specific laws and land development regulations in force as of the date of this Agreement shall govern all aspects of the development of the property, according to the terms and standards as stated in these Conditions. Except as may be provided for in these Conditions, no future changes or amendments to the laws and land development regulations shall apply to the development (with the exceptions stated above), the property, or these Conditions which have a direct or indirect adverse effect on the ability of the Applicant to develop the property according to these Conditions.

Unless more specific or conflicting provisions are included in these Conditions, the planned unit development shall be subject to all requirements of the City of Statham Subdivision Regulations and the City of Statham Zoning Regulations in effect at the time of zoning approval. City agrees to cooperate with Applicant in the permitting process. The failure of these Conditions to address a particular permit, condition, term, or restriction does not relieve the Applicant of the necessity of complying with the law governing the permitting requirements, conditions, terms or restrictions.

#### **4. Variances**

The Planning Director is vested with the authority to grant administrative variances and permits necessary to allow Applicant to develop the property and to interpret the intent and implementation of these Conditions. Except as otherwise allowed under current or future zoning regulations, administrative variances cannot exceed a 10% change to the minimum or maximum amount permitted or required. If the variance request exceeds 10 percent the applicant shall use the City of Statham standard variance request process.

The Applicant has stated that their intent is to develop a quality mixed use, master planned project. These projects by design and function typically have special needs that do not fit into current development standards. This administrative variance process is only in place to further the Applicant's intent to develop a quality, well-designed project. When considering a variance request the Planning Director shall consider the following:

- a. Is the request economically feasible and consistent with a quality mixed-use master planned project?
- b. Is the request consistent with the intent and character of the original zoning approval?
- c. Is there a hardship that relates to the physical character or location of the property?
- d. Is there an alternative method that could be economically practicable and/or reasonably utilized by the Applicant to achieve the same intent without a variance?
- e. Other factors as determined by the Planning Director or City.

Any and all administrative variances can only be requested prior to or during the site plan review for each phase of the development to which the variance applies. No administrative variances can be requested or granted after the final platting of that portion of the development. Nothing set forth herein shall preclude the Applicant from using the procedures as provided in the City of Statham zoning regulations.

## 5. Land Uses

### A. Non-Residential

A mix of non-residential types may be provided within the PUD including, but not limited to, commercial, retail, office, flex office, industrial, institutional, civic, and mixed-use.

Mixed-use projects will be permitted. A variety of mix of uses is permitted within a single and/or multiple structures. This is known as vertically integrating uses. An example of this integration would be retail and/or commercial uses on the ground floor or lower levels with residential and/or commercial uses on the upper floors.

### B. Residential

A mix of residential types may be provided within the PUD including, but not limited to, single family detached, townhomes, multi-family, traditional neighborhood developments, condominium, senior living, mixed use, and accessory dwelling units.

Accessory dwelling units will not be counted toward the maximum number of housing units allowed. Only one accessory dwelling unit (aka “guesthouse”) will be permitted per primary structure. Accessory dwelling unit must be submitted to the Planning Director for approval.

Accessory dwelling unit are defined as:

1. Detached, freestanding building
2. Complete independent living facility for a single household
3. An accessory use to the principal dwelling.
4. May be leased but cannot be subdivided or sold independent from the principal dwelling unit.

### C. Prohibited Uses

The following uses shall be prohibited within the planned development district:

1. Adult entertainment establishments
2. Animal rendering plants
3. Bulk petroleum plant or storage
4. Bus stations, except for future public transit that may be authorized by the City of Statham consistent with long-range future transportation plans.
5. Construction and Demolition Waste Landfill
6. Fertilizer manufacturing
7. Foundry plants
8. Hardship mobile homes

9. Incinerators
10. Junkyards
11. Lawnmower Repair Shops
12. Livestock feedlot
13. Log Splitting or Storage Lots
14. Materials recovery facilities
15. Mobile home parks
16. Mobile home or mobile building leasing or sales lots (new and used)
17. Municipal Solid Waste Landfill (MSWLF)
18. Pawn Shops, title loan and check cashing facilities
19. Poultry Houses (Commercial)
20. Raising of dangerous animals for profit or gain
21. Recovered Materials Processing Facility, Principal
22. Residential and Community Shelters
23. Sanitary landfills
24. Slaughterhouse
25. Stack house
26. Solid Waste Handling Facility
27. Storage or Warehousing of caustic or hazardous materials
28. Tattoo and body piercing parlors
29. Taxi cab, limousine or other hire vehicle services, as a standalone business
30. Yard trimming composting facilities

Outdoor storage of any material, equipment, product or inventory shall only be allowed by special use permit upon approval of the Mayor and Council, after the exercise of reasonable discretion. Applications shall be evaluated based upon the following criteria:

- a) the proposed use,
- b) whether outdoor storage is necessary for the proposed use,
- c) compatibility and impact of the outdoor storage required by the proposed use on adjacent uses,
- d) whether the outdoor storage is restricted to a particular location on the parcel,
- e) whether there are limitations on the allowed area for the outdoor storage,
- f) whether ingress and egress to the proposed outdoor storage area requires use of public streets or is internal to the parcel,
- g) the grading and topping of the proposed area,
- h) the type of screening or buffers, if any, that is appropriate given the proposed use,
- i) proposed lighting, if any.

After receiving the information provided by the applicant the Mayor and Council shall balance the needs and benefits of the proposed use and requested outdoor storage against potential negative impacts or consequences to the public and adjacent parcels and determine whether to grant the special use permit with or without additional conditions.

## 6. Density – Non-Residential Square Footage and Residential Units

The Conceptual Land Use Plan submitted with this application shall serve as a general guide for the development if approved. The total development entitlements requested and approved include:

- a. Non-residential uses - maximum of 2,500,000 square feet
- b. Residential - maximum of 600 Units.

## 7. Dimensional Requirements

Minimum Lot Width            40 Feet

Maximum Height (Stories)

Residential	3 + Basement
Non Residential	4 + Basement
Hotel	4

Basements are allowed in residential and non residential areas. A basement is defined as a story of a building, partly or wholly underground. Partially underground allows for up to 3 sides exposed.

Front Yard Setback (Min)

Residential	10 Feet
Non Residential	0 Feet

Side Yard Setback (Min)

Residential	0 Feet
Non Residential	0 Feet

Rear Yard Setback (Min)

Residential	10 Feet
Non Residential	0 Feet

While no minimum set back is required in some instances, separation between structures must be the greater of 10 feet or the distance required by local fire codes.

Upon request of the Applicant, the Planning Director shall have the administrative authority to vary these standards, without the need for a change of the Planned Unit Development requirements, provided, however, that any such administrative variances shall not exceed a 10% increase or decrease from the requirement in question.

