



Planning & Zoning Meeting

AGENDA

Tuesday, June 15, 2021

5:30 PM

215 N Broad Street Monroe Ga 30655

I. CALL TO ORDER

II. ROLL CALL

III. MINUTES OF PREVIOUS MEETING

[1.](#) Minutes of Previous Meeting - May 18, 2021

IV. REPORT FROM CODE ENFORCEMENT OFFICER

V. PUBLIC HEARINGS

[1.](#) Request for COA to Add Metal Building - 113 S Hammond Dr.

VI. RECOMMENDATIONS ON REQUESTS

VII. OLD BUSINESS

VIII. NEW BUSINESS

[1.](#) Preliminary Plat Review - 961 Good Hope Rd - Brookland Commons

[2.](#) Preliminary Plat Review - 605 Alcovy St - Birchfields On Alcovy

IX. ADJOURNMENT

**MONROE PLANNING COMMISSION
MEETING MINUTES
May 18, 2021**

Present: Randy Camp, Rosalind Parks, Chase Sisk, Nate Treadaway

Absent: Mike Eckles

Staff: Pat Kelley – Director of Planning and Code
Debbie Adkinson – Code Department Assistant
Laura Wilson – Code Department Assistant
Logan Propes – City Administrator
Paul Rosenthal – City Attorney
Brad Callender – Planner

Visitors: Mike Elrod, Chris McCrary, Todd Parker, Keith Black, Ron Anglin, Lee Rowell, Tom Treweek

CALL TO ORDER by Acting Chairman Camp at 5:30 pm.

Acting Chairman Camp asked for any changes, corrections or additions to the April 20, 2021 minutes.
To Approve minutes.

Motion Parks. Second Sisk
Motion carried unanimously

Acting Chairman Camp ask for a Code Officer Report.
Kelley: none

PH open 5:32 pm

The First Item of Business is for petition # ZONE- 000106-2021 for a Zoning Code Text Amendment #10 of the TABLE OF CONTENTS; SECT 300; SECT 520; SECT 570; SECT 620; SECT 645; SECT 646; AND SECT 700.

Brad Callender, the City of Monroe Planner spoke to the request. He briefly went through each change section by section.

Acting Chairman Camp asked for any opposition or any questions.

Parks asked if this needed to be handled in more than one meeting.
Rosenthal state this would be the public hearing for this meeting and then it goes to Council for first and second readings with a recommendation or no recommendation from the Planning Commission.

PH Closed at 5:40 pm

Acting Chairman Camp entertained a motion.
Motion to approve as presented.

Motion Parks. Second Treadaway.
Motion Carried

PH open 5:44 pm

The Second Item of Business is for ZONE-000107-2021 for a Zoning Map Amendment.

Pat Kelley presented the map changes based on the Zoning Text Amendment previously presented in this meeting. This map shows an increase in the area for the CBD overlay district. The map amendment also updates the map with all approved zoning actions taken to date and also adds the IOD overlay boundary. The map was on display at the meeting. The map can be seen on display at City Hall.

Acting Chairman Camp asked for any questions.
Acting Chairman Camp for any opposition. None

PH Closed 5:47 pm

Acting Chairman Camp entertained a motion.
To Approve as presented

Motion Treadaway. Second Parks
Motion Carried

Old Business:

The First Item of Business: Request for COA # PCOM-000095-2021 at 100 Saratoga Dr. Applicant is Lifeline Management Group LLC, owner of property. The request is for approval for a new development.

This item was withdrawn at the meeting.

New Business:

The First Item of Business: Request for Preliminary Plat Review # PLAT-000100-2021. The subdivision is for 56 lots. The applicant is Hambrick Station LLC, owner.

Code Dept recommends approval with changes.

Acting Chairman Camp entertained a motion.

To approve with 21 corrections as noted being a condition.

Motion Treadaway. Seconded Sisk.
Motion carried.

Acting Chairman Camp entertained a motion to adjourn.
To adjourn

Motion Parks. Second Sisk
Meeting adjourned at 6:07



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 06-03-2021
Description: Corridor Design Overlay District request for a Certificate of Appropriateness on City tax Parcel #M0130087. AKA 1000 E. Spring Street (a single parcel) which contains address point 113 S. Hammond Dr.

Budget Account/Project Name: NA

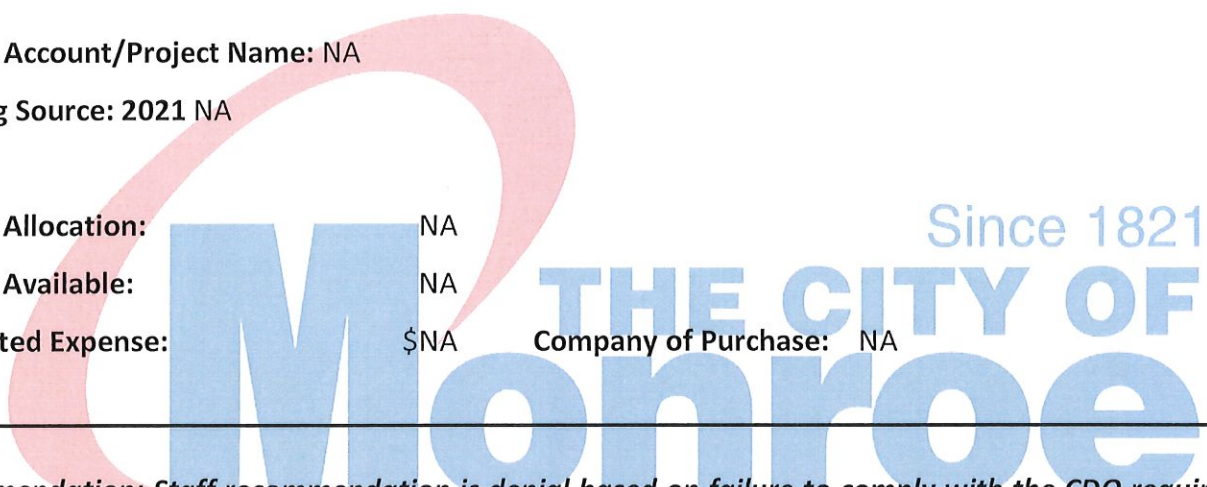
Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA



Recommendation: Staff recommendation is denial based on failure to comply with the CDO requirements and the specific prohibition of metal façade buildings.

Background: This property is an existing non-conforming lot containing multiple non-conformities as described in the COA staff report. The report is not exhaustive but does sufficiently support the recommendation of denial of this request. As does the prohibition of metal “butler” buildings specifically mentioned in the CDO specifications. Without efforts to remediate the entire site, compliance can not be achieved and any change to the site would only serve to increase non-conformity.

Attachment(s): Application, COA Staff report and supporting documents.



**Planning
City of Monroe, Georgia**

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: PCOM-000110-2021

DATE: May 24, 2021

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Gerald Atha

PROPERTY OWNER: Gerald Atha Properties LLC

LOCATION: South side of E Spring Street, east side of Hammond Drive, and the north side of Baker Street
– 1000 E Spring Street

ACREAGE: ±3.06

EXISTING ZONING: B-3 (Highway Business District)

EXISTING LAND USE: Motor vehicle body repair and painting, motor vehicle sales, contractor offices, and wood product manufacturing

ACTION REQUESTED: The owner is requesting approval of a Certificate of Appropriateness application in order to allow construction of a metal garage building.

STAFF RECOMMENDATION: Staff recommends denial of this Certificate of Appropriateness request.

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: June 15, 2021

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 metal garage building. The proposed building is a metal garage building with bay doors. The applicant states the metal garage building will be used for inside storage for a motor vehicle sales operation located on the property.

PROPOSED PROJECT SUMMARY:

- Existing Business Locations – David’s Auto Body Paint & Repair, JP’s Muscle Cars, Team Polk Auto, Gerald Atha Construction, and Jackson Custom Woodworks
 - Total Existing Building Floor Area – 35,010 Sf

643A.5 – Signs:

A signage plan was not included with this application. There appears to be multiple non-conforming signs located on the site. Any modification to the existing signs or the placement of any new signs on the site will require approval of a Certificate of Appropriateness application by the Corridor Commission.

