



Planning Commission Meeting

AGENDA

Tuesday, March 19, 2024

6:00 PM

215 N. Broad St. - City Hall

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF AGENDA

IV. MINUTES OF PREVIOUS MEETING

1. Previous Minutes 2/20/2024

V. REPORT FROM CODE ENFORCEMENT OFFICER

VI. OLD BUSINESS

1. Request for COA - 511 N. Broad St. - Site Development Dog Kennel

VII. NEW BUSINESS

1. Request for Preliminary Plat Approval - Madison Ridge S/D - 127 Lots

VIII. ADJOURNMENT

MONROE PLANNING COMMISSION
MEETING MINUTES—February 20, 2024—DRAFT

Present: Rosalind Parks, Randy Camp, Mike Eckles, Shauna Mathias

Absent: Nate Treadaway

Staff: Brad Callender—City Planner
 Laura Wilson—Code Assistant

Visitors: Ned Bulter, George Baker III, Richard Diegel, Sarah White

Call to Order by Chairman Eckles at 6:00 pm.

Motion to Approve the Agenda

Motion Mathis. Second Parks.
 Motion carried

Chairman Camp asked for any changes, corrections or additions to the January 16, 2024 minutes.

Motion to approve

Motion Camp. Second Parks.
 Motion carried

Code Report: None

Old Business: None

The First Item of Business is Certificate of Appropriateness Case #2938, a request for signage at 535 N. Broad St for Sussie's Wings. The previous nonconforming sign was knocked down by a vehicle and it will be replaced by a conforming monument sign. Staff recommends approval without conditions. There was no one to speak for or against the application.

Motion to approve

Motion Mathis. Second Parks.
 Motion Carried

The Second Item of Business is Certificate of Appropriateness Case #2939, a request in the Central Business District at 140 S. Broad St. in order to demolish an existing commercial building and replace it with a three-story mixed-use building. There would be commercial on the bottom and two stories of residential on top. The proposed building sits where the former Troy Theatre was. Staff recommends approval of the project without conditions. Ned Butler with Reliant Homes spoke in favor of the project.

Commissioner Mathis: Will the project actually be moving forward?

Butler: Yes, the city has the building plans for review

Commissioner Camp? How many apartments will there be? Will there be designated parking?

Butler: There will be 8 apartment units; we are working with the neighboring property owner to improve both parking lots in the back. The plans is to have designated parking for the units behind the building.

Chairman Eckles: Anyone else here to speak in opposition? None

Motion to approve without conditions

Motion Mathis. Second Camp.

Motion Carried

The Third Item of Business is Certificate of Appropriateness Case #2940, a request for site development for a dog kennel at 511 N. Broad St. The proposal includes parking to the side, landscape buffers along the sides and rear of the property, and a building with stone accents and lap siding. The dog runs and potty area will be in the rear of the building which is a required feature for dog kennels in the city. Staff recommends approval without conditions. The applicants Richard Diegel and Sarah White spoke in favor of the project.

Commissioner Mathis: Will you have staff on 24 hours? What are the hours?

Diegel: Hours of operation will be Monday – Friday 7am to 7pm; will also be open on Saturday and Sunday but the operation will not be 24 hours.

Commissioner Camp: What is the maximum number of dogs you will have?

Diegel: about 80 dogs which typically only happens around holiday times

Commissioner Parks: How will you control the noise?

Diegel: We are in a strip mall now with an Army/Navy store next to us and the noise isn't too bad; only hear a little bit. There will not be overnight noise.

White: The dogs will be let out for the last time between 5-7pm at night and then kept inside until the next morning

Commissioner Mathis: What made you choose this location?

Diegel: We live in Monroe and feel there is a need for this type of business here; the property is near Hwy 78

Chairman Eckles: Anyone else here to speak in opposition? None

Motion to approve

Motion Camp. Second None.

Motion dies for lack of second

Callender—you have to approve or deny the request based on the CDO standards; the project complies with the standards for use in a B-3 zoning. It is not a conditional use

Chairmen Eckles: What kind of landscaping will you have?

Diegel: It will be done nicely with sod grass around the front and sides, bushes and flowers, trees up to code

Commissioner Camp: Where is your other location?

Diegel: in Snellville across from South Gwinnett High School

White: The outdoor areas will have a chain-linked area and then the entire area will have a privacy fence so the dogs cannot see out and others cannot see in. The runs will not be visible from the street.

Commissioner Mathis: I love your idea and I want you in Monroe but I do not think this is an appropriate location. If we are going to build on Broad, it should look like our downtown area. Dog kennels in a neighborhood area is not attractive.

Commissioner Parks: I am concerned about the potential noise

Diegel: The building will be sound proofed and insulated. The dogs will only be out during working hours. They will be grouped on size and temperament.

Discussion continued and Callender read the ordinance going over requirements for approval and denial of CDO application.

Chairmen Eckles reopened the public hearing portion of the meeting to allow George Baker III the opportunity to speak in favor of the application.

- The lots have been empty for a long time and new development might kick start other development.

Motion to approve

Motion Camp. Second Eckles

Motion tied 2-2 (Parks, Mathis deny)

Motion to table until March 19th meeting

Motion Camp. Second Parks

Motion approved

Callender: Is there anything you would like staff to research before the March meeting?
-no direction given

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Mathis. Second Parks

Meeting adjourned; 6:31 pm



City of Monroe

215 N. Broad Street
Monroe, GA 30655
(770) 207-4674

5

PLANNING & ZONING COA PERMIT

PERMIT #:	2940	DESCRIPTION:	PZ COA SITE DEVELOPMENT
JOB ADDRESS:	511 N BROAD ST	LOT #:	
PARCEL ID:	M0060157	BLK #:	
SUBDIVISION:		ZONING:	B-3
ISSUED TO:	RICHARD DIEGEL	CONTRACTOR:	RICHARD DIEGEL
ADDRESS:	2247 BETHANY CHURCH RD	PHONE:	
CITY, STATE ZIP:	SNELLVILLE GA 30039	OWNER:	
PHONE:		PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	2/01/2024
VALUATION:	\$ 400,000.00	EXPIRATION:	7/30/2024
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

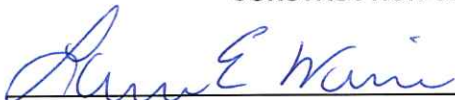
FEE CODE	DESCRIPTION	AMOUNT
COA-01	PLANNING COMMISSION REGULAR MEETING	\$ 100.00
FEE TOTAL		\$ 100.00
PAYMENTS		\$- 100.00
BALANCE		\$ 0.00

NOTES:

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.


(APPROVED BY)

2/19/24
DATE



**Planning
City of Monroe, Georgia**

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: 2940

DATE: February 12, 2024

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

APPLICANT NAME: Richard Diegel

PROPERTY OWNER: Rals Enterprise LLC/Shamsun Naher

LOCATION: West side of N. Broad St. – 511 N. Broad St.

ACREAGE: ±1.07

EXISTING ZONING: B-3 (Highway Business District)

EXISTING LAND USE: Undeveloped

ACTION REQUESTED: The applicant is requesting approval of a Certificate of Appropriateness application in order to allow construction of a dog kennel.

STAFF RECOMMENDATION: Staff recommends approval of this Certificate of Appropriateness as submitted without conditions.

DATE OF SCHEDULED MEETING

PLANNING COMMISSION: February 20, 2024

REQUEST SUMMARY

CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:

The applicant is requesting approval of a Certificate of Appropriateness application in order to allow construction of a dog kennel. The site formerly contained a single-family residence that was razed and the lot was cleared several decades back.

PROPOSED PROJECT SUMMARY:

- Dog Kennel
 - Total Building Area – 4,000 Sf, single-story
 - Façade Materials – stone veneer water table with board and batten siding on the front of the building, horizontal lap siding on remaining sides of the building
 - Access – right-in, right-out only access drive from N. Broad St.
 - Parking – 12 Spaces
 - Landscaping – 20' landscaping area along N. Broad St., 10' landscape buffer along the sides of the site and a 20' landscape buffer along the rear of the site
 - Outdoor Feature – fenced outdoor play and potty yards will be located behind the bldg.

STAFF ANALYSIS

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “CORRIDOR DESIGN STANDARDS AND GUIDELINES” AS SET FORTH IN SECTION 643A OF THE *CITY OF MONROE ZONING ORDINANCE*.

643A.1 – Site Planning:

The site is located on the west side of N. Broad St. and is currently vacant. The lot is proposed to be developed with a dog kennel with an outdoor area. The site will be accessed from a right-in, right-out only driveway off N. Broad St. The building is oriented on the lot at the minimum set back distance M. Broad Street at 35-feet. Landscaping is included along the road frontage and on each side of the site. Parking will be located on the side of the building. The development appears to meet the general intent of the Site Planning Requirements in Section 643A.1(1) of the Zoning Ordinance.

643A.2 – Architecture:

The proposed façade of the dog kennel will include a stone veneer water table with board and batten siding on the front side of the building and horizontal lap siding on the remaining sides of the building. The roof of the building will be a ridge style with gables. Wooden fencing will be placed around the outdoor play and potty area. The building appears to meet the intent of the Architectural requirements under Section 643A.2A.

643A.3 – Pavement:

The site will be accessed from N. Broad St. from a right-in, right-out only style entry. Parking spaces will be located on the side of the proposed building. The pavement areas proposed throughout the site appears to comply with the general and area specific criteria outlined in Section 643A.3 of the Zoning Ordinance.

643A.4 – Landscaping:

The submitted development proposes to include landscaping along N. Broad St. inside a 20-foot strip. There are existing street trees planted along the existing right-of-way of N. Broad St. Additional buffers will be included along the sides and rear of the site. The landscaping proposed in the submitted development plans appears to comply with the landscaping criteria outlined in Section 643A.4 of the Zoning Ordinance.

643A.5 – Signs:

The application includes a representative sign on the building elevations and a monument sign on the site. All of the regulated signs proposed in this request include external or no illumination. The proposed sign appears to comply with the CDO requirements outlined in Section 634A.5 of the Zoning Ordinance.

643A.6 – Illumination:

A lighting plan was not included with the development plans. Any lighting added to the site will be required to comply with the Illumination Criteria for the Corridor Design Standards and Guidelines outlined in Section 643A.6 of the Zoning Ordinance.

STAFF RECOMMENDATION

Based upon the City Council's policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Certificate of Appropriateness application to construct a dog kennel as submitted without conditions.

Certificate of Appropriateness Application

Please fill out each section completely and provide all necessary documentation.
Incomplete applications will not be accepted.



Under the Zoning Ordinance for the City of Monroe, properties located within the Corridor Design Overlay or the Central Business District are required to obtain a Certificate of Appropriateness (COA) from the Planning Commission for any exterior material change on the property.

Project Address: 511 N. Broad St. Parcel # M0060157

Property listed above is located in (circle) Corridor Design Overlay or Central Business District

Project Type (circle): New Construction, Renovation of Existing Structure, Demolition, Signage

Property Owner: Shamsun Nager

Address: 2506 Tullamore Cir., Snellville 30039

Telephone Number: 503-927-6321 Email Address: _____

Applicant: <u>Richard Diegel</u>	
Address: <u>2247 Bethany Church Rd., Monroe 70655</u>	
Telephone Number: <u>678-687-1775</u>	Email Address: <u>rsdiegel@gmail.com</u>

Estimated cost of project: 300 - 400K

Please submit the following items with your application:

- ☒ Photographs of existing condition of the property to show all areas affected
- ☒ Plans, sketches, drawings, and diagrams of the project which detail the materials that will be used
- ☒ Written description of the project
- ☐ Owner authorization statement, if applicant is not the property owner
- ☒ Application Fee \$100

APPROVED
2940

Please submit all application materials in hardcopy to the Code Department and digitally at lwilson@monroega.gov; Please submit two physical copies.