## 8. Building Materials

The purpose of providing building material guidelines is to encourage aesthetically pleasing buildings which are in harmony with the overall development. Buildings should complement

adjoining structures and reflect a high level of architectural quality. The building style should relate to a more pedestrian scale and take into consideration adjacent building details, elements such as materials, colors and proportions. Due to the numerous uses that are planned within the development, the proposed building sizes and masses may be varied.

Finish building materials shall be applied to all sides of a building that are visible to the general public. The use of each material shall be appropriate expression of the characteristics of that particular material.

Building materials shall be native stone, brick, stucco (exterior Portland cement plaster 3 coats over metal lath), fiber cement siding, cultured stone or cast stone, architectural finished block (burnished, split face concrete masonry units), architectural finished pre-cast wall (profiled, cultured or with architectural finish), poured in place walls exterior insulation and finish system (EIFS but not less than four feet above grade), architectural glass (less than 25 reflectance) and low maintenance vinyl coated windows and architectural elements such as soffits. Typically, no single building material shall cover more than 80 percent of the front façade of any building.

The following materials shall not be acceptable for exterior cladding of buildings; exposed standard concrete blocks, wood, prefabricated metal buildings, weeping mortar joints, unnatural brick tones, corrugated steel, plywood, aluminum, plastic siding, vinyl siding, exposed aggregate and or reflective glass.

## **9. Open Space**

A minimum 20% of the PUD will be passive parks and open space. Passive parks, and open space is defined as follows: (i) areas retained for use as resource protection or conservation in an essentially undeveloped state (may include stream buffers, steep slopes, utility easements, constructed wetlands and flood plains), (ii) passive recreation areas (may include village greens, plazas, and greenway trails)

Passive parks and open space will be owned and maintained by one or more of the following: a property owner, association, land trust or similar entity and/or other appropriate governmental or management entity.

## **10. Signage**

Signage and graphic design should be developed to establish a visually distinctive and functional system to attract and communicate with those who work in and visit the development. It should create a lasting identity and provide way finding clarity. The intent is to provide flexibility while keeping with community standards. All sign square footages shall be calculated per face and are exclusive of the sign monument. Signage shall be reviewed and approved by the Planning Director.

#### A. Gateway Identification

The major gateway signage for the One University Parkway Development, located on Wall Road and University Parkway will act as the main visual link to the project and announces the development to tens of thousands of daily commuters. As such a critical part of One University Parkway's initial impression, the project gateway will include expansive landscape and hardscape features, dynamic signage and graphics, and lighting that will make visitors take notice while establishing a sense of place and arrival point. The major gateway will define One University Parkway's unique environment and reflect the architectural and landscape style of the development. These signs shall have a maximum sign face of 1,400 square feet and a maximum height of 35 feet.

#### B. Secondary Gateway Identification

These signage elements are proposed to be similar in style to the major project identification but would be smaller in scale. They are planned to be located at secondary access points. Medium sized gateway sign elements, with a combination of landscaping and lighting improvements may be utilized. These signs shall have a maximum sign face of 200 square feet and a maximum height of 18 feet.

#### C. Way-finding and District Identity Signage

The district identity signage is planned for major intersections. These will be smaller than the main entrance treatments, but constructed of similar styles, colors and materials. Similar landscaping and lighting is also planned to be incorporated to enhance the visibility and appearance of the signage. These signs shall have a maximum sign face of 100 square feet and a maximum height of 15 feet.

#### D. Minor Information and Directional Signs

Minor information signs are proposed to guide visitors and pedestrians to buildings, businesses, parking lots and points of interest. Ideally, these lit-surface-mounted or freestanding signs will be located along plazas, entranceways and along drop-off areas. The colors, logo, images and materials will be designed to be compatible with the district and way-finding and provide clarity of a well-coordinated sign system. These signs shall have a maximum sign face of 35 square feet.

#### E. Regulatory Signs

Regulatory signs along streets and parking areas that address stop locations, speed limits, parking restrictions, and other requirements are proposed to be incorporated into a coordinated sign program. These signs could be installed on a separate post or attached to an existing structure. The signs will include ornamental backing and frames.

#### F. Oversized Signs

A maximum of 5 oversized signs will be allowed along the University Parkway corridor within the Planned Unit Development. The exact location of each will be submitted to the

Planning Director for final approval. These signs shall have a maximum sign face of 1,200 square feet.

## **11. Lighting**

Lighting fixtures should be consistent within the development and along the proposed road corridors. Lighting should be placed at an appropriate distance to achieve the desired illumination levels determined by a qualified engineer or other design professional. Mounting heights vary depending on final spacing and the illumination levels. The type of light sources to be used for any exterior lighting shall meet all approved regulations. The purpose is to provide clarity for vehicular and pedestrian movement without needlessly lighting adjacent properties and development.

### **A. Exterior Lighting**

Exterior and special lighting may include decorative lighting for seasonal use and spot lighting for special features such. It may also include string lighting in trees or up-lighting of signs, trees, and buildings. All exterior lighting shall be waterproof and directional. Lighting shall include shields to protect passing vehicles and pedestrians from glare and not impede their views. Suspended cable lights may be used for down lighting pedestrian passages, open structures and other exterior locations.

### **B. Collector Road Lighting**

Collector Road lighting is planned to be located in the median when present and/or on the shoulder of the roadway. Typically, streetlights are placed within the right-of-way and in general a qualified engineer will determine the spacing. The poles shall have the capacity to accommodate twin-arm vertical banner signs that face the travel lanes. The City of Statham shall allow banners within the right-of-way of public roads within the One University Parkway development.

## **12. Transportation**

### **A. Streets**

The conceptual land use plan illustrates a proposed major road network. The locations of the roads are conceptual and subject to refinement based on more detailed engineering considerations and site planning.

It is anticipated that most if not all of the streets will be dedicated to the public. However, the Applicant reserves the right to provide private streets that meet public street standards.

One University Parkway shall comply with the current City of Statham and/or Barrow County standard as a minimum, but reserves the right to provide sections that have higher standards (examples of higher standards include, but are not limited to, wider walks, larger landscape zones, on-street parking (minimum 8 feet), bike lanes and multi-use



trails). Handicap Accessible Ramps shall be required at intersections and where sidewalk ends at cul-de-sacs.

One University Parkway may contain traditional neighborhood developments (TNDs). TND streets are intended for smaller volumes. TND streets tend to have narrower pavement width, but they provide both travel lanes and on-street parallel parking. The following is permitted within TND developments:

- a) Minimum drive lane - 10 feet.
- b) One-way streets within mixed-use areas.
- c) One way and two way alleys for alley loaded housing products.
- d) 6" standing curbs in lieu of curb and gutter within mixed-use areas.
- e) Sidewalk to continue to back of curb in lieu of typical 3 foot grass strip non residential areas.

Future exceptions will be reviewed and considered for approval by the Planning Director.

#### B. Alleys

Alleys may be deeded out to center line of the alley with private and utility access easements. Alleys to have a minimum width of 16' asphalt. Curb and gutter optional.