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 Illumination requirements 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 denial of the requested Certificate of Appropriateness application to construct a metal garage building.



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

Plan Report

Plan NO.: PCOM-000110-2021

Plan Type: Planning Commission

Work Classification: Certificate of Appropriateness

Plan Status: In Review

Apply Date: 05/18/2021

Expiration:

Location Address

113 S HAMMOND DR, MONROE, GA 30655

Contacts

J Gerald Atha **Owner**
804 Poplar ST, Monroe, GA 30655
(404)379-8195 geraldatha@windstream.net

Description: REQUEST FOR COA TO ADD METAL BUILDING - P&Z MEETING 6/15/2021 @ 5:30 PM 215 N BROAD ST

Valuation: \$0.00
Total Sq Feet: 0.00

Fees	Amount
Planning Commission Regular Meeting (COA)	\$50.00
Total:	\$50.00

Payments	Amt Paid
Total Fees	\$50.00
Check # 7383	\$50.00
Amount Due:	\$0.00

<u>Condition Name</u>	<u>Description</u>	<u>Comments</u>
-----------------------	--------------------	-----------------

Issued By: Debbie Adkinson

May 18, 2021

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE PLANNING COMMISSION

Please read the Zoning Ordinance (Corridor Sections 643-1 through 643A.6). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.

DATE: 5/13/21

APPLICANT: Gerald Atha

APPLICANT'S ADDRESS: 804 Poplar Street
Monroe, Ga 30655

TELEPHONE NUMBER: 404-379-8195 EMAIL: geraldatha@windstream.net

PROPERTY OWNER: Gerald Atha

OWNER'S ADDRESS: 804 Poplar Street
Monroe, Ga 30655

TELEPHONE NUMBER: 404-379-8195

PROJECT ADDRESS: 113 Hammond Drive

Brief description of project: Construct a 30x60 metal building to provide inside storage for the sales lot at this address. It will be built on the existing paved lot.

(Continue on separate sheet, if necessary.)

Attach photograph(s) of existing condition of property necessary to show all areas affected.

Attach plans, sketches, drawings, and diagrams of the project and detail the materials that will be used.

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

Under Monroe's Zoning ordinance, you are required to obtain a Certificate of Appropriateness (COA) from the Planning Commission for any exterior material change you wish to make to your property if your property is located within a Corridor Design Overlay District. Please see pages 45 through 52 of the Zoning Ordinance.

The following steps must be taken in order to have your proposed change considered by the Planning Commission:

1. Stop by the Code Office at least 45 working days in advance of the next regular meeting of the Planning Commission (the Third Tuesday of each month at 5:30 pm), read the Zoning Ordinance, and request that your proposal be added to the agenda.
2. Fill out the application for a COA and turn it in to the Code Office.
3. Pay the \$50.00 fee. If you request a "special meeting" at some date or time (other than the 3rd Tuesday of every month), the fee is \$100.00.
4. Provide all documentation which will assist the Planning Commission in deciding if your proposed change(s) are in keeping with the Corridor Design Overlay District standards and guidelines. The more complete your presentation, the more efficiently your request can be handled. Please see the COA application for additional information.

Suggested documentation consists of all architectural drawings, sketches, pictures, diagrams, or actual examples. All documentation should be turned in to the Code Office at the time of your application, as it gives Planning Commission members time to consider your request prior to the meeting. Physical samples, if applicable, should be brought with you to the meeting.

5. Appear at the meeting on the scheduled day and time to present your proposal.

Thank you, the Planning Commission looks forward to considering your request.

Provide such other information that is necessary for the Planning Commission to adequately consider the application in light of the following criteria.

In reviewing applications for COAs, the Planning Commission duties include taking into account all aspects of the exterior of the structure.

In its review, the Planning Commission shall also take into account the following elements to ensure that the exterior form and appearance of the structure is consistent with the historical and visual character of the District:

1. The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
2. The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite building;
3. Exterior construction materials, including textures and patterns.
4. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials;
5. Roof shapes, forms, and materials;
6. Proportions, shapes, positionings and locations, patterns and sizes of any elements of fenestration.

The **Code Office** will post a notice which will notify all affected property owners of the material change being requested not less than fifteen (15) days prior to the meeting at which the request for a COA is to be considered. The applicant and the affected property owners will be given an opportunity to be heard at the meeting in which the application is presented.

DEFINITIONS:

A “material change in appearance” means a change that will affect either the exterior architectural or environmental features of a corridor property or any structure, site, or work of art within a corridor design overlay district, and may include any one or more of the following:

1. A reconstruction or alteration of the size, shape, or façade, including any of the architectural elements or details;
2. Demolition;
3. Commencement of excavation for construction purposes;
4. A change in the location of advertising visible from the public right-of-way; and

- 5. The erection, alteration, restoration, or removal of any building or other structure within a corridor district, including walls, fences, steps and pavements, or other appurtenant features.

[Sec 643.4(4) (a)]

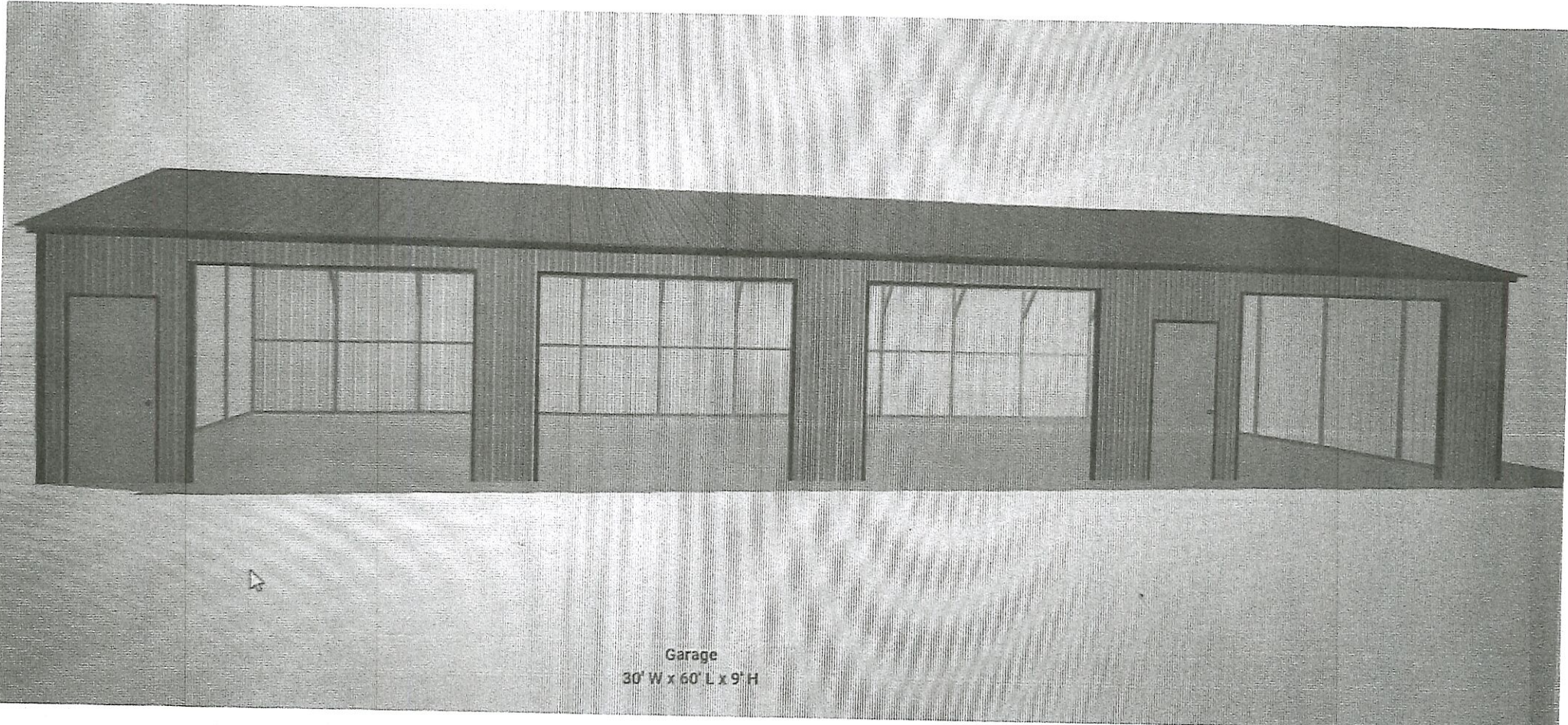
“Exterior architectural features” means the architectural style, general design, and general arrangement of the exterior of a building or other structure, including but not limited to, the kind or texture of the building material and the type and style of all windows, doors, signs, and other appurtenant architectural fixtures, features, details, or elements relative to the foregoing [Sec. 210(65)].

