



Planning Commission Meeting

AGENDA

Tuesday, June 21, 2022

5:30 PM

215 N. Broad St.

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **APPROVAL OF AGENDA**

IV. **MINUTES OF PREVIOUS MEETING**

[1.](#) Minutes of Previous Meeting

V. **REPORT FROM CODE ENFORCEMENT OFFICER**

VI. **OLD BUSINESS**

VII. **NEW BUSINESS**

[1.](#) Request for COA - New Construction - 1080 N. Broad St.

[2.](#) Request for Rezone - Monroe Pavilion - PCD to PCD with modifications

[3.](#) Request for COA - Signage - 400 Mayfield Dr

[4.](#) Request for COA - Demolition & New Construction - 809 N. Broad St.

VIII. **ADJOURNMENT**

**MONROE PLANNING COMMISSION
MEETING MINUTES—May 17, 2022—DRAFT**

Present: Mike Eckles, Randy Camp, Rosalind Parks, Sara Shropshire

Absent: Nate Treadaway

Staff: Logan Propes, City Administrator
Brad Callender – City Planner
Laura Wilson - Code Assistant

Visitors: GiYoung Kim, Patrick Stanton, Andrea Gray

Call to Order by Chairman Eckles at 5:30 pm.

Chairman Eckles welcome the newest member of the Planning Commission, Sara Shropshire who replaced Chase Sisk.

Chairman Eckles asked for any changes, corrections or additions to the April 19, 2022 minutes.

Commissioner Parks: Nate Treadaway and myself listed as both absent and present

Motion to approve minutes with corrections.

Motion Camp. Second Parks.

Motion carried

Chairman Eckles asked for the Code Officer’s Report:

Propes: Last week, City Council designated the City Administrator, Logan Propes, as the Code Enforcement Officer. I will be delegating the responsibilities to a couple of individuals because the workload is too great for one individual. Brad (Callender) will take over Planning and Zoning responsibilities, plat reviews, working with HPC, and other front-end items. Patrick Kelley will continue with backend items such as permits, licensing, and inspections. He will also continue to oversee the Marshals.

Public Hearing Opened at 5:34pm

The First Item of Business: is Certificate of Appropriate Case #937, a request to allow construction of a restaurant and retail building with associated parking at 250 Hwy 138/Martin Luther King Jr. Blvd. GDOT has approved one entrance for the site off of Hwy 138. Staff recommends approval with two conditions. Patrick Stanton from Foresite Group represented the property owner, Hohwhan LLC and spoke in favor of the request.

Chairman Eckles: Do you understand the two conditions?

Stanton: Yes we do and we agree

Commissioner Parks: Has the landscape issued been verified?

Callender: That is a general statement that when the site plans are turned in we can verify what has been turned in matches the ordinance. The submitted plan did meet the CDO requirements.

Chairman Eckles asked for any opposition—none

Public Hearing closed at 5:386 pm

Chairman Eckles entertained a motion.

Motion to approve with conditions

Motion Camp. Second Parks.

Motion Carried

Old Business: none

The First Item of New Business: is De-annexation Case #938 to de-annex a ±17.223 acre portion of Tax Parcel #M0280003B00 from the City. This parcel is located at 1700 Snows Mill Rd. The property is currently undeveloped and not connected to any City utilities. The property is owned by the Walton County Development Authority and they have gone through the proper channels with the County for annexation. Staff recommends approval as submitted. Andrea Gray, attorney for the Walton County Veterans Association spoke in favor of the request.

Gray: The project goal is to build a new 5000 sq ft meeting facility for the Veterans Association on the property. As the City is unable to provide sewer to the property, the Veterans would like to de-annex into the County.

Commission Camp: Will the County be providing sewer?

Gray: It will be septic as the County does not have sewer.

Propes: The City would provide the property sewer but it is cost prohibitive to cross the floodplain.

Motion to approve

Motion Parks. Second Shropshire

Motion Carried

Chairman Eckles entertained a motion to adjourn.

Motion to adjourn

Motion Parks. Second Camp

Meeting adjourned at 5:46pm



**Planning
City of Monroe, Georgia**

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: 1085

DATE: June 6, 2022

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Hyun "Mike" Park

PROPERTY OWNER: KD3 Holdings, LLC

LOCATION: East side of N. Broad Street – 1080 N. Broad Street

ACREAGE: ±2.00

EXISTING ZONING: B-2 (General Commercial District)

EXISTING LAND USE: Undeveloped

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

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

DATE OF SCHEDULED MEETING

PLANNING COMMISSION: June 21, 2022

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 dental office, associated parking and landscaping.

PROPOSED PROJECT SUMMARY:

- Dental Office
 - Total Building Floor Area – 4,300 Sf
 - Proposed Façade – combination of brick, stone, and architectural metal siding with varying glass windows and doors
 - Proposed Parking – 34 Parking Spaces

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 building is a moderately sized professional office building intended to be used as a dentist office. The building is oriented on the lot in a perpendicular manner to N Broad Street with parking on each side of the building and a patient drop-off area in the front of the building. The developer is currently in the process of obtaining approval from GDOT for the entrance location into the site. Staff has added a condition at the end of this report to address completion of the GDOT permit and the timing of development plan submittal. The development appears to meet the general intent of the Site Planning Requirements in Section 643A.1(1) of the Zoning Ordinance.

