



## Planning & Zoning Meeting

### AGENDA

Tuesday, July 20, 2021

5:30 PM

215 N Broad Street Monroe Ga 30655

---

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **MINUTES OF PREVIOUS MEETING**

[1.](#) Minutes of Previous P&Z Meeting-6/15/2021

IV. **REPORT FROM CODE ENFORCEMENT OFFICER**

V. **PUBLIC HEARINGS**

[1.](#) Preliminary Plan Review Rivers Edge 302 Michael Etchison Rd

[2.](#) Certificate of Appropriateness 100 Saratoga Dr

[3.](#) Preliminary Plat Review The Overlook of Monroe 319 S Madison Ave

[4.](#) Rezone Jacks Creek Landing US Hwy 78 & Aycock Ave

VI. **RECOMMENDATIONS ON REQUESTS**

VII. **OLD BUSINESS**

VIII. **NEW BUSINESS**

IX. **ADJOURNMENT**

**MONROE PLANNING COMMISSION  
MEETING MINUTES  
June 15, 2021**

**Present:** Mike Eckles, Randy Camp, Chase Sisk, Nate Treadaway (by phone)

**Absent:** Rosalind Parks

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

**Visitors:** Duane Wilson, Gerald Atha, Bob Smith, Bill Schmidt, Brad Johnson, Chris Bailey, and John Howard

**CALL TO ORDER by Chairman Eckles at 5:30 pm.**

Chairman Eckles asked for any changes, corrections or additions to the May 18, 2021 minutes. To Approve minutes.

Motion Camp. Second Sisk  
Motion carried unanimously

Chairman Eckles ask for a Code Officer Report.  
Kelley: none

PH open 5:31 pm

**The First Item of Business** is #PCOM-000110-2021, a Corridor Design Overlay (CDO) District request for a COA for approval to construct a metal building on City tax Parcel #M0130087. The property is also known as 1000 E. Spring St (a single parcel) which contains address point 113 S. Hammond Drive. The applicant is Gerald Atha, owner of the property.

Kelley provided the code report. He summarized the applicant’s request concluding with a recommendation of denial based on the site’s failure to comply with the CDO requirements and the specific prohibition of metal façade buildings.

The applicant, Gerald Atha spoke in favor of his request.

Chairman Eckles asked for any questions.  
Camp asked Atha if he could build something within reasonable cost that would comply with the CDO requirements. Kelley stated due to the site being a single parcel, any work done would require the entire site to be brought up to compliance.

Atha handed Camp a sheet of paper which he believed provided support for his request. Propes (City Administrator) asked Camp to read it out loud for the record.

Chairman Eckles asked for any opposition to the request

PH Closed at 5:40 pm

Chairman Eckles entertained a motion.  
Motion to deny

Motion Treadaway. Second Sisk.  
Motion Carried

Old Business—none

New Business:

**The First Item of Business:** Request for Preliminary Plat Review # PLAT-000111-2021, for Brookland Commons at 961 Good Hope Rd. The subdivision is for 142 lots. The application was made by Smith Planning Group on behalf of the owner, KFB Enterprises Inc.

Code Department recommends approval with changes (9) as detailed in the staff report. Callender provided a summary of the changes.

Chairman Eckles asked for any questions—none

Chairman Eckles entertained a motion.  
To approve with conditions as presented.

Motion Camp. Seconded Sisk.  
Motion carried.

**The Second Item of Business:** Request for Preliminary Plat Review # PLAT-000112-2021, for Birchfields on Alcovy at 605 Alcovy Street. The subdivision is for 13 lots. The application was made by Duane Wilson on behalf of the owner, Pinehurst Homes LLC.

Code Department recommends approval with changes as detailed in the staff report.

Chairman Eckles asked for any questions.  
Sisk inquired about the procedure for approving the plat; if it would come back before the Commission again. Kelley replied no.

Chairman Eckles entertained a motion.  
To approve with conditions as presented.

Motion Treadaway. Seconded Camp.  
Motion carried.

Chairman Eckles entertained a motion to adjourn.  
To adjourn

Motion Sisk. Second Camp  
Meeting adjourned at 5:46pm



**To:** Planning and Zoning / City Council  
**From:** Patrick Kelley  
**Department:** Planning, Zoning, Code and Development  
**Date:** 07-12-2021  
**Description:** Preliminary plat review 302 Michael Etchison Rd., Rivers Edge PRD

---

**Budget Account/Project Name:** NA

**Funding Source:** 2021 NA

**Budget Allocation:** NA

**Budget Available:** NA

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

---

**Recommendation:** Staff recommends approval of this preliminary plat subject to corrections as listed in the staff report.

**Background:** This PRD has been proposed since 2016 and is now coming on line for construction.

**Attachment(s):** Application, staff report supporting documents.



**Planning  
City of Monroe, Georgia  
PRELIMINARY PLAT REVIEW**

**APPLICATION SUMMARY**

**PRELIMINARY PLAT CASE #:** PLAT-000113-2021

**DATE:** June 25, 2021

**STAFF REPORT BY:** Brad Callender, City Planner

**DEVELOPER:** Reliant Homes GA LLC

**PROPERTY OWNER:** Reliant Homes GA LLC

**DESIGN CONSULTANT:** Sullins Engineering

**LOCATION:** West side of Michael Etchison Road – 302 Michael Etchison Road

**ACREAGE:** ±197.201

**EXISTING ZONING:** PRD (Planned Residential District)

**EXISTING LAND USE:** Undeveloped

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

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

**DATE OF SCHEDULED PUBLIC HEARINGS**

**PLANNING COMMISSION:** July 20, 2021

**CITY COUNCIL:** August 10, 2021

**PRELIMINARY PLAT REVIEW SUMMARY**

The submitted Preliminary Plat requires the following corrections prior to signing the plat for approval. Due to the number and type of comments identified, additional corrections may be required upon submission of the revised Preliminary Plat.

1. The project boundary of the overall site does not match the recorded deed and plat records for the current property owner, Reliant Homes GA LLC. The overall boundary depicted on the preliminary plat excludes ±5.401 acres located in the northeast portion of the site. The portion of the excluded area is referenced in Deed Book 1022-pg 385 as "Tract Two" (recorded 10/1/1999), in Deed Book 2975-pg 147 as "Tract Two" (recorded 11/17/2008), in Deed Book 4328-pg 125 as "Tract Two" (recorded 1/8/2019), and illustrated on Plat Book 81-pg 188 (recorded 10/7/1999). (7.2.3(a))

2. The Preliminary Plat does not include any boundary information (metes and bounds) for the subject property. Revise the Preliminary Plat to include boundary information descriptions for the entirety of the subject property based upon the referenced survey in the notes section and the additional tract described above. (7.2.3(a))
3. In reference to the comments above, revise the total acreage of the project to read "197.201 Acres". (7.2.3(a))
4. The Preliminary Plat copies are not printed to scale, i.e. 1" does not equal 1". (7.2.2 & 7.2.4(d))
5. In the title block, revise to read "Rivers Edge, Phase 1". Avoid using an apostrophe in the project name or street names. (7.2.4(a))
6. Remove the City Subdivision Utility Placement, Curb Detail, Ramp Detail, and Street Cross Section diagrams from sheets 1 and 2 of the preliminary plat. These items are required in Site Development Plans but not on the Preliminary Plat.
7. In the Notes Section on sheet 1-note #1, revise the statement "To be rezoned PRD (Planned Residential District) per the City of Monroe Zoning Ordinance" to read "Existing Zoning: PRD". (7.2.4(f) & 7.2.4(o))
8. In the Notes Section on sheet 1, state the Proposed Use to read "Single-Family Detached Residential Subdivision with Green Space and Recreation Areas". (7.2.4(f))
9. The following lot dimension standards were omitted from the original zone documents approved on 4/12/16: Lot Width Minimum at the Building Line, Lot Frontage Minimum, and Building Width Minimum. Per Section 651(4) of the Zoning Ordinance under Planned Residential Districts, standards which are not specifically proposed defaults to the applicable standards of the R-1 zoning district. In this case, the minimum lot width is required to be 100 feet at the building setback line, the minimum lot frontage is required to be 75 feet, and the minimum building width is required to be 24 feet. However, the City will accept the missing dimensions required for the development *as they were illustrated* on the draft preliminary plat provided at the time the zoning was approved on 4/12/16. Revise the Notes section to include the 3 omitted dimensions described above with the other proposed dimensions in Note 1. These dimensions shall be required for the remaining phases of the development, unless a zoning amendment is approved for this project that would otherwise alter those dimensions. (7.2.4(g))
10. Remove and relocate the 30-foot access easement and 12-foot access road from the back of lot 74. There is adequate availability of access to Pond "A" along Rivers Edge Drive without the need to penetrate through a proposed lot at a 45-degree angle. (7.2.4(i))
11. Remove the storm water pipe details from all sheets of the preliminary plat. Storm water pipe locations are not required to be shown, however all easements related to storm water drainage should remain on the drawings. (7.2.4(i))
12. Provide a minimum 20-foot access easement and maintenance access road to the sanitary sewer lift station located in the western portion of the site. (7.2.4(i))
13. Revise the street name "River's Edge Drive" to exclude the apostrophe in the street name. (7.2.4(i))

14. Clearly demarcate the area of the subject property to be dedicated for right-of-way on Michael Etchison Road. Provide a statement on the preliminary plat as follows indicating the acceptance of right-of-way to be dedicated on Michael Etchison Road is subject to the approval of Walton County. (7.2.4(i))
15. Provide a tabular chart of the lots proposed in phase 1. The chart should include the lot size and lot dimensions with boundary descriptions for each lot. (7.2.4(k))
16. In the Notes section, add a note stating the largest and smallest lots proposed in phase 1. (7.2.4(l))
17. All lots located adjacent to intersections must have a 10-foot miter boundary at the intersection. Revise the following lots to include the required 10-foot miter: 11, 12, 25, 33, 39, 50, 58, 74, 92, and 105. (7.2.4(l) & 9.2.4)
18. Show the location of flood plain areas located on the site. Include reference information in the Notes section. (7.2.4(m))
19. Remove the statement from the top of sheet 1 of the preliminary plat which reads "Walton County Utility Permit Required". (7.2.4(n))
20. Show the zoning of all adjacent properties. (7.2.4(o))
21. Show the names of all adjacent property owners. (7.2.4(p))
22. Show topography on the site with contours no greater than 2 feet. Provide elevation labels on the topographic contours. (7.2.4(q))
23. In the Authorization Statement (owner's certification), revise "Sketch Plat" to read "Preliminary Plat." (7.2.4(x))
24. Remove the Certificate of Approval by Monroe Water Light and Gas Commissions signature block. Replace with the Certificates of Approval by the City of Monroe Combined Utilities signature blocks from the Subdivision Plat Checklist. (7.2.4(aa) & 7.2.4(bb))





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

# Plan Report

Plan NO.: PLAT-000113-2021

Plan Type: Subdivision Plat

Work Classification: Preliminary Plat

Plan Status: In Review

Apply Date: 06/08/2021

Expiration:

**Location Address**

302 Michael Etchison Rd, Monroe, GA 30655

**Contacts**

RELIANT HOMES PO BOX 2655, LOGANVILLE, GA 30052 (678)373-0536	<b>Applicant</b>  nbutler@relianthomes.com
---	--

**Description:** RIVERS EDGE S/D 105 LOTS-P&Z MTG 7/20/21 @ 5:30PM-COUNCIL MTG 8/10/21 @ 6:00PM 215 N BROAD ST

<b>Valuation:</b>	\$0.00
<b>Total Sq Feet:</b>	0.00

Fees	Amount
Preliminary Subdivision Plat Fee	\$2,100.00
<b>Total:</b>	<b>\$2,100.00</b>

Payments	Amt Paid
<b>Total Fees</b>	<b>\$2,100.00</b>
Check # 015343	\$2,100.00
<b>Amount Due:</b>	<b>\$0.00</b>

Condition Name

Description

Comments

Issued By: Laura Wilson

June 08, 2021

Date

Plan\_Signature\_1

Date

Plan\_Signature\_2

Date

RECEIVED  
JUN 01 2021  
BY: .....

CITY OF MONROE  
DEVELOPMENT PERMIT AND PRELIMINARY SUBDIVISION PLAT APPLICATION

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

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

THIS FORM MUST BE COMPLETELY FILLED OUT.

Project Name River's Edge Subdivision

Project Location Michael Etchison Road

Proposed Use residential subdivision Map/Parcel M0030001

Acreage 56.06 #S/D Lots 105 # Multifamily Units \_\_\_\_\_ # Bldgs \_\_\_\_\_

Water(provider) Monroe Sewer(provider) Monroe

Property Owner Reliant Homes GA, LLC Phone# 770-715-2800

Address PO Box 2655 City Loganville State GA Zip 30052

Developer Reliant Homes GA, LLC Phone# 770-715-2800

Address PO Box 2655 City Loganville State GA Zip 30052

Designer Sullins Engineering, LLC Phone# 678-687-6219

Address 1380 Inywood Drive City Athens State GA Zip 30606

Site Contractor Reliant Homes GA, LLC Phone# 770-715-2800

Address PO Box 2655 City Loganville State GA Zip 30052

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

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

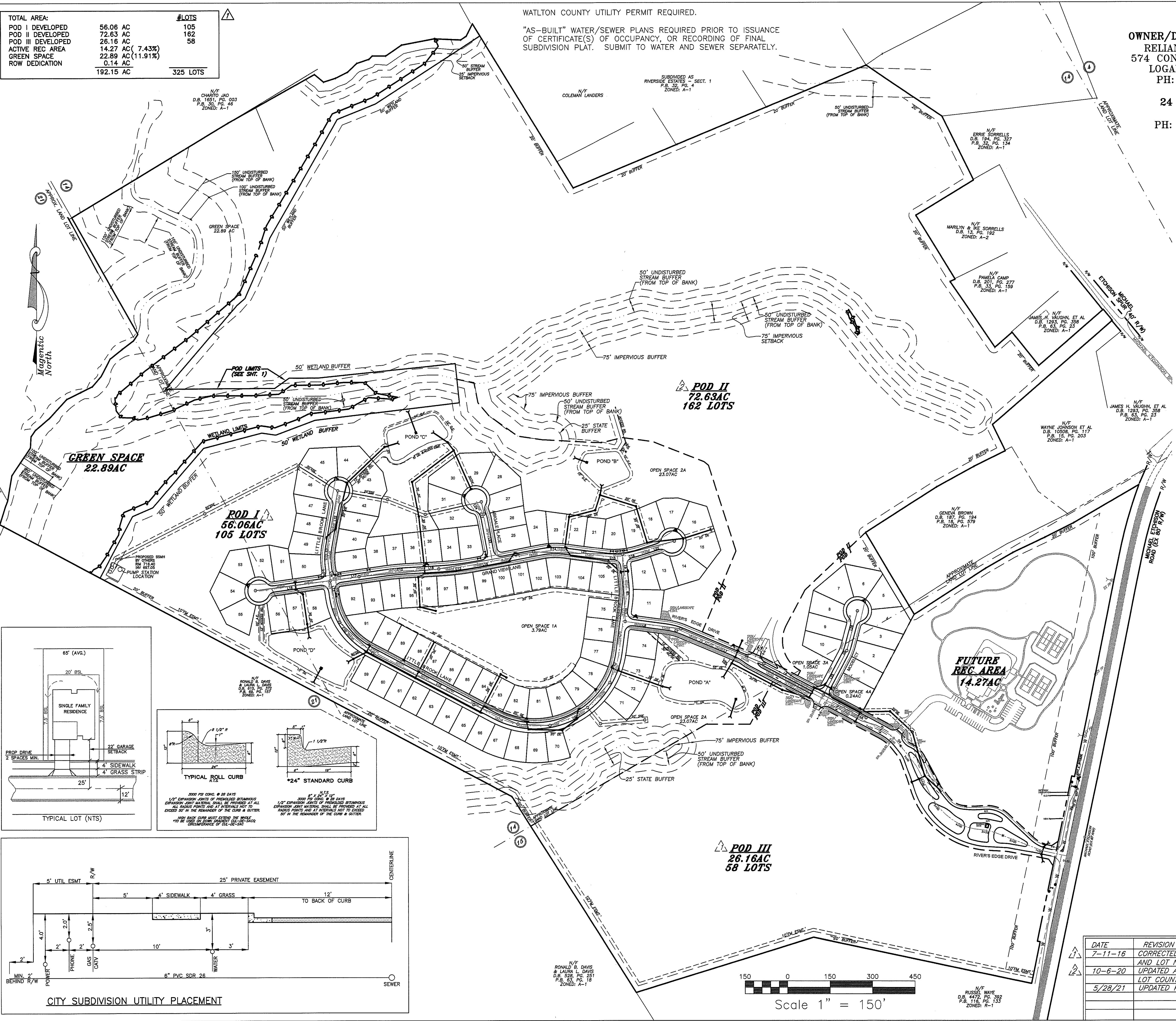
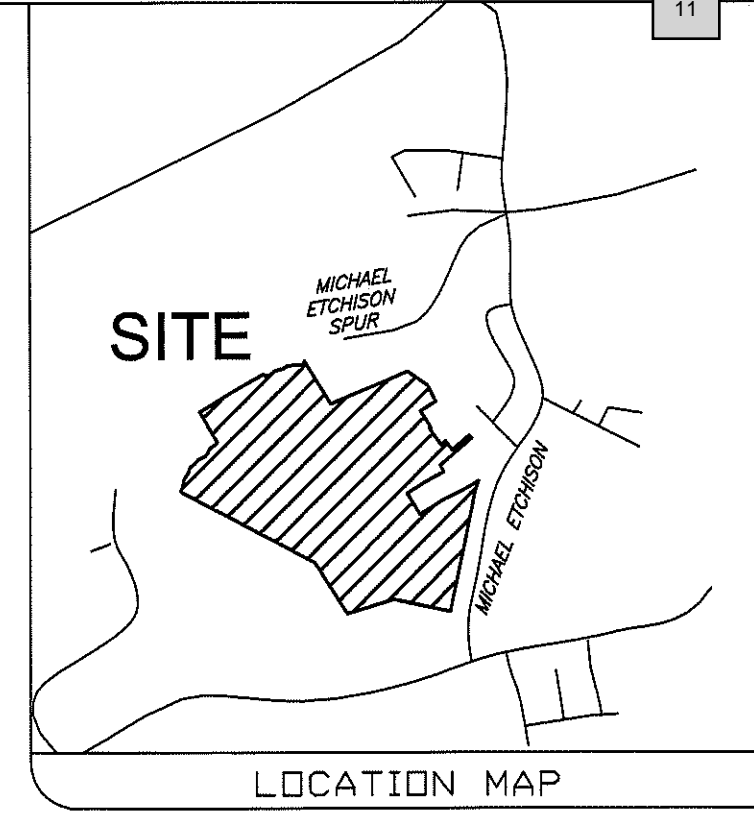
SIGNATURE OF APPLICANT: [Signature] DATE: 6-1-2021

TOTAL AREA:		#LOTS
POD I DEVELOPED	56.06 AC	105
POD II DEVELOPED	72.63 AC	162
POD III DEVELOPED	26.16 AC	58
ACTIVE REC AREA	14.27 AC (7.43%)	
GREEN SPACE	22.89 AC (11.91%)	
ROW DEDICATION	0.14 AC	
	192.15 AC	325 LOTS

WALTON COUNTY UTILITY PERMIT REQUIRED.  
 "AS-BUILT" WATER/SEWER PLANS REQUIRED PRIOR TO ISSUANCE OF CERTIFICATE(S) OF OCCUPANCY, OR RECORDING OF FINAL SUBDIVISION PLAT. SUBMIT TO WATER AND SEWER SEPARATELY.

**OWNER/DEVELOPER/APPLICANT**  
 RELIANT HOMES GA, LLC  
 574 CONYERS RD, SUITE 200  
 LOGANVILLE, GA 30052  
 PH: 770-715-2800

**24 HOUR CONTACT**  
 NED BUTLER  
 PH: 770-601-8583



- GENERAL NOTES**
1. TO BE REZONED PRD (PLANNED RESIDENTIAL DISTRICT) PER THE CITY OF MONROE ZONING ORDINANCE.
    - MAX. LOT COVERAGE 60%
    - MAX. BUILDING HEIGHT 35FT
    - MIN. DWELLING SIZE 1800-SQ-FT
    - MIN. BUILDING SETBACKS: 0' FRONT BSL, 7.5' SIDE BSL, 20' REAR BSL.
    - OPEN SPACE PROVIDED
    - MIN. LOT SIZE: 10000SF
  2. TOTAL GROSS AREA: 192.15 AC  
 TOTAL NUMBER OF LOTS: 325  
 GROSS DENSITY: 1.69
  3. ALL UTILITIES TO BE UNDERGROUND.
  4. THE TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED VIA AN AERIAL TOPOGRAPHIC SURVEY PERFORMED BY JACK BERRY AND ASSOCIATES. CONTOUR INTERVAL IS TWO FEET.
  5. BOUNDARY INFORMATION BASED ON BOUNDARY AND TOPOGRAPHIC INFORMATION SURVEY BY MERIDIAN HOMES, PREPARED BY TRAVIS PRUITT + ASSOCIATES, INC. DATED 6/10/02.
  6. PORTIONS OF THIS PROPERTY LIE IN THE FEMA FLOOD PLAN.
  7. WATER SERVICE TO BE PROVIDED BY THE CITY OF MONROE.
  8. SEWER SERVICE TO BE PROVIDED BY THE CITY OF MONROE.
  9. OPEN SPACE AND RECREATION AREA SHALL BE OWNED IN FEE-SIMPLE BY A MANDATORY PROPERTY OWNERS ASSOCIATION.
  10. THERE ARE NOT CEMETARIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON SITE.
  11. THE APPROVED STORMWATER MANAGEMENT STUDY SUBMITTED TO WALTON COUNTY ON 10-06-06, FOR RIVERS EDGE DATED 9-12-06, BY ROCHESTER + ASSOCIATES WILL BE UTILIZED FOR THE DEVELOPMENT.
  12. THE DEVELOPMENT IS TO BE GATED. THE STREETS WITHIN THIS DEVELOPMENT ARE TO BE PRIVATE.
  13. PORTIONS OF THIS PROPERTY LIE WITHIN A 100-YEAR FLOOD PLAN PER FEMA PANELS.
  14. THE 100-YEAR FLOOD ELEVATION IS PROVIDED FROM A STUDY PREPARED BY ROCHESTER + DATED FEBRUARY 24, 2006.
  15. ALL STRUCTURES WILL BE REQUIRED TO CONFORM TO THE STANDARD BUILDING CODES HORIZONTAL SEPARATION STANDARDS. APPROVAL OF THIS PERMIT WILL JUSTIFY ANY DEVIATION IN HORIZONTAL SEPARATION STANDARDS AS ADOPTED AND AMENDED BY THE GA DEPT. OF COMMUNITY AFFAIRS.

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

Signature of Authorized Agent/Owner \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICE:**  
 This Preliminary Plat has been reviewed and approved for general compliance with the Zoning Ordinance and Development Regulations of the City of Monroe.

Code Enforcement Officer \_\_\_\_\_ Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY PLANNING COMMISSION:**  
 The Preliminary Plat shown hereon has been found to comply with the Zoning Ordinance and the Development Regulations of the City of Monroe and is hereby given Preliminary Approval by the City of Monroe Planning Commission. This Preliminary Approval does not constitute approval of a Final Plat. This Certificate of Approval shall expire and be null and void one (1) year from the date of this Certificate of Approval.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_, Chairman

By: \_\_\_\_\_, Secretary

**CERTIFICATE OF APPROVAL BY MONROE WATER LIGHT AND GAS COMMISSIONS:**  
 The lots shown hereon and plans for water and sewage collection have been reviewed and approved by the City of Monroe Health Department, and with the exception of lots are approved for development.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_, Chairman

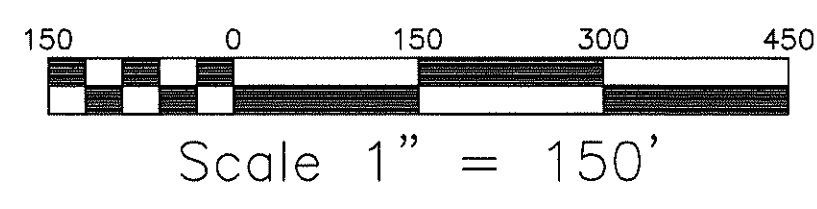
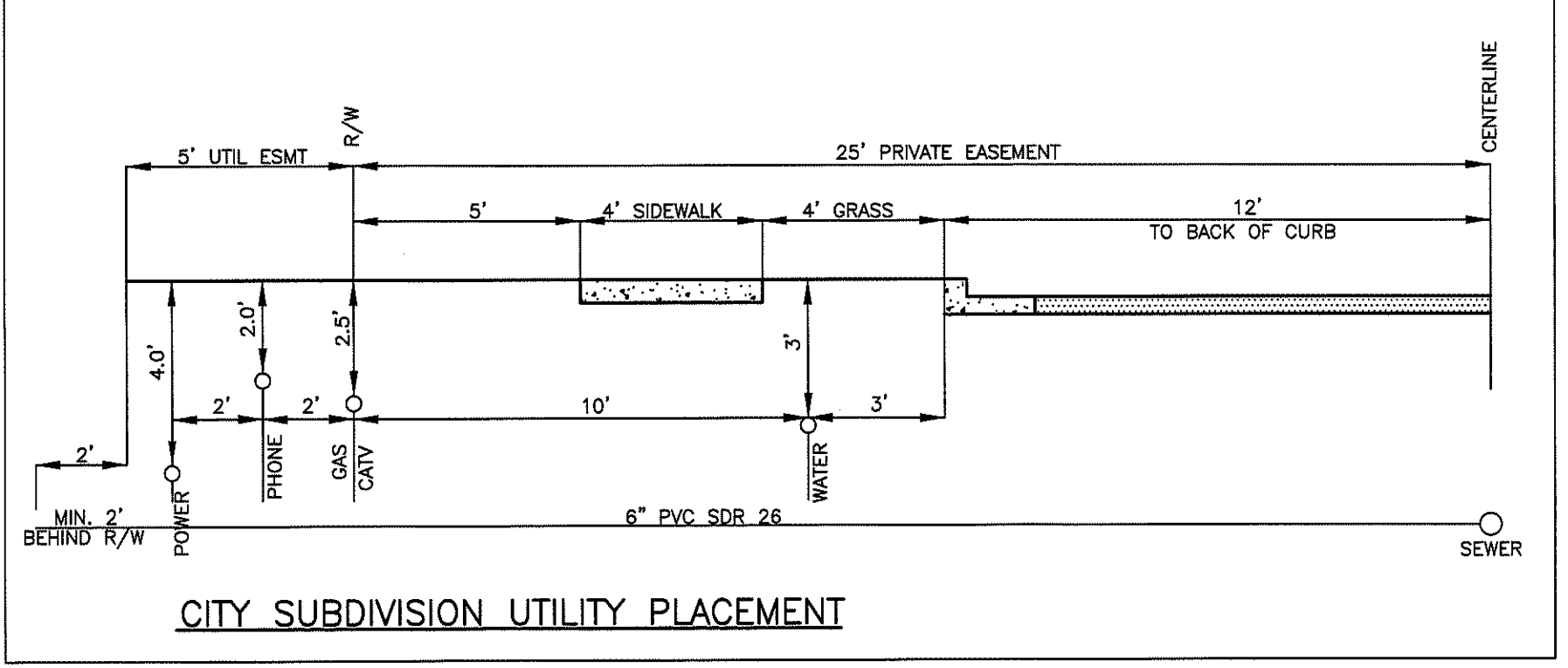
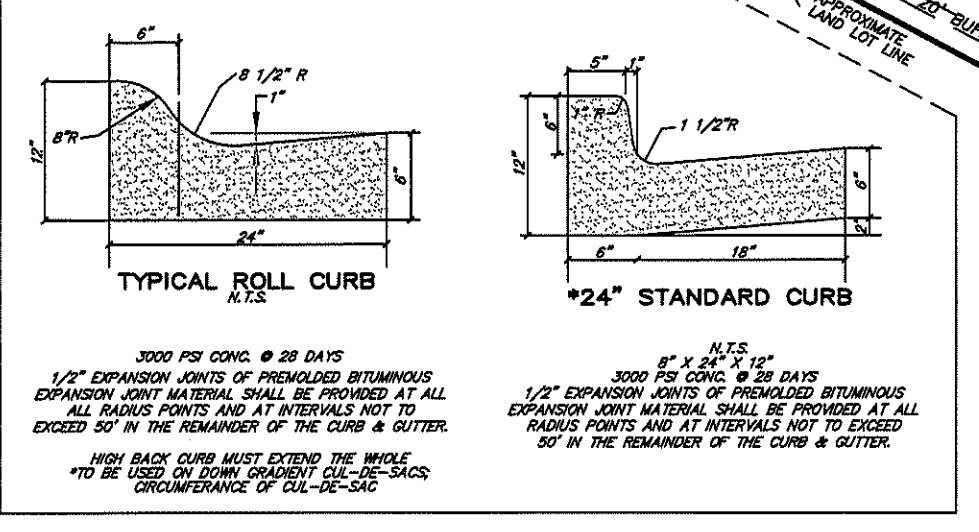
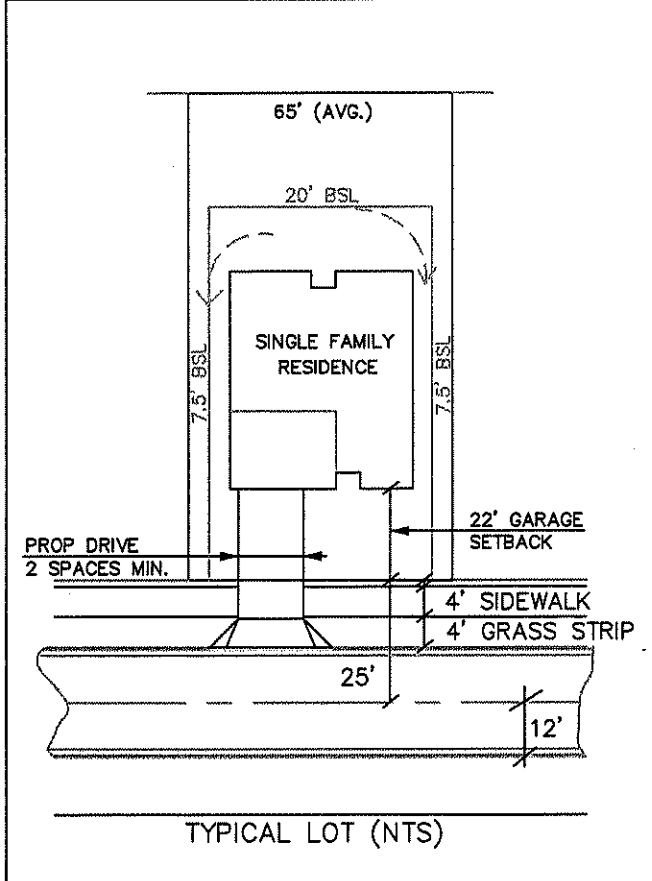
By: \_\_\_\_\_, Secretary

**CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL:**  
 The Preliminary Plat shown hereon has been found to comply with the Zoning Ordinance and the Development Regulations of the City of Monroe and is hereby given Preliminary Approval by the City of Monroe Mayor and Council. This Preliminary Approval does not constitute approval of a Final Plat. This Certificate of Approval shall expire and be null and void one (1) year from date of this Certificate of Approval.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

