



**Sales Center**  
2019 Baywillow Court  
Monroe, Georgia 30656  
(770) 267-8900

[www.highlandcreek-homes.com](http://www.highlandcreek-homes.com)

## **Subdivision Features:**

### **Clubhouse:**

- 6,000 SqFt. Clubhouse
  - 2 Meeting Rooms
  - Large Grand Room
- Custom Entertainment Kitchen
  - Upstairs ADA Bathrooms
- Large wrap-around exterior deck
  - Men's & Women's Locker Room
- Large Basement Entertainment Room
  - Exterior bathrooms

### **Swimming:**

- Junior-Olympic Lighted Swimming Pool
  - Professionally Maintained
  - Salt-water system pool
  - Dual filtration systems
    - Swimming lanes
    - Separate Kiddie pool
- Outdoor Accessible Restrooms

### **Tennis:**

- Double tennis courts
- Expansion area for 2 additional courts

### **Entrances & Common Areas**

- Extensive professionally maintained landscaped entrances, common areas, and clubhouse areas.
  - Sidewalks
  - Treescapes
  - Street Lights

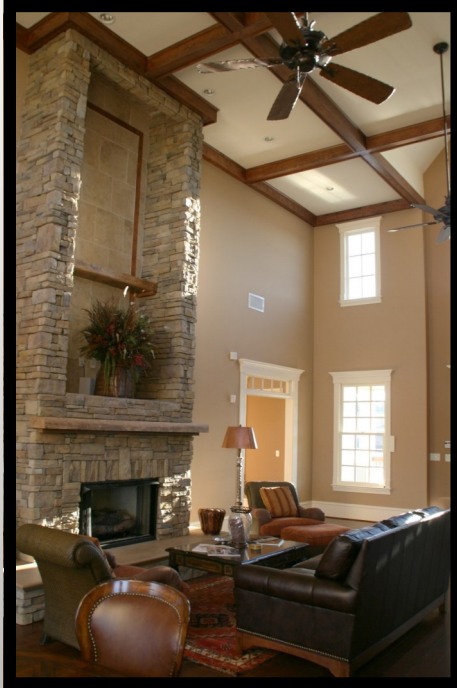
### **Professional Standards:**

- Extensive and comprehensive Covenants, HOA, and Bylaws
  - Architectural Review Board

