

Planning Commission Meeting

AGENDA

Tuesday, February 18, 2020 5:30 PM 215 N Broad Street Monroe GA 30655

- I. <u>CALL TO ORDER</u>
- II. ROLL CALL
- III. MINUTES OF PREVIOUS MEETING
 - 1. Minutes of Previous Meeting January 21, 2020
- IV. REPORT FROM CODE ENFORCEMENT OFFICER
- V. PUBLIC HEARINGS
- VI. RECOMMENDATIONS ON REQUESTS
- VII. OLD BUSINESS
- VIII. <u>NEW BUSINESS</u>
 - 1. Stonecreek Subdivision Phase II Final Plat Approval
- IX. ADJOURNMENT

MONROE PLANNING COMMISSION MINUTES January 21, 2020

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

Absent: Nate Treadaway

Staff: Pat Kelley - Director of Planning and Code

Darrell Stone - Director of Planning and Development

Debbie Adkinson – Code Department Assistant

Logan Propes - City Administrator

Visitors: Bill O'Brien & Shannon, Billy Mitchell, Agnes Taylor, George Baker III, David Dickinson, Fay Brassie

CALL TO ORDER by Chairman Mike Eckles at 5:30 pm

Chairman Eckles asked for any changes, corrections or additions to the November 19, 2019 minutes. Hearing none he entertained a motion. Parks made a motion to approve. Camp seconded. Motion carried. Minutes approved.

Chairman Eckles asked for a Code Officer Report Kelley: No Report at this time

Public Hearing open 5:31 pm

<u>The first item of business:</u> is for petition #Zone-000042-2019 for a Rezone at 329 Barrett Street. The applicant James Rick Holder is requesting to rezone this lot from PRD to R1A.

Chairman Eckles asked for a recommendation.

Kelley state this parcel is being carved out of a Planned Residential District to accommodate the move of a historic structure onto to this location. They will also be subdividing this piece out of the large PRD and move the historic property onto it. There is no representative present but this is a formality and you could still make a recommendation on it.

Chairman Eckles asked if there were any questions.
Camp asked if this parcel had received a variance before?
Kelley state no the larger portion had a variance earlier.
Chairman Eckles asked for any opposition. Being none, the PH was closed at 5:33 pm

Chairman Eckles entertained a motion.

Parks made a motion to approve. Butler second. Motion carried. Recommendation to approve to council.

Public Hearing open 5:34 pm

<u>The second item of business:</u> is for petition #RZ-000041-2019 for a conditional use at 1110 S Madison Avenue. The applicant, William Mitchell asked for a conditional use for a Personal Care Home.

Kelley gave the Code report stating it would be a conditional use to utilize the property in this manner. The recommendation is for denial due to it not meeting the standards for conditional use application shown on the recommendation page of the request.

Chairman Eckles asked if there was anyone to speak for this request.

Billy (William) Mitchel owner of the property spoke to the request. It is a 2400 sq. ft home that sits between a church on the South side and a restaurant and convenience store on the North side with the old railroad tracks behind it on the West side. It is a multiuse area with several multifamily houses in the area. Ms. Agnes Taylor would like to move her Winder location here. He feels it would be an asset to the area.

Chairman Eckles asked if there were any questions?

There were more questions and discussion of ordinances and if there was a remedy to the conditions that were highlighted and also the # of patients to be in this home. It was determined there would be 4 patients in the home.

Parks recused herself from this request due to formerly working in this area of expertise and knowing the applicant Ms. Taylor

Chairman Eckles closed the Public Hearing 5:40 pm.

Chairman Eckles asked for a motion.

Camp made the motion to deny. Butler second. Motion carried. Recommendation to deny to council

Public Hearing open 5:41pm

<u>The third item of business:</u> is for petition # ZONE-000043-2019 for a Rezone from P/R1 to R1 at 341 N Broad Street. The applicant, Monroe Historic Properties LLC,

Paul Rosenthal is requesting to rezone this parcel to R1 so as to subdivide it into three lots and develop it.

Chairman asked for a Code Report on this request.

Kelley: The applicant would like to remove the Professional portion of the zoning on this parcel.

Chairman Eckles asked for anyone representing this request.

