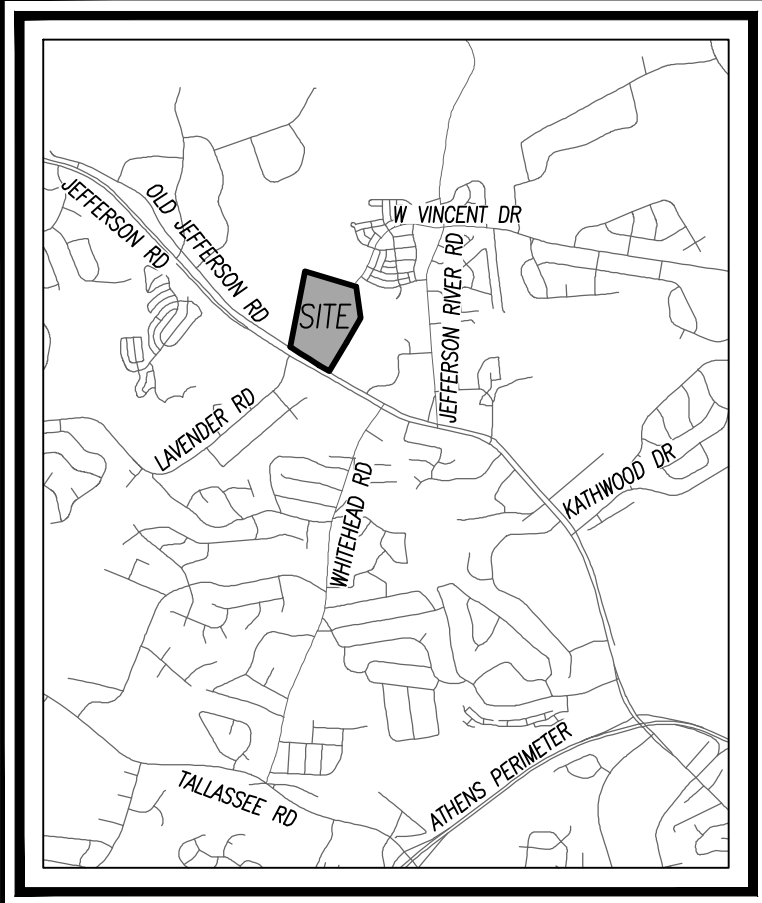
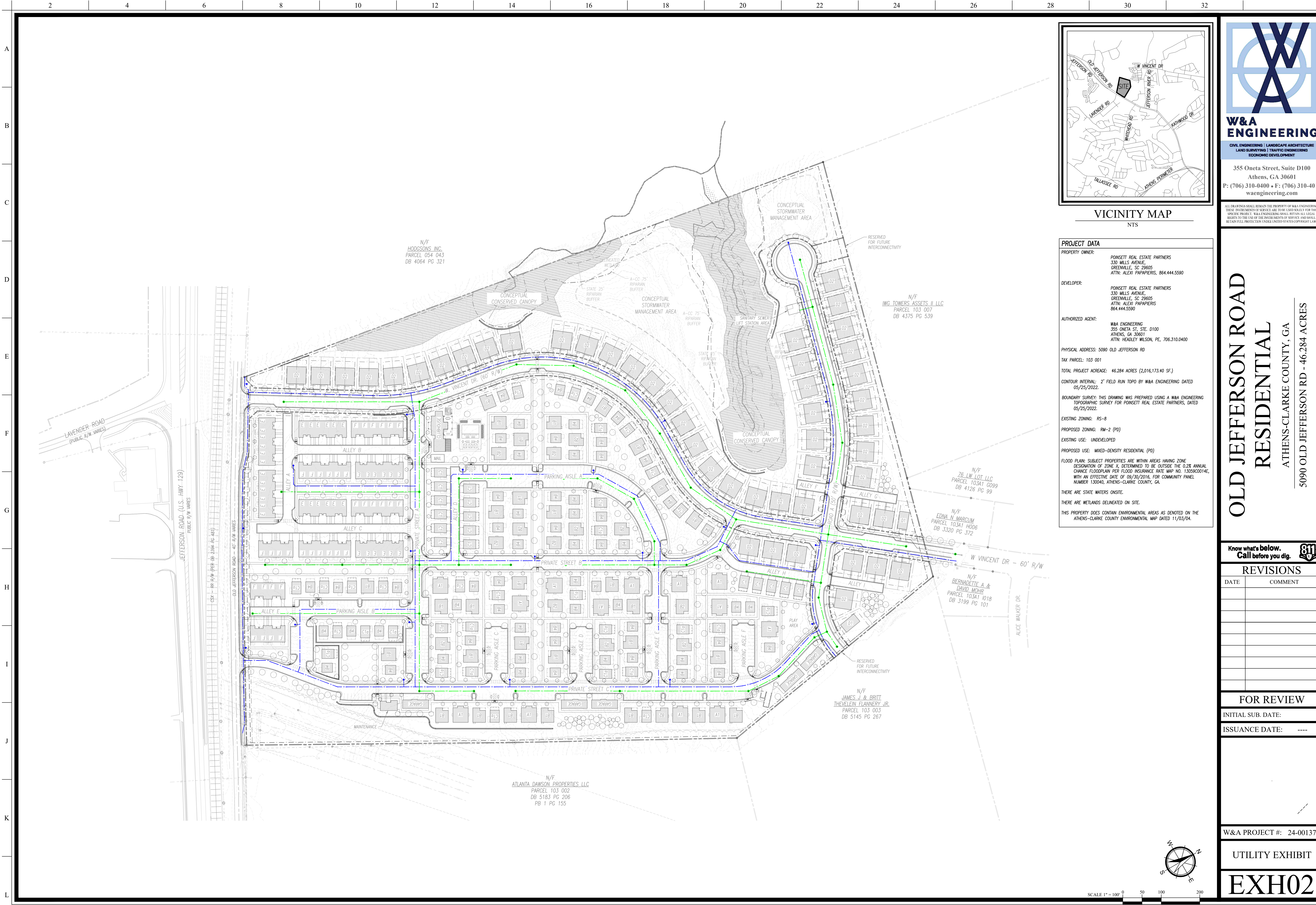