#### C. Golf Cart Trails

The planned unit development shall provide for the use of Golf Carts. Golf cart trails shall be planned for future connection to the City of Statham trail system. Golf cart trails to be designed to meet City of Statham standards. Paths to be 8 feet wide.

To the extent that trails are planned for a particular phase, a Trails Plan shall be submitted to the Planning Director during the site plan review for review and comment for the phase under consideration.

#### D. Traffic Calming Measures

Traffic calming measures may be used with approval of the Planning Director.

#### E. Parking

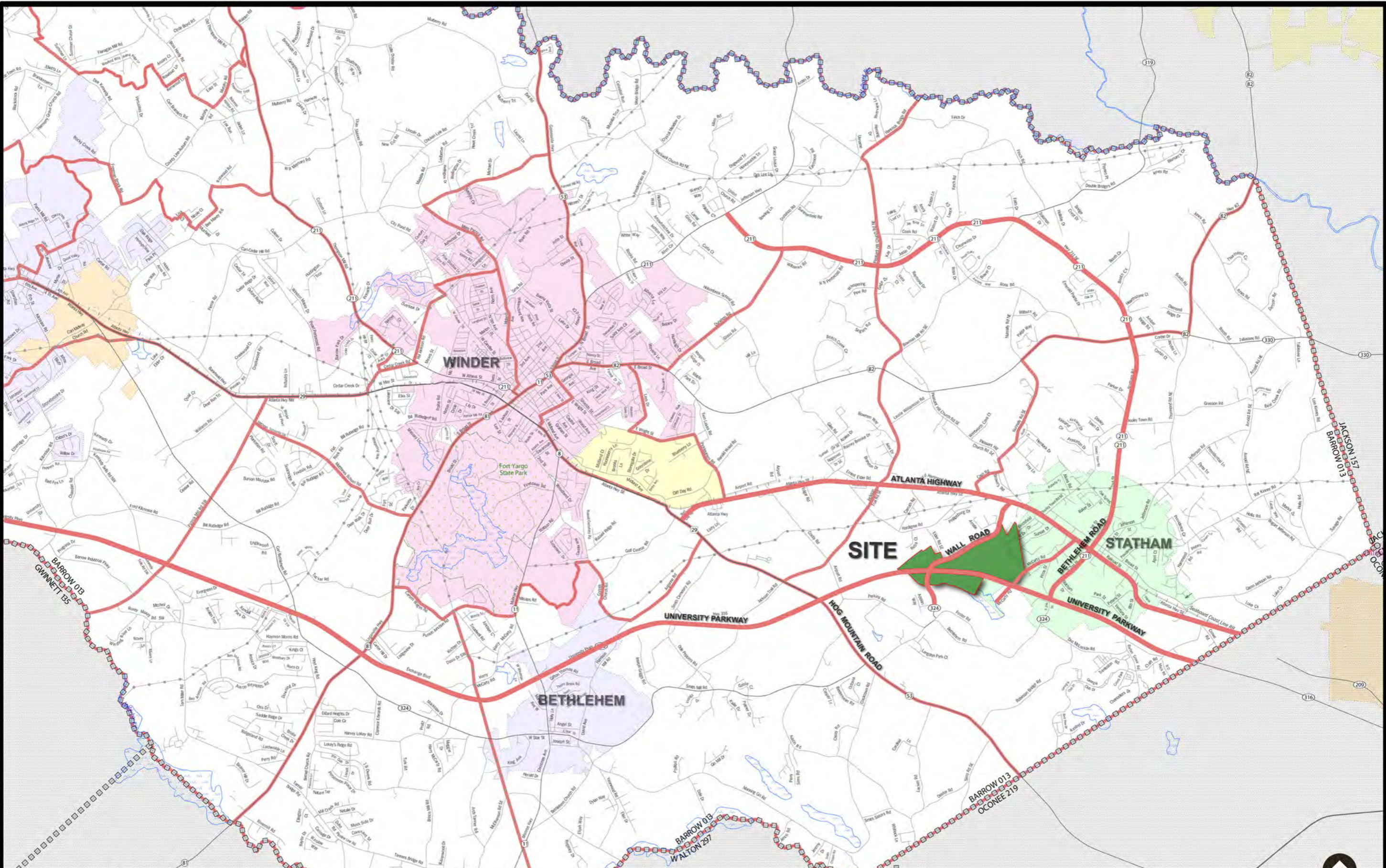
On-street and structured parking shall be permitted within the project. Parking in the non-residential portions of the project shall have the ability to be shared, combined and/or provided off-site so long as the total number of spaces required are provided within a reasonable walking distance (.25 mile radius) of the generating use (i.e., restaurant, office, residence, etc.). Golf Cart park spaces are allowed but not mandatory.

### **13. Mandatory Property Owners' Associations or Other Management Entity**

Ownership of property in the planned unit development shall require mandatory participation in a property owners association, home owners association or other management entity. In addition to the mandatory association or management entity, one or more property owners associations may be established to serve particular neighborhoods or sections of the planned unit development.

### **14. Over-sizing of Improvements and Utilities**

The Planned Unit Development may provide and construct such oversized improvements and utilities that the City of Statham may determine necessary, provided that the Applicant may not be obligated for the additional cost of such oversized improvements and utilities that are not uniquely required for the Planned Unit Development. A formula shall be developed jointly by the City and Applicant to provide for a sharing of the cost of other improvements needed to serve the subdivision or land development within the Planned Unit Development subject to these Conditions, when certain of the improvements are necessary to serve future subdivisions or developments in the vicinity.



