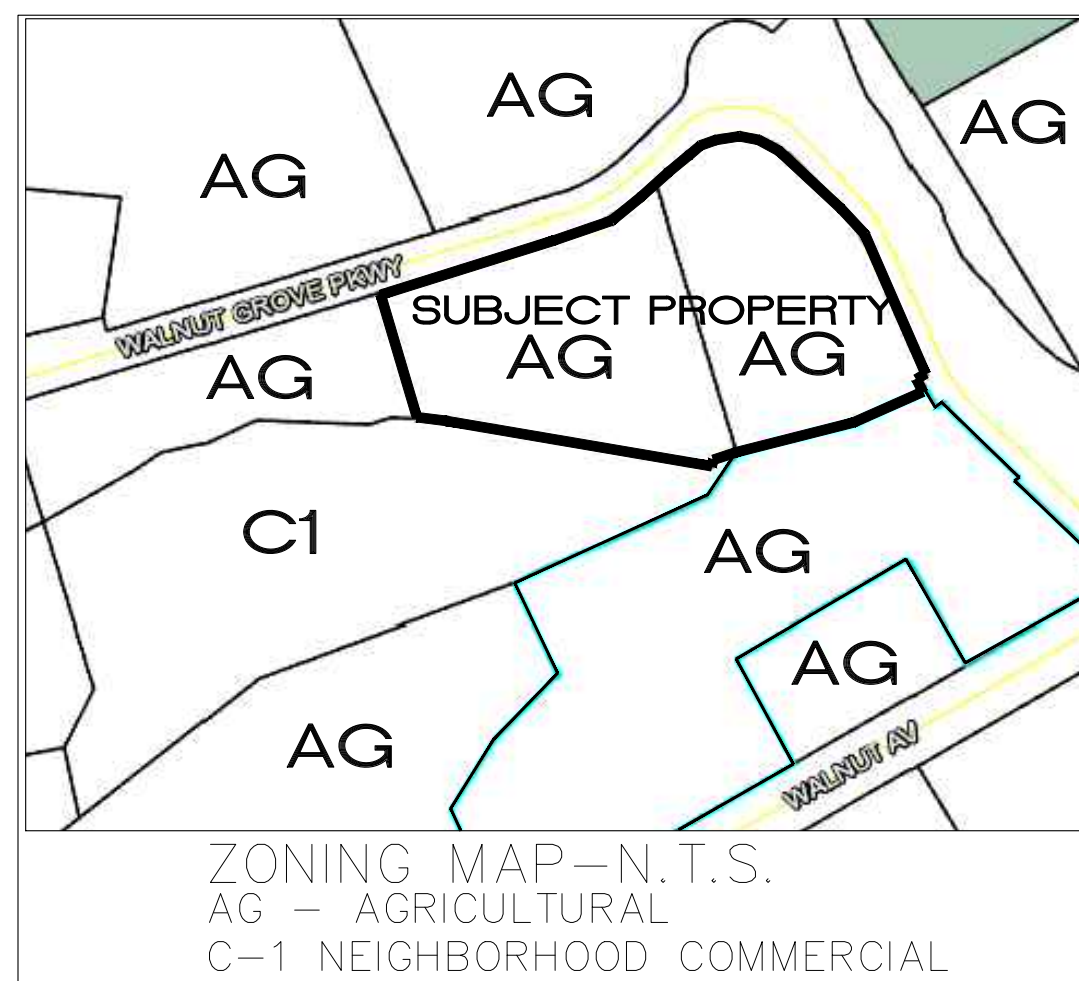