Signature of Applicant

12/12/23
Date

Written description of the project located at 511 N. Broad St., Monroe GA 30655

Our goal is to build a dog boarding, daycare, grooming and training facility. This will be our second location, our first location is located at 2325 Main Street East, Snellville GA 30078. For details about the business you can visit www.pleasantpaws.com. For this location we are proposing a 50' x 80' building on a slab foundation. The framing will be 9' outer walls with trusses with a gable on the front and back. This facility will be able to house approximately 100 dogs. Our daycare and potty yards will be located at the back of the building. A minimum 7' privacy fence will surround the outside yards. Inside this outer wall there will be six yards partitioned with a 5' chain link fence. An open type sloped roof structure will be built the length of the yards for shade and shelter from inclement weather.

BUSINESS DESCRIPTION OF SERVICES

Pleasant Paws is a full service dog management facility which includes overnight boarding, daycare, expert grooming and professional training. Upon passing the temperament test, our overnight boarding includes all day exercise and socialization for your pup! When our daycare customers arrive their dogs can't help but bolt through the door to play with their buddies! For your convenience you can add a bath or haircut to any service, our professional grooming is second to none! Pleasant Paws offers expert dog training in all areas including, basic thru off leash obedience, clicker training, behavioral training, and much more. Our trainers are professionally certified through positive reinforcement and have many years of experience under their belts. Give us a call today!

City of Monroe Planning and Zoning

RE: COA meeting

Property Address: 511 N Broad St Monroe, Ga 30655


12/14/2023

To whom it may concern,

I am the owner of 511 N Broad Street. We are presently in a real estate contract with Sarah and Richard Diegel as potential purchasers of the property.

This letter is to state that I agree and authorize Sarah and Richard Diegel to submit a COA application with the city of Monroe.

Kind regards,

DocuSigned by:

B285894F5AD444F...

Shamsun Naher
RALS Enterprise LLC



A



B



C



D



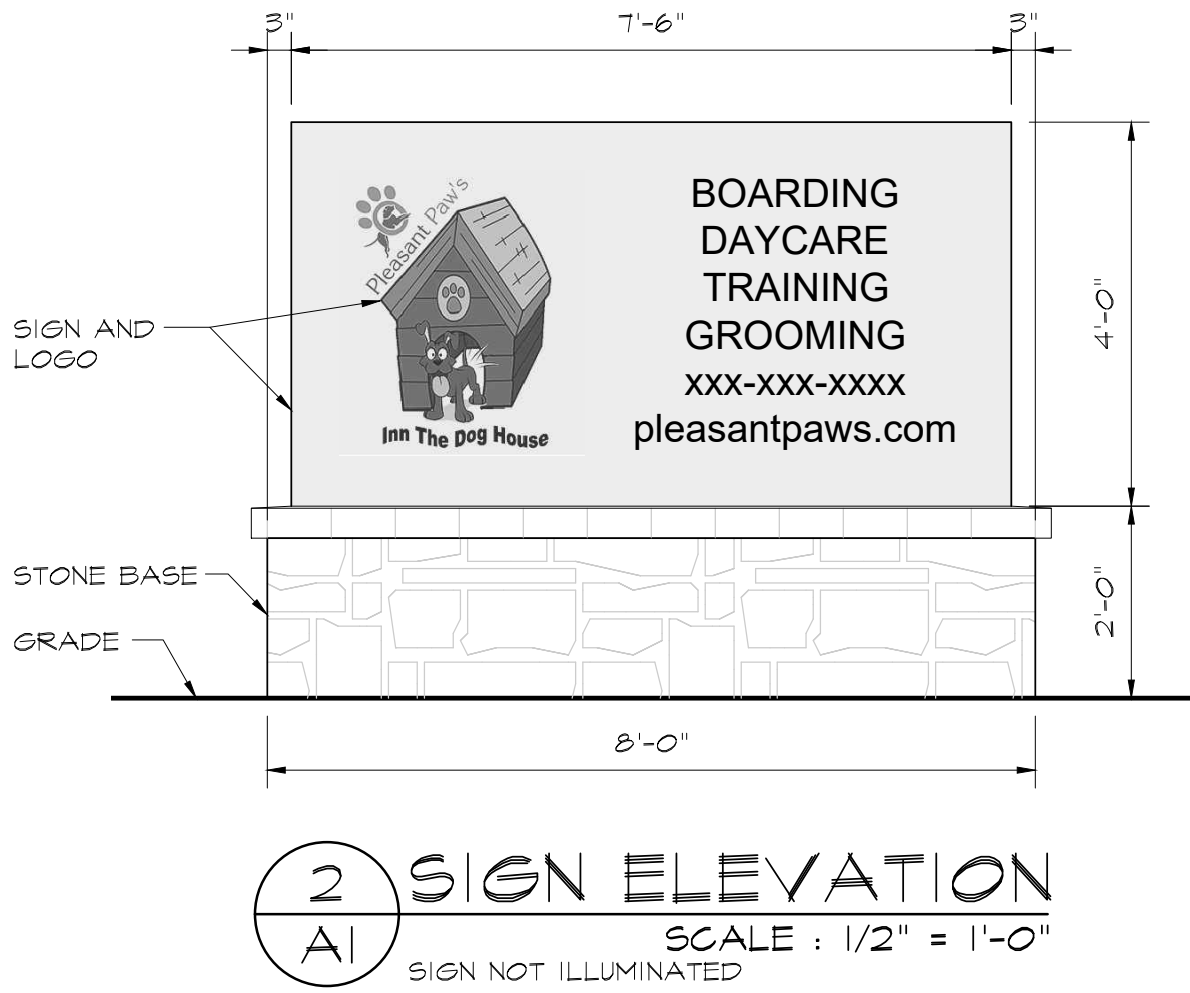
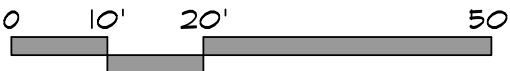
E



F



SITE PLAN
SCALE: 1" = 20'-0"



2 SIGN ELEVATION
SCALE: 1/2" = 1'-0"
SIGN NOT ILLUMINATED

SITE ANALYSIS	
PROPOSED BUILDING AREA	4,000 S.F.
PARKING AREA, ASPHALT	6,483 S.F.
TOTAL PARKING	12 SPACES (INCLUDING 1 HCP SPACE)
TOTAL SITE AREA	±1.07 ACRES

BACKGROUND DOCUMENTATION FOR
PLEASANT PAWS
511 NORTH BROAD STREET
MONROE, GA 30655

Sy Richards, Architect Inc.

MONROE • GEORGIA

For Review
12/11/2023 11:10:58 AM

SHEET TITLE
SITE PLAN

DATE

DRAWN BY
CL / KT

SHEET

A1

OF

ISSUED FOR

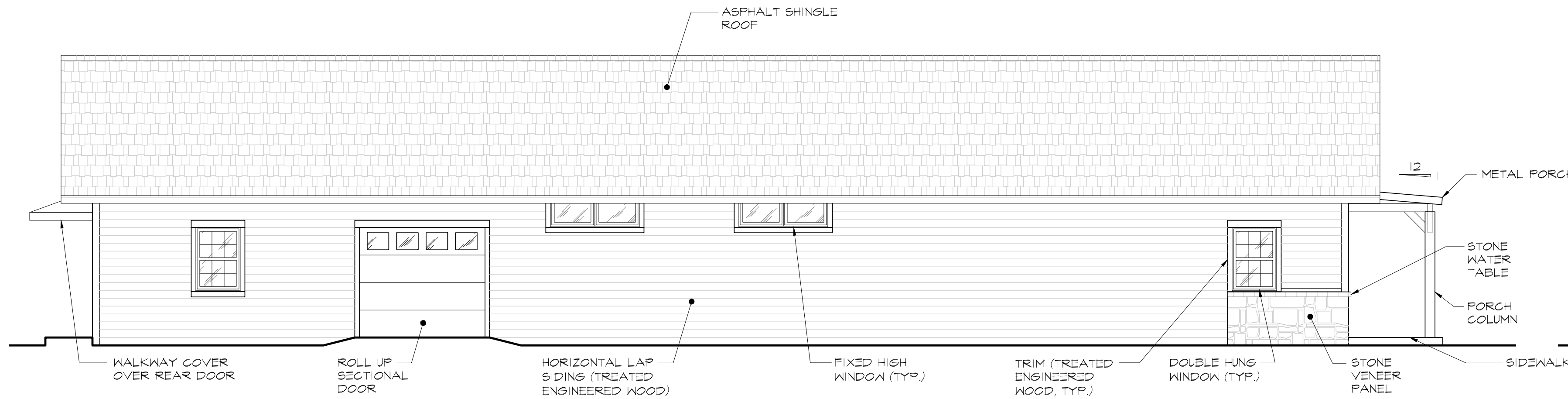
REVISION

NO. DATE

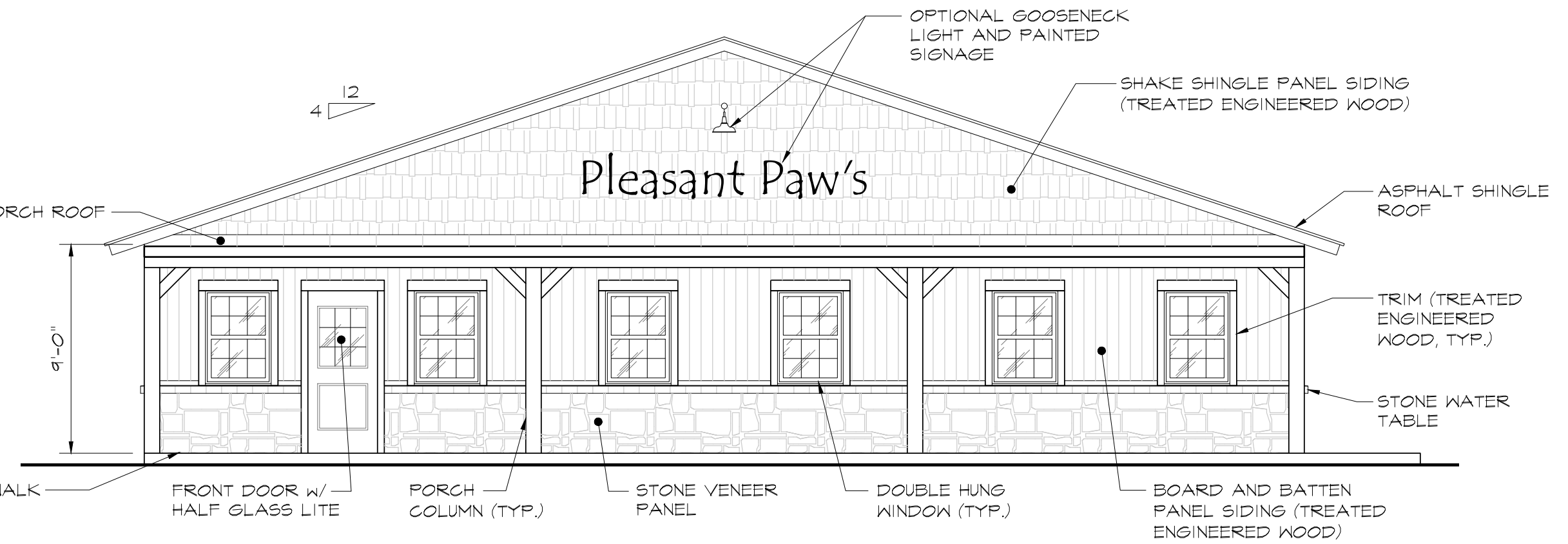
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SY RICHARDS, ARCHITECT INC.
MONROE, GEORGIA