# One University Parkway

Statham, Georgia

## VICINITY MAP

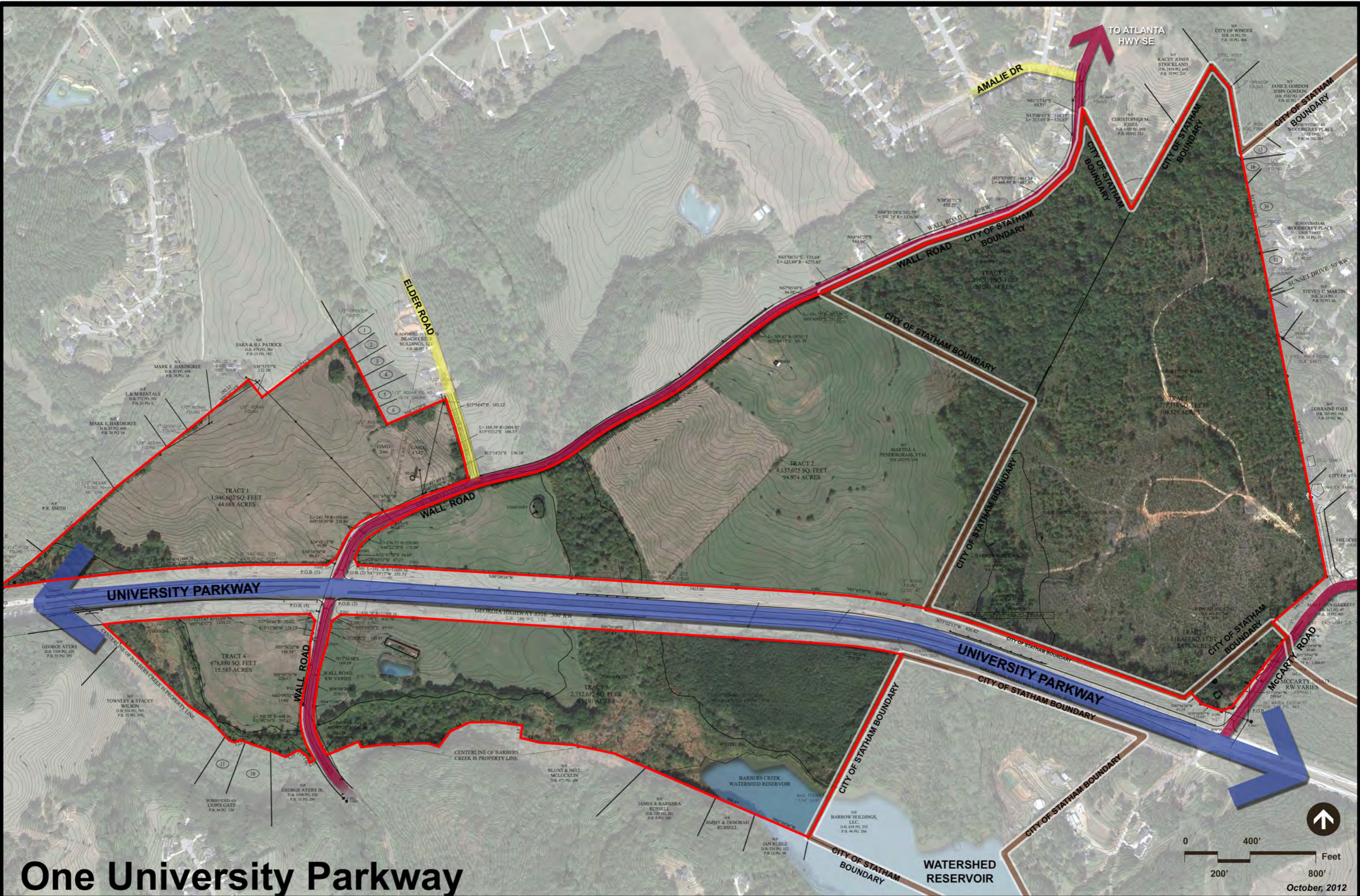
**ATKINS**

**Walton**  
Investing on Solid Ground<sup>®</sup>

*This site plan is conceptual in nature and subject to change without notice.*



October, 2012



# One University Parkway

Statham, Georgia

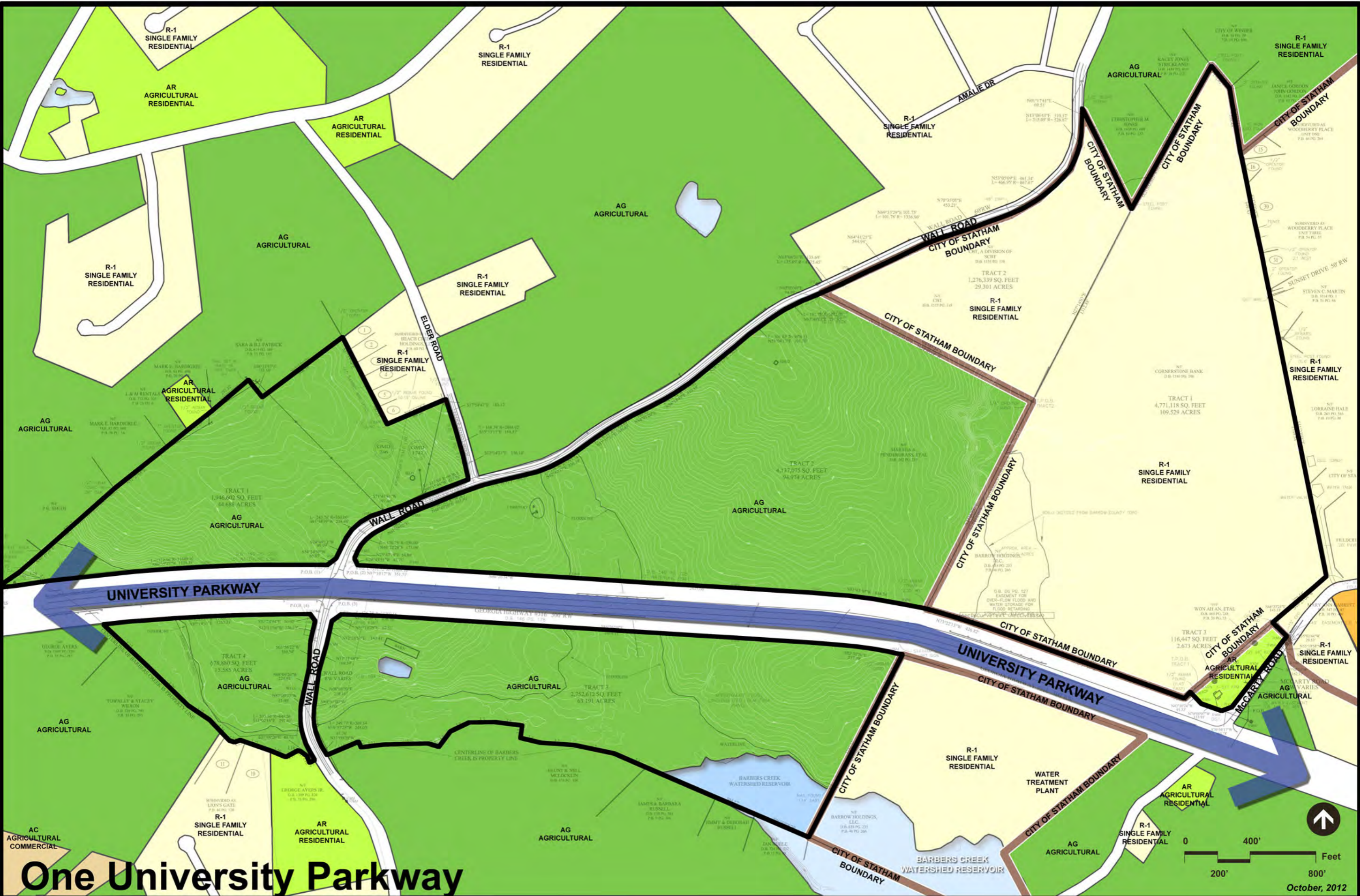
Aerial Map

**ATKINS**

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October, 2012



# One University Parkway

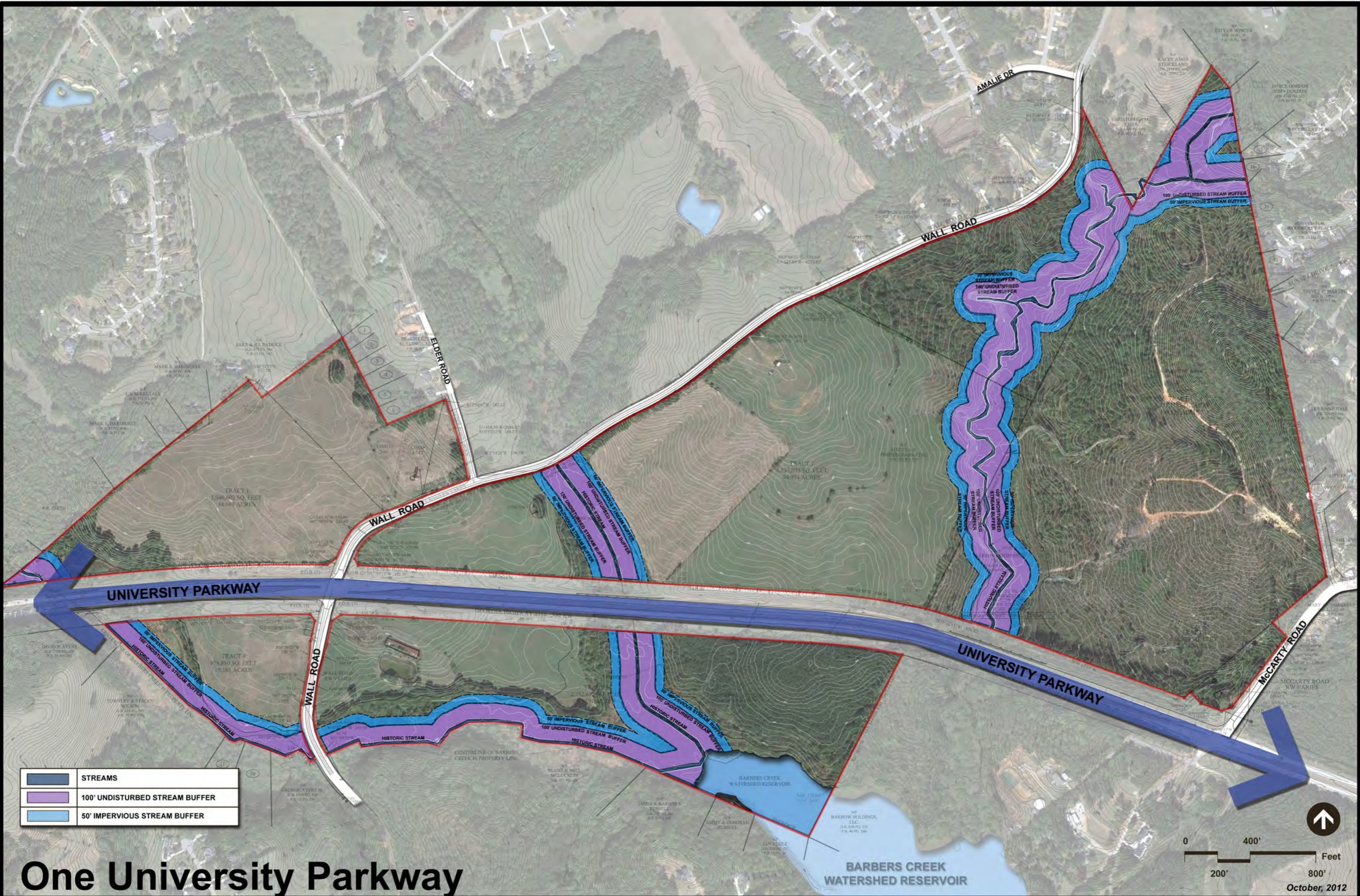
Statham, Georgia

## EXISTING ZONING MAP



*This site plan is conceptual in nature and subject to change without notice.*

October, 2012



# One University Parkway

Statham, Georgia

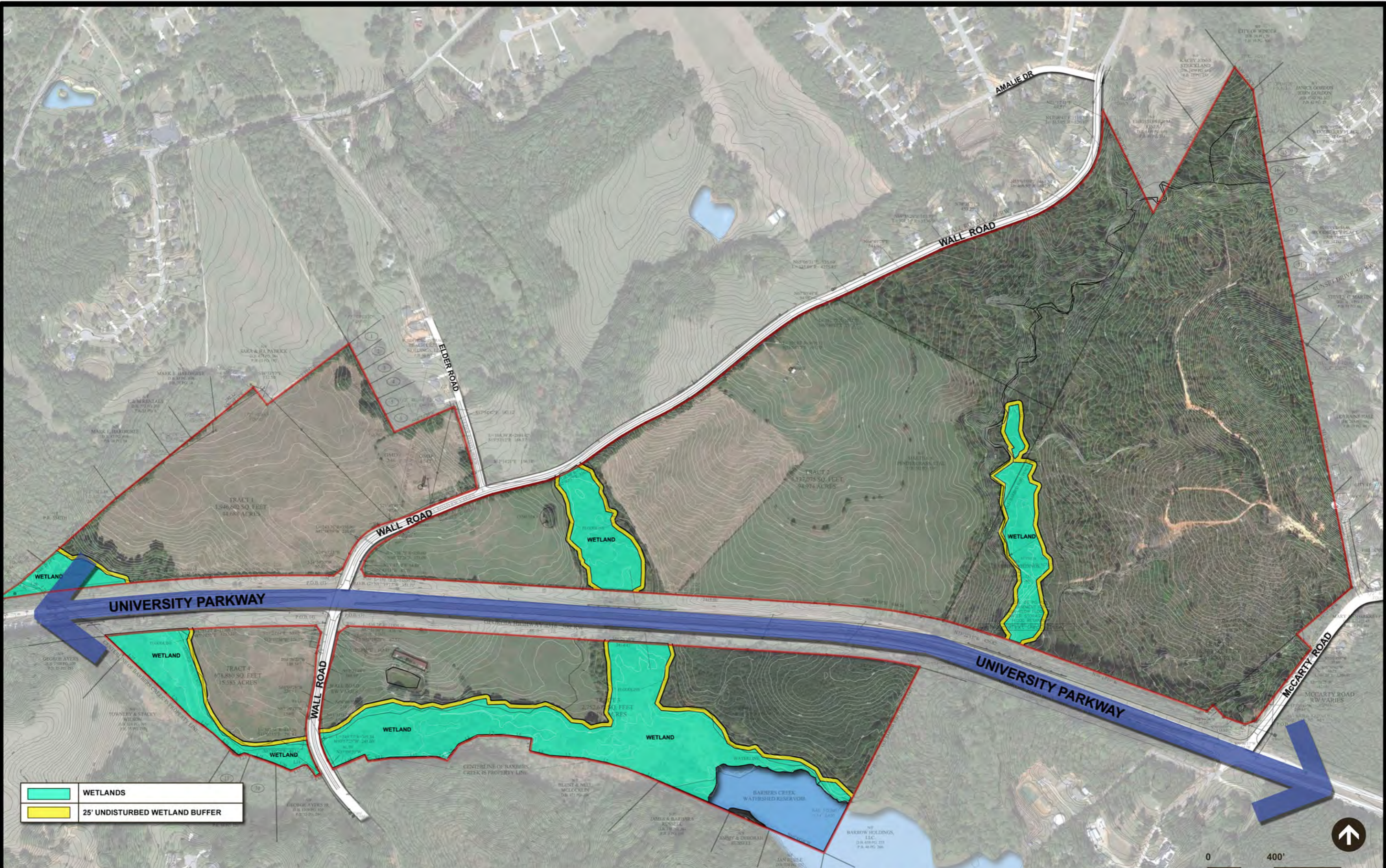
## STREAM BUFFER EXHIBIT

**ATKINS**

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*This plan is conceptual in nature. Boundaries and buffers are approximate.*

October, 2012



	WETLANDS
	25' UNDISTURBED WETLAND BUFFER



# One University Parkway

Statham, Georgia