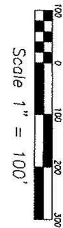




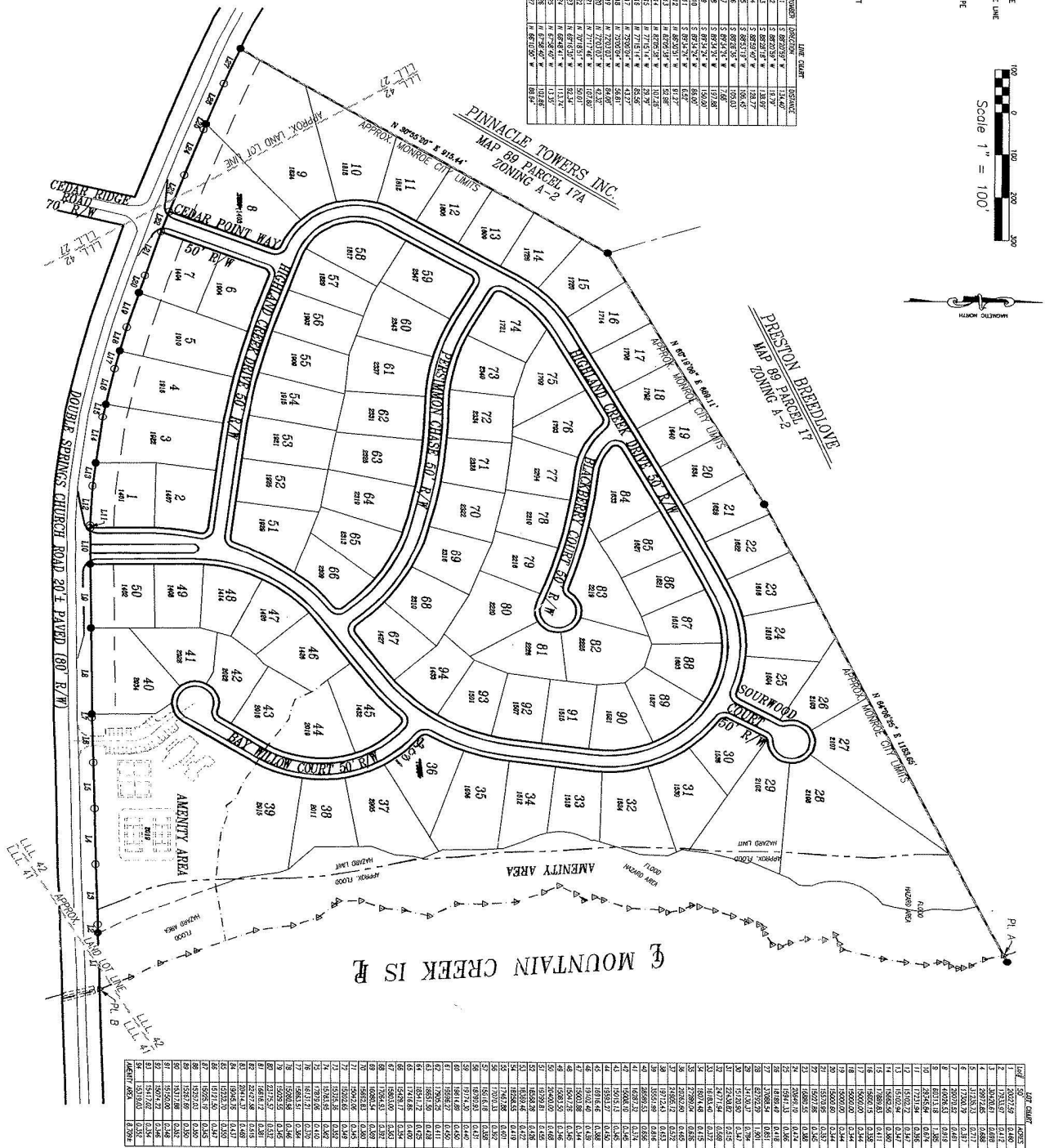
# The Clubhouse Swim / Tennis Facility 6,000 SqFt.



2019 Baywillow Court, Monroe, GA 30656

[illegible]

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12	5	80.20-59.7	13.60	28	5	80.20-59.7	13.60
13	5	80.20-59.7	13.60	29	5	80.20-59.7	13.60
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54	5	80.20-59.7	13.60	70	5	80.20-59.7	13.60

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Owner / Developer  
Rowell Family Partnership, LLP  
1829 Cedar Canyon Drive  
Atlanta, GA 30345  
24 Hour Contact:  
Lee Rowell  
770-787-8400

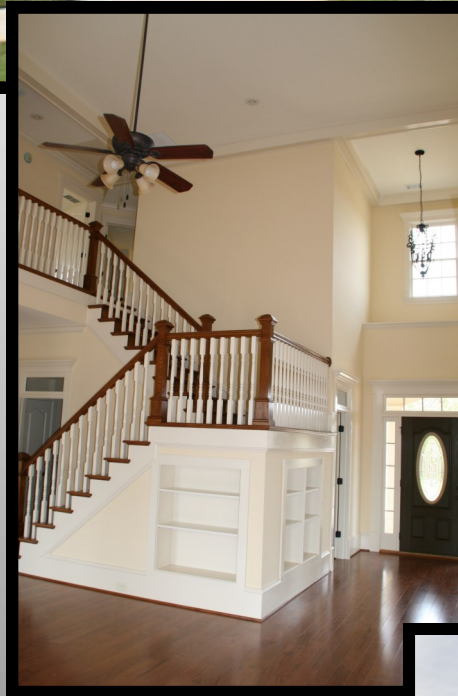
Construction Management  
320 S. Madison Avenue  
Monroe, Georgia 30655  
Phone (770) 267-4705  
Fax (770) 267-8478