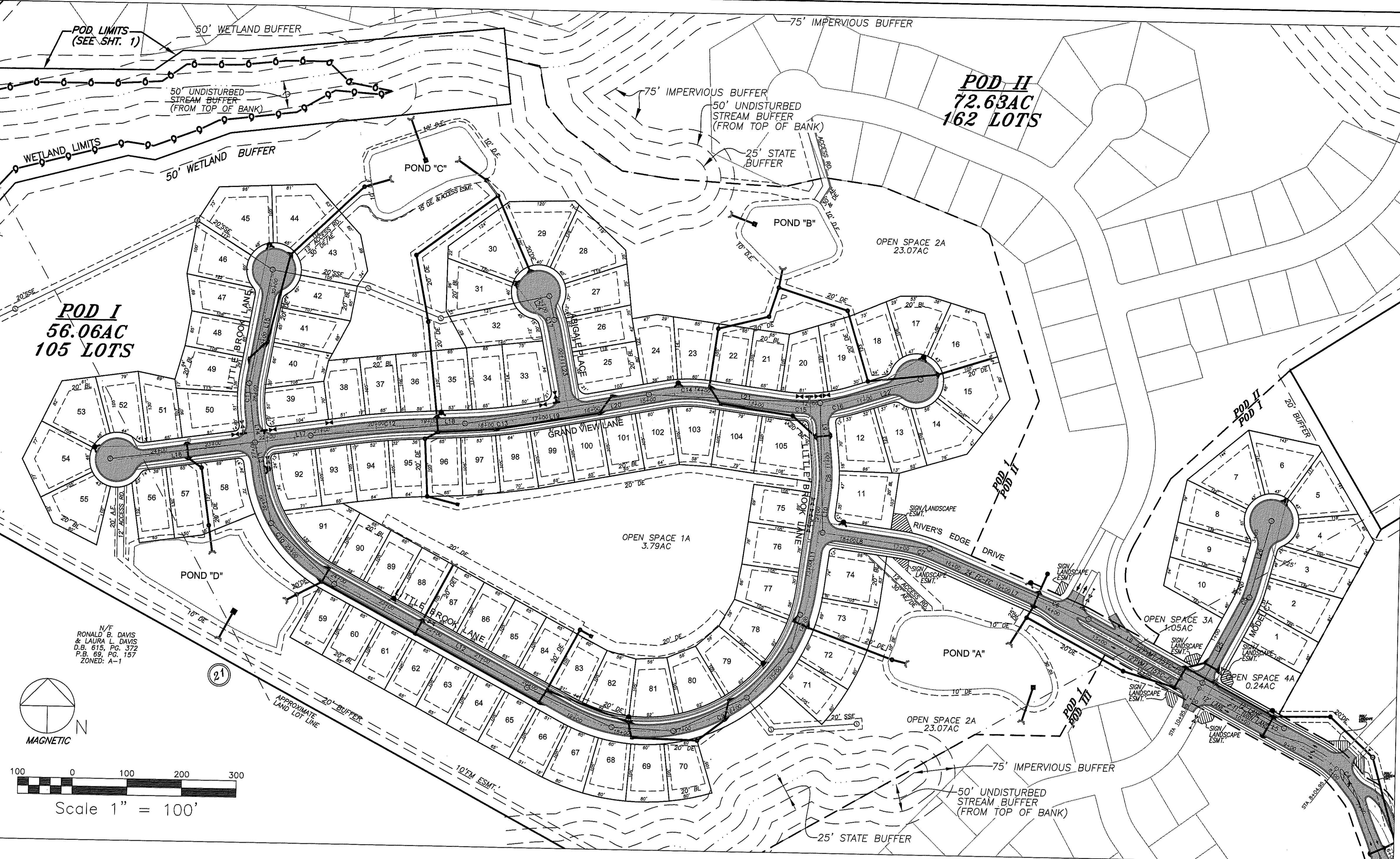
By: \_\_\_\_\_, Chairman

By: \_\_\_\_\_, Secretary



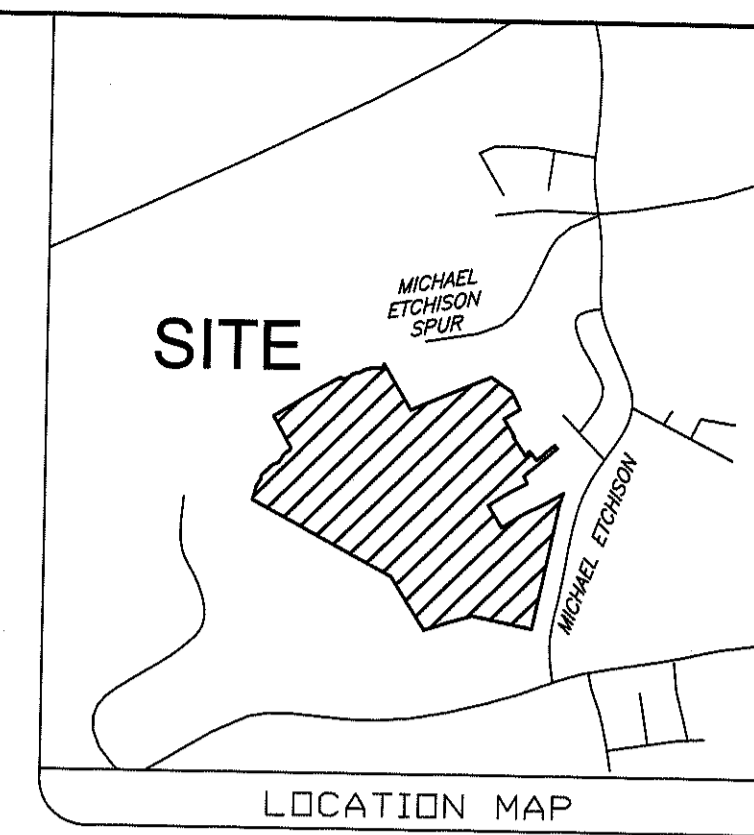
DATE	REVISION
7-11-16	CORRECTED POD ACREAGES AND LOT NUMBERS
10-6-20	UPDATED ADJOINERS AND LOT COUNT
5/28/21	UPDATED PLANS

OVERALL PRELIMINARY PLAT				
RIVER'S EDGE				
LL & DIST	CITY	COUNTY	SCALE	DATE
14.15,21/4TH	MONROE	WALTON	1"=150'	4-27-16
SULLINS ENGINEERING, LLC				
1380 WYNWOOD DRIVE		(878) 687-6219		ATHENS, GEORGIA



**OWNER/DEVELOPER/APPLICANT**  
 RELIANT HOMES GA, LLC  
 574 CONYERS RD, SUITE 200  
 LOGANVILLE, GA 30052  
 PH: 770-715-2800

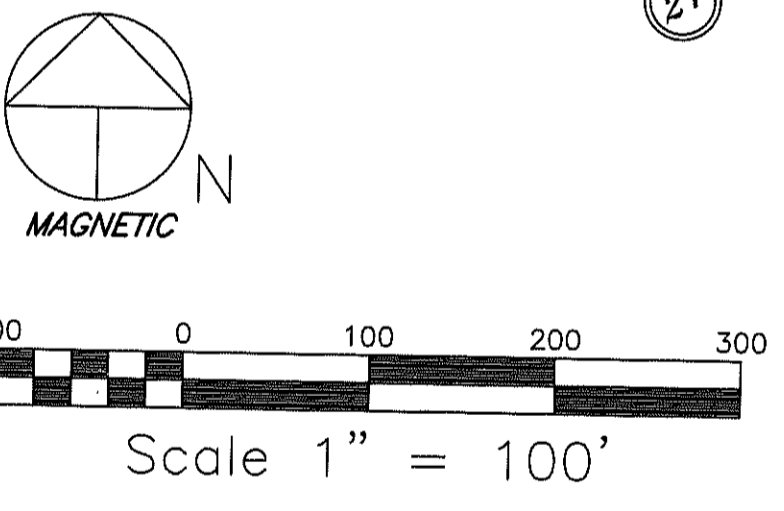
**24 HOUR CONTACT**  
 NED BUTLER  
 PH: 770-601-8583



**POD I**  
 56.06AC  
 105 LOTS

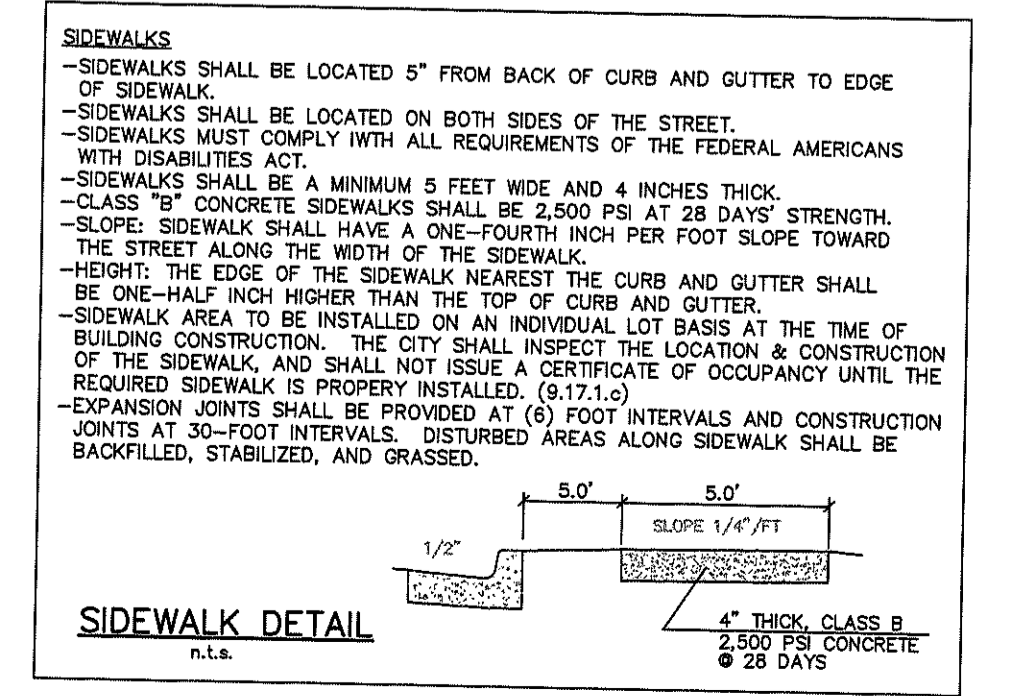
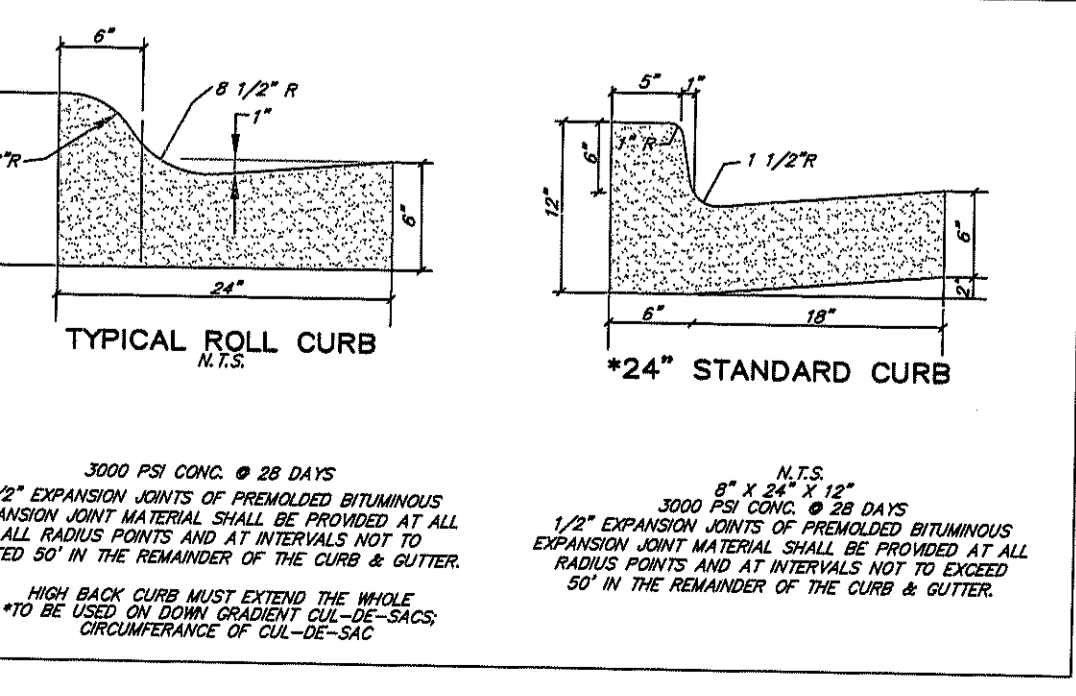
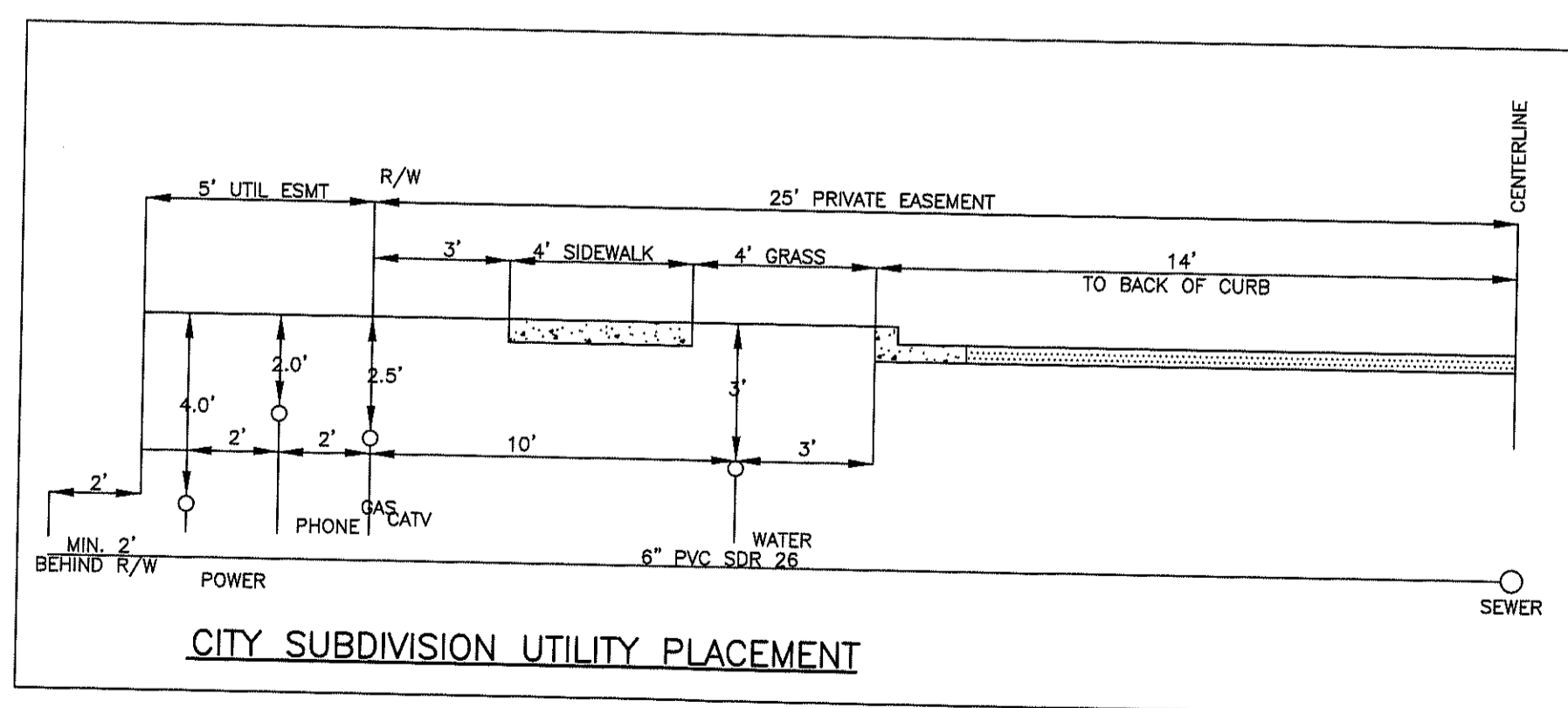
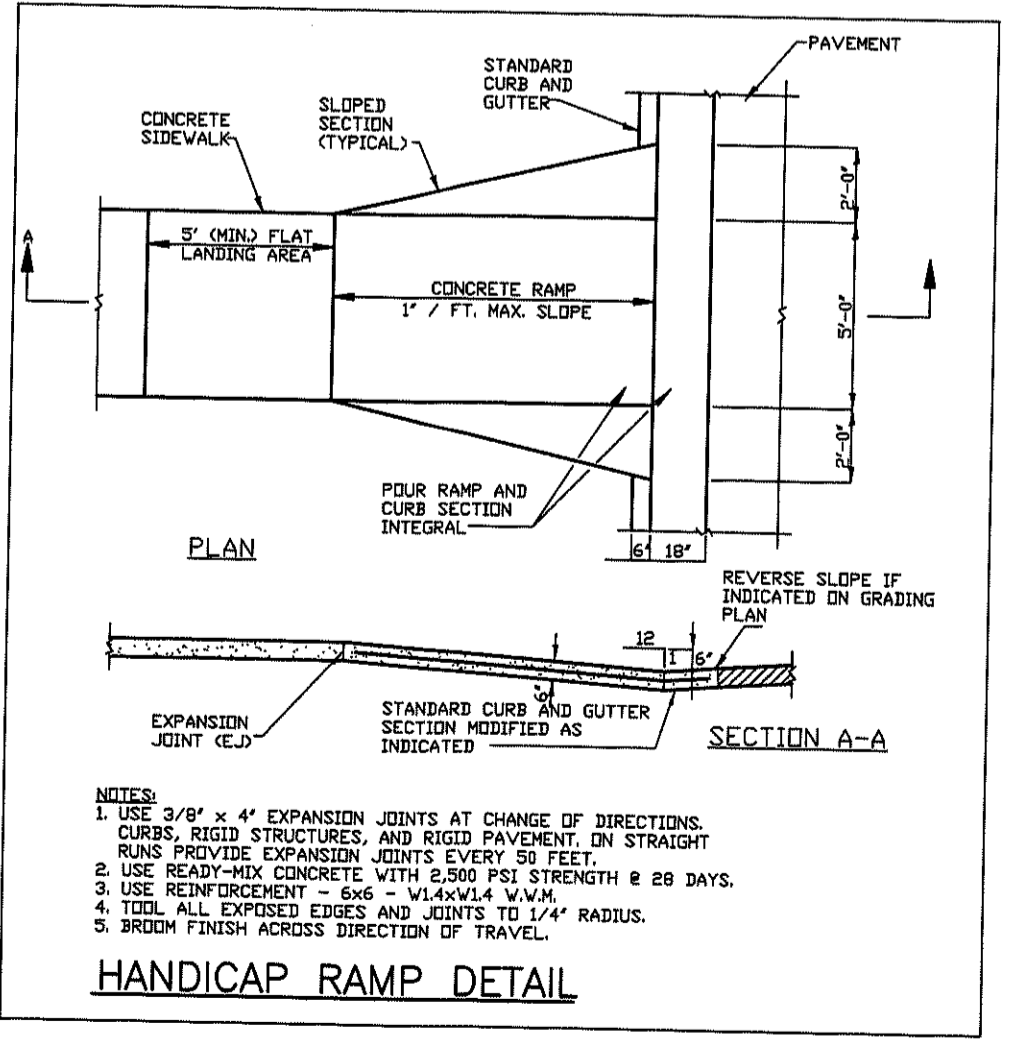
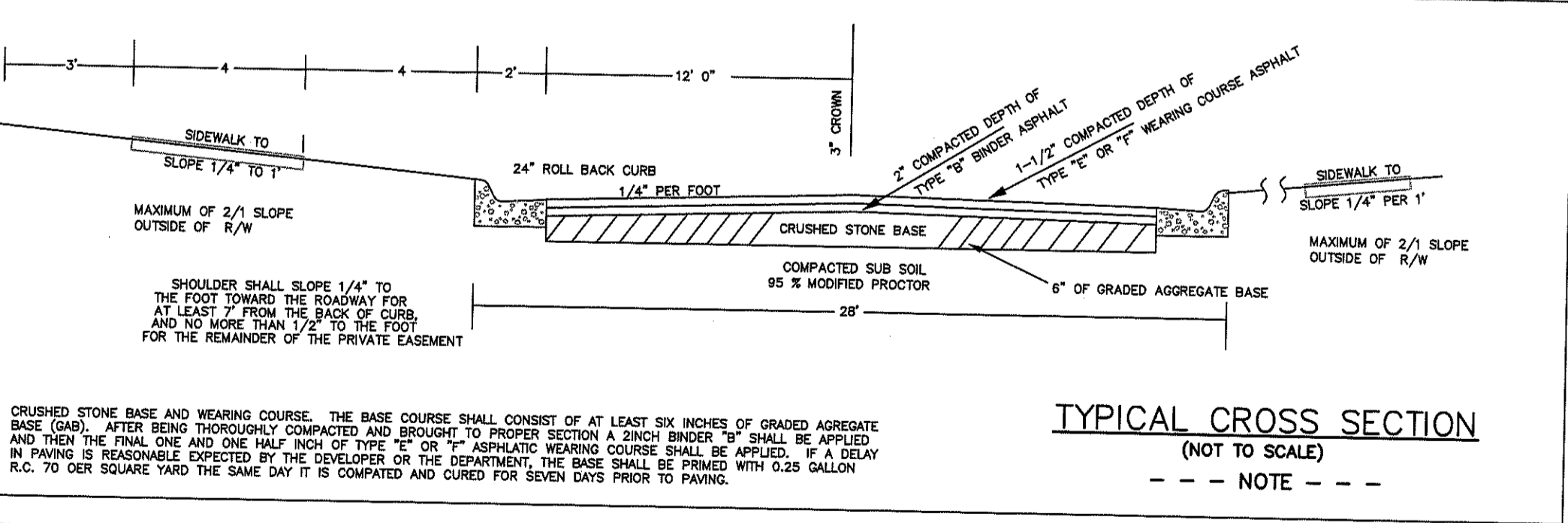
**POD II**  
 72.63AC  
 162 LOTS

N/E  
 RONALD B. DAVIS  
 & LAURA L. DAVIS  
 D.B. 815, PG. 372  
 P.B. 69, PG. 157  
 ZONED: A-1



**△ SITE DATA POD I**

TOTAL ACREAGE:	56.06 AC
TOTAL LOTS:	105
TOTAL OPEN SPACE IN POD I:	26.86 AC
GREEN SPACE TO BE RECORDED WITH POD I:	22.89 AC
TOTAL AREA TO BE RECORDED IN POD I:	82.95 AC
DENSITY: (105/78.95=1.33)	1.33 LOTS/AC



**CENTERLINE DATA**

NUMBER	CD	R	L	LC
C1	N 64°40'51" W	121.00	109.13	105.47
C2	N 64°09'21" W	187.00	211.96	198.02
C3	S 57°28'52" W	281.00	388.84	358.63
C4	N 39°58'29" W	178.00	135.28	131.94
C5	N 21°27'19" E	150.00	33.81	33.74
C6	S 84°43'02" E	350.00	45.90	45.88
C7	N 75°19'28" W	250.00	89.62	89.39
C8	S 00°43'11" W	250.00	59.34	59.20
C9	S 82°42'58" W	300.00	578.02	492.67
C10	N 35°03'22" W	250.00	235.31	226.72
C11	N 00°55'50" E	250.00	79.03	78.70
C12	N 84°17'26" E	1000.00	85.48	85.46
C13	N 82°59'08" E	1000.00	131.05	130.96
C14	N 85°22'30" E	250.00	79.80	79.48
C15	S 89°16'49" E	300.00	171.21	171.04
C16	N 78°04'27" E	300.00	61.21	61.11
C17	N 18°19'38" W	150.00	44.81	44.64

**CENTERLINE DATA**

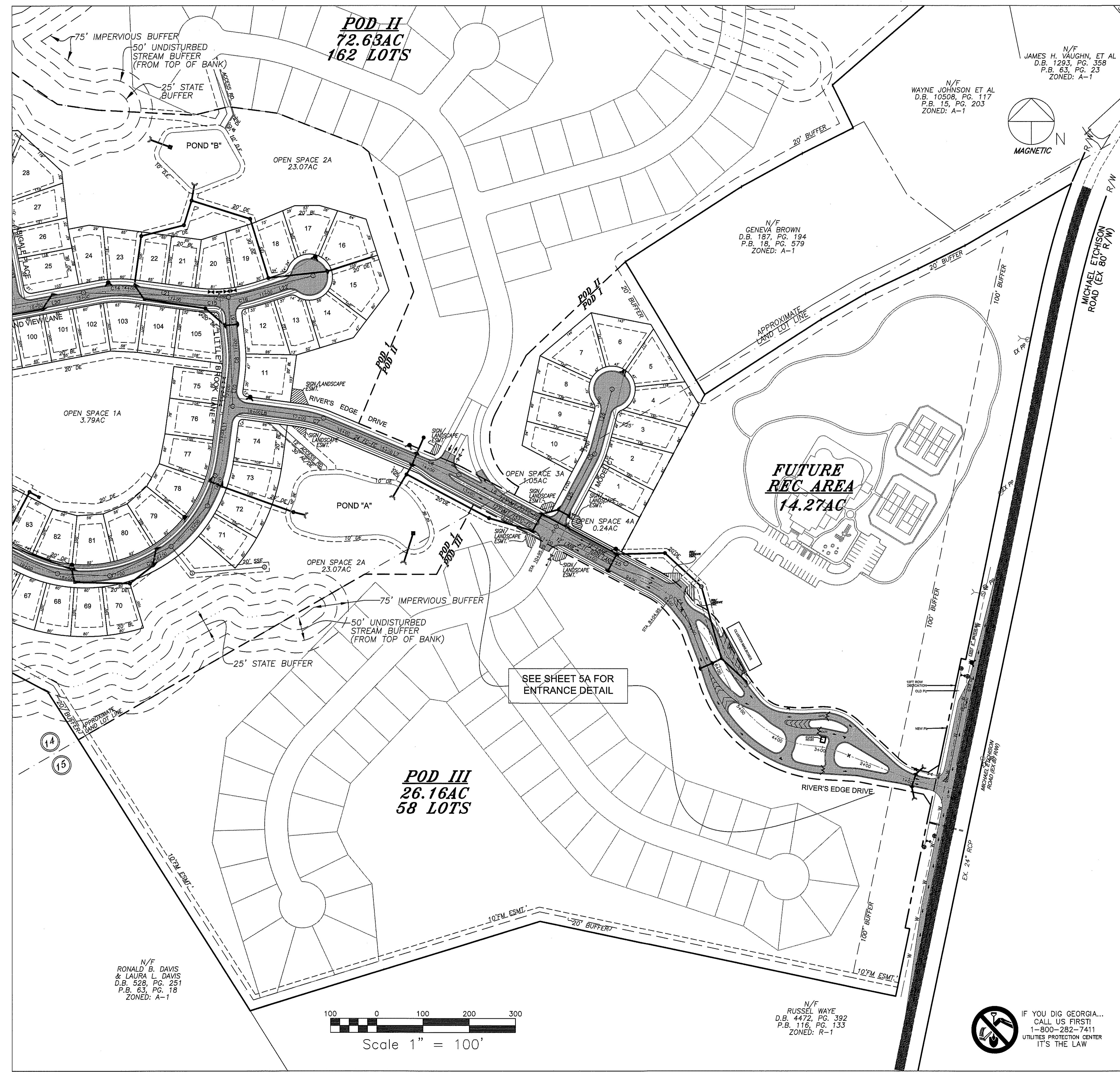
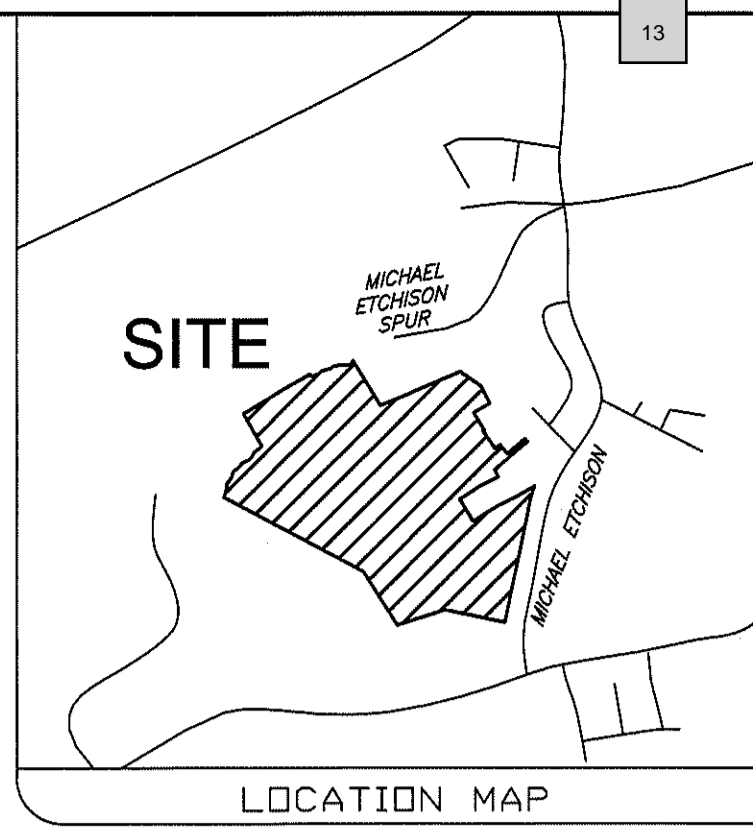
NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	N 78°13'41" W	112.84'	L15	N 09°57'11" E	196.35'
L2	N 38°50'37" W	121.77'	L16	N 81°50'30" E	254.47'
L3	S 89°28'55" W	80.27'	L17	N 81°50'30" E	189.94'
L4	N 17°47'44" W	69.62'	L18	N 85°44'22" E	111.83'
L5	N 61°44'52" W	244.83'	L19	N 78°13'51" E	58.00'
L6	N 82°23'03" W	280.11'	L20	N 78°13'51" E	178.86'
L7	N 67°20'49" W	215.35'	L21	S 82°28'50" E	135.29'
L8	N 82°24'06" W	147.92'	L22	N 72°13'43" E	120.30'
L9	S 06°04'49" E	102.17'	L23	N 10°48'09" W	148.68'
L10	S 07°31'10" W	69.42'	L24	N 27°53'07" W	35.02'
L11	S 07°31'10" W	108.63'	L25	N 27°54'48" E	170.98'
L12	N 62°05'15" W	500.58'	L26	N 14°59'52" E	128.14'
L13	N 08°09'30" W	57.85'	L27	S 82°54'00" W	121.58'
L14	N 08°09'30" W	44.25'	L28	N 17°47'44" W	73.32'



DATE	REVISION	PRELIMINARY PLAT A-A				
7/11/16	REV SITE DATA	<b>RIVER'S EDGE</b>				
5/28/21	UPDATED PLANS					
		CITY	GMD	COUNTY	SCALE	DATE
		MONROE	249	WALTON	1"=100'	4-27-16
SULLINS ENGINEERING, LLC						
1380 WYWOOD DRIVE (678) 687-6219 ATHENS, GEORGIA						

OWNER/DEVELOPER/APPLICANT  
RELIANT HOMES GA, LLC  
574 CONYERS RD, SUITE 200  
LOGANVILLE, GA 30052  
PH: 770-715-2800

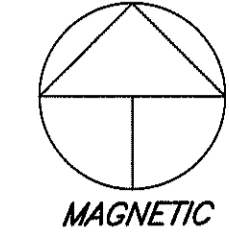
24 HOUR CONTACT  
NED BUTLER  
PH: 770-601-8583



N/F  
JAMES H. VAUGHN, ET AL  
D.B. 1293, PG. 358  
P.B. 63, PG. 23  
ZONED: A-1

N/F  
WAYNE JOHNSON ET AL  
D.B. 10508, PG. 117  
P.B. 15, PG. 203  
ZONED: A-1

N/F  
GENEVA BROWN  
D.B. 187, PG. 194  
P.B. 18, PG. 579  
ZONED: A-1



**FUTURE  
REC AREA  
14.27AC**

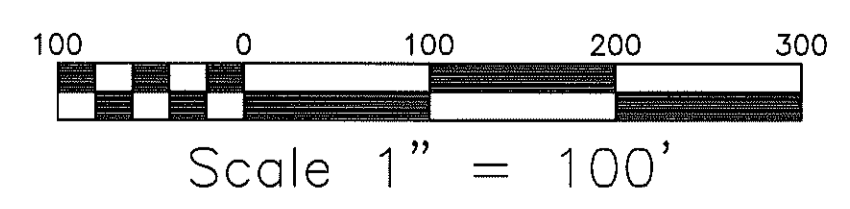
SEE SHEET 5A FOR  
ENTRANCE DETAIL

**POD III  
26.16AC  
58 LOTS**

**POD II  
72.63AC  
162 LOTS**

N/F  
RONALD B. DAVIS  
& LAURA L. DAVIS  
D.B. 528, PG. 251  
P.B. 63, PG. 18  
ZONED: A-1

N/F  
RUSSEL WAYE  
D.B. 4472, PG. 392  
P.B. 116, PG. 133  
ZONED: R-1



CENTERLINE DATA

NUMBER	CD	DIRECTION	R'	L'	LC'
C1	N	64°40'51" W	121.00	109.13	105.47
C2	N	54°09'24" W	167.00	211.96	198.02
C3	N	57°26'52" W	261.00	368.94	358.63
C4	N	39°46'25" W	175.00	135.28	131.94
C5	N	21°27'19" E	150.00	33.81	33.74
C6	S	64°43'02" E	500.00	45.90	45.88
C7	N	75°19'28" W	250.00	69.62	69.39
C8	S	00°43'11" W	250.00	59.34	59.20
C9	S	62°42'58" W	300.00	578.02	492.67
C10	N	35°07'22" W	250.00	235.31	226.72
C11	N	00°53'50" E	250.00	79.03	78.70
C12	N	64°17'26" E	1000.00	85.48	85.46
C13	N	82°59'06" E	1000.00	131.05	130.96
C14	N	88°22'30" E	250.00	79.80	79.46
C15	S	66°16'49" E	300.00	71.21	71.04
C16	N	78°04'27" E	300.00	81.21	81.11
C17	N	19°19'38" W	150.00	44.81	44.64

CENTERLINE DATA

NUMBER	DIRECTION	DISTANCE	NUMBER	DIRECTION	DISTANCE
L1	N 78°13'41" W	112.84'	L15	N 09°57'11" E	196.35'
L2	N 38°50'37" W	121.77'	L16	N 81°50'30" E	254.47'
L3	S 69°28'58" W	90.27'	L17	N 81°50'30" E	189.94'
L4	N 17°47'44" W	69.62'	L18	N 86°44'22" E	111.83'
L5	N 61°44'52" W	244.83'	L19	N 78°13'51" E	58.00'
L6	N 62°23'03" W	280.11'	L20	N 78°13'51" E	178.86'
L7	N 67°20'49" W	215.35'	L21	S 82°28'50" E	135.29'
L8	N 82°24'08" W	147.92'	L22	N 72°13'43" E	120.30'
L9	S 06°04'49" E	102.17'	L23	N 10°46'09" W	145.66'
L10	S 07°31'10" W	68.42'	L24	N 27°53'07" W	35.02'
L11	S 07°31'10" W	1108.03'	L25	N 27°54'48" E	170.98'
L12	N 62°05'15" W	500.58'	L26	N 14°59'52" E	128.14'
L13	N 08°09'30" W	57.65'	L27	S 82°54'00" W	121.58'
L14	N 08°09'30" W	44.25'	L28	N 17°47'44" W	73.32'



DATE	REVISION
5/28/21	UPDATED PLANS

PRELIMINARY PLAT B-B

**RIVER'S EDGE**

CITY	GMD	COUNTY	SCALE	DATE
MONROE	249	WALTON	1"=100'	2-26-1

SULLINS ENGINEERING, LLC  
1380 WYWOOD DRIVE (878) 687-6219 ATHENS, GEORGIA



**To:** Planning and Zoning / City Council  
**From:** Patrick Kelley  
**Department:** Planning, Zoning, Code and Development  
**Date:** 07-12-2021  
**Description:** Certificate of appropriateness 100 Saratoga Dr., Lifeline Management Group

**Budget Account/Project Name:** NA

**Funding Source:** 2021 NA

**Budget Allocation:** NA

**Budget Available:** NA

**Requested Expense:** \$NA

**Company of Purchase:** NA

**Recommendation:** Staff recommendation is approval of this Certificate of Appropriateness request with conditions as listed in the Staff report under the Staff Recommendation heading.