## WETLAND EXHIBIT

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**LAND USE LEGEND**

- NON RESIDENTIAL
- RESIDENTIAL
- GOLF CART PATH (8 Feet Wide)

**OVERALL SUMMARY**

TOTAL SITE AREA:	+/- 359.94 ACRES
EXISTING ZONING:	AG, AR
BARROW COUNTY	R-1
CITY OF STATHAM	
PROPOSED CITY ZONING:	PUD
TOTAL RESIDENTIAL UNITS:	450 - 600
TOTAL NON RESIDENTIAL:	2,000,000 - 2,500,000
TOTAL HOTEL ROOMS:	300
OPEN SPACE	20% MIN.
MINIMUM LOT WIDTH	40 FEET
MAXIMUM HEIGHT (STORIES)	
RESIDENTIAL	3 + BASEMENT
NON RESIDENTIAL	4 + 1 BASEMENT
HOTEL	4
FRONT YARD SETBACK (MIN)	
RESIDENTIAL	10 FEET
NON RESIDENTIAL	0 FEET
SIDE YARD SETBACK (MIN)	
RESIDENTIAL	0 FEET
NON RESIDENTIAL	0 FEET
REAR YARD SETBACK (MIN)	
RESIDENTIAL	10 FEET
NON RESIDENTIAL	0 FEET

WHILE NO MINIMUM SET BACK IS REQUIRED IN SOME INSTANCES, SEPARATION BETWEEN STRUCTURES MUST BE THE GREATER OF 10 FEET OR THE DISTANCE REQUIRED BY LOCAL FIRE CODES.

MAXIMUM PROPOSED SLOPE TO BE 2:1

WATER SUPPLY AND WASTEWATER DISPOSAL TO BE PROVIDED BY THE CITY OF STATHAM AND/OR BARROW COUNTY.

