



## Planning Commission Meeting

### AGENDA

Tuesday, December 18, 2018

5:30 PM

215 N Broad Street, Monroe, GA 30655

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I. CALL TO ORDER

II. ROLL CALL

III. MINUTES OF PREVIOUS MEETING

1. Minutes of Previous Meeting - November 20, 2018

IV. REPORT FROM CODE ENFORCEMENT OFFICER

V. PUBLIC HEARINGS

1. Request for COA - 308 S Broad Street

2. Request for Variance for Curb Cut - 308 S Broad Street

VI. RECOMMENDATIONS ON REQUESTS

VII. OLD BUSINESS

VIII. NEW BUSINESS

IX. ADJOURNMENT

**MONROE PLANNING COMMISSION  
MINUTES  
November 20, 2018**

**Present:** Mike Eckles, David Butler, Randy Camp, Rosalind Parks

**Absent:** Kyle Harrison

**Staff:** Debbie Adkinson – Code Department Administrative Assistant  
Patrick Kelley – Director of Code & Development  
Darrell Stone – Director of Planning and Development  
Logan Propes – City Administrator

**Visitors:** Christian Witter, Stephen Giles, Jillian Janovsky, Dicky Hardy, Hazel Prather, Charlie & Gail Yarberry, Richard Roberts, John Hyers, Paul Rosenthal, Mary Williams, Lisa Vickery, Steven Siegan, Rick Holder, Gabel Holder, Edith Weaver, Dan Greene, John Sloan, Kathleen DeMarco, Al D Lazzaro, Nathan Purvis, Whit Holder, Bill Margaret Hartley, Ron & Joy Mullis, Tommy & Linda Aycock

**CALL TO ORDER –CHAIRMAN MIKE ECKLES**

Chairman Eckles asked for any changes, corrections or additions to the October 16, 2018 minutes. Hearing none he entertained a motion. Parks made a motion to approve. Camp seconded. Motion carried. Minutes approved.

**The first item of business:** is for petition # 18-00430 for a Rezone at 215 Breedlove Drive. The applicant is Mill Point Properties, LLC. They are requesting a rezone from R1, M1 and B3 to B3. The property consists of 4.38 ac and has 175.10 ft of road frontage on Breedlove Drive. The recommendation of the Code Department is Approval.

Public Hearing opened at 5:32 pm

Nathan Purvis spoke to the request. The two tracts of property will be combined into one to be used for a commercial mini storage project. This is not set in stone but is what they would like to do.

Camp asked if this was the only commercial property facing Breedlove Drive.

Kelley stated there are other commercial properties on Breedlove.

Purvis stated this storage would be climate controlled at almost 100%. There will be landscaping with a nice entrance.

Chairman Eckles asked for more questions. Public hearing closed at 5:38 pm

Chairman Eckles asked for any opposition. Being none he entertained a motion.

Motion to approve.

Motion made by Butler. Seconded by Parks  
Passed unanimously

**The seconded item of business:** is for petition # 18-00481 for a Certificate of Appropriateness at 2040 West Spring Street. The applicant Murphy Oil USA Inc request a COA to demolish existing gas station and convenience store and replace with new 1400 sf convenience store with canopy and fuel dispensers.

Code Officer Report: The Code Office does not do recommendations on COA's. The COA request design meets the CDO requirements as much as possible. The columns need to be wrapped with stone or brick or material that will look better.

Jillian Janovsky of Greenberg Farrow spoke to the request. She gave a short synopsis of what the goal is redevelop the project. There will be 8 fueling stations. They will be installing a good amount of landscaping that is not there at this time. The wrapping on the columns would be a veneer to match the building.

Chairman Eckles asked for any questions.

Parks asked the length of time the station would be down.

Janovsky stated it would be 12 to 14 weeks

Public Hearing closed at 5:45 pm

Motion to approve with conditions columns will be wrapped.

Motion made by Butler. Seconded by Camp  
Passed unanimously

**The third item of business:** is for petition # 18-00480 for a COA at 600 South Broad Street. The applicant Pleasant Valley Assets LLC is requesting a COA to relocate gravel parking spaces at main entrance of Walton Mill to a less visible screened area 200 ft to the north.

Public hearing opened at 5:45 pm.

Code Officer Report: The Code Department does not make recommendations on COA's. This request does not meet the requirements of the CDO or the parking regulations of the city.

Chairman Eckles asked for a representative to speak.

Rick Holder spoke to the request. He stated they didn't feel they could be exact where the parking lot needed to be totally so would like to place a graveled parking area until development happened.

After some discussion of there being allowed only 10 gravel spaces, the number of places required to replace the existing parking and the need to pave the new space, Chairman Eckles closed the public hearing at 5:55 pm. He asked if there were any opposition. Being none he entertained a motion.

Motion to Deny.

Motion made by Eckles. Seconded by Butler  
Passed unanimously

The applicant asked if this could be appealed to the Council. Yes, therefore they will be going to the Council in December for the appeal.

**The fourth item of business:** is for petition # 18-00479 for a Rezone at 1600 East Church Street. The applicant, KFB Enterprises, request a rezone of this property from PCD to PRD. The property has approximately 794.6 ft of road frontage on East Church Street. The property consists of 43.42 ac. The recommendation of the Code Department is for approval.

Public Hearing opened at 6:02 pm

Code Department Report: The Future Land Use Plan indicates the property should be Residential. There are no recommendations listed here but to point out some of the background of this property. It is a property that has been long standing defunct planned development. It has been sitting idle for approximately 12 years.

Stephen Giles representing KFB Enterprises Inc spoke to the request. He gave a synopsis of the goal to make this development a single family front porch Charleston type community.

There was some discussion of how many houses and length of time to complete the project. Also the minimum size of the houses and the amenity package was mentioned.

Kelley interjected a couple of things possibly needing to be considered. They had a 4 ft side yard setback on this property, but they also have a 10 ft drainage easement on all property lines so he suggest that be expanded to be 5 ft minimum side yard setbacks so the drainage easement don't extend into the footprint of the home. He recommends the condition that they have a concurrent filing of the covenants with the plat and also the requirements of the HOA since they are having covenants, conditions and restrictions. Since they are asking for the reduction in the minimum lot size, which applies only to the reconfigured part of the plan, that those lots are at a least the minimum 4000 sq ft and the entire lot of the redeveloped property be sodded rather than just the 2000 ft of landscaping.

There was some discussion of the suggested conditions.

Chairman Eckles asked for any opposition. Being none the public hearing closed at 6:11 pm

Chairman Eckles entertained a motion.

Motion to approve with conditions specified.

Motion made by Camp. Parks Seconded  
Passed unanimously

**The fifth item of business:** is for petition # 18-00490 for a Zoning Variance at 1190 West Spring Street. This item was withdrawn before the meeting.

Old Business: 409 Greenwood Drive Variance Request for petition # 18-00386. Applicant MUL Properties LLC requests a rezone to allow for 4 buildable lots as opposed to 3 that would be allowed by meeting code for lot sizes.

Chairman Eckles opened the floor for comments from the applicant, Paul Rosenthal and anyone else that might like to speak. Mr. Rosenthal asked for a reduction of the width of the lots from 100 ft to 77 ft which is a 23% reduction. He offered an amended list of 7 conditions so that the quality of homes can be approved. He asked for a recommendation for approval.

Chairman Eckles asked if anyone would like to speak briefly.  
Mary Williams of 314 Selman Drive is opposed.  
Tommy Aycock of 417 Woodland Road is opposed.  
John Hyers of 520 Clearview is for.  
Kathleen DeMarco of Greenwood Drive is not opposed to 4 homes.

Public Hearing closed at 6:22 pm

Parks spoke to the public and asked if they understood that if they go with the number of lots allowed as is the owner could place modular homes on those lots. She also stated if approved with these conditions there would be no way any type modular or manufactured home could come in.

Chairman Eckles entertained a motion.

Motion to approve with conditions and with 4 driveways.

Motion made by Camp. Butler Seconded.  
Motion passed 3 for 1 opposed.

New Business: None

Chairman Eckles entertained a motion to adjourn. Parks made the motion. Butler Seconded. Meeting adjourned at 6:28 pm

# CERTIFICATE OF APPROPRIATENESS



215 North Broad Street  
Monroe, GA 30655  
CALLFORINSPECTIONS  
770-207-4674 ... Phone  
dadkinson@monroega.gov

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00499	11/12/2018	\$ 0.00	\$ 50.00	adkinson

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S

LOCATION **308 S Broad St**  
**Monroe, GA 30655**

USEZONE **B2**

PIN **M0016-101-000**

FLOODZONE **Yes**

CONTRACTOR

**First Baptist Church of Monroe**

SUBDIVISION **CORRIDOR DESIGN OVERLAY  
DISTRICT**

LOT  
BLOCK

**Monroe GA 30655**

UTILITIES...  
Electric  
Sewer  
Gas

OWNER **Baptist Church First ()**

**202 Mcdaniel St**  
**Monroe GA 30655**

PROJECTID# **308SBroadStreet-1811  
12-1**

EXPIRATIONDATE: **05/11/2019**

## CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

**REQUEST FOR COA FOR PARKING LOT -  
P&Z MTG 12/18/18 @ 5:30 PM 215 N BROAD  
STREET**

DIMENSIONS

#STORIES

SQUAREFOOTAGE

Sq. Ft.

#UNITS

NATURE OF WORK

**Other**

SINGLE FAMILY ONLY

#BATHROOMS

CENSUS REPORT CODE

#BEDROOMS

**905 - Certificate of Appropriateness**

TOTAL ROOMS

## NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (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 provisions of any other state or local law regulating construction or the performance of construction.

Signature of Contractor or Authorized Agent

Date

Approved By

Date

## MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

**18-00499**

PERMIT PIN

**57258**

5

BP1-20040705-SI

## 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 44 through 58 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 3<sup>rd</sup> 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.

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: 11-9-18

APPLICANT: FIRST BAPTIST CHURCH OF MONROE

APPLICANT'S ADDRESS: 202 MCDANIEL ST.  
MONROE, GA. 30655 (HAL BROODING)

TELEPHONE NUMBER: 770 601 1469

PROPERTY OWNER: FIRST BAPTIST CHURCH OF MONROE

OWNER'S ADDRESS: 202 MCDANIEL ST.  
MONROE, GA. 30655

TELEPHONE NUMBER: 770 601 1469

PROJECT ADDRESS: TAX PARCEL M0160101  
NO ADDRESS

Brief description of project: DEMOLITION OF EXISTING SIDEWALKS,  
PLANTINGS & LANDSCAPE FOR PROPOSED PARKING LOT &  
NEW LANDSCAPE AREA FRONTING S. PROSPER STREET.  
PARKING IS PRIMARILY FOR HANDICAP & SENIOR PARKING  
CLOSE TO HANDICAP ACCESS OF CHURCH BUILDING

(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.

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)].

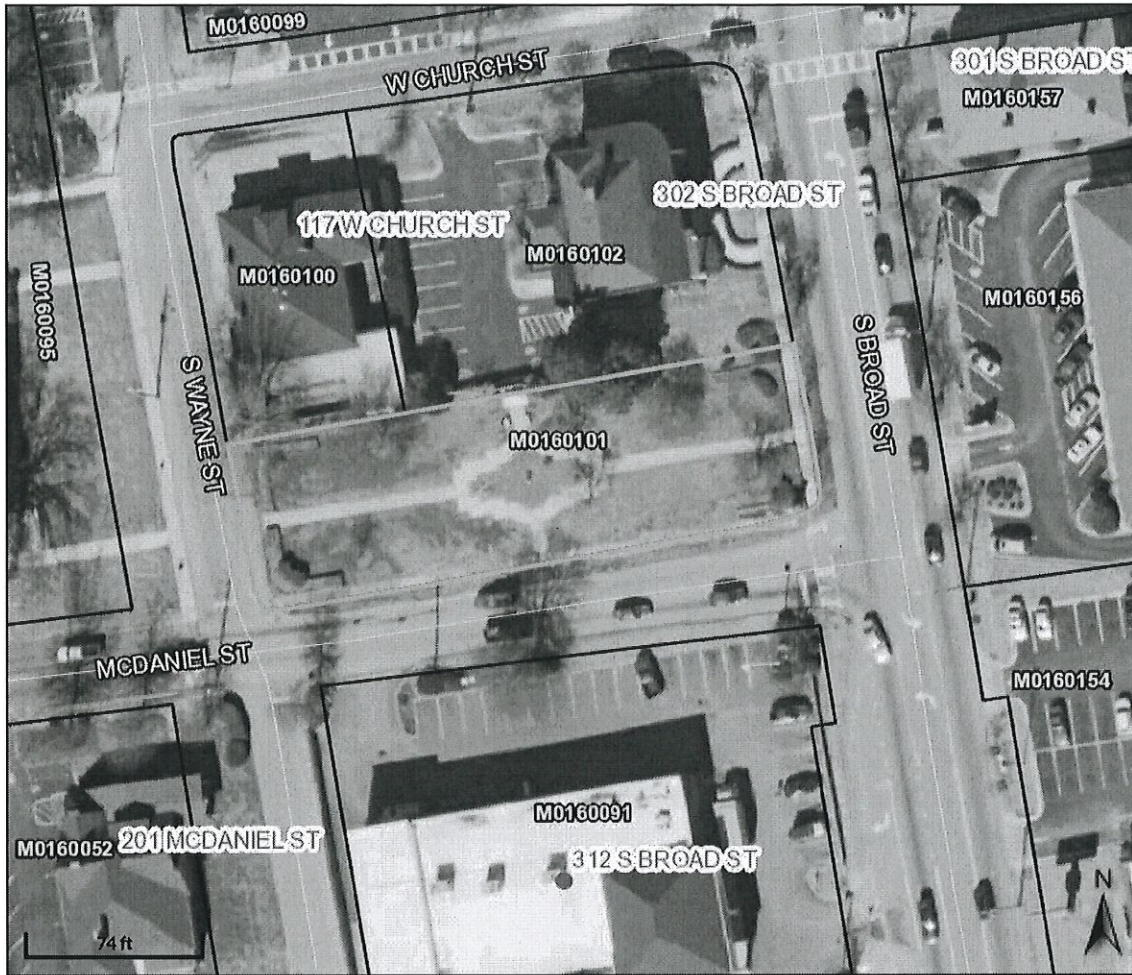
Ordinary maintenance or repair of any exterior architectural feature in or on a corridor property that does not involve a material change in design, material, or outer appearance is excluded from review. [Sec. 643.4(3) (b)]