Paul Rosenthal spoke to the request. He would like to take the 2.8 acres a turn into three single family lots. They had other plans for the piece when it was purchased but his thoughts have changed. They would like to build estate style homes on these lots.

Chairman Eckles asked if there were any questions. Hearing none he asked for any opposition from the public.

Public Hearing closed 5:45

Chairman Eckles entertained a motion.

Butler made motion to approve. Camp second. Motion Carried. Recommendation to approve to council

PH hearing open at 5:46 pm

<u>The Fourth item of business:</u> is for petition # VAR-000044-2019 for a variance of lot frontage as shown in Article VII, Section 700.1 Table 11 for R1 zoning. The applicant is Monroe Historic Properties LLC, Paul Rosenthal request this variance.

Paul Rosenthal spoke to the request. He stated the variance needed is for the third lot. They request a variance to allow 79 ft of road frontage as opposed to 100 ft.

Chairman Eckles asked for any opposition. Hearing none he closed the PH at 5:47 pm.

Chairman Eckles entertained a motion.

Camp made motion to approve Parks second. Motion carried Recommendation to approve to council

Old Business: None New Business: 1. Review of major subdivision plat for 945 Holly Hill Rd. The applicant is Cross Pointe Investments LLC owner of the property.

Chairman Eckles asked for explanation from the Code Dept. Kelley stated this property has been previously subdivide yielding 5 lots which was a minor subdivision. They are now asking to subdivide 6 more lots of this parcel.

Chairman Eckles entertained a motion.

Parks made motion to approve. Butler second. Motion Carried

2. Review of major subdivision plat for 321 Milledge Avenue to subdivided into 6 lots. The applicant for this request is Eagle Investment Partners LLC.

Kelley this is more of a housekeeping measure to break out 6 more lots of the previously subdivide property.

Chairman Eckles entertained a motion.

Camp made motion to approve. Parks second. Motion Carried

Chairman Eckles entertained a motion to adjourn.

Parks made a motion to adjourn. Camp second. Meeting adjourned 5:53 pm



To:

Planning and Zoning / City Council

From:

Patrick Kelley

Department:

Planning, Zoning, Code and Development

Date:

02-03-2020

Description:

Final plat / Dedication of phase II of Stonecreek S/D

Budget Account/Project Name: NA

Funding Source: 2020 NA

Budget Allocation:

NA

Budget Available:

NA

Requested Expense:

\$NA

Company of Purchase: NA

Recomm<mark>endat</mark>ion: Accept dedication based on the development agreement on file.

Background: This is the second and final phase of the Stonecreek S/D. In order to record the lots and issue building permits allowing completion of the neighborhood, the Phase II final plat must be approved for recording. There is a development agreement in place to cover bonding of incomplete infrastructure, such as sidewalks, signage, street lights and the like, and for maintenance of roads and erosion control facilities as required.

Attachment(s): Plat pdf. and Development agreement

GENERAL NOTES

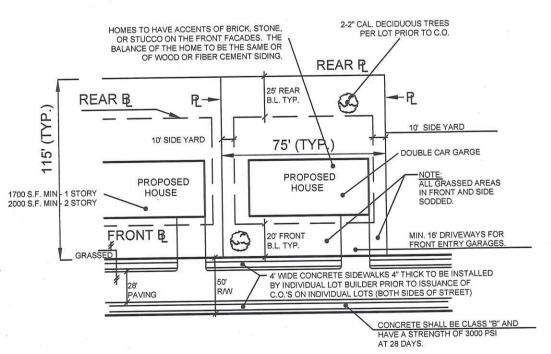
1. UNIT 1 IS 23.765 ACRES, ZONED R1A, CONTAINS 75 LOTS, AND IS LOCATED IN THE CITY OF MONROE.