EXISTING CEMETERY ON SITE TO REMAIN UNDISTURBED

WETLAND DISTURBANCE TO BE LIMITED TO LOCATIONS WHERE PROPOSED ROADS AND UTILITIES CROSS STREAMS.

FLOODPLAINS - THE SITE IS LOCATED WITHIN FLOOD ZONE A FEMA MAP # 13013C0135C AND MAP # 13013C0155C. ZONE A IS PRIMARILY MADE UP OF STREAMS AND CURRENTLY THERE IS NO DEVELOPMENT PROPOSED IN THESE LOCATIONS.

**OWNER**  
WALTON DEVELOPMENT & MANAGEMENT (USA), INC.

**PLANNER / ENGINEER**  
ATKINS  
1600 RIVER EDGE PARKWAY NW, SUITE 600  
ATLANTA, GEORGIA 30328  
CONTACT: JOHN BOUDREAU  
770-933-0280

**TOPOGRAPHIC DATA SOURCE:**  
BARROW COUNTY, GA GIS

**BOUNDARY SURVEY:**  
CHRISTOPHER E. MOORE AND ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYING  
320 NORTH CLAYTON STREET  
LAWRENCEVILLE, GA. 30045

**WETLAND AND STREAM DELINEATION**  
REGISTER NELSON  
ENVIRONMENTAL CONSULTANTS  
45 PARKLAND DRIVE  
STOCKBRIDGE, GA 30281



# One University Parkway

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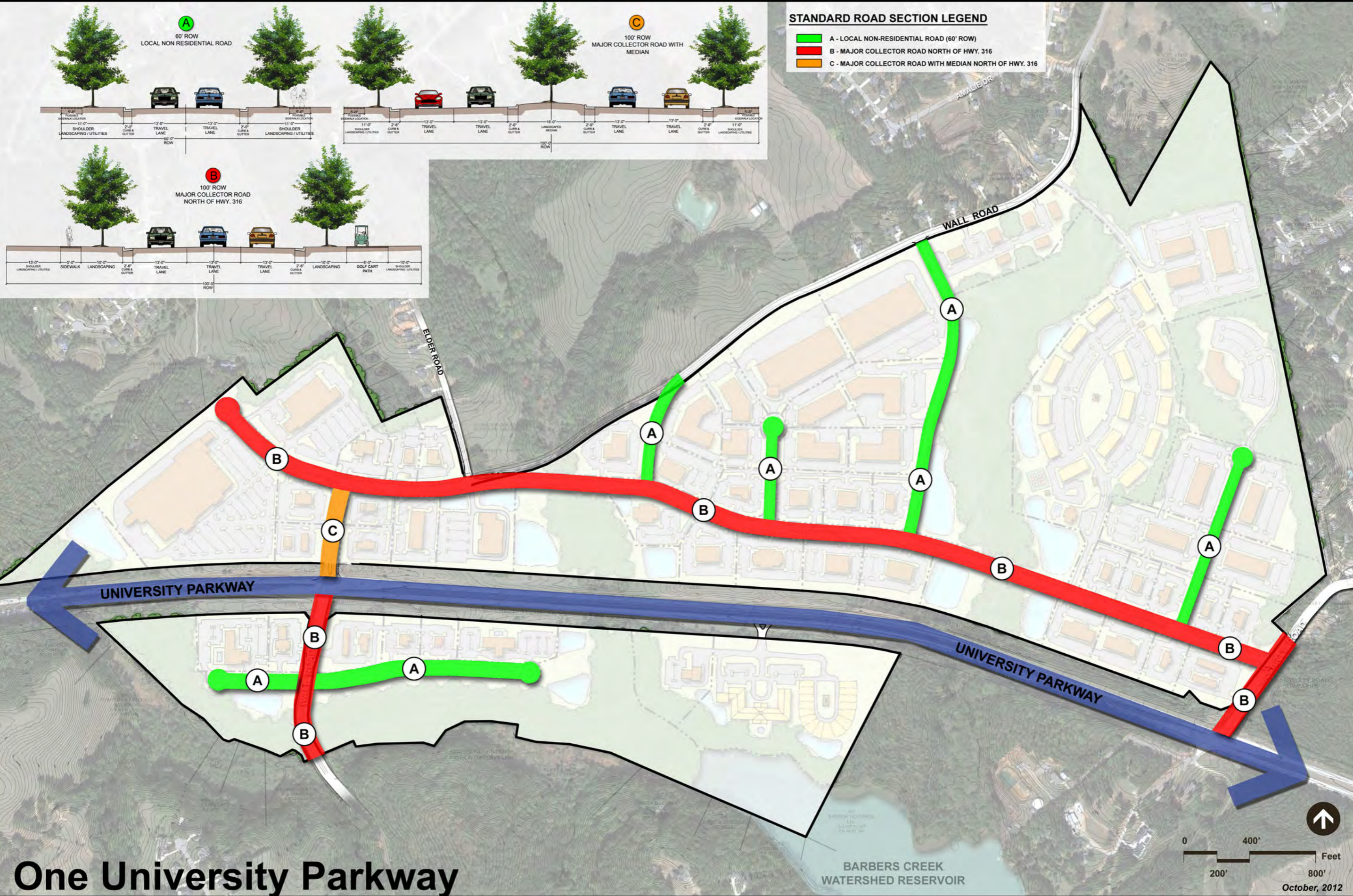
## CONCEPTUAL MASTER PLAN