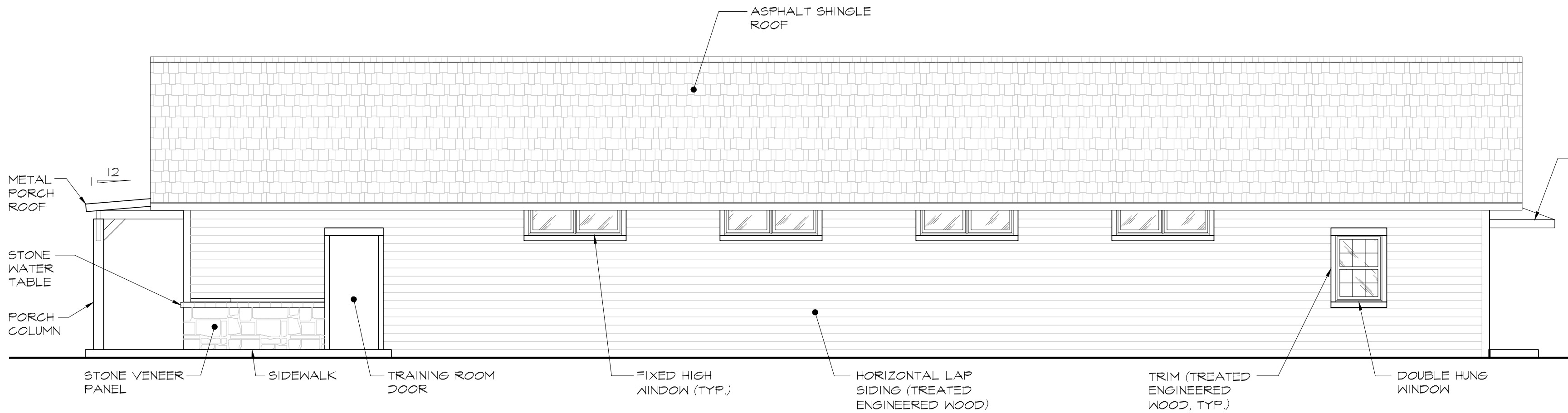
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1 SOUTH ELEVATION
SCALE : 3/16" = 1'-0"



2 EAST ELEVATION
SCALE : 3/16" = 1'-0"



3 NORTH ELEVATION
SCALE : 3/16" = 1'-0"



4 WEST ELEVATION
SCALE : 3/16" = 1'-0"

NO.	DATE	REVISION

BACKGROUND DOCUMENTATION FOR
PLEASANT PAWS
511 NORTH BROAD STREET
MONROE, GA 30655

Sy Richards, Architect Inc.
MONROE • GEORGIA

For Review
12/11/2023 11:11:19 AM

SHEET TITLE
BUILDING ELEVATIONS

DATE

DRAWN BY
CL / KT

SHEET

A2

OF
ISSUED FOR



Planning
City of Monroe, Georgia
PRELIMINARY PLAT REVIEW

APPLICATION SUMMARY

PRELIMINARY PLAT CASE #: 2808

DATE: March 11, 2024

STAFF REPORT BY: Brad Callender, Planning & Zoning Director

PROJECT NAME: Madison Ridge

DEVELOPER: Madison Ridge Land, LLC

PROPERTY OWNER: Madison Ridge Land, LLC

DESIGN CONSULTANT: Blue Landworks

LOCATION: East side of James Huff Road and the south side of Old Athens Hwy – 635 James Huff Rd.

ACREAGE: ±49.03

EXISTING ZONING: PRD (Planned Residential District)

EXISTING LAND USE: Single-family dwelling with accessory structures and undeveloped

ACTION REQUESTED: The owner is requesting Preliminary Plat approval for a single-family residential development.

STAFF RECOMMENDATION: Staff recommends approval of this Preliminary Plat as submitted.

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: March 19, 2024

PRELIMINARY PLAT SUMMARY

The applicant is requesting approval of a Preliminary Plat for a new development. The site was rezoned from R-1A to PRD (Planned Residential Development) by the City Council on October 10, 2023. Access to the development will be via two entrances, one off James Huff Road and one off Old Athens Hwy. There will be a total of 127 lots in the development.

PROJECT SUMMARY:

- Project Name – Madison Ridge
- Development Type – single-family detached residential development
- Site Area – ±49.03
- Total Lots – 127
 - Min. Lot Size – 10,000 Sf
 - Project Density – 3.8 units per acre
 - Min. Dwelling Size – 1,500 Sf
 - Two Project Entrances – One off James Huff Road and one off Old Athens Hwy.



City of Monroe

215 N. Broad Street
Monroe, GA 30655
(770) 207-4674

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MAJOR SUBDIVISION PERMIT

PERMIT #:	2808	DESCRIPTION:	PRELIMINARY PLAT – 127 Lots
JOB ADDRESS:	635 JAMES HUFF RD	LOT #:	
PARCEL ID:	M0220001	BLK #:	
SUBDIVISION:		ZONING:	R-1A
ISSUED TO:	MADISON RIDGE LAND LLC	CONTRACTOR:	MADISON RIDGE LAND LLC
ADDRESS:	PO BOX 1796	PHONE:	
CITY, STATE ZIP:	MONROE GA 30655	OWNER:	
PHONE:		PHONE:	
PROP. USE:	RESIDENTIAL	DATE ISSUED:	12/11/2023
VALUATION:	\$ 0.00	EXPIRATION:	6/08/2024
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-05	PRELIMINARY PLAT REVIEW (PER LOT)	\$3,810.00
FEE TOTAL		\$ 3,810.00
PAYMENTS		\$- 3,810.00
BALANCE		\$ 0.00

NOTES:

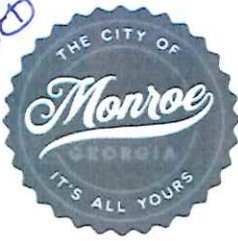
NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

Ann E. Harris
(APPROVED BY)

3/15/24
DATE

RECEIVED
#2808

CITY OF MONROE

PRELIMINARY PLAT APPLICATION

Project Name: Madison Ridge

Project Location: 635 James Huff, Monroe GA 30655

Development Type: Single family - residential detached homes

Parcel #: M0220001 Acreage: 49.03 Total Lots or Units: 127 Lots

Applicant: Madison Ridge Land LLC Phone #: 6786701222

Address: PO Box 1796 City: Monroe State: GA Zip: 30655

Property Owner: Madison Ridge Land LLC Phone #: 6786701222

Address: PO Box 1796 City: Monroe State: GA Zip: 30655

Developer: Madison Ridge Land LLC Phone #: 6786701222

Address: PO Box 1796 City: _____ State: _____ Zip: _____

Designer: BLUE LANDWORKS Phone #: 678-804-8586

Address: 509 West Broad St City: Sugarhill State: GA Zip: 30518

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING WORK TO BE PERFORMED SHALL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

SIGNATURE OF APPLICANT: _____ DATE: 11/29/23

SIGNATURE OF OWNER: _____ DATE: 11/29/23

FEE: \$30 PER LOT/UNIT; \$150 MINIMUM

It is the responsibility of the applicant and not the staff to ensure that a complete application with all required materials are submitted. Applications and submittals found to be incomplete and incorrect will be rejected.

AUTHORIZATION STATEMENT

I hereby submit this Preliminary Plat as authorized agent/owner of all property shown thereon, and certify that all contiguous property under my ownership or control is included within the boundaries of this Preliminary Plat, as required by the Development Regulations.

Signature of Authorized Agent/Owner _____ Date _____

CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICE

This Preliminary Plat has been reviewed and approved for general compliance with the Zoning Ordinance and Development Regulations of the City of Monroe.

Code Enforcement Officer _____ Date _____

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

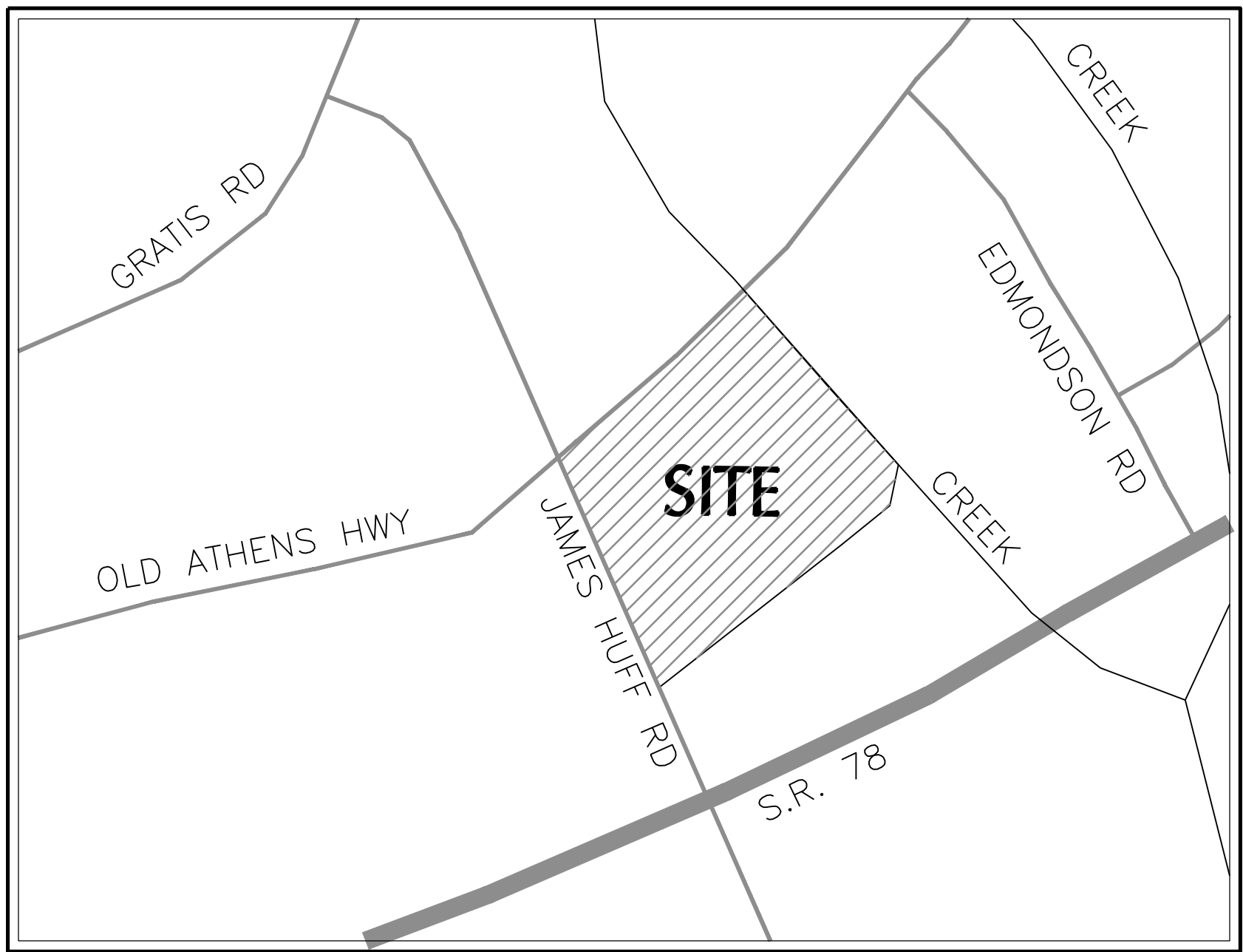
The Preliminary Plat shown hereon has been found to comply with the Zoning Ordinance and the Development Regulations of the City of Monroe and is hereby given Approval by the City of Monroe Planning Commission. This Approval does not constitute approval of a Final Plat. This Certificate of Approval shall expire and be null and void one (1) year from the date of this Certificate of Approval if no Site Development Plans are approved and no Final Plat is recorded. If Site Development Plans are approved within one (1) year from the date of this Certificate of Approval, this Certificate of Approval shall extend to the expiration of Site Development Plans. If no Final Plat is recorded by the expiration of the Site Development Plans, then this Certificate of Approval shall expire and be null and void in its entirety and shall require a new Preliminary Plat Approval by the City of Monroe Planning Commission.