**Background:** This is a reapplication for a COA after withdrawal and revision of a previously submitted plan which was non-complaint with the CDO requirements.

**Attachment(s):** Application, Staff report, Supporting documents.



Planning  
City of Monroe, Georgia

**CERTIFICATE OF APPROPRIATENESS STAFF REPORT**

---

**APPLICATION SUMMARY**

**CERTIFICATE OF APPROPRIATENESS CASE #:** 22

**DATE:** June 25, 2021

**STAFF REPORT BY:** Brad Callender, City Planner

**APPLICANT NAME:** Lifeline Management Group LLC

**PROPERTY OWNER:** Lifeline Management Group LLC

**LOCATION:** Northwest corner of N Broad Street and Saratoga Drive – 100 Saratoga Drive

**ACREAGE:** ±1.610

**EXISTING ZONING:** B-3 (Highway Business District)

**EXISTING LAND USE:** Vacant and undeveloped

**ACTION REQUESTED:** The owner is requesting approval of a Certificate of Appropriateness application in order to allow construction of commercial strip shopping center building.

**STAFF RECOMMENDATION:** Staff recommends approval of this Certificate of Appropriateness request with conditions.

**DATE OF SCHEDULED PUBLIC HEARINGS**

**PLANNING COMMISSION:** July 20, 2021

---

**REQUEST SUMMARY**

**CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:**

The applicant is requesting approval of a Certificate of Appropriateness application in order to allow construction of a commercial strip shopping center building. The proposed building is a typical strip shopping center style building that will have multi-colored brick veneer and glass storefront windows and doors. The proposed building will have 7 tenants. On May 18<sup>th</sup> of this year, a request for approval of a Certificate of Appropriateness application on this property was considered by the Corridor Commission, and the applicant withdrew that application to modify their development proposal. This application represents the modifications to the previous application.

**PROPOSED PROJECT SUMMARY:**

- Commercial Strip Shopping Center Building
  - Total Building Floor Area – 8,250 Sf
    - Tenant Spaces – 7
  - Proposed Façade – multi-colored brick veneer with glass storefront windows and doors

---

**STAFF ANALYSIS**

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

**643A.1 Site Planning:**

The proposed commercial strip shopping center building in this application is slightly smaller, but similar to the one previously considered in May. The proposed strip center layout is a typical suburban multi-tenant strip shopping center that does not reflect a creative site plan alternative and could be considered a good example of the type of development the Site Planning Requirements in Section 643A.1(1) of the Zoning Ordinance are attempting to discourage.

**643A.2 – Architecture:**

This proposed façade of the shopping center is multi-colored brick veneer with glass storefront windows and doors. The submitted conceptual elevations of the proposed building contain elements which appear to comply with the architectural requirements under Section 643A.2 of the Zoning Ordinance.

The proposed building is located approximately 100-feet from the Hwy 11 right-of-way. The Area Specific Criteria outlined in Section 643A.2(2) requires a frontage setback of not more than 75-feet. There is adequate room on the site to accommodate moving the building to be no more than 75-feet from the Hwy 11 right-of-way.

**643A.3 – Pavement:**

The pavement proposed throughout the site appears to comply with the general and area specific criteria outlined in Section 643A.3 of the Zoning Ordinance.

**643A.4 – Landscaping:**

The submitted development plans include extensive landscaping which appears to comply with the landscaping criteria outlined in Section 643A.4 of the Zoning Ordinance.

**643A.5 – Signs:**

A signage plan was not included with the development plans. Any signs placed on the building or on the site will require approval of a Certificate of Appropriateness application by the Corridor Commission.

**643A.6 – Illumination:**

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



**STAFF RECOMMENDATION**

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested Certificate of Appropriateness application to construct a commercial strip shopping center building, subject to the following conditions:

1. The developer shall revise the site development plans to comply with the Area Specific Criteria outlined in Section 643A.2(2) of the Zoning Ordinance. Per Section 643A.2(2), the proposed building shall be located no greater than 75-feet from the Hwy 11 right-of-way.
2. Prior to the issuance of any sign permits, the developer shall submit a Certificate of Appropriateness application for consideration of approval of either a master signage plan or for each individual sign.



# City of Monroe

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

## CERTIFICATE OF APPROPRIATENESS

PERMIT #:	000022	DESCRIPTION:	COA-PLANNING & ZONING
JOB ADDRESS:	100 SARATOGA DR	LOT #:	
PARCEL ID:	M0040005A00	BLK #:	
SUBDIVISION:		ZONING:	B3
ISSUED TO:	LIFELINE MANAGEMENT GROUP LLC	CONTRACTOR:	LIFELINE MANAGEMENT GROUP LLC
ADDRESS:	4747 STONE MOUNTAIN HWY	ADDRESS:	4747 STONE MOUNTAIN HWY
CITY, STATE ZIP:	LILBURN GA 30047	CITY, STATE ZIP:	LILBURN GA 30047
PHONE:		PHONE:	
PROP. USE VALUATION:	\$ 0.00	DATE ISSUED:	6/28/2021
SQ FT:	0.00	EXPIRATION:	12/28/2021
OCCP TYPE:		PERMIT STATUS:	O
CNST TYPE:		# OF BEDROOMS	
INSPECTION REQUESTS:	770-207-4674 dadkinson@monroega.gov	# OF BATHROOMS	
		# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
COA-01	PLANNING COMMISSION REGULAR MEETING P&Z MTG 7/20/2021 @ 5:30 PM 215 N BROAD ST.	\$ 50.00
<b>FEE TOTAL</b>		\$ 50.00
<b>PAYMENTS</b>		\$- 50.00
<b>BALANCE</b>		\$ 0.00

### NOTES:

**NOTICE**

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

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

  
\_\_\_\_\_  
(APPROVED BY)

6/28/2021  
DATE



REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

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

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

1. Stop by the Code Office at least 45 working days in advance of the next regular meeting of the Planning Commission (the Third Tuesday of each month at 5:30 pm), read the Zoning Ordinance, and request that your proposal be added to the agenda.
2. Fill out the application for a COA and turn it in to the Code Office.
3. Pay the \$50.00 fee. If you request a “special meeting” at some date or time (other than the 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: 6-8-21

APPLICANT: Lifeline Management Group LLC

APPLICANT'S ADDRESS: 4747 Stone Mountain Hwy  
Lilburn GA 30047

TELEPHONE NUMBER: 678-410-9195

PROPERTY OWNER: Lifeline Management Group LLC / Ron Anglin

OWNER'S ADDRESS: 4747 Stone Mountain Hwy  
Lilburn, GA 30047

TELEPHONE NUMBER: 678-410-9195

PROJECT ADDRESS: 100 Saratoga Drive  
Monroe, GA 30656

Brief description of project: Small Shopping Center  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(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)].

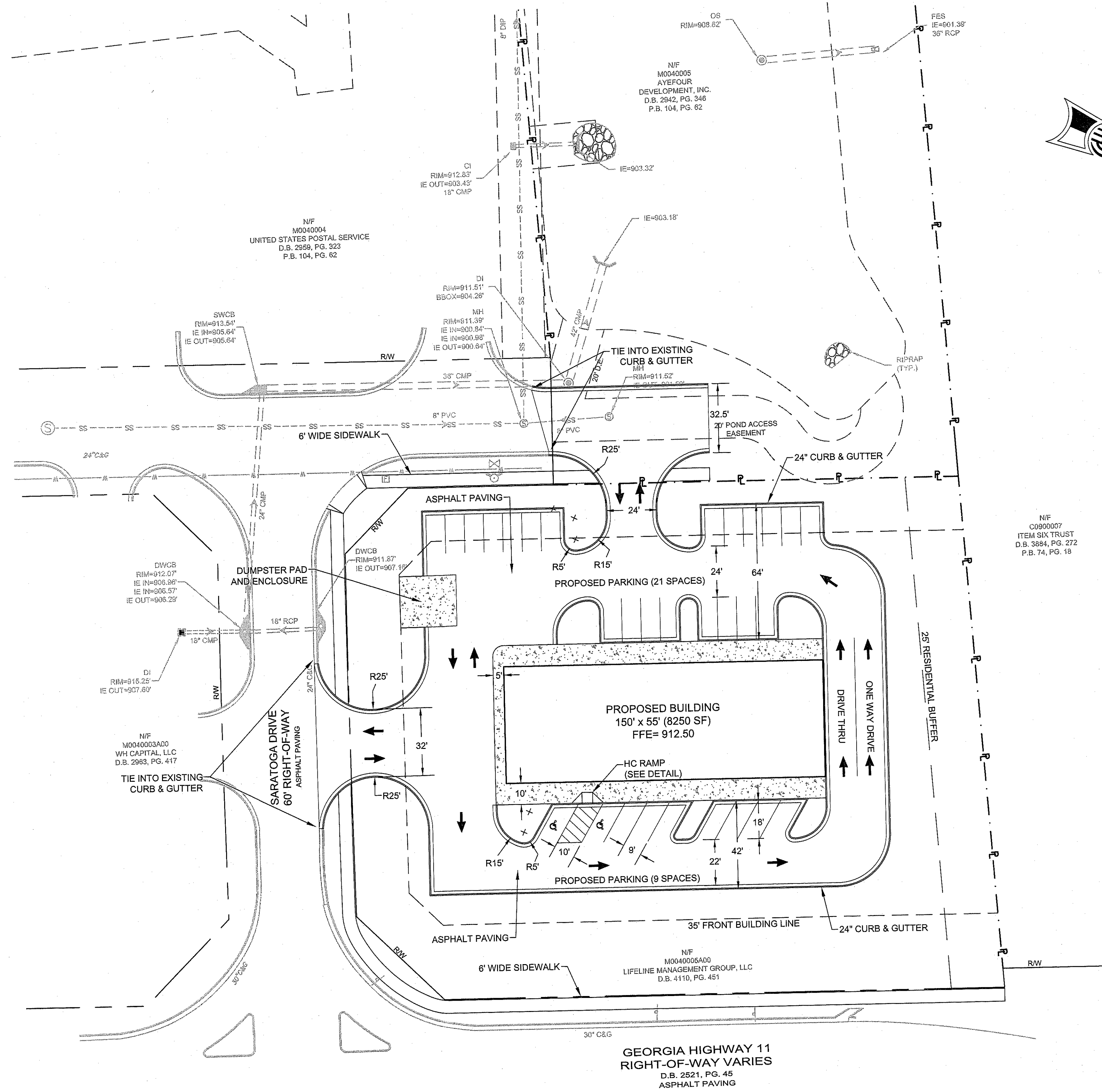
“Landscaping/landscape area” means a portion of lot or land area, either natural or modified for aesthetic or functional purposes through grading and planting, consisting of vegetation including but not limited to trees, shrubs, ground covers, grass, flowers, decorative rock, bark, mulch and other similar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

Lifeline Management Group LLC / Ron Anglin  
Applicant

Date: 6-8-21





INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. THE OWNER, HIS EMPLOYEES, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.



**DEVELOPMENT SERVICES PERMITTING DISCLAIMER**  
 THE APPROVAL OF THESE PLANS AND THE ISSUANCE OF THIS LAND DISTURBANCE PERMIT DOES NOT IN ANY WAY SUGGEST THAT ALL OTHER REQUIREMENTS FOR THE LEGAL OR APPROPRIATE OPERATIONS FOR THIS ACTIVITY, WHICH MAY REQUIRE ADDITIONAL PERMITTING, HAVE BEEN MET. THE ONUS IS ON THE OWNER / DEVELOPER / BUILDER TO DISCOVER WHAT ADDITIONAL PERMITTING OR APPROVALS MAY BE NECESSARY TO OPERATE FROM THIS POINT IN AN APPROPRIATE AND LEGAL MANNER. PLAN APPROVAL OR PERMIT ISSUANCE DOES NOT ABSOLVE THE APPLICANT FROM COMPLYING WITH ALL APPLICABLE LAWS, POLICIES, STANDARDS OR OTHER PERMITS WHICH MAY BE REQUIRED FOR THIS PROJECT.

**OSHA DISCLAIMER**  
 CONTRACTORS SHALL CONDUCT ALL WORK IN ACCORDANCE WITH THE REQUIREMENTS OF APPLICABLE REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND ALL LOCAL, STATE AND FEDERAL RULES AND REGULATIONS. PROPER SAFETY PROCEDURES ARE OF SPECIAL CONCERN ON THIS PROJECT CONSIDERING THAT WORKERS WILL BE IN OPEN TRENCHES FOR A PORTION OF THE SCOPE OF WORK ON THIS SITE.

**WETLAND PROTECTION**  
 APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CITY OF MONROE FOR ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLANDS DISTURBANCE.

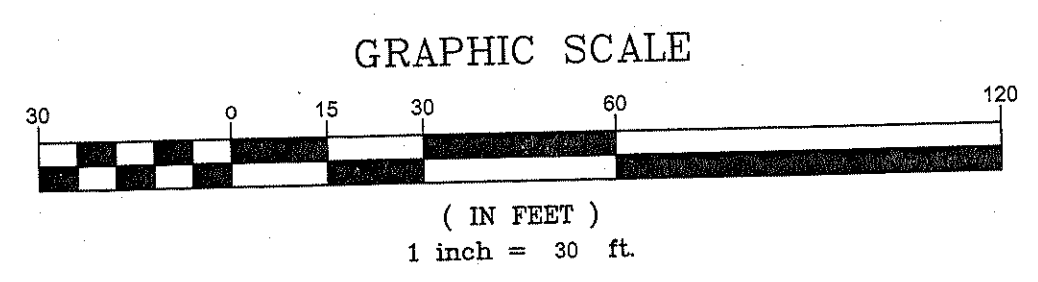
**UTILITY DISCLAIMER**  
 EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. DAMAGE TO EXISTING UTILITY LINES RESULTING FROM CONTRACTOR NEGLIGENCE SHALL BE REPAIRED AT CONTRACTOR EXPENSE.

**NOTE:**  
 NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PLAIN HAZARD AREA ACCORDING TO FIRM PANEL NO. 13297C0130E, DATED DECEMBER 8, 2016.

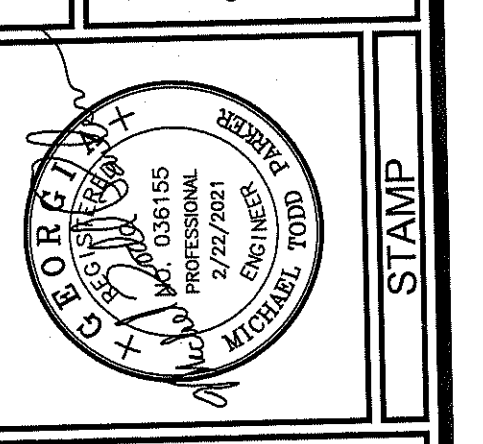
**PROPERTY ZONING:** B-3

**OWNER / DEVELOPER**  
 LIFELINE MANAGEMENT GROUP LLC  
 4747 STONE MOUNTAIN HWY STE 100  
 LILBURN, GA 30047  
 CONTACT: PAUL GOURLEY  
 PHONE: 678-212-2190

**ENGINEER**  
 PRECISION PLANNING, INC.  
 400 PIKE BOULEVARD  
 LAWRENCEVILLE, GA 30046  
 CONTACT: TODD PARKER  
 PHONE: 770-338-8000  
 EMAIL: 707TP@PPI.US



© 2020  
 PRECISION PLANNING, INC.  
 ALL RIGHTS RESERVED.



**PRECISION**  
 Planning Inc.  
 planners • engineers • architects • surveyors  
 400 PIKE BOULEVARD, LAWRENCEVILLE, GA 30046  
 770.338.8000 • www.ppi.us

**NORTH HWY 11**  
**COMMERCIAL**  
**TRACT**  
 LAND LOT 62 - DISTRICT 3, PARCEL M4-5A  
 N. BROAD ST.  
 MONROE, GA 30656

SITE LAYOUT	DESIGN	CD	CD	TP
	DRAWN	CD	CD	TP

DATE	NO. DESCRIPTION
2/22/2021	

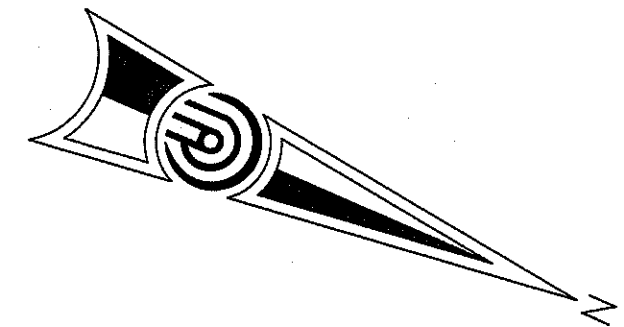
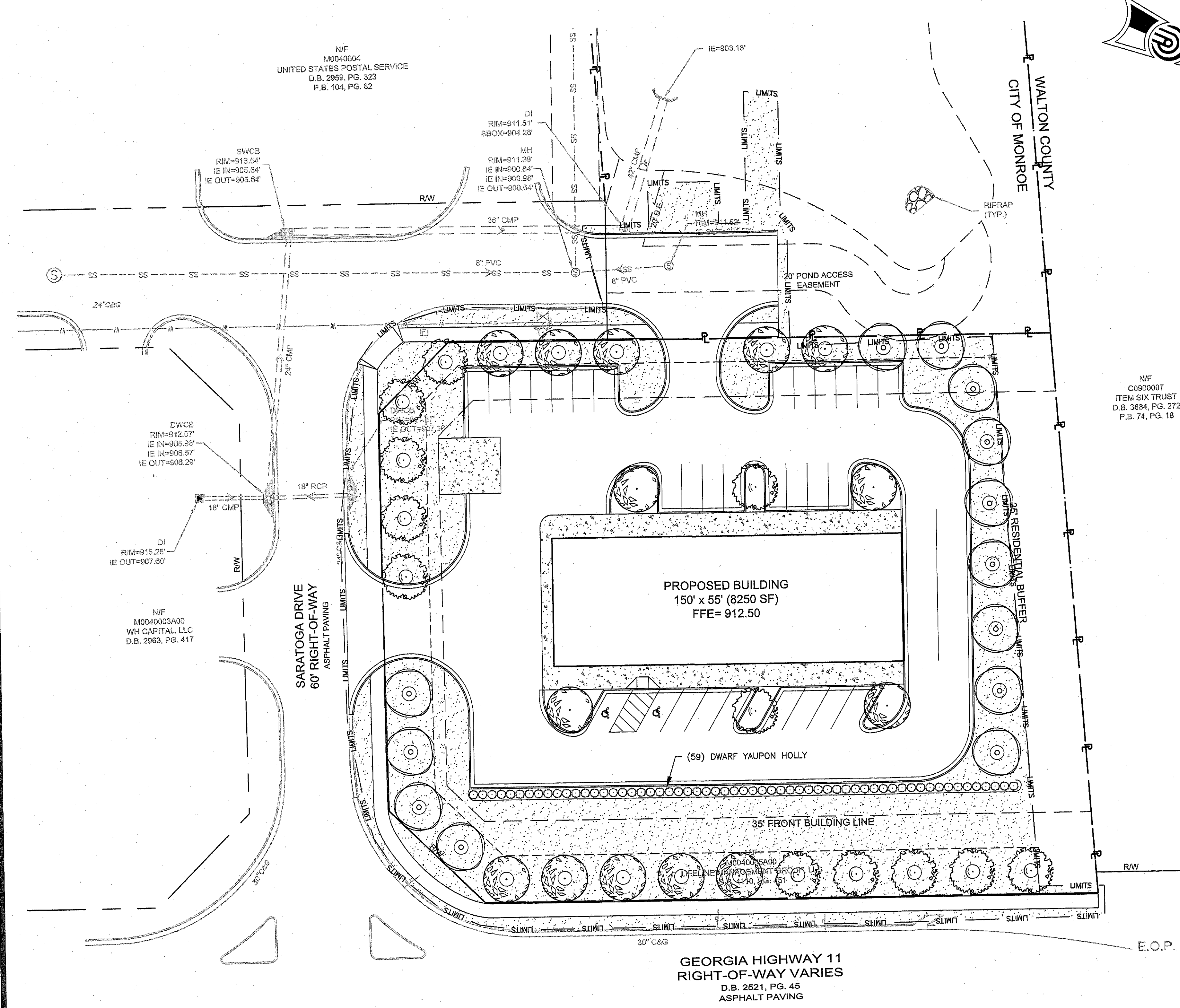
DATE  
 2/22/2021

C20174  
 PPI PROJECT NO.

**C2.1**

FILE PATH: E:\PROJECTS\2020\0174-10-STEELCO-HWY 11-NORTH-HWY11-C2.1 SITE LAYOUT-REVISED.DWG - TODD PARKER  
 PLOT DATE: 02/22/21 8:46 AM





LEGEND

- ACER BUERGERIANUM TRIDENT MAPLE
- QUERCUS SHUMARDII SHUMARD OAK
- ULMUS PARVIFOLIA 'EMER II' ALLEE ELM
- ACER BUERGERIANUM TRIDENT MAPLE
- BERMUDA SOD

TREE PROTECTION - TREE REPLACEMENT NOTES

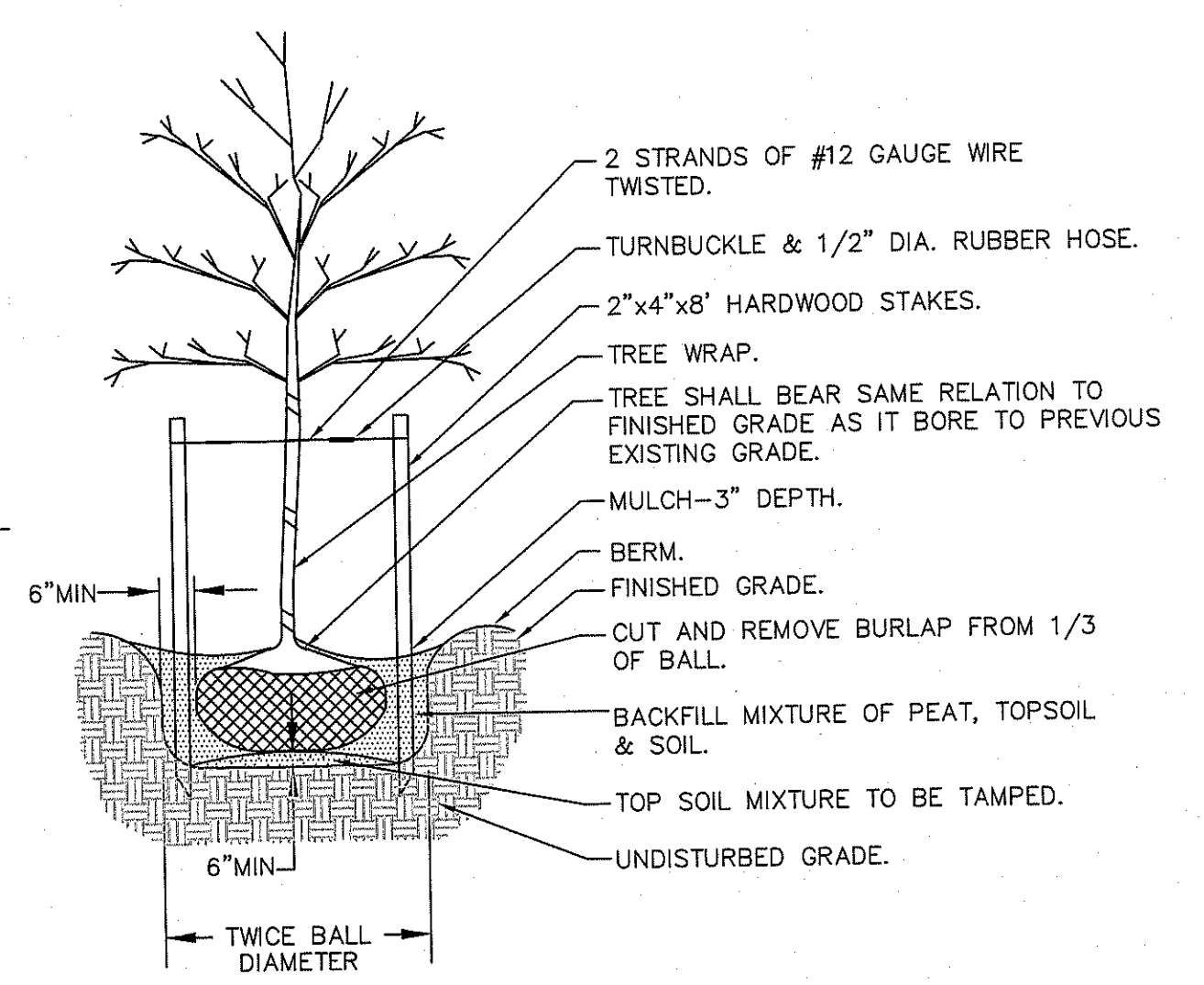
1. THE PURPOSE OF THIS PLAN IS TO MEET THE MINIMUM LOCAL JURISDICTION REQUIREMENTS.
2. THESE PLANS ARE NOT TO BE CONSTRUED AS FINAL COMPLETE LANDSCAPE DOCUMENTS.
3. DEVIATION FROM THE PERMITTED PLANS SHALL BE SUBMITTED BY THE LANDSCAPE CONTRACTOR TO THE LOCAL JURISDICTION FOR CODE COMPLIANCE APPROVAL.
4. DECIDUOUS TREES SHALL BE AT LEAST 2 INCHES IN DIAMETER AND ALL EVERGREEN TREES SHALL BE AT LEAST 6 FEET IN HEIGHT AT TIME OF PLANTING.
5. ALL AREAS NOT COVERED BY BUILDING, PAVING, OR LANDSCAPING SHALL BE GRASSED. SEE EROSION CONTROL FOR TYPES OF GRASSING AND PLANTING DATES.
6. MULCH ALL PLANTING BEDS AT 3" MINIMUM DEPTH W/ PINE STRAW OR DOUBLE GROUND HARDWOOD MULCH.
7. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ANY DETENTION FACILITY CONSTRUCTED ON THEIR PROPERTY AND TO ENSURE THE FACILITY IS FREE OF OBSTRUCTION, SILT, OR DEBRIS.
8. ALL BUFFER AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE TREE FENCING ADJOINING ALL ZONING BUFFERS AND TREE SAVE AREAS. FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE.
9. THINNING IS ALLOWED AND MAY INCLUDE MANUAL REMOVAL OF NON-SPECIMEN TREES WITHIN THE CRITICAL ROOT ZONE OR DRIFTLINE OF THE SPECIMEN TREE IN THE LANDSCAPE INSTALLATION PHASE OF DEVELOPMENT ONLY. THINNING INCLUDES MANUAL REMOVAL (NO MOTORIZED/WHEELED OR TRACK VEHICLES ALLOWED WITHIN CRITICAL ROOT ZONE OF THE SPECIMEN TREE).
10. A COMMERCIAL APPLICATOR LICENSE AND A PESTICIDE CONTRACTOR LICENSE ARE REQUIRED BY THE CONTRACTOR IF THE USE OF HERBICIDES ARE NECESSARY FOR NOXIOUS PLANT MATERIAL REMOVAL.
11. NON-VEGETATIVE MATERIAL TO BE REMOVED MANUALLY.
12. THINNING AND CLEARING OF ANY VEGETATIVE MATERIAL IN THE CRITICAL ROOT ZONE SHALL BE DONE IN THE LANDSCAPE INSTALLATION PHASE OF DEVELOPMENT.
13. TREES SHALL BE IN PLACE AND PLANTED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
14. EXISTING VEGETATION IN BUFFER IS SUFFICIENT TO PROVIDE A YEAR ROUND VEGETATIVE SCREEN. SPARSELY VEGETATED AREAS SHALL BE ENHANCED PRIOR TO FINAL PLANT APPROVAL.
15. TOPPING OF TREES IS NOT ALLOWED. TREES REMOVED HAVING THEIR TOPS CUT AFTER COMPLIANCE WITH THIS ORDINANCE SHALL BE REPLACED WITH THE EQUIVALENT INCHES OF REMOVED TREES.