REAR = 25 FT SIDE = 10 FT MINIMUM LOT SIZE = 8500 SF MINIMUM LOT WIDTH = 75 FT

- 3. THE SUBJECT PROPERTY DOES CONTAIN A DESIGNATED 100 YEAR FLOOD HAZARD AREA AS DEPICTED ON F.I.R.M. PANEL 13297C0145D, EFFECTIVE MAY 18, 2009.
- 4. ALL CURB DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- 5. ALL CONSTRUCTION TO COMPLY WITH CITY OF MONROE STANDARDS.
- 6. SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, AND OTHER ARCHITECTURAL DETAILS.
- 7. ALL BUFFERS AND TREE SAVE AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.
- 8. EACH BUILDING AND ITS RELATIVE LOCATION TO PROPERTY LINES AND OTHER STRUCTURES SHALL COMPLY WITH THE 2012 INTERNATIONAL BUILDING CODE (IBC) WITH GEORGIA STATE AMENDMENTS WITH REGARDS TO THE HEIGHT AND AREA REQUIREMENTS OF IBC TABLE 503 AND THE FIRE RESISTANCE AND HORIZONTAL SEPARATION REQUIREMENTS OF IBC TABLES 601 AND 602.
- 9. ALL UTILITY LINES ARE LOCATED UNDERGROUND.
- 10. A SEPARATE BUILDING PERMIT SHALL BE OBTAINED PRIOR TO CONSTRUCTION FOR ALL RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT PRIOR TO CONSTRUCTION OF THE WALLS.
- 11. ALL PROPERTY LINES SHALL HAVE A 5' DRAINAGE EASEMENT ON EACH SIDE OF THE PROPERTY LINE.
- 12. THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE _____WHICH HEREBY BECOME A PART DOCUMENT(S) ATTACHED HERETO DATED___ OF THIS PLAT AND WHICH WERE RECORDED AND SIGNED BY THE OWNER.
- 3. THE CITY OF MONROE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT OF WAY, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.

ZONING CONDITIONS

- 1. MINIMUM SQUARE FOOTAGE OF 1,700 FOR A 1-STORY HOME; A MINIMUM SQUARE
- FOOTAGE OF 2,000 FOR A 2-STORY HOME. 2. PLAYGROUND; JUNIOR OLYMPIC SIZE POOL WITH CABANA AND RESTROOMS.
- 3. WORK TOWARD MINIMUM LOT SIZE OF NO LESS THAN 8,500 SQUARE FEET. 4. HOMES SHALL BE CONSTRUCTED PRIMARILY ON FRONT WITH BRICK AND/OR STACKED STONE, WITH MINOR TREATMENTS IN ROOF AND GABLES, CHIMNEYS AND BAY WINDOWS OF FIBER CEMENT SIDING, WITH THE BALANCE OF HOME TO BE
- FIBER CEMENT SIDING AT MINIMUM. 5. A LANDSCAPE BUFFER ALONG HIGHWAY 83 THAT INCLUDES PLANTING FOR SCREENING AND BRICK OR STONE COLUMNS AT THE PROFESSIONALLY
- LANDSCAPED ENTRANCE. 6. 40 FEET OF NON-BUILDABLE BERMED BUFFER ALONG HIGHWAY 83 WITH 8 FOOT ON CENTER EVERGREENS THAT ARE A MINIMUM OF 20 GALLONS.
- 7. ALL THE GRASSED AREA ON DWELLING LOTS SHALL BE SODDED. 8. THE ROAD OVER THE DAM SHALL BE FULLY ENGINEERED TO ALLOW THE WIDTH AND WEIGHT OF TWO LANES OF TRAFFIC WITH SIDEWALKS FOR TRAFFIC AND
- PEDESTRIAN SAFETY. 9. MINIMUM OF TWO TREES WITH MINIMUM DIAMETER OF TWO INCHES SHALL BE PLACED ON EACH LOT OR PRESERVED ON EACH LOT AND THIS DOES NOT INCLUDE