VICINITY MAP
NTS

PROJECT DATA	
PROPERTY OWNER:	POINSETT REAL ESTATE PARTNERS 330 MILLS AVENUE, GREENVILLE, SC 29605 ATTN: ALEXI PAPAPIERIS, 864.444.5590
DEVELOPER:	POINSETT REAL ESTATE PARTNERS 330 MILLS AVENUE, GREENVILLE, SC 29605 ATTN: ALEXI PAPAPIERIS 864.444.5590
AUTHORIZED AGENT:	W&A ENGINEERING 355 ONETA ST., STE. D100 ATHENS, GA 30601 ATTN: HEADLEY WILSON, PE, 706.310.0400
PHYSICAL ADDRESS:	5090 OLD JEFFERSON RD
TAX PARCEL:	103 001
TOTAL PROJECT ACREAGE:	46.284 ACRES (2,016,173.40 SF.)
CONTOUR INTERVAL:	2' FIELD RUN TOPO BY W&A ENGINEERING DATED 05/25/2022.
BOUNDARY SURVEY:	THIS DRAWING WAS PREPARED USING A W&A ENGINEERING TOPOGRAPHIC SURVEY FOR POINSETT REAL ESTATE PARTNERS, DATED 05/25/2022.
EXISTING ZONING:	RS-8
PROPOSED ZONING:	RM-2 (PD)
EXISTING USE:	UNDEVELOPED
PROPOSED USE:	MIXED-DENSITY RESIDENTIAL (PD)
FLOOD PLAIN:	SUBJECT PROPERTIES ARE WITHIN AREAS HAVING ZONE X, DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FLOOD INSURANCE RATE MAP NO. 1305000314E, WITH AN EFFECTIVE DATE OF 08/30/2016, FOR COMMUNITY PANEL NUMBER 130040, ATHENS-CLARKE COUNTY, GA.
THERE ARE STATE WATERS ONSITE.	
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.	



**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 • F: (706) 310-4011
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.

OLD JEFFERSON ROAD
RESIDENTIAL
ATHENS-CLARKE COUNTY, GA
5090 OLD JEFFERSON RD - 46.284 ACRES

Know what's below.
Call before you dig.

REVISIONS	
DATE	COMMENT

FOR REVIEW

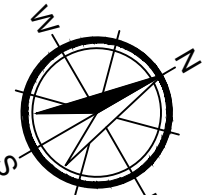
INITIAL SUB. DATE: _____

ISSUANCE DATE: _____

W&A PROJECT #: 24-00137

UTILITY EXHIBIT

EXH02



SCALE 1" = 100'