GENERAL PLANTING NOTES

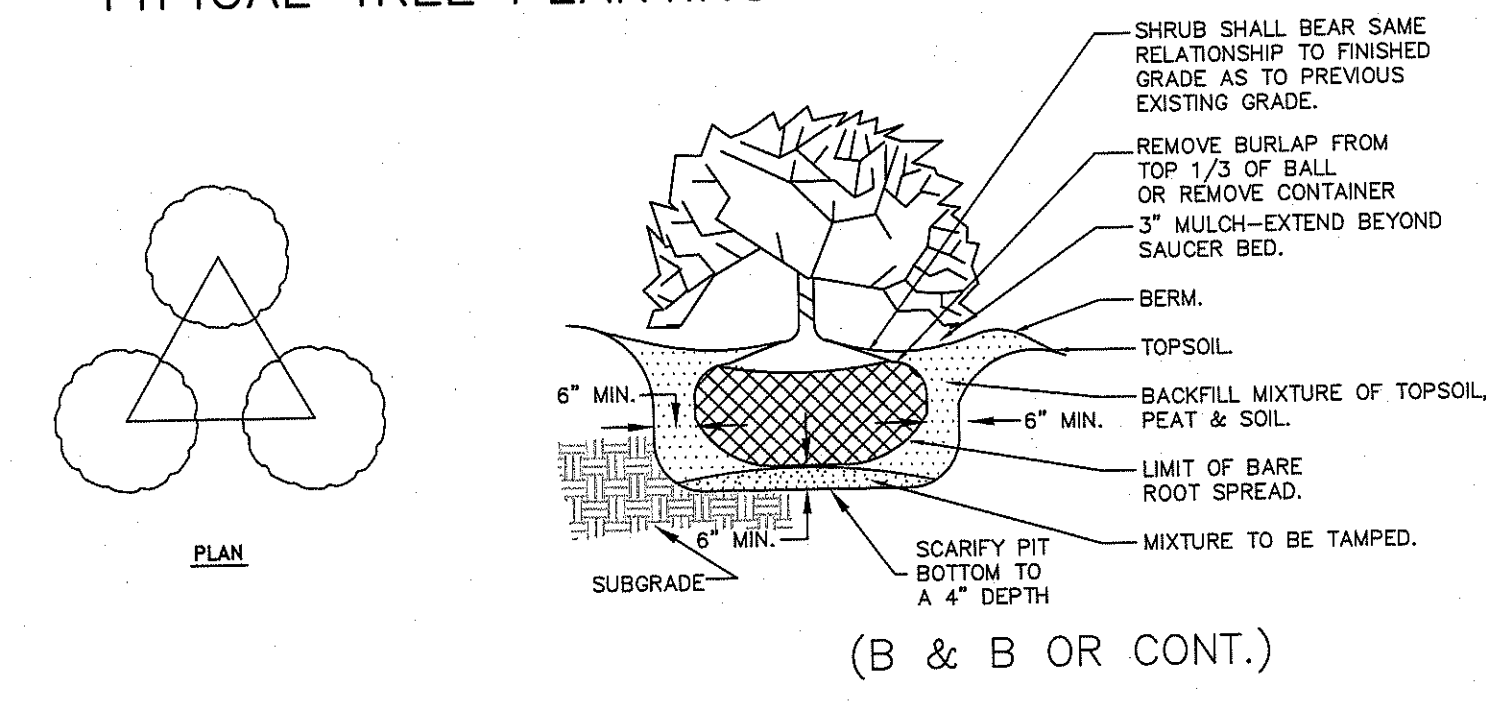
1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN.
6. ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT TO THE LANDSCAPE CONSTRUCTION.
8. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS PRIOR TO PRICING THE WORK.
9. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZATION, ETC.) OF PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
10. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
11. THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
12. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
13. ANY PLANT MATERIAL THAT DIES, TURNS BROWN OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
14. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
15. LANDSCAPE FRONTAGE TREES TO BE A MINIMUM 3" CALIPER AT THE TIME OF PLANTING.

IRRIGATION NOTE

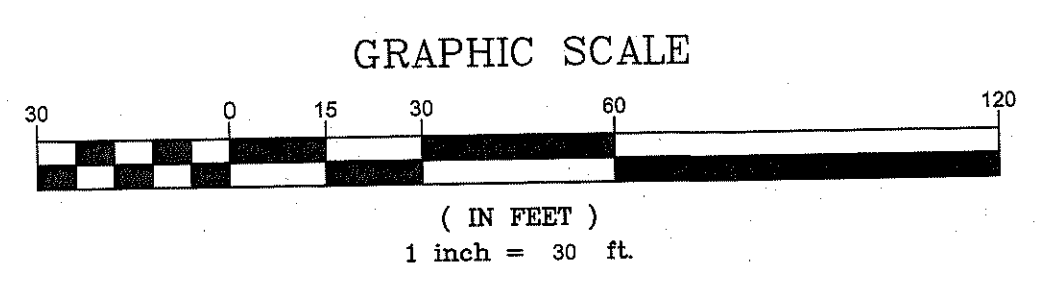
1. SITE LANDSCAPING WILL BE IRRIGATED.
2. IRRIGATION DESIGN SHALL BE PROVIDED BY CONTRACTOR INSTALLING IRRIGATION SYSTEM.



TYPICAL TREE PLANTING NTS



TYPICAL SHRUB PLANTING NTS



Know what's below.  
Call before you dig.

PLANT SCHEDULE

TREES					
QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	Notes
21	ACER BUERGERIANUM	TRIDENT MAPLE	3" CAL	AS SHOWN	STRAIGHT CENTRAL LEADER TO MINIMUM 6' HT, WELL SPACED BRANCHES, SYMMETRICAL CROWN
15	QUERCUS SHUMARDII	SHUMARD OAK	2" CAL	AS SHOWN	STRAIGHT CENTRAL LEADER TO MINIMUM 6' HT, WELL SPACED BRANCHES, SYMMETRICAL CROWN
19	ULMUS PARVIFOLIA 'EMER II'	ALLEE ELM	3" CAL	AS SHOWN	STRAIGHT CENTRAL LEADER TO MINIMUM 6' HT, WELL SPACED BRANCHES, SYMMETRICAL CROWN
SHRUBS					
QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	Notes
59	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GAL	4' O.C.	FULL POT, WELL SHAPED
			TOTAL		
TURF					
30,100 SF	TIFTUF BERMUDA SOD				

PRECISION PLANNING, INC.  
© 2020  
ALL RIGHTS RESERVED

PRECISION PLANNING, INC.  
TODD PARKER  
P.L.L.C.  
2727/2021  
N. BROAD ST.  
MONROE, LA 70002

STAMP

PRECISION Planning Inc.  
planners • engineers • architects • surveyors  
400 Pike Boulevard, Lawrenceville, GA 30046  
770.338.8000 • www.pplius

NORTH HWY 11  
COMMERCIAL TRACT  
LAND LOT 62 - DISTRICT 3, PARCEL M4-5A  
N. BROAD ST.  
MONROE, LA 70006

LANDSCAPE PLAN

SHEET TITLE	CHECKED	TP
DESIGN	CD	CD

DATE NO. DESCRIPTION

2/22/2021  
DATE

C20174  
PPI PROJECT NO.

ENGINEER  
PRECISION PLANNING, INC.  
400 PIKE BOULEVARD  
LAWRENCEVILLE, GA 30046  
CONTACT: TODD PARKER  
PHONE: 770-338-8000  
EMAIL: 7077P@PPI.US

L1.1

FILE PATH: E:\PROJECTS\2020\01\14\LD-STEELOO\HWY 11 NORTH HWY 11 LANDSCAPE PLANING - TODD PARKER  
PLOT DATE: 6/7/2021 12:59 PM



**To:** Planning and Zoning / City Council  
**From:** Patrick Kelley  
**Department:** Planning, Zoning, Code and Development  
**Date:** 07-12-2021  
**Description:** Preliminary plat case #29 319 S. Madison Ave. New Leaf Georgia LLC

**Budget Account/Project Name:** NA

**Funding Source:** 2021 NA

**Budget Allocation:** NA

**Budget Available:** NA

**Requested Expense:** \$NA

**Company of Purchase:** NA

**Recommendation:** Staff recommends approval of this preliminary plat subject to corrections as listed in the staff report.

**Background:** This project is to be a townhouse residential development and is a reuse of previously single family detached home sites which have been razed. The property is a single parcel.

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



**Planning  
City of Monroe, Georgia  
PRELIMINARY PLAT REVIEW**

---

**APPLICATION SUMMARY**

**PRELIMINARY PLAT CASE #:** 29

**DATE:** June 25, 2021

**STAFF REPORT BY:** Brad Callender, City Planner

**DEVELOPER:** New Leaf Georgia LLC

**PROPERTY OWNER:** New Leaf Georgia LLC

**DESIGN CONSULTANT:** Alcovy Consulting Engineering

**LOCATION:** East side of South Madison Avenue and the west side of Milledge Avenue – 319 South Madison Avenue

**ACREAGE:** ±0.647

**EXISTING ZONING:** B-2 (General Commercial District)

**EXISTING LAND USE:** Currently undeveloped, previous residential structures have been razed

**ACTION REQUESTED:** The owner is requesting Preliminary Plat approval for townhome development.

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

**DATE OF SCHEDULED PUBLIC HEARINGS**

**PLANNING COMMISSION:** July 20, 2021

**CITY COUNCIL:** August 10, 2021

---

**PRELIMINARY PLAT REVIEW SUMMARY**

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

1. In the Notes Section, state the proposed use as “Townhomes with common area”. (7.2.4(f))
2. In the Notes Section, state the building setbacks proposed for the townhome lots. (7.2.4(g))
3. The proposed access drive encroaches onto the adjoining parcel, MO160113. Revise the taper on the driveway location so no encroachment will occur on the adjoining property. (7.2.4(i))
4. The proposed driveway access to the townhomes is required to be a minimum of 22-feet in width connecting to a public street. Revise the access drive to contain a minimum of 22-feet in width. (7.2.4(i) & 9.16(C)(3))
5. With regards to the previous comment, the minimum 22-foot driveway could be achieved by eliminating parking for the mail box kiosk. The Development Regulations do not warrant any required parking for the mail box kiosk and considering the limited size of the development, the parking for that feature can be eliminated. Also, eliminating the parking along the proposed

driveway will provide adequate space to accommodate the minimum driveway width required. Consider modifying the rear patio feature to allow for a second parking space behind each unit. There is enough width on each townhome lot to allow for a parking space along the side of the driveway for the garage. This alternative would also eliminate the need to provide additional parking storage elsewhere on the site in the common area. (7.2.4(i))



# City of Monroe

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

## PRELIMINARY PLAT PERMIT

PERMIT #:	29	DESCRIPTION:	Preliminary Plat for 319 S. Madison Ave
JOB ADDRESS:	319 S MADISON AVE	LOT #:	65
PARCEL ID:	M0160125	BLK #:	3
SUBDIVISION:	THE OVERLOOK OF MONROE	ZONING:	B2
ISSUED TO:	New Leaf Georgia LLC	CONTRACTOR:	New Leaf Georgia LLC
ADDRESS:	PO Box 256	ADDRESS:	PO Box 256
CITY, STATE ZIP:	Statham GA 30666	CITY, STATE ZIP:	Statham GA 30666
PHONE:	706-424-0999	PHONE:	
PROP.USE VALUATION:	\$ 0.00	DATE ISSUED:	6/29/2021
SQ FT:	0.00	EXPIRATION:	None
OCCP TYPE:		PERMIT STATUS:	O
CNST TYPE:		# OF BEDROOMS	
INSPECTION REQUESTS:	770-207-4674 dadkinson@monroega.gov	# OF BATHROOMS	
		# OF OTHER ROOMS	

FEE CODE	DESCRIPTION	AMOUNT
PZ-05	PRELIMINARY PLAT REVIEW (PER LOT)	\$ 140.00
<b>FEE TOTAL</b>		\$ 140.00
<b>PAYMENTS</b>		\$- 140.00
<b>BALANCE</b>		\$ 0.00

Preliminary Plat review of 7 lots –P&Z Meeting 7/20/2021 @5:30pm and City Council Meeting 8/10/2021 @6pm  
215 N. Broad St.

### NOTES:

**NOTICE**

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

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

  
\_\_\_\_\_  
(APPROVED BY)

6/29/21  
DATE

# CITY OF MONROE

## DEVELOPMENT PERMIT AND PRELIMINARY SUBDIVISION PLAT APPLICATION

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

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

### THIS FORM MUST BE COMPLETELY FILLED OUT.

Project Name The Overlook of Monroe

Project Location 319 S. Madison Ave.

Proposed Use Town houses Map/Parcel MO160124 & MO160125

Acreage 0.647 #S/D Lots 7 # Multifamily Units \_\_\_\_\_ # Bldgs 2

Water(provider) Monroe Sewer(provider) monroe

Property Owner New Leaf Georgia LLC. Phone# 706-424-0999

Address P.O. Box 256 City Statham State GA Zip 30666

Developer Same as owner Phone# \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Designer Alcovy Consulting Engineering Phone# 770 466-4002

Address 485 Edwards Rd. City Oxford State GA Zip 30054

Site Contractor \_\_\_\_\_ Phone# \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

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

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

SIGNATURE OF APPLICANT: Bruce Hendry

DATE: 6/10/2021



**AUTHORIZATION STATEMENT**

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

Signature of Authorized Agent/Owner \_\_\_\_\_

Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICE**

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

Code Enforcement Officer \_\_\_\_\_

Date \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY PLANNING COMMISSION**

The Preliminary Plat shown hereon has been found to comply with the Zoning Ordinance and the Development Regulations of the City of Monroe and is hereby given Preliminary Approval by the City of Monroe Planning Commission. This Preliminary Approval does not constitute approval of a Final Plat. This Certificate of Approval shall expire and be null and void one (1) year from the date of this Certificate of Approval.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_, Chairman

By: \_\_\_\_\_, Secretary

**CERTIFICATE OF APPROVAL BY THE CITY OF MONROE COMBINED UTILITES**

The lots shown hereon and plans for water and sewage collection and disposal have been reviewed and approved by the City of Monroe Water & Gas Department, and are approved for development.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY THE CITY OF MONROE COMBINED UTILITES**

The lots shown hereon and plans for electrical has been reviewed and approved by the City Of Monroe Electric & Telecommunications Department, and are approved for development.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

**CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL**

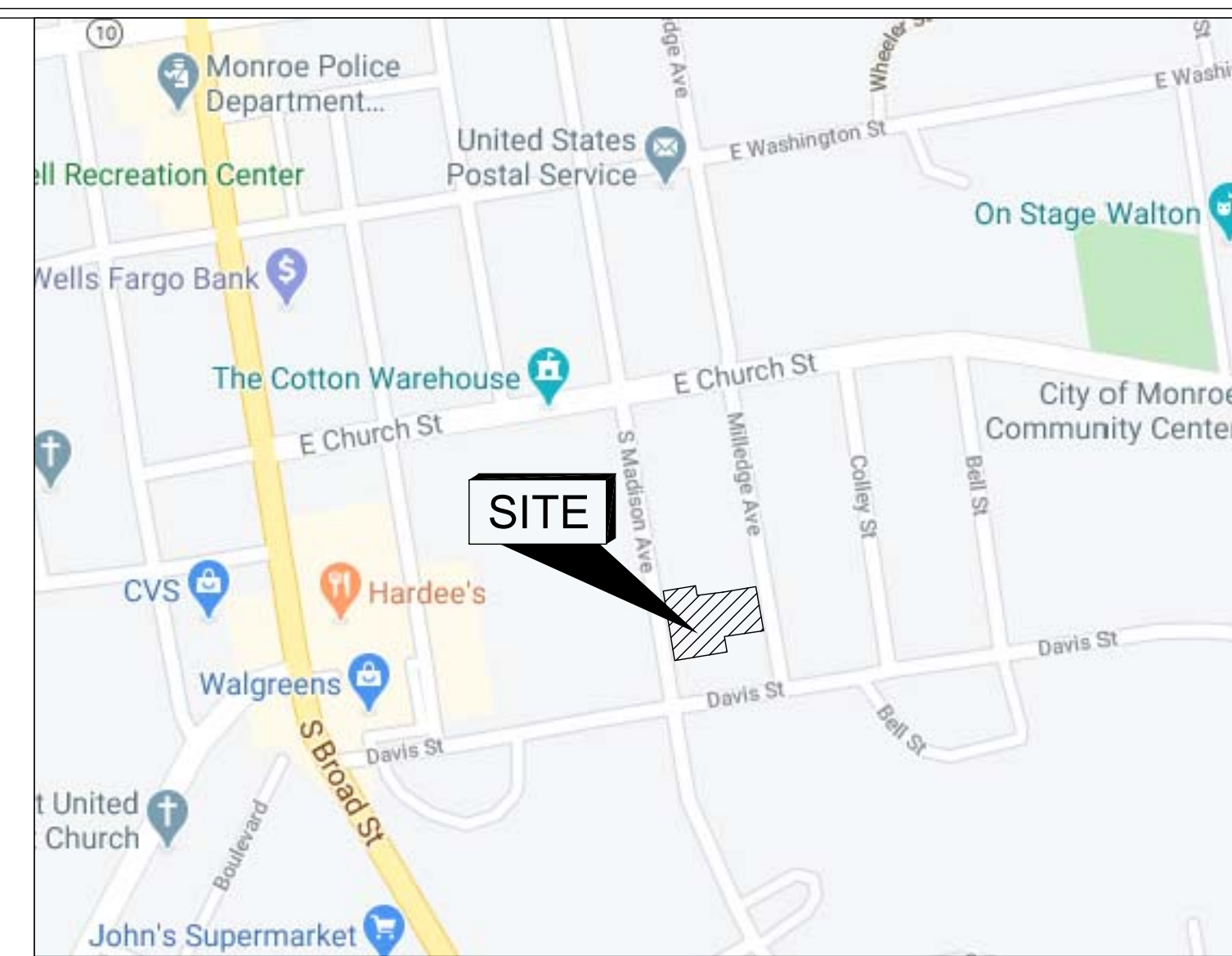
The Preliminary Plat shown hereon has been found to comply with the Zoning Ordinance and the Development Regulations of the City of Monroe and is hereby given Preliminary Approval by the City of Monroe Mayor and Council. This Preliminary Approval does not constitute approval of a Final Plat. This Certificate of Approval shall expire and be null and void one (1) year from the date of this Certificate of Approval.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_, Mayor

By: \_\_\_\_\_, City Clerk

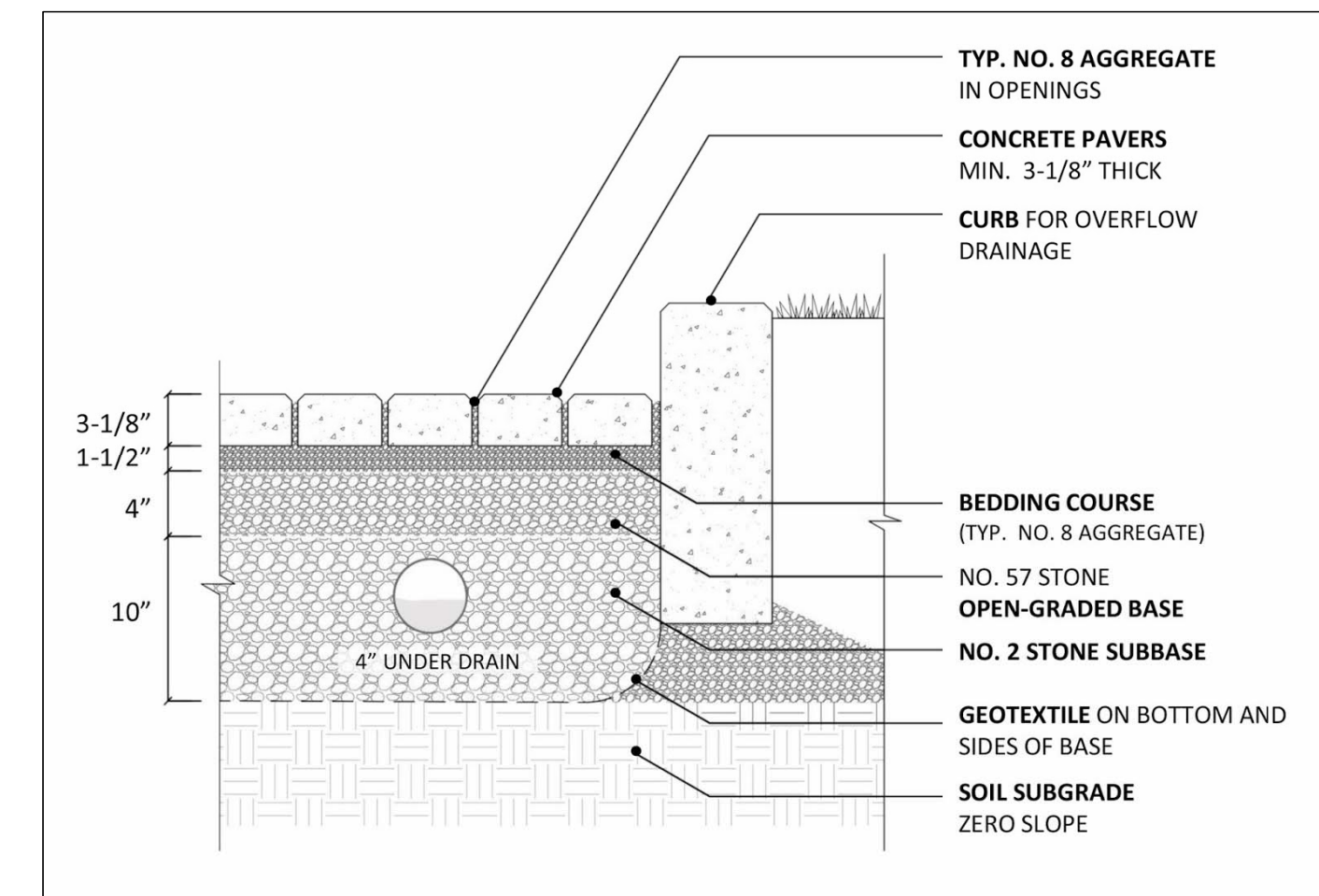
TOTAL SITE AREA = 0.647 ACRES
TOTAL DISTURBED AREA = 0.65 ACRES
THERE ARE NO STATE WATERS ON THE SITE.
THERE ARE NO NWI WETLAND ON SITE. UPON A SITE VISIT, THERE WERE NO VEGETATION WHICH INDICATES WETLANDS ON SITE.



VICINITY MAP N.T.S.

**PAVEMENT LEGEND**

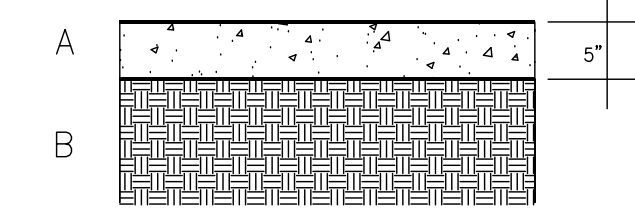
- PERMEABLE PAVER
- CONCRETE PAVEMENT



**PERMEABLE PAVER**

NO SCALE

- A. 5.0 INCH CONCRETE W/ FIBER MESH
- B. STABILIZED SUBGRADE  
RAW SUBGRADE SOIL (IN SITU OR COMPACTED FILL) COMPACTED TO A MINIMUM OF 100% STD. PROCTOR



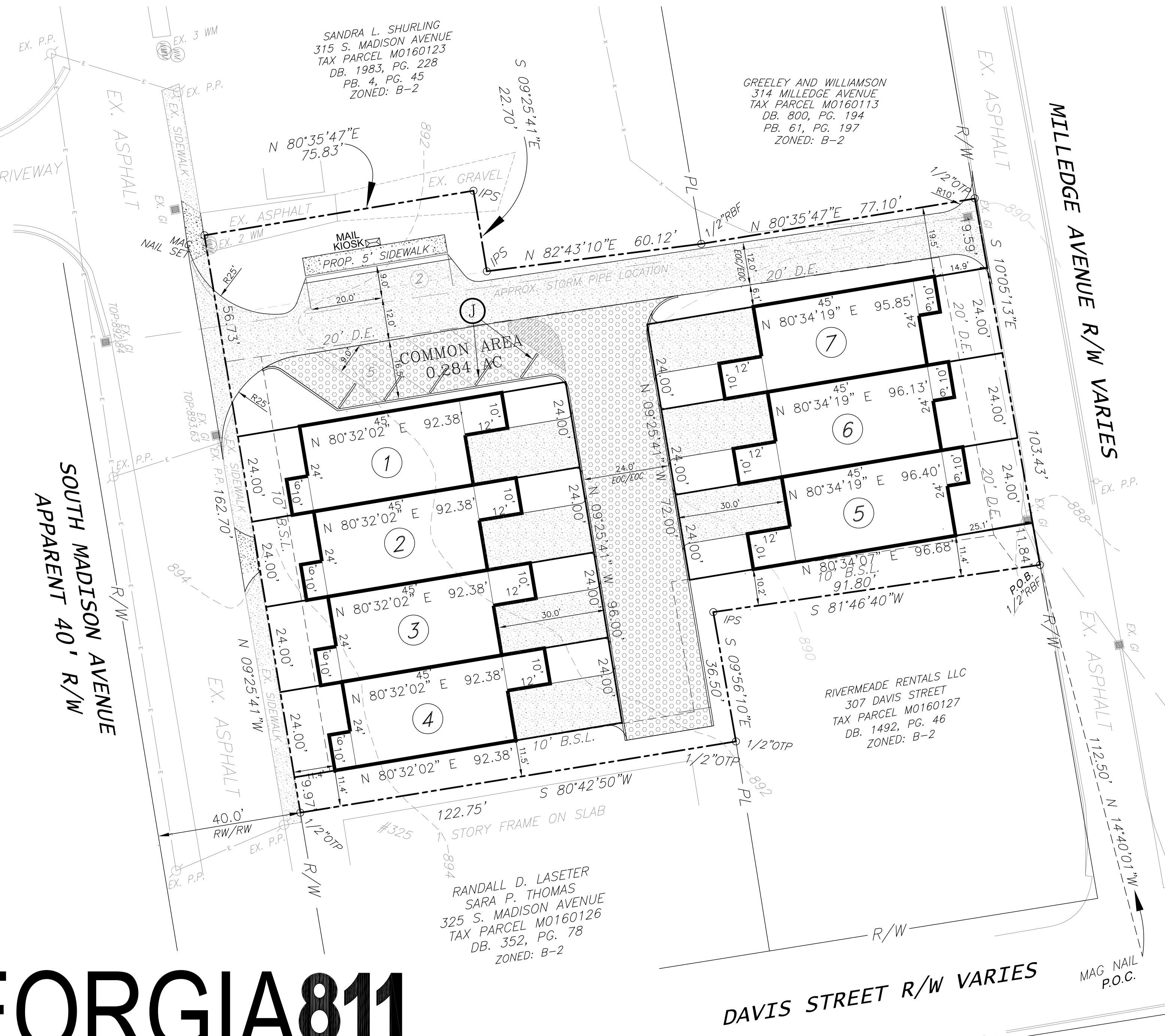
**CONCRETE PAVEMENT**

NO SCALE

LOT CHART	
LOT #	AREA
1	0.051 ACRES 2,217 SQ. FT.
2	0.051 ACRES 2,217 SQ. FT.
3	0.051 ACRES 2,217 SQ. FT.
4	0.051 ACRES 2,217 SQ. FT.
5	0.053 ACRES 2,304 SQ. FT.
6	0.053 ACRES 2,310 SQ. FT.
7	0.053 ACRES 2,317 SQ. FT.



- SITE PLAN NOTES**
- ALL WORK AND MATERIALS SHALL COMPLY WITH ALL CITY OF MONROE REGULATIONS AND CODES AND O.S.H.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 CURBED RADII ARE TO BE 5' UNLESS OTHERWISE NOTED. STRIPPED 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 AS SHOWN. CONTACT ENGINEER IF ANY ADDITIONAL STRUCTURES ARE FOUND.
  - 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. DATED 3-28-18.
  - TOTAL SITE AREA IS 0.647 ACRES.
  - 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.
  - SITE SHALL COMPLY WITH CITY OF MONROE B2 ZONING AND THE CONDITIONS APPROVED BY CITY COUNCIL.
  - WATER AND SEWER SERVICE BY CITY OF MONROE.
  - HANDICAP RAMP REQUIRED AT ALL SIDEWALK CROSSINGS.
  - THE PROPERTY OWNER ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF STORM WATER MANAGEMENT SYSTEM OUTSIDE OF THE RIGHT-OF-WAY INCLUDING DETENTION AND WATER QUALITY FACILITIES, LAKES, STORM DRAINAGE AND/OR WATER COURSES.
  - NECESSARY SIGNAGE, 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 WORKING OF AND CONSTRUCTION ON ROADS IN CITY OF MONROE.
  - STREETLIGHTS ARE TO BE DESIGNED AND INSTALLED BY POWER PROVIDER.
  - THERE ARE NO NWI WETLAND ON THE SITE.
  - THERE ARE NO STATE WATERS ON SITE.
  - HOA REQUIRED.



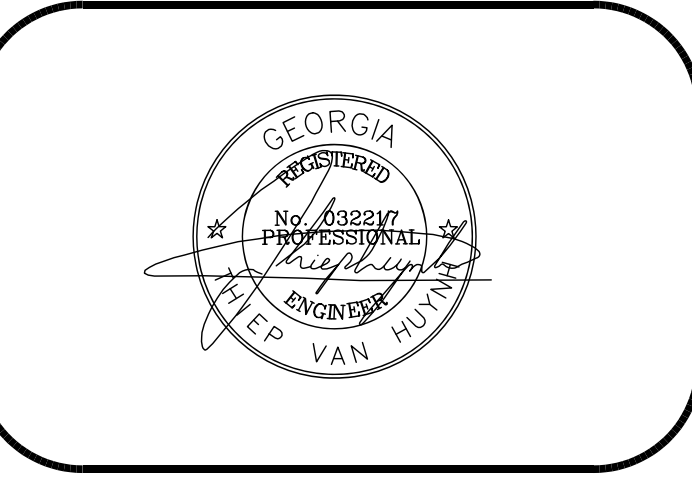
- LEGEND**
- R.B.F. = REBAR FOUND
  - I.P.S. = IRON PIN SET WITH CAP STAMPED "ALCOVY"
  - C.M.F. = CONCRETE MONUMENT FOUND
  - O.T.P. = OPEN TOP PIPE
  - C.T.P. = CRIMPED TOP PIPE
  - R/W = RIGHT OF WAY
  - P.L. = PROPERTY LINE
  - C.L. = CENTER LINE
  - B.S.L. = BUILDING SETBACK LINE
  - L.L. = LAND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

**GEORGIA811**  
www.Georgia811.com

**A.C.E.**  
ALCOVY CONSULTING ENGINEERING AND ASSOCIATES, LLC.  
P.O.C. TIP HUYNH, P.E.  
485 Edwards Rd.  
Oxford, Georgia 30054  
Phone: 770-466-4002  
tipacello@gmail.com

© 2021  
Alcovy Consulting Engineering and Associates LLC. - ALL RIGHTS RESERVED

This drawing and any permitted reproductions, in whole or part, are the sole property of Alcovy Consulting Engineering and Associates LLC. and shall not be reproduced or conveyed in any way without the written permission of Alcovy Consulting Engineering and Associates LLC.



