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Site Plans in for Review

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From Joe Walter <jwalter@ppi.us>  
Date Thu 8/22/2024 12:29 PM  
To City Mayor <mayor@cityofwalnutgrove.com>

1 attachments (914 KB)  
4474 Guthrie Cem Rd\_site plan sheet.pdf;

Mayor:

Following up on our conversation, a set of plans came in for review for the property at 4474 Guthrie Cemetery Rd (screen grab below). I have included the site plan sheet from the plan set for your information. The cover sheet for the plan set is titled, "Elevation Truck Sale." If the proposed use is for truck sales or leasing, the property will need a Conditional Use Permit. I will ask the engineer to clarify the proposed use for the property. As we discussed, there appears to be a lot of junk on the site that needs to be cleaned up.



**SITE PLAN NOTES:**

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF WALNUT GROVE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SIDEWALKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- THERE ARE EXISTING STRUCTURES TO BE REMOVED, CONTACT ENGINEER IF ANY STRUCTURES ARE FOUND NOT SHOWN ON THESE PLANS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE IS CURRENTLY ZONED M-1.
- BOUNDARY INFORMATION TAKEN FROM A SURVEY BY GARMON LAND SURVEYING, LLC., DATED AUG. 22, 2022.
- SITE HAS NO EXISTING OR PREVIOUSLY EXISTING LANDFILLS AND NO PROPOSED ON-SITE BURIAL PITS.
- WATER SERVICE PROVIDED BY WCWD.
- THERE ARE NO CEMETERIES LOCATED ON THE SITE.
- HANDICAP RAMPS REQUIRED AT ALL SIDEWALK CROSSINGS.
- THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF STORM WATER MANAGEMENT SYSTEM OUTSIDE OF THE RIGHT-OF-WAY INCLUDING DETENTION AND WATER QUALITY FACILITIES, LAKES, STORM DRAINS, AND/OR WATER COURSES.
- NECESSARY SIGNAGES, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL METHODS AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE WIDENING OF AND CONSTRUCTION ON ROADS IN WALTON COUNTY.
- APPROVAL OF THESE PLANS BY CITY OF WALNUT GROVE DOES NOT CONSTITUTE APPROVAL OF ANY WORK OR DRIVEWAY LOCATION IN STATE RIGHTS-OF-WAY WITHOUT APPROVAL OF GEORGIA DOT.
- WATER METER(S) MUST BE LOCATED WITHIN THE RIGHT-OF-WAY. A BACKFLOW PREVENTER DEVICE IS REQUIRED TO BE INSTALLED (IF NOT CURRENTLY EXISTING) ON EACH DOMESTIC OR FIRE SERVICE AND ANY OTHER TYPE OF WATER SERVICE CONNECTION.
- NO PRESSURE REDUCING VALVES ARE TO BE INSTALLED ON FIRELINES. ALL FIRELINES ARE TO BE INSPECTED PRIOR TO COVERING.
- NOTIFY CITY OF WALNUT GROVE INSPECTIONS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION CITY HALL TELEPHONE NUMBER 770-787-0046
- THE PROPERTY OWNER ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF STORM WATER MANAGEMENT SYSTEM OUTSIDE OF THE RIGHT-OF-WAY INCLUDING DETENTION AND WATER QUALITY FACILITIES, LAKES, STORM DRAINS, AND/OR WATER COURSES.
- A MINIMUM HORIZONTAL SEPARATION OF 10' SHALL BE MAINTAINED BETWEEN WATER LINES AND SANITARY SEWERS. AN 18" MINIMUM VERTICAL SEPARATION SHALL BE MAINTAINED AT CROSSINGS. WHEN CROSSING A WATERLINE OR SEWER LINE, PIPE JOINTS SHALL BE PLACED AS FAR AWAY AS POSSIBLE FROM THE OTHER PIPE.
- THIS SITE PLAN INDICATES POTABLE WATER SERVICE LINES, FIRE MAINS AND SANITARY SEWER LATERALS. GEORGIA STATE LAW REQUIRES THIS WORK TO BE INSTALLED BY A GEORGIA LICENSED MASTER PLUMBER. THIS WORK REQUIRES A SEPARATE SITE-PLUMBING PERMIT WHICH IS AVAILABLE FROM THE BUILDING PERMIT UNIT.
- THERE ARE NO PERENNIAL STREAMS WITHIN OR IMPACTED BY THE SUBDIVISION THAT ARE UPSTREAM OF A WATER SUPPLY RESERVOIR, PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DEVISION, CHAPTER 391-3-16.02.