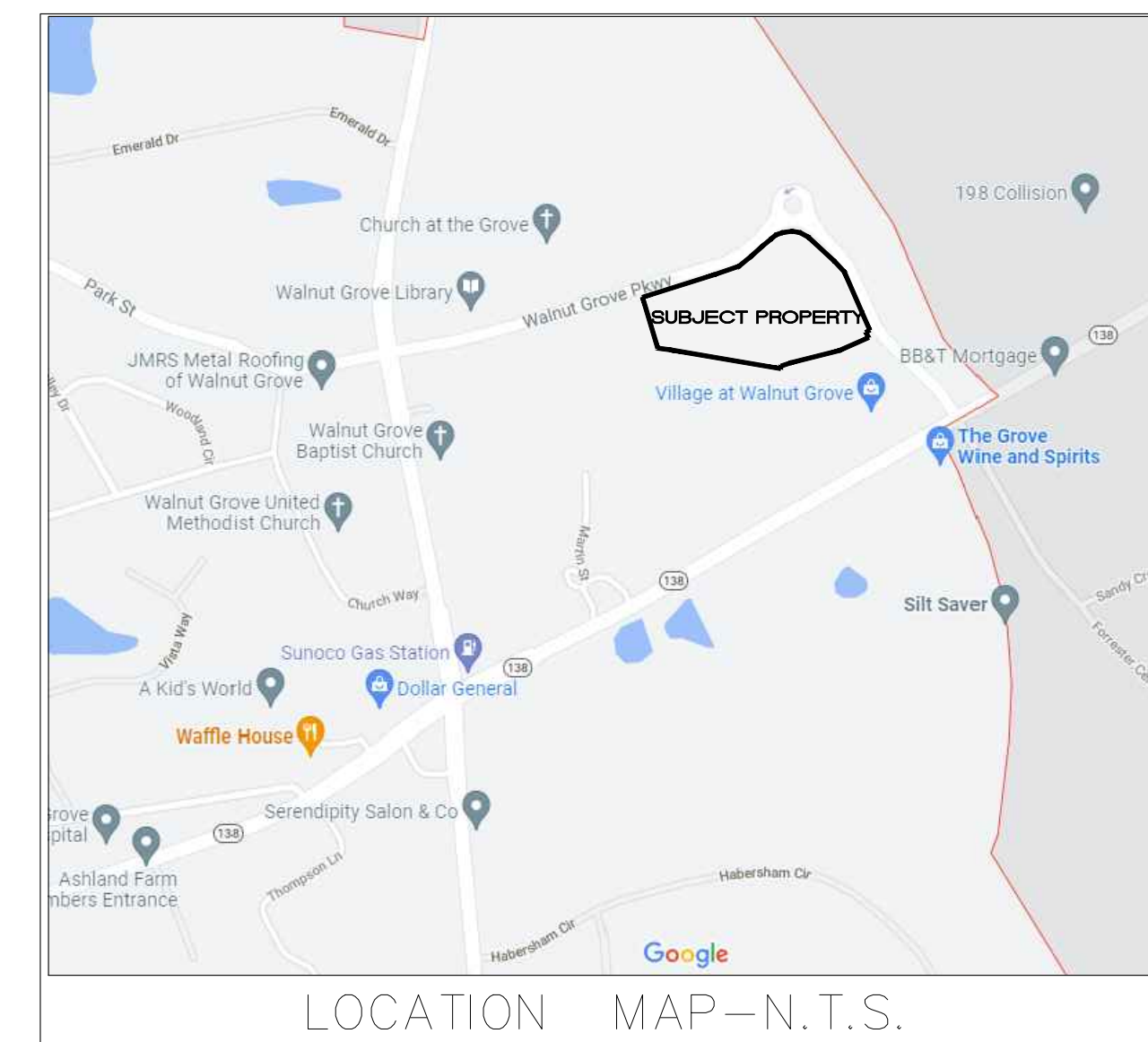