R1A-(DETACHED) TYPICAL LOT LAYOUT

PIPE CHART

iNI.	Inlatin	DrainageArea	InlotTime	ilnlet	RunoffCoeff	OCantured	CurbLength	GutterSlope	GutterWidth	CrossSlope, Sw	CrossSlope, Sx	InletDepth			GutterSpread	Pipe Material
ineino.	InletiD		(min)	(in/hr)	(C)	(cfs)	(ft)	(ft/ft)	(ft)	(ft/ft)	(ft/ft)	(ft)	(ft)	(ft)	(ft)	
		(ac)		8.28	0.60											CMP
1	E1.1	0.43	5.0	8.28	0.60	2.14	14	Sag	1.5	0.167	0.02	0.37		0.37	7.28	CMP
2	E2	0.43	5.0		0.60	1.19	12	0.017	1.5	0.167	0.02	0.28		0.28	3.14	CMP
3	E3.1	0.24	5.0	8.28 8.28	0.60	1.45	12	0.017	1.5	0.167	0.02	0.30		0.30	4.00	CMP
4	E3	0.24	5.0		0.60	2.46	12	0.065	1.5	0.167	0.02	0.30		0.30	3.81	CMP
5	E4	0.36	5.0	8.28		3.77	12	0.036	1.5	0.167	0.02	0.37		0.37	7.46	CMP
6	E5	0.87	5.0	8.28	0.60	2.65	12	0.065	1.5	0.167	0.02	0.31		0.31	4.28	CMP
7	E6	0.58	5.0	8.28			12	0.003	1.5	0.167	0.02	0.41		0.41	9.64	CMP
8	E7	0.76	5.0	8.28	0.60	3.81 3.91	12	0.01	1.5	0.167	0.02	0.42		0.42	9.80	CMP
9	E8	0.82	5.0	8.28	0.60		12	0.017	1.5	0.167	0.02	0.32		0.32	4.79	CMP
10	E3.2	0.35	5.0	8.28	0.60	1.74	12	0.017	1.5	0.167	0.02	0.33		0.33	5.58	CMP
11	E3.3	0.42	5.0	8.28	0.60	2.09				0.020	0.02	0.06		0.06	2.87	CMP
12	E3.4	0.10	5.0	8.28	0.60	0.50	12	Sag	1.5	0.167	0.02	0.37		0.37	7.68	CMP
13	E2.1	0.41	5.0	8.28	0.60	2.04	12	Sag								CMP
14	E1.2	30.00	15.0	5.87	0.35	61.68		0.017	1.5	0.050	0.02	0.25		0.25	10.39	CMP
1	F2	0.40	5.0	8.28	0.60	2.36	12	0.017	1.5	0.050	0.02	0.26		0.26	10.85	CMP
2	F3	0.61	5.0	8.28	0.60	2.51	12	-	1.5	0.050	0.02	0.25		0.25	10.19	CMP
3	F4	0.85	5.0	8.28	0.60	2.29	12	0.017	1.5	0.050	0.02	0.16	1	0.16	5.66	CMP
4	F5	0.21	5.0	8.28	0.60	0.93	12	0.017	2.0	0.050	0.02	0.25	1	0.25	9.73	CMP
1	G2	0.56	5.0	8.28	0.75	3.48	14	Sag					+		••••	CMP
1	H1.1	0.96	5.0	8.28	0.60				2.0	0.050	0.02	0.28	-	0.28	11.18	CMP
2	H2	0.96	5.0	8.28	0.60	2.99	12	0.050	2.0	0.050	0.02	0.26	+	0.26	10.11	CMP
3	H3	1.22	5.0	8.28	0.60	2.62	12	0.050	2.0		0.02	0.20	_	0.20	7.02	CMP
4	H4	0.50	5.0	8.28	0.60	1.64	12	0.050	2.0	0.050	0.02	0.33	+	0.33	13.52	CMP
5	H5	0.81	5.0	8.28	0.60	5.70	14	Sag	2.0	0.050	0.02	0.20	+	0.20	7.08	CMP
6	Н6	0.03	5.0	8.28	0.60	1.66	12	0.050	2.0	0.050	0.02	0.23		0.23	8.70	CMP
7	H7	0.28	5.0	8.28	0.60	2.16	12	0.050	2.0	0.050		0.23	+	0.21	7.54	CMP
8	H8	0.64	5.0	8.28	0.60	1.80	12	0.050	2.0	0.050	0.02	0.21	+	0.21	15.62	CMP
9	H9	0.78	5.0	8.28	0.60	7.08	14	Sag	2.0	0.050	0.02	0.37	+	0.23	8.71	CMP
10	H10	0.49	5.0	8.28	0.60	2.16	12	0.050	2.0	0.050	0.02		+	0.23	8.46	CMP
11	H11	1.01	5.0	8.28		2.08	12	0.050	2.0	0.050	0.02	0.23	+			CMP
12	H12	0.00	5.0	0.00	0.00						0.02	0.57	+	0.57	28.31	CMP
13	H13	0.83	10.0	6.85		2.56	2	Sag		0.020	0.02	0.57	+	0.57	5.35	CMP
14	H8.1	0.37	5.0	8.28	0.60	1.18	12	0.050	2.0	0.050	0.02	0.17	+	0.17	5.62	CMP
15	H4.1	0.41	5.0	8.28		1.25	12	0.050	2.0	0.050	0.02	0.17	+	0.17	6.81	CMP
16	H4.2	10 H2/101	5.0	8.28		2.04	14	Sag	2.0	0.050	0.02	0.20	+	0.25	9.32	CMP
17	H4.3	0.41	5.0	8.28	0.60	3.26	14	Sag	2.0	0.050	0.02	0.25	+		6.43	CMP
18	H4.4	(2.1 YeV	5.0	8.28	0.60	1.47	12	0.050	2.0	0.050	0.02	0.19	_	0.19	5.35	CMP
19	H4.5	_	5.0	8.28	0.60	1.18	12	0.050	2.0	0.050	0.02	0.17	+	0.17	7.39	CMP
20	H7.1		5.0	8.28	0.60	1.76	12	0.050	2.0	0.050	0.02	0.21		0.21	7.39	CIVIF