*H. B. Breedlove*  
*Chairman*  
*First Baptist Church Monroe*  
*Building & Grounds Comm*

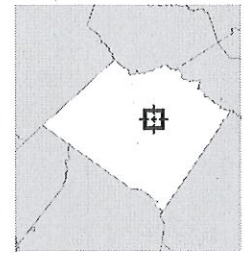
Applicant

Date: 11/7/2018

Effective July 1, 2014



#### Overview



#### Legend

- ☐ Parcels
- ☐ Parcel Numbers
- ☒ Address Points  
(work in progress)

Parcel ID	M0160101	Owner	FIRST BAPTIST CHURCH OF MONROE P O BOX 351 MONROE GA 30655				Last 2 Sales	
Class Code	Exempt						Date	Price
Taxing District	Monroe						n/a	0
	Monroe						n/a	0
Assessed Value	Value \$39000	Physical Address	MCDANIEL STREET				Reason	Qual
							n/a	n/a

(Note: Not to be used on legal documents)

Date created: 11/9/2018

Last Data Uploaded: 11/9/2018 8:12:24 AM

Developed by Schneider  
GEOSPATIAL

**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**The City of Monroe has received a request for a Certificate of Appropriateness. A public hearing will be held on December 18, 2018 before the Planning & Zoning Commission, at 5:30 P. M. COA is for 308 South Broad Street.**

**The meeting will be held in City Hall Meeting Room, 215 North Broad Street. All those having an interest should be present.**

**Please run on the  
following date:**

**December 2, 2018**

# CONSTRUCTION PLANS FOR FBC OF MONROE PARKING EXPANSION

McDANIEL ST.  
CITY OF MONROE , GEORGIA  
GPS LOCATION: LAT: 33.7916 LON:-83.7132  
ZONED: B2

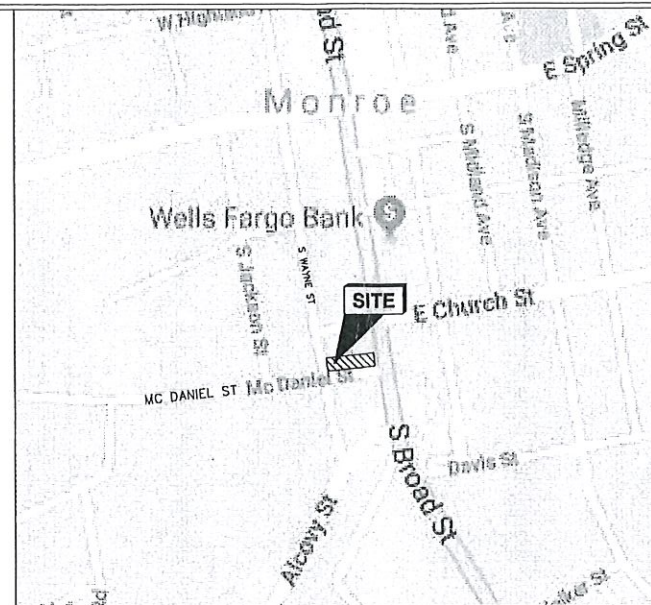
TOTAL SITE AREA = 0.32 ACRES
TOTAL DISTURBED AREA = 0.36 ACRES
THERE ARE NO STATE WATERS ON THE SITE.
THERE ARE NO NWI WETLAND ON SITE. UPON A SITE VISIT, THERE WERE NO VEGETATION WHICH INDICATES WETLANDS ON SITE.

NOT FOR FINAL RECORDING.  
THIS LOT IS SUBJECT TO APPROVAL FROM THE WALTON

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS  
IN A DESIGNATED FLOOD HAZARD AREA,  
ACCORDING TO THE F.I.R.M. NO. 13297C 0137 E  
DATED 12/8/2016



IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.



VICINITY MAP  
N.T.S.



**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

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COVER

# PROPOSED FBC OF MONROE PARKING EXPANSION

PARCEL: M0160101
LAND LOT: 65
DISTRICT : 3RD
MC DANIEL ST.
CITY OF MONROE, GA

DATE: 9/14/18

SCALE: 1"=10'

OWNER / DEVELOPER

FIRST BAPTIST CHURCH OF MONROE  
POBOX 351 MC DANIEL ST.  
MONROE, GA 30655

24 HOUR - EMERGENCY CONTACT  
HAL BREED LOVE  
706-605-1469  
HBBREEDLOVE@HBLAND.COM

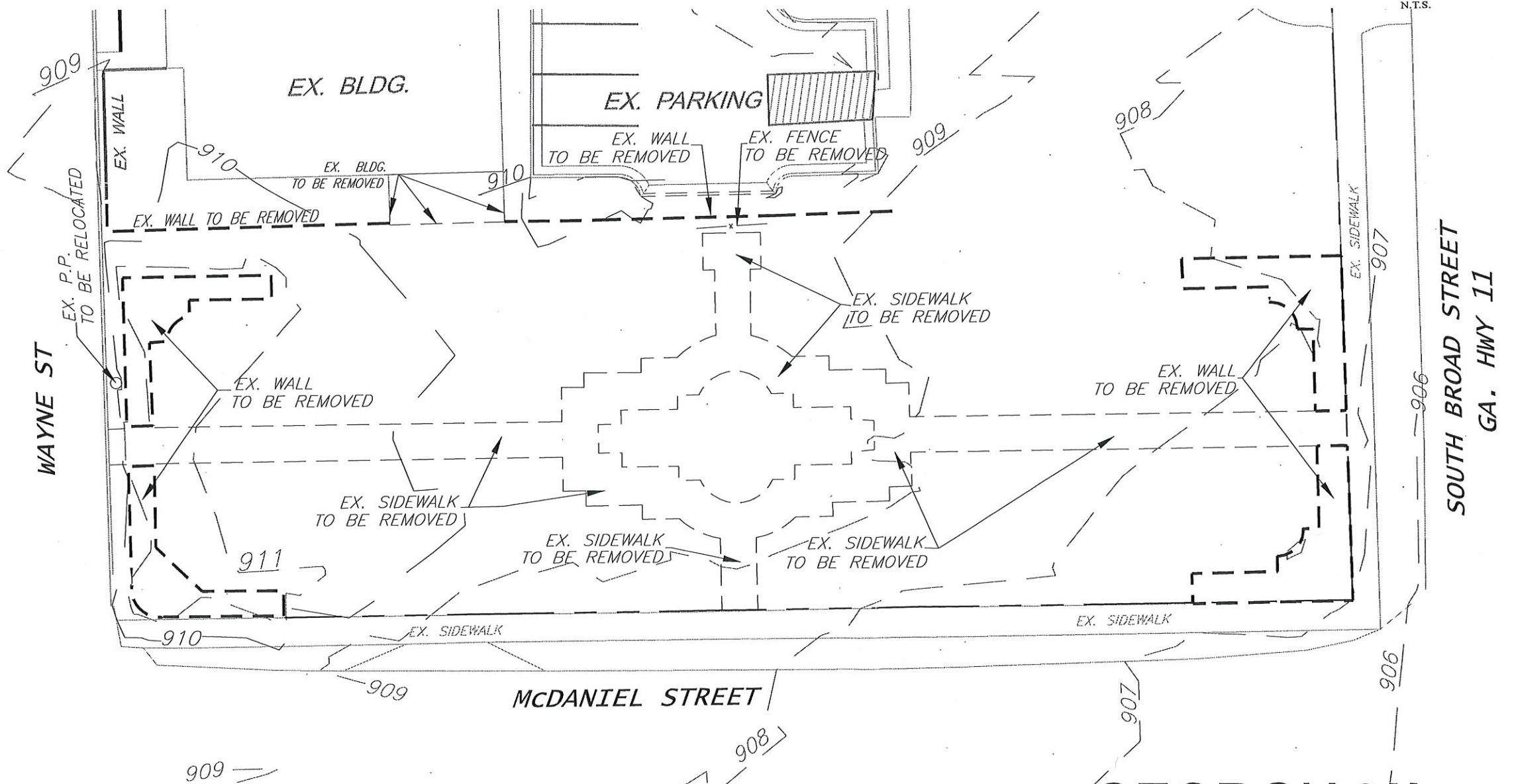
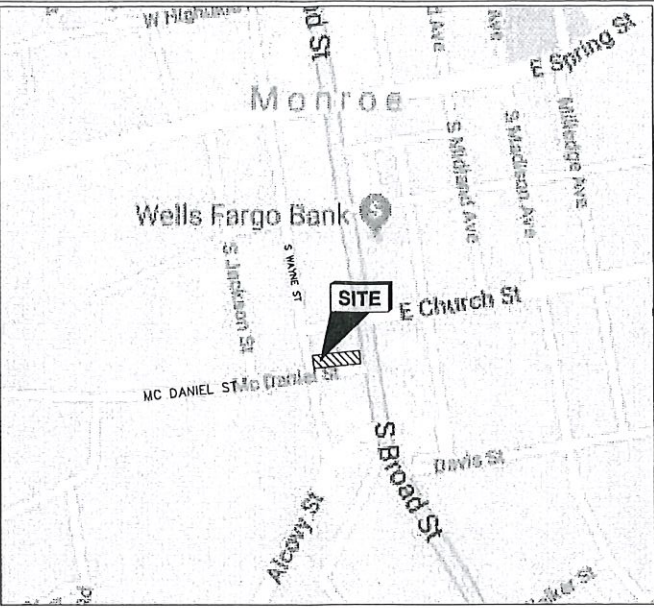
## REVISIONS

NO.	DATE	DESCRIPTION
1	11/1/18	REVISE HC SPACES

JOB No. 12-005

C-0

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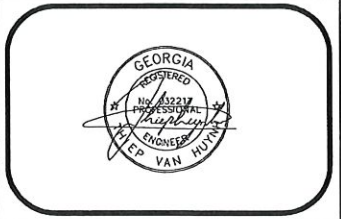


**ALCOVY**  
SURVEYING & ENGINEERING, INC.

P.O.C. TIP HUYNH, P.E.  
2205 Highway 81 South  
Loganville, Georgia 30052  
Phone: 770-466-4002  
Fax: 770-466-4286  
TIP@ALCOVYSE.COM

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**EXISTING CONDITION/  
DEMOLITION PLAN**

**PROPOSED  
FBC OF MONROE  
PARKING  
EXPANSION**

PARCEL: M0160101  
LAND LOT: 65  
DISTRICT: 3RD  
MC DANIEL ST.  
CITY OF MONROE, GA

DATE: 9/14/18  
SCALE: 1"=10'

**OWNER / DEVELOPER**

FIRST BAPTIST CHURCH OF MONROE  
POBOX 351 MC DANIEL ST.  
MONROE, GA 30655

24 HOUR - EMERGENCY CONTACT  
HAL BREED LOVE  
706-605-1469  
HBREEDLOVE@IBLAND.COM

REVISIONS		
NO.	DATE	DESCRIPTION
1	11/1/18	REVISE HC SPACES

JOB No. 12-005

**C-1.1**

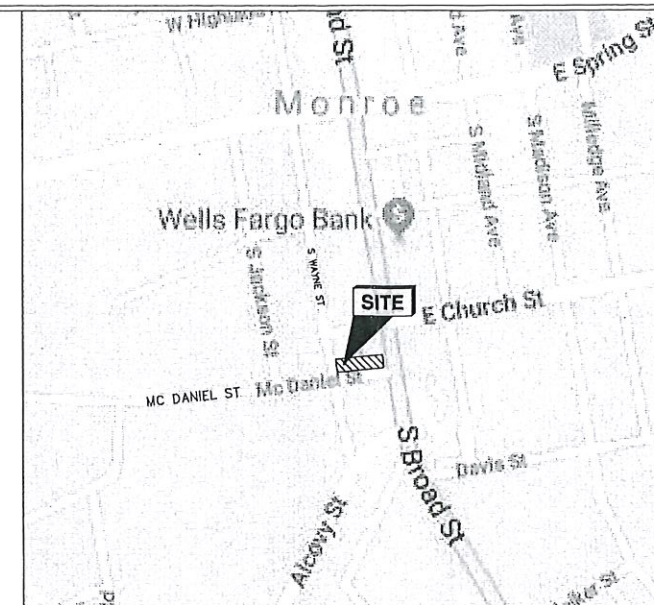
1. ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF NEWMAN REGULATIONS AND CODES AND O.S.M.A. STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SIDEWALKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED 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, ALL REMAINING ISLANDS ARE TO BE STRIPPED AS SHOWN.
5. ALL CURBED RADI ARE TO BE 5' UNLESS OTHERWISE NOTED, STRIPPED RADI ARE TO BE 5'.
6. ALL DIMENSIONS AND RADI ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
7. THERE ARE EXISTING STRUCTURES TO BE REMOVED. CONTACT ENGINEER IF ANY STRUCTURES ARE FOUND THAT ARE NOT SHOWN.
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 ALCOY SURVEYING AND ENGINEERING, INC..
10. TOTAL LAND AREA IS 0.32 ACRES
11. SITE IS CURRENTLY ZONED B2
12. SITE HAS NO EXISTING OR PREVIOUSLY EXISTING LANDFILLS AND NO PROPOSED ON-SITE BURIAL PITS.
13. THERE ARE NO CEMETERIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON THE SITE
14. STREETLIGHTS ARE NOT TO BE INSTALLED.
15. WATER AND SEWER SERVICES WILL BE PROVIDED BY CITY OF NEWMAN.
16. HANDICAP RAMPS REQUIRED AT ALL SIDEWALK CROSSINGS.
17. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF STORM WATER MANAGEMENT SYSTEM OUTSIDE OF THE RIGHT-OF-WAY INCLUDING DETENTION AND WATER QUALITY FACILITIES, LAKES, STORM DRAINS, AND/OR WATER COURSES.
18. 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 NEWMAN.