“Landscaping/landscape area” means a portion of lot or land area, either natural or modified for aesthetic or functional purposes through grading and planting, consisting of vegetation including but not limited to trees, shrubs, ground covers, grass, flowers, decorative rock, bark, mulch and other similar materials. [Sec. 210(86)].

Ordinary maintenance or repair of any exterior architectural feature in or on a corridor property that does not involve a material change in design, material, or outer appearance is excluded from review. [Sec. 643.4(3) (b)]

Derald Atha
Applicant

Date: 5/13/21

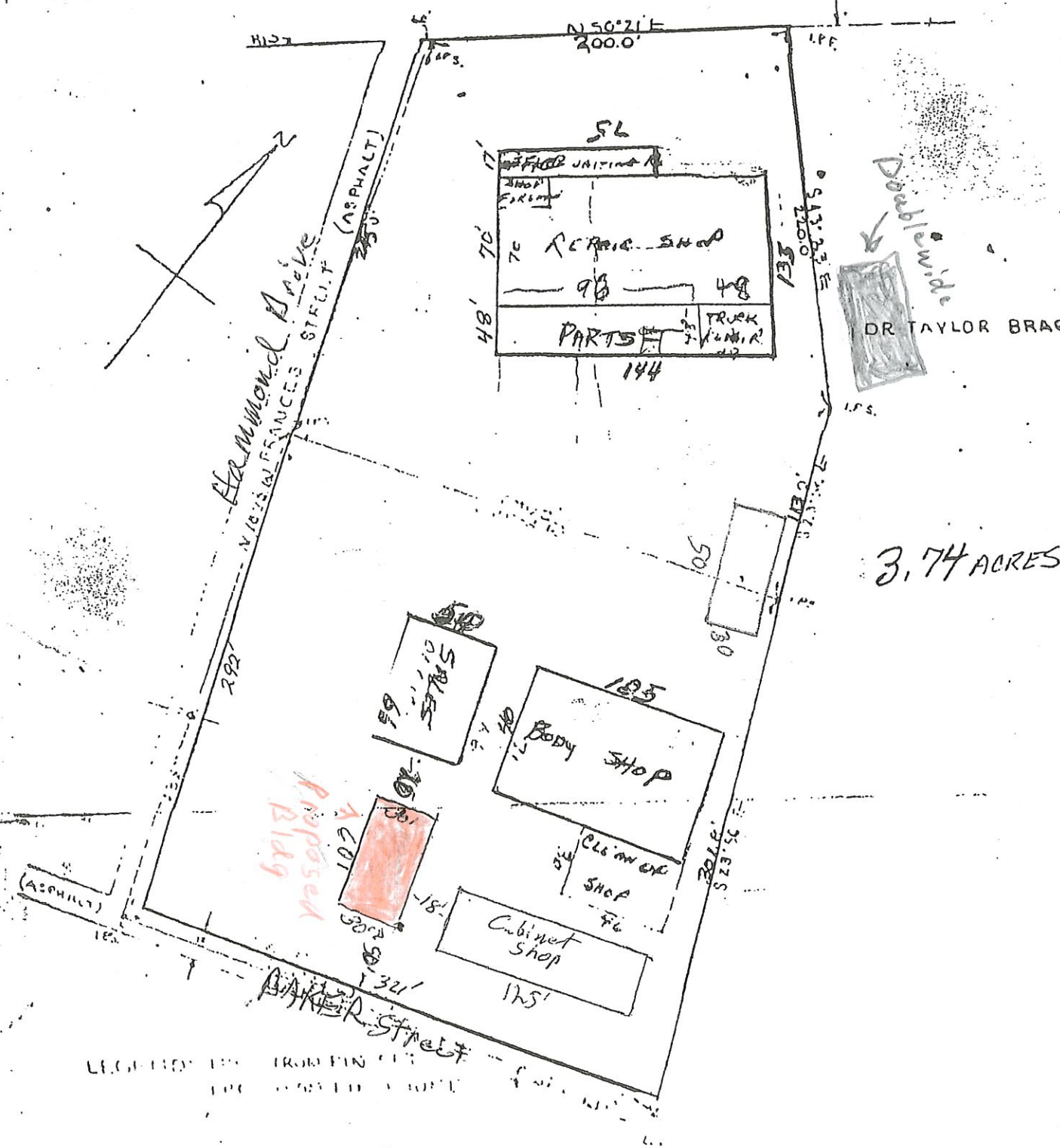


Garage
30' W x 60' L x 9' H

TO MONROE

U.S. ROUTE 78

80' TO ATHENS



3.74 ACRES

LEGEND: ... FROM FIN ...

The purpose of this Application is to obtain a permit to construct a 30x60 metal building on my property. This building will be used for inside storage for the existing sales lot. When I asked for a permit for this building, the City of Monroe Code Office informed me that I could not construct this building because it was in the new COA district. I do not think I should be restricted from constructing this building for the following reasons:

1. This property has always had a Hammond Drive address, never a Spring Street address.
2. I have owned this property for 25 years and this restriction did not exist when I purchased it.
3. This proposed building will not be visible from Spring Street.
4. Last year a double wide building was allowed next door to my property. This is 30 feet off my property line and is very visible from Spring Street. (See Picture)
5. This year a metal building was constructed on Spring Street adjacent to the lot where the double wide is located. It also can be seen from Spring Street. (See Picture)



PROPOSED BUILDING SITE VIEWED FROM HAMMOND DRIVE



PROPOSED BUILDING SITE VIEWED FROM BAKER STREET



METAL BUILDING NEXT DOOR



DOUBLE WIDE VIEWED FROM SPRING STREET



DOUBLE WIDE VIEWED FROM MY PROPERTY



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 06-07-2021
Description: Preliminary plat approval 961 Good Hope Road

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA **Company of Purchase:** NA

Recommendation: *Approval subject to listed corrections in the preliminary plat review summary, before signing.*

Background: This is a long-standing dormant project that has recently received a rezone to a PRD. This plat is pursuant to the zoning conditions approved in that rezoning action.

Attachment(s): Plat, report, application and supporting documents.



Planning
City of Monroe, Georgia
PRELIMINARY PLAT REVIEW

APPLICATION SUMMARY

PRELIMINARY PLAT CASE #: PLAT-000111-2021

DATE: May 26, 2021

STAFF REPORT BY: Brad Callender, City Planner

DEVELOPER: McKinley Homes

PROPERTY OWNER: KFB Enterprises Inc

DESIGN CONSULTANT: Smith Planning Group

LOCATION: South side of Good Hope Road – 961 Good Hope Road

ACREAGE: ±43.318

EXISTING ZONING: PRD (Planned Residential Development)

EXISTING LAND USE: Partially developed with roadway infrastructure, utilities, and stormwater facilities

ACTION REQUESTED: The owner is requesting Preliminary Plat approval for a planned residential development with townhomes and single-family detached residences.

STAFF RECOMMENDATION: Staff recommends approval of this Preliminary Plat subject to the corrections listed below.