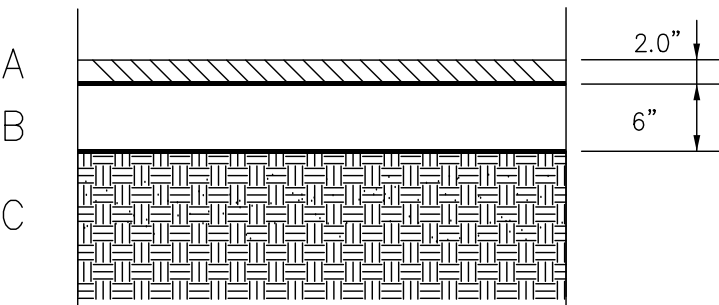
**NOTES:**

- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
- ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
- ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
- NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
- ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR ONE YEAR AFTER THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

**PAVEMENT LEGEND**

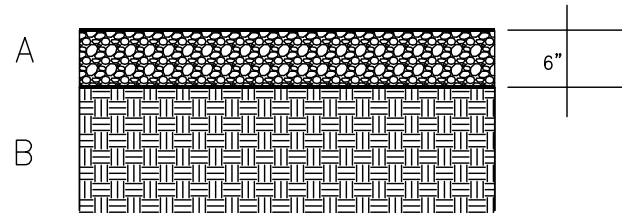
- CONC. PAVEMENT
- TYPE II PAVEMENT
- GRAVEL

- 2.0 INCH ASPHALT TOPPING - TYPE "E" OR "F"
- 6.0 INCHES OF CRUSHED STONE BASE COURSE
- STABILIZED SUBGRADE  
RAW SUBGRADE SOIL (IN SITU OR COMPACTED FILL)  
COMPACTED TO A MINIMUM OF 98%  
OF ASTM D 698 DENSITY



**TYPE II PAVEMENT**  
(FOR INTERIOR DRIVEWAYS ONLY)  
NO SCALE

- 6.0 INCHES OF CRUSHED STONE BASE COURSE
- STABILIZED SUBGRADE  
RAW SUBGRADE SOIL (IN SITU OR COMPACTED FILL)  
COMPACTED TO A MINIMUM OF 100% STD. PROCTOR