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	CUR	VET	ABLE			CUR	VE T	ABLE	1
CURVE	LENGTH	RADIUS	CHORD	BEARING	CURVE	LENGTH	RADIUS	CHORD	BEARING
C20	153.46'	225.00'	150.50'	N03°34'53"E	C36	52.36'	50.00'	50.00'	S72°58'54"W
C21	57.45'	225.00'	57.29	N30°26'06"E	C37	42.38'	50.00'	41.13'	S18°41'53"W
C22	47.98'	175.00'	47.83'	N29°53'42"E	C38	43.57'	39.00'	41.34'	S26°25'10"W
C23	12.82'	14.00'	12.37'	S53°13'11"E	C39	4.68'	145.00'	4.68'	N32°30'01"W
C24	32.79'	50.00'	32.20'	S45°46'43"E	C40	33.06'	39.00'	32.08'	N67°22'12"E
C25	50.64'	50.00'	48.50'	N86°25'21"E	C41	10.25'	39.00'	10.22'	S80°49'22"E
C26	50.64	50.00'	48.50'	N28°23'51"E	C42	69.00'	50.00'	63.65	N67°10'21"E
C27	50.64	50.00'	48.50'	N29°37'39"W	C43	76.97'	50.00'	69.59	N16°27'31"W
C28	50.64	50.00'	48.50'	N87°39'09"W	C44	66.98'	50.00'	62.08'	S81°04'07"W
C29	13.30'	50.00'	13.26'	S55°42'57"W	C45	54.47'	145.00'	54.15	N71°56'55"W
C30	12.82	14.00'	12.37'	S74°19'28"W	C46	66.49	145.00'	65.91	S84°09'08"W
C31	66.28'	175.00'	65.88'	N11°47'05"W	C47	27.61'	145.00'	27.57	S65°33'40"W
C32	27.31	175.00'	27.28'	N27°06'17"W	C48	20.77'	145.00'	20.76	S56°00'09"W
C33	13.48'	50.00'	13.44'	N50°42'12"E	C49	68.39'	145.00'	67.76	S38°23'08"W
C34	52.36	50.00'	50.00'	N12°58'54"E	C50	66.49	145.00'	65.91'	S11°44'10"W
C35	52.36	50.00'	50.00'	N47°01'06"W	C51	66.49	145.00'	65.91	S14°32'13"E

