

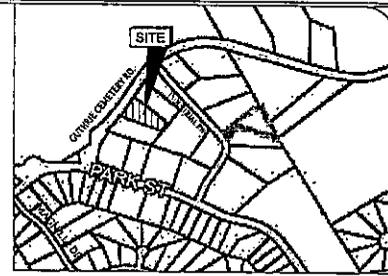
- SITE PLAN NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH CITY OF WALNUT GROVE REGULATIONS AND CODES AND O.S.M.A. STANDARDS.
 - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF FOUNDATIONS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY INTERFERENCE LOCATIONS.
 - ALL DISTURBED AREAS ARE TO RECEIVE SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
 - IF THERE ARE EXISTING UTILITIES TO BE REMOVED, CONTACT ENGINEER IN ANY STRUCTURAL FOUNDATION.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO ALL UTILITIES, STORM DRAINAGE AND WATER LINES. SETBACKS AND RECORDS SHALL BE MAINTAINED IN ACCORDANCE WITH PROFESSIONAL STANDARDS AND REGULATIONS AND ALL WORK SHALL BE IN ACCORDANCE WITH PROFESSIONAL STANDARDS AND REGULATIONS.
 - IF THE SITE IS CURRENTLY ZONED M-1.
 - BOUNDARY INFORMATION TAKEN FROM A SURVEY BY GARDNER LAND SURVEYING, LLC, DATED APRIL 22, 2022.
 - IF THE SITE HAS NO EXISTING OR PREVIOUSLY EXISTING LANDLORDS AND NO PROPOSED ON-SITE BOUNDARY.
 - WATER SERVICES PROVIDED BY WPCWD.
 - IF THERE ARE ANY EXISTING UTILITIES ON THE SITE.
 - LANDSCAPE PLANS 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, LAZER, STORM DRAINAGE AND WATER TOILES.
 - NECESSARY SIGNAGE, SUFFICIENT LIGHTS, SIGNS AND OTHER TRAFFIC CONTROL MEASURES AS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE WORKING OF AND CONSTRUCTION PERIOD BY THE CONTRACTOR.
 - APPROVAL OF THESE PLANS BY CITY OF WALNUT GROVE DOES NOT CONSTITUTE APPROVAL OF ANY HOME OR BROWDERY LOCATION IN A VAIN SIGHTS OF ANY WITHOUT APPROVAL OF GEORGIA D.O.T.
 - WATER UTILITIES MUST BE LOCATED WITHIN THE RIGHT-OF-WAY OF A BACKFLOW PREVENTER DEVICE IS REQUIRED TO BE INSTALLED BY NOT CHANGING EXISTING ON EACH BOARDING ON OFF SERVICE AND ANY OTHER TYPE OF WATER SERVICE CONNECTION.
 - NO PRESSURE REGULATING VALVES ARE TO BE INSTALLED ON FIRELINES. ALL FIRELINES ARE TO BE INSPECTED PRIOR TO COVERING.
 - IF ANY CITY OF WALNUT GROVE INSPECTIONS 24 HOURS BEFORE BEGINNING OF EVERY PHASE OF CONSTRUCTION CITY SHALL BE ADVISED NUMBER 770-717-0010.
 - 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, LAZER, STORM DRAINAGE AND WATER TOILES COMPLEX.
 - IF ANY NECESSARY IMPROVEMENTS OF THE SITE SHALL BE MAINTAINED WITHIN WATER LINES AND GARDNER SEWER, ALL IMPROVEMENTS SHALL BE MAINTAINED AT THE PROPERTY OWNER'S EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SITE AS FAR AS POSSIBLE FROM THE STREET LINE. JOBS SHALL BE PLACED AS FAR AS POSSIBLE FROM THE STREET LINE.
 - THE SITE PLAN INDICATES POTENTIAL WATER SERVICE LINES, FIRE LINES AND SANITARY SEWER LINES. GEORGIA STATE LAW REQUIRES THIS WORK TO BE INSTALLED BY A LICENSED LICENSED MASTER PLUMBER. THIS WORK REQUIRES A SEPARATE SET OF PLUMBING PERMIT WHICH IS AVAILABLE FROM THE WALNUT GROVE CITY.
 - IF THERE ARE ANY PERENNIAL STREAMS WITHIN OR IMPACTED BY THE PROPOSED THAT ARE SUBJECT OF A WATER QUALITY REGULATIONS, PURSUANT TO THE RULES OF THE GEORGIA DEPARTMENT OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION DIVISION, CHAPTER 30-2-102.