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: June 15, 2021

CITY COUNCIL: July 6, 2021

PRELIMINARY PLAT REVIEW SUMMARY

The submitted Preliminary Plat requires the following corrections prior to signing the plat for approval:

1. Provide a Location Sketch (vicinity map) showing major surrounding features. (7.2.4(e))
2. Portions of the street curbing on Tate Street and Marlow Street are shown incompletely or include curb cuts into lots. Revise accordingly. (7.2.4(i))
3. Revise the right-of-way dimension of Cantor Court to the correct dimension. (7.2.4(i))

4. The proposed street name Earlywood Way spans 4 separate street segments, including crossing one entire street segment (Cantor Court). Revise the street to include 3 new street names for each segment. Note, the previously approved preliminary plat had 4 separate street names, and Cantor Court was incorporated into one of the 4 street segments in lieu of being a stand-alone street. (7.2.4(i))
5. Provide the total number of lots proposed in tabular form. This chart should include the lot size for each lot and lot dimensions. Recommend adding a separate page to show the chart. (7.2.4(k))
6. In the Development Standards data, the smallest lot is identified as 5,700 Sf for the SF detached homes. Check Lot 142, the lot is shown as 5,552 Sf. (7.2.4(l))
7. All lots located adjacent to intersections must have a 10-foot mitre boundary at the intersection. Revise the following lots to include the required 10-foot mitre: 17, 18, 29, 30, 58, 64, 79, 88, 92, 93, 97, 107, 111, 120, 128, 131, 142, Open Space Lots #1, #2, #3, and #4. (7.2.4(l) & 9.2.4)
8. Provide elevation labels on the topographic contours. (7.2.4(q))
9. In the Authorization Statement (owner's certification), revise "Sketch Plat" to read "Preliminary Plat." (7.2.4(x))



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

Plan Report

Plan NO.: PLAT-000111-2021
Plan Type: Subdivision Plat
Work Classification: Preliminary Plat
Plan Status: In Review

Apply Date: 05/20/2021

Expiration:

Location Address

Parcel Number

961 GOOD HOPE RD, MONROE, GA 30655

M0240154

Contacts

KFB ENTERPRISES INC
PO BOX 122, CONYERS, GA 30012
(770)922-0403

Owner

SGILES@BARKSDALEFLYNT.COM

SMITH PLANNING GROUP

1022 Twelve Oaks Pl #201, Watkinsville, GA 30677
(706)769-9515

Applicant

bob@smithplanninggroup.com

Description: PRELIMINARY PLAT REVIEW FOR 142 LOTS - BROOKLAND COMMONS - P&Z
MTG 6/15/2021 @ 5:30 - COUNCIL MTG 7/6/2021 @ 6:00 PM 215 N BROAD ST

Valuation: \$0.00

Total Sq Feet: 0.00

Fees	Amount
Preliminary Subdivision Plat Fee	\$2,840.00
Total:	\$2,840.00

Payments	Amt Paid
Total Fees	\$2,840.00
Check # 3136	\$2,840.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Issued By:

May 20, 2021

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

CITY OF MONROE
DEVELOPMENT PERMIT AND PRELIMINARY SUBDIVISION PLAT APPLICATION

Application fees: Preliminary Subdivision Plats - \$20 per lot Non-residential Projects - 50% of BP
NPDES fees: \$40/disturbed acre to EPD and \$40/disturbed acre to City of Monroe
Shall be paid prior to issuance of permit.

Three copies of the site development plans including erosion, sediment & pollution control plan and two copies of the stormwater management study or two copies of the preliminary subdivision plat. Also required on all developments...
Two copies of the hydraulic calculations with water line design must accompany all applications.

THIS FORM MUST BE COMPLETELY FILLED OUT.

Project Name BROOKLAND COMMONS

Project Location 961 GOOD HOPE RD

Proposed Use RESIDENTIAL Map/Parcel M0240154

Acreage 43.24 #S/D Lots 142 # Multifamily Units _____ # Bldgs 10 (towns)

Water(provider) CITY OF MONROE Sewer(provider) CITY OF MONROE

Property Owner KFB ENTERPRISES INC Phone# _____

Address P.O. BOX 122 City CONYERS State GA Zip 30012

Developer _____ Phone# _____

Address _____ City _____ State _____ Zip _____

Designer SMITH PLANNING GROUP Phone# (706) 769-9515

Address 1022 TWELVE OAKS PL #201 City WATKINSVILLE State GA Zip 30677

Site Contractor _____ Phone# _____

Address _____ City _____ State _____ Zip _____

The applicant shall be responsible from the date of the permit, or from the time of the beginning of the first work, whichever shall be the earlier, for all injury or damage of any kind resulting from this work, whether for basic services or additional services, to persons or property. The applicant shall exonerate, indemnify and save harmless the City from and against all claims or actions, and all expenses incidental to the defense (including death) to persons or property caused or sustained in connection with the performance of this permit or by conditions created thereby or arising out of or anyway connected with the work performed under the permit or for any and all claims for damages under the laws of the United States or of Georgia arising out of or in any way connected with the acquisition of and construction under the permit and shall assume and pay for, without cost to the City, the defense of any and all claims, litigation, and actions, suffered through any act or omission of the applicant or any subcontractor or anyone directly or indirectly employed under the supervision of any of them.

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME ARE 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: James R Smith DATE: 5/14/2021



215 North Broad Street
 Monroe, GA 30655
 Tel (770) 267-3429
 Fax (770) 267-3698

Receipt Number: R00233125

24

Cashier Name: Debbie Adkinson

Terminal Number: 33

Receipt Date: 5/20/2021 11:29:13 AM

Transaction Code: EG - EnerGov

Name: Smith, Charles (SMITH PLANN \$2,840.00

Total Balance Due: \$2,840.00

Payment Method: Check Payn Reference: 3136

Amount: \$2,840.00

Total Payment Received: \$2,840.00

Change: \$0.00



LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
LAND SURVEYING

1022 TWELVE OAKS PLACE, STE 201
WATKINSVILLE, GA 30677
706.769.9515
706.769.9595 FAX
www.smithplanninggroup.com

BROOKLAND COMMONS

CITY OF MONROE

- PROJECT DATA**
- PROJECT PARCEL DATA:
861 GOOD HOPE ROAD
MONROE, GA
TAX PARCEL #0240154
LAND LOT: 102
DISTRICT: 3
 - OWNER:
KFB ENTERPRISES INC
P.O. BOX 122
CONOVERS, GA 30012
 - TOTAL PROJECT ACREAGE: 43.318 AC
 - EXISTING ZONING: PLANNED COMMERCIAL DEVELOPMENT (PCD)
PROPOSED ZONING: PLANNED RESIDENTIAL DEVELOPMENT (PRD)
PROPOSED USE: RESIDENTIAL
 - WATER SUPPLY: CITY OF MONROE
SEWERAGE: CITY OF MONROE
SOLID WASTE COLLECTION: CITY OF MONROE
 - PROPOSED UTILITIES: ALL UTILITIES ARE TO BE INSTALLED UNDERGROUND.
 - THIS PROJECT SHALL MEET ALL CITY OF MONROE ORDINANCES PERTAINING TO SIGNS, SIDEWALKS, STREET LIGHTING, STREET TREES AND SOLID WASTE COLLECTION. ALL LIGHTING FIXTURES MUST BE FULLY SHIELDED IN ACCORDANCE WITH CITY OF MONROE STANDARDS TO ENSURE DOWNWARD ILLUMINATION ONLY.
 - STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH CITY OF MONROE ORDINANCES AND REGULATIONS.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION OBTAINED FROM A SURVEY BY BREWER AND DUDLEY, LLC DATED 2003.
 - SIGNS WILL BE APPLIED FOR UNDER SEPARATE PERMITS.
 - PROVISIONS FOR A RECYCLING PLAN AND SEPARATION OF SOLID WASTE AND RECYCLABLE MATERIALS SHALL BE MADE CITY OF MONROE REQUIREMENTS.