		62	,	30.64	30.00	70.00	1,00	2021 -	¥ 11	, , , , ,				
		C2	5	50.64'	50.00	48.50'	N28	°23'51"E	C42	69.00'	50.00'	63.65'	N67°10'21"E	
		C2	7	50.64	50.00	48.50'	N29	37'39"W	C43	76.97'	50.00'	69.59'	N16°27'31"W	
		C2	3	50.64'	50.00	48.50'	N87	·39'09"W	C44	66.98'	50.00'	62.08'	S81°04'07"W	
		C2	9	13.30'	50.00	13.26'	S55°	°42'57"W	C45	54.47	145.00	54.15'	N71°56'55"W	
		C3	0	12.82'	14.00	12.37'	S74	19'28"W	C46	66.49'	145.00'	65.91'	S84°09'08"W	
		C3	1	66.28'	175.00	' 65.88'	N11'	47'05"W	C47	27.61'	145.00'	27.57'	S65*33'40"W	
		C3	2	27.31'	175.00	' 27.28'	N27	°06'17"W	C48	20.77'	145.00'	20.76	S56°00'09"W	
		C3	3	13.48'	50.00	13.44	N50)°42'12"E	C49	68.39'	145.00'	67.76	S38°23'08"W	
		C3	4	52.36	50.00	50.00	N12	°58'54"E	C50	66.49	145.00	65.91	S11°44'10"W	
		C3	5	52.36'	50.00	50.00	N47	"01'06"W	C51	66.49	145.00	65.91	S14°32'13"E	
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LOT NO.	BLOCK	AREA (SQ. F)	PARCEL NO	0.	ADDRESS		LOT NO.	BLOCK	AREA (SC). FT.)	PARCEL NO.	ADDRESS	
41	А	10,134				500		67	А	8,625	5		916	
42	А	8,501				502		68	Α	8,625	5		1102	
43	А	8,625				504		69	А	9,283	3		1104	
44	A	8,625				506		70	А	14,03	8		1106	
45	A	0.625				508				21,26	8		1109	
		8,625			- 1			71	Α	V2013/5/40/8/30				_
46		8,834	+			510		71	A	12,52	6	11	1111	
	A											1	1111	
46 47 48		8,834				510	-	72	А	12,52	3			

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701-708

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712-802

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803-810

814-902

904

906

903-908

910

912

914

12,322

15,083

11,513

15,159

11,930

12,243

11,293

23,314

18,403

9.987

11,589

12,848

11,134

14,973

14,277

9,539

8,625

49

52

57

60

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LOT NO.	BLOCK	AREA (SQ. FT.)	PARCEL NO
67	Α	8,625	
68	Α	8,625	
69	А	9,283	
70	Α	14,038	
71	Α	21,268	
72	Α	12,526	П
73	А	8,923	
74	А	8,625	
75	А	8,625	
76	Α	8,625	
77	А	8,625	
78	А	8,625	
79	А	8,641	
80	А	9,161	
81	А	11,645	
82	А	13,678	
83	А	10,416	
84	А	8,625	
85	А	8,625	
86	А	8,625	
87	А	8,625	
88	А	8,625	
89	А	8,625	
90	А	9,156	
91	А	11,899	
92	А	9,175	10

OT NO.	BLOCK	AREA (SQ. FT.)	PARCEL NO.	ADDRESS
93	Α	12,301		507-1001
94	А	11,835		1003
95	А	8,628		1005
96	Α	8,628		1007
97	Α	8,628		1009
98	Α	8,628		1011
99	Α	8,628		1013
100	А	10,304		1015
101	Α	10,304		911-1016
102	Α	8,628		1014
103	А	8,628		1012
104	А	8,628		1010
105	А	8,628		1008
106	А	8,628		1006
107	А	9,158		1004
108	А	10,634		1002-603
109	А	11,056		707
110	А	8,625		709
111	А	8,625		711
112	А	8,625		809
113	А	8,625		811
114	А	8,625		813
115	А	10,878		909
POND	A	41,815		905