GENERAL NOTES:

- BOUNDARY SURVEY COMPLETED BY PATRICK & ASSOCIATES DATED 06/25/15. TOPOGRAPHICAL INFORMATION BY WALTON COUNTY GIS.
- THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES OR FLOODPLAIN PER FIRM PANEL 13297C0225E DATED 12/08/2016.

CONCEPT PLAN FOR: WALNUT GROVE TOWN CENTER

4TH DISTRICT, LAND LOT 175 & 198
PARCELS WG010024 & WG010025
WALNUT GROVE, GA. 30052
WALTON COUNTY, GEORGIA



SITE INFORMATION

PARCELS WG010024 & WG10025
TOTAL AREA: 9.40 ACRES (GROSS & NET ACREAGE)
EXISTING ZONING - AG
PROPOSED ZONING - FUD
PROPOSED OPEN SPACE = 3.40 ACRES
IMPERVIOUS SURFACE MAX. = 75%
PROPOSED IMPERVIOUS SURFACE = 73.0%

STIPULATIONS/EXCEPTIONS:

- ALLOW DRIVE-THROUGH AREAS.
- ELIMINATE THE 25-FOOT TRANSITIONAL ZONING BUFFER ALONG THE WEST PROPERTY LINE.
- ALLOW AN ENCROACHMENT INTO THE 75-FOOT IMPERVIOUS STREAM BUFFER.
- ALLOW AN ENCROACHMENT INTO THE CORNISH CREEK WATERSHED (W-P1) BUFFERS.
- ALLOW A RESIDENTIAL DENSITY OVER 8 UNITS PER ACRE.
- ALLOW A COMMERCIAL DENSITY EXCEEDING 10,000 SQUARE FEET.
- REDUCE THE MINIMUM PARKING REQUIREMENTS.

PARKING REQUIREMENTS:

RESIDENTIAL:
LOFTS: 60 UNITS
2 SPACES FOR EACH DWELLING UNIT
MINIMUM REQUIRED SPACES = 120

RESTAURANTS:
TOTAL OF 20,600 SQUARE FEET
1 SPACE PER 75 SQFT
20,600/75 = 275 MIN. REQUIRED SPACES

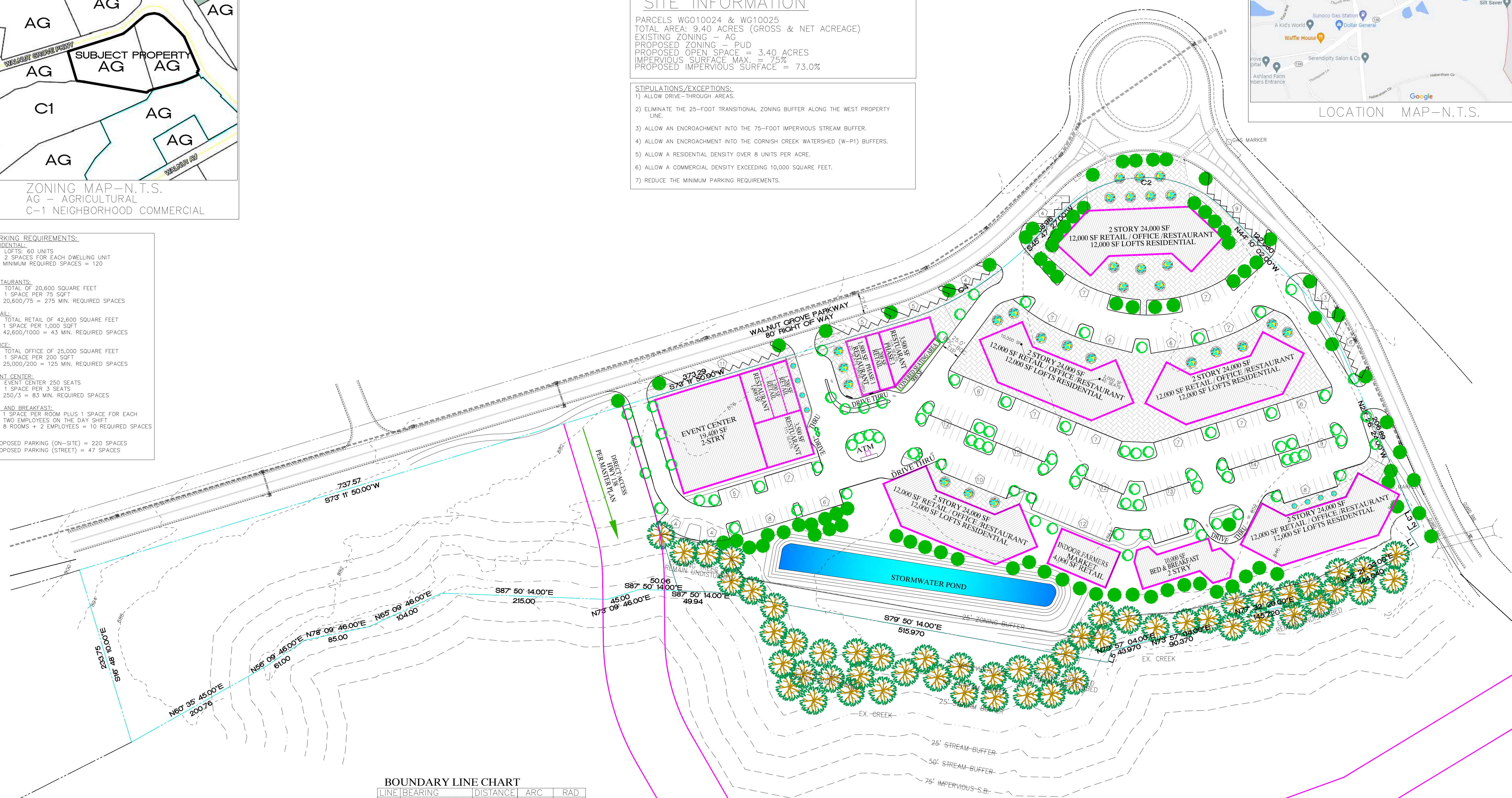
RETAIL:
TOTAL RETAIL OF 42,600 SQUARE FEET
1 SPACE PER 1,000 SQFT
42,600/1000 = 43 MIN. REQUIRED SPACES

OFFICE:
TOTAL OFFICE OF 25,000 SQUARE FEET
1 SPACE PER 200 SQFT
25,000/200 = 125 MIN. REQUIRED SPACES

EVENT CENTER:
EVENT CENTER 250 SEATS
1 SPACE PER 3 SEATS
250/3 = 83 MIN. REQUIRED SPACES

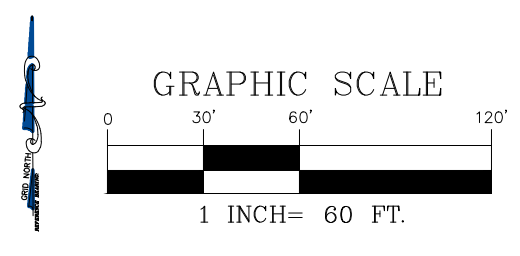
BED AND BREAKFAST:
1 SPACE PER ROOM PLUS 1 SPACE FOR EACH TWO EMPLOYEES ON THE DAY SHIFT
8 ROOMS + 2 EMPLOYEES = 10 REQUIRED SPACES

PROPOSED PARKING (ON-SITE) = 220 SPACES
PROPOSED PARKING (STREET) = 47 SPACES



BOUNDARY LINE CHART

LINE	BEARING	DISTANCE	ARC	RAD
L1	S 32°37'28" E	21.29'		
L2	S 57°22'32" W	14.77'		
L3	S 25°56'16" E	35.82'	35.83'	411.0'
C2	S 89°11'17" E	212.21'	235.73'	150.0'
C4	N 59°39'22" E	192.47'	194.27'	411.0'
L5	S 19°40'35" W	15.72'		



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DATE: 06-02-21