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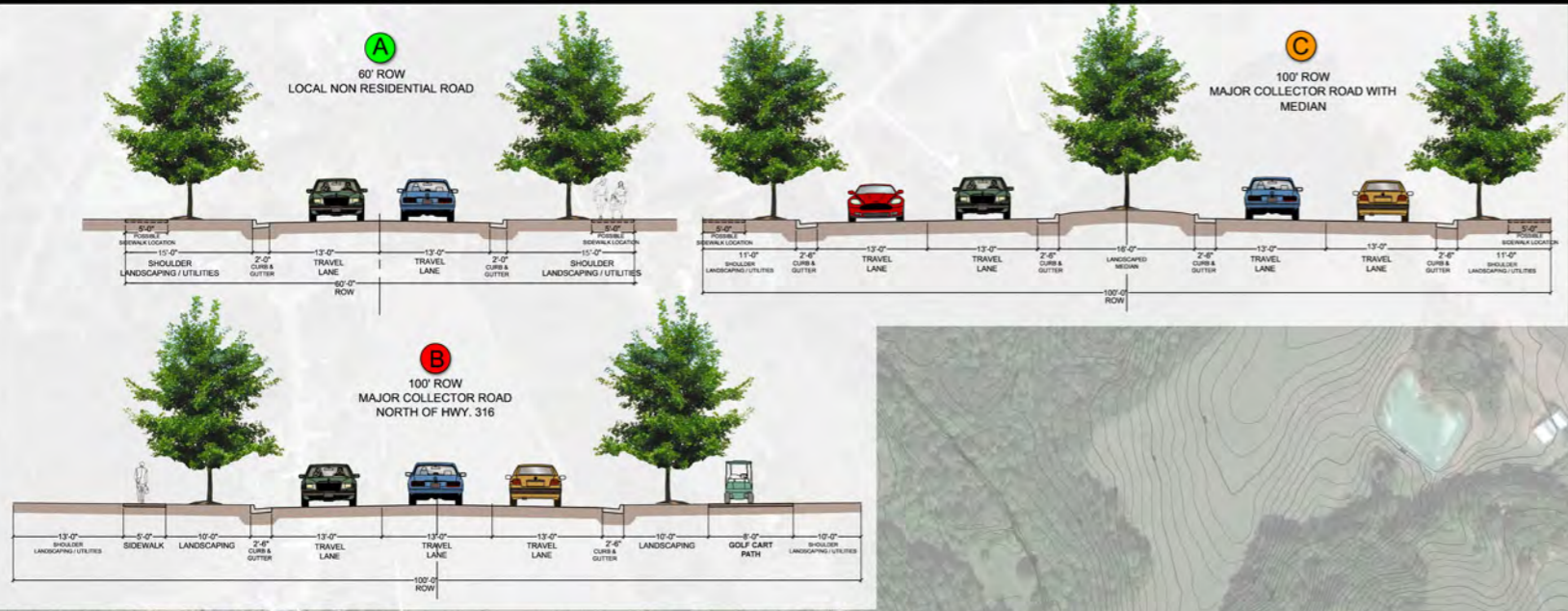
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**STANDARD ROAD SECTION LEGEND**

- █ A - LOCAL NON-RESIDENTIAL ROAD (60' ROW)
- █ B - MAJOR COLLECTOR ROAD NORTH OF HWY. 316
- █ C - MAJOR COLLECTOR ROAD WITH MEDIAN NORTH OF HWY. 316