SITE ANALYSIS

TOTAL BUILDING WAREHOUSE	5,000 S.F.	5,000 S.F.
TOTAL AREA ZONED	1,343 AC.	M-1
PARKING CALCULATION FOR OFFICE		
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

- AREA STUDY WITH SWEL/STAMP 8' 0" AT 1/4" = 1' D.C.
- ACCESSIBLE PARKING SPACE TYPICAL, SEE DETAIL SHEET.
- ACCESSIBLE RAMP, SEE DETAIL SHEET OR L.
- 24" CONCRETE CURB AND BUTTER (TYPE A) TYPICAL, SEE DETAIL SHEET.
- 24" CONCRETE CURB AND BUTTER (TYPE B) TYPICAL, SEE DETAIL SHEET.
- PAVED SIDEWALK AS SHOWN TYPICAL, SEE DETAIL SHEET.
- CONCRETE DRAPERY PAD.
- CONCRETE SIDEWALK.
- LANDSCAPE PLAN, SEE DETAIL SHEET.



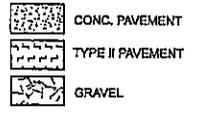
VICINITY MAP N.T.S.

THIS REDEVELOPMENT IS EXEMPT FROM DETENTION AND WATER QUALITY REQUIREMENTS PER SECTION 2.2.1 OF THE GEORGIA STORMWATER MANAGEMENT MANUAL 2015 EDITION AND THE COMPREHENSIVE LAND DEVELOPMENT ORDINANCE AND SUBORDINATE REGULATIONS FOR WALNUT COUNTY, ARTICLE 11-2-1208 OR 11-2-130-4A. HOWEVER, BEST MANAGEMENT PRACTICES WILL BE INSTALLED PER THE MANUAL FOR SEDIMENTATION EROSION CONTROL IN GEORGIA.

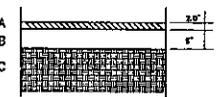
TOTAL SITE AREA = 1.28 RES
 TOTAL DISTURBED AREA = 0.23 ACRES
 TOTAL EXISTING IMPERVIOUS AREA = 11,185 S.F.
 TOTAL PROPOSED IMPERVIOUS AREA = 21,172 S.F.
 NET INCREASE IMPERVIOUS = 10,987 S.F.
 THERE ARE NO SEWER MAINS ON THE SITE.
 THERE ARE NO IMPROVED DRAINAGE SYSTEMS, UNLESS SHOWN ON THE SITE PLAN, THERE WERE NO VEGETATION WHICH INDICATES WETLANDS ON SITE.
 NOTE: 30 PERCENT OF THE PROPERTY SHOWN HEREON IS IN A DESIGNATED FLOOD HAZARD AREA, ACCORDING TO THE FIRM NO. 1307701002E DATED 12/06/2010

- NOTES**
- ALL TREE PROTECTION AREAS TO BE PROTECTED FROM REMOVAL.
 - ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPAIRED AS NECESSARY AS NEEDED.
 - ALL TREE PROTECTION SERVICES 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 DOCUMENTATION MUST BE MAINTAINED FOR ONE YEAR AFTER THE DATE OF EXPIRATION OF THE CERTIFICATE OF OCCUPANCY.

PAVEMENT LEGEND



- 2.0 INCH ASPHALT TOPPING - TYPE "C" OR "T"
- 6.0 INCHES OF CRUSHED STONE BASE COURSE
- STABILIZED SUBGRADE AND SURFACE SOIL OR SOIL ON COMPACTED FILL CONFORMED TO A MINIMUM OF 95% OF ASTM 1545 SPECIFICATION