1. ALL STRIPING AND SIGNAGE ITEMS MUST MEET LATEST MUTCD, GDOT AND GA CODE.
2. SIGNS SHALL BE MOUNTED AT 7'0" ABOVE FINISHED GRADE.
3. STOP SIGNS MUST BE BREAK-A-WAY MOUNTED ON A SQUARE TUBE ALL OTHER SIGNS MAY BE MOUNTED ON A U-CHANNEL.

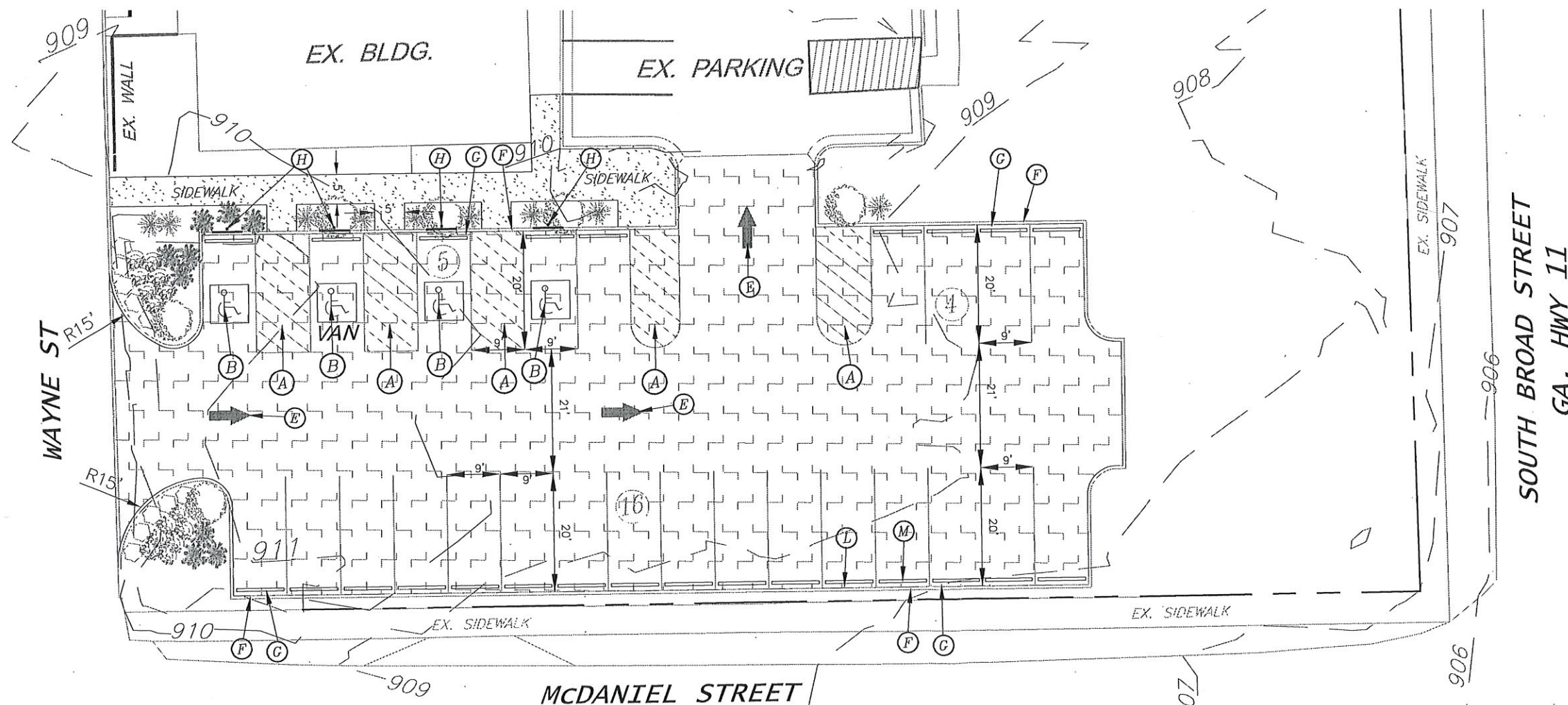
- (A) AREA STRIPED WITH SWSL/4"ACMP @ 45° AT 2'-0" O.C. WITH ADDITIONAL BLUE LINES AS INDICATED
- (B) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET.
- (C) ACCESSIBLE RAMP. SEE DETAIL SHEET C6.2.
- (D<sub>24</sub>) 24" CONCRETE CURB AND GUTTER (TYPE A) TYPICAL. SEE DETAIL SHEET.
- (D<sub>B</sub>) 24" CONCRETE CURB AND GUTTER (TYPE B) TYPICAL. SEE DETAIL SHEET.
- (E) PAINTED DIRECTIONAL ARROW (TYPICAL). SEE DETAIL SHEET.
- (F) 6" CONCRETE FRAME
- (G) PRECAST CONC. BUMPER BLOCK
- (H) HANDICAP SIGN. SEE DETAIL SHEET.



POROUS PAVEMENT

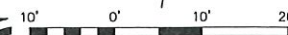


VICINITY MAP  
N.T.S.



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**GEORGIA811**  
14 [www.Georgia811.com](http://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

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# PROPOSED FBC OF MONROE PARKING EXPANSION

PARCEL: M0160101
LAND LOT: 65
DISTRICT : 3RD
McDANIEL ST.
CITY OF MONROE, LA

DATE: 9/14/18

---

SCALE: 1"=10'

FIRST BAPTIST CHURCH OF MONROE  
POBOX 351 MC DANIEL ST.  
MONROE, GA 30655

24 HOUR - EMERGENCY CONTACT  
HAL BREED LOVE  
706-605-1469  
HBBREEDLOVE@HBLAND.COM

NO.	DATE	DESCRIPTION
1	11/1/18	REVISE HC SPACES

JOB No. 12-005

C-1.2

# EROSION CONTROL NOTES:

1. Silt fence must meet the requirements of Section 171-Temporary Silt Fence, of the Department of Transportation, State of Georgia, Standard Specifications, 1993 edition.
2. Additional erosion control measures will be employed where determined necessary by actual site conditions and on-site inspections.
3. Prior to any other construction, a stabilized construction entrance shall be constructed at each point of entry to or exit from the site.
4. The construction exits shall be maintained in a condition which will prevent tracking or flow of mud onto Public right of way. This may require periodic top dressing with stone, as conditions demand, and repair and/or clean-out of any structures used to trap sediment. All materials spilled, dropped, washed, or tracked from vehicle or site onto Public roadway or into storm drain must be removed immediately.
5. Immediately after the establishment of construction entrances/exits, all perimeter erosion control devices and stormwater management devices shall be installed prior to any other construction.
6. Owner agrees to provide and maintain off-street parking on the subject property during the entire construction period.
7. The Contractor shall furnish and maintain all necessary temporary roadway frontage improvements as being made.
8. The construction of the site will initiate with the installation of erosion control measures sufficient to control sediment deposits and erosion. All sediment control will be maintained until all upstream ground within the construction area has been completely stabilized with permanent vegetation and all roads/driveways have been paved.
9. Erosion control devices shall be installed immediately after ground disturbance occurs. The location of some of the erosion control devices may have to be altered from that shown on the approved plans if drainage patterns during construction are different from the final proposed drainage patterns. It is the Contractor's responsibility to accomplish erosion control for all drainage patterns created at various stages during construction. Any difficulty in controlling erosion during any phase of construction shall be reported to the engineer immediately.
10. All silt barriers must be placed as access is obtained during clearing. No grading shall be done until silt barrier installation and detention facilities are constructed.
11. Contractor shall maintain all erosion control measures until permanent vegetation has been established. Contractor shall clean out detention pond when required by project engineer or Regulatory Agency Inspector. Contractor shall inspect erosion control measures at the end of each working day to insure measures are functioning properly.
12. The Contractor shall remove accumulated silt when the silt is within 12" of the top of the silt fence utilized for erosion control. In the detention pond, silt shall be removed when a depth of 18" has accumulated at the weir.
13. A copy of the approved land disturbance plan and permit shall be present on the site whenever land disturbance activity is in progress. CONTRACTOR TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
14. All open swales must be grassed, and rip-rap must be placed as required to control erosion. A minimum of 4.5 square yards of 30-lb stones shall be placed at all downstream headwalls. The placement of rip-rap at the downstream headwall shall be placed immediately upon the installation of pipes and drainage ditches.
15. Silt barriers to be placed at downstream toe of all cut and fill slopes.
16. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBANCE ACTIVITIES.
17. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION MEASURES AND PRACTICES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
18. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE PROPERTY OWNER.
19. Provisions to prevent erosion of soil from the site shall be as minimum, in conformance with the requirements of Regulatory Agency 20. Prior to commencing land disturbance activity, the limits of land disturbance shall be clearly and accurately demarcated with stakes, ribbons, or other appropriate means. The location and extent of all authorized land disturbance activity shall be demarcated for the duration of the construction activity. No land disturbance activity shall occur outside the approved limits indicated on the approved plans.
21. Failure to install, operate or maintain all erosion control measures will result in all construction being stopped on the job site until such measures are corrected back to Regulatory Agency Standards.
22. All sewer easements disturbed must be dressed and grassed to control erosion.
23. A disturbed area left exposed for a period greater than 14 days shall be stabilized with temporary seeding.
24. Silt barriers to be placed as shown and / or as directed by the project engineer and / or Regulatory Agency Inspector.
25. When any construction borders a drainage course :
  - a. The Contractor is responsible for removing any building or other excavation spoil dirt, construction trash or debris, etc. for the drainage areas shown herein in an expeditious manner as construction progresses.
  - b. The Contractor hereby agrees to stop all work and restore these areas immediately upon notification by the Regulatory Agency Inspector and / or the Professional Engineer.
  - c. All construction shall conform to Regulatory Agency Standards and Specifications.
  - d. A variance from Georgia E.P.D. is required for encroachment in 25' state waters buffer.

## NOTES:

- A. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- B. THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
- C. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- D. STORM WATER MANAGEMENT FACILITIES AND EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- E. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- F. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
- G. CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON RESIDENTIAL PROJECTS AND SHALL NOT EXCEED 2H:1V ON ALL OTHER PROJECTS.
- H. THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH N.P.D.E.S. GENERAL PERMIT REQUIREMENTS.
- I. EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED DAILY.
- J. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- K. EROSION, SEDIMENT AND POLLUTANT CONTROL MEASURES AND PRACTICES ARE TO BE CHECKED DAILY.
- L. TEMPORARY ES&P BMPs WILL BE REMOVED WHEN SITE IS 75% STABILIZED WITH PERMANENT VEGETATION.
- M. SEWAGE AND SOLID WASTE GENERATED DURING CONSTRUCTION SHALL BE COLLECTED BY PORTABLE TOILETS AND DUMPSTER TO BE REMOVED AND DISPOSED PROPERLY OFF-SITE.
- N. BMPs TO MINIMIZE OFF-SITE VEHICLE TRACKING OF SEDIMENT AND GENERATION OF DUST FOR THIS PROJECT INCLUDE CONSTRUCTION EXITS AND DUST CONTROL (Dc) MEASURES AS SPECIFIED IN THE MANUAL.
- O. THE PROJECT DOES NOT DISCHARGE STORMWATER INTO AN IMPAIRED STREAM SEGMENT AND IS NOT LOCATED WITHIN A STREAM BASIN WITH BIOTA/IMPAIRED STREAM BASIN.
- P. DURING CONSTRUCTION, POLLUTANTS WILL BE REMOVED FROM STORMWATER BY THE SILT FENCE RUNNING ALONG THE DOWN STREAM PERIMETER OF THE LIMIT OF DISTURBANCE.
- Q. AFTER CONSTRUCTION, THE SITE WILL BE RESTORE TO PRE-DISTURBANCE CONDITION, THEREFORE NO TREATMENT ARE PROPOSED FOR THE SITE.
- R. THE WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.
- S. THERE ARE NO CEMETERIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON THE SITE.

