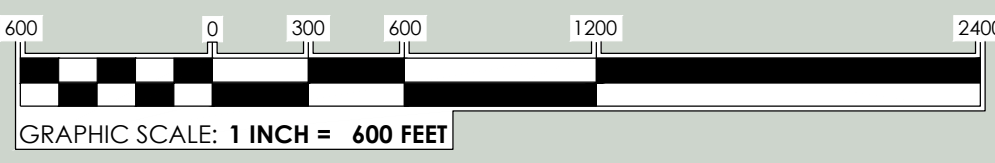


VICINITY MAP - NTS



- Planning notes**
- Proposed on-site lighting for parking fields will follow dark sky principles to reduce light pollution. Downlighting will be prioritized. Additional lighting will be provided throughout the campus on roads, paths and around buildings for security and safety and will follow dark sky principles.
 - In addition to those noted on the plan, on-site uses may include other uses allowed under the Tier 1 zoning designation including but not limited to: manufacturing, warehousing, accessory buildings, office, medical clinic, research and development, recreation facilities, restaurant, training, day care, hotel, health club, solar, wind, and other similar environmental forms of energy production.
 - The project site will be served by utilities as follows:
Natural gas service from frontage road and future services may be added at other available connection points. The project will evaluate the on-site wells to be retained for reuse.
The project may be served by reclaimed water on frontage road by the Newton County Water And Sewerage Authority. The project may have an additional industrial treated recycled water for process needs.
Potable water service on frontage road will be provided by the Newton County Water And Sewerage Authority. The project will be served by a sanitary sewer connection on frontage road by the Newton County Water And Sewerage Authority. The project will be served by a sanitary sewer connection for industrial wastewater for treatment and reuse as reclaimed water as noted above. The project may deliver storm water to Newton County Water And Sewerage Authority if beneficial for recycling and reuse.
The electrical service location is subject to coordination with public utilities, notationally indicated on the site as either a distribution yard or transmission yard. Telecommunications service to originate from Highway 278 and frontage road. Buildings heights will typically be a maximum of 75 ft, with mechanical penthouses above this level.
Major mechanical rooftop equipment will be screened in critical areas visible from the site boundary in compliance with zoning requirements.
Dumpsters will be located adjacent to each building.
The project may retain existing buildings on the site, if feasible.
The project will have a total proposed square footage of 19,620,000± square feet within the 1,978 acre parcel, resulting in a building density of 9.919± square feet per acre.
Two at-grade rail crossings are being considered on Highway 278.
Above and beyond normal temporary construction facilities, a temporary sawmill may be provided.
- Site development standards**
- Total property area = 1,978± ac.
 - Minimum lot frontage: 50 feet onto a county or state approved street.
 - Minimum building setback requirements
Front: fifty feet
Side: twenty feet from property line
Rear: twenty feet
- Reference notes**
- Aerial image obtained from google earth.
 - Detailed analysis of earthwork or the need for walls has not been performed. Site layout shown may require adjustment to accommodate topography. Developer shall field verify the topography with a survey.
 - Property lines, right-of-way, utilities, and easements shown are approximate and based on county GIS. Developer shall field verify property line, right-of-way, utility, and easement information with a survey.
 - Wetlands shown are based on data from the national wetlands inventory. Streams shown are based on national hydrography dataset. Wetlands and streams will need to be field verified.
 - FEMA Floodplain from Morgan County Georgia, Map Number 13011C0175-A, panel 175 of 350 dated February 15, 2002. Floodplain is currently mapped on the property.
 - The properties comprising the total site are located in the 16th District of Walton County in Land Lots 44, 72, 73, 74, 76, 101, 102 and 106 and the 19th District of Morgan County in Land Lots 2, 3, 12, 14, and 30-34.



REZONING CONCEPTUAL SITE PLAN EXHIBIT
STANTON SPRINGS NORTH
Walton / Morgan County, GA

January 3, 2022

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This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.
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