**PRELIMINARY PLAT**

**PROPOSED THE OVERLOOK OF MONROE**

PARCEL: M0160124 & M0160125  
LAND LOT: 65  
DISTRICT: 3RD  
319 S MADISON AVE.  
CITY OF MONROE, GA

DATE: 6/17/2021  
SCALE: 1" = 30'

**OWNER/DEVELOPER**

NEW LEAF GEORGIA, LLC.  
P O BOX 256  
STATHAM, GA 30666  
BRUCE HENDLEY  
706-424-0999  
bruce@hendleyhomesga.com

24 HOUR - EMERGENCY CONTACT  
BRUCE HENDLEY  
706-424-0999  
bruce@hendleyhomesga.com

**REVISIONS**

NO.	DATE	DESCRIPTION

JOB No. 18-033  
**C-1**



**To:** Planning and Zoning / City Council  
**From:** Patrick Kelley  
**Department:** Planning, Zoning, Code and Development  
**Date:** 07-12-2021  
**Description:** Parcel #M0230011B00 Jack’s Creek Landing LLC Rezone request from M-1 to PCD

**Budget Account/Project Name:** NA

**Funding Source:** 2021 NA

**Budget Allocation:** NA

**Budget Available:** NA

**Requested Expense:** \$NA

**Company of Purchase:** NA

**Recommendation:** Staff recommendation is approval as submitted without conditions

**Background:** This is previously undeveloped land fronting on Hwy 78 and Aycock Avenue. The applicant wishes to develop the land in the manner described in their PCD rezone pattern book. It contains ± 26.64 acres.

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





**Planning  
City of Monroe, Georgia  
REZONE STAFF REPORT**

**APPLICATION SUMMARY**

**REZONE CASE #:** 16

**DATE:** June 25, 2021

**STAFF REPORT BY:** Brad Callender, City Planner

**APPLICANT NAME:** Jack’s Creek Landing LLC

**PROPERTY OWNER:** Jack’s Creek Landing LLC

**LOCATION:** Southwest corner of the intersection with US Hwy 78 and Aycock Avenue

**ACREAGE:** ±26.64

**EXISTING ZONING:** M-1 (Industrial District)

**EXISTING LAND USE:** Undeveloped

**ACTION REQUESTED:** Rezone M-1 to PCD (Planned Commercial District)

**REQUEST SUMMARY:** The owners are petitioning for a rezone of this property in order to allow for commercial development.

**STAFF RECOMMENDATION:** Staff recommends approval of this rezone request as submitted without conditions.

**DATES OF SCHEDULED PUBLIC HEARINGS**

**PLANNING COMMISSION:** July 20, 2021

**CITY COUNCIL:** August 10, 2021

**REQUEST SUMMARY**

**REZONE REQUEST SUMMARY:**

The applicant is requesting approval of a rezone in order to construct a commercial development. The subject property was annexed into the City in October of 1999 and rezoned to M-1 (Industrial District). The property has never been developed. The applicant is requesting a rezone to PCD (Planned Commercial District) to develop the site into a commercial subdivision with land uses permitted in the B-3 (Highway Business) zoning district. The site plan included with this rezone requests illustrates one proposed street to be construct off US Hwy 78 to connect to Aycock Avenue. No specific land use or development is proposed with this rezone request.

**PROPOSED PROJECT SUMMARY:**

- Planned Commercial Development
  - Commercial development with uses permitted for the B-3 (Highway Commercial) zoning district
  - Development Area – ±26.64 Acres
  - Total Commercial Lots – 4

---

**STAFF ANALYSIS**

THE ANALYSIS OF THE APPLICATION IS MADE BASED UPON THE “STANDARDS FOR ZONING MAP AMENDMENT APPLICATION DECISIONS” AS SET FORTH IN SECTION 1421.8 OF THE *CITY OF MONROE ZONING ORDINANCE*.

- (1) The location, present use, and zoning classification of the subject property, and its suitability and economic viability for use as currently zoned:** The property was annexed into the City in October of 1999. The property was rezoned to M-1 (Industrial District). The property is currently undeveloped. The property has solid economic viability as currently zoned. However, due to lack of demand for industrial development on this property, the applicant wishes to rezone to allow for commercial development. The site plan included with this rezone proposes to develop the site into a commercial subdivision. No specific land uses were identified to be developed with this rezone request. The requested PCD (Planned Commercial District) is more suitable for commercial development of the site as opposed to the site remaining under the current M-1 zoning.
- (2) The proposed use and zoning classification of the subject property:** The applicant is requesting the rezone to PCD (Planned Commercial District) to allow for commercial development of the site. No specific uses were identified in this rezone request.
- (3) The existing land uses and zoning classification of nearby property, whether the zoning proposal seeks a use consistent with the use and development of adjacent and nearby property, and to what extent the zoning proposal will adversely affect adjacent or nearby property:** Properties located west of the site are zoned M-1 (Industrial) and R-1 (Large Lot Residential District) along US Hwy 78 and are undeveloped. Properties north of the site are located in unincorporated Walton County and are undeveloped. Properties south and east of the site are zoned M-1 (Industrial) and are developed with restaurants, a convenience store with fuel pumps, and a warehouse and distribution center. The proposed commercial development is consistent with development on neighboring properties located east of the site. The proposed commercial development should not adversely affect adjacent properties.
- (4) Whether the zoning proposal will result in a use which could adversely affect existing infrastructure including without limitation streets, transportation facilities, utilities, schools, police and fire protection, and municipal personnel:** The submitted development plan illustrates a proposed street to be constructed with access to US Hwy 78. The proposed street will connect to Aycock Avenue and will provide driveway access to each of the proposed commercial lots. The applicant proposes to install a traffic signal at the US Hwy 78/Aycock Avenue intersection. Sanitary sewer, water, natural gas and telecommunications are available to serve the development. Additional City services should be adequate to serve the proposed development.
- (5) Whether the zoning proposal is consistent with the Comprehensive Plan:** The Future Land Use Map designates this property under the category of Industrial. This rezone request could be considered a deviation from the intent of the Future Land Use Map. However, the proposed development will include commercial land uses best suited adjacent to a highway similar to existing commercial development east of the site. Properties east of the site along US Hwy 78 are also designated as Industrial on the Future Land Use Map.

**(6) Whether there are other factors or existing or changing conditions regarding the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal:** Under the current M-1 zoning, the intent was to develop the site with industrial land uses. As previously described, there is a lack of demand for industrial development on this property. The intent of this rezone request is to allow for commercial development of the site.

---

**STAFF RECOMMENDATION**

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends approval of the requested rezone as submitted without conditions.

**REZONE APPLICATION FORM**



PERMIT NUMBER \_\_\_\_\_

I. LOCATION US HWY 78 AND AYCOCK ACENUE  
COUNCIL DISTRICT DISTRICT 4  
MAPNUMBER \_\_\_\_\_  
PARCEL NUMBER M0230011B00

II. PRESENT ZONING M1 REQUESTED ZONING PCD

III. ACREAGE 26.60 PROPOSED USE Retail/Commerical

IV. OWNER OF RECORD Jack's Creek Landing, LLC  
ADDRESS 2971B North Columbia Street, Milledgeville, GA 31061

PHONE NUMBER (706)207-8111 Email jacks creeklanding@gmail.com

The following information must be supplied by the applicant. (attach additional pages if needed)

V. ANALYSIS:

1. A description of all existing uses and zoning of nearby property  
North: Across Hwy 78- A2 Agricultural; East: M1 undeveloped; South: R1 undeveloped; West: R1 undeveloped

2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification The current zoning does not provide for the highest and best use of the property due to the location with accessible frontage and visibility on a major highway (US 78)

3. The existing value of the property contained in the petition for rezoning under the existing zoning classification \$750,000

4. The value of the property contained in the application for rezoning under the proposed zoning Classification \$1,500,000

5. A description of the suitability of the subject property under the existing zoning classification  
A large stream and subsequent setbacks and buffers make the site difficult to plan for and engineer an industrial warehouse use suitable for tractor trailer routing

6. A description of the suitability of the subject property under the proposed zoning classification of the property  
Having the flexibilitly to plan for smaller retail/commercial uses allow the property to be fully utilized while still providing for buffers and setbacks required

Rezoning Application  
Page Two (2)

- 7. A description of any existing use of property including a description of all structures presently occupying the property The site is currently undeveloped and undisturbed except for an existing sewer line running through the southern portion of the property
- 8. The length of time the property has been vacant or unused as currently zoned \_\_\_\_\_  
The site is undeveloped and the duration of vacancy from any use is unknown
- 9. A detailed description of all efforts taken by the property owner(s) to use the property or sell the property under the existing zoning classification The current owner has recently purchased the land with the intent of developing commercial uses after years of no interest in the property as an industrial use

Applications found to be incomplete or incorrect will be rejected. See the attached calendar for deadline dates. It is the responsibility of the applicant and not the staff to ensure that a complete and accurate application is submitted.

**LEGAL DESCRIPTION OF PROPERTY**

Rezoning Application  
Page Three (3)

Wherefore, applicant prays that the procedures incident to the presentation of this petition be taken, and the property be rezoned accordingly.

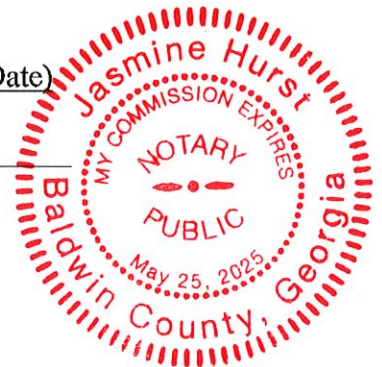
Owner of property (signature) Charles Preston JACK'S CREEK LANDING, LLC.  
Address 2971B North Columbia St. Milledgeville, GA 31061  
Phone Number 706.207.8111

Attorney/Agent (signature) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone Number \_\_\_\_\_

Personally appeared before me the above applicant named Charles Preston who on oath says that he/she is the Managing Partner for the foregoing, and that all the above statements are true to the best of his/her knowledge.

Jasmine Hurst (Notary Public) 6/17/21 (Date)

My Commission Expires May 25, 2025





Page five (5)

For any application for P, B-1, B-2, B-3 or M-1 districts the site plan shall identify: (circle the appropriate district applied for)

- the maximum gross square footage of building area
- the maximum lot coverage of building area
- the minimum square footage of landscaped area
- the maximum height of any structure
- the minimum square footage of parking and drive areas
- the proposed number of parking spaces

For any application for the R-1, R-1A, R-2 or MH districts the site plan shall additionally identify: (circle the appropriate district applied for)

- the maximum number of residential dwelling units
- the minimum square footage of heated floor area for any residential dwelling unit
- the maximum height of any structure
- the minimum square footage of landscaped area
- the maximum lot coverage of building area
- the proposed number of parking spaces
- on all rezoning applications a revised site plan to be approved at a later date by the Mayor and City Council may be required
- yes no Applicant site plan indicates a variance requested
- for any application for multi-family residential uses, the site plan shall also identify the maximum height of any structure, location of amenities, and buffer areas: and,
- any other information as may be reasonably required by the Code Enforcement Officer.

Any applicant requesting consideration of a variance to any provision of the zoning ordinance as shown on the required site plan shall identify the variance(s) and identify for each variance shown the following information which shall confirm that the following condition(s) exist:

1. Any information which identifies that there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
2. Any information whereby a literal interpretation of the provisions of this Ordinance would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
3. Any information supporting that granting the variance requested will not confer upon the property of the applicant any special privileges that are denied to other properties of the district in which the applicant's property is located.
4. Information clearly showing that the requested variance will be in harmony with the purpose and intent of this Ordinance and will not be injurious to the neighborhood or to the general welfare.
5. Information that the special circumstances are not the result of the actions of the applicant.
6. A description of how the variance requested is the minimum variance that will make possible the legal use of the land, building, or structure in the use district proposed.
7. Information indicating the variance is not a request to permit a use of land, buildings, or structures, which are not permitted by right in the district involved.

Rezoning Application



Page six (6)

COMMENTS

Refer to the attached Pattern Book for an explanation of proposed zoning compliance and additional standards for the proposed PCD

Multiple horizontal lines for handwritten comments.

Disclosure of Campaign Contributions and/or gifts:

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 filing shall be within ten (10) days after the application is made, and in the case of a supporter or opponent, filing shall be at least five (5) days before the first public hearing.

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



June 17, 2021

Charles Preston  
2971B North Columbia St.  
Milledgeville, GA 31061

RE: Jacks Creek Landing Development Utilities Served by The City of Monroe

Mr. Preston,

The City of Monroe will be able to serve the proposed development located at parcel number M0230011B00 on U.S. Hwy 78, which lies within the incorporated boundaries of the city, with the following:

- Sanitary sewer services pending developer provided infrastructure improvements and extensions to current adjacent sewer lines or via any existing and future appropriate easements within City of Monroe incorporated boundaries. All connections and systems must be installed according to City specifications and in accordance with approvals of the City Wastewater Department.
- Water service is available.
- Natural Gas service is available.
- Telecommunications services are available.

Logan Propes

City Administrator  
City of Monroe

AS-RECORDED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 107, 108, 109, 131, 132, AND 133, 3RD DISTRICT, TOWN G.M.D. 419, WALTON COUNTY, GEORGIA, BEING TRACT NO. 1, CONTAINING 173.180 ACRES, AS SHOWN ON A PLAT OF SURVEY PREPARED FOR THE R. E. AYCOCK ESTATE BY JOHN F. BREWER AND ASSOCIATES, CERTIFIED BY JOHN F. BREWER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2115, DATED JULY 26, 1994, REVISED SEPTEMBER 2, 1998, RECORDED IN PLAT BOOK 80, PAGE 20, CLERK'S OFFICE, WALTON SUPERIOR COURT. REFERENCE IS HEREBY MADE TO SAID PLAT OF SURVEY, AND THE SAME IS INCORPORATED HEREIN FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY CONVEYED.

ACCORDING TO SUCH PLAT OF SURVEY, THE TRACT HEREIN IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN ALUMINUM PIN LOCATED AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF STATE ROUTE NO. 83, A/K/A PIPE LINE ROAD AND UNISIA DRIVE (SHOWN AS BEING 80 FEET IN WIDTH) WITH THE SOUTHEASTERLY RIGHT OF WAY OF U. S. HIGHWAY 78 (SHOWN AS HAVING A VARIABLE RIGHT OF WAY); RUNNING THENCE ALONG SAID RIGHT OF WAY OF STATE ROUTE NO. 83 SOUTH 28°02'49" EAST 303.32 FEET TO A POINT; CONTINUING THENCE SOUTH 27°53'33" EAST 476.28 FEET TO A POINT; CONTINUING THENCE SOUTH 27°46'55" EAST 179.57 FEET TO A POINT; CONTINUING THENCE SOUTH 27°39'47" EAST 156.58 FEET TO A POINT; CONTINUING THENCE SOUTH 27°53'44" EAST 146.58 FEET TO A POINT; CONTINUING THENCE SOUTH 28°09'23" EAST 136.57 FEET TO A POINT; CONTINUING THENCE SOUTH 28°52'26" EAST 256.58 FEET TO A POINT; CONTINUING THENCE SOUTH 29°00'47" EAST 306.38 FEET TO A POINT; CONTINUING THENCE SOUTH 29°06'21" EAST 315.02 FEET TO A POINT; CONTINUING THENCE SOUTH 29°07'58" EAST 451.87 FEET TO A POINT; CONTINUING THENCE SOUTH 29°12'40" EAST 287.80 FEET TO A POINT; CONTINUING THENCE SOUTH 29°28'49" EAST 170.41 FEET TO A POINT; CONTINUING THENCE SOUTH 29°24'43" EAST 215.29 FEET TO A POINT; CONTINUING THENCE SOUTH 28°40'55" EAST 145.38 FEET TO A POINT; CONTINUING THENCE SOUTH 28°53'59" EAST 174.06 FEET TO AN ALUMINUM PIN; CONTINUING THENCE SOUTH 61°06'01" WEST 15.0 FEET TO AN ALUMINUM PIN; CONTINUING THENCE SOUTH 28°53'59" EAST 55.37 FEET TO AN ALUMINUM PIN LOCATED AT THE INTERSECTION OF SUCH RIGHT OF WAY BY THE CENTERLINE OF JACKS CREEK, WHICH FORMS THE BOUNDARY OF THE SUBJECT PROPERTY AT THIS POINT; RUNNING THENCE ALONG THE CENTERLINE OF JACKS CREEK SOUTH 61°08'15" WEST 11.51 FEET TO A POINT; CONTINUING THENCE SOUTH 70°43'37" WEST 92.71 FEET TO A POINT; CONTINUING THENCE SOUTH 62°15'04" WEST 98.36 FEET TO A POINT; CONTINUING THENCE SOUTH 67°09'49" WEST 69.06 FEET TO A POINT; CONTINUING THENCE SOUTH 68°32'29" WEST 165.93 FEET TO A POINT; CONTINUING THENCE SOUTH 65°23'21" WEST 390.32 FEET TO A POINT; CONTINUING THENCE SOUTH 55°20'40" WEST 130.77 FEET TO A POINT; CONTINUING THENCE NORTH 79°50'10" WEST 138.38 FEET TO A POINT; CONTINUING THENCE NORTH 73°48'32" WEST 33.74 FEET TO A POINT; CONTINUING THENCE NORTH 83°38'34" WEST 363.81 FEET TO A POINT; CONTINUING THENCE NORTH 85°29'24" WEST 224.18 FEET TO A POINT; CONTINUING THENCE NORTH 80°47'40" WEST 116.11 FEET TO A POINT; CONTINUING THENCE SOUTH 81°28'17" WEST 113.81 FEET TO A POINT; CONTINUING THENCE NORTH 44°03'41" WEST 121.31 FEET TO A POINT; CONTINUING THENCE NORTH 59°31'41" WEST 54.97 FEET TO A POINT; CONTINUING THENCE NORTH 44°52'34" WEST 60.51 FEET TO A POINT; CONTINUING THENCE NORTH 46°36'37" WEST 195.97 FEET TO A POINT; CONTINUING THENCE NORTH 45°35'31" WEST 118.56 FEET TO A POINT; CONTINUING THENCE SOUTH 75°40'13" WEST 18.78 FEET TO A POINT; CONTINUING THENCE NORTH 35°44'46" WEST 86.31 FEET TO A

AS-RECORDED LEGAL DESCRIPTION (continued)

POINT; CONTINUING THENCE NORTH 44°38'18" WEST 178.35 FEET TO A POINT; CONTINUING THENCE NORTH 49°47'56" WEST 223.01 FEET TO A POINT; CONTINUING THENCE NORTH 46°26'06" WEST 310.54 FEET TO A POINT; CONTINUING THENCE NORTH 48°37'18" WEST 128.86 FEET TO A POINT; CONTINUING THENCE NORTH 46°46'34" WEST 196.23 FEET TO A POINT; CONTINUING THENCE NORTH 53°36'54" WEST 113.48 FEET TO A POINT; CONTINUING THENCE NORTH 37°26'01" WEST 88.60 FEET TO A POINT; CONTINUING THENCE NORTH 47°35'25" WEST 336.54 FEET TO A POINT; CONTINUING THENCE NORTH 53°25'31" WEST 122.86 FEET TO A POINT; CONTINUING THENCE NORTH 31°00'27" WEST 291.35 FEET TO A POINT; CONTINUING THENCE NORTH 33°47'11" WEST 214.60 FEET TO A POINT; CONTINUING THENCE NORTH 30°13'45" WEST 110.59 FEET TO A POINT; CONTINUING THENCE NORTH 71°54'46" WEST 49.39 FEET TO AN ALUMINUM PIN AT THE POINT OF INTERSECTION OF THE CENTERLINE OF JACKS CREEK WITH THE SOUTHEASTERLY RIGHT OF WAY OF U. S. HIGHWAY 78; RUNNING THENCE ALONG SAID RIGHT OF WAY NORTH 56°17'36" EAST 162.75 FEET TO AN ALUMINUM PIN; CONTINUING THENCE NORTH 39°35'39" EAST 104.40 FEET TO AN ALUMINUM PIN; CONTINUING THENCE NORTH 56°17'36" EAST 1624.59 FEET TO AN ALUMINUM PIN; CONTINUING THENCE SOUTH 33°42'24" EAST 5.0 FEET TO A RIGHT OF WAY MONUMENT; CONTINUING THENCE ALONG SAID RIGHT OF WAY, FOLLOWING THE CURVATURE THEREOF IN A GENERAL NORTHEASTERLY DIRECTION, AN ARC DISTANCE OF 522.05 FEET (BASED ON A RADIUS OF 6062.1 FEET) TO AN ALUMINUM PIN, THE EXACT BEARING AND DISTANCE BETWEEN THE LATTER TWO POINTS IS SHOWN BY A CHORD WHICH IS NORTH 53°18'28" EAST 521.89 FEET; CONTINUING THENCE NORTH 51°48'39" EAST 213.88 FEET TO THE POINT OF BEGINNING. THIS IS A PORTION OF THAT PROPERTY CONVEYED BY WARRANTY DEED FROM BEULAH P. AYCOCK TO R. E. AYCOCK, JR., DATED JANUARY 1, 1968, RECORDED IN DEED BOOK 76, PAGES 224--227, WALTON COUNTY RECORDS.

AS-SURVEYED  
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 108 OF THE 3rd DISTRICT, WALTON COUNTY, CITY OF MONROE, GEORGIA (GMD 419) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR FOUND (DISTURBED) AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 78 (STATE ROUTE NO. 10) (155 FEET FROM SURVEY CENTERLINE AT THIS POINT) AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF AYCOCK AVENUE (74 FEET RIGHT OF WAY WIDTH AT THIS POINT); THENCE FROM SAID POINT OF BEGINNING AND WITH THE SOUTHWESTERLY AND SOUTHERLY RIGHT OF WAY LINE OF AYCOCK AVENUE SOUTH 34 DEGREES 30 MINUTES 19 SECONDS EAST A DISTANCE OF 126.39 FEET TO A POINT; THENCE WITH SAID RIGHT OF WAY LINE A CURVE TO THE LEFT HAVING A RADIUS DISTANCE OF 330.00 FEET AND AN ARC LENGTH OF 545.01 FEET BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 81 DEGREES 49 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 485.15 FEET TO A POINT ON SAID RIGHT OF WAY LINE (60 FEET RIGHT OF WAY WIDTH AT THIS POINT); THENCE WITH SAID RIGHT OF WAY LINE NORTH 50 DEGREES 52 MINUTES 07 SECONDS EAST A DISTANCE OF 10.35 FEET TO A 1/2 INCH REBAR WITH CAP SET AT THE CENTERLINE OF A BRANCH; THENCE LEAVING SAID RIGHT OF WAY LINE AND WITH THE CENTERLINE OF THE BRANCH IN A SOUTHWESTERLY DIRECTION FOR 1195 FEET MORE OR LESS, SAID BRANCH BEING A PROPERTY LINE COMMON TO NOW OR FORMERLY WAL-MART STORES EAST, LP AND BEING TRAVERSED BY THE FOLLOWING COURSES AND DISTANCES:  
SOUTH 02 DEGREES 50 MINUTES 51 SECONDS WEST A DISTANCE OF 53.97 FEET TO A POINT;  
THENCE SOUTH 02 DEGREES 35 MINUTES 18 SECONDS EAST A DISTANCE OF 21.12 FEET TO A POINT;  
THENCE SOUTH 41 DEGREES 26 MINUTES 25 SECONDS EAST A DISTANCE OF 9.51 FEET TO A POINT;  
THENCE SOUTH 04 DEGREES 37 MINUTES 37 SECONDS EAST A DISTANCE OF 11.11 FEET TO A POINT;  
THENCE SOUTH 29 DEGREES 35 MINUTES 26 SECONDS WEST A DISTANCE OF 15.21 FEET TO A POINT;  
THENCE SOUTH 28 DEGREES 15 MINUTES 34 SECONDS WEST A DISTANCE OF 20.25 FEET TO A POINT;  
THENCE SOUTH 19 DEGREES 00 MINUTES 41 SECONDS EAST A DISTANCE OF 23.29 FEET TO A POINT;  
THENCE SOUTH 10 DEGREES 25 MINUTES 21 SECONDS WEST A DISTANCE OF 13.41 FEET TO A POINT;  
THENCE SOUTH 36 DEGREES 53 MINUTES 34 SECONDS WEST A DISTANCE OF 7.96 FEET TO A POINT;  
THENCE SOUTH 04 DEGREES 25 MINUTES 25 SECONDS WEST A DISTANCE OF 24.65 FEET TO A POINT;  
THENCE SOUTH 24 DEGREES 09 MINUTES 27 SECONDS WEST A DISTANCE OF 9.45 FEET TO A POINT;  
THENCE SOUTH 51 DEGREES 31 MINUTES 38 SECONDS WEST A DISTANCE OF 16.93 FEET TO A POINT;  
THENCE SOUTH 33 DEGREES 11 MINUTES 55 SECONDS WEST A DISTANCE OF 15.70 FEET TO A POINT;  
THENCE SOUTH 03 DEGREES 10 MINUTES 16 SECONDS EAST A DISTANCE OF 13.84 FEET TO A POINT;  
THENCE SOUTH 27 DEGREES 10 MINUTES 30 SECONDS EAST A DISTANCE OF 20.92 FEET TO A POINT;  
THENCE SOUTH 23 DEGREES 54 MINUTES 02 SECONDS EAST A DISTANCE OF 28.76 FEET TO A POINT;  
THENCE SOUTH 45 DEGREES 10 MINUTES 16 SECONDS EAST A DISTANCE OF 13.72 FEET TO A POINT;  
THENCE NORTH 84 DEGREES 08 MINUTES 38 SECONDS EAST A DISTANCE OF 23.96 FEET TO A POINT;  
THENCE SOUTH 38 DEGREES 03 MINUTES 58 SECONDS EAST A DISTANCE OF 14.42 FEET TO A POINT;  
THENCE SOUTH 11 DEGREES 31 MINUTES 38 SECONDS WEST A DISTANCE OF 9.99 FEET TO A POINT;  
THENCE SOUTH 46 DEGREES 22 MINUTES 32 SECONDS WEST A DISTANCE OF 16.94 FEET TO A POINT;

THENCE SOUTH 20 DEGREES 55 MINUTES 20 SECONDS WEST A DISTANCE OF 13.64 FEET TO A POINT;  
THENCE SOUTH 24 DEGREES 39 MINUTES 59 SECONDS WEST A DISTANCE OF 13.83 FEET TO A POINT;  
THENCE SOUTH 43 DEGREES 22 MINUTES 00 SECONDS WEST A DISTANCE OF 22.37 FEET TO A POINT;  
THENCE SOUTH 65 DEGREES 05 MINUTES 58 SECONDS EAST A DISTANCE OF 1.15 FEET TO A POINT;  
THENCE SOUTH 86 DEGREES 12 MINUTES 04 SECONDS WEST A DISTANCE OF 14.42 FEET TO A POINT;  
THENCE SOUTH 59 DEGREES 40 MINUTES 32 SECONDS WEST A DISTANCE OF 5.73 FEET TO A POINT;  
THENCE SOUTH 47 DEGREES 23 MINUTES 18 SECONDS WEST A DISTANCE OF 12.29 FEET TO A POINT;  
THENCE SOUTH 78 DEGREES 11 MINUTES 13 SECONDS WEST A DISTANCE OF 19.66 FEET TO A POINT;  
THENCE SOUTH 46 DEGREES 11 MINUTES 30 SECONDS WEST A DISTANCE OF 44.72 FEET TO A POINT;  
THENCE SOUTH 00 DEGREES 22 MINUTES 01 SECONDS EAST A DISTANCE OF 24.14 FEET TO A POINT;  
THENCE SOUTH 40 DEGREES 27 MINUTES 03 SECONDS EAST A DISTANCE OF 9.21 FEET TO A POINT;  
THENCE NORTH 75 DEGREES 37 MINUTES 25 SECONDS EAST A DISTANCE OF 19.96 FEET TO A POINT;  
THENCE NORTH 79 DEGREES 34 MINUTES 01 SECONDS EAST A DISTANCE OF 9.92 FEET TO A POINT;  
THENCE SOUTH 02 DEGREES 19 MINUTES 28 SECONDS EAST A DISTANCE OF 17.03 FEET TO A POINT;  
THENCE SOUTH 43 DEGREES 54 MINUTES 31 SECONDS WEST A DISTANCE OF 19.35 FEET TO A POINT;  
THENCE SOUTH 71 DEGREES 17 MINUTES 22 SECONDS WEST A DISTANCE OF 18.16 FEET TO A POINT;  
THENCE NORTH 77 DEGREES 05 MINUTES 54 SECONDS WEST A DISTANCE OF 16.10 FEET TO A POINT;  
THENCE SOUTH 79 DEGREES 26 MINUTES 55 SECONDS WEST A DISTANCE OF 4.97 FEET TO A POINT;  
THENCE SOUTH 48 DEGREES 54 MINUTES 59 SECONDS WEST A DISTANCE OF 9.01 FEET TO A POINT;  
THENCE SOUTH 29 DEGREES 15 MINUTES 41 SECONDS WEST A DISTANCE OF 9.90 FEET TO A POINT;  
THENCE SOUTH 02 DEGREES 34 MINUTES 12 SECONDS WEST A DISTANCE OF 13.57 FEET TO A POINT;  
THENCE SOUTH 13 DEGREES 03 MINUTES 25 SECONDS WEST A DISTANCE OF 6.06 FEET TO A POINT;  
THENCE SOUTH 27 DEGREES 19 MINUTES 11 SECONDS WEST A DISTANCE OF 7.79 FEET TO A POINT;  
THENCE SOUTH 51 DEGREES 59 MINUTES 03 SECONDS WEST A DISTANCE OF 17.67 FEET TO A POINT;  
THENCE NORTH 72 DEGREES 06 MINUTES 09 SECONDS WEST A DISTANCE OF 10.39 FEET TO A POINT;  
THENCE SOUTH 85 DEGREES 31 MINUTES 46 SECONDS WEST A DISTANCE OF 6.97 FEET TO A POINT;  
THENCE SOUTH 37 DEGREES 44 MINUTES 32 SECONDS WEST A DISTANCE OF 14.97 FEET TO A POINT;  
THENCE SOUTH 32 DEGREES 51 MINUTES 12 SECONDS WEST A DISTANCE OF 14.22 FEET TO A POINT;  
THENCE SOUTH 40 DEGREES 50 MINUTES 29 SECONDS WEST A DISTANCE OF 16.61 FEET TO A POINT;  
THENCE SOUTH 21 DEGREES 51 MINUTES 18 SECONDS WEST A DISTANCE OF 13.53 FEET TO A POINT;  
THENCE SOUTH 10 DEGREES 31 MINUTES 21 SECONDS WEST A DISTANCE OF 8.75 FEET TO A POINT;  
THENCE SOUTH 22 DEGREES 45 MINUTES 45 SECONDS WEST A DISTANCE OF 26.16 FEET TO A POINT;  
THENCE SOUTH 02 DEGREES 27 MINUTES 31 SECONDS WEST A DISTANCE OF 21.43 FEET TO A POINT;  
THENCE SOUTH 12 DEGREES 50 MINUTES 31 SECONDS WEST A DISTANCE OF 23.17 FEET TO A POINT;  
THENCE SOUTH 31 DEGREES 36 MINUTES 44 SECONDS WEST A DISTANCE OF 10.71 FEET TO A POINT;  
THENCE SOUTH 15 DEGREES 34 MINUTES 37 SECONDS WEST A DISTANCE OF 19.51 FEET TO A POINT;  
THENCE SOUTH 40 DEGREES 03 MINUTES 52 SECONDS WEST A DISTANCE OF 7.25 FEET TO A POINT;  
THENCE SOUTH 59 DEGREES 29 MINUTES 19 SECONDS WEST A DISTANCE OF 12.60 FEET TO A POINT;  
THENCE SOUTH 45 DEGREES 49 MINUTES 46 SECONDS WEST A DISTANCE OF 7.88 FEET TO A POINT;  
THENCE SOUTH 31 DEGREES 07 MINUTES 02 SECONDS WEST A DISTANCE OF 12.79 FEET TO A POINT;  
THENCE SOUTH 48 DEGREES 54 MINUTES 34 SECONDS WEST A DISTANCE OF 13.88 FEET TO A POINT;  
THENCE SOUTH 32 DEGREES 37 MINUTES 47 SECONDS WEST A DISTANCE OF 15.07 FEET TO A POINT;  
THENCE SOUTH 02 DEGREES 45 MINUTES 50 SECONDS EAST A DISTANCE OF 16.81 FEET TO A POINT;  
THENCE SOUTH 27 DEGREES 58 MINUTES 35 SECONDS EAST A DISTANCE OF 6.53 FEET TO A POINT;