Dated this _____ day of _____, 20____

By: _____, Chairman

By: _____, Secretary

PRELIMINARY PLAT
FOR
MADISON RIDGE
635 JAMES HUFF RD
MONROE, GA 30656
3rd LAND DISTRICT
LAND LOT 130 & 131
WALTON COUNTY
PARCEL M0220001



VICINITY MAP
not to scale

SHEET INDEX

BOUNDARY SURVEY
EXISTING CONDITIONS AND DEMOLITION PLAN
OVERALL PRELIMINARY PLAT
PRELIMINARY PLAT – SOUTH
PRELIMINARY PLAT – NORTH

V-100– V-101
C-100
C-110
C-111
C-112

ISSUE NO.	DATE	DESCRIPTION
1	03/15/2023	SUBMIT FOR GOVERNMENT REVIEW
2	05/10/2023	ADD DETAILS TO CONSTRUCTION PLANS
3	07/05/2023	REVISED LOTS TO EXCLUDE 25-FOOT PLANTED BUFFER ALONG RIGHT-OF-WAY
4	10/26/2023	ADJUSTED LOT LAYOUTS
5	01/05/2024	ADDRESS REVIEW AGENCY COMMENTS
6	02/06/2024	ADDRESS REVIEW AGENCY COMMENTS
7	02/19/2024	ADD STAMPS TO COVER

OWNER/DEVELOPER: MADISON RIDGE LAND, LLC
PO BOX 1796
MONROE, GEORGIA 30655
TEL: 678-670-1222
CONTACT: RALPH CORONA
EMAIL: ralph@generalholdingsunlimited.com

CIVIL ENGINEER: BLUE LANDWORKS LLC
5019 WEST BROAD STREET
SUITE M230
SUGAR HILL, GEORGIA 30518
TEL: 678-804-8586
CONTACT: TAYLOR ANDERSON, PE (GA PE #28657)
EMAIL: ta@bluelandworks.com

- THIS PROPERTY IS ZONED PRD (PLANNED RESIDENTIAL DEVELOPMENT).
- THIS PROPERTY IS SHOWN AS BEING PARCEL M0220001 IN THE CITY OF MONROE, WALTON COUNTY, LOCATED IN LAND LOTS 130 & 131 OF THE 3RD DISTRICT.
- PROPOSED USE IS DETACHED SINGLE-FAMILY DWELLINGS WITH THE FOLLOWING REQUIREMENTS:
TOTAL NUMBER OF LOTS = 127
TOTAL AREA = 49.03 ACRES
LOT DENSITY = 2.6 UNITS PER ACRE

COMMON AREA OPEN SPACE REQUIREMENT

MINIMUM 15% GROSS ACREAGE WITH 3 AMENITIES
REQUIRED MINIMUM 15% COMMON AREA OPEN SPACE = 49.03 AC X 0.15 = 7.35 ACRES
PROVIDED COMMON AREA OPEN SPACE = 8.22 ACRES
PROVIDED AMENITIES = POOL, PLAYGROUND AND CLUBHOUSE

- OPEN SPACE, DETENTION POND, LANDSCAPED ENTRANCE AREA, AND AMENITY AND RECREATION AREA SHALL BE OWNED AND MAINTAINED BY A MANDATORY HOMEOWNERS ASSOCIATION.
- WATER AND SEWER SERVICE TO BE PROVIDED BY THE CITY OF MONROE.
- WATER AND SEWER INFRASTRUCTURE INSTALLATION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
- ALL CONSTRUCTION TO CONFORM TO DEVELOPMENT REGULATIONS OF THE CITY OF MONROE, GEORGIA, AND TO MONROE UTILITIES NETWORK STANDARDS.
- A PORTION OF THIS PROPERTY LIES IN ZONE "A" 100-YEAR FLOOD HAZARD AREA PER "FLOODPLAIN MANAGEMENT REPORT FOR JAMES HUFF ROAD TRACT", BY DEWBERRY AND DAVIS, DATED 9/06/06.
- BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY, TRACTS 1 AND 2, FOR JAMES HUFF RD, MONROE, GA 30656 PREPARED BY BLUE LANDWORKS AND DATED 9/22/2021.
- TOPOGRAPHIC INFORMATION IS TAKEN FROM A GROUND-RUN TOPOGRAPHIC SURVEY BY DEVELOPMENT CONSULTANTS GROUP, INC., DATED JULY 17, 2006. CONTOUR INTERVAL IS TWO FEET. VERTICAL DATUM NAVD 1988.
- WETLAND CERTIFICATION: THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND, 2) THE APPROPRIATE PLAN SHEET [X] DOES / [] DOES NOT INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND, 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.
- WETLANDS INFORMATION SHOWN HEREON TAKEN FROM AN ECOLOGICAL SURVEY BY JORDAN, JONES & GOULDING, DATED FEB. 15, 2006. THE SURVEY IDENTIFIES THE EXISTING POND AS PALUSTRINE OPEN WATERS AND STATES THAT ANY IMPACT TO THIS POND PROPOSED BY THE DEVELOPMENT NEEDS TO BE VERIFIED BY THE UNITED STATES ARMY CORPS OF ENGINEERS (USACE). A NATIONWIDE PERMIT HAS BEEN ISSUED BY THE USACE (FILE NUMBER 200601203), DATED JULY 24, 2006.
- A LETTER OF MAP REVISION MUST BE GRANTED AND APPROVED BY FEMA. THE PLATTING OF THE PROPOSED LOTS AFFECTED BY THE EXISTING FLOODPLAIN BOUNDARY (LOTS 58-59, 67-69) WILL NOT BE POSSIBLE IF FEMA DOES NOT APPROVE A LETTER OF MAP REVISION PRIOR TO FINAL PLATTING.
- ANY DWELLING ON A RESULTING LOT IN OR CONTAINING DESIGNATED FLOOD PLAIN WILL REQUIRE A FLOOD ELEVATION CERTIFICATE PRIOR TO THE ISSUANCE OF ANY FOUNDATION INSPECTIONS.
- THIS SITE CONTAINS STATE WATERS REQUIRING AN UNDISTURBED 25' STATE WATERS BUFFER.
- A 50-FOOT UNDISTURBED BUFFER AND A 75-FOOT IMPERVIOUS SETBACK SHALL BE MAINTAINED ADJACENT TO ALL STREAMS.
- MAXIMUM CUT OR FILL SLOPE IS 2H:1V.
- ALL UTILITIES SHALL BE LOCATED UNDERGROUND.
- NATURAL VEGETATION SHALL REMAIN ON THE PROPERTY PRIOR TO THE ISSUANCE OF THE DEVELOPMENT PERMIT.

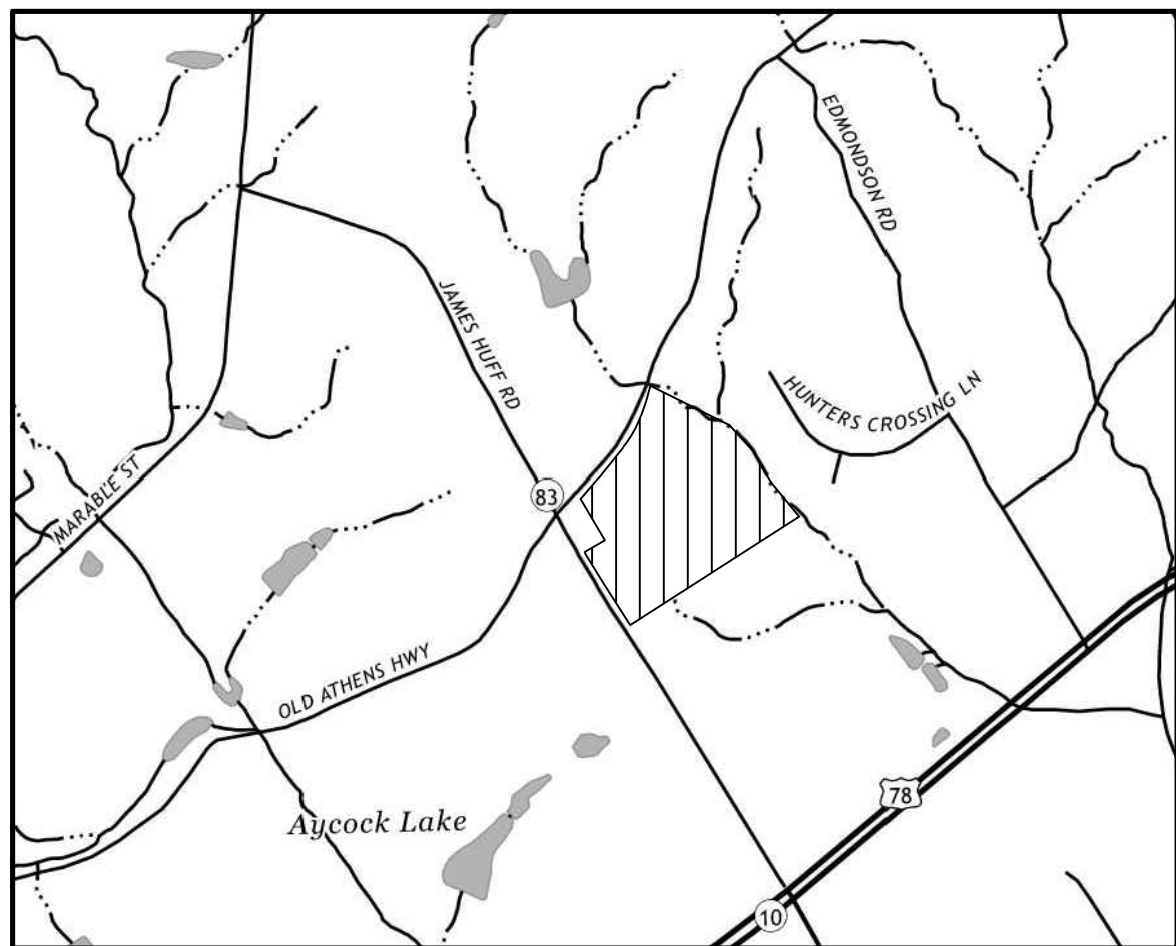
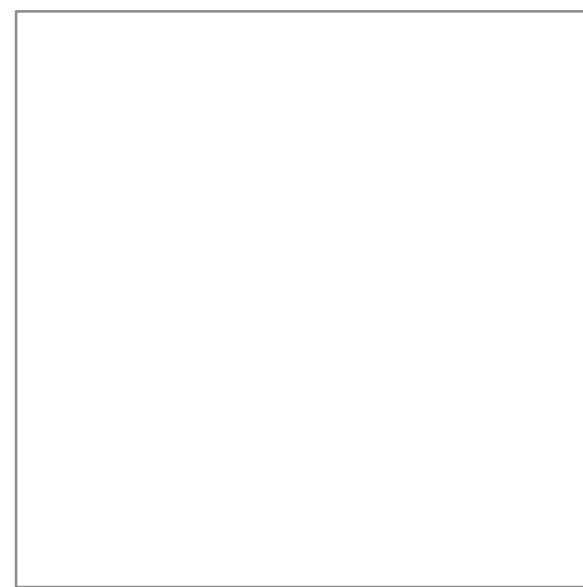
Zoning	PRD
Minimum Lot Size	10,000 square feet internal; 8,000 square feet where abutting a public street adjoining a landscape strip
Maximum Lot Density	4.0 units/acre
Maximum Lot Impervious Coverage	40% internal; 45% where abutting a public street adjoining a landscape strip
Minimum Lot Width	75 feet (Measured at the front building line)
Minimum Lot Frontage	50 feet (Measured at the front property line)
Minimum Front Yard Setback	10 feet
Minimum Side Yard Setback	10 feet
Minimum Rear Yard Setback	25 feet internal; 15 feet where abutting a public street adjoining a landscape strip
Maximum Building Height	35 feet
Minimum Building Area	1,500 square feet (single story) 1,500 square feet (two story)
Minimum Number of Bedrooms per unit	3
Minimum Building Width	24 feet
Minimum Common Area	15% with amenity area

CONDITIONS OF ZONING APPROVAL, DATED 10-10-23

- THE MINIMUM LOT SIZE IN THE DEVELOPMENT SHALL BE 10,000 SF.
- THE LANDSCAPE BUFFER PLANTING SCHEME SHALL BE SUBJECT TO THE APPROVAL OF THE PLANNING & ZONING DIRECTOR AT THE TIME OF PRELIMINARY PLAT APPROVAL. THE LANDSCAPE BUFFER SHALL INCLUDE AT A MINIMUM:
 - AN EARTHEN BERM NO LESS THAN 6 FEET IN HEIGHT AND A MAXIMUM SLOPE OF 50 PERCENT.
 - TREE PLANTINGS WITH A DENSITY OF ONE TREE EVERY PLANTED EVERY 40 FEET OF LINEAR DISTANCE WITHIN THE LANDSCAPE BUFFER. TREES SHALL BE A MINIMUM OF 2-INCH CALIPER AND 6-FEET IN HEIGHT AT THE TIME OF PLANTING.
 - EVERGREEN PLANT MATERIAL IN THE FORM OF LARGE AND SMALL SHRUBS STAGGERED THROUGHOUT THE LANDSCAPE BUFFER.
- A 6-FOOT PRIVACY FENCE MUST BE INSTALLED ALONG THE SOUTHERN BOUNDARY OF THE SITE.