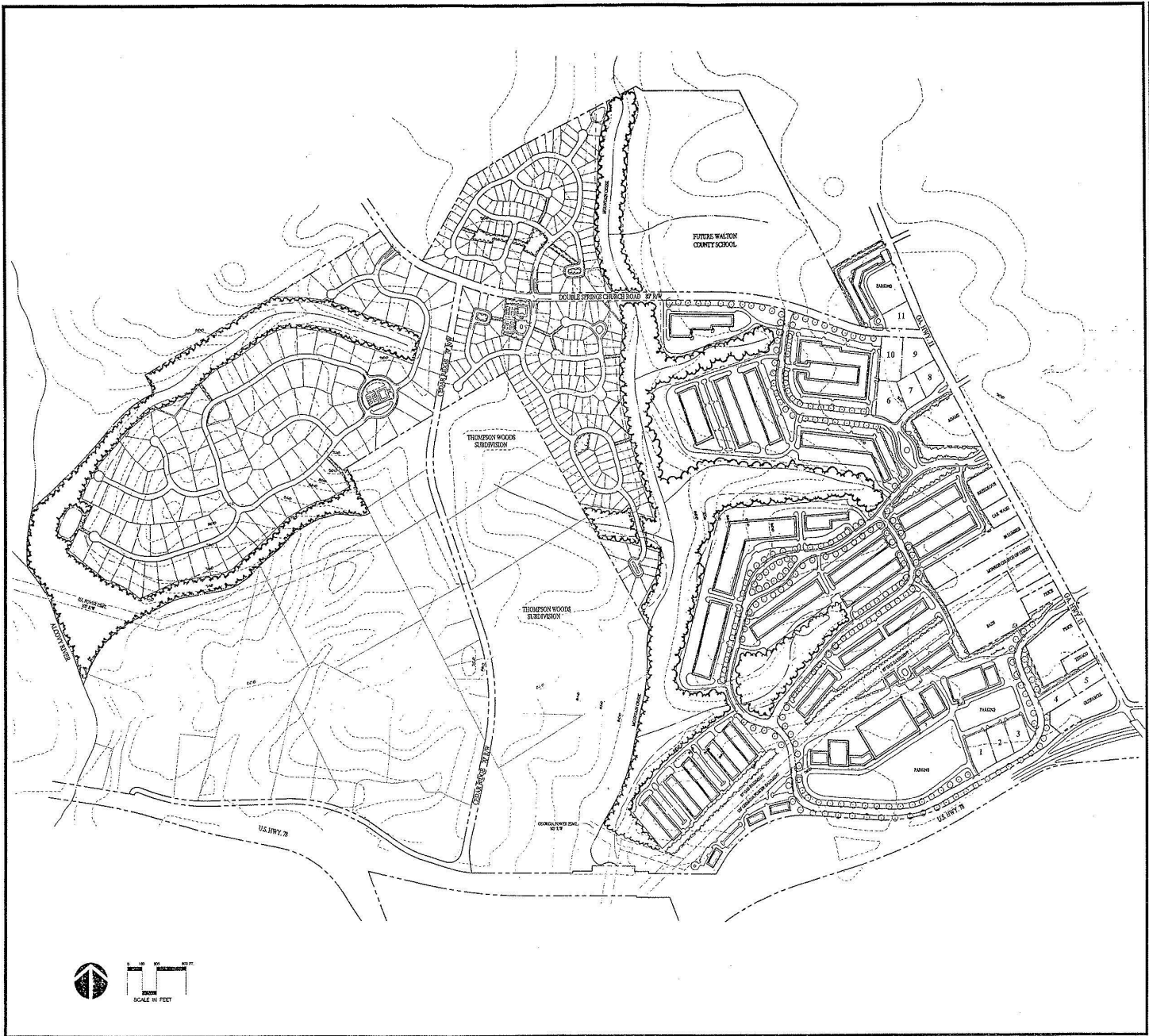
Index  
Plat

Sheet



**Homes  
Starting  
from the  
250's**





# **750 Acres** **Comprehensive Land-Use Plan**

**350 acres Residential**  
**400 Acres / Zoned B-3 Commercial**  
**All Utilities / Fully Sewered**

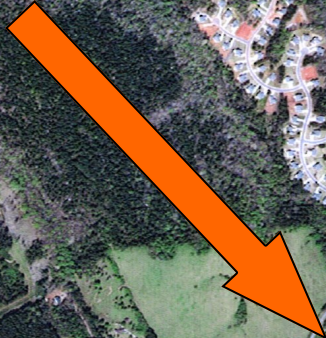




NEW  
HOSPITAL  
OPEN  
April 2012

Hwy 138 Extension

YMCA  
Site





## **Local News & Notes:**

- Highland Creek part of Master Planned 750 acre community.
- New Monroe Area High School
- New Primary School / Monroe Elementary next door
- 1.5 miles to George Walton Academy
- Newly Released Georgia DOT Hwy 138 Extension  
Project located 1/2 mile from Highland Creek.  
Under Construction / Current 2012-2013
- Newly Proposed 60,000Sqft. YMCA / 30 Acre Site  