DEVELOPMENT SUMMARY PRD

RESIDENTIAL

SINGLE-FAMILY DETACHED: 58 UNITS
SINGLE-FAMILY ATTACHED: 44 UNITS
TOTAL RESIDENTIAL UNITS: 142 UNITS

RESIDENTIAL DENSITY

PROPOSED: 3.35 LOTS / ACRE

COMMON OPEN SPACE / PUBLIC USE

OPEN SPACE: +4.762 ACRES (22.4%)
ROAD RIGHT-OF-WAY: +7.824 ACRES (17.8%)

PARKING

EACH SINGLE FAMILY RESIDENCE WILL HAVE A MINIMUM OF 2 OFF-STREET PARKING SPACES. IN ADDITION, RESIDENTIAL STREETS WILL PROVIDE UNMARKED PARALLEL PARKING ON ONE SIDE.

STRIPED PARKING PROVIDED AROUND THE CENTRAL COMMON SPACE IS APPROXIMATELY TO SPACES

DEVELOPMENT STANDARDS

DETACHED SINGLE FAMILY:

MAXIMUM LOT COVERAGE: 40%
FRONTAGE (EXCLUDING INSIDE CURVE LOTS): 50 FT
SETBACKS: FRONT: 10 FT
SIDE: 6 FT
REAR: 12 FT

*THE REAR SETBACK ON LOTS THAT BACK UP TO THE PERIMETER WILL BE 24FT.
MAXIMUM BUILDING HEIGHT: 30 FT
MINIMUM LOT SIZE: 5,700 SF

ATTACHED SINGLE FAMILY (TOWNHOUSE):

MAXIMUM LOT COVERAGE: 70%
FRONTAGE (EXCLUDING INSIDE CURVE LOTS): 24 FT
SETBACKS: FRONT: 0 FT
SIDE: 0 FT
REAR: 10 FT

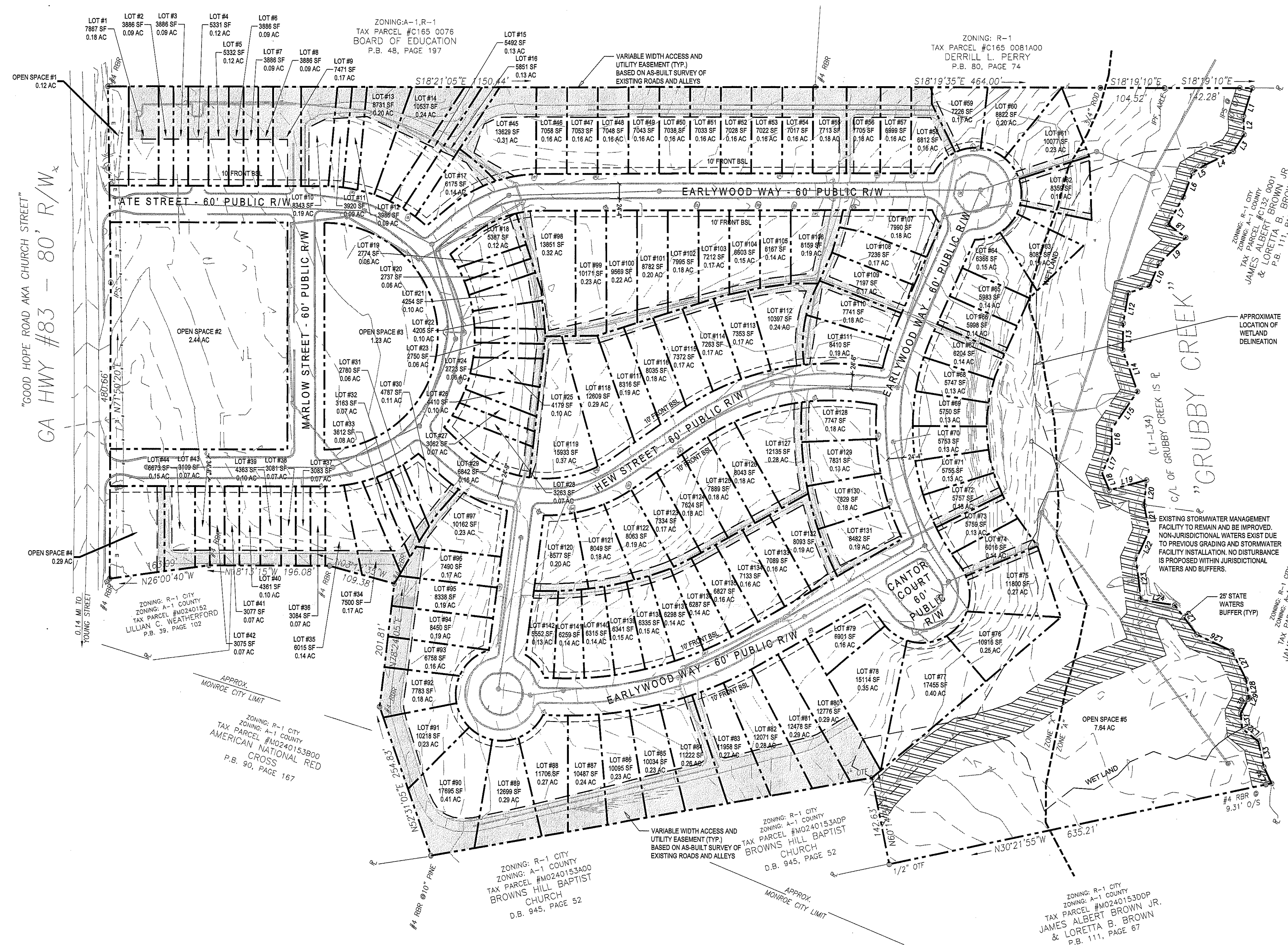
*THE REAR SETBACK ON LOTS THAT BACK UP TO THE PERIMETER WILL BE 24FT.
MAXIMUM BUILDING HEIGHT: 30 FT
MINIMUM LOT SIZE: 2,700 SF

BEARINGS AND DISTANCES ALONG CENTERLINE OF GRUBBY CREEK FROM POINT A TO POINT B

DIRECTION	DISTANCE
S 89° 22' 46" W	8.82
N 86° 03' 21" W	106.77
N 53° 19' 17" W	27.62
N 51° 22' 34" W	44.35
N 81° 57' 41" W	36.29
S 86° 49' 53" W	71.84
N 17° 23' 34" W	32.26
N 72° 54' 07" W	40.08
N 67° 40' 45" W	36.22
N 78° 40' 39" W	41.63
S 84° 52' 35" W	44.19
S 82° 16' 38" W	101.28
N 81° 08' 02" W	67.84
S 82° 21' 19" W	50.59
S 33° 22' 57" W	100.05
S 87° 28' 12" W	86.83
N 26° 09' 11" W	153.07
S 72° 28' 34" W	14.42
S 79° 33' 33" W	40.26
S 47° 30' 46" W	26.89
S 65° 11' 42" W	42.22
S 04° 28' 48" W	16.37
S 31° 49' 07" W	26.82
N 15° 23' 53" W	26.39
S 02° 20' 48" W	67.69
S 83° 00' 06" W	27.01
S 28° 53' 38" W	26.88
S 83° 19' 52" W	44.19
N 73° 32' 18" W	26.66
S 45° 35' 48" W	18.10
S 51° 52' 38" W	46.04
S 88° 10' 58" W	22.19
S 42° 08' 47" W	41.48

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 72° 50' 37" E	51.65
L2	N 71° 52' 28" E	207.41
L3	N 71° 04' 38" E	210.84
L4	N 70° 48' 05" E	107.69
L5	N 70° 20' 23" E	224.07



COPYRIGHT SMITH PLANNING GROUP, LLC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM OR BY ANY MEANS WITHOUT PRIOR AGREEMENT AND WRITTEN PERMISSION OF SMITH PLANNING GROUP, LLC.

AUTHORIZATION STATEMENT:

I HEREBY SUBMIT THIS SKETCH 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 CITY OF MONROE COMBINED UTILITIES:

THE LOTS SHOWN HEREON AND PLANS FOR WATER AND SEWAGE COLLECTION AND DISPOSAL HAVE BEEN REVIEWED AND APPROVED BY THE CITY OF MONROE WATER & GAS DEPARTMENT, AND ARE APPROVED FOR DEVELOPMENT.