## NOTE:

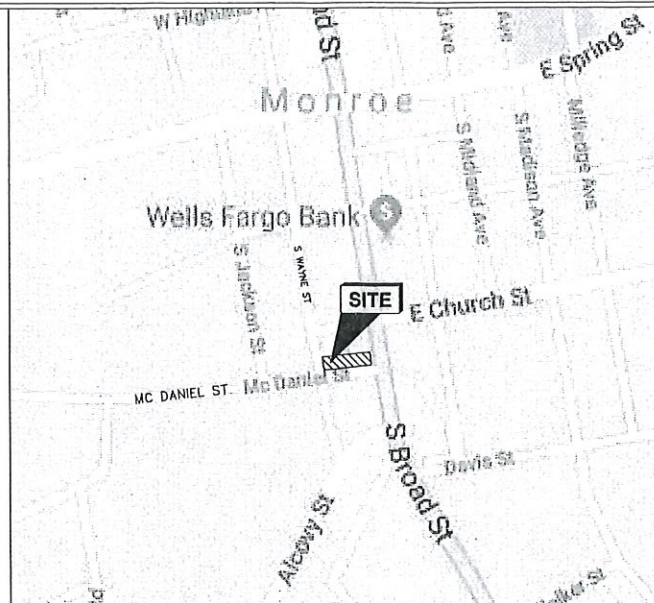
1. ALL STREAM BUFFERS MUST BE FLAGGED PRIOR TO LAND DISTURBING ACTIVITIES.
2. THERE ARE NO EXISTING OR PROPOSED INERT WASTE BURY PITS ON SITE.
3. DELINEATION OF WATERS OF THE U.S. BY THE U.S. ARMY CORPS OF ENGINEERS (USACE) AND ANY REQUIRED PERMITS MUST BE OBTAINED IF THE PROJECT INVOLVES DISCHARGES OF FILL MATERIAL INTO WATERS OF THE U.S.
4. POND DRAIN TO REMAIN OPEN DURING CONSTRUCTION TO ACCOMMODATE SEDIMENT STORAGE.
5. THE APPLICABLE PORTION OF THE ES&P PLAN IS TO BE PROVIDED TO EACH SECONDARY PERMITTEE PRIOR TO THE SECONDARY PERMITTEE COMMENCING ANY CONSTRUCTION ACTIVITY.
6. EACH SECONDARY PERMITTEE SHALL BE PROVIDED WITH A COPY OF AND SHALL SIGN THE PLAN APPLICABLE TO THEIR SITE.
7. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
8. AMENDMENTS/REVISIONS TO THE ES&P PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S HAVING A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE LOCAL ISSUING AUTHORITY FOR REVIEW.
9. A COPY OF THE APPROVED NOTICE OF INTENT IS REQUIRED TO BE RETAINED ON THE PROJECT SITE WITH THE APPROVED ES & P PLAN UNTIL THE NOTICE OF TERMINATION IS SUBMITTED TO WALTON COUNTY AND GA E.P.D.
10. SEWAGE AND SOLID WASTE GENERATED DURING CONSTRUCTION SHALL BE COLLECTED BY PORTABLE TOILETS AND DUMPSTER TO BE REMOVED AND DISPOSED PROPERLY OFF-SITE.
11. THE CONTRACTOR SHALL CALL ALCOVY SURVEYING AND ENGINEERING, INC. WITHIN 7 DAYS OF INITIAL CLEARING TO REQUEST AN ENGINEERING FIELD VISIT AND TO OBTAIN A SEALED LETTER TO SUBMIT TO WALTON COUNTY DEVELOPMENT INSPECTOR.
12. ALL SAMPLING RESULT SHALL BE MAILED TO: NORTHEAST DISTRICT OFFICE GA E.P.D. 745 GAINES SCHOOL RD. ATHENS, GA 30605
13. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25' OR 16' FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF VERTICAL INTERSECTION WITHIN 25' FEET OF THE COASTAL MARSH AND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT OBTAINING THE NECESSARY VARIANCES AND PERMITS.

## E&S CERTIFICATIONS

- I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.
- I CERTIFY THAT I, AS THE PROFESSIONAL WHO PREPARED THE ES&P PLAN, WILL INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.
- I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA," (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.

THIEP V. HUYNH  
LEVEL I CERTIFIED DESIGN PROFESSIONAL  
CERTIFICATION NO.: 0000011377  
ISSUED: MAY 25, 18 EXPIRES: MAY 25, 21

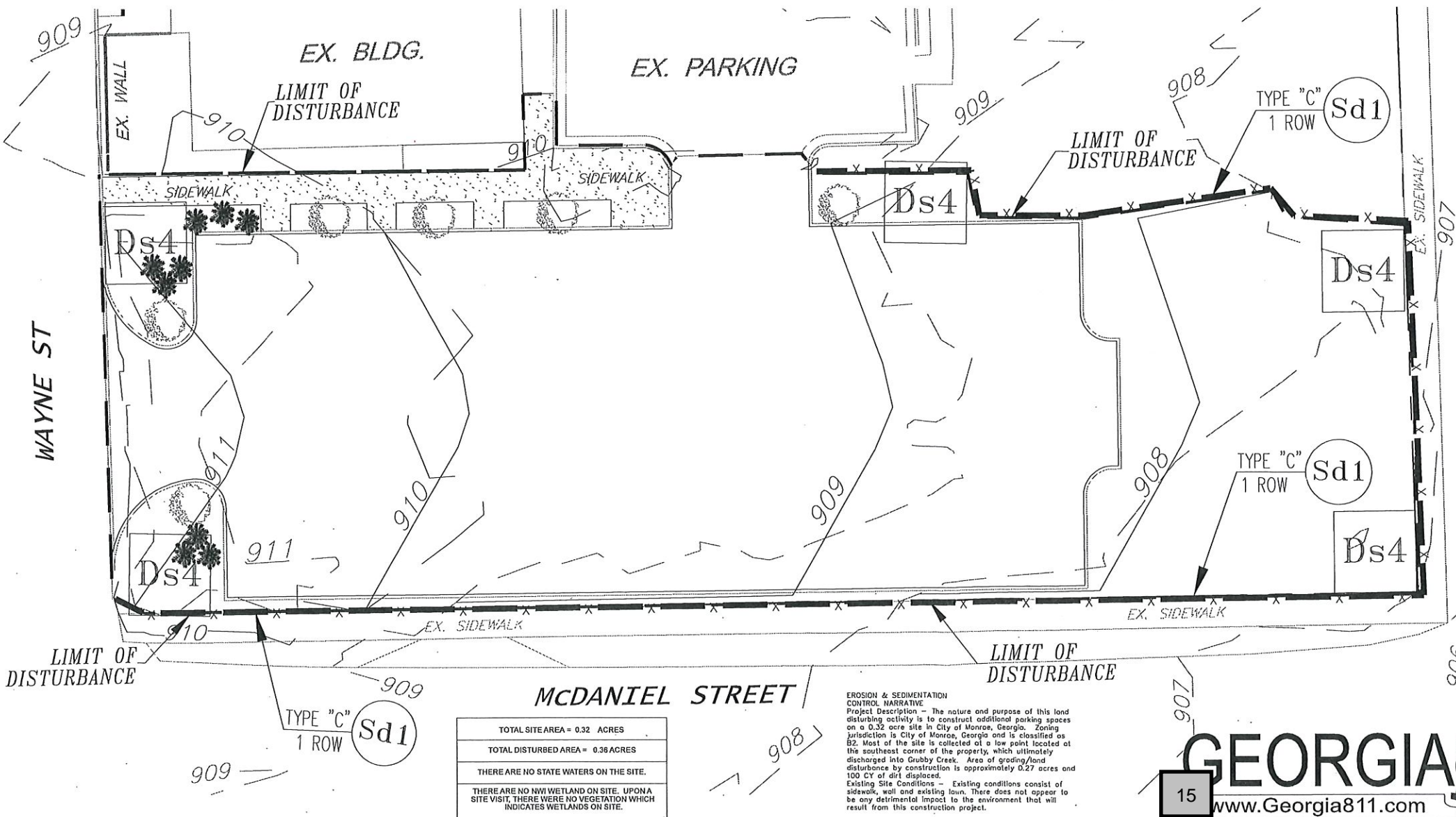
*[Signature]*



VICINITY MAP  
N.T.S.

CONSTRUCTION & EROSION CONTROL ACTIVITY SCHEDULE						
TASK	MONTH	WEEK				
		1	2	3	4	5
INSTALLATION OF CO AND TRUCK WASH AREA						
INSTALLATION OF SOPS AND PETROLEUM STORAGE AREA						
CLEAR & CRUI						
INSTALLATION OF S&P BMPs						
GRADING						
TOP & FINAL GRASS & MULCHING						
UTILITY INSTALLATION						
CURB AND PAVING INSTALLATION						
MAINTAIN EROSION CONTROL						
FINAL EROSION CONTROL						
FINAL LANDSCAPING/SEASONAL CLEANUP OF TRUCK WASH, ETC.						

ANTICIPATED START DATE: DEC. 1, 2018  
ANTICIPATED COMPLETION DATE: JAN. 5, 2019



TOTAL SITE AREA = 0.32 ACRES
TOTAL DISTURBED AREA = 0.36 ACRES
THERE ARE NO STATE WATERS ON THE SITE.
THERE ARE NO NW WETLAND ON SITE. UPON A SITE VISIT, THERE WERE NO VEGETATION WHICH INDICATES WETLANDS ON SITE.

EROSION & SEDIMENTATION CONTROL NARRATIVE  
Project Description - The nature and purpose of this land disturbing activity is to construct additional parking spaces on a 0.32 acre site in City of Monroe, Georgia. Zoning jurisdiction is City of Monroe, Georgia and is classified as B2. Most of the site is collected at a low point located at the southeast corner of the property, which ultimately discharged into Grubby Creek. Area of grading/land disturbance by construction is approximately 0.27 acres and 100 CY of dirt displaced.  
Existing Site Conditions - Existing conditions consist of sidewalk, wall and existing lawn. There does not appear to be any detrimental impact to the environment that will result from this construction project.

**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

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**EROSION CONTROL PLAN**

**PROPOSED FBC OF MONROE PARKING EXPANSION**

PARCEL: M0160101  
LAND LOT: 65  
DISTRICT : 3RD  
McDANIEL ST.  
CITY OF MONROE, GA

DATE: 9/14/18  
SCALE: 1"=10'

OWNER / DEVELOPER  
FIRST BAPTIST CHURCH OF MONROE  
POBOX 351 MC DANIEL ST.  
MONROE, GA 30655

24 HOUR - EMERGENCY CONTACT  
HAL BREED LOVE  
706-605-1469  
HBREEDLOVE@HBLAND.COM

REVISIONS		
NO.	DATE	DESCRIPTION
1	11/1/18	REVISE HC SPACES

JOB No. 12-005  
C-3



**November 13, 2018**

**Petition Number: 18-00501**

**Applicant: First Baptist Church of Monroe**

**Location: 308 South Broad Street**

**Existing Zoning: B2**

**Acreage: .32**

**Proposed Use: Commercial**

**CODE ENFORCEMENT STAFF RECOMMENDATION**

☐ Approve

☒ Deny

☐ Approve with recommended conditions

1. The applicant, First Baptist Church of Monroe, request a variance of Article V, Sect 510.1(2) of the Zoning Ordinance. The request is for 308 South Broad Street. The property consists of a total of .32 acres. The property has a total of 225 ft of road frontage on McDaniel Street and approximately 69 ft of road frontage on Wayne Street and approximately 64 ft of road frontage on South Broad. Code Department recommends Denial.
2. Extra ordinary and exceptional conditions pertaining to the subject property because of size, shape, or topography if any: None
3. The literal application of this ordinance does not create an unnecessary hardship.
4. The variance would cause substantial detriment to public good or impair the purposes or intent of this Ordinance.
5. The variance does confer upon the property of the applicant a special privilege denied to other properties in the district.
6. The special circumstances surrounding the request for the variances are the result of acts by the applicant.
7. The variance is not a request to permit a use of land, buildings, or structures which is not permitted by right or by conditional use in the district.
8. The zoning proposal is not consistent with the construction and design standards and design criteria adopted by the City of Monroe.
9. The variance is not the minimum variance that will make possible an economically viable use of the land, building, or structure.

Please Note:

The Corridor Design Overlay District is applicable to this parcel.

# ZONING VARIANCE REQUEST



215 North Broad Street  
Monroe, GA 30655  
CALLFORINSPECTIONS  
770-207-4674 ... Phone  
dadkinson@monroega.gov

PERMIT NUMBER	DATE ISSUED	VALUATION	FEE	ISSUED BY
18-00501	11/13/2018	\$ 0.00	\$ 200.00	adkinson

N  
A  
M  
E  
+  
A  
D  
D  
R  
E  
S  
S

LOCATION **308 S Broad aka 150 McDaniel Street St  
Monroe, GA 30655**

USEZONE **B2**

PIN **M0016-101-000**

FLOODZONE **Yes**

CONTRACTOR

**First Baptist Church of Monroe**

SUBDIVISION

**CORRIDOR DESIGN OVERLAY  
DISTRICT**

LOT  
BLOCK

**Monroe GA 30655**

UTILITIES...  
Electric  
Sewer  
Gas

OWNER **Baptist Church First ()**

**202 Mcdaniel St  
Monroe GA 30655**

PROJECTID# **308SBroad aka 150  
McDaniel  
StreetSt-181113-1**  
EXPIRATIONDATE: **01/31/2018**

## CHARACTERISTICS OF WORK

DESCRIPTION OF WORK

**REQUEST FOR VARIANCE OF SECT  
510.1(2) - P&Z MTG 12/18/18 @ 5:30 PM -  
COUNCIL MTG 1/8/19 @ 6:00 PM 215 N  
BROAD ST**

NATURE OF WORK

**Other**

CENSUS REPORT CODE

**880 - \* Zoning Variance Request**

DIMENSIONS

#STORIES

SQUARE FOOTAGE

Sq. Ft.