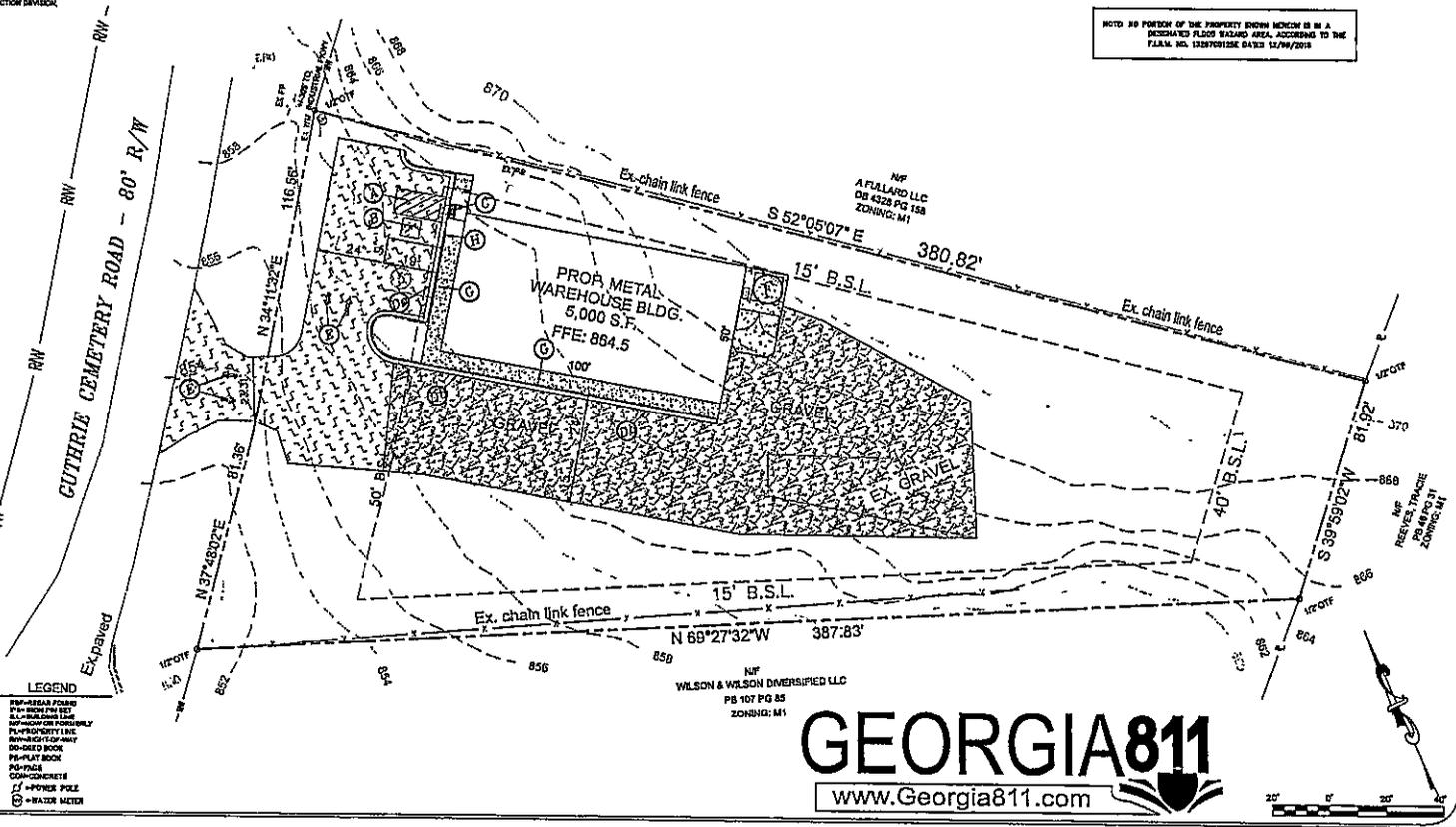


TYPE II PAVEMENT

- 6.0 INCHES OF CRUSHED STONE BASE COURSE
- STABILIZED SUBGRADE AND SURFACE SOIL OR SOIL ON COMPACTED FILL CONFORMED TO A MINIMUM OF 95% OF ASTM 1545 SPECIFICATION



GRAVEL



A.C.F.
 ALLIANCE CONSULTING ENGINEERING AND ASSOCIATES, LLC
 P.O. BOX 1170, WALNUT GROVE, GA 30094
 Phone: 770-486-4002
 10ac@acf.com



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
 17884 W 140TH CT.
 MIAMI, FL 33177
 LAMOYAH MCCOENRINE
 PHONE: 678-873-7913
 elevationtrucksales@gmail.com

24 HOUR - EMERGENCY CONTACT
 LAMOYAH MCCOENRINE
 PHONE: 678-873-7913
 elevationtrucksales@gmail.com

REVISIONS

NO.	DATE	DESCRIPTION

JOB No. # 22-081
 C-1.2

GEORGIA811
 www.Georgia811.com

Site Plans in for Review

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.