DATED THIS ____ DAY OF _____, 20__

BY: _____ TITLE: _____

CERTIFICATE OF APPROVAL BY THE 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 PRELIMINARY APPROVAL BY THE CITY OF MONROE PLANNING COMMISSION. THIS PRELIMINARY APPROVAL DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAT. THIS CERTIFICATE OF APPROVAL SHALL EXPIRE AND WILL BE NULL AND VOID ONE (1) YEAR FROM THE DATE OF THIS CERTIFICATE OF APPROVAL.

DATED THIS ____ DAY OF _____, 20__

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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 THE CITY OF MONROE COMBINED UTILITIES:

THE LOTS SHOWN HEREON AND PLANS FOR WATER AND SEWAGE COLLECTION AND DISPOSAL HAVE BEEN REVIEWED AND APPROVED BY THE CITY OF MONROE ELECTRIC & TELECOMMUNICATIONS DEPARTMENT, AND ARE APPROVED FOR DEVELOPMENT.

DATED THIS ____ DAY OF _____, 20__

BY: _____ TITLE: _____

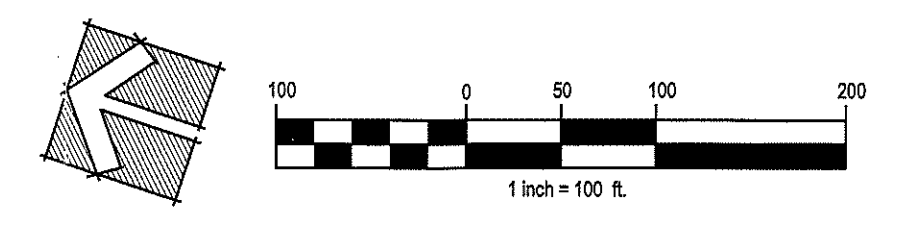
CERTIFICATE OF APPROVAL BY THE MAYOR AND COUNCIL:

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 PRELIMINARY APPROVAL BY THE CITY OF MONROE MAYOR AND COUNCIL. THIS PRELIMINARY APPROVAL DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAT. THIS CERTIFICATE OF APPROVAL SHALL EXPIRE AND WILL BE NULL AND VOID ONE (1) YEAR FROM THE DATE OF THIS CERTIFICATE OF APPROVAL.

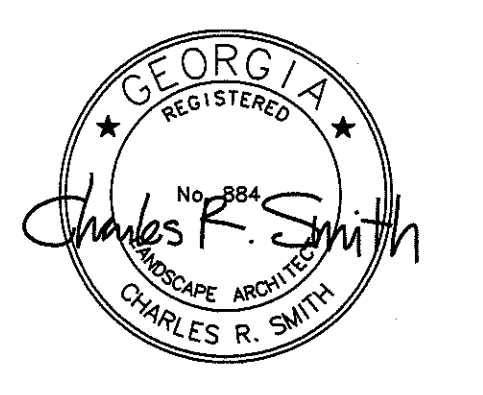
DATED THIS ____ DAY OF _____, 20__

BY: _____ MAYOR

BY: _____ CITY CLERK



SEALS:



SHEET TITLE:

PRELIMINARY PLAT

SHEET ISSUE: 08/14/2021 PROJECT NO. 21-3042



SHEET NO.

PP-10



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 06-03-2021
Description: Preliminary plat review for 605 Alcovy Street for Birchfields on Alcovy

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation: Approval contingent upon

1. recording of the combination plat previously approved.
2. In the Authorization Statement (owner's certification), revise "sketch Plat to read "Preliminary Plat" (7.2.4(x))

Before signing the preliminary plat.

Background:

Attachment(s): Application, Staff report, Plat and supporting documents.



Planning
City of Monroe, Georgia
PRELIMINARY PLAT REVIEW

APPLICATION SUMMARY

PRELIMINARY PLAT CASE #: PLAT-000112-2021

DATE: May 26, 2021

STAFF REPORT BY: Brad Callender, City Planner

DEVELOPER: Pinehurst Homes LLC

PROPERTY OWNER: Pinehurst Homes LLC

DESIGN CONSULTANT: Alcovy Surveying & Engineering Inc

LOCATION: East side of Alcovy Street – 605 Alcovy Street

ACREAGE: ±3.97

EXISTING ZONING: R1A (Medium Lot Residential District)

EXISTING LAND USE: Single-family dwelling (to be removed)

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

STAFF RECOMMENDATION: Staff recommends approval of this Preliminary Plat subject to the corrections listed below.

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: June 15, 2021

CITY COUNCIL: July 6, 2021

PRELIMINARY PLAT REVIEW SUMMARY

The submitted Preliminary Plat requires the following corrections prior to signing the plat for approval:

1. In the Authorization Statement (owner’s certification), revise “Sketch Plat” to read “Preliminary Plat.” (7.2.4(x))



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

Plan Report

Plan NO.: PLAT-000112-2021

Plan Type: Subdivision Plat

Work Classification: Preliminary Plat

Plan Status: In Review

Apply Date: 05/25/2021

Expiration:

Location Address

605 ALCOVY ST, MONROE, GA 30655

Contacts

PINEHURST HOMES, LLC 992 Holly Hill RD, Monroe, GA 30655 (404)427-7920	Applicant duane.wilson@mca.com
--	-----------------------------------

Description: PRELIMINARY PLAT REVIEW FOR BIRCHFIELDS ON ALCOVY - 605 ALCOVY ST
P&Z MTG 6/15/2021 @ 5:30 PM - COUNCIL MTG 7/6/2021 @ 6:00 PM 215 N BROAD ST

Valuation:	\$0.00
Total Sq Feet:	0.00

Fees	Amount
Total:	

Payments	Amt Paid
Total Fees	
Amount Due:	

Condition Name	Description	Comments

Walter Adkins

Issued By:

May 25, 2021

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

CITY OF MONROE

DEVELOPMENT PERMIT AND PRELIMINARY SUBDIVISION PLAT APPLICATION

Application fees: Preliminary Subdivision Plats - \$20 per lot Non-residential Projects - 50% of BP
NPDES fees: \$40/disturbed acre to EPD and \$40/disturbed acre to City of Monroe
Shall be paid prior to issuance of permit.

Three copies of the site development plans including erosion, sediment & pollution control plan and two copies of the stormwater management study or two copies of the preliminary subdivision plat. Also required on all developments...
Two copies of the hydraulic calculations with water line design must accompany all applications.

THIS FORM MUST BE COMPLETELY FILLED OUT.

Project Name Berch fields on Alcovy

Project Location 605 Alcovy St. Monroe

Proposed Use 13 Lots Residential S/D Map/Parcel MO200027 & MO200028

Acreage 3.97 #S/D Lots 13 # Multifamily Units _____ # Bldgs _____

Water(provider) Monroe Sewer(provider) Monroe

Property Owner Pinehurst Homes LLC. Phone# 404-427-7920

Address 992 Holly Hill Rd. City Monroe State GA Zip 30655

Developer Same as owner Phone# _____

Address _____ City _____ State _____ Zip _____

Designer Alcovy Surveying & Engineering, Inc. Phone# 770 466 4002

Address 2205 Hwy 81 south City Loganville State GA Zip 30052

Site Contractor _____ Phone# _____

Address _____ City _____ State _____ Zip _____

The applicant shall be responsible from the date of the permit, or from the time of the beginning of the first work, whichever shall be the earlier, for all injury or damage of any kind resulting from this work, whether for basic services or additional services, to persons or property. The applicant shall exonerate, indemnify and save harmless the City from and against all claims or actions, and all expenses incidental to the defense (including death) to persons or property caused or sustained in connection with the performance of this permit or by conditions created thereby or arising out of or anyway connected with the work performed under the permit or for any and all claims for damages under the laws of the United States or of Georgia arising out of or in any way connected with the acquisition of and construction under the permit and shall assume and pay for, without cost to the City, the defense of any and all claims, litigation, and actions, suffered through any act or omission of the applicant or any subcontractor or anyone directly or indirectly employed under the supervision of any of them.