#UNITS

SINGLE FAMILY ONLY

#BATHROOMS

#BEDROOMS

TOTAL ROOMS

## NOTICE

This permit becomes null and void if work or construction authorized is not commenced within six (6) months, or if construction or work is suspended or abandoned for a period of six (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 provisions of any other state or local law regulating construction or the performance of construction.

Signature of Contractor or Authorized Agent

Date

Approved By

Date

## MANAGE YOUR PERMIT ONLINE

WEB ADDRESS

<http://BuildingDepartment.com/project>

PERMIT NUMBER

**18-00501**

PERMIT PIN

**57267**

18



### Variance/Conditional Use Application

Application must be submitted to the Code Department 45 days prior to the Planning & Zoning

Meeting of: December 18, 2018

Your representative must be present at the meeting

Street address 308 S. Broad St Council District 4 / 8 Map and Parcel # M16 P101  
Zoning B2 Acreage 0.32 Proposed Use Parking & Landscape Road Frontage 125 ft. / on  
McDaniel (street or streets) 65 S. Broad & 65 S. Wayne St.

Applicant  
Name FBC Monroe  
Address 202 McDaniel St  
Phone # \_\_\_\_\_

Owner  
Name FBC Monroe  
Address 202 McDaniel St.  
Phone # \_\_\_\_\_

Request Type: (check one) Variance ☒ Conditional Use \_\_\_\_\_

Nature of proposed use, including without limitation the type of activity proposed, manner of operation, number of occupants and/or employees, hours of operation, number of vehicle trips, water and sewer use, and similar matters:

PROPOSED HANDICAP & SENIOR PARKING LOCATION ADJACENT TO CURRENT HANDICAP  
ACCESS TO SALTURY. TRAFFIC ON SUNDAY MORNINGS & WEDNESDAY NIGHT  
OPEN TO THE PUBLIC OTHER DAYS - LANDSCAPE AREA ON S. BROAD

State relationship of structure and/or use to existing structures and uses on adjacent lots;

NO STRUCTURES PROPOSED

State reason for request and how it complies with the Zoning Ordinance section 1425.5(1)-(10) & 1430.6(1)-(8):

PROPOSED ONE WAY CURB CUT IS IN ORDINANCE 510 STATES IT SHOULD BE 30'  
THE PROPOSED CURB CUT ON WAYNE ST. WOULD HAVE LESS IMPACT ON TRAFFIC THAN  
PLACING CURB CUT ON MCDANIEL ST. - WE ARE MAKING A ONE WAY FLOW OF TRAFFIC

State area, dimensions and details of the proposed structure(s) or use(s), including without limitation, existing and proposed parking, landscaped areas, height and setbacks of any proposed buildings, and location and number of proposed parking/loading spaces and access ways:

PROPOSED PARKING LOT WOULD PROVIDE 4 HANDICAP & 21 SENIOR PARKING SPACES  
WITH ONE WAY FLOW OF TRAFFIC IN FROM WAYNE ST. & OUT ONTO CHURCH ST.  
3500 SQ FT OF LANDSCAPE AREA ON S. BROAD TO ENHANCE DOWNTOWN AREA

State the particular hardship that would result from strict application of this Ordinance:

IF DENIED THE CURB CUT WOULD BE MOVED TO MCDANIEL STREET WHERE THERE  
IS NO TRAFFIC SIGNAL ONTO S. BROAD ST.

Check all that apply: Public Water: ☒ Well: \_\_\_\_\_ Public Sewer: ☒ Septic: \_\_\_\_\_ Electrical: ☒ Gas: \_\_\_\_\_

For any application for an overlay district, a Certificate of Appropriateness or a letter of support from the Historic Preservation Commission or the Corridor Design Commission for the district is required.

Documents to be submitted with request:

- ☒ Recorded deed
- ☒ Survey plat
- ☒ Site plan to scale
- ☐ Proof of current tax status

Application Fees:

- ☐ \$100 Single Family
- ☐ \$300 Multi Family
- ☐ \$200 Commercial

Each applicant has the duty of filing a disclosure report with the City if a contribution or gift totaling two hundred and fifty dollars (\$250.00) or more has been given to an official of the City of Monroe within the last two (2) years.

The above statements and accompanying materials are complete and accurate. Applicant hereby authorizes Code department personnel to enter upon and inspect the property for all purposes allowed and required by the zoning ordinance and the development regulations.

Signature

Date:

10/12/2010

Chairman First Baptist Church - building & Grounds Comm

PUBLIC NOTICE WILL BE PLACED AND REMOVED BY THE CODE DEPARTMENT

SIGN WILL NOT BE REMOVED UNTIL AFTER THE COUNCIL MEETING.

**\*Property owners signature if not the applicant**

Signature\_\_\_\_\_

Date:\_\_\_\_\_

Date:\_\_\_\_\_

Notary Public

Commission Expires:\_\_\_\_\_

I hereby withdraw the above application: Signature\_\_\_\_\_ Date\_\_\_\_\_

# MONROE BAPTIST CHURCH 202 MCDANIEL ST MONROE, GA 30655

## CONCEPTUAL SITE PLAN

DESIGNED BY:  
SHANE Q. GRIFIN, PLA  
770.367.7692

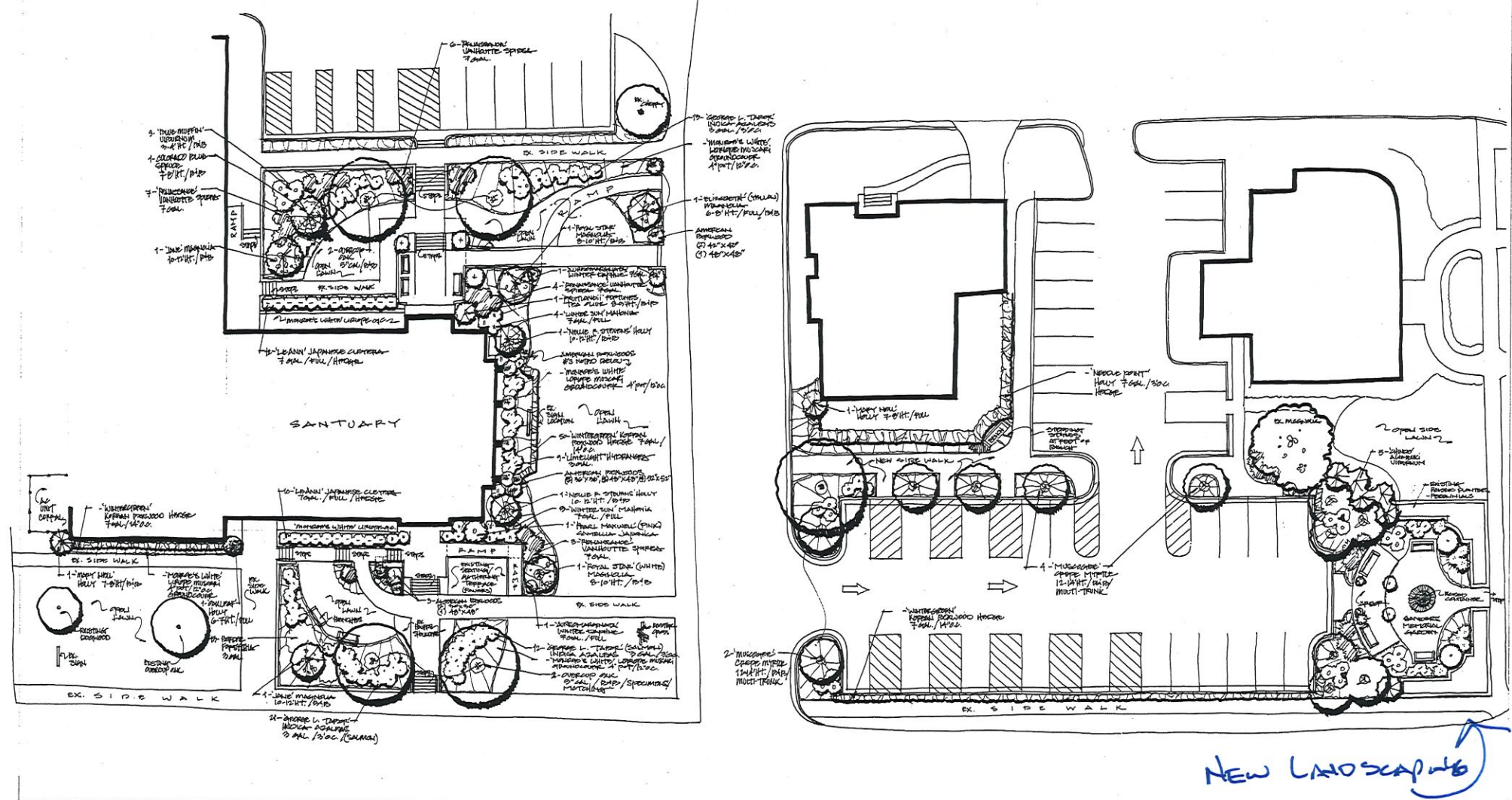
DATE:  
11.14.17

SCALE:  
1"=10'

NORTH: N

### REVISIONS

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		



STATE OF GEORGIA

Walton

COUNTY

THIS INDENTURE, made this 14<sup>th</sup> day of January, in the year of our Lord One Thousand Nine Hundred and thirteen

James M. Dal  
of the County of Walton, of the first part, and J. F. Matthews J. J. Munnally W. H. Munnally Jas. R. Sheats et al Deacons and Trustees of First Baptist Church of Monroe  
of the County of Walton, of the second part, WITNESSETH: That the said part 1<sup>st</sup> of the first part, for and in consideration of the sum of

Four Thousand Dollars, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged; he has granted, bargained, sold, and conveyed, and by these presents do grant; grant, bargain, sell, and convey unto the said part 2<sup>d</sup> of the second part, their successors heirs and assigns, all that tract or parcel of land lying or being in the County of Walton said State Georgia

It being the City, lot and improvements thereon known as the Jas. M. Day Residence lot on the west side of South Broad Street beginning at the corner known as the North-east corner of the Rufus Hughes lot on Broad Street and running North 105 feet to C. D. Lavinia line thence West with said C. D. Lavinia line 210 feet to street, thence South along said street 105 feet to the Rufus Hughes line; thence East along said Hughes line 210 feet to the beginning corner on Broad Street containing one half acre more or less.

However since the agreement for the sale of said lot between the parties of the first part and the parties of the second part contained in Bond for title dated July 30th 1910 there has been a street opened up by the City of Monroe on the south side of and running through said lot from Broad Street to the next street on the west side, by consent of the parties to this deed the parties of the second part having released unto said City of Monroe said part of lot and having dedicated the same for public purposes, and the warranty in this deed is thus qualified as to the land so given for street purposes.

To HAVE AND TO HOLD the said bargained premises, together with all and singular the rights, members, and appurtenances thereof to the same being, belonging, or in anywise appertaining to the proper use, benefit, and behoof of them the said part 2<sup>d</sup> of the second part, their successors heirs, executors, administrators, and assigns, in fee simple. And the said part 1<sup>st</sup> of the first part, his heirs, executors, and administrators, the said bargained premises, unto the said part 2<sup>d</sup> of the second part, their successors heirs, executors, administrators, and assigns, against the said part 1<sup>st</sup> of the first part, his heirs, executors, and administrators, and all and every other person or persons, shall and will warrant and forever defend by virtue of these presents.

In witness whereof the said part 1<sup>st</sup> of the first part has hereunto set his hand and affixed his seal the day and year first above written.