BLUE LANDWORKS LLC
5019 WEST BROAD STREET
SUITE M230
SUGAR HILL, GA 30518
Tel: (678) 804-8586
info@bluelandworks.com
www.bluelandworks.com
PROJECT# 2021.023





VICINITY MAP

SCALE: NTS
SOURCE: USGS

GENERAL NOTES

1. IPS (IRON PIN SET) IS 1/2" REBAR; NS (NAIL SET) IS MAGNAIL.
2. PROPERTY CONTAINS 49.00 ACRES
3. A PORTION ON SAID PROPERTY DOES LIE WITHIN A FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP NO. 13297C0135D FOR COMMUNITY NUMBER 13297C, IN WALTON COUNTY, STATE OF GEORGIA, DATED MARCH 18TH 2009, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
4. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
5. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
6. THE LOCATIONS OF UNDERGROUND UTILITIES ARE TAKEN FROM VISIBLE EVIDENCE, CONSTRUCTION PLANS AND/OR PREVIOUS SURVEYS AND SHOULD BE CONSIDERED APPROXIMATE.

SURVEY REFERENCES

1. WALTON COUNTY DEED BOOK 3884 PAGE 280
2. WALTON COUNTY PLAT BOOK 25 PAGE 153
3. WALTON COUNTY PLAT BOOK 55 PAGE 38

GPS STATEMENT

THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A CHAMPION TKO GNSS RECEIVER WITH CARLSON SURVEY DATA COLLECTION SOFTWARE. ALL COORDINATES ARE BASED ON NAD83(2011) AND GEOID28. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EPOS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FT. HORIZONTAL AND .07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

SURVEYOR'S CERTIFICATION BOUNDARY SURVEY

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

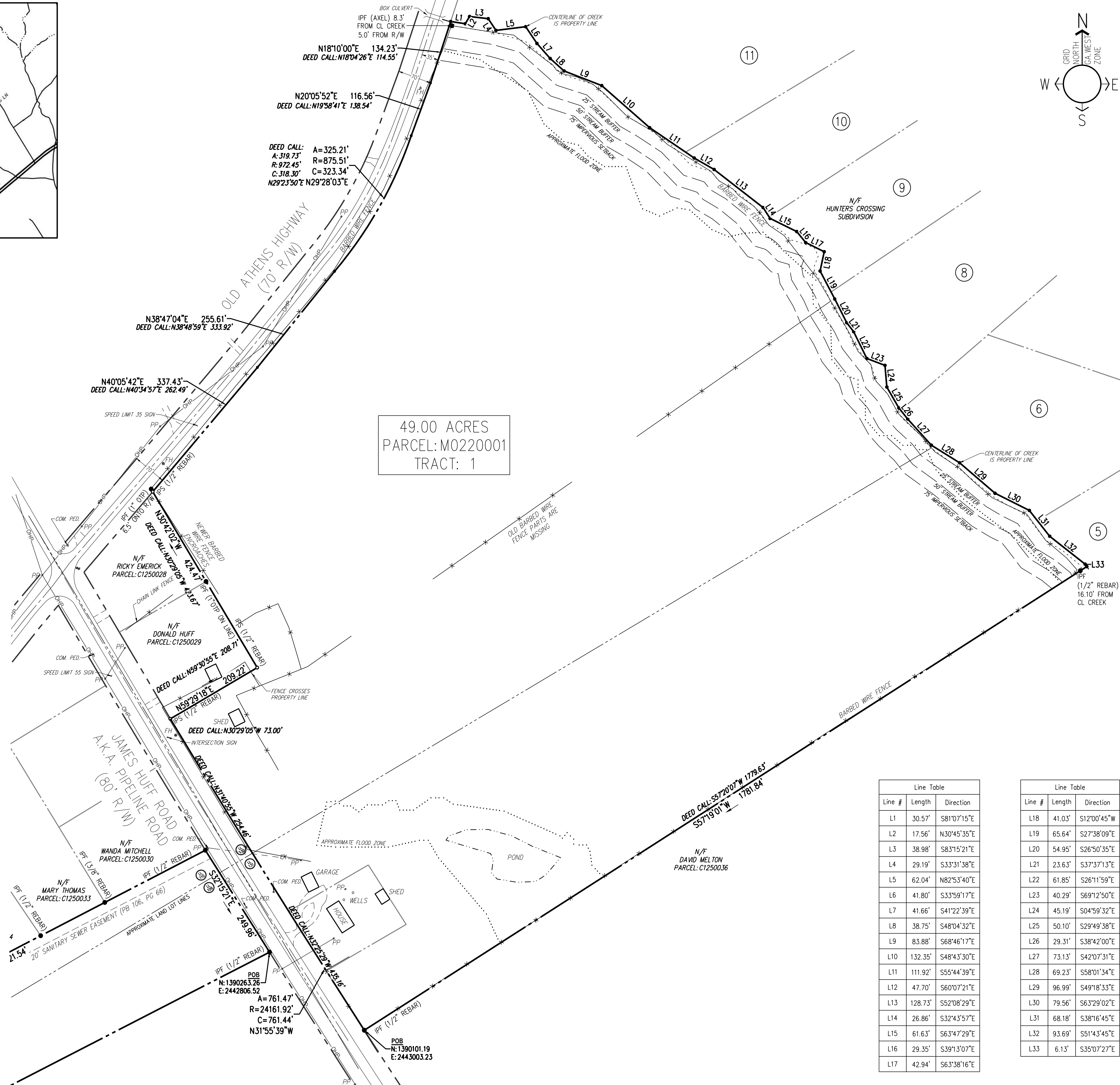
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S6 ROBOTIC TOTAL STATION ELECTRONIC INSTRUMENT. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,888 FEET AND AN ANGULAR ERROR OF 12 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 503,222 FEET.

DATE OF LAST FIELD WORK: 09/22/2021

DATE PLAT WAS SEALED: 02/09/2024

NAME: THOMAS W. WOODSMALL
REGISTRATION/LICENSE NUMBER: 2767 (GEORGIA)
DATE OF EXPIRATION: DECEMBER 31, 2024

ABBREVIATIONS	LEGEND
APPROX = APPROXIMATE	HP = HIGH POINT
BC = BACK OF CURB	INV = INVERT
BFE = BOTTOM FLOOR ELEVATION	IE = INVERT ELEVATION
BM = BENCHMARK	IPS = IRON PIN SET 1/2" REBAR
BW = BOTTOM OF WALL	ICV = IRRIGATION CONTROL VALVE
BLDG = BUILDING	JB = JUNCTION BOX
B/L = BUILDING LINE	LLL = LAND LOT LINE
CB = CATCH BASIN	LP = LIGHT POLE
C/L = CENTERLINE	LOWP = LOW POINT
C/L = CLEANOUT	MH = MANHOLE
CONC = CONCRETE	MSL = MEAN SEA LEVEL
CMP = CONCRETE MONUMENT FOUND	OTIP = OPEN TOP PIPE
CMP = CORRUGATED METAL PIPE	OCS = OUTLET CONTROL STRUCTURE
CP = CORRUGATED STEEL PIPE	PVMT = PAVEMENT
CUB = CUBIC FEET	PEF = PEDESTAL
C&G = CURB & GUTTER	PK = PK NAIL FOUND
CTF = CRIMP TOP FOUND	PCP = POLYVINYL CHLORIDE PIPE
DIA = DIAMETER	POB = POINT OF BEGINNING
DE = DRAINAGE EASEMENT	PWR = POWER
DI = DROP INLET	PP = POWER POLE
DIP = DUCTILE IRON PIPE	PTP = POWER/TELEPHONE POLE
DWCB = DOUBLE WING CATCH BASIN	P/L = PROPERTY LINE
EP = EDGE OF PAVEMENT	PROP = PROPOSED
ELEV = ELEVATION	RB = REBAR
EX = EXISTING	RCP = REINFORCED CONCRETE PIPE
FC = FACE OF CURB	R/W = RIGHT-OF-WAY
FFE = FINISHED FLOOR ELEVATION	SSE = SANITARY SEWER EASEMENT
FH = FIRE HYDRANT	SSMH = SANITARY SEWER MANHOLE
FES = FLARED END SECTION	SWCB = SINGLE WING CATCH BASIN
FM = FORCE MAIN	S/W = SIDEWALK
GP/MH = GEORGIA POWER MANHOLE	SF = SQUARE FEET
G = GRATE INLET	TB = TOP OF BANK
GR = GROUND	TC = TOP OF CURB
GW = GUY WIRE	TPCB = TRUE POINT OF BEGINNING
HDPE = HIGH DENSITY POLYETHYLENE	TW = TOP OF WALL
	TRANS = TRANSFORMER
	UG = UNDERGROUND
	UTM = UG TELEPHONE MARKER
	WM = WATER METER
	WV = WATER VALVE
	YI = YARD INLET
	LINE TYPES
	— = BRANCH/CREEK
	— = FENCE
	— = GAS LINE
	— = LAND LOT LINE
	— = PLUGGED PIPE/STUB
	— = POWER LINE
	— = SANITARY SEWER LINE
	— = STORM DRAINAGE LINE
	— = TELEPHONE LINE
	— = TRAVELER LINE/POINT
	— = WATER LINE
	SYMBOLS
	● = PROPERTY CORNER
	○ = SIGN
	○ = SSMH
	○ = STUB
	○ = HYDRANT
	○ = WATER METER
	○ = WATER VALVE
	○ = LIGHT POST
	○ = UTILITY POLE



GENERAL NOTES

1. IPS (IRON PIN SET) IS 1/2" REBAR; NS (NAIL SET) IS MAGNAIL.
2. PROPERTY CONTAINS 15.62 ACRES
3. NO PORTION ON SAID PROPERTY LIES WITHIN A FLOODPLAIN ACCORDING TO FLOOD INSURANCE RATE MAP NO. 13297C01350 AND 13297C0130E FOR COMMUNITY NUMBER 13297C, IN WALTON COUNTY, STATE OF GEORGIA, DATED DECEMBER 8TH 2016, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PROPERTY IS SITUATED.
4. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
5. THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
6. THE LOCATIONS OF UNDERGROUND UTILITIES ARE TAKEN FROM VISIBLE EVIDENCE, CONSTRUCTION PLANS AND/OR PREVIOUS SURVEYS AND SHOULD BE CONSIDERED APPROXIMATE.

SURVEY REFERENCES

1. WALTON COUNTY DEED BOOK 3994 PAGE 313
2. WALTON COUNTY PLAT BOOK 80 PAGE 20

GPS STATEMENT

THE INITIAL CONTROL POINTS FOR THIS SURVEY WERE LOCATED UTILIZING GPS. THE EQUIPMENT USED WAS A CHAMPION TKO GNSS RECEIVER WITH CARLSON SURVEY DATA COLLECTION SOFTWARE. ALL COORDINATES ARE BASED ON NAD83(2011) AND GEOID12B. NETWORK RTK CORRECTIONS WERE RECEIVED VIA A CELLULAR MODEM. THE TYPE OF SURVEY WAS NETWORK RTK UTILIZING THE TRIMBLE VRS REAL TIME NETWORK OPERATED BY EGPS SOLUTIONS, INC. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3, NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FT. HORIZONTAL AND .07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL.