# One University Parkway

Statham, Georgia

Typical Road Sections

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0 200' 400' 800' Feet

October, 2012

# PROPOSED USES

## NON RESIDENTIAL

COMMERCIAL  
MIXED USE  
OFFICE  
FLEX OFFICE  
INSTITUTIONAL  
HOTEL  
CIVIC



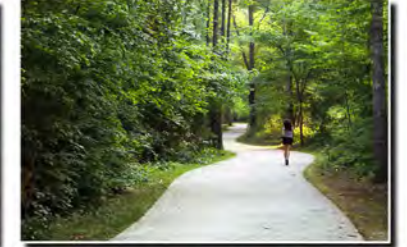
## RESIDENTIAL

MULTI-FAMILY  
TOWN HOMES  
SENIOR LIVING



## OPEN SPACE

PARKS  
TRAILS



# One University Parkway

Statham, Georgia

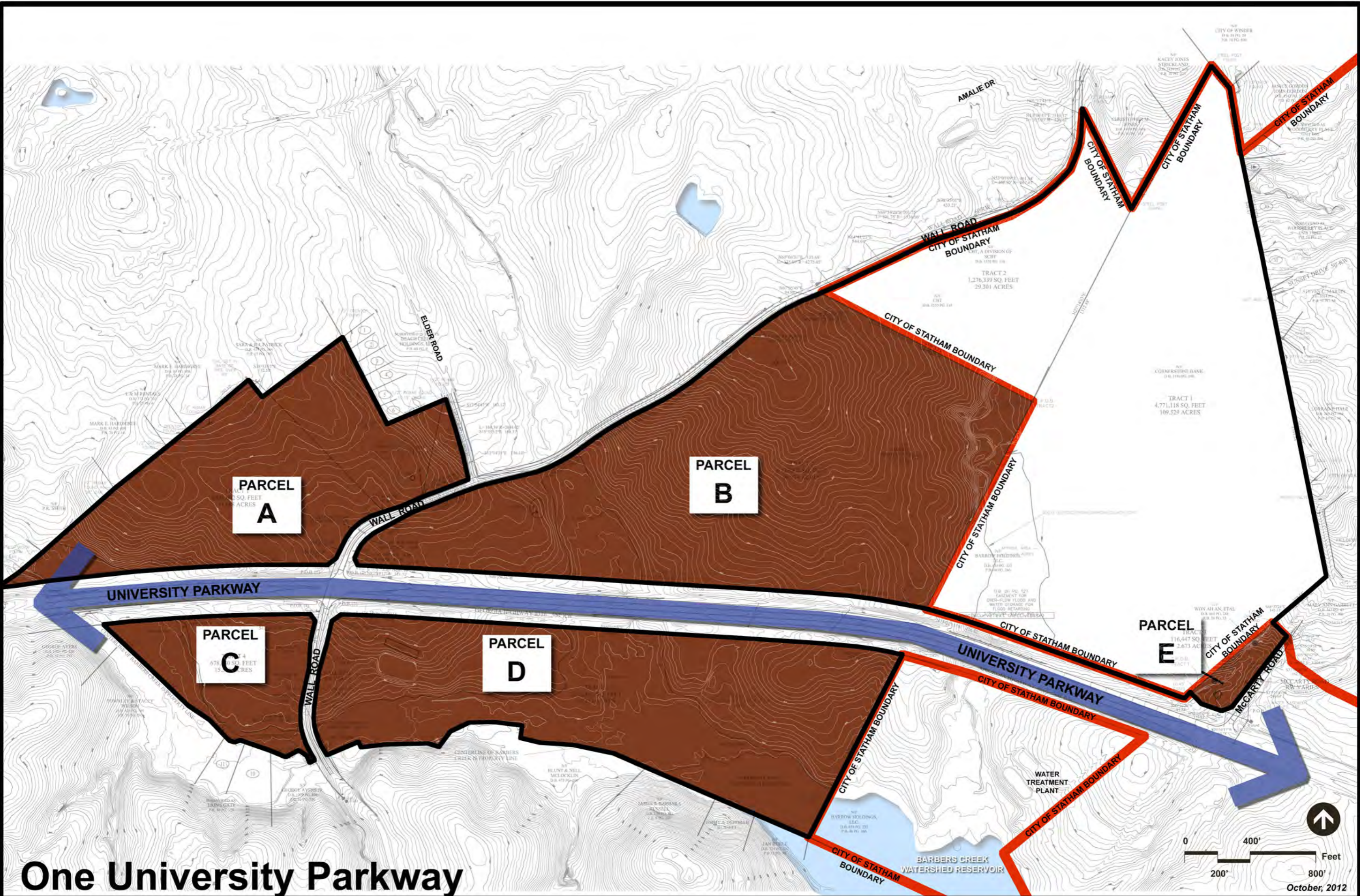
CHARACTER IMAGES

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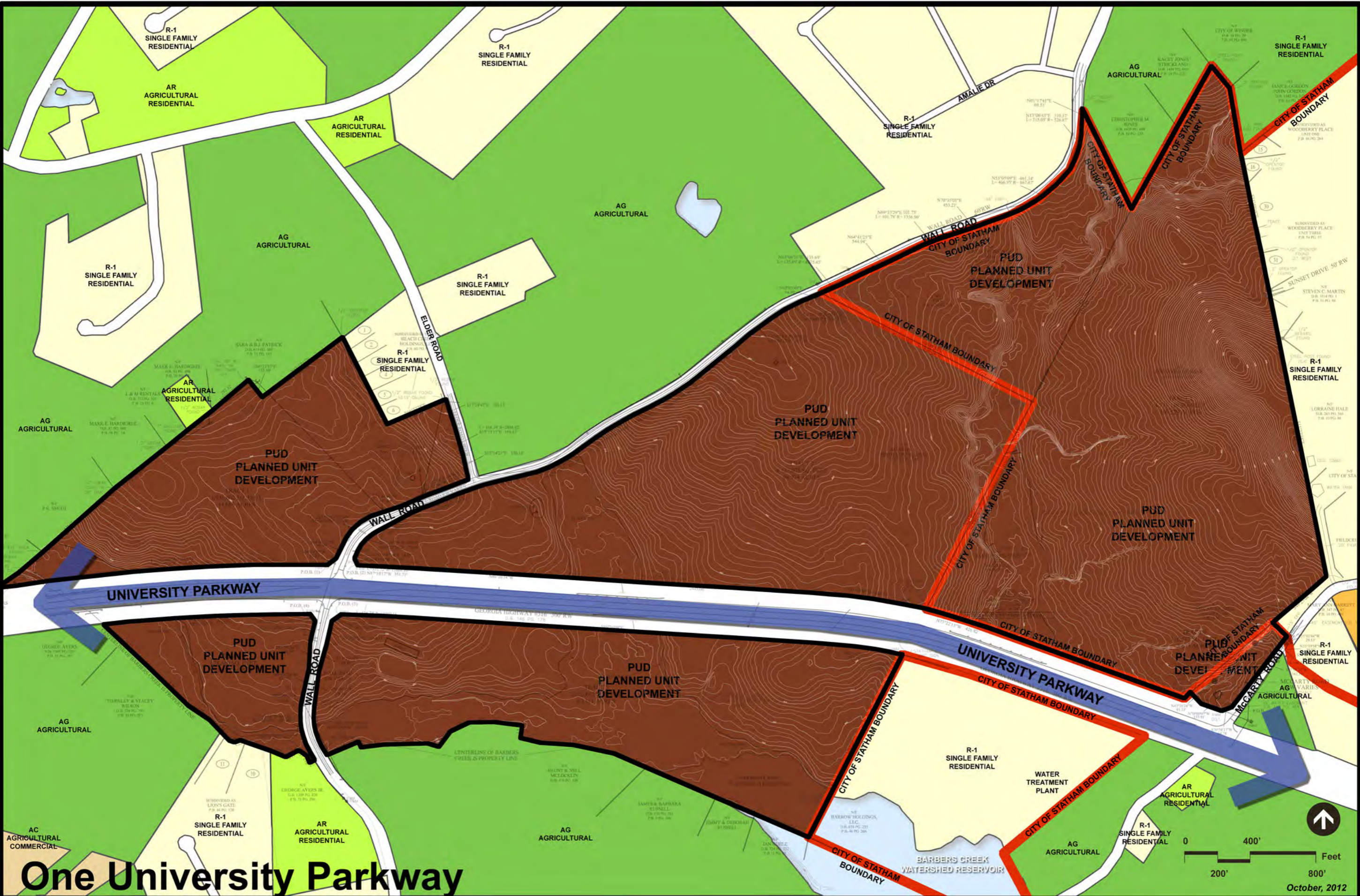
Statham, Georgia

## ANNEXATION PARCEL EXHIBIT

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# One University Parkway

Statham, Georgia

## PROPOSED ZONING MAP

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