Signed, sealed, and delivered in presence of

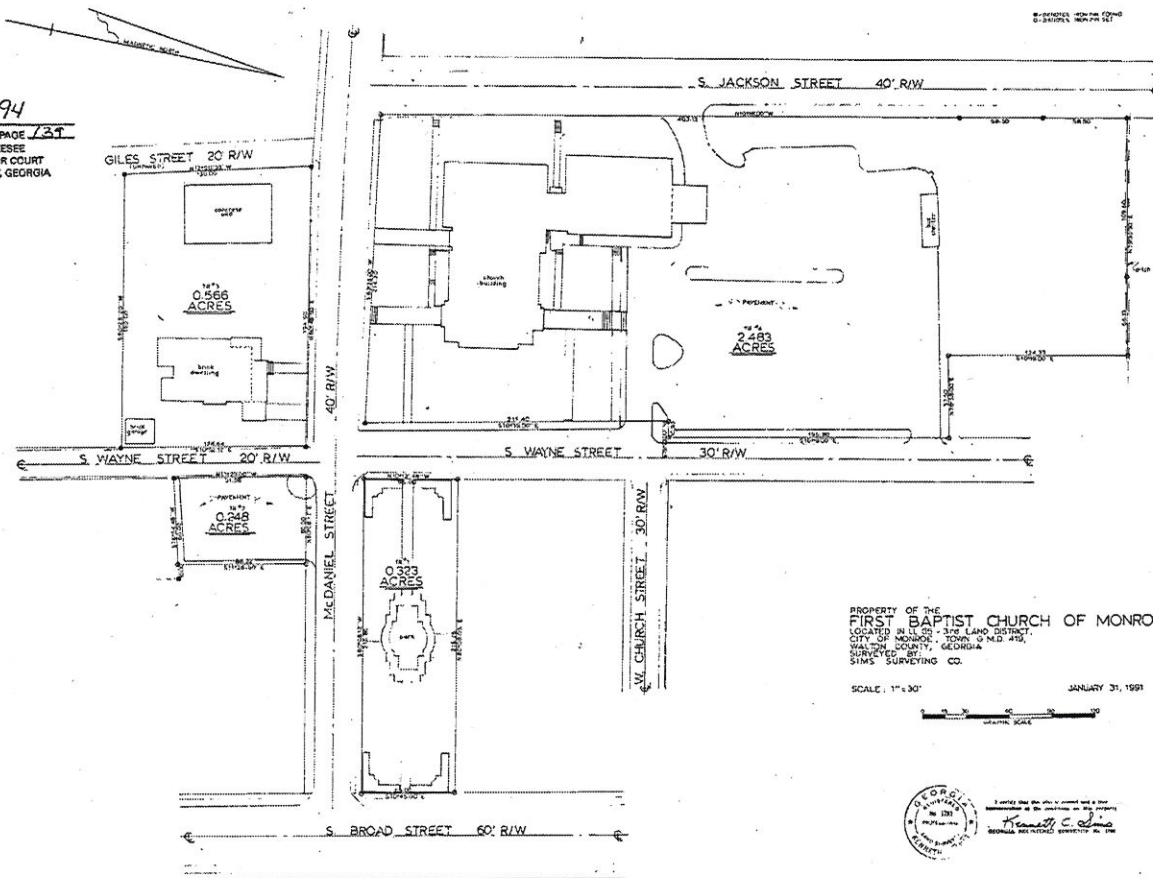
A. L. Howell  
CM. Cooper R. P. Walton Co. Ga.

Recorded Jan. 15, 1913

30258-Walton Co., Ga.

Jas. M. Day (Seal)  
J. B. Shelbourn (Seal)

1-4-94  
 PLAT BOOK 161 PAGE 139  
 KATHY K. KEESEE  
 CLERK SUPERIOR COURT  
 WALTON COUNTY, GEORGIA



PROPERTY OF THE  
 FIRST BAPTIST CHURCH OF MONROE  
 LOCATED IN L.L. CO. - 375 LAND DISTRICT  
 CITY OF MONROE, LOUISIANA 70649  
 WALTON COUNTY, GEORGIA  
 SURVEYED BY:  
 SIMS SURVEYING CO.

SCALE: 1" = 30'

JANUARY 31, 1991



I certify that this plan is correct and a true  
 representation of the conditions on the ground.  
 Kenneth C. Sims  
 PROFESSIONAL ENGINEER

RECORDED: JAN 14 1994  
 KATHY K. KEESEE, CLERK

**NOTICE TO THE PUBLIC  
CITY OF MONROE**

**The City of Monroe has received a request for a variance of section 510.1(2) of the Zoning Ordinance for 308 South Broad Street. A public hearing will be held on December 18, 2018 before the Planning & Zoning Commission, at 5:30 P. M.**

**The City of Monroe has received a request for a variance of section 510.1(2) of the Zoning Ordinance for 308 South Broad Street. A public hearing will be held on January 15, 2018 before the Mayor and Council, at 6:00 pm.**

**The meeting will be held in City Hall Meeting Room, 215 North Broad Street. All those having an interest should be present.**

**Please run on the  
following date:**

**December 2, 2018**

# CONSTRUCTION PLANS FOR FBC OF MONROE PARKING EXPANSION

McDANIEL ST.  
CITY OF MONROE , GEORGIA  
GPS LOCATION: LAT: 33.7916 LON:-83.7132  
ZONED: B2

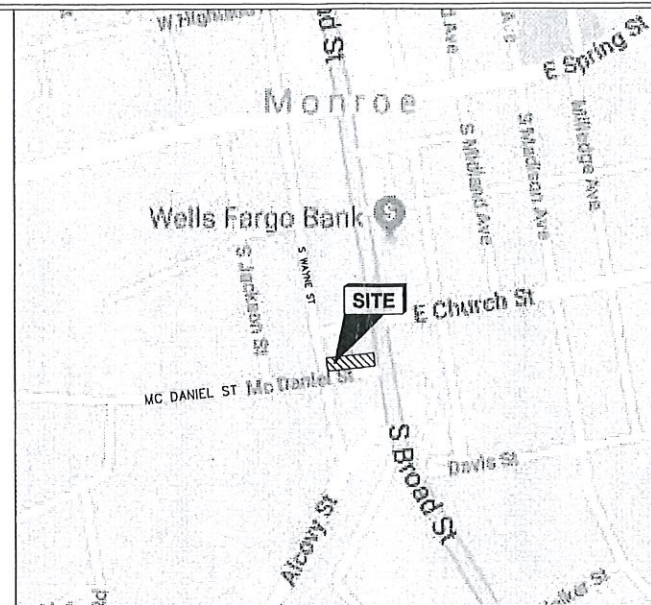
TOTAL SITE AREA = 0.32 ACRES
TOTAL DISTURBED AREA = 0.36 ACRES
THERE ARE NO STATE WATERS ON THE SITE.
THERE ARE NO NWI WETLAND ON SITE. UPON A SITE VISIT, THERE WERE NO VEGETATION WHICH INDICATES WETLANDS ON SITE.

NOT FOR FINAL RECORDING.  
THIS LOT IS SUBJECT TO APPROVAL FROM THE WALTON

NOTE: NO PORTION OF THE PROPERTY SHOWN HEREON IS  
IN A DESIGNATED FLOOD HAZARD AREA,  
ACCORDING TO THE F.I.R.M. NO. 13297C 0137 E  
DATED 12/8/2016

**GEORGIA811**  
www.Georgia811.com

IF ANY CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR THE FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY, AND SHALL NOT COMMENCE OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.



VICINITY MAP  
N.T.S.



**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

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COVER

# PROPOSED FBC OF MONROE PARKING EXPANSION

PARCEL: M0160101
LAND LOT: 65
DISTRICT : 3RD
MC DANIEL ST.
CITY OF MONROE, GA

DATE: 9/14/18

SCALE: 1"=10'

OWNER / DEVELOPER

FIRST BAPTIST CHURCH OF MONROE  
POBOX 351 MC DANIEL ST.  
MONROE, GA 30655

24 HOUR - EMERGENCY CONTACT  
HAL BREED LOVE  
706-605-1469  
HBBREEDLOVE@HBLAND.COM

## REVISIONS

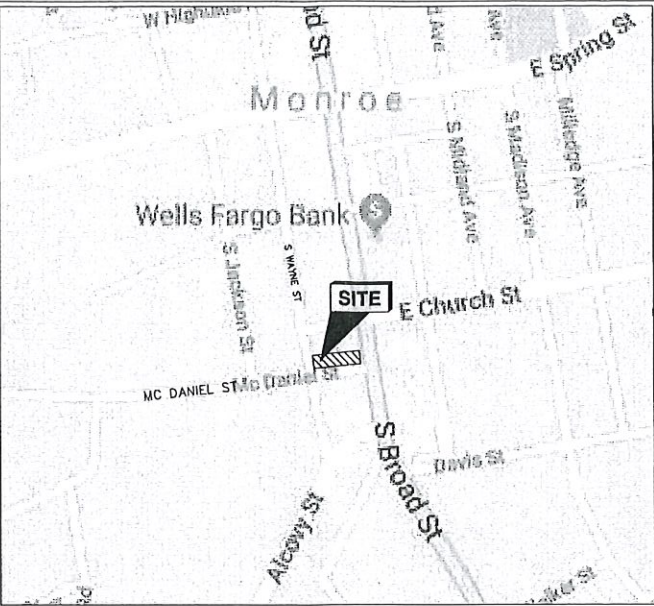
NO.	DATE	DESCRIPTION
1	11/1/18	REVISE HC SPACES

JOB No. 12-005

C-0

[illegible]

TOTAL SITE AREA = 0.32 ACRES
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THERE ARE NO STATE WATERS ON THE SITE.
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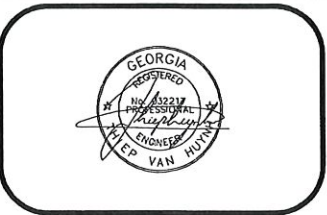


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**EXISTING CONDITION/  
DEMOLITION PLAN**

**PROPOSED  
FBC OF MONROE  
PARKING  
EXPANSION**

PARCEL: M0160101  
LAND LOT: 65  
DISTRICT: 3RD  
MC DANIEL ST.  
CITY OF MONROE, GA

DATE: 9/14/18  
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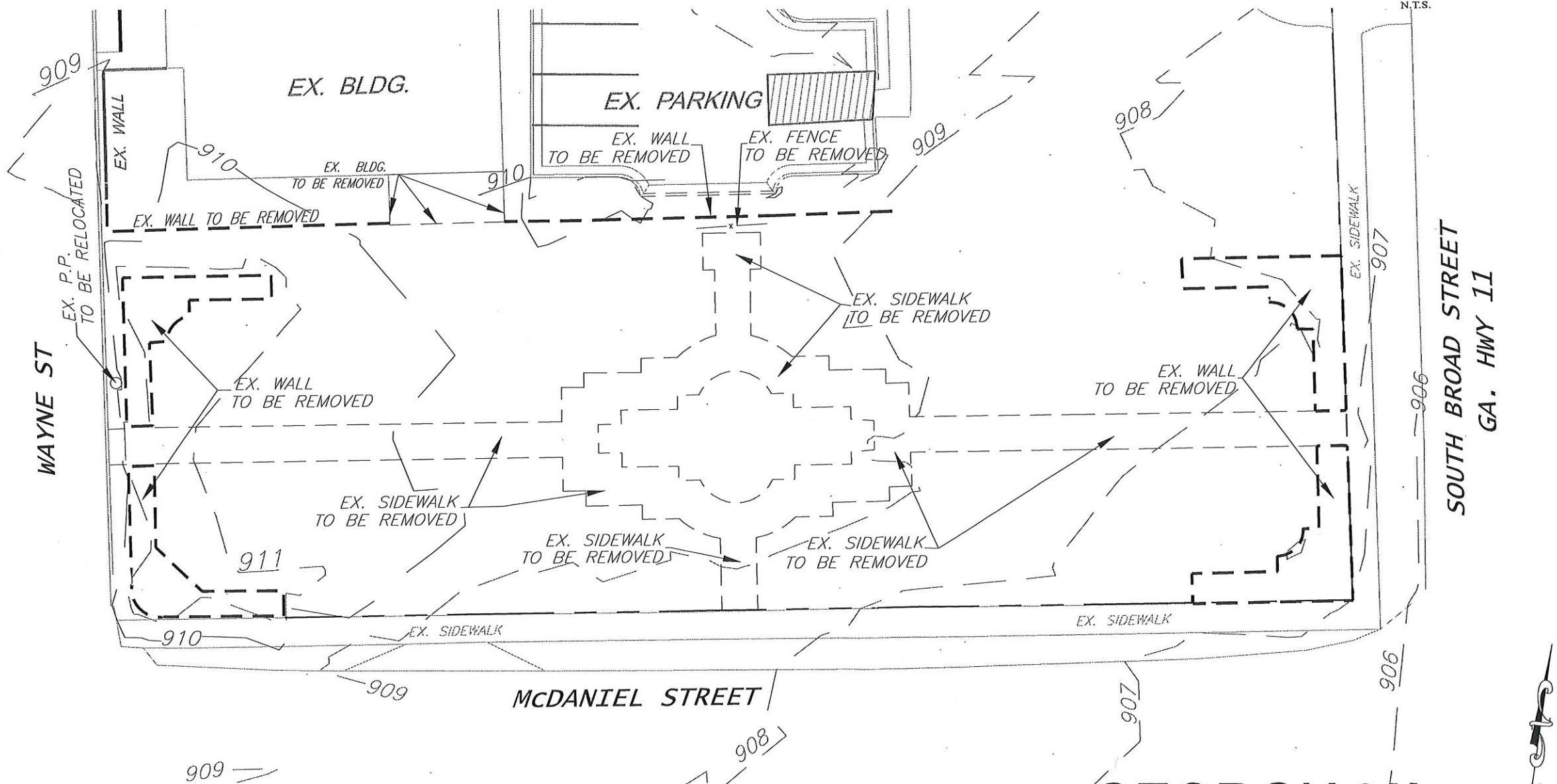
**OWNER / DEVELOPER**

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REVISIONS		
NO.	DATE	DESCRIPTION
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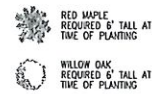
JOB No. 12-005  
C-1.1



## SITE PLAN NOTES

- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF NEWMAN REGULATIONS AND CODES AND O.S.M.A. STANDARDS.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF SIDEWALKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- ALL ISLANDS WITH CURB & GUTTER SHALL BE LANDSCAPED. THOSE ISLANDS ARE TO HAVE 18" CURB & GUTTER. ALL REMAINING ISLANDS ARE TO BE STRIPED AS SHOWN.
- ALL CURBED RADII ARE TO BE 5' UNLESS OTHERWISE NOTED. STRIPED RADII ARE TO BE 5'.
- ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- THERE ARE EXISTING STRUCTURES TO BE REMOVED. CONTACT ENGINEER IF ANY STRUCTURES ARE FOUND THAT ARE NOT SHOWN.
- 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.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A SURVEY BY ALCOVY SURVEYING AND ENGINEERING, INC.
- TOTAL LAND AREA IS 0.32 ACRES
- SITE IS CURRENTLY ZONED B2
- SITE HAS NO EXISTING OR PREVIOUSLY EXISTING LANDFILLS AND NO PROPOSED ON-SITE BURIAL PITS.
- THERE ARE NO CEMETERIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON THE SITE.
- STREETLIGHTS ARE NOT TO BE INSTALLED.
- WATER AND SEWER SERVICES WILL BE PROVIDED BY CITY OF NEWMAN.
- HANDICAP RAMPS REQUIRED AT ALL SIDEWALK CROSSINGS.
- THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF STORM WATER MANAGEMENT SYSTEM OUTSIDE OF THE RIGHT-OF-WAY INCLUDING DETENTION AND WATER QUALITY FACILITIES, LAKES, STORM DRAINS, AND/OR WATER COURSES.
- NECESSARY 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 NEWMAN.

