

NOTES:

1. SITE AREA = +/- 12.2 ACRES
2. ZONING = AG AGRICULTURAL
3. PROPOSED ZONING = M-1 MANUFACTURING - INDUSTRIAL
4. BOUNDARY PER SURVEY PROVIDED BY BOWMAN DATED 5/11/2022
5. SETBACKS:
MINIMUM LOT AREA = 9,000 SQ.FT.
FRONT SETBACK = 100' MAJOR ROAD & 50' INTERIOR STREET
SIDE SETBACK = 30'
REAR = 15'
MAXIMUM HEIGHT = 3 STORIES
6. ON STREET PARKING REQUIRED = WAREHOUSING: ONE SPACE PER 200 SQ.FT. DEDICATED TO OFFICE & ONE SPACE PER 2,000 SQ.FT. OF WAREHOUSING.
7. BUILDING A: 18,500 SQ.FT.
BUILDING B: 13,050 SQ.FT.
BUILDING C: 37,837 SQ.FT.
BUILDING D: 15,476 SQ.FT.
TOTAL BUILDING AREA: 84,863 SQ.FT.
REQUIRED PARKING = TBD BASED ON OFFICE AREA AND WAREHOUSE AREAS.
ON STREET PARKING PROVIDED = 224 SPACES
8. ALL PROPOSED UTILITIES WILL BE UNDERGROUND.
9. INTERIOR DRIVEWAYS SHALL BE 24" FROM BACK OF CURB TO BACK OF CURB.
10. ALL INTERIOR CURBS AND GUTTERS SHALL BE STANDARD CURB EXCEPT ALONG FRONT ENTRY UTILITY AS NOTED ON THE PLANS WHICH SHALL BE ROLLED CURB.
11. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
12. ALL WORK SHALL CONFORM TO CHEROKEE COUNTY STANDARDS.



LOCATION MAP nts

PARCEL WG10040
81 INVESTMENT COMPANY L
P.O.BOX 2655
LOGANVILLE GA 30052
995 HWY 81
DB.3176 PG.76

GA HWY.81 - 100'R/W
N 05°55'03"E 60.15'

HOLLY HILLS DEVELOPMENT
BLOCK "A"

HOLLY HILLS DEVELOPMENT
BLOCK "B"

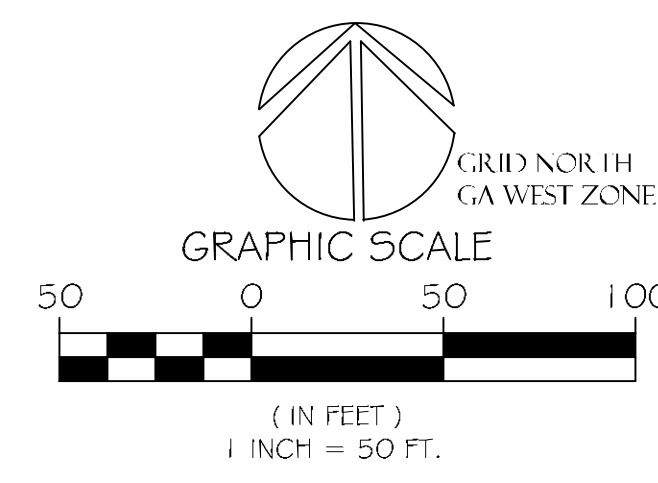


Legal Description
Walnut Grove Office Warehouse

ALL THAT TRACT OR PARCEL OF land lying and being in Land Lots 175 and 198, 4th District, City of Walnut Grove, Walton County, Georgia, being more particularly described as follows:

BEGINNING at a point on the eastern right of way of Georgia Highway #81 (100 foot right of way) with State Plane Coordinates of: Northing-1364695.08 and Easting-239201.20, that is the **POINT OF BEGINNING**; thence leaving said right of way North 05°58'58" East a distance of 60.18 feet to a point; thence South 81°41'15" East a distance of 297.19 feet to a point; thence North 08°15'17" East a distance of 472.96 feet to a point; thence South 52°48'29" East a distance of 901.14 feet to a point; thence South 48°49'32" West a distance of 489.36 feet to a point; thence South 65°47'56" West a distance of 374.69 feet to a point; thence North 81°34'59" West a distance of 250.00 feet to a point; thence North 08°23'24" East a distance of 475.07 feet to a point; thence North 81°44'59" West a distance of 200.12 feet to a point located on the eastern right of way of Georgia Highway #81, being the **POINT OF BEGINNING**. Said tract contains 12.207 Acres.

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
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Shawnee, GA 30054
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OWNER: MATT RUTLEDGE
BENCHMARK EXCAVATING, INC.
1540 HWY. 88 SE
CONYERS, GA 30035

PROJECT: WALNUT GROVE OFFICE WAREHOUSE
PARCEL ID: WG00026
COUNTY: WALTON
CITY: WALNUT GROVE
STATE: GA

DATE	DESCRIPTION
4/8/2022	CONCEPT REVIEW
5/8/2022	REZONING CASE

JOB NO: 22-0325
DRAWN BY: CSM
CHECKED BY:
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SITE PLAN
C-2.0