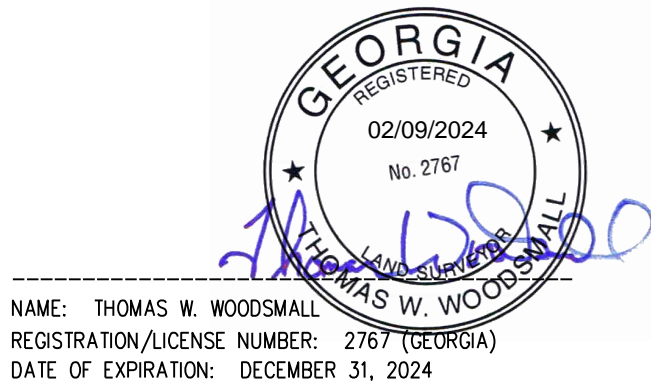
SURVEYOR'S CERTIFICATION BOUNDARY SURVEY

THE PROPERTY HEREON LIES COMPLETELY WITHIN A JURISDICTION WHICH DOES NOT REVIEW OR APPROVE ANY PLATS OR THIS TYPE OF PLAT PRIOR TO RECORDING. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

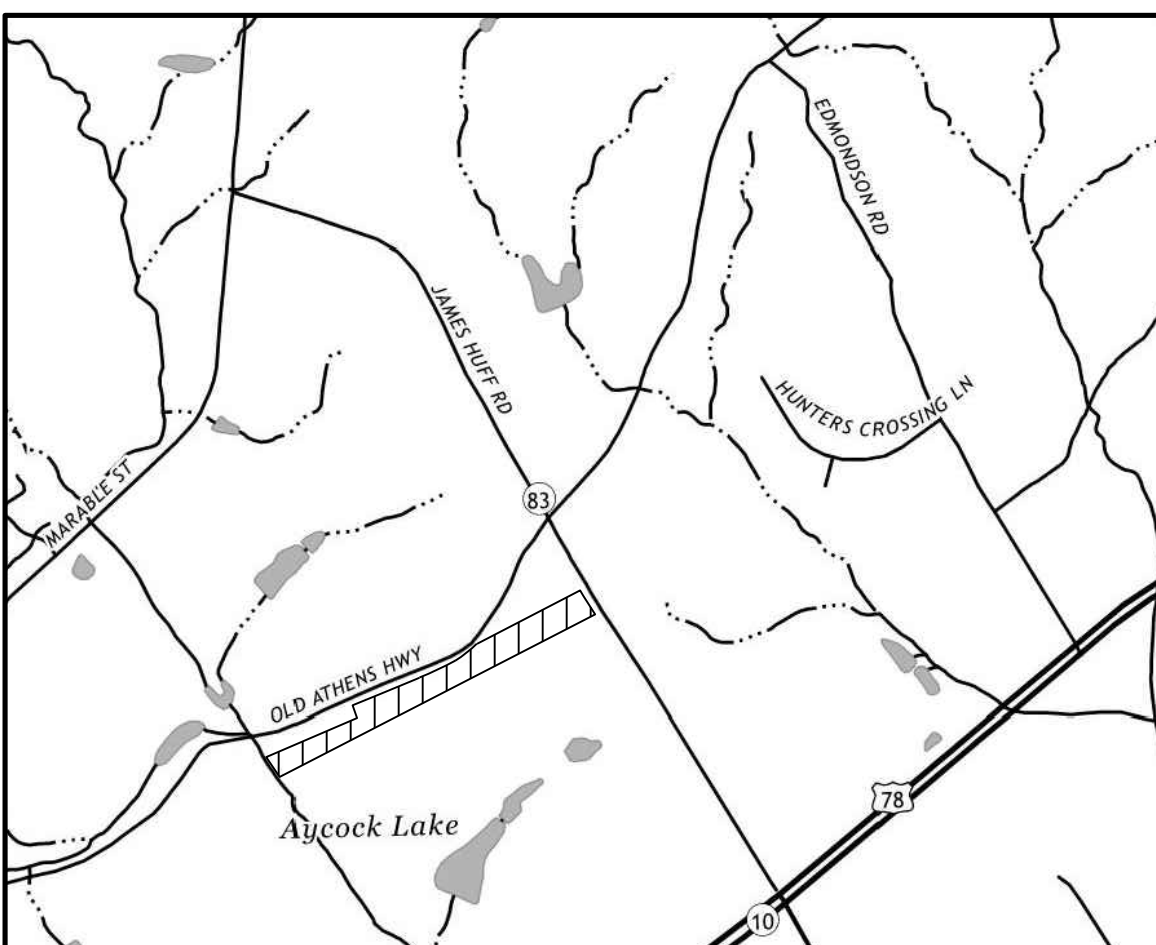
FIELD INFORMATION FOR THIS SURVEY WAS OBTAINED WITH A TRIMBLE S6 ROBOTIC TOTAL STATION ELECTRONIC INSTRUMENT. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 25,888 FEET AND AN ANGULAR ERROR OF 12 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES ADJUSTMENT. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 381,734 FEET.

DATE OF LAST FIELD WORK: 09/22/2021

DATE PLAT WAS SEALED: 02/09/2024



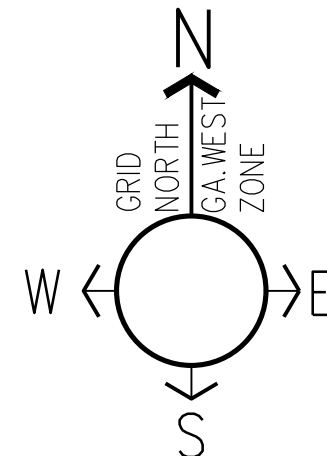
NAME: THOMAS W. WOODSMALL
REGISTRATION/LICENSE NUMBER: 2767 (GEORGIA)
DATE OF EXPIRATION: DECEMBER 31, 2024



VICINITY MAP

SCALE: NTS

SOURCE: USGS



15.62 ACRES
PARCEL: C12700010DP
TRACT: 2

ABBREVIATIONS		LEGEND			
APPROX	= APPROXIMATE	HP	= HIGH POINT	UGTM	= UG TELEPHONE MARKER
BC	= BACK OF CURB	INV	= INVERT	WM	= WATER METER
BFE	= BOTTOM FLOOR ELEVATION	IE	= INVERT ELEVATION	WV	= WATER VALVE
BM	= BENCHMARK	IPF	= IRON PIN FOUND	YI	= YARD INLET
BW	= BOTTOM OF WALL	IPS	= IRON PIN SET - 1/2" REBAR		
B/L	= BUILDING LINE	ICV	= IRRIGATION CONTROL VALVE	LINETYPES	
BLDG	= BUILDING	JB	= JUNCTION BOX	—	= BRANCH/CREAK
B/L	= BUILDING LINE	LL	= LAND LOT LINE	—	= FENCE
CB	= CATCH BASIN	LLP	= LAND LOT LINE	—	= GAS LINE
C/L	= CENTERLINE	LOWP	= LOW POINT	—	= LAND LOT LINE
CO	= CLEANOUT	MH	= MANHOLE	—	= PLUGGED PIPE/STUB
CONC	= CONCRETE	MSL	= MEAN SEA LEVEL	—	= POWER LINE
CMP	= CONCRETE MONUMENT FOUND	OT	= OPEN TOP PIPE	—	= SANITARY SEWER LINE
CSP	= CORRUGATED METAL PIPE	OCS	= OUTLET CONTROL STRUCTURE	—	= STORM DRAINAGE LINE
CF	= CUBIC FEET	P	= PAVEMENT	—	= TELEPHONE LINE
C&G	= CURB & GUTTER	PVT	= PEDESTAL	—	= TRVERSE LINE/POINT
CIT	= CRIMP TOP FOUND	PH	= POLYVINYL CHLORIDE PIPE	—	= WATER LINE
DIA	= DIAMETER	PI	= POINT OF BEGINNING		
DE	= DRAINAGE EASEMENT	PWR	= POWER		
DI	= DROP INLET	PP	= POWER POLE		
DIP	= DUCTILE IRON PIPE	P/P	= POWER/TELEPHONE POLE		
DWCB	= DOUBLE WING CATCH BASIN	P/L	= PROPERTY LINE		
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EX	= EXISTING	RCP	= REINFORCED CONCRETE PIPE		
FC	= FACE OF CURB	R/W	= RIGHT-OF-WAY		
FE	= FEET	SSE	= SANITARY SEWER EASEMENT		
FFE	= FINISHED FLOOR ELEVATION	SSMH	= SANITARY SEWER MANHOLE		
FH	= FIRE HYDRANT	SWCB	= SINGLE WING CATCH BASIN		
FES	= FLARED END SECTION	S/W	= SIDEWALK		
FM	= FORCE MAIN	SF	= SQUARE FEET		
GMH	= GEORGIA POWER MANHOLE	TEL	= TELEPHONE		
GI	= GRATE INLET	TB	= TOP OF BANK		
GR	= GROUND	TC	= TOP OF CURB		
GW	= GUY WIRE	TPOB	= TRUE POINT OF BEGINNING		
HW	= HEADWALL	TW	= TOP OF WALL		
HOPE	= HIGH DENSITY POLYETHYLENE	TRANS	= TRANSFORMER		
		UG	= UNDERGROUND		



PREPARED FOR:
WILLIAM COLEMAN

THIS PROFESSIONAL SEAL OR SIGNATURE IS EFFECTIVE ONLY TO THAT PERSON TO WHOM IT IS ISSUED AND IS NOT VALID FOR ANY OTHER PERSON. IT IS NOT VALID FOR ANY OTHER PERSON. IT IS NOT VALID FOR ANY OTHER PERSON. IT IS NOT VALID FOR ANY OTHER PERSON.

REVISIONS

ISSUE # DATE

SCALE: 1" = 100'

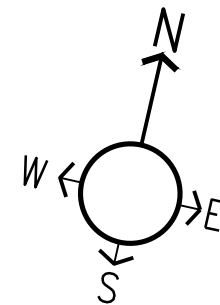
JAMES HUFF ROAD,
MONROE, GA 30656

BOUNDARY SURVEY
TRACT 2

PROJECT# 2021.023

SHEET 2 OF 2

EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR FOR THE UTILITIES NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS ADVISED TO NOTIFY THE UTILITIES PROTECTION CENTER AT (800) 282-7411 PRIOR TO ANY EXCAVATION.