## TREE LEGEND



## SHRUBS



PROPOSED TREES ARE NOT TO SCALE

## TRAFFIC CONTROL NOTES

- ALL STRIPING AND SIGNAGE ITEMS MUST MEET LATEST MUTCD, GDOT AND GA CODE.
- SIGNS SHALL BE MOUNTED AT 7'0" ABOVE FINISHED GRADE.
- STOP SIGNS MUST BE BREAK-A-WAY MOUNTED ON A SQUARE TUBE ALL OTHER SIGNS MAY BE MOUNTED ON A U-CHANNEL.

## NOTE:

1. THIS DEVELOPMENT IS EXEMPT FROM DETENTION REQUIREMENTS PER SECTION 2.3.1.2 OF THE GEORGIA STORMWATER MANAGEMENT MANUAL. THE PROJECT WILL REMOVE A TOTAL OF 4120S.F. OF EXISTING IMPERVIOUS SURFACE AND THUS REDUCING THE RUNOFF OF THE SITE. HOWEVER, BEST MANAGEMENT PRACTICES WILL BE INSTALLED PER THE 'MANUAL FOR SEDIMENT & EROSION CONTROL IN GEORGIA'.

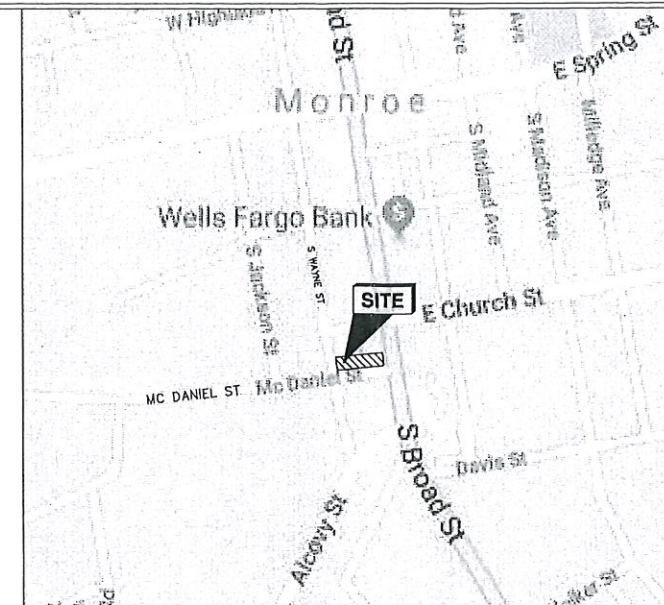
## SITE PLAN KEYED NOTES

- (A) AREA STRIPED WITH SWSL/4"ACMP @ 45° AT 2'-0" O.C. WITH ADDITIONAL BLUE LINES AS INDICATED
- (B) ACCESSIBLE PARKING SPACE TYPICAL. SEE DETAIL SHEET.
- (C) ACCESSIBLE RAMP. SEE DETAIL SHEET C6.2.
- (D) 24" CONCRETE CURB AND GUTTER (TYPE A) TYPICAL. SEE DETAIL SHEET.
- (D<sub>B</sub>) 24" CONCRETE CURB AND GUTTER (TYPE B) TYPICAL. SEE DETAIL SHEET.
- (E) PAINTED DIRECTIONAL ARROW (TYPICAL). SEE DETAIL SHEET.
- (F) 6" CONCRETE FRAME
- (G) PRECAST CONC. BUMPER BLOCK
- (H) HANDICAP SIGN. SEE DETAIL SHEET.

## PAVEMENT LEGEND



POROUS PAVEMENT



VICINITY MAP  
N.T.S.

## ALCOVY

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## SITE PLAN

## PROPOSED FBC OF MONROE PARKING EXPANSION

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## OWNER / DEVELOPER

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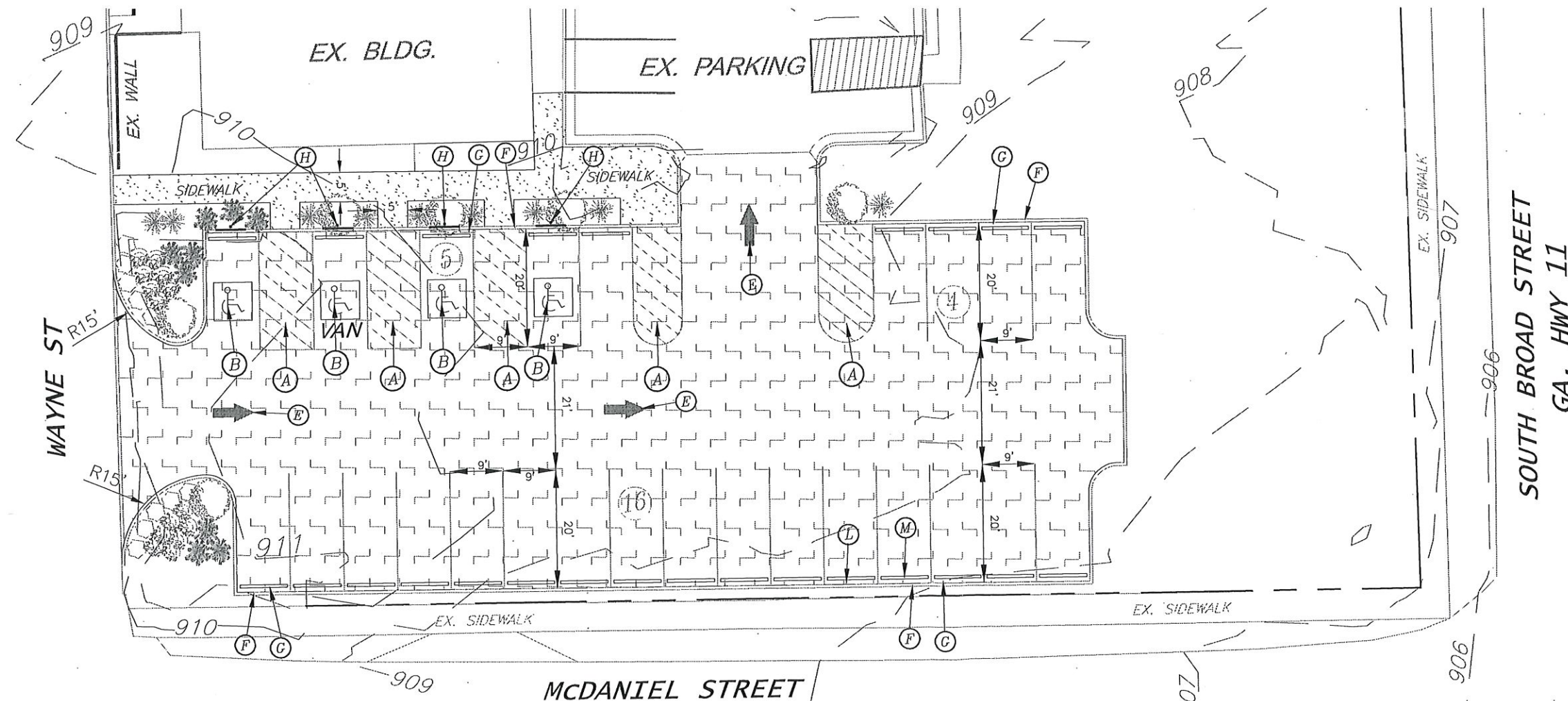
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HAL BREED LOVE  
706-605-1469  
HBREEDLOVE@HBLAND.COM

## REVISIONS

NO.	DATE	DESCRIPTION
1	11/1/18	REVISE HC SPACES

JOB No. 12-005

C-1.2



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# EROSION CONTROL NOTES:

1. Silt fence must meet the requirements of Section 171-Temporary Silt Fence, of the Department of Transportation, State of Georgia, Standard Specifications, 1993 edition.
2. Additional erosion control measures will be employed where determined necessary by actual site conditions and on-site inspections.
3. Prior to any other construction, a stabilized construction entrance shall be constructed at each point of entry to or exit from the site.
4. The construction exits shall be maintained in a condition which will prevent tracking or flow of mud onto Public right of way. This may require periodic top dressing with stone, as conditions demand, and repair and/or clean-out of any structures used to trap sediment. All materials spilled, dropped, washed, or tracked from vehicle or site onto Public roadway or into storm drain must be removed immediately.
5. Immediately after the establishment of construction entrances/exits, all perimeter erosion control devices and stormwater management devices shall be installed prior to any other construction.
6. Owner agrees to provide and maintain off-street parking on the subject property during the entire construction period.
7. The Contractor shall furnish and maintain all necessary temporary roadway frontage improvements as being made.
8. The construction of the site will initiate with the installation of erosion control measures sufficient to control sediment deposits and erosion. All sediment control will be maintained until all upstream ground within the construction area has been completely stabilized with permanent vegetation and all roads/driveways have been paved.
9. Erosion control devices shall be installed immediately after ground disturbance occurs. The location of some of the erosion control devices may have to be altered from that shown on the approved plans if drainage patterns during construction are different from the final proposed drainage patterns. It is the Contractor's responsibility to accomplish erosion control for all drainage patterns created at various stages during construction. Any difficulty in controlling erosion during any phase of construction shall be reported to the engineer immediately.
10. All silt barriers must be placed so access is obtained during clearing. No grading shall be done until silt barrier installation and detention facilities are constructed.
11. Contractor shall maintain all erosion control measures until permanent vegetation has been established. Contractor shall clean out detention pond when required by project engineer or Regulatory Agency Inspector. Contractor shall inspect erosion control measures at the end of each working day to insure measures are functioning properly.
12. The Contractor shall remove accumulated silt when the silt is within 12" of the top of the silt fence utilized for erosion control. In the detention pond, silt shall be removed when a depth of 18" has accumulated at the weir.
13. A copy of the approved land disturbance plan and permit shall be present on the site whenever land disturbance activity is in progress. CONTRACTOR TO CLEAN OUT ACCUMULATED SILT IN DETENTION POND AT THE END OF CONSTRUCTION WHEN DISTURBED AREAS HAVE BEEN STABILIZED.
14. All open swales must be grassed, and rip-rap must be placed as required to control erosion. A minimum of 4.5 square yards of 30-lb stones shall be placed at all downstream headwalls. The placement of rip-rap at the downstream headwall shall be placed immediately upon the installation of pipes and drainage ditches.
15. Silt barriers to be placed at downstream toe of all cut and fill slopes.
16. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND DISTURBANCE ACTIVITIES.
17. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE MAINTAINED AT ALL TIMES. ADDITIONAL EROSION AND SEDIMENTATION MEASURES AND PRACTICES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
18. MAINTENANCE OF ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES, WHETHER TEMPORARY OR PERMANENT, SHALL BE AT ALL TIMES THE RESPONSIBILITY OF THE PROPERTY OWNER.
19. Provisions to prevent erosion of soil from the site shall be as minimum, in conformance with the requirements of Regulatory Agency 20. Prior to commencing land disturbance activity, the limits of land disturbance shall be clearly and accurately demarcated with stakes, ribbons, or other appropriate means. The location and extent of all authorized land disturbance activity shall be demarcated for the duration of the construction activity. No land disturbance activity shall occur outside the approved limits indicated on the approved plans.
21. Failure to install, operate or maintain all erosion control measures will result in all construction being stopped on the job site until such measures are corrected back to Regulatory Agency Standards.
22. All sewer easements disturbed must be dressed and grassed to control erosion.
23. A disturbed area left exposed for a period greater than 14 days shall be stabilized with temporary seeding.
24. Silt barriers to be placed as shown and / or as directed by the project engineer and / or Regulatory Agency Inspector.
25. When any construction borders a drainage course :

- a. The Contractor is responsible for removing any building or other excavation spoil dirt, construction trash or debris, etc. for the drainage areas shown herein in an expeditious manner as construction progresses.
- b. The Contractor hereby agrees to stop all work and restore these areas immediately upon notification by the Regulatory Agency Inspector and / or the Professional Engineer.
- c. All construction shall conform to Regulatory Agency Standards and Specifications.
- d. A variance from Georgia E.P.D. is required for encroachment in 25' state waters buffer.