THENCE SOUTH 04 DEGREES 03 MINUTES 35 SECONDS WEST A DISTANCE OF 7.59 FEET TO A POINT;  
THENCE SOUTH 31 DEGREES 58 MINUTES 47 SECONDS WEST A DISTANCE OF 20.65 FEET TO A POINT;  
THENCE SOUTH 18 DEGREES 01 MINUTES 05 SECONDS WEST A DISTANCE OF 19.25 FEET TO A POINT;  
THENCE SOUTH 38 DEGREES 54 MINUTES 30 SECONDS WEST A DISTANCE OF 39.51 FEET TO A POINT;  
THENCE SOUTH 42 DEGREES 05 MINUTES 36 SECONDS WEST A DISTANCE OF 10.08 FEET TO A POINT;  
THENCE NORTH 85 DEGREES 10 MINUTES 17 SECONDS WEST A DISTANCE OF 8.57 FEET TO A POINT;  
THENCE SOUTH 52 DEGREES 14 MINUTES 06 SECONDS WEST A DISTANCE OF 16.41 FEET TO A POINT;  
THENCE SOUTH 51 DEGREES 10 MINUTES 29 SECONDS WEST A DISTANCE OF 30.13 FEET TO A POINT;  
THENCE SOUTH 78 DEGREES 51 MINUTES 39 SECONDS WEST A DISTANCE OF 16.71 FEET TO A POINT;  
THENCE SOUTH 78 DEGREES 54 MINUTES 33 SECONDS WEST A DISTANCE OF 11.43 FEET TO A POINT;  
SAID POINT BEING NORTH 55 DEGREES 57 MINUTES 52 SECONDS EAST A DISTANCE OF 39.12 FEET  
FROM A 3/4 INCH OPEN TOP PIPE FOUND; THENCE LEAVING THE CENTERLINE OF THE BRANCH AND  
CONTINUING WITH SAID COMMON PROPERTY LINE SOUTH 55 DEGREES 57 MINUTES 52 SECONDS WEST  
A DISTANCE OF 670.23 FEET TO A POINT AT THE CENTERLINE OF JACK'S CREEK, SAID POINT BEING  
SOUTH 55 DEGREES 57 MINUTES 52 SECONDS WEST A DISTANCE OF 30.47 FEET FROM A 3/4 INCH OPEN  
TOP PIPE FOUND; THENCE WITH THE CENTERLINE OF JACK'S CREEK IN A NORTHWESTERLY DIRECTION  
FOR 947 FEET MORE OR LESS, SAID CREEK BEING THE PROPERTY LINE COMMON TO NOW OR FORMERLY  
EAST VILLAGE RESERVE, LLC AND NOW OR FORMERLY JAMES R. COLE AND BEING TRAVERSED BY THE  
FOLLOWING COURSES AND DISTANCES:

NORTH 28 DEGREES 45 MINUTES 23 SECONDS WEST A DISTANCE OF 18.68 FEET TO A POINT;  
THENCE NORTH 31 DEGREES 31 MINUTES 05 SECONDS WEST A DISTANCE OF 30.74 FEET TO A POINT;  
THENCE NORTH 54 DEGREES 45 MINUTES 52 SECONDS WEST A DISTANCE OF 58.10 FEET TO A POINT;  
THENCE NORTH 39 DEGREES 24 MINUTES 10 SECONDS WEST A DISTANCE OF 25.98 FEET TO A POINT;  
THENCE NORTH 42 DEGREES 05 MINUTES 22 SECONDS WEST A DISTANCE OF 27.86 FEET TO A POINT;  
THENCE NORTH 73 DEGREES 43 MINUTES 37 SECONDS WEST A DISTANCE OF 27.69 FEET TO A POINT;  
THENCE NORTH 71 DEGREES 57 MINUTES 41 SECONDS WEST A DISTANCE OF 27.65 FEET TO A POINT;  
THENCE NORTH 49 DEGREES 32 MINUTES 12 SECONDS WEST A DISTANCE OF 55.21 FEET TO A POINT;  
THENCE NORTH 31 DEGREES 50 MINUTES 43 SECONDS WEST A DISTANCE OF 25.83 FEET TO A POINT;  
THENCE NORTH 31 DEGREES 02 MINUTES 39 SECONDS WEST A DISTANCE OF 45.40 FEET TO A POINT;  
THENCE NORTH 27 DEGREES 45 MINUTES 56 SECONDS WEST A DISTANCE OF 62.89 FEET TO A POINT;  
THENCE NORTH 32 DEGREES 12 MINUTES 34 SECONDS WEST A DISTANCE OF 35.35 FEET TO A POINT;  
THENCE NORTH 36 DEGREES 22 MINUTES 15 SECONDS WEST A DISTANCE OF 37.84 FEET TO A POINT;  
THENCE NORTH 27 DEGREES 26 MINUTES 33 SECONDS WEST A DISTANCE OF 31.04 FEET TO A POINT;  
THENCE NORTH 32 DEGREES 25 MINUTES 54 SECONDS WEST A DISTANCE OF 40.55 FEET TO A POINT;  
THENCE NORTH 25 DEGREES 54 MINUTES 48 SECONDS WEST A DISTANCE OF 34.42 FEET TO A POINT;  
THENCE NORTH 37 DEGREES 25 MINUTES 32 SECONDS WEST A DISTANCE OF 60.32 FEET TO A POINT;  
THENCE NORTH 37 DEGREES 47 MINUTES 44 SECONDS WEST A DISTANCE OF 46.47 FEET TO A POINT;  
THENCE NORTH 34 DEGREES 43 MINUTES 23 SECONDS WEST A DISTANCE OF 40.23 FEET TO A POINT;  
THENCE NORTH 29 DEGREES 27 MINUTES 38 SECONDS WEST A DISTANCE OF 36.79 FEET TO A POINT;  
THENCE NORTH 21 DEGREES 36 MINUTES 01 SECONDS WEST A DISTANCE OF 38.04 FEET TO A POINT;  
THENCE NORTH 33 DEGREES 00 MINUTES 36 SECONDS WEST A DISTANCE OF 43.93 FEET TO A POINT;  
THENCE NORTH 46 DEGREES 30 MINUTES 09 SECONDS WEST A DISTANCE OF 28.35 FEET TO A POINT;  
THENCE NORTH 62 DEGREES 45 MINUTES 34 SECONDS WEST A DISTANCE OF 28.67 FEET TO A POINT;  
THENCE NORTH 56 DEGREES 39 MINUTES 28 SECONDS WEST A DISTANCE OF 22.16 FEET TO A POINT;

THENCE NORTH 21 DEGREES 30 MINUTES 59 SECONDS WEST A DISTANCE OF 16.75 FEET TO A POINT AT THE SOUTHEASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 78 (STATE ROUTE NO. 10) (185 FEET FROM SURVEY CENTERLINE AT THIS POINT); THENCE WITH SAID RIGHT OF WAY LINE NORTH 56 DEGREES 02 MINUTES 28 SECONDS EAST A DISTANCE OF 153.89 FEET TO A RIGHT OF WAY MARKER FOUND (DAMAGED); THENCE WITH SAID RIGHT OF WAY LINE NORTH 39 DEGREES 16 MINUTES 20 SECONDS EAST A DISTANCE OF 104.69 FEET TO A 3/4 INCH OPEN TOP PIPE FOUND (155 FEET FROM SURVEY CENTERLINE AT THIS POINT); THENCE WITH SAID RIGHT OF WAY LINE NORTH 55 DEGREES 56 MINUTES 26 SECONDS EAST A DISTANCE OF 917.38 FEET TO A 1/2 INCH REBAR FOUND (DISTURBED) BEING THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND AS DESCRIBED CONTAINS 26.644 ACRES (1,160,647 SQ FT).




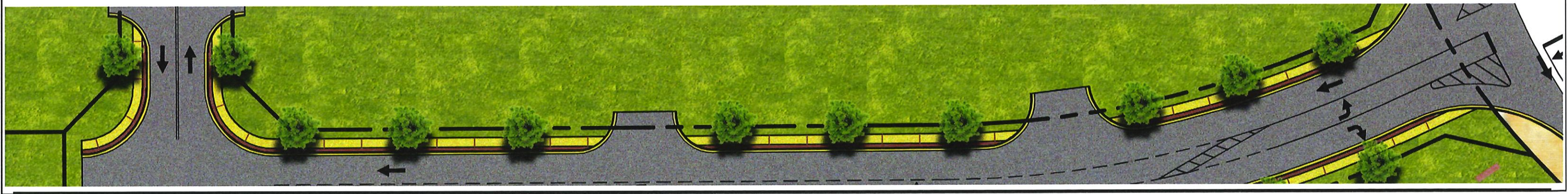
# JACKS CREEK LANDING

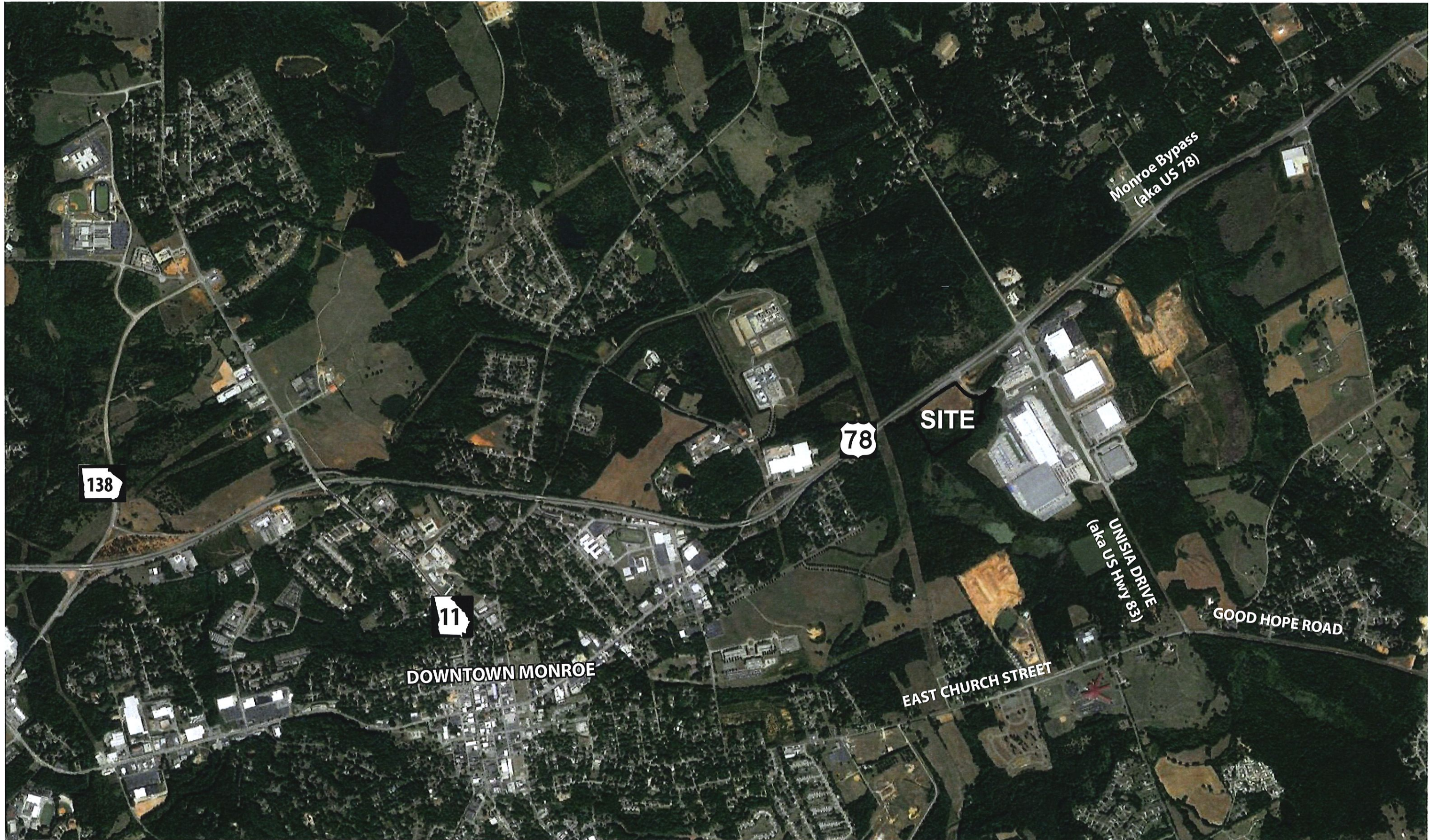
LOCATED AT THE SOUTHWEST CORNER OF US HIGHWAY 78 AND AYCOCK AVENUE  
MONROE, GEORGIA

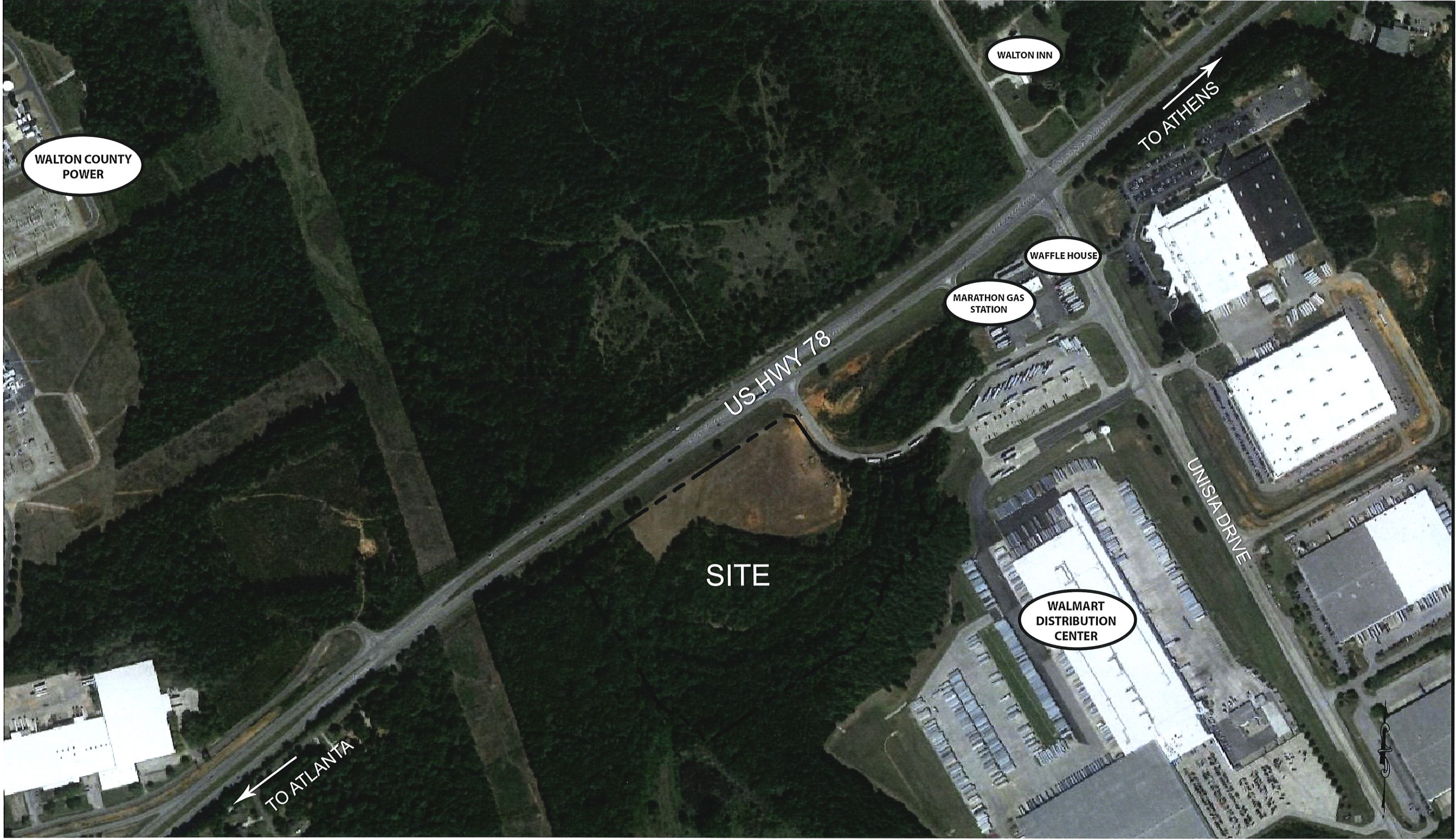
REZONING PATTERN BOOK  
FOR A PLANNED COMMERCIAL DEVELOPMENT (PCD)  
SUBMITTED: JUNE 2021

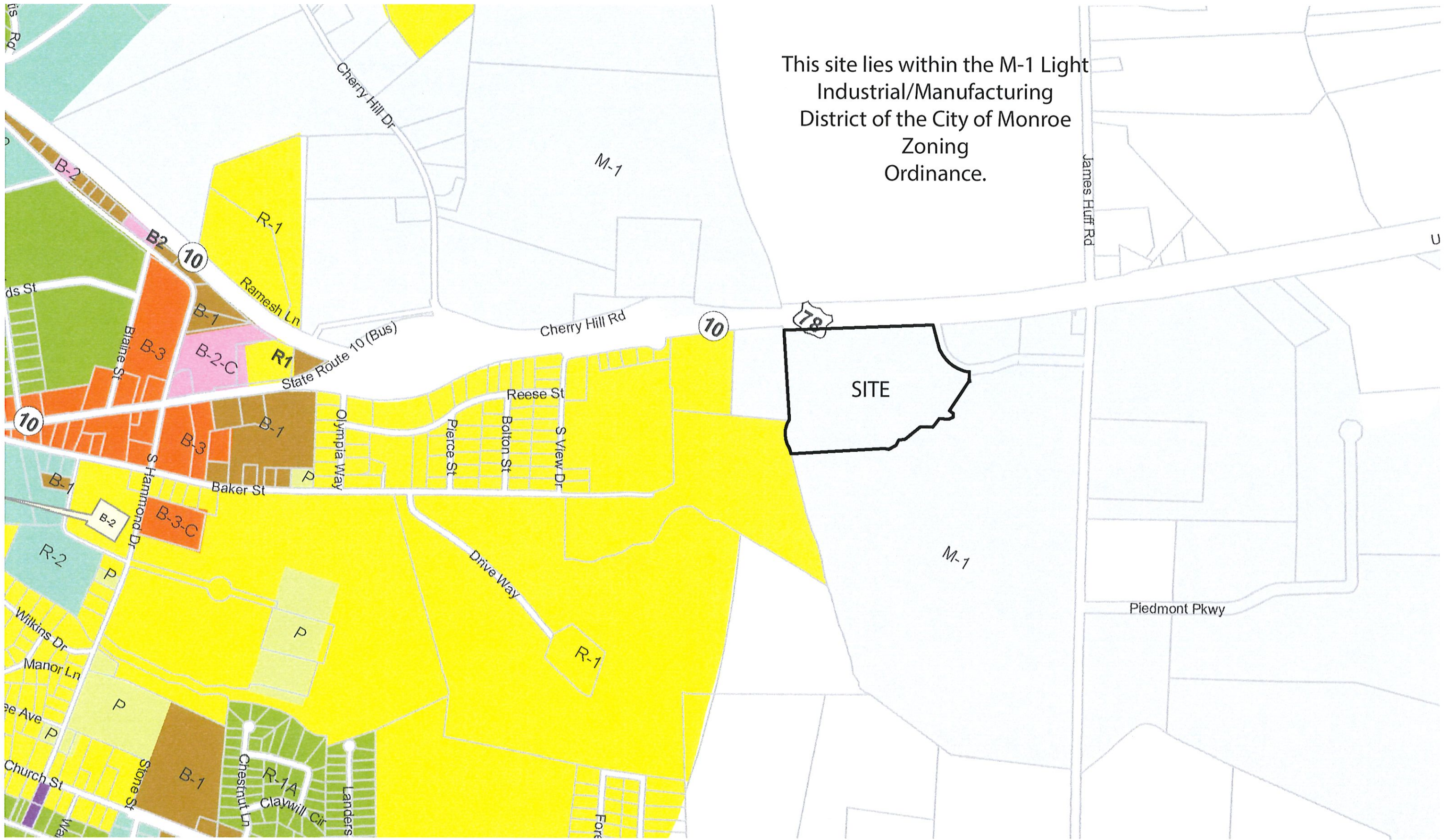
OWNER:  
JACKS CREEK LANDING, LLC  
2971B NORTH COLUMBIA STREET  
MILLEDGEVILLE, GA 31061

PLANNER, SURVEYOR, AND ENGINEER:  
  
2862 Buford Highway, Suite 200  
Duluth, Georgia 30096

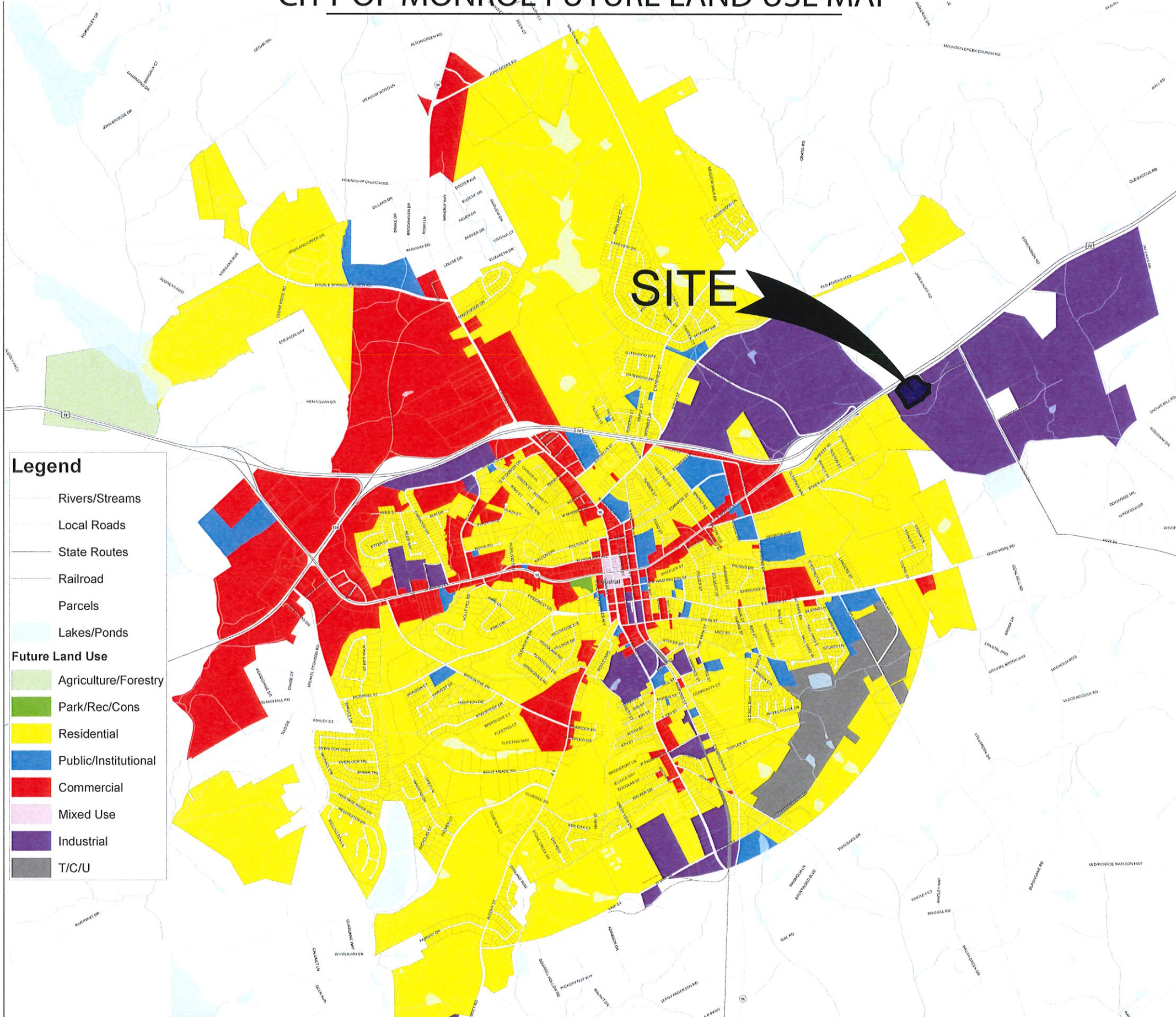








# CITY OF MONROE FUTURE LAND USE MAP



This site lies within the Future Land Use category of "Industrial"

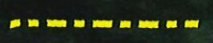


LEGEND

STATE WATERS:



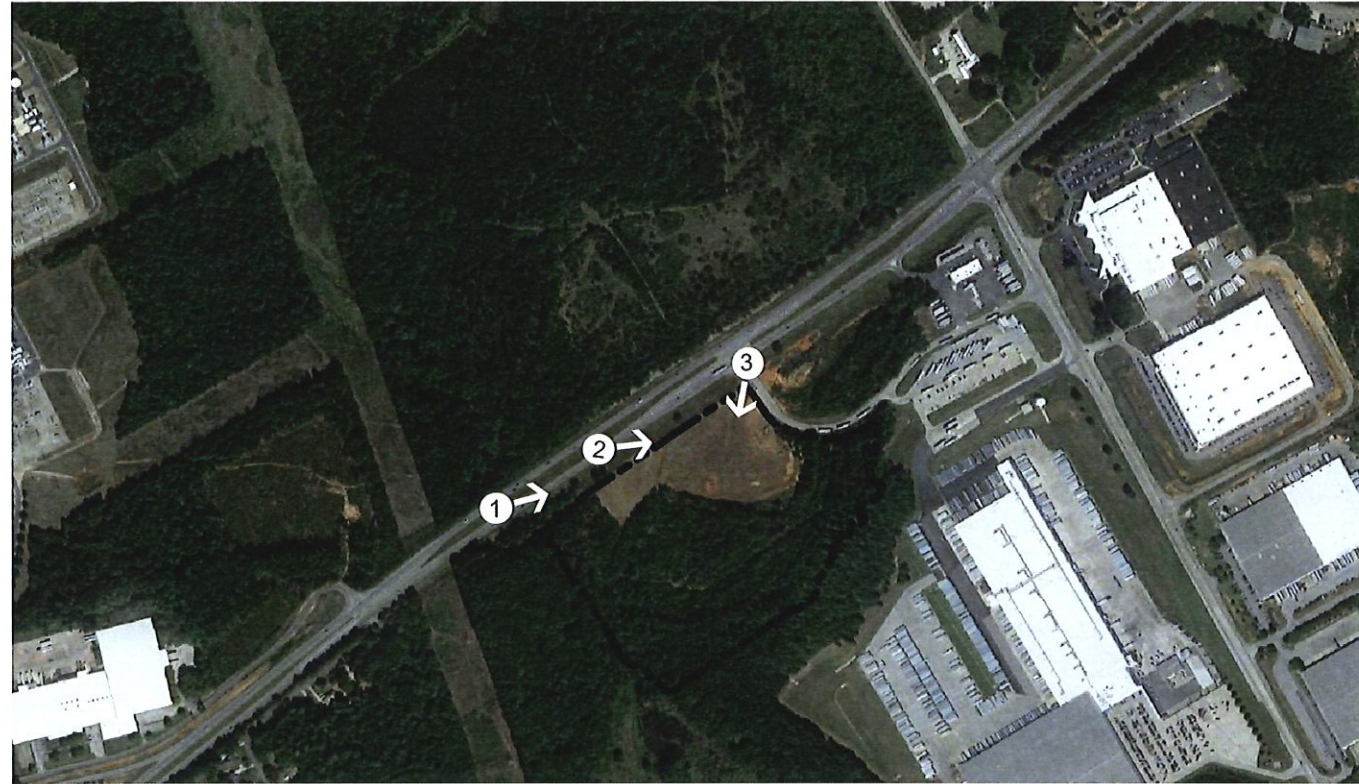
RIDGELINE:



DIRECTION OF FLOW:



SITE BOUNDARY:



KEY MAP



PICTURE 1



PICTURE 2



PICTURE 3

# EXISTING CONDITIONS PHOTOS



PICTURE 1



PICTURE 2



PICTURE 3

PICTURE 4





# MASTER PLAN



The Master Plan for the Jacks Creek Landing Planned Commercial Development (PCD), as illustrated on Page 2.1 , is governed by the City of Monroe Zoning Ordinance adopted June 10, 2014 and last amended April 9, 2019. The subject 26.64 -acre site is currently zoned M-1 Light Industrial/Manufacturing district and is within the Corridor Design Overlay District (CDO). The proposed development is intended to meet PCD and Overlay district standards with uses permitted in the B-3 Highway Commercial zoning district and, where certain requirements cannot be met, the spirit of the ordinance has been applied. The following is a discussion of how the proposed development will have a positive impact on the City and provide necessary services for residents and visitors to Monroe.

**Land Use and Zoning Amendment:**

The subject site is currently zoned M-1 for Light Industrial and Manufacturing use (Sheet 1.4) and it is located within an area identified as "Industrial" on the City of Monroe future land use map (Sheet 1.5). The future land use plan identifies surrounding properties as Industrial use as well. Existing industrial sites in close proximity to the subject parcel include a Walmart distribution center, Hitachi Automotive Systems of the Americas, and Tucker Door and Trim. The existing Industrial Park at Piedmont Parkway and other nearby M-1 zoned sites offer ample opportunities for redevelopment or new development of Light Industrial or manufacturing uses consistent with the M-1 zoning district and the "Industrial" designation on the land use plan. What makes the subject site unique is its location and access along US Highway 78 at the eastern gateway of the City. The proposed PCD development proposes uses consistent with the B-3 Highway Commercial zoning district in a cohesive master development framework, permitting uses which would serve residents, employees of the industrial developments, and visitors to the City of Monroe.

**Access:**

A transportation analysis and resulting recommendations have proposed 3 access improvements that would facilitate the development of the proposed site for commercial use as intended. The Georgia Department of Transportation has reviewed and approved of the location of the proposed right-in-right-out access to serve this site along US-78 as well as the proposed signalization of the intersection of Aycock Avenue and US Highway 78. An additional improvement of access at Unisia Drive will facilitate safe ingress and egress to and from this site from users approaching the site from the north or south along this road. The Master Plan proposes public roads with connections to US 78 and Aycock Road which are coordinated with GDOT and Monroe Department of Transportation to ensure safe access to and from the site. The Jacks Creek Landing development Master Plan identifies a potential future road extension to the west which is not intended to be developed at this time, but may provide a future connection at the discretion of the City of Monroe and the adjacent landowner.

**Zoning and Overlay adherence:**

The proposed development is to be constructed as a master development with pad graded areas to be independently developed. In order to ensure a successful framework for this, the following describes the zoning adherence to which all parts of this development will conform. Municipal requirements applicable to this development but not described in this section still apply.

**Section 620.3 Commercial Land Use Regulations**

This section describes land use regulations applicable to commercial districts. All uses permitted in the B-3 Highway Commercial zoning district shall be permitted within Jacks Creek Landing.