I HEREBY CERTIFY THAT I HAVE EXAMINED AND UNDERSTAND ALL INFORMATION ON THIS APPLICATION AND THAT THE ABOVE STATEMENTS AND INFORMATION SUPPLIED BY ME ARE 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: Dan Wil DATE: 5/13/21



- SITE PLAN NOTES:**
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF MONROE REGULATIONS AND CODES AND O.S.H.A. STANDARDS.
 2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SIDEWALKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS. FRONT FACADE SHALL BE MINIMUM 50% BRICK OR STONE WITH 3 SIDES MINIMUM CEMENTITIOUS SIDING, NO VINYL ON CORNICE OR SOFFITS, ARCHITECTURAL SHINGLES REQUIRED, MINIMUM 8/12 ROOF PITCH.
 3. ALL DISTURBED AREAS ARE TO RECEIVE SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
 4. ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED, THOSE ISLANDS ARE TO HAVE 18" CURB & GUTTER.
 5. ALL CURBED RADII ARE TO BE 5' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
 6. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 7. THERE ARE EXISTING STRUCTURES TO BE REMOVED AS SHOWN, CONTACT ENGINEER IF ANY ADDITIONAL STRUCTURES ARE FOUND.
 8. 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.
 9. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY ALCOVY SURVEYING AND ENGINEERING, INC., DATED 9-2-07.
 10. TOTAL SITE AREA IS 3.97 ± ACRES.
 11. SITE HAS NO EXISTING OR PREVIOUSLY EXISTING LANDFILLS AND NO PROPOSED ON-SITE BURIAL PITS.
 12. THERE ARE NO CEMETERIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON THE SITE.
 13. SITE SHALL COMPLY WITH CITY OF MONROE R1A ZONING AND THE CONDITIONS APPROVED BY CITY COUNCIL.
 14. WATER AND SEWER SERVICE BY CITY OF MONROE.
 15. HANDICAP RAMPS REQUIRED AT ALL SIDEWALK CROSSINGS.
 16. 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.
 17. NECESSARY BARRICADES, 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 CITY OF MONROE.
 18. PROPERTY DEVELOPMENT STANDARDS:
 - PROPOSED 13 LOTS
 - MINIMUM HEATED FLOOR SPACE IS 1,700 SQ. FT.
 - MAXIMUM BUILDING HEIGHT IS 36 FEET
 - MINIMUM BUILDING WIDTH IS 24 FEET
 - MAXIMUM DENSITY IS 4 UNITS PER ACRE
 - PROPOSED DENSITY IS 2.3 UNITS PER ACRE
 - MAXIMUM LOT COVERAGE IS 40%
 - PROPOSED LOT COVERAGE IS 38.57%
 - MINIMUM OF 20% LANDSCAPED AREA
 - FRONT SETBACK = 10'
 - SIDE SETBACK = 10'
 - REAR SETBACK = 25'
 - MAXIMUM FRONTAGE = 100' (N/A TO S-LOTS 10-13)
 - SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF STREET.
 - FRONT FACADE SHALL BE MINIMUM 50% BRICK OR STONE WITH 3 SIDES MINIMUM CEMENTITIOUS SIDING
 - NO VINYL ON CORNICE OR SOFFITS
 - ARCHITECTURAL SHINGLES REQUIRED
 - LANDSCAPED BUFFER ALONG ALL OF ALCOVY AND ENTRANCE
 - MINIMUM 8/12 ROOF PITCH
 - SODDED YARDS REQUIRED IN FRONT AND SIDE YARDS TO REAR CORNERS
 19. STREET LIGHTS ARE TO BE DESIGNED AND INSTALLED BY POWER PROVIDER.
 20. THERE ARE NO NWI WETLAND ON THE SITE.
 21. THERE ARE NO STATE WATER ON SITE.
 22. HOA REQUIRED.

TOTAL SITE AREA = 3.97 ACRES
TOTAL DISTURBED AREA = 3.36 ACRES
THERE ARE NO STATE WATERS ON OR WITHIN 200' OF THIS SITE.
THERE ARE NO NWI WETLAND ON SITE. UPON A SITE VISIT, THERE WERE NO VEGETATION WHICH INDICATES WETLANDS ON SITE.

- NOTE:**
1. ALL TREE PROTECTION AREAS TO BE PROTECTED FROM SEDIMENTATION.
 2. ALL TREE PROTECTION FENCING TO BE INSPECTED DAILY AND REPLACED OR REPAIRED AS NEEDED.
 3. ALL TREE PROTECTION DEVICES ARE TO BE INSTALLED PRIOR TO THE START OF LAND DISTURBANCE AND MAINTAINED UNTIL FINAL LANDSCAPING IS INSTALLED.
 4. NO PARKING, STORAGE, OR OTHER CONSTRUCTION SITE ACTIVITIES ARE TO OCCUR WITHIN TREE PROTECTION AREAS.
 5. ALL REQUIRED VEGETATION MUST BE MAINTAINED FOR ONE YEAR AFTER THE DATE OF ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
 6. THERE ARE NO SPECIMEN TREES ON SITE.
 7. SUPPLEMENTARY PLANTING ALONG TRANSITIONAL BUFFER MAY BE REQUIRED WHERE SPARSE.
 8. SODDED YARDS REQUIRED IN FRONT AND SIDE YARDS TO REAR CORNERS.

- LEGEND**
- R.B.F. = REBAR FOUND
 - I.P.S. = IRON PIN SET WITH CAP STAMPED "ALCOVY"
 - C.M.F. = CONCRETE MONUMENT FOUND
 - O.T.P. = OPEN TOP PIPE
 - C.T.P. = CRIMPED TOP PIPE
 - R.O.W. = RIGHT OF WAY
 - P.L. = PROPERTY LINE
 - C.L. = CENTER LINE
 - B.S.L. = BUILDING SETBACK LINE
 - L.L. = LAND LOT LINE
 - G.M.D. = GEORGIA MILITIA DISTRICT
 - T.B.M. = TEMPORARY BENCH MARK
 - R. = RADIIUS
 - CH. = CHORD
 - TAN. = TANGENT
 - N/F. = NOW OR FORMERLY
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - P.G. = PAGE
 - D.E. = DRAINAGE EASEMENT
 - S.S.E. = SANITARY SEWER EASEMENT
 - F.F.E. = FINISHED FLOOR ELEVATION
 - (MH) = MANHOLE
 - (DI) = DRAIN INLET
 - (FH) = FIRE HYDRANT
 - (LP) = LIGHT POLE
 - (PP) = POWER POLE
 - (PL) = POWER LINE
 - (FL) = FENCE LINE
 - (WL) = WATER LINE
 - (GL) = GAS LINE
 - (V) = VALVE
 - (W) = WELL
 - (D) = DEED OR PLAT CALL
 - (P.O.C.) = POINT OF COMMENCEMENT
 - (P.O.B.) = POINT OF BEGINNING