1/2 mile from Subdivision
- Under Construction / New Hard Labor Creek Reservoir /  
1400 acres / South of Town
- 20 miles from Snellville
- 25 miles from Athens
- Located 1 mile North of US 78 & Hwy 11
- Convenient to Highways: I-85, 316, 78, 138 and I-20
- **Update:**
  - [Caterpillar Plant](#) / 200M Investment/3,400 Jobs
  - 14 Miles from Highland Creek / Feb. 2012
  - [Baxter International](#) / 800-1B Investment/2,400 Jobs/  
14 Miles from Highland Creek / April 2012

## **Contact Information:**

For Further Information, please contact developer:

**Lee Rowell**

**Clubhouse @ (770) 267-8900**

Visit Our Website At:

Website: <http://www.highlandcreek-homes.com>

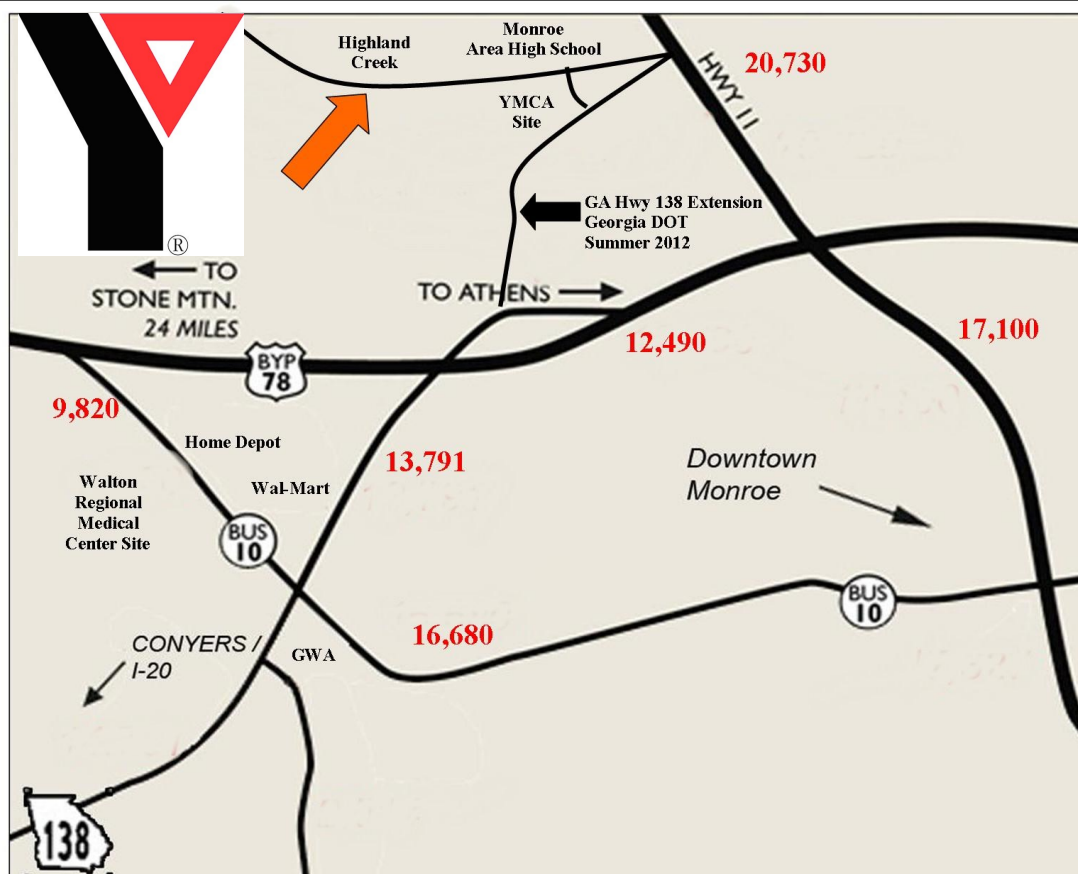
Email: [highlandcreekhomes@gmail.com](mailto:highlandcreekhomes@gmail.com)