**520.4(10) - Site Requirements: Sidewalk**

This section requires all parking facilities to have five (5) foot wide sidewalks connecting the facility to all public right of way sidewalks and building entrances. While the Master Plan only illustrates the proposed network of public roads and sidewalks contained therein, individual developments within Jacks Creek Landing shall be responsible for providing a five (5) foot sidewalk connection to this network of public sidewalks.

**Section 570 – Lot Coverage**

This section defines that the maximum impervious lot coverage in all zoning districts shall be 60% with the exception of the CBD Downtown District. For this 26.64-acre Development, there are only three (3) tracts that can independently meet this requirement, one of which is a predominantly open space tract which acts as a buffer to adjacent properties. Therefore, this 26.64-acre Development shall be considered as a whole when evaluating lot coverage and Lots 1-5 shall be limited to lot coverages as identified on the Master Plan. Proposed right of way is not presumed to contribute to the aggregate coverage calculations. With the lot coverages provided, the overall lot coverage for the Development will be less than the allowed maximum of 60%.

Lot Coverage Calculations	Lot area (ac)	Max coverage (ac)	% coverage
Lot 1	3.12	2.34	75%
Lot 2	4.20	3.57	85%
Lot 3	4.16	2.97	72%
Lot 4	4.56	3.83	84%
Lot 5	8.02	1.00	27%
Lot 6 (Potential Future ROW)	N/A	N/A	N/A
Proposed ROW	N/A	N/A	N/A
<b>Total*</b>	<b>24.06</b>	<b>13.71</b>	<b>57%</b>

note: all area calculations are approximate until final subdivision plat

\* overall acreage accounts for ROW dedication to Aycock Ave for improvements as well as ROW dedication to current and potential future roadways

Section 643 – Corridor Design Overlay District (CDO)

Section 643A – Corridor Design Standards and Guidelines

643A.1(1) Site Planning: General Criteria for Conceptual Planning

The proposed Jacks Creek Landing development meets the spirit of each element of the general development criteria as outlined below:

(a) The proposed development is a planned center with a mix of uses permissible in the B-3 zoning district. Access into and through the site is clear and legible. A right-in/right-out and a signal location along US 78 have preliminary approval from the Georgia Department of Transportation, and access improvements are planned for Aycock Avenue entrance and at Unisia Drive (GA 83) at Aycock Avenue to promote additional safe access into the site. These access improvements are generated from and supported by a transportation impact study for this development.

(b) Significant cultural and historic resources were found on site prior to land development. An existing cemetery has been removed from the site and is documented in a Phase 1 environmental report. No recognized environmental conditions exist on site per that report. Natural resources including streams and floodplain are preserved in their existing condition in Lot 5 on the Master Plan.

(c) Architectural and site design will not be developed independently of context or without harmony in relation to the overall development. Any deviations from CDO and other known City standards for architecture, site planning, streetscape, and signage standards applicable to the development will be described in this book.

(d) Landscape design shall be an integral component to the development and standards described in this section will ensure a cohesiveness of appearance and appropriate screening of vehicular uses and utilities.

642A.1(2) – Site Planning: Area Specific Criteria

This section requires that the Corridor shall have an integrated streetscape of a scale and character consistent with City’s traditional development pattern with walkways connecting buildings with the public right-of-way sidewalk network. The Master Plan identifies streetscapes including landscape, decorative sidewalk, and street trees to be installed along the proposed new roads which serve the development. The streetscape exhibit contained on Sheet 2.5 identifies that proposed streetscapes will match recently installed streetscape improvements along Main Street (GA 11) in downtown Monroe, echoing the City’s desired pedestrian character. In addition to proposed streetscapes, all individual developments will be required to provide a pedestrian access from the streetscape to their primary building as described in the CDO standards.

643A.2(1) – Architecture: General Criteria for Conceptual Planning

Proposed development within the Jacks Creek Landing Master plan will generally be oriented toward US Highway 78. Architectural materials will be consistent with this section with the exception that E.I.F.S. shall be permissible in lieu of stucco where building mounted signage is proposed. Regarding scale, buildings will be limited in height per the B-3 maximum height of thirty-five (35) feet (Section 700.2, Table 12) with the exception that a single hotel building may be constructed in either Lot 3 or Lot 4 but not both, which shall be permitted to be up to four (4) stories in height, provided it meets other required criteria for development. This will enhance the City by providing an opportunity for a high quality national brand hotel with sufficient capacity to improve local tourism at the eastern gateway to the City. Lots 3 and 4 sit lower than the surrounding roads and in addition to buffer plantings, Lot 5 provides a substantial undisturbed natural buffer as does the existing floodplain and additional stream buffers extending beyond the site to the south and west.

643A.2(2) – Architecture: Area Specific Criteria

This section requires that properties less than three (3) acres shall follow a frontage setback of not more than seventy-five (75) feet. Potential subdivisions of Lots 1-4 could result in lots under three (3) acres in size. Traditional development patterns for the intended uses on this site will likely result in building placement closer in proximity to the proposed road system than to US Highway 78 or Aycock Road. Proposed streetscaping, landscape strips, and pavement standards alternate compliance as described in section 643A.3 of this sheet will result in the desired relationships and proportions without the maximum setback described in this section. This setback therefore shall not apply.

Further, this section requires that properties greater than three (3) acres should reserve two (2) or more outparcels for future development to insert buildings closer to the roadway. As depicted on the master plan, Tracts 1-4 all exceed three (3) acres. These tracts all act as outparcels in their current configuration, with none being a clear master tract with appropriate size and scale for this type of subdivision. Though they may be subdivided for development, they are not required to comply with subdivision as described in this section. Any subdivision of a Tract is still required to comply with applicable municipal standards for lot subdivision.

643A.3 - Pavement

The CDO proposed pavement standards to limit the adverse impacts of large areas of asphalt parking. Jack’s Creek Landing proposes to meet the spirit of this section as follows:

1. Frontage parking shall be permitted and not limited to two (2) spaces beyond either wall of the primary structure, but parking shall be provided on at least two (2) sides of all proposed buildings and landscape islands shall be interspersed amid front parking spaces to meet landscape standards as described in CDO section 643A.4.
2. Shared parking agreements are not prohibited by this pattern book. They may be agreed upon at future times by parties involved, provided they are approved by property owners and the City.
2. Frontage pavement is to be screened by a continuous hedgerow of evergreen shrubs in a consistent manner throughout the development (refer to Sheet 2.4, section 643A.4).
3. Sidewalk and streetscapes as depicted on sheet 2.5 shall be installed along the proposed dedicated public roads as part of the master development project.
4. Individual lot developments are limited to sixty (60) feet of pavement depth, permitting one drive aisle loaded on both sides, for one road frontage or potential future road frontage within the development.

Section 643 – Corridor Design Overlay District (CDO)  
Section 643A – Corridor Design Standards and Guidelines

643A.4 - Landscaping

Landscape planning shall be integrated with the overall planning concept for the project. The existing site is generally composed of a previously cleared ridge that drops off topographically to streams on the south and west sides. Approximately 6 acres of existing stream buffer and floodplain areas and all associated vegetation are to remain protected in Lot 5 as is generally depicted on the Master Plan. Landscape requirements set forth in this section are to be applied to all developments within Tracts 1-4.

Further, in order to provide a uniform appearance throughout the development, individual lot developments are required to plant a continuous evergreen hedgerow composed of 'Carissa' Holly (*Ilex cornuta* 'Carissa') in a staggered double hedgerow at 3 gallon size and at 4' on center spacing along the landscape strip abutting the Proposed Public Roads within the development as well as landscape strip abutting Aycock Road. The hedge shall be installed in the landscape strip approximately three(3) feet from the the rights-of-way in order to provide a clear delineation of public and private property limits.

Streetscape plantings shall be installed as part of the initial phase of development and shall consist of turfgrass with 'Princeton' American Elm trees installed at three (3) inches caliper at fifty (50) feet on center spacing as shown on sheet 2.5. Proposed trees are required to be irrigated during establishment.

Decorative landscaping shall be provided to accompany proposed master signage. Proposed landscape materials shall be consistent among all master signage locations.

643A.5 - Signs

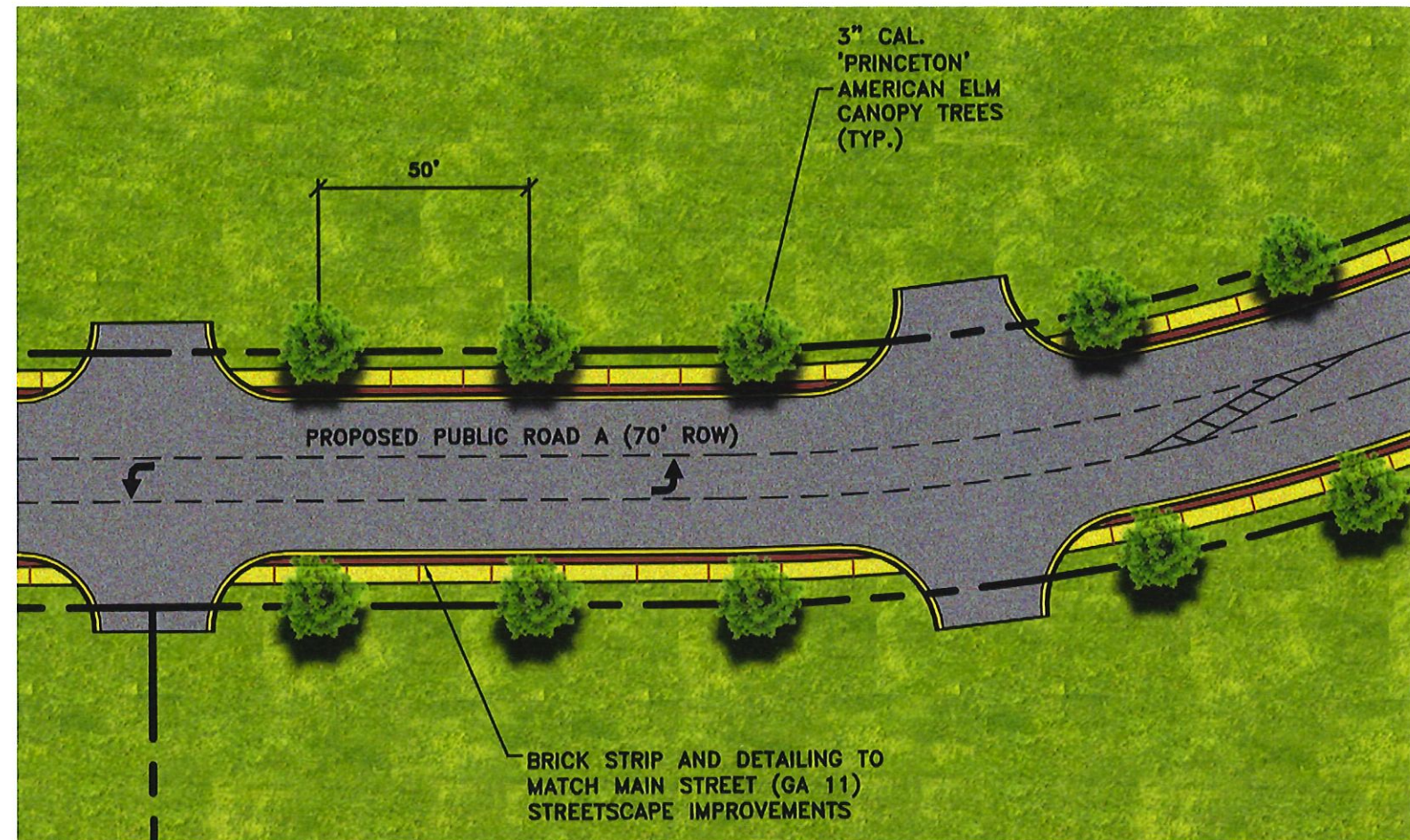
Because the site serves as the eastern gateway to the City from US 78, the consistency and character of signage is critical to clearly establish the Jacks Creek Landing as a single cohesive development. The Master Plan identifies 3 locations for Master Signage. It is not yet determined which tenants will be identified on each sign, but the signs identified on the Master Plan are intended to be ground mounted signs with a consistent appearance. They will be permitted through the City as the development moves beyond the initial phase of installing roads and infrastructure. Master signage shall be accompanied by decorative landscape plantings to enhance the sense of arrival. Plant palettes shall be consistent as described in the above Landscaping section.

643A.6 - Illumination

Due to the nature of the development and its location along a major US highway frontage, proposed monument signs are intended to be internally illuminated. Future buildings shall be permitted to have illuminated building signs only if they exceed 5,000 SF in size.



EXISTING STREETSCAPE ON MAIN STREET (GA HWY 11)  
NORTH OF DOWNTOWN MONROE



PROPOSED STREETSCAPE AT JACKS CREEK LANDING TO MATCH MAIN ST. STREETSCAPE

THE JACKS CREEK LANDING PROJECT PROPOSES TO ECHO THE CHARACTER OF DOWNTOWN MONROE AND TO RESPECT THE INTENT OF THE CDO OVERLAY DISTRICT IN REGARDS TO CULTURAL AND HISTORIC CHARACTER BY PROVIDING A PEDESTRIAN FRIENDLY STREETSCAPE THROUGHOUT JACKS CREEK LANDING WHICH MATCHES THAT OF MAIN STREET NEAR DOWNTOWN MONROE INCLUDING:

- 6 FOOT WIDE CONCRETE SIDEWALK
- 3 ROWS BRICK PAVER INSET STRIP ALONG BACK OF CURB
- DOUBLE ROW BRICK PAVER BANDS AT TWENTY (20) FEET SPACING
- CANOPY STREET TREES (3" CAL. PRINCETON' AMERICAN ELM AT FIFTY (50) FEET ON CENTER SPACING

**TITLE COMMITMENT**

REFERENCE CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT No. 21-25633 HAVING AN EFFECTIVE DATE OF FEBRUARY 1, 2021.

**SCHEDULE B - PART II EXCEPTIONS**

- (NOTE: THE STATEMENTS BELOW AS TO WHETHER A DOCUMENT DOES OR DOES NOT AFFECT THE SUBJECT PROPERTY ARE BASED SOLELY UPON THE LOCATION DESCRIPTION CONTAINED IN THE RECORD DOCUMENT.)
- ALL MATTERS AS SHOWN ON A PLAT OF SURVEY RECORDED IN PLAT BOOK 99, PAGE 112, AND PLAT BOOK 80, PAGE 20, WALTON COUNTY, GEORGIA RECORDS.
  - EASEMENT FOR RIGHT OF WAY FROM AYCOCK BROS. IN FAVOR OF GEORGIA RAILWAY & POWER COMPANY, DATED OCTOBER 30, 1925, RECORDED IN DEED BOOK 13, PAGE 334, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. EASEMENT IS LOCATED SOUTHWEST OF JACKS CREEK.
  - RIGHT OF WAY EASEMENT FROM J. H. BACUS IN FAVOR OF WALTON ELECTRIC MEMBERSHIP CORPORATION, DATED MAY 26, 1938, RECORDED IN DEED BOOK 23, PAGE 250, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. BASED UPON RECORD DOCUMENT AND THE HIGHWAY MAP OF WALTON COUNTY PUBLISHED BY STATE HIGHWAY DEPARTMENT OF GEORGIA DATED 1950 RIGHT OF WAY EASEMENT IS LOCATED WITHIN GMD 454 (MOUNTAIN) AND NOT WITHIN GMD 419 (TOWNS).
  - RIGHT OF WAY DEED FROM R. E. AYCOCK IN FAVOR OF STATE HIGHWAY DEPARTMENT OF GEORGIA, DATED MAY 24, 1957, RECORDED IN DEED BOOK 40, PAGE 432, AFORESAID RECORDS. UNABLE TO DETERMINE EXACT LOCATION FROM RECORD DOCUMENT.
  - RIGHT OF WAY AGREEMENT BY AND BETWEEN R. E. AYCOCK AND TRANSCONTINENTAL GAS PIPE LINE CORPORATION, DATED SEPTEMBER 2, 1961, RECORDED IN DEED BOOK 53, PAGE 209, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY BASED UPON LEGAL DESCRIPTION IN RECORD DOCUMENT. AFFECTED PROPERTY IS WEST OF SUBJECT PROPERTY BASED UPON PROXIMITY TO ALCOVY RIVER AS REFERENCED IN DEED.
  - RIGHT OF WAY AS SHOWN IN THAT CERTAIN DECLARATION OF TAKING FROM R. E. AYCOCK, JR. IN FAVOR OF DEPARTMENT OF TRANSPORTATION, WALTON COUNTY SUPERIOR COUNTY DOCKET NO. 9422 AND AS RECORDED IN MINUTE BOOK 27, PAGE 715, AFORESAID RECORDS. DOES AFFECT SUBJECT PROPERTY. PORTION OF RIGHT OF WAY OF US HIGHWAY NO. 78.
  - RIGHT OF WAY DEED FROM R. E. AYCOCK, JR. IN FAVOR OF THE DEPARTMENT OF TRANSPORTATION, DATED MAY 7, 1955M RECORDED IN DEED BOOK 209, PAGE 557, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. RIGHT OF WAY IS ALONG STATE ROUTE NO. 83.
  - RIGHT OF WAY DEED FROM R. E. AYCOCK, JR. IN FAVOR OF WALTON COUNTY, GEORGIA, DATED APRIL 11, 1985, RECORDED IN DEED BOOK 209, PAGE 698, AFORESAID RECORDS. DOES NOT AFFECT SUBJECT PROPERTY. RIGHT OF WAY IS ALONG OLD ATHENS HIGHWAY.
  - RIGHT OF WAY DEED FROM DEVELOPMENT AUTHORITY OF WALTON COUNTY IN FAVOR OF CITY OF MONROE, DATED JANUARY 5, 2006, RECORDED IN DEED BOOK 2386, PAGE 47, AFORESAID RECORDS. DOES AFFECT SUBJECT PROPERTY. RIGHT OF WAY AYCOCK AVENUE. LOCATION IS SHOWN.
  - CONSENT TO THE GRANTING OF RIGHT OF WAY BY AND BETWEEN WAL-MART STORES EAST, LP, AS SUCCESSOR TO WALMART STORES EAST, INC., WAL-MART STORES, INC. AND DEVELOPMENT AUTHORITY OF WALTON COUNTY, DATED JANUARY 5, 2006, RECORDED IN DEED BOOK 2386, PAGE 49, AFORESAID RECORDS. DOES AFFECT SUBJECT PROPERTY. RIGHT OF WAY AYCOCK AVENUE. LOCATION IS SHOWN.

**GEORGIA SURVEYOR CERTIFICATION**

This plat is a retacement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

*Brandon T. Miller*  
 BRANDON T. MILLER, RLS No. 2945



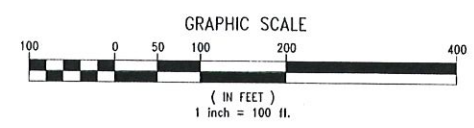
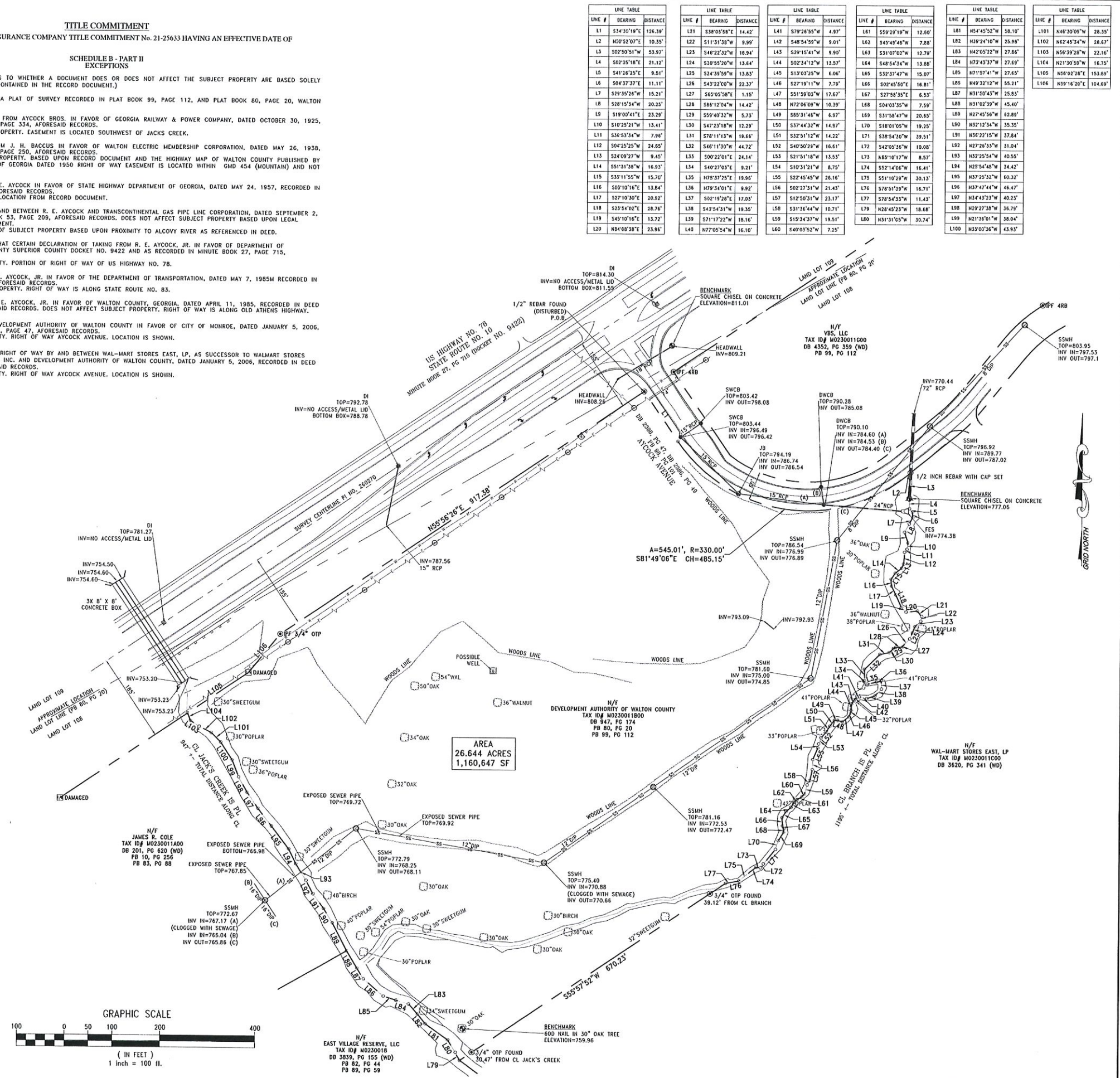
**GENERAL NOTES:**

- BY GRAPHIC PLOTTING ONLY, A PORTION OF THE PROPERTY SHOWN HEREON IS IN SPECIAL FLOOD HAZARD AREA ZONE A, ACCORDING TO THE CITY OF MONROE, WALTON COUNTY FEMA FLOOD INSURANCE RATE MAP NO. 15297C0137E, EFFECTIVE DATE DECEMBER 8, 2016.
- THE BEARING BASE FOR THIS SURVEY IS NORTH AMERICAN DATUM OF 1983 (NAD 83), GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE. ALL DISTANCES SHOWN ARE SURFACE DISTANCES.
- THE VERTICAL DATUM FOR THIS SURVEY IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), GEOID 12B.
- THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 261,477 FEET.
- THE FIELD CLOSURE UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,608 FEET AND AN ANGULAR ERROR OF 3.8 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
- THE FIELD DATA COLLECTED TO SUPPORT THIS PLAT WAS COMPLETED ON MARCH 11, 2021.
- EQUIPMENT USED FOR MEASUREMENTS IS AS FOLLOWS: TRIMBLE S7 TOTAL STATION AND A TRIMBLE R6 GPS RECEIVER WITH THE eGPS NETWORK.
- LAND SURVEYORS, AS LICENSED PROFESSIONALS BY THE STATE OF GEORGIA, ARE NOT EXPERTS IN THE IDENTIFICATION OF WETLANDS, CEMETERIES OR BURIAL GROUNDS, ITEMS OF HISTORICAL OR CULTURAL SIGNIFICANCE. THEREFORE EXCEPTION IS TAKEN TO ANY SUCH MATTERS WHICH MAY EXIST WITHIN THE LIMITS OF THIS SURVEY.
- PROPERTIES WITHIN THE LIMITS OF THIS SURVEY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS WHICH ARE NOT RECORDED OR ARE OTHERWISE UNKNOWN TO THE SURVEYOR THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
- PLAT BOOK 99 PAGE 112 DEPICTS THE SUBJECT SURVEYED PROPERTY AND SHOWS THE LOCATION OF THREE (3) GRAVES CENTRALLY LOCATED ON THE SUBJECT PARCEL. THE PHASE I ENVIRONMENTAL ASSESSMENT REPORT PREPARED BY DICKINSON PROPERTY SCIENCES, INC. FOR THE DEVELOPMENT AUTHORITY OF WALTON COUNTY DATED MARCH 13, 2020 INCLUDES DOCUMENTATION THAT STATES THESE GRAVES WERE RELOCATED TO REST HAVEN CEMETERY IN DOWNTOWN MONROE, GEORGIA. COLUMBIA ENGINEERING & SERVICES, INC. DID NOT FIND ANY VISIBLE SURFACE EVIDENCE OF GRAVES LOCATED ON THIS PROPERTY. COLUMBIA ENGINEERING & SERVICES, INC. DID NOT COMPLETE ANY SUBSURFACE EXPLORATION OF THE SUBJECT PROPERTY TO VERIFY THE COMPLETE REMOVAL OF PAST GRAVE SITES.
- THE SUBJECT SURVEYED PROPERTY IS PARTIALLY BOUNDED BY JACKS CREEK ON THE SOUTHWEST AND A UNNAMED BRANCH ON THE EAST. THE WATER BOUNDARIES WERE SURVEYED BETWEEN MARCH 1 - 11, 2021 AND THESE WATER COURSES ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES.
- NO BUILDINGS WERE OBSERVED ON THE SUBJECT SURVEYED PROPERTY.

**SURVEYOR'S CERTIFICATION:**

I HEREBY CERTIFY TO: JACK'S CREEK LANDING, LLC & CHICAGO TITLE INSURANCE COMPANY  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11(b), 13, 16, AND 17 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 03/11/21.

DATE OF PLAT OR MAP: 04/07/21  
 BY: *Brandon T. Miller*  
 BRANDON T. MILLER, RLS No. 2945



ALTA/NSPS LAND TITLE SURVEY FOR:  
**JACK'S CREEK LANDING, LLC & CHICAGO TITLE INSURANCE COMPANY**  
 LAND LOT 108 OF THE 3RD DISTRICT  
 G.M.D. 419  
 CITY OF MONROE  
 WALTON COUNTY, GEORGIA

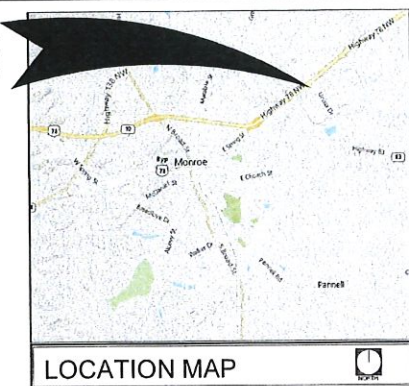
REVISIONS	DATE

DRAWING TITLE  
**ALTA/NSPS LAND TITLE SURVEY**

FILE NAME: 5458\_00\_SV  
 DRAWN BY: JR  
 PROJECT NO: 5458.00  
 FIELD DATE: 03/11/21  
 PLAT DATE: 04/07/21  
 SCALE: 1"=100'

1 OF 2

SITE



AS-SURVEYED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 108 OF THE 3RD DISTRICT, WALTON COUNTY, CITY OF MONROE, GEORGIA (GMD 419) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR FOUND (DISTURBED) AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 78 (STATE ROUTE NO. 10) (155 FEET FROM SURVEY CENTERLINE AT THIS POINT) AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF AYCOCK AVENUE (74 FEET RIGHT OF WAY WIDTH AT THIS POINT); THENCE FROM SAID POINT OF BEGINNING AND WITH THE SOUTHWESTERLY AND SOUTHERLY RIGHT OF WAY LINE OF AYCOCK AVENUE SOUTH 34 DEGREES 30 MINUTES 19 SECONDS EAST A DISTANCE OF 126.39 FEET TO A POINT; THENCE WITH SAID RIGHT OF WAY LINE A CURVE TO THE LEFT HAVING A RADIUS DISTANCE OF 350.00 FEET AND AN ARC LENGTH OF 645.01 FEET BEING SUBTENDED BY A CHORD HAVING A BEARING OF SOUTH 71 DEGREES 49 MINUTES 06 SECONDS EAST FOR A DISTANCE OF 485.15 FEET TO A POINT ON SAID RIGHT OF WAY LINE (60 FEET RIGHT OF WAY WIDTH AT THIS POINT); THENCE WITH SAID RIGHT OF WAY LINE NORTH 50 DEGREES 52 MINUTES 07 SECONDS EAST A DISTANCE OF 10.35 FEET TO A 1/2 INCH REBAR WITH CAP SET AT THE CENTERLINE OF A BRANCH; THENCE LEAVING SAID RIGHT OF WAY LINE AND SAID BRANCH BEING A PROPERTY LINE COMMON TO NOW OR FORMERLY WAL-MART STORES EAST, LP AND BEING TRaversED BY THE FOLLOWING COURSES AND DISTANCES:

SOUTH 02 DEGREES 50 MINUTES 51 SECONDS WEST A DISTANCE OF 53.97 FEET TO A POINT; THENCE SOUTH 02 DEGREES 18 MINUTES 18 SECONDS EAST A DISTANCE OF 21.12 FEET TO A POINT; THENCE SOUTH 41 DEGREES 26 MINUTES 25 SECONDS EAST A DISTANCE OF 9.51 FEET TO A POINT; THENCE SOUTH 04 DEGREES 37 MINUTES 37 SECONDS EAST A DISTANCE OF 11.11 FEET TO A POINT; THENCE SOUTH 29 DEGREES 35 MINUTES 26 SECONDS WEST A DISTANCE OF 15.21 FEET TO A POINT; THENCE SOUTH 28 DEGREES 15 MINUTES 34 SECONDS WEST A DISTANCE OF 20.26 FEET TO A POINT; THENCE SOUTH 36 DEGREES 00 MINUTES 41 SECONDS EAST A DISTANCE OF 23.29 FEET TO A POINT; THENCE SOUTH 36 DEGREES 53 MINUTES 21 SECONDS WEST A DISTANCE OF 17.41 FEET TO A POINT; THENCE SOUTH 04 DEGREES 25 MINUTES 25 SECONDS WEST A DISTANCE OF 24.65 FEET TO A POINT; THENCE SOUTH 24 DEGREES 09 MINUTES 27 SECONDS WEST A DISTANCE OF 16.93 FEET TO A POINT; THENCE SOUTH 33 DEGREES 11 MINUTES 55 SECONDS WEST A DISTANCE OF 15.70 FEET TO A POINT; THENCE SOUTH 03 DEGREES 10 MINUTES 16 SECONDS WEST A DISTANCE OF 20.76 FEET TO A POINT; THENCE SOUTH 27 DEGREES 10 MINUTES 30 SECONDS EAST A DISTANCE OF 23.92 FEET TO A POINT; THENCE SOUTH 23 DEGREES 54 MINUTES 02 SECONDS EAST A DISTANCE OF 28.76 FEET TO A POINT; THENCE SOUTH 03 DEGREES 10 MINUTES 16 SECONDS WEST A DISTANCE OF 17.72 FEET TO A POINT; THENCE NORTH 84 DEGREES 08 MINUTES 38 SECONDS EAST A DISTANCE OF 23.96 FEET TO A POINT; THENCE SOUTH 58 DEGREES 03 MINUTES 38 SECONDS WEST A DISTANCE OF 14.42 FEET TO A POINT; THENCE SOUTH 38 DEGREES 31 MINUTES 38 SECONDS WEST A DISTANCE OF 9.99 FEET TO A POINT; THENCE SOUTH 46 DEGREES 22 MINUTES 32 SECONDS WEST A DISTANCE OF 16.94 FEET TO A POINT; THENCE SOUTH 31 DEGREES 55 MINUTES 52 SECONDS WEST A DISTANCE OF 13.64 FEET TO A POINT; THENCE SOUTH 24 DEGREES 39 MINUTES 59 SECONDS WEST A DISTANCE OF 13.83 FEET TO A POINT; THENCE SOUTH 43 DEGREES 22 MINUTES 00 SECONDS WEST A DISTANCE OF 13.83 FEET TO A POINT; THENCE SOUTH 59 DEGREES 05 MINUTES 32 SECONDS WEST A DISTANCE OF 23.37 FEET TO A POINT; THENCE SOUTH 47 DEGREES 23 MINUTES 18 SECONDS WEST A DISTANCE OF 11.15 FEET TO A POINT; THENCE SOUTH 86 DEGREES 12 MINUTES 04 SECONDS WEST A DISTANCE OF 14.42 FEET TO A POINT; THENCE SOUTH 02 DEGREES 11 DEGREES 13 SECONDS WEST A DISTANCE OF 12.29 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 DEGREES 22 MINUTES 01 SECONDS EAST A DISTANCE OF 19.66 FEET TO A POINT; THENCE SOUTH 11 DEGREES 13 SECONDS EAST A DISTANCE OF 17.03 FEET TO A POINT; THENCE NORTH 75 DEGREES 37 MINUTES 29 SECONDS EAST A DISTANCE OF 19.96 FEET TO A POINT; THENCE NORTH 79 DEGREES 34 MINUTES 01 SECONDS EAST A DISTANCE OF 9.92 FEET TO A POINT; THENCE SOUTH 31 DEGREES 54 MINUTES 28 SECONDS WEST A DISTANCE OF 21.29 FEET TO A POINT; THENCE SOUTH 43 DEGREES 54 MINUTES 31 SECONDS WEST A DISTANCE OF 19.35 FEET TO A POINT; THENCE SOUTH 71 DEGREES 17 MINUTES 24 SECONDS WEST A DISTANCE OF 16.10 FEET TO A POINT; THENCE SOUTH 79 DEGREES 26 MINUTES 59 SECONDS WEST A DISTANCE OF 4.97 FEET TO A POINT; THENCE SOUTH 08 DEGREES 19 MINUTES 16 SECONDS WEST A DISTANCE OF 8.01 FEET TO A POINT; THENCE SOUTH 29 DEGREES 15 MINUTES 41 SECONDS WEST A DISTANCE OF 9.90 FEET TO A POINT; THENCE SOUTH 02 DEGREES 34 MINUTES 12 SECONDS WEST A DISTANCE OF 6.09 FEET TO A POINT; THENCE SOUTH 27 DEGREES 19 MINUTES 11 SECONDS WEST A DISTANCE OF 7.79 FEET TO A POINT; THENCE SOUTH 01 DEGREES 05 MINUTES 32 SECONDS WEST A DISTANCE OF 14.67 FEET TO A POINT; THENCE SOUTH 72 DEGREES 08 MINUTES 09 SECONDS WEST A DISTANCE OF 10.39 FEET TO A POINT; THENCE SOUTH 85 DEGREES 31 MINUTES 46 SECONDS WEST A DISTANCE OF 6.97 FEET TO A POINT; THENCE SOUTH 40 DEGREES 50 MINUTES 22 SECONDS WEST A DISTANCE OF 14.97 FEET TO A POINT; THENCE SOUTH 10 DEGREES 31 MINUTES 21 SECONDS WEST A DISTANCE OF 8.75 FEET TO A POINT; THENCE SOUTH 02 DEGREES 27 MINUTES 21 SECONDS WEST A DISTANCE OF 26.16 FEET TO A POINT; THENCE SOUTH 02 DEGREES 27 MINUTES 21 SECONDS WEST A DISTANCE OF 21.43 FEET TO A POINT; THENCE SOUTH 12 DEGREES 50 MINUTES 31 SECONDS WEST A DISTANCE OF 10.71 FEET TO A POINT; THENCE SOUTH 15 DEGREES 34 MINUTES 37 SECONDS WEST A DISTANCE OF 19.51 FEET TO A POINT; THENCE SOUTH 40 DEGREES 03 MINUTES 27 SECONDS WEST A DISTANCE OF 12.60 FEET TO A POINT; THENCE SOUTH 59 DEGREES 29 MINUTES 19 SECONDS WEST A DISTANCE OF 12.60 FEET TO A POINT; THENCE SOUTH 45 DEGREES 49 MINUTES 46 SECONDS WEST A DISTANCE OF 7.89 FEET TO A POINT; THENCE SOUTH 01 DEGREES 01 MINUTES 01 SECONDS WEST A DISTANCE OF 26.16 FEET TO A POINT; THENCE SOUTH 18 DEGREES 01 MINUTES 05 SECONDS WEST A DISTANCE OF 39.51 FEET TO A POINT; THENCE SOUTH 42 DEGREES 05 MINUTES 36 SECONDS WEST A DISTANCE OF 10.08 FEET TO A POINT; THENCE SOUTH 18 DEGREES 10 MINUTES 17 SECONDS WEST A DISTANCE OF 8.57 FEET TO A POINT; THENCE SOUTH 52 DEGREES 14 MINUTES 06 SECONDS WEST A DISTANCE OF 16.41 FEET TO A POINT; THENCE SOUTH 51 DEGREES 10 MINUTES 29 SECONDS WEST A DISTANCE OF 30.13 FEET TO A POINT; THENCE SOUTH 78 DEGREES 05 MINUTES 59 SECONDS WEST A DISTANCE OF 16.71 FEET TO A POINT; THENCE SOUTH 52 DEGREES 14 MINUTES 06 SECONDS WEST A DISTANCE OF 11.43 FEET TO A POINT; THENCE SOUTH 78 DEGREES 54 MINUTES 33 SECONDS WEST A DISTANCE OF 38.13 FEET TO A POINT; SAID POINT BEING NORTH 55 DEGREES 57 MINUTES 52 SECONDS WEST A DISTANCE OF 670.23 FEET TO A POINT AT THE CENTERLINE OF JACKS CREEK; SAID POINT BEING FROM A 3/4 INCH OPEN TOP PIPE FOUND; THENCE LEAVING THE CENTERLINE OF THE BRANCH AND CONTINUING WITH SAID COMMON PROPERTY LINE SOUTH 55 DEGREES 57 MINUTES 52 SECONDS WEST A DISTANCE OF 670.23 FEET TO A POINT AT THE CENTERLINE OF JACKS CREEK; SAID POINT BEING EAST 1/4 VILLAGE RESERVE, LLC AND NOW OR FORMERLY JAMES R. COLE AND BEING TRaversED BY THE FOLLOWING COURSES AND DISTANCES:

NORTH 28 DEGREES 45 MINUTES 23 SECONDS WEST A DISTANCE OF 18.68 FEET TO A POINT; THENCE NORTH 31 DEGREES 31 MINUTES 05 SECONDS WEST A DISTANCE OF 30.74 FEET TO A POINT; THENCE NORTH 54 DEGREES 45 MINUTES 52 SECONDS WEST A DISTANCE OF 58.10 FEET TO A POINT; THENCE NORTH 39 DEGREES 49 MINUTES 19 SECONDS WEST A DISTANCE OF 25.99 FEET TO A POINT; THENCE NORTH 42 DEGREES 05 MINUTES 22 SECONDS WEST A DISTANCE OF 27.86 FEET TO A POINT; THENCE NORTH 73 DEGREES 41 MINUTES 57 SECONDS WEST A DISTANCE OF 27.69 FEET TO A POINT; THENCE NORTH 71 DEGREES 57 MINUTES 41 SECONDS WEST A DISTANCE OF 27.65 FEET TO A POINT; THENCE NORTH 49 DEGREES 52 MINUTES 12 SECONDS WEST A DISTANCE OF 55.21 FEET TO A POINT; THENCE NORTH 31 DEGREES 50 MINUTES 43 SECONDS WEST A DISTANCE OF 29.83 FEET TO A POINT; THENCE NORTH 31 DEGREES 02 MINUTES 39 SECONDS WEST A DISTANCE OF 45.40 FEET TO A POINT; THENCE NORTH 27 DEGREES 45 MINUTES 32 SECONDS WEST A DISTANCE OF 62.89 FEET TO A POINT; THENCE NORTH 32 DEGREES 26 MINUTES 34 SECONDS WEST A DISTANCE OF 35.35 FEET TO A POINT; THENCE NORTH 36 DEGREES 22 MINUTES 15 SECONDS WEST A DISTANCE OF 37.84 FEET TO A POINT; THENCE NORTH 37 DEGREES 25 MINUTES 43 SECONDS WEST A DISTANCE OF 34.42 FEET TO A POINT; THENCE NORTH 32 DEGREES 25 MINUTES 54 SECONDS WEST A DISTANCE OF 40.55 FEET TO A POINT; THENCE NORTH 27 DEGREES 26 MINUTES 15 SECONDS WEST A DISTANCE OF 37.84 FEET TO A POINT; THENCE NORTH 37 DEGREES 25 MINUTES 43 SECONDS WEST A DISTANCE OF 34.42 FEET TO A POINT; THENCE NORTH 29 DEGREES 27 MINUTES 38 SECONDS WEST A DISTANCE OF 36.79 FEET TO A POINT; THENCE NORTH 31 DEGREES 36 MINUTES 01 SECONDS WEST A DISTANCE OF 38.04 FEET TO A POINT; THENCE NORTH 33 DEGREES 00 MINUTES 36 SECONDS WEST A DISTANCE OF 43.93 FEET TO A POINT; THENCE NORTH 46 DEGREES 30 MINUTES 09 SECONDS WEST A DISTANCE OF 28.35 FEET TO A POINT; THENCE NORTH 62 DEGREES 55 MINUTES 34 SECONDS WEST A DISTANCE OF 28.67 FEET TO A POINT; THENCE NORTH 39 DEGREES 39 MINUTES 28 SECONDS WEST A DISTANCE OF 23.16 FEET TO A POINT; THENCE NORTH 21 DEGREES 30 MINUTES 59 SECONDS WEST A DISTANCE OF 16.75 FEET TO A POINT AT THE SOUTHEASTERLY RIGHT OF WAY LINE OF US HIGHWAY NO. 78 (STATE ROUTE NO. 10) (155 FEET FROM SURVEY CENTERLINE AT THIS POINT); THENCE WITH SAID RIGHT OF WAY LINE NORTH 55 DEGREES 02 MINUTES 28 SECONDS EAST A DISTANCE OF 153.89 FEET TO A RIGHT OF WAY MARKER FOUND (DAMAGED); THENCE WITH SAID RIGHT OF WAY LINE NORTH 39 DEGREES 16 MINUTES 20 SECONDS EAST A DISTANCE OF 104.69 FEET TO A 3/4 INCH OPEN TOP PIPE FOUND (155 FEET FROM SURVEY CENTERLINE AT THIS POINT); THENCE WITH SAID RIGHT OF WAY LINE NORTH 55 DEGREES 56 MINUTES 26 SECONDS EAST A DISTANCE OF 917.38 FEET TO A 1/2 INCH REBAR FOUND (DISTURBED) BEING THE POINT OF BEGINNING.

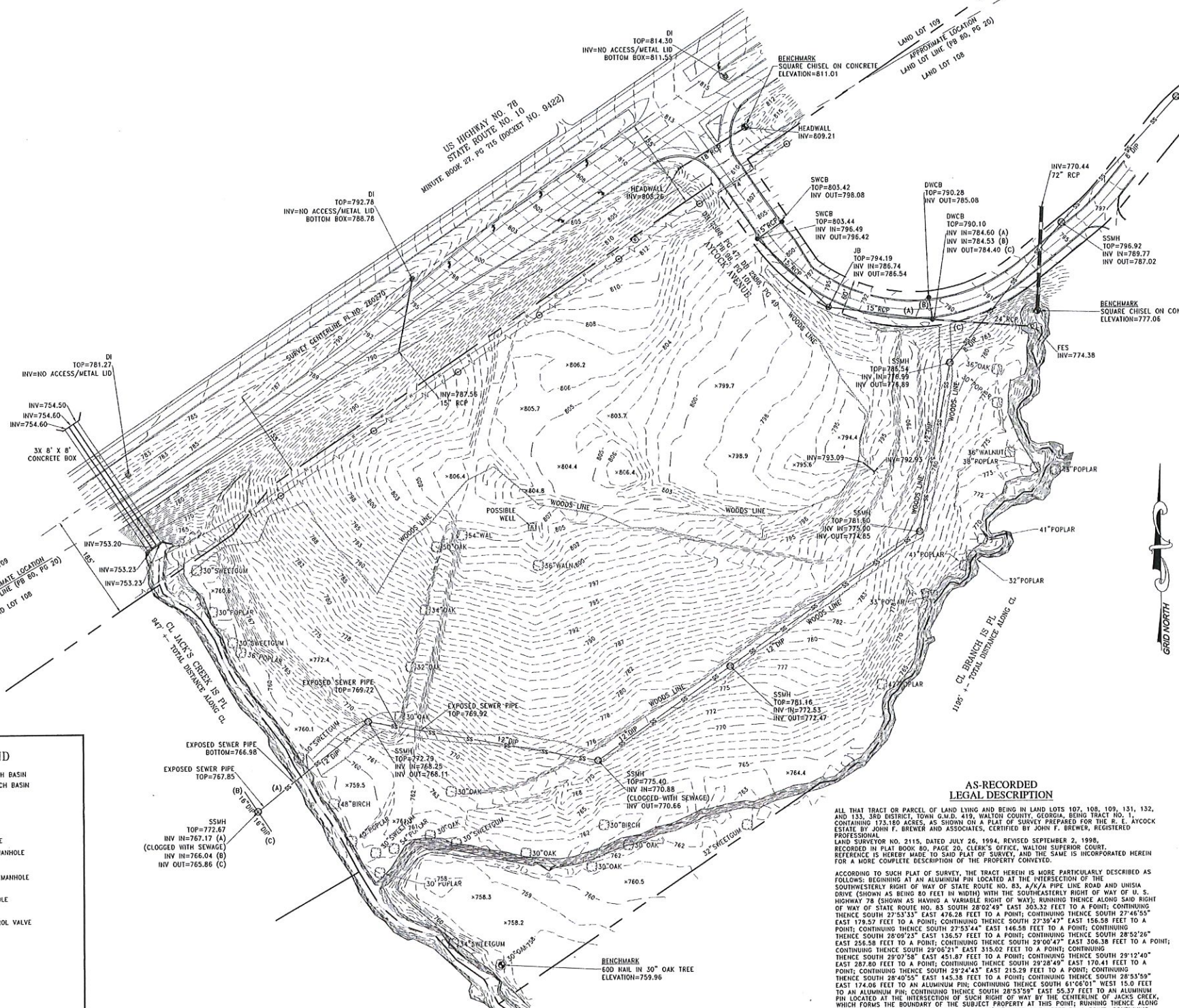
AS-RECORDED LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 107, 108, 109, 131, 132, AND 133, DISTRICT, TOWN, G.M.D. 419, WALTON COUNTY, GEORGIA, BEING TRACT NO. 1, CONTAINING 173.180 ACRES, AS SHOWN ON A PLAN OF SURVEY PREPARED FOR THE E. L. AYCOCK ESTATE BY JOHN F. BREWER AND ASSOCIATES, CERTIFIED BY JOHN F. BREWER, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2115, DATED JULY 26, 1994, REVISED SEPTEMBER 2, 1998, RECORDED IN PLAT BOOK 80, PAGE 20, CLERK'S OFFICE, WALTON SUPERIOR COURT. REFERENCE IS HEREBY MADE TO SAID PLAN OF SURVEY, AND THE SAME IS INCORPORATED HEREIN FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY CONVEYED.

ACCORDING TO SUCH PLAN OF SURVEY, THE TRACT HEREIN IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT AN ALUMINUM PIN LOCATED AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF STATE ROUTE NO. 83, A PAVE LINE ROAD AND UNPAVE DRIVE (SHOWN AS BEING 80 FEET IN WIDTH) WITH THE SOUTHEASTLY RIGHT OF WAY OF U. S. HIGHWAY 78 (SHOWN AS HAVING A VARIABLE WIDTH); RUNNING THENCE ALONG SAID RIGHT OF WAY OF STATE ROUTE NO. 83 SOUTH 28°02'49" EAST 303.32 FEET TO A POINT; CONTINUING THENCE SOUTH 27°53'33" EAST 476.28 FEET TO A POINT; CONTINUING THENCE SOUTH 27°46'55" EAST 179.57 FEET TO A POINT; CONTINUING THENCE SOUTH 27°39'47" EAST 158.58 FEET TO A POINT; CONTINUING THENCE SOUTH 27°53'44" EAST 146.58 FEET TO A POINT; CONTINUING THENCE SOUTH 28°09'25" EAST 136.57 FEET TO A POINT; CONTINUING THENCE SOUTH 28°52'28" EAST 236.58 FEET TO A POINT; CONTINUING THENCE SOUTH 29°00'47" EAST 306.38 FEET TO A POINT; CONTINUING THENCE SOUTH 29°08'21" EAST 315.02 FEET TO A POINT; CONTINUING THENCE SOUTH 29°07'58" EAST 451.87 FEET TO A POINT; CONTINUING THENCE SOUTH 29°12'40" EAST 287.80 FEET TO A POINT; CONTINUING THENCE SOUTH 28°28'49" EAST 170.41 FEET TO A POINT; CONTINUING THENCE SOUTH 29°24'43" EAST 215.29 FEET TO A POINT; CONTINUING THENCE SOUTH 28°40'55" EAST 145.38 FEET TO A POINT; CONTINUING THENCE SOUTH 28°33'59" EAST 174.08 FEET TO AN ALUMINUM PIN; CONTINUING THENCE SOUTH 61°06'01" WEST 15.0 FEET TO AN ALUMINUM PIN; CONTINUING THENCE SOUTH 28°53'59" EAST 55.37 FEET TO AN ALUMINUM PIN LOCATED AT THE INTERSECTION OF SUCH RIGHT OF WAY BY THE CENTERLINE OF JACKS CREEK, WHICH FORMS THE BOUNDARY OF THE SUBJECT PROPERTY AT THIS POINT; RUNNING THENCE ALONG THE CENTERLINE OF JACKS CREEK SOUTH 61°08'15" WEST 11.31 FEET TO A POINT; CONTINUING THENCE SOUTH 70°43'37" WEST 92.71 FEET TO A POINT; CONTINUING THENCE SOUTH 62°18'04" WEST 98.16 FEET TO A POINT; CONTINUING THENCE SOUTH 67°09'15" WEST 69.08 FEET TO A POINT; CONTINUING THENCE SOUTH 68°32'29" WEST 165.93 FEET TO A POINT; CONTINUING THENCE SOUTH 65°23'21" WEST 390.32 FEET TO A POINT; CONTINUING THENCE SOUTH 65°20'40" WEST 190.77 FEET TO A POINT; CONTINUING THENCE NORTH 78°50'10" WEST 138.38 FEET TO A POINT; CONTINUING THENCE NORTH 73°48'32" WEST 33.74 FEET TO A POINT; CONTINUING THENCE NORTH 83°38'54" WEST 363.81 FEET TO A POINT; CONTINUING THENCE NORTH 80°29'24" WEST 224.18 FEET TO A POINT; CONTINUING THENCE NORTH 80°47'40" WEST 116.11 FEET TO A POINT; CONTINUING THENCE NORTH 81°28'17" WEST 113.81 FEET TO A POINT; CONTINUING THENCE NORTH 44°01'41" WEST 121.51 FEET TO A POINT; CONTINUING THENCE NORTH 58°31'41" WEST 54.97 FEET TO A POINT; CONTINUING THENCE NORTH 44°52'24" WEST 60.21 FEET TO A POINT; CONTINUING THENCE NORTH 46°36'27" WEST 195.97 FEET TO A POINT; CONTINUING THENCE NORTH 42°32'31" WEST 118.56 FEET TO A POINT; CONTINUING THENCE SOUTH 75°40'13" WEST 18.78 FEET TO A POINT; CONTINUING THENCE NORTH 35°44'46" WEST 86.31 FEET TO A POINT; CONTINUING THENCE NORTH 44°18'18" WEST 128.35 FEET TO A POINT; CONTINUING THENCE NORTH 49°47'56" WEST 223.01 FEET TO A POINT; CONTINUING THENCE NORTH 46°26'06" WEST 310.54 FEET TO A POINT; CONTINUING THENCE NORTH 48°37'18" WEST 128.86 FEET TO A POINT; CONTINUING THENCE NORTH 45°45'44" WEST 186.25 FEET TO A POINT; CONTINUING THENCE NORTH 53°38'54" WEST 113.48 FEET TO A POINT; CONTINUING THENCE NORTH 37°28'01" WEST 88.60 FEET TO A POINT; CONTINUING THENCE NORTH 47°35'25" WEST 338.54 FEET TO A POINT; CONTINUING THENCE NORTH 53°25'31" WEST 122.86 FEET TO A POINT; CONTINUING THENCE NORTH 31°00'27" WEST 291.35 FEET TO A POINT; CONTINUING THENCE NORTH 33°47'11" WEST 214.40 FEET TO A POINT; CONTINUING THENCE NORTH 53°08'45" WEST 110.59 FEET TO A POINT; CONTINUING THENCE NORTH 53°08'45" WEST 110.59 FEET TO AN ALUMINUM PIN AT THE POINT OF INTERSECTION OF THE CENTERLINE OF JACKS CREEK WITH THE SOUTHEASTLY RIGHT OF WAY OF U. S. HIGHWAY 78; RUNNING THENCE ALONG SAID RIGHT OF WAY NORTH 56°17'36" EAST 162.75 FEET TO AN ALUMINUM PIN; CONTINUING THENCE NORTH 39°35'39" EAST 104.40 FEET TO AN ALUMINUM PIN; CONTINUING THENCE NORTH 33°42'24" EAST 5.0 FEET TO A RIGHT OF WAY MONUMENT; CONTINUING THENCE ALONG THE RIGHT OF WAY OF STATE ROUTE NO. 83 NORTH 52°14'49" FEET; CONTINUING GENERAL NORTHEASTERLY DIRECTION, AN ARC DISTANCE OF 522.05 FEET (BASED ON A RADIUS OF 8062.1 FEET) TO AN ALUMINUM PIN, THE EXACT BEARING AND DISTANCE BETWEEN THE LATTER TWO POINTS IS SHOWN BY A CURVE HAVING A RADIUS OF 522.05 FEET; CONTINUING THENCE NORTH 51°48'33" EAST 213.88 FEET TO THE POINT OF BEGINNING. THIS IS A PORTION OF THE PROPERTY CONVEYED TO E. L. AYCOCK BY DEED FROM E. L. AYCOCK TO E. L. AYCOCK, JR. DATED JANUARY 1, 1988, RECORDED IN DEED BOOK 76, PAGES 224-227, WALTON COUNTY RECORDS.

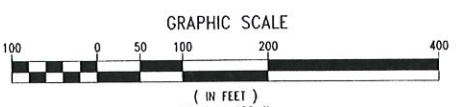
**GEORGIA SURVEYOR CERTIFICATION**  
This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

BRANDON T. MILLER, RLS No. 2945



**SURVEY LEGEND**

- SWCB SINGLE WING CATCH BASIN
- SSWH DOUBLE WING CATCH BASIN
- SMWH STORM MANHOLE
- DRIP INLET
- CURB INLET
- LIGHT POLE
- ELECTRIC MANHOLE
- COMMUNICATION MANHOLE
- UTILITY MANHOLE
- SSWH SANITARY SEWER MANHOLE
- MBX MANHOLE
- TRAFIC HOLE
- GAS MANHOLE
- IRRIGATION CONTROL VALVE
- POWER POLE
- AC UNIT
- GUY ANCHOR
- SIGN
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- WATER VAULT
- SPIGOT
- TREE
- FIRE HOLE
- CRAPE MYRTLE
- COMMUNICATION PEDESTAL
- CLEAN OUT
- GAS METER
- ELECTRIC METER
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- GAS VALVE
- BOLLARD
- ROAD CENTER LINE
- REINFORCED CONCRETE PIPE
- CORRUGATED METAL PIPE
- POLYVINYL PLASTIC PIPE
- STORM LINE
- FENCE LINE
- WOODS LINE
- UNDERGROUND POWER LINE
- SANITARY SEWER LINE
- GAS LINE
- WATER LINE
- UNDERGROUND COMMUNICATION LINE



ALTAN/SPS LAND TITLE SURVEY FOR:  
**JACKS CREEK LANDING, LLC & CHICAGO TITLE INSURANCE COMPANY**  
LAND LOTS 108 OF THE 3RD DISTRICT  
CITY OF MONROE  
WALTON COUNTY, GEORGIA

REVISIONS	DATE

DRAWING TITLE

**ALTAN/SPS LAND TITLE SURVEY**

FILE NAME: 5458.00.SV

DRAWN BY: JR	DRAWING NO.
PROJECT NO: 5458.00	2 OF 2
FIELD DATE: 03/11/21	
PLAT DATE: 04/07/21	
SCALE: 1"=100'	

**COLUMBIA ENGINEERING**  
 2862 BUFORD HIGHWAY  
 SUITE 200  
 DULUTH, GEORGIA 30096  
 (770) 925-0357

LEGEND		
PROPOSED CURB & GUTTER	ROW TO BE DEDICATED	
REVERSED PITCH CURB & GUTTER	GA DOT PAVING	
PROPERTY LINE	CITY OF MONROE PAVING	
ADJOINING LOT LINE	CONCRETE SIDEWALK	
RETAINING WALL	EXISTING FEATURES SCREENED	
FENCING		
ODOT STD W-BEAM GUARDRAIL		
PAINTED TRAFFIC ARROW		
DIRECTIONAL TRAFFIC FLOW		

SITE DATA	
TOTAL SITE AREA	26.64 ACRES
ROW TO BE DEDICATED TO AYCOCK AVE	0.26 ACRES
CURRENT ZONING	INDUSTRIAL DISTRICT (M-1)
PROPOSED ZONING	PLANNED COMMERCIAL DISTRICT (PCD)
PROPOSED USE	COMMERCIAL DEVELOPMENT
LANDSCAPE AREA	
REQUIRED LANDSCAPE AREA	40% (9.62 ACRES)
PROVIDED LANDSCAPE AREA	43% (10.35 ACRES)
PROPOSED LOTS	
LOT #1	3.12 AC.
LOT #2	4.20 AC.
LOT #3	4.16 AC.
LOT #4	4.56 AC.
LOT #5	8.02 AC.
LOT #6	0.64 AC.
PROPOSED ROW LOT	1.69 AC.

NO BUILDINGS ARE PROPOSED IN THE CURRENT PHASE  
 NO SITE LIGHTING IS PROPOSED IN THE CURRENT PHASE

PROJECT  
**JACKS CREEK LANDING**  
 US-78 AT AYCOCK AVENUE  
 MONROE, GEORGIA

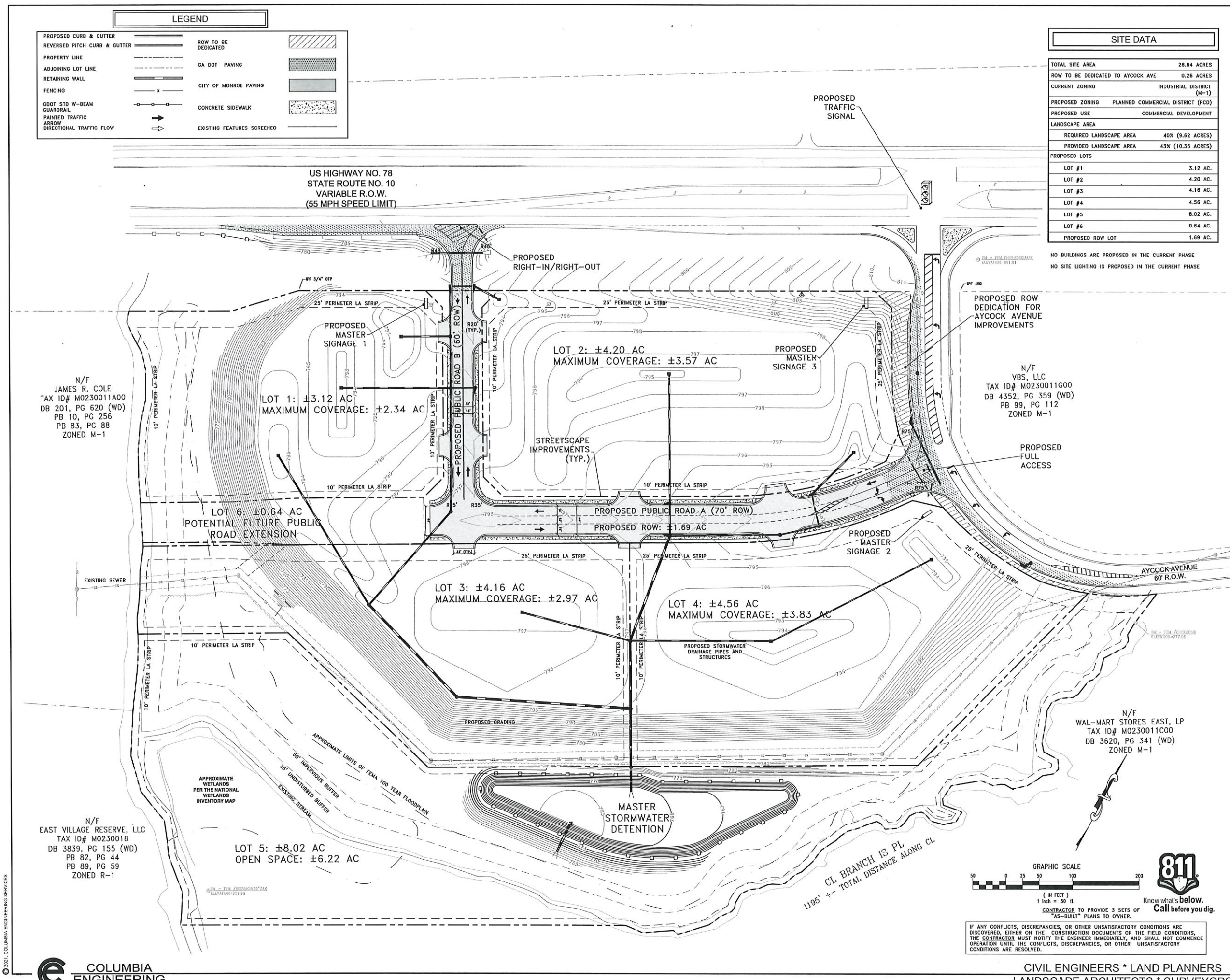
DEVELOPER  
**JACKS CREEK LANDING, LLC**  
 2971B NORTH COLUMBIA STREET  
 MILLEDGEVILLE, GEORGIA

THIS DRAWING IS THE PROPERTY OF THE CONSULTANT AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE CONSULTANT. ALL COMMON LAW RIGHTS OF COPYRIGHT AND OTHERWISE ARE HEREBY RESERVED.

APPROVED FOR CONSTRUCTION  
 NOT APPROVED FOR CONSTRUCTION

REVISIONS	DATE

DRAWING TITLE	
<b>REZONING SITE PLAN</b>	
DRAWING NO.	
DATE	06/18/21
PROJECT NO.	5458.00
DRAWN BY	RG
DATE	06/18/21
PROJECT NO.	5458.00
DRAWING NO.	RZ-1



GRAPHIC SCALE  
 1 inch = 50 ft.  
 CONTRACTOR TO PROVIDE 3 SETS OF "AS-BUILT" PLANS TO OWNER.

**811**  
 Know what's below. Call before you dig.

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.