OLD ATHENS HIGHWAY
(70' R/W BASED ON DEEDS
MONUMENTATION SHOWS 60' R/W)



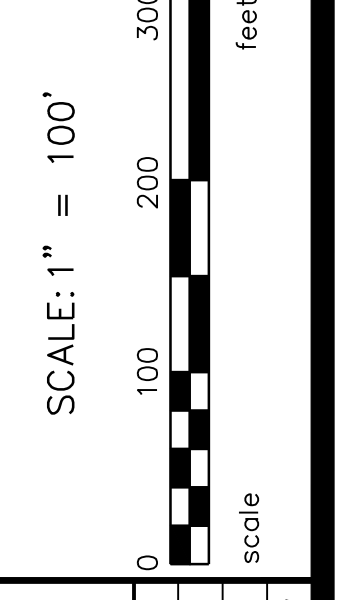
CALL 811 BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN FEET (10') OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE. SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

BLUE LANDWORKS
CONSULTING ENGINEERS & SURVEYORS
LICENSE # LSF001044
5019 WEST BROAD STREET
SUITE 4020
SUGAR HILL, GEORGIA 30058
TELEPHONE: (678) 804-8586
INFO@BLUELANDWORKS.COM
WWW.BLUELANDWORKS.COM

WILSON RIDGE LAND, LLC
10000 WILSON RIDGE ROAD
MONROE, GEORGIA 30655
TEL: 678-670-1222
CONTACT: RALPH CORONA
ralph@wilsonridgeland.com

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ISSUE #	DATE	REVISIONS
1	03/15/23	SUBMIT FOR REVIEW
2	06/10/23	ADD DETAILS TO CONSTRUCTION PLANS
3	07/05/23	REVISED LOTS TO EXCLUDE 25-FOOT PLANTED BUFFER ALONG RIGHT-OF-WAY
4	10/26/23	ADJUSTED LOT LAYOUT
5	01/05/24	ADDRESS REVIEW AGENCY COMMENTS
6	02/06/24	ADDRESS REVIEW AGENCY COMMENTS
7	02/19/24	ADD STAMPS TO COVER

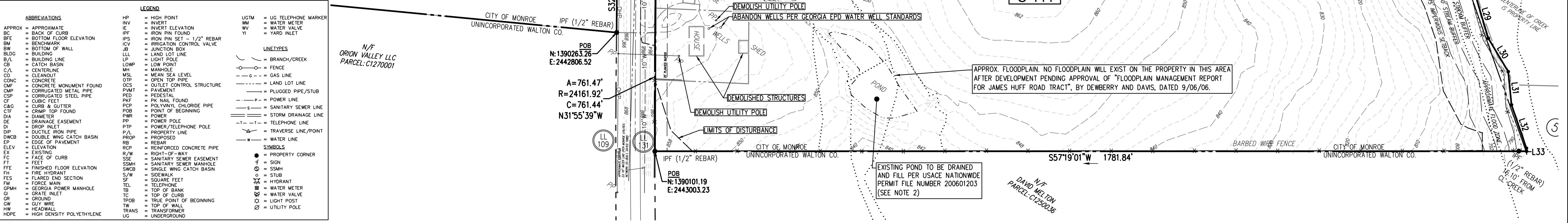


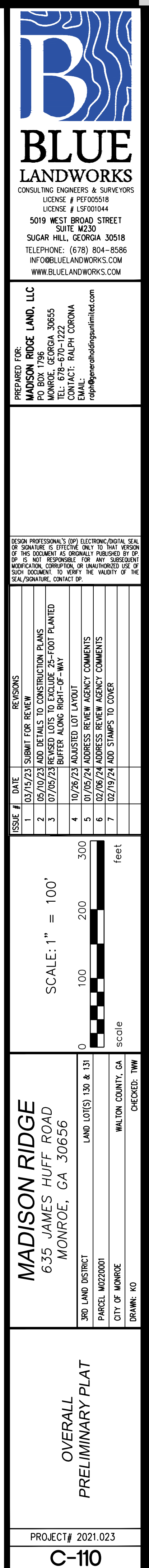
MADISON RIDGE
635 JAMES HUFF ROAD
MONROE, GA 30656

EXISTING CONDITIONS & DEMOLITION PLAN

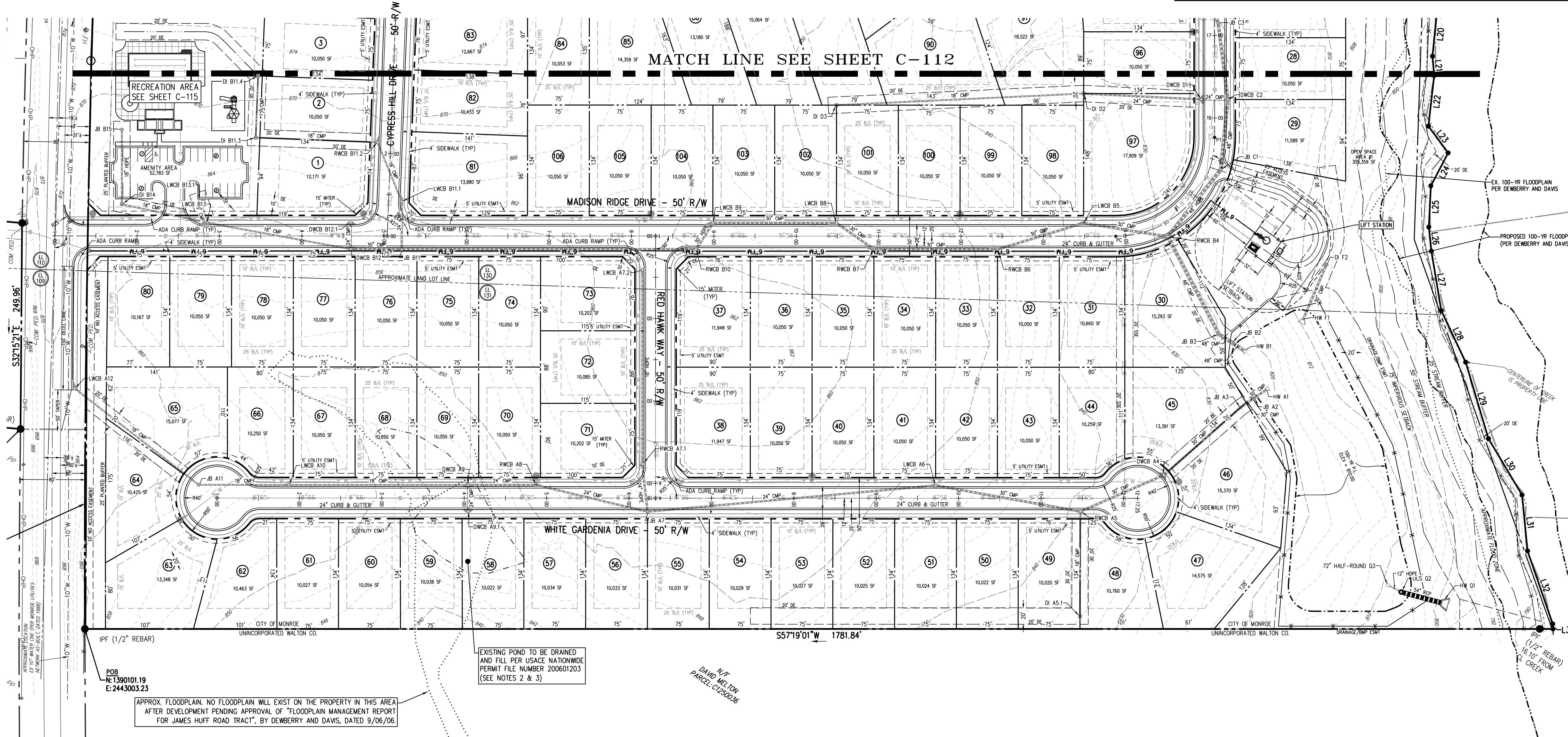
PROJECT# 2021.023
C-100

ABBREVIATIONS	LEGEND	LEGEND
APPROX = APPROXIMATE	HP = HIGH POINT	UCM = UTILITY CARRIER MARKER
BC = BACK OF CURB	INV = INVERT	WM = WATER METER
BFE = BOTTOM FLOOR ELEVATION	IPF = IRON PIN FOUND	WV = WATER VALVE
BM = BENCHMARK	IPF (1/2" REBAR) = IRON PIN FOUND - 1/2" REBAR	YI = YARD INLET
BW = BOTTOM OF WALL	ICV = IRRIGATION CONTROL VALVE	
BLDG = BUILDING	LL = LAND LOT LINE	
B/L = BUILDING LINE	LP = LAND LOT LINE	
CB = CATCH BASIN	LOWP = LOW POINT	
C/L = CENTERLINE	MS = MEAN SEA LEVEL	
CONC = CONCRETE	OTF = OPEN TOP FENCE	
CMP = CORRUGATED METAL PIPE	PCS = POINT OF BEGINNING	
CSP = CORRUGATED STEEL PIPE	PKT = POWER POLE	
CF = CURB & GUTTER	PKT NAL FOUND = POLYVINYL CHLORIDE PIPE	
CIT = CRIMP TOP FOUND	POB = POINT OF BEGINNING	
DIA = DRAINAGE EASEMENT	PWR = POWER POLE	
DI = DROP INLET	P/P = POWER/TELEPHONE POLE	
DIP = DUCTILE IRON PIPE	P/L = PROPERTY LINE	
DWCB = DOUBLE WING CATCH BASIN	PROP = PROPOSED	
ELEV = ELEVATION	RB = REBAR	
EX = EXISTING	RCP = REINFORCED CONCRETE PIPE	
FE = FINISHED FLOOR ELEVATION	R/W = RIGHT-OF-WAY	
FH = FIRE HYDRANT	SE = SANITARY SEWER EASEMENT	
FES = FINISHED END SECTION	SSMH = SANITARY SEWER MANHOLE	
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GMH = GEORGIA POWER MANHOLE	S/W = SIDEWALK	
G = GROUND	TEL = TELEPHONE	
GR = GUY WIRE	TC = TOP OF CURB	
GW = GUY WIRE	TPOB = TRUE POINT OF BEGINNING	
HDPE = HIGH DENSITY POLYETHYLENE	TRANS = TRANSFORMER	
	UG = UNDERGROUND	





LOT	ACRES	SQ. FEET	LOT	ACRES	SQ. FEET	LOT	ACRES	SQ. FEET	LOT	ACRES	SQ. FEET
1	0.28	12,171	33	0.23	10,050	65	0.35	15,077	97	0.41	17,909
2	0.23	10,050	34	0.23	10,050	66	0.24	10,250	98	0.23	10,050
3	0.23	10,050	35	0.23	10,050	67	0.23	10,050	99	0.23	10,050
4	0.23	10,012	36	0.23	10,050	68	0.23	10,050	100	0.23	10,050
5	0.23	10,031	37	0.27	11,948	69	0.23	10,050	101	0.23	10,050
6	0.23	10,052	38	0.27	11,947	70	0.23	10,050	102	0.23	10,050
7	0.31	13,461	39	0.23	10,050	71	0.23	10,202	103	0.23	10,050
8	0.37	16,120	40	0.23	10,050	72	0.23	10,085	104	0.23	10,050
9	0.24	10,403	41	0.23	10,050	73	0.23	10,202	105	0.23	10,050
10	0.24	10,377	42	0.23	10,050	74	0.23	10,050	106	0.23	10,050
11	0.24	10,328	43	0.23	10,050	75	0.23	10,050	107	0.27	11,686
12	0.24	10,316	44	0.24	10,259	76	0.23	10,050	108	0.23	10,000
13	0.24	10,321	45	0.31	13,391	77	0.23	10,050	109	0.23	10,050
14	0.29	12,650	46	0.35	15,370	78	0.23	10,050	110	0.23	10,050
15	0.28	12,168	47	0.33	14,575	79	0.23	10,050	111	0.23	10,050
16	0.25	11,042	48	0.25	10,760	80	0.23	10,167	112	0.23	10,050
17	0.23	10,151	49	0.23	10,020	81	0.32	13,980	113	0.25	10,857
18	0.26	11,230	50	0.23	10,022	82	0.24	10,433	114	0.24	10,602
19	0.29	12,654	51	0.23	10,024	83	0.29	12,667	115	0.31	13,777
20	0.23	10,130	52	0.23	10,025	84	0.23	10,053	116	0.39	16,854
21	0.23	10,160	53	0.23	10,027	85	0.33	14,359	117	0.28	12,322
22	0.23	10,011	54	0.23	10,029	86	0.30	13,180	118	0.23	10,050
23	0.24	10,275	55	0.23	10,031	87	0.35	15,065	119	0.23	10,050
24	0.23	10,050	56	0.23	10,033	88	0.39	16,948	120	0.23	10,050
25	0.23	10,050	57	0.23	10,034	89	0.32	13,982	121	0.23	10,050
26	0.26	11,363	58	0.23	10,022	90	0.36	15,855	122	0.23	10,050
27	0.24	10,338	59	0.23	10,038	91	0.43	18,522	123	0.23	10,050
28	0.23	10,050	60	0.23	10,054	92	0.32	13,982	124	0.23	10,050
29	0.27	11,589	61	0.23	10,027	93	0.27	11,947	125	0.27	11,978
30	0.35	15,293	62	0.24	10,463	94	0.23	10,052	126	0.23	10,050
31	0.24	10,660	63	0.31	13,348	95	0.28	12,125	127	0.28	12,353
32	0.23	10,050	64	0.24	10,425	96	0.23	10,050			



**BLUE
LANDWORKS**
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ISSUE #	DATE	REVISIONS
1	03/05/13	SUBMIT FOR REVIEW
2	05/10/13	ADD DETAILS TO CONSTRUCTION PLANS
3	07/05/13	ADD EXPOSE 25'-FOOT PLANTED BUFFER ALONG RIGHT-OF-WAY
4	10/26/13	ADJUSTED LOT LAYOUT
5	01/05/14	ADJUSTED REVIEW AGENCY COMMENTS
6	02/06/14	ADDRESS REVIEW AGENCY COMMENTS
7	02/19/14	ADD STAMPS TO COVER

SCALE: 1" = 60'

A horizontal scale bar with a black and white checkerboard pattern. The bar is divided into segments of 30 feet each, with major tick marks at 0, 60, 120, and 180 feet. The word "scale" is written below the bar, and "feet" is written above the bar.