Andrea P. Gray LLC

Attorney at Law

September 19, 2024

Mayor Stephanie Moncrief via electronic mail
City of Walnut Grove, GA
2581 Leone Avenue
Loganville, Georgia 30052

Re: Applicant and Owner: Dial Farms Holdings, LLC
Request for Design Approval
Tax Parcel: WG010266
Addresses: Hwy 138, Walnut Grove, Georgia

Dear Mayor Moncrief:

My client, Dial Farm Holdings, LLC (the “Applicant”), is the owner of commercially zoned properties which are a part of the Dial Farms/Enclave development. My client seeks to obtain approval of the design of the buildings he proposes to build on the commercial properties. Included herewith is a pattern book showing the design features proposed. The updated design incorporates the feedback he received at multiple City Council meetings and inspiration drawn from recently approved projects around the Walnut Grove parkway roundabout.

Per our conversation, I understand that this matter will be considered at the September 26, 2024 Work session and October 10, 2024 City Council meeting. Please let me know if you have any questions about the attached pattern book prior to the meetings.

Sincerely

Andrea P. Gray
Attorney for Dial Farms Holdings, LLC

CC: Joe Walter , via electronic mail



Request for Design Approval

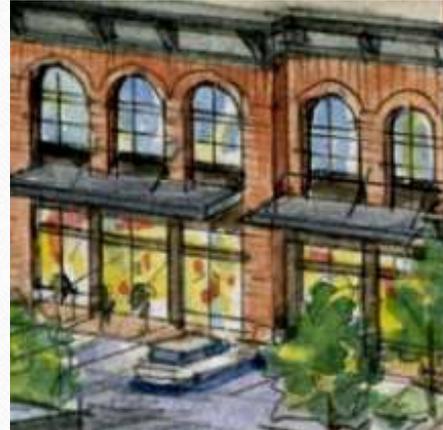
Pattern Book for
Dial Farm Holdings, LLC
September 2024

Background

- In 2018, the City approved a Planned Unit Development called The Enclave at Dial Farm which included 90+ acres of residential and commercial uses.
- Six commercial lots were approved as part of the rezoning to include office/retail/restaurant spaces
- The Applicant is ready to proceed with Tract 4.
- In 2024, applicant submitted multiple renderings of a retail/residential building to Council which were not accepted. There are no applicable design standards in the City's ordinances which leaves the threshold for approval subjective.
- Applicant has updated the design of the building and presents it to Council for final approval.

Inspiration

- The updated design is inspired by the City-approved plan for the Walnut Grove Parkway roundabout in the following ways:
 - Two story buildings with commercial uses on the ground floor and residential on the second floor
 - Flat roof with parapet accents
 - Flat, black metal awnings
 - Brick exterior with an alternate material for a knee wall



Design Elements Added

- The initial design presented was the classic shopping center design which was box-like with little detail. The applicant has added significant design upgrades to bring the building in line with the City's vision for the growing downtown area including adding:
 - Parapet walls to provide visual interest to the front façade
 - Stone knee walls combined with a neutral brick exterior to bring dimension and a classic look to the overall building
 - Black metal accents including awnings, coping and balconies to give character reminiscent of a historic downtown commercial/residential building

Lighting and Awning



- The awning and lighting will add character and serve as a nod to a traditional downtown development.
- Vintage Gooseneck lighting will be used to light entry doors and signage.
- Black metal awnings will cover all glass entries on the first floor and will be attached by industrial-type anchors to further the aesthetic appeal of the building.

Balcony detail

- Black metal balcony railing will adorn front-facing glass doors on the second story of the building. This design echoes the town center design and furthers the downtown feel of the building. The balconies will not be functional to prevent residential tenants from adding furniture or other elements that could detract from the aesthetics of the building and for safety.



Exterior Materials

- The exterior materials of the building will include a stone knee wall and a brick exterior which will match the entry pillars for The Enclave development.
- The colors are neutral to better blend with the natural surroundings and create a consistent look with nearby development



Signage

- All signage will comply with the City's sign ordinance
- In addition to the basic ordinance requirements, the applicant will require that tenants meet the following:
 - No neon signs of any kind
 - No backlit signs – signs may only be lit by vintage gooseneck lighting
 - No window films will be permitted other than tinting
 - Signs must be to scale and located over the entry doorway