**GRAVEL**

**LEGEND**

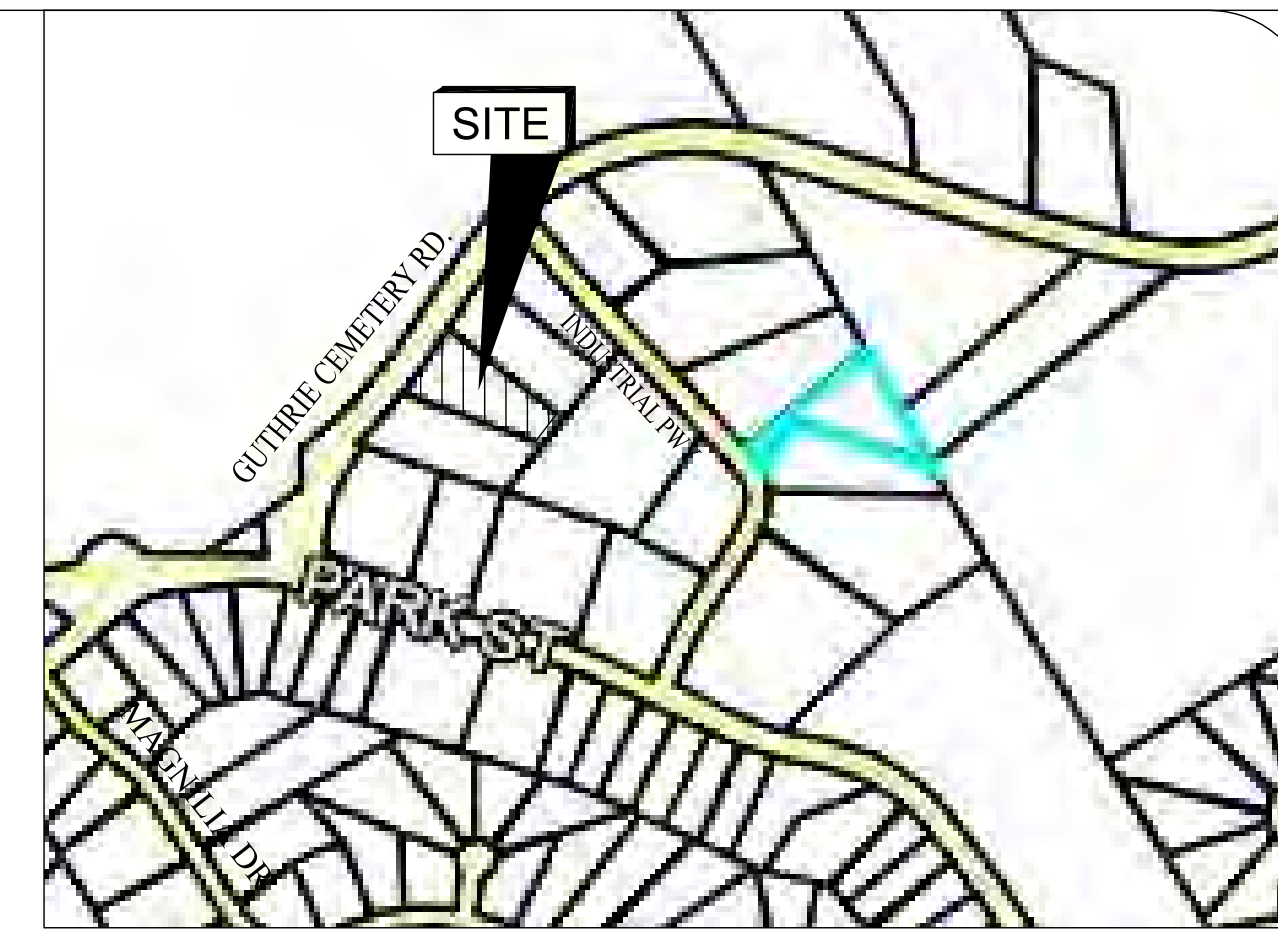
- RBF=REBAR FOUND
- IPS=IRON PIN SET
- B.L.=BUILDING LINE
- N/F=NOW OR FORMERLY
- PL=PROPERTY LINE
- R/W=RIGHT-OF-WAY
- DB=DEED BOOK
- PB=PLAT BOOK
- PG=PAGE
- CON=CONCRETE
- =POWER POLE
- ⊕=WATER METER

**SITE ANALYSIS**

TOTAL BUILDING WAREHOUSE	5,000 S.F.
TOTAL AREA ZONED	5,000 S.F.
TOTAL AREA ZONED	1,343 AC.
TOTAL AREA ZONED	M-1
<b>PARKING CALCULATION FOR OFFICE</b>	
REQUIRED 1 SP. / 1000 S.F.	5 SPACES
TOTAL REQUIRED	5 SPACES
TOTAL PROVIDED	5 SPACES
H.C. SPACES REQ.	1 SPACES
H.C. SPACES PROVIDED	1 SPACES