MADISON RIDGE 635 JAMES HUFF ROAD MONROE, GA 30656	3RD LAND DISTRICT PARCEL M0220001 LAND LOT(S) 130 & 131
	CITY OF MONROE DRAWING: KO WALTON COUNTY, GA CHECKED: TMM

PRELIMINARY PLAT
SOUTH

PROJECT# 2021.023

C-111

ABBREVIATIONS		LEGEND		UTM	
APPROX	= APPROXIMATE	HP	= HIGH POINT	UTM	= UG TELEPHONE MARKER
BC	= BACK OF CURB	INV	= INVERT ELEVATION	WM	= WATER METER
BFE	= BOTTOM FLOOR ELEVATION	IPF	= IRON PIN FOUND	WV	= WATER VALVE
BM	= BENCHMARK	IPS	= IRON PIN SET - 1/2" REBAR	YI	= YARD INLET
BW	= BOTTOM OF WALL	ICV	= IRRIGATION CONTROL VALVE		
BLDG	= BUILDING	JB	= JUNCTION BOX		
B/L	= BUILDING LINE	LL	= LAND LOT LINE		
CB	= CATCH BASIN	LP	= LIGHT POLE		
C/L	= CENTERLINE	LP	= LOW POINT		
CO	= CONCRETE	MP	= MANHOLE		
CMF	= CONCRETE MONUMENT FOUND	MSL	= MEAN SEA LEVEL		
CMP	= CORRUGATED METAL PIPE	OTF	= OPEN TOP PIPE		
CSP	= CORRUGATED STEEL PIPE	OTF	= OUTLET CONTROL STRUCTURE		
CF	= CURB & GUTTER	PMT	= PAVEMENT		
C&G	= CRIMP TOP FOUND	PE	= PEDESTAL		
DE	= DRAINAGE EASEMENT	PKF	= PK NAIL FOUND		
DI	= DROP INLET	PP	= POLYETHYLENE GLASS FIBER PIPE		
DWB	= DRAINAGE EASEMENT	POB	= POINT OF BEGINNING		
EP	= EDGE OF PAVEMENT	PWR	= POWER		
ELEV	= ELEVATION	PP	= POWER/TELEPHONE POLE		
EX	= EXISTING	P/L	= PROPERTY LINE		
FC	= FACE OF CURB	PROP	= PROPOSED		
FE	= FEET	RP	= REBAR		
FF	= FINISHED FLOOR ELEVATION	R/W	= RIGHT-OF-WAY		
FH	= FIRE HYDRANT	SSE	= SANITARY SEWER EASEMENT		
FES	= FLARED END SECTION	SSMH	= SANITARY SEWER MANHOLE		
FM	= FORCE MAIN	SWCB	= SINGLE WING CATCH BASIN		
GM	= GEORGIA POWER MANHOLE	S/W	= SIDEWALK		
GI	= GRATE INLET	SF	= SQUARE FEET		
GR	= GROUND	TEL	= TELEPHONE		
GW	= GUY WIRE	TB	= TOP OF BANK		
HW	= HEADWALL	TC	= TOP OF CURB		
HOPE	= HIGH DENSITY POLYETHYLENE	TW	= TRUE POINT OF BEGINNING		
		TRANS	= TRANSFORMER		
		UG	= UNDERGROUND		



CALL 811 BEFORE ANY EXCAVATION WORK BEGINS OR ANY WORK BEGINS WITHIN TEN FEET (10') OF OVERHEAD POWER LINES OF 750 VOLTS OR MORE. SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

EXISTING UTILITIES ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN OR FOR THE UTILITIES NOT SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR IS ADVISED TO NOTIFY THE UTILITIES PROTECTION CENTER AT (800) 282-7411 PRIOR TO ANY EXCAVATION.

SHEET NOTES

- SEE COVER SHEET FOR ADDITIONAL NOTES.
- THE LANDS INFORMATION SHOWN HEREON TAKEN FROM AN ECOLOGICAL SURVEY BY JORDAN, JONES & COULING, DATED FEB. 15, 2006. THE SURVEY IDENTIFIES THE EXISTING POND AS PALUSTRINE OPEN WATERS AND STATES THAT ANY IMPACT TO THIS POND PROPOSED BY THE DEVELOPMENT NEEDS TO BE VERIFIED BY THE UNITED STATES ARMY CORPS OF ENGINEERS (USACE). A NATIONWIDE PERMIT HAS BEEN ISSUED BY THE USACE (FILE NUMBER 20060203), DATED JULY 24, 2006.
- A LETTER OF MAP REVISION MUST BE GRANTED AND APPROVED BY FEMA. THE PLATTING OF THE PROPOSED LOTS AFFECTED BY THE EXISTING FLOODPLAIN BOUNDARY (LOTS 58-59, 67-69) WILL NOT BE POSSIBLE IF FEMA DOES NOT APPROVE A LETTER OF MAP REVISION PRIOR TO FINAL PLATTING.
- ANY DWELLING ON A RESULTING LOT IN OR CONTAINING DESIGNATED FLOOD PLAIN WILL REQUIRE A FLOOD ELEVATION CERTIFICATE PRIOR TO THE ISSUANCE OF ANY FOUNDATION INSPECTIONS.

SHEET NOTES

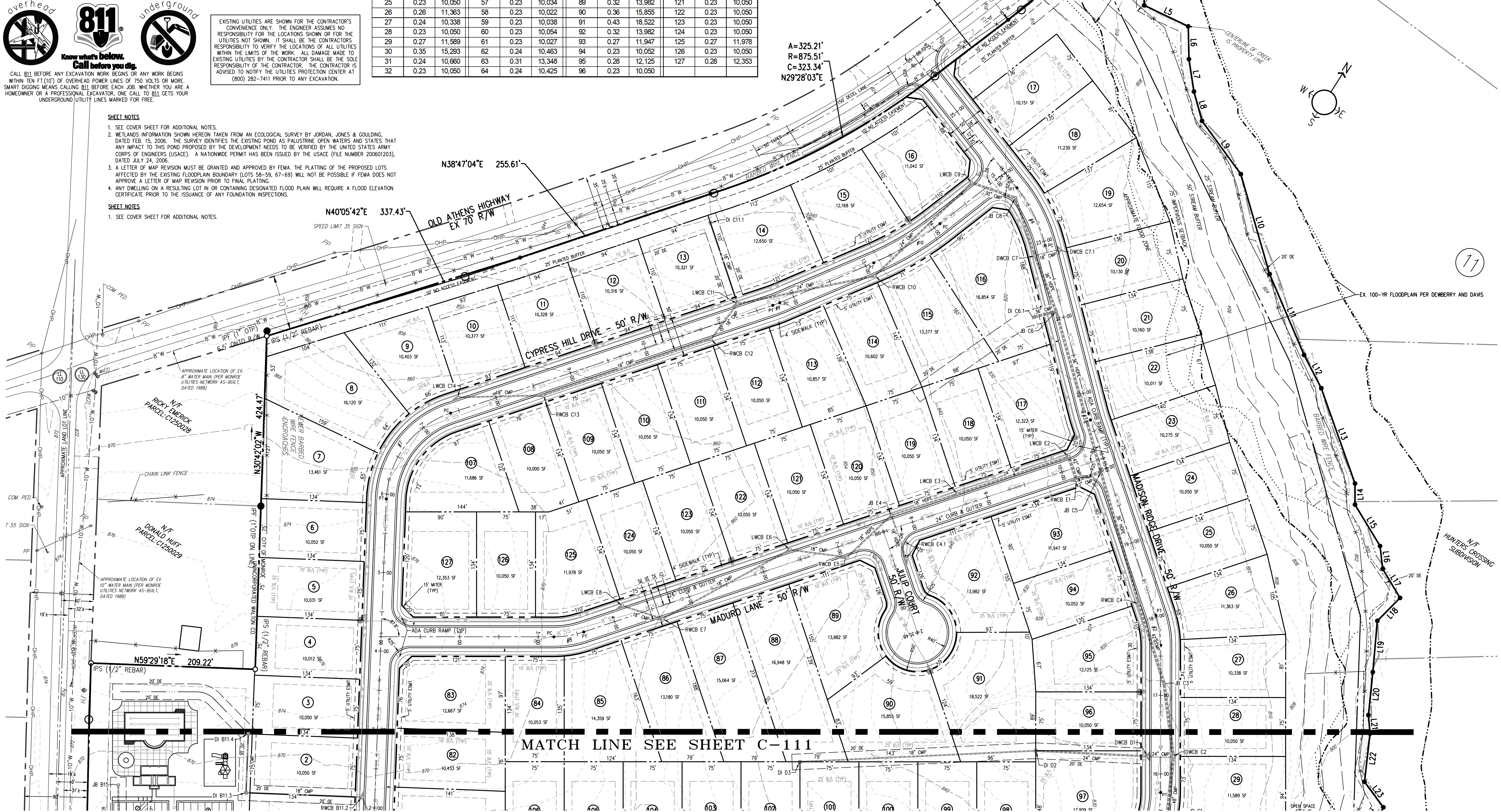
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CENTERLINE CURVE TABLE				
CURVE #	RADIUS	LENGTH	BEG STA (PC)	END STA (PT)
#1	120.00'	188.50'	13+87.81	15+76.30
#2	120.00'	38.79'	17+63.68	18+02.47
#3	120.00'	8.55'	20+64.97	20+73.52
#4	200.00'	82.52'	22+94.25	23+76.77
#5	120.00'	21.32'	25+58.38	25+79.70
#6	120.00'	9.53'	27+25.55	27+35.08
#7	120.00'	145.14'	5+93.93	7+39.07
#8	120.00'	38.79'	3+19.91	3+58.69
#9	120.00'	9.54'	11+71.34	11+80.88
#10	375.00'	98.21'	13+10.75	14+08.96

SHEET NOTES

- SEE COVER SHEET FOR ADDITIONAL NOTES.

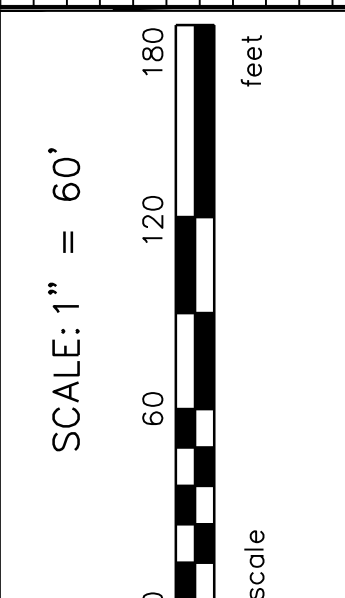


BLUE LANDWORKS
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ralph@bluelandllc.com

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MADISON RIDGE
635 JAMES HUFF ROAD
MONROE, GA 30656

3RD LAND DISTRICT
PARCEL W0200001
CITY OF MONROE
DRAWN: KO
CHECKED: TWW

PRELIMINARY PLAT
NORTH

PROJECT# 2021.023
C-112