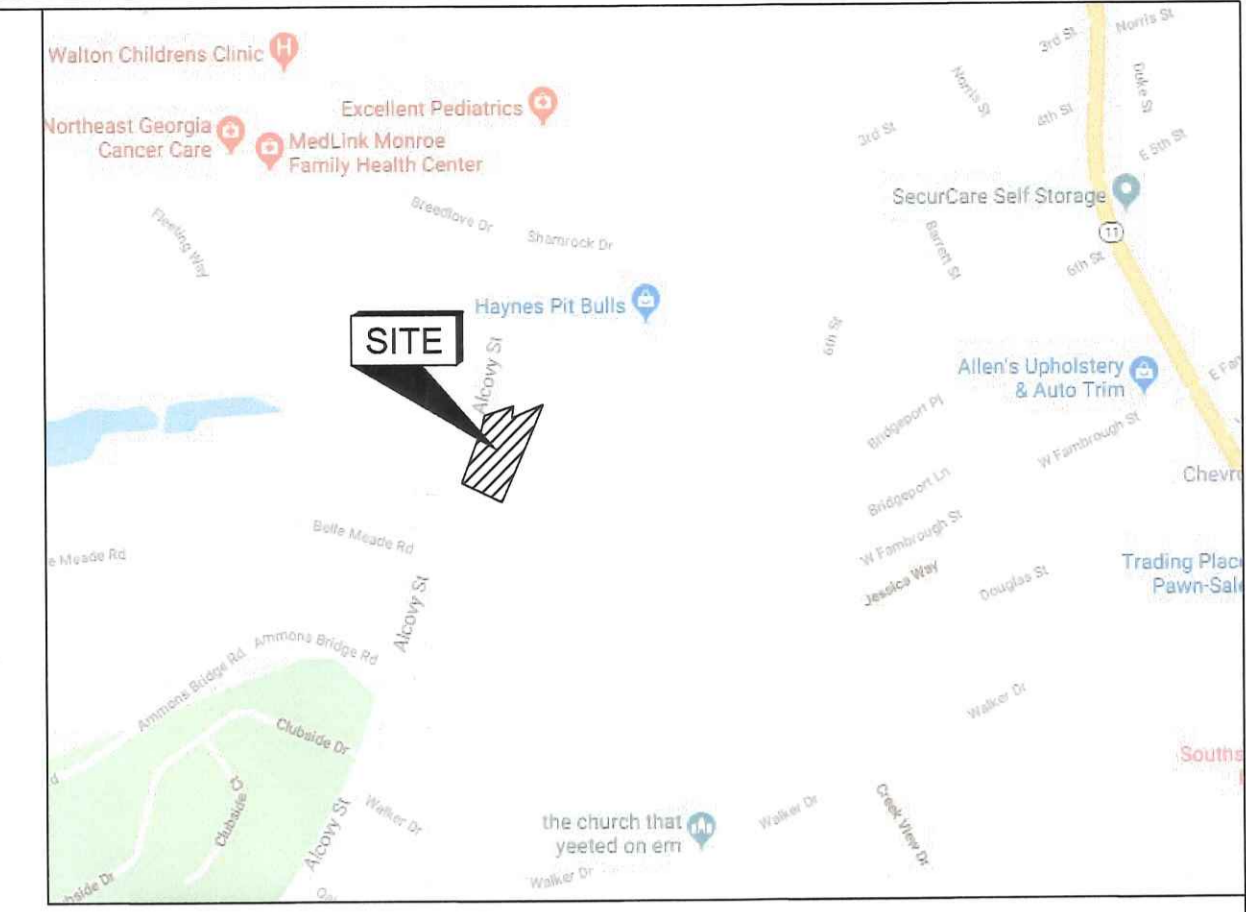
TRIP GENERATION CALCULATION:
 AS PER THE ITE, A SINGLE FAMILY DETACHED HOUSE GENERATES 9.57 TRIPS PER WEEKDAY USING THE FORMULA:
 $LN(T) = 0.92LN(X) + 2.71$
 $X = \# \text{ OF PROPOSED LOTS}$
 $LN(T) = 0.92LN(14) + 2.71$
 $T = 170$
 ASSUMING EQUAL ENTERING & EXITING DISTRIBUTION AND EQUAL NORTH AND SOUTH DISTRIBUTION RESULTS IN 43 TRIPS EXITING PER DIRECTION PER DAY. THIS IS LESS THAN WHAT IS REQUIRED TO NECESSITATE DECELERATION AND LEFT TURN LANES.

LOT #	AREA	ACRES	SQ. FT.
1	0.23 ACRES	10,038	SQ. FT.
2	0.23 ACRES	10,057	SQ. FT.
3	0.25 ACRES	10,764	SQ. FT.
4	0.23 ACRES	10,074	SQ. FT.
5	0.23 ACRES	10,057	SQ. FT.
6	0.24 ACRES	10,580	SQ. FT.
7	0.24 ACRES	10,580	SQ. FT.
8	0.42 ACRES	18,150	SQ. FT.
9	0.23 ACRES	10,044	SQ. FT.
10	0.24 ACRES	10,601	SQ. FT.
11	0.24 ACRES	10,498	SQ. FT.
12	0.24 ACRES	10,366	SQ. FT.
13	0.23 ACRES	10,047	SQ. FT.



Curve	Radius	Length	Chord	Chord Bear.
C1	1514.20'	187.88'	187.76'	N 17°07'21" E
C2	125.00'	207.16'	184.25'	N 61°36'29" E

NOTE: NO PORTION OF THIS PROPERTY IS IN A DESIGNATED FLOOD HAZARD AREA PER F.I.R.M. PANEL 13297C0139E DATED 12/08/2016.



AUTHORIZATION STATEMENT
 I hereby submit this Sketch 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 Preliminary Approval by the City of Monroe Planning Commission. This Preliminary 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.

Dated this _____ day of _____, 20____
 By: _____, Chairman
 By: _____, Secretary

CERTIFICATE OF APPROVAL BY THE CITY OF MONROE COMBINED UTILITIES
 The lots shown hereon and plans for water and sewage collection and disposal have been reviewed and approved by the City of Monroe Water & Gas Department, and are approved for development.

Dated this _____ day of _____, 20____
 By: _____
 Title: _____

CERTIFICATE OF APPROVAL BY THE CITY OF MONROE COMBINED UTILITIES
 The lots shown hereon and plans for electrical has been reviewed and approved by the City Of Monroe Electric & Telecommunications Department, and are approved for development.

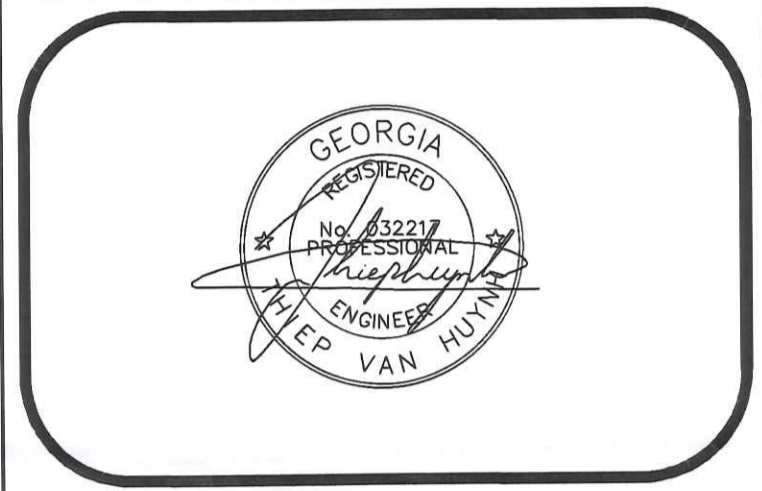
Dated this _____ day of _____, 20____
 By: _____
 Title: _____

CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL
 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 Preliminary Approval by the City of Monroe Mayor and Council. This Preliminary 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.

Dated this _____ day of _____, 20____
 By: _____, Mayor
 By: _____, City Clerk

GEORGIA811
 www.Georgia811.com

ALCOVY
 SURVEYING & ENGINEERING, INC.
 P.O.C. TIP HUYNH, P.E.
 2205 Highway 81 South
 Loganville, Georgia 30052
 Phone: 770-466-4002
 Fax: 770-466-4296
 tip@alcovyse.com
 © 2020
 Alcovy Surveying & Engineering, Inc. - ALL RIGHTS RESERVED



PRELIMINARY PLAT

PROPOSED BIRCHFIELDS ON ALCOVY

PARCEL: M0200027 & M0200028
 LAND LOT: 37
 DISTRICT: 3RD
 605 ALCOVY STREET
 CITY OF MONROE, GA

DATE: 08/06/2020
 SCALE: 1"=40'

OWNER / DEVELOPER

PINEHURST HOMES, LLC.
 992 HOLLY HILL ROAD
 MONROE, GA. 30655

DUANE WILSON
 404-427-7920
 duane.wilson@mcfca.com

24 HOUR - EMERGENCY CONTACT
 DUANE WILSON
 404-427-7920
 duane.wilson@mcfca.com

REVISIONS

NO.	DATE	DESCRIPTION
1	9/2/20	CITY & GSWCC COMMENTS
2	3/10/21	REMOVE 1 LOT FROM S/D
3	5/13/21	CHANGE S/D NAME AND UTILITY COMMENTS

JOB No. 17-178
 C-1.2