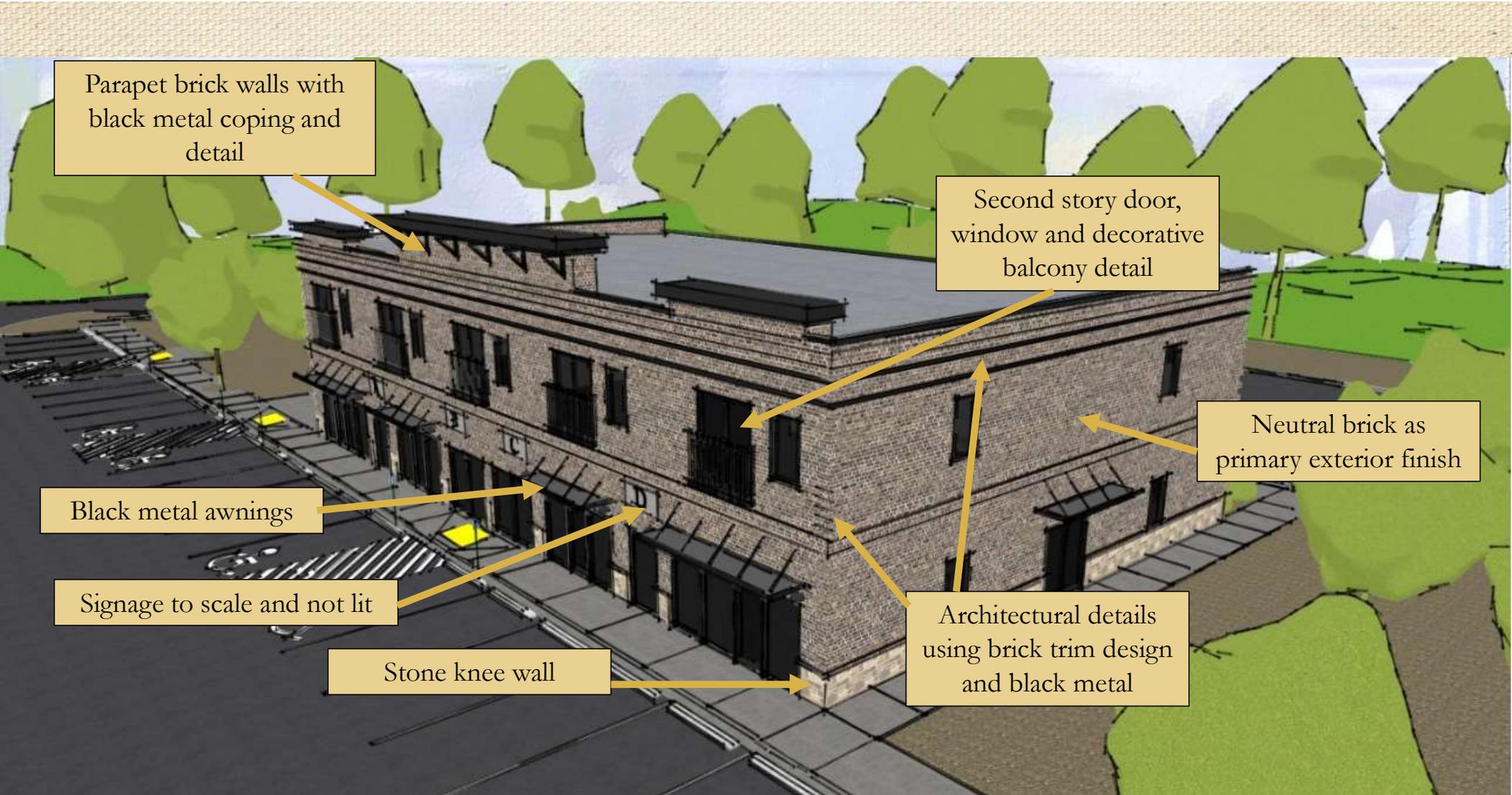
Front façade

- The front façade includes four commercial spaces on the first floor and four residential units on the second floor. All doors are glass and trimmed in black. The parapet walls provide variation and visual interest in the roofline and overall shape of the building.



Side façade

- Like the front, the side includes a brick covering with a stone knee wall. Side doors will also include awnings and the roof trim detail will also extend around the side.



Parapet brick walls with black metal coping and detail

Second story door, window and decorative balcony detail

Neutral brick as primary exterior finish

Black metal awnings

Signage to scale and not lit

Stone knee wall

Architectural details using brick trim design and black metal

Request for Approval

- The applicant requests approval of the building design as presented to include the specific design elements detailed herein. Absent specific design guidelines in the City's ordinance, Applicant utilized design elements from a previously-approved project.
- Approval will allow the applicant to move forward with final plans and site preparation on Tract 4.
- The applicant requests general approval to apply the design elements shown herein to future developments on the commercial portions of Dial Farm without requiring additional applications or presentations before Council.
- The applicant is equally vested in seeing the City's vision for quality development come to fruition. He was the first developer to believe in this vision and to take steps toward achieving it when he started this project in 2018. He asks that the City continue to partner with him to fulfill the vision.