N/F
SUBDIVIDED AS
HOLLY HILLS DEVELOPMENT
UNIT 1, BLOCK A
PB 22, PG 84

ZONED R-1

N/F
WALTON COUNTY BOC
DB 5047, PG 205

DELINEATION OF EXISTING STREAM DETERMINED TO BE INTERMITTENT.

50' STREAM BUFFER SETBACK
25' STATE WATER BUFFER
S 52°48'29" E 901.14'
30' SIDE YARD BUILDING SETBACK
INTERMITTENT STREAM

GEORGIA HIGHWAY #81
(100' R/W)

15' REAR BUILDING SETBACK
PRIVACY FENCE, TYP.
40' ZONING BUFFER WITH PRIVACY FENCE
EXISTING VEGETATION, TYP.
S 81°44'15" E 297.16'
N 05°58'58" E 60.16'
N 81°44'59" W 200.12'
N 81°42'38" W 389.95'
30' SIDE YARD BUILDING SETBACK
N 05°23'24" E 416.05'

COMBINED AREA FOR
TRACT B & TRACT C:
11.929 ACRES

TRACT B:
7.783 ACRES

TRACT 2 OF CHURCH
PROPERTY TO BE DEEDED TO
TAX PARCEL WG010026
(4.146 ACRES)

TRACT C:
4.146 ACRES

276.12'
S 52°48'29" E 164.08'
S 52°48'29" W 82.58'
N 81°50'23" W 164.08'
S 65°53'34" W 312.68'
N 81°51'41" W 250.00'
30' SIDE YARD BUILDING SETBACK

N/F
SUBDIVIDED AS
HOLLY HILLS DEVELOPMENT
UNIT 1, BLOCK B
PB 22, PG 84

ZONED R-1

TRACT A:
16.262 ACRES

BUFFER REDUCTION FROM 65' TO 0'
30.00' ACCESS EASEMENT
28.00'
PRIVACY FENCE, TYP.
40' ZONING BUFFER WITH PRIVACY FENCE
EXISTING VEGETATION, TYP.

ZONED AG

ZONED AG

N/F
CHURCH AT THE GROVE INC
DB 3664, PG 368
PB 109, PG 46

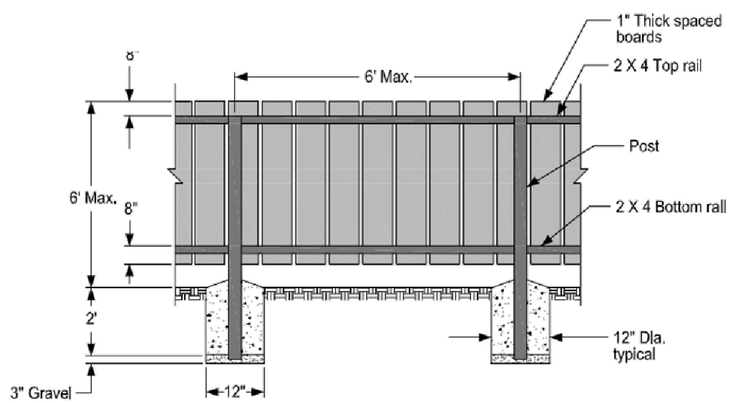
FUTURE
MIX-USE

THE TOTAL AREA IS DIFFERENT
FROM THE SUM DUE TO ROUNDING.

TOTAL TRACT A & B :
24.044 ACRES

WALNUT GROVE PARKWAY
(80' R/W)

WALNUT GROVE PARKWAY



PRIVACY FENCE DETAIL

GRID NORTH
GA WEST ZONE

GRAPHIC SCALE
80 0 80 160
(IN FEET)
1 INCH = 80 FT.

WARNING:
Contractors, subcontractors, vendors and suppliers are advised that the contract documents consist of Design Professional-reproduced printed, bound, and numbered specifications, Design Professional-reproduced printed, bound and numbered blue or black line prints, addenda, post-bid addenda, and change orders only. Documents reproduced by parties other than Design Professional, whether in hard copy or electronic format shall not be considered part of contract documents and do not supersede the provisions of the contract documents. The contractor, subcontractor, vendors, and suppliers are solely responsible for verification that information utilized in bidding, development of shop drawings and construction of facility are identical to contract documents.

Bowman
Bowman Consulting Group, Ltd.
4174 Silver Peak Parkway
Suwanee, Ga 30024
www.bowmanconsulting.com
Phone: (770) 932-6550

OWNER:
MATT RUTLEDGE
BENCHMARK EXCAVATING INC.
1540 HWY 138 S.E.
CONYERS, GA
30013

PROJECT:
WALNUT GROVE
COMMERCIAL OFFICES &
RETAIL
PARCEL ID: WG010026
COUNTY: WALTON
CITY: WALNUT GROVE
STATE: GA

DATE	DESCRIPTION
4-18-2022	CONCEPT REVIEW
5-18-2022	REZONING CASE
12-15-2022	REZONING CASE

JOB NO: 22-0325
DRAWN BY: DJP
CHECKED BY: CSM

OVERALL
SITE
PLAN
C-2.1

\\Ga-suwa-fs1-vm\projects\2022\0325\CD\Walnut Grove Combined Office - Warehouse Rezoning Site Plan.dwg Dec 22, 2022 - 12:55pm