**SITE PLAN KEYED NOTES**

- (A) AREA STRIPED WITH SWSL/4"ACMP @ 45° AT 2'-0" O.C.
- (B) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET.
- (C) ACCESSIBLE RAMP. SEE DETAIL SHEET C6.2.
- (D) 24" CONCRETE CURB AND GUTTER (TYPE A) TYPICAL. SEE DETAIL SHEET.
- (E) 24" CONCRETE CURB AND GUTTER (TYPE B) TYPICAL. SEE DETAIL SHEET.
- (F) PAINTED DIRECTIONAL ARROW (TYPICAL). SEE DETAIL SHEET.
- (G) CONCRETE DUMPSTER PAD.
- (H) 6" CONCRETE SIDEWALK.
- (I) HANDICAP SIGN. SEE DETAIL SHEET.

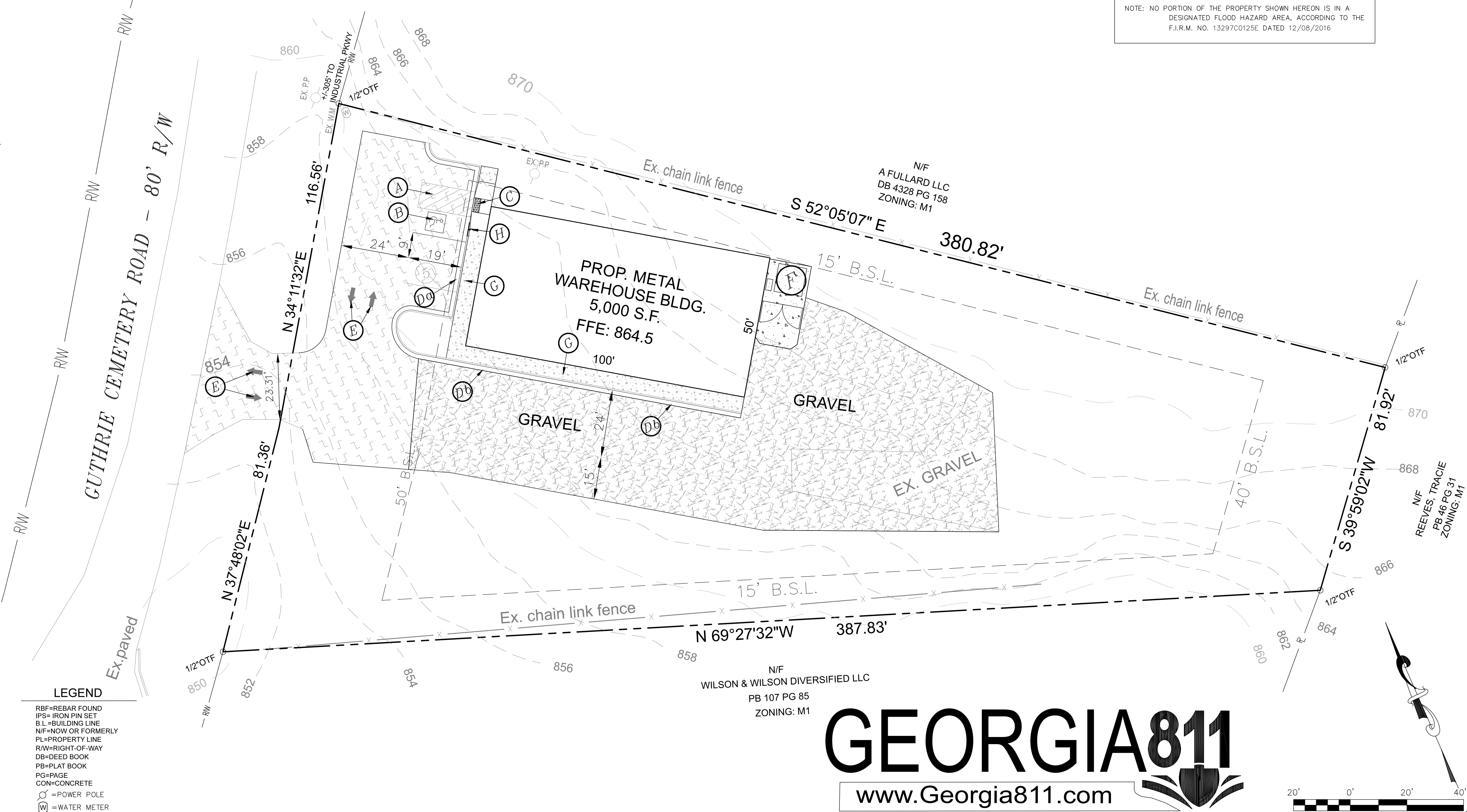


VICINITY MAP  
N.T.S.