# New Updates

**Georgia DOT**  
**GA Hwy 138 Corridor Extension Project**  
**CSSTP-0007-00(103)**  
**Walton County, P.I. No. 0007103**  
**Start Date: November 2012**  
**Completion Date: January 2014**

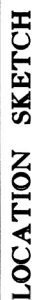
**Georgia's YMCA Piedmont  
Announces New Site Acquired  
Double Springs Church Rd.  
Across from Monroe High School**



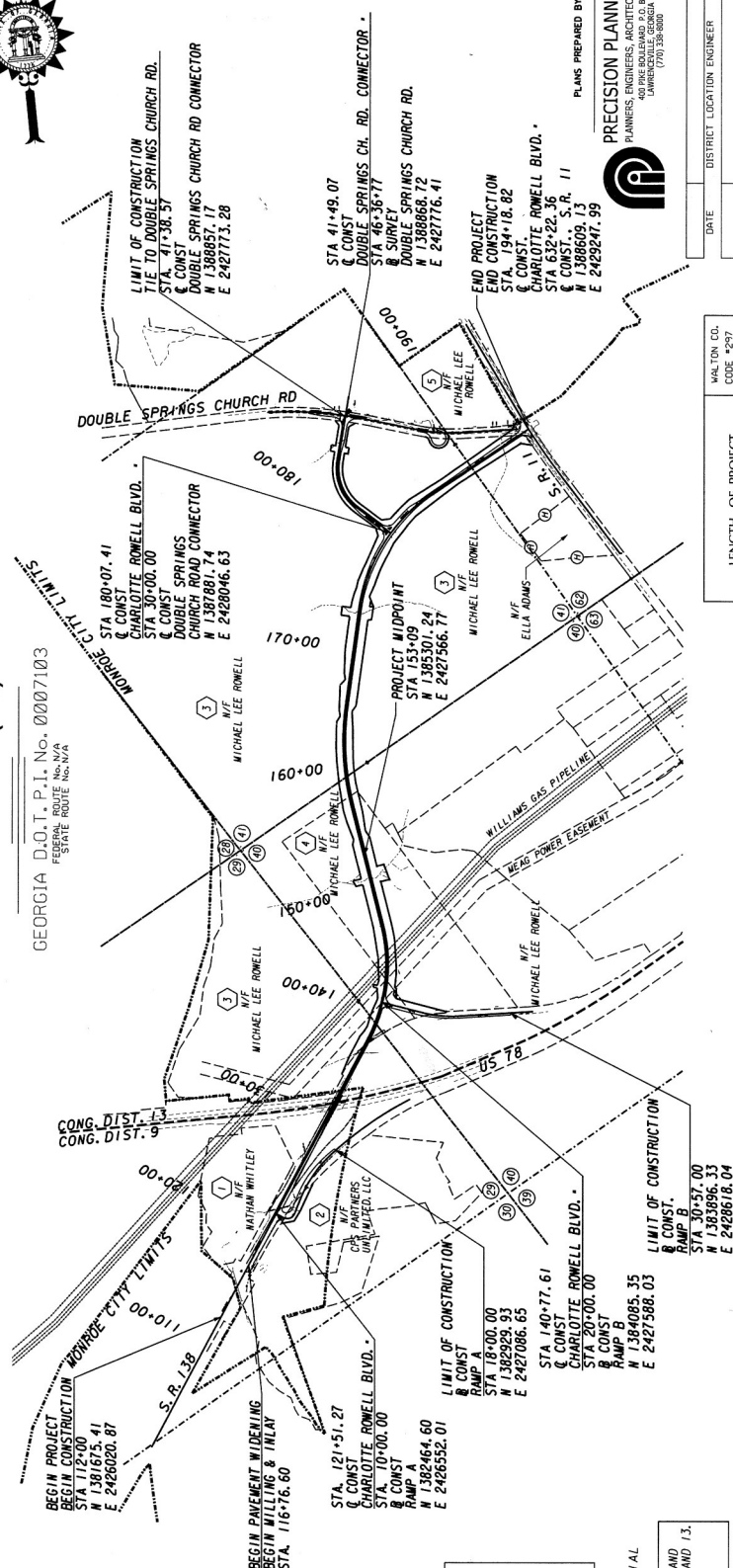
**CSSTP-0007-00(103)**

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GEORGIA D.O.T. P.I. No. 0007103  
 FEDERAL ROUTE No. N/A  
 STATE ROUTE No. N/A



NOTE: THE COORDINATES LISTED ARE WEST ZONE  
NAD 83 HORIZONTAL COORDINATES BASED ON THE GA, STATE PLANE  
COORDINATE SYSTEM.  
HORIZONTAL DATUM : NAD 83 (1995 ADJUSTMENT)  
VERTICAL DATUM : NAVD 88



DESIGN DATA:

TRAFFIC A. D. T. :	7,074	(2013)
TRAFFIC A. D. T. :	10,520	(2033)
TRAFFIC D. H. V. :	1,060	
DIRECTIONAL DIST. :	50/50	
TRUCKS :	7.5%	
HR. TRUCKS % :	14%	
REC. SECTION :	4E	

PROJECT DESIGNATION: STATE FUNDED  
FUNCTIONAL CLASSIFICATION: RURAL ARTERIAL

THIS PROJECT IS LOCATED 100% IN WALTON COUNTY AND PARTIALLY LOCATED IN CONGRESSIONAL DISTRICTS 9 AND 13. AND IS WITHIN GEORGIA MILITIA DISTRICT 419