## NOTES:

- A. EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- B. THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND DISTURBING ACTIVITIES.
- C. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
- D. STORM WATER MANAGEMENT FACILITIES AND EROSION CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
- E. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES WILL BE INSTALLED IF DEEMED NECESSARY BY ON-SITE INSPECTION.
- F. ALL DISTURBED AREAS TO BE GRASSED AS SOON AS CONSTRUCTION PHASES PERMIT.
- G. CUT AND FILL SLOPES SHALL NOT EXCEED 3H:1V ON RESIDENTIAL PROJECTS AND SHALL NOT EXCEED 2H:1V ON ALL OTHER PROJECTS.
- H. THE OWNER IS RESPONSIBLE FOR COMPLIANCE WITH N.P.D.E.S. GENERAL PERMIT REQUIREMENTS.
- I. EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED DAILY.
- J. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.
- K. EROSION, SEDIMENT AND POLLUTANT CONTROL MEASURES AND PRACTICES ARE TO BE CHECKED DAILY.
- L. TEMPORARY ES&P BMPs WILL BE REMOVED WHEN SITE IS 75% STABILIZED WITH PERMANENT VEGETATION.
- M. SEWAGE AND SOLID WASTE GENERATED DURING CONSTRUCTION SHALL BE COLLECTED BY PORTABLE TOILETS AND DUMPSTER TO BE REMOVED AND DISPOSED PROPERLY OFF-SITE.
- N. BMPs TO MINIMIZE OFF-SITE VEHICLE TRACKING OF SEDIMENT AND GENERATION OF DUST FOR THIS PROJECT INCLUDE CONSTRUCTION EXITS AND DUST CONTROL (D<sub>5</sub>) MEASURES AS SPECIFIED IN THE MANUAL.
- O. THE PROJECT DOES NOT DISCHARGE STORMWATER INTO AN IMPAIRED STREAM SEGMENT AND IS NOT LOCATED WITHIN A STREAM BASIN WITH BIOTA/IMPAIRED STREAM BASIN.
- P. DURING CONSTRUCTION, POLLUTANTS WILL BE REMOVED FROM STORMWATER BY THE SILT FENCE RUNNING ALONG THE DOWN STREAM PERIMETER OF THE LIMIT OF DISTURBANCE.
- Q. AFTER CONSTRUCTION, THE SITE WILL BE RESTORE TO PRE-DISTURBANCE CONDITION, THEREFORE NO TREATMENT ARE PROPOSED FOR THE SITE.
- R. THE WASHOUT OF THE DRUM AT THE CONSTRUCTION SITE IS PROHIBITED.
- S. THERE ARE NO CEMETERIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON THE SITE.

## NOTE:

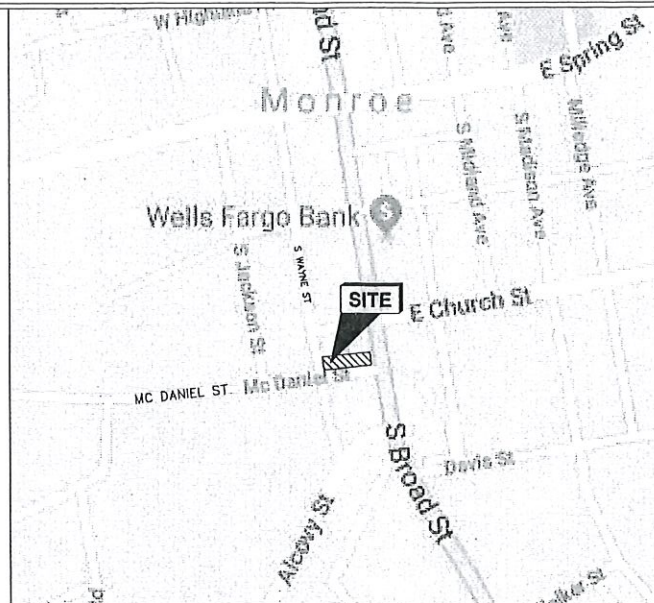
1. ALL STREAM BUFFERS MUST BE FLAGGED PRIOR TO LAND DISTURBING ACTIVITIES.
2. THERE ARE NO EXISTING OR PROPOSED INERT WASTE BURY PITS ON SITE.
3. DELINEATION OF WATERS OF THE U.S. BY THE U.S. ARMY CORPS OF ENGINEERS (USACE) AND ANY REQUIRED PERMITS MUST BE OBTAINED IF THE PROJECT INVOLVES DISCHARGES OF FILL MATERIAL INTO WATERS OF THE U.S.
4. POND DRAIN TO REMAIN OPEN DURING CONSTRUCTION TO ACCOMMODATE SEDIMENT STORAGE.
5. THE APPLICABLE PORTION OF THE ES&P PLAN IS TO BE PROVIDED TO EACH SECONDARY PERMITTEE PRIOR TO THE SECONDARY PERMITTEE CONDUCTING ANY CONSTRUCTION ACTIVITY.
6. EACH SECONDARY PERMITTEE SHALL BE PROVIDED WITH A COPY OF AND SHALL SIGN THE PLAN APPLICABLE TO THEIR SITE.
7. WASTE MATERIALS SHALL NOT BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
8. AMENDMENTS/REVISIONS TO THE ES&P PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMP'S HAVING A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL AND SUBMITTED TO THE LOCAL ISSUING AUTHORITY FOR REVIEW.
9. A COPY OF THE APPROVED NOTICE OF INTENT IS REQUIRED TO BE RETAINED ON THE PROJECT SITE WITH THE APPROVED ES & P PLAN UNTIL THE NOTICE OF TERMINATION IS SUBMITTED TO WALTON COUNTY AND GA E.P.D.
10. SEWAGE AND SOLID WASTE GENERATED DURING CONSTRUCTION SHALL BE COLLECTED BY PORTABLE TOILETS AND DUMPSTER TO BE REMOVED AND DISPOSED PROPERLY OFF-SITE.
11. THE CONTRACTOR SHALL CALL ALCOVY SURVEYING AND ENGINEERING, INC. WITHIN 7 DAYS OF INITIAL CLEARING TO REQUEST AN ENGINEERING FIELD VISIT AND TO OBTAIN A SEALED LETTER TO SUBMIT TO WALTON COUNTY DEVELOPMENT INSPECTOR.
12. ALL SAMPLING RESULT SHALL BE MAILED TO: NORTHEAST DISTRICT OFFICE GA E.P.D. 745 GAINES SCHOOL RD. ATHENS, GA 30605
13. NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25' OR 16' FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF VERTICED VEGETATION OR WITHIN 25' FEET OF THE COASTAL MARSH AND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT OBTAINING THE NECESSARY VARIANCES AND PERMITS.

## E&S CERTIFICATIONS

- I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY DIRECT SUPERVISION.
- I CERTIFY THAT I, AS THE PROFESSIONAL WHO PREPARED THE ES&P PLAN, WILL INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPs WITHIN 7 DAYS AFTER INSTALLATION.
- I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA," (MANUAL) PUBLISHED BY THE STATE SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATER(S) OR THE SAMPLING OF THE STORM WATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GAR 100001.

THIEP V. HUYNH  
LEVEL I CERTIFIED DESIGN PROFESSIONAL  
CERTIFICATION NO.: 0000011377  
ISSUED: MAY 25, 18 EXPIRES: MAY 25, 21

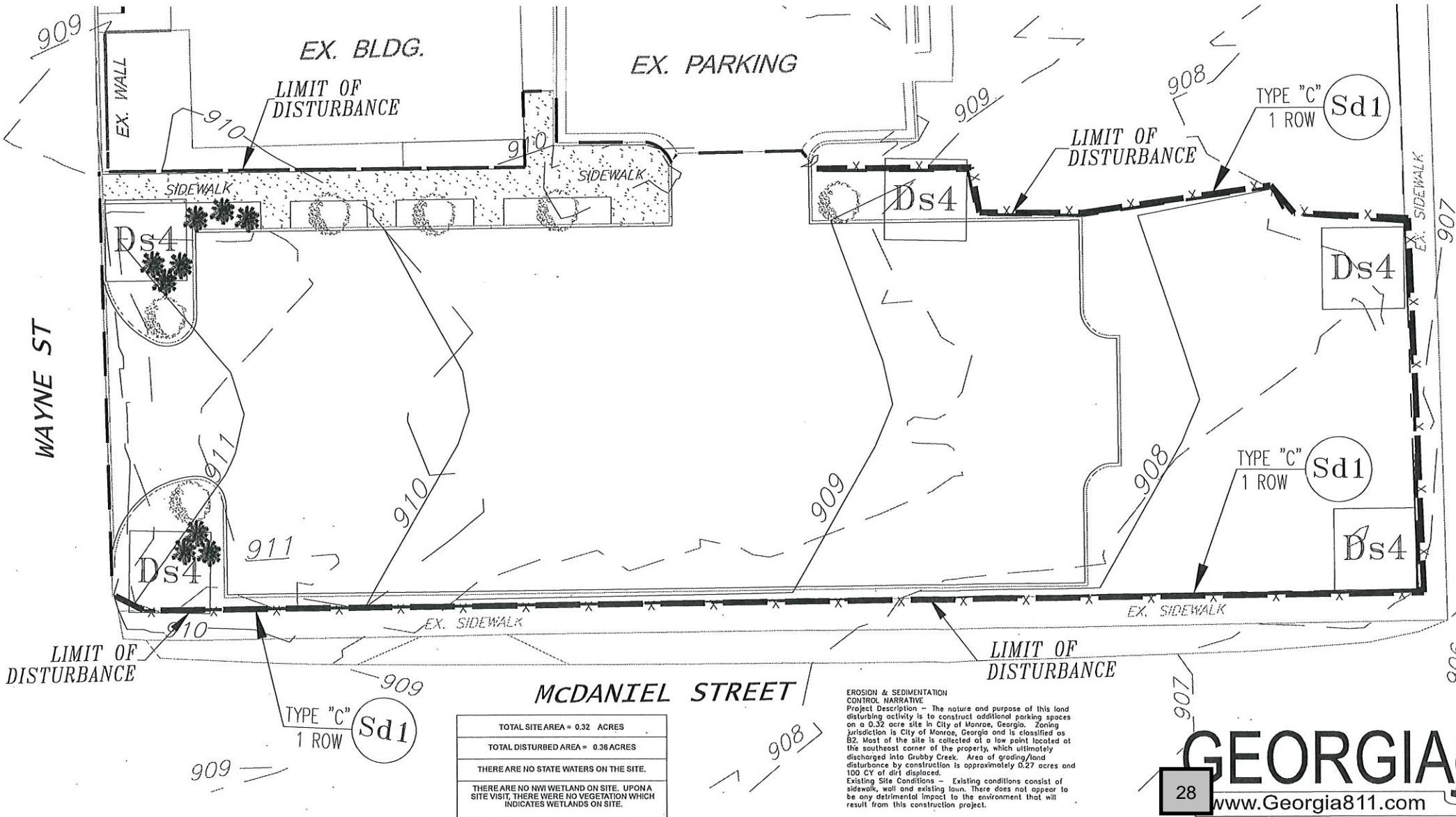
*[Signature]*



VICINITY MAP  
N.T.S.

CONSTRUCTION & EROSION CONTROL ACTIVITY SCHEDULE						
TASK	MONTH	WEEK				
		1	2	3	4	5
INSTALLATION OF CO AND TRUCK WASH AREA						
INSTALLATION OF SOAB AND PERCOLATION STORAGE AREA						
CLEAR & GRUB						
INSTALLATION OF S&P ALONG PERIMETER OF PROJECT						
GRADING						
TEMP & FINAL GRASS & MULCHING						
UTILITY INSTALLATION						
CURB AND PAVING INSTALLATION						
MAINTAIN EROSION CONTROL						
FINAL EROSION CONTROL, CLEANING OF SLOPES, ETC.						

ANTICIPATED START DATE DEC. 1, 2018  
ANTICIPATED COMPLETION DATE JAN. 5, 2019



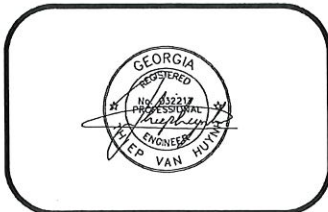
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EROSION & SEDIMENTATION CONTROL NARRATIVE  
Project Description - The nature and purpose of this land disturbing activity is to construct additional parking spaces on a 0.32 acre site in City of Monroe, Georgia. Zoning jurisdiction is City of Monroe, Georgia and is classified as B2. Most of the site is collected at a low point located at the southeast corner of the property, which ultimately discharged into Grubby Creek. Area of grading/land disturbance by construction is approximately 0.27 acres and 100 CY of dirt displaced.  
Existing Site Conditions - Existing conditions consist of sidewalk, wall and existing lawn. There does not appear to be any detrimental impact to the environment that will result from this construction project.

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TIP@ALCOVYSE.COM  
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**EROSION CONTROL PLAN**

**PROPOSED FBC OF MONROE PARKING EXPANSION**

PARCEL: M0160101  
LAND LOT: 65  
DISTRICT : 3RD  
McDANIEL ST.  
CITY OF MONROE, GA

DATE: 9/14/18  
SCALE: 1"=10'

**OWNER / DEVELOPER**

FIRST BAPTIST CHURCH OF MONROE  
POBOX 351 MC DANIEL ST.  
MONROE, GA 30655

24 HOUR - EMERGENCY CONTACT  
HAL BREED LOVE  
706-605-1469  
HBREEDLOVE@HBLAND.COM

REVISIONS		
NO.	DATE	DESCRIPTION
1	11/1/18	REVISE HC SPACES

JOB No. 12-005  
C-3