CURVE TABLE

CURVE | LENGTH | RADIUS | CHORD | BEARING

C53 | 20.30' | 225.00' | 20.29' | \$34*09'36"E

C55 | 27.97' | 225.00' | 27.95' | S57'54'55"E

C56 | 130.61' | 275.00' | 129.38' | S07'37'04"W

C58 | 55.37' | 305.00' | 55.29' | N47°03'00"W

C60 | 152.01' | 95.00' | 136.31' | S14'15'57"W

C61 91.33' 175.00' 90.30' S46'31'34"E

C62 | 151.24' | 125.00' | 142.19' | S03'05'14"W

C64

C65

1117

1119

1121

1123

1125

1127

1129

1131

1107

1112

1114

1116

1118

1120

1122

1124

1126-503

505

9.87' | 145.00' | 9.87' | S29°37'28"E

69.15' 225.00' 68.88' S45'32'57"E

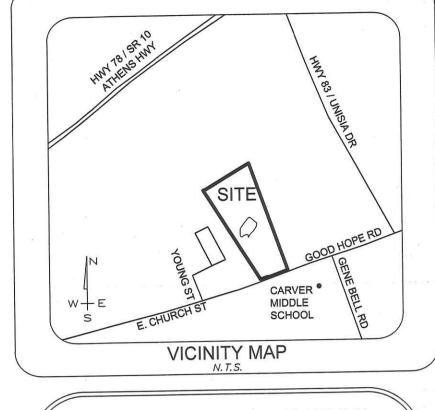
9.25' 275.00' 9.25' N36°47'10"E

54.69' | 305.00' | 54.62' | N36°42'44"W

146.44' | 95.00' | 132.36' | S75'44'03"E

58.99' | 255.00' | 58.86' | N38°12'08"W

33.03' 255.00' 33.00' N48°32'24"V



SURVEYORS CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS | PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING. (OR THE FOLLOWING GOVERNMENTAL BODIES HAVE AFFIRMED THAT APPROVAL IS NOT REQUIRED)

CITY OF MONROE WATER/SEWER/STORMWATER WALTON COUNTY TAX ASSESSORS

CITY OF MONROE PLANNING & DEVELOPMENT WALTON COUNTY D.O.T. Doublog HOLLAND, GA RLS # 2637

OWNERS ACKNOWLEDGEMENT AND DECLARATION:

(STATE OF GEORGIA) (THE CITY OF MONROE)

OWNER/DEVELOPER

LAWRENCEVILLE, GA 30046

PRECISION PLANNING INC.

CONTACT: DAVID LEONARD

400 PIKE BOULEVARD

PHONE: (770) 338-8000

CONTACT: JOE DIXON

PHONE: 770-338-8143

P.O. BOX 1326

ENGINEER:

063DL@ppi.us

STONECREEK DEVELOPMENT, LLC

EXPOHOMES@WINDSTREAM.NET

LAWRENCEVILLE, GEORGIA 30046

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND OTHER FACILITIES AND APPURTENANCES THEREON SHOWN FOR THE PURPOSES THEREIN EXPRESSED.

DATED THIS AL DAY OF ___ FINAL SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON, AND WAS PREPARED FROM AN ACTUAL SURVEY OF TH PROPERTY MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 11.524 FEET AND AN ANGULAR ERROR OF <u>O1" PER ANGLE POINT</u>, AND WAS ADJUSTED USING <u>LEAST SQUARES</u> METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1.318,980 FEET, AND CONTAINS A TOTAL OF 23.765 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TRIMBLE S6

ROBOTIC TOTAL STATION & A CHAMPION TKO GNSS ROVER. BY: Donald Walland DATE: 1-21-2020

REGISTERED GEORGIA LAND SURVEYOR

REG. NO. 2637 DATE OF EXPIRATION 12.31. 2020 CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICE:

THE CODE ENFORECEMENT OFFICER CERTIFIES THAT THIS PLAT COMPLIES WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY DEPARTMENTS, AS APPROPRIATE. THIS PLAT IS APPROVED, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE PERFORMANCE AND MAINTENANCE SURETY AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND CITY OF MONROE.

CODE ENFORCEMENT OFFICER: ___ CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL:

THE CITY OF MONROE MAYOR AND CITY COUNCIL HEREBY ACCEPT ON BEHALF OF THE CITY OF MONROE THE DEDICATION OF ALL PUBLIC STREETS, RIGHTS OF WAY, EASEMENTS AND OTHER PUBLIC FACILITIES AND APPURTENANCES SHOWN THEREON. THIS PLAT IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE PERFORMANCE AND MAINTENANCE SURETY AGREEMENT EXECUTED FOR THE PROJECT BETWEEN THE OWNER AND THE CITY OF MONROE.

DATED THIS_____DAY OF______20 THE CITY OF MONROE MAYOR AND CITY COUNCIL

ATTEST: _____CITY OF MONROE

DATE R17-186

PPI PROJECT NO.

CRI IT 2

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