TOTAL SITE AREA = 1.20 RES
TOTAL DISTURBED AREA = 0.72 ACRES
TOTAL EXISTING IMPERVIOUS AREA = 18,163 S.F.
TOTAL PROPOSED IMPERVIOUS AREA = 21,872 S.F.
NET INCREASE IMPERVIOUS = 3,709 S.F.
THERE ARE NO STATE WATERS ON THE SITE.
THERE ARE NO NWI WETLAND ON SITE. UPON A SITE VISIT, THERE WERE NO VEGETATION WHICH INDICATES WETLANDS ON SITE.

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE F.I.R.M. NO. 13297C0125E DATED 12/08/2016

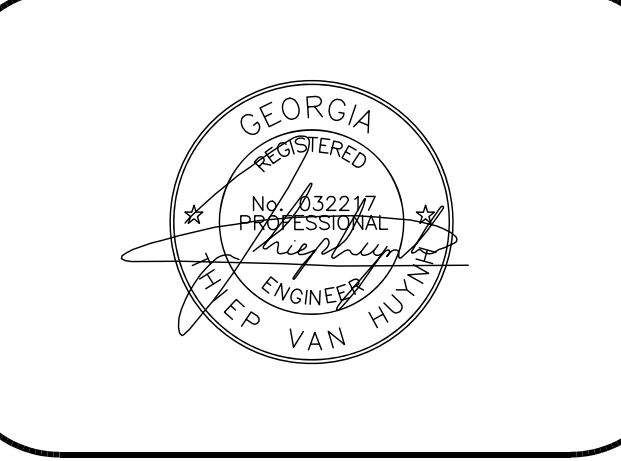
THIS REDEVELOPMENT IS EXEMPT FROM DETENTION AND WATER QUALITY REQUIREMENTS PER SECTION 2.2.2.1 OF THE GEORGIA STORMWATER MANAGEMENT MANUAL 2016 EDITION AND THE COMPREHENSIVE LAND DEVELOPMENT ORDINANCE AND SUBDIVISION REGULATIONS FOR: WALTON COUNTY, ARTICLE 11-2-120B OR 11-2-130-A4. HOWEVER, BEST MANAGEMENT PRACTICES WILL BE INSTALLED PER THE "MANUAL FOR SEDIMENT & EROSION CONTROL IN GEORGIA".



**A.C.E.**  
ALCOVY CONSULTING ENGINEERING AND ASSOCIATES, LLC.  
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**SITE PLAN**

**PROPOSED ELEVATION TRUCK SALE**

PARCEL: WG010074  
LAND LOT: 206  
DISTRICT: 4TH  
4744 GUTHRIE CEMETERY RD  
CITY OF WALNUT GROVE, GA

DATE: 7/16/2024  
SCALE: 1" = 20'

**OWNER/PRIMARY PERMITTEE**

NEIL A. HARRIS & NEIL S. HARRIS  
17564 8 W 140TH CT.  
MIAMI, FL 33177  
LAMOYAH McQUENNIE  
PHONE: 678-973-7913  
elevationtrucksales@gmail.com

24 HOUR - EMERGENCY CONTACT  
LAMOYAH McQUENNIE  
PHONE: 678-973-7013  
elevationtrucksales@gmail.com

**REVISIONS**

NO.	DATE	DESCRIPTION

JOB No. # 22-061  
**C-1.2**

**GEORGIA811**  
www.Georgia811.com