NOTE.

CROSS REFERENCES IN THIS DOCUMENT WHICH INCLUDES ALL PAPERS, DOCUMENTS, DRAWINGS, AND PHOTOGRAPHS FROM THE FOLLOWING SOURCES ARE IDENTIFIED BY THE SOURCE NUMBER:

(1) DEPARTMENT OF GEORGIA'S "STATE HIGHWAY DEPARTMENT," GEORGIA STATE HIGHWAY DEPARTMENT, (IN "PARTMENT" WHEN THE CONTEXT THEREOF MEANS THE STATE HIGHWAY DEPARTMENT OF GEORGIA, AND SHALL BE DEEMED TO MEAN THE DEPARTMENT OF TRANSPORTATION,

THE DATA, TOGETHER WITH ALL OTHER INFORMATION SHOWN ON THESE PLANS, OR IN ANY WAY INDICATED THEREBY, WHETHER BY DRAWINGS OR NOTES, OR IN ANY OTHER MANNER, ARE BASED UPON FIELD INVESTIGATIONS AND ARE BELIEVED TO BE INDICATIVE OF ACTUAL CONDITIONS. HOWEVER, THE SAME ARE SHOWN AS INFORMATION ONLY, ARE NOT GUARANTEED, AND DO NOT BIND THE DEPARTMENT OF TRANSPORTATION IN ANY WAY. THE SAME ATTENTION OF THE BIDDER IS SPECIFICALLY DIRECTED TO

LENGTH OF PROJECT		WALTON CO. CODE *297
NET LENGTH OF ROADWAY	1.49	MILES
NET LENGTH OF BRIDGES	0.00	
NET LENGTH OF PROJECT	1.49	
NET LENGTH OF EXCEPTIONS	0.07	
GROSS LENGTH OF PROJECT	1.56	

PLANNING COMPLETED UNIT

REVISION DATES:	
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