643A.2 – Architecture:

This proposed façade of the dental office is a combination of brick, stone, and architectural metal siding with glass windows and doors. The roof of the building will be a parapet roof style. The proposed building appears to meet the intent of the Architectural requirements under Section 643A.2.

643A.3 – Pavement:

There will be parking between the office building and N. Broad Street, but a majority of the parking will be on the non-street facing side of the building on the interior portion of the lot. The pavement areas proposed throughout the site appears to comply with the general and area specific criteria outlined in Section 643A.3 of the Zoning Ordinance.

643A.4 – Landscaping:

The submitted development proposes to include landscaping along N. Broad Street, including a 10-foot landscaped buffer along the northern boundary of the site adjacent to lots in the Tanglewood subdivision. Per Section 643A.4(c)(i), existing tree cover and vegetation shall be preserved, whenever possible, or replaced with suitable vegetation. This section also states all existing, healthy deciduous and hardwood trees with a caliper of five or more inches at a point three feet above ground shall be retained whenever feasible. Staff encourages compliance with these goals to preserve the existing trees on the site wherever possible. The submitted development plans include landscaping which appears to comply with the landscaping criteria outlined in Section 643A.4 of the Zoning Ordinance.

643A.5 – Signs:

No examples of proposed signage were included with this request. Any signs placed on the site will need to be obtain an additional approval of a Certificate of Appropriateness application by the Corridor Commission which complies with Section 643A.5 of the Zoning Ordinance. Staff has included a condition at the end of this report to require COA consideration for any proposed signage.

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 dental office building, subject to the following conditions:

1. Prior to the issuance of any sign permits, the developer shall submit a Certificate of Appropriateness application for consideration of approval of all signage to be placed on the site.
2. The proposed building shall be constructed in substantial compliance with the representative drawings provided in this request. The proposed building shall include façade materials such as brick, stone, and architectural metal siding as presented on the representative drawings.
3. Prior to submittal of any site development plans, the developer shall obtain approval from GDOT for the proposed entrance to the site.



City of Monroe

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

PLANNING COMMISSION MTG

PERMIT #:	1085	DESCRIPTION:	COA- Dental office
JOB ADDRESS:	1080 N BROAD ST	LOT #:	
PARCEL ID:	M0050043	BLK #:	
SUBDIVISION:		ZONING:	B-2
ISSUED TO:		CONTRACTOR:	
ADDRESS:	256 N. Hammond Dr.	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:	678-372-3422	PHONE:	
PROP. USE:	COMMERCIAL	DATE ISSUED:	6/01/2022
VALUATION:	\$ 0.00	EXPIRATION:	11/28/2022
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

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

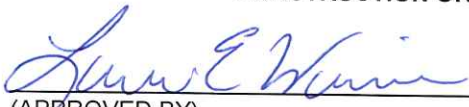
NOTES:

Be advised, this request for a Certificate of Appropriateness for construction of dental office at 1080 N. Broad St. will be heard by the Planning Commission on June 21, 2022 at 5:30pm in the Council Chambers at City Hall, 215 N. Broad St, Monroe, GA 30655.

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)

6/1/22
DATE

**NOTICE TO THE PUBLIC
CITY OF MONROE**

A petition has been filed with the City of Monroe requesting a Certificate of Appropriateness to construct a dental office on property located at 1080 N. Broad St. (Parcel #MO050043).

The City of Monroe Planning Commission will hold a public hearing and a decision will be made at the City Hall Auditorium at 215 N. Broad Street on June 21, 2022 at 5:30 P.M. All those having an interest should be present to voice their interest.

**PLEASE RUN ON THE
FOLLOWING DATE:**

June 5, 2022



CODE DEPARTMENT

June 6, 2022

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for June 21, 2022 to consider an application for certificate of appropriateness located at 1080 N. Broad St. Monroe, GA 30656, Parcel #M0050043. The property is requesting a certificate of appropriateness for the construction of a dental office. As an adjacent property owner, you are officially being notified of this request. Further notice of this request will appear in the Walton Tribune on June 5, 2022.

All public hearings will be held in the Council Chambers located at City Hall—215 N. Broad St Monroe, GA 30655. Public hearings regarding the certificate of appropriateness request for the property will be as follows:

- Planning Commission—June 21, 2022 at 5:30pm

You are welcome to speak for or against this application during the public hearings; however, your attendance is not required. One week prior to the Planning Commission meeting, copies of the application submittal will be available for viewing online at www.monroega.com by selecting calendar and the date of the meeting you plan to attend for this application.

If you have any questions regarding this letter, please call the City of Monroe Code Department at 770-207-4674.

Sincerely,

Laura Wilson
Code Department Assistant



Certificate of Appropriateness Application

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

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

Project Address: 1080 N Broad St Parcel # M0050043

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

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

Property Owner: KDB Holdings, LLC

Address: 256 N Hammond Dr Monroe, GA 30655

Telephone Number: 678 3723422 Email Address: kmjparkdds@gmail.com

Applicant:	<u>Hyun "Mike" Park</u>
Address:	<u>256 N Hammond Dr Monroe GA 30655</u>
Telephone Number:	<u>678 3723422</u> Email Address: <u>kmjparkdds@gmail.com</u>

Estimated cost of project: \$ 1,000,000

Please submit the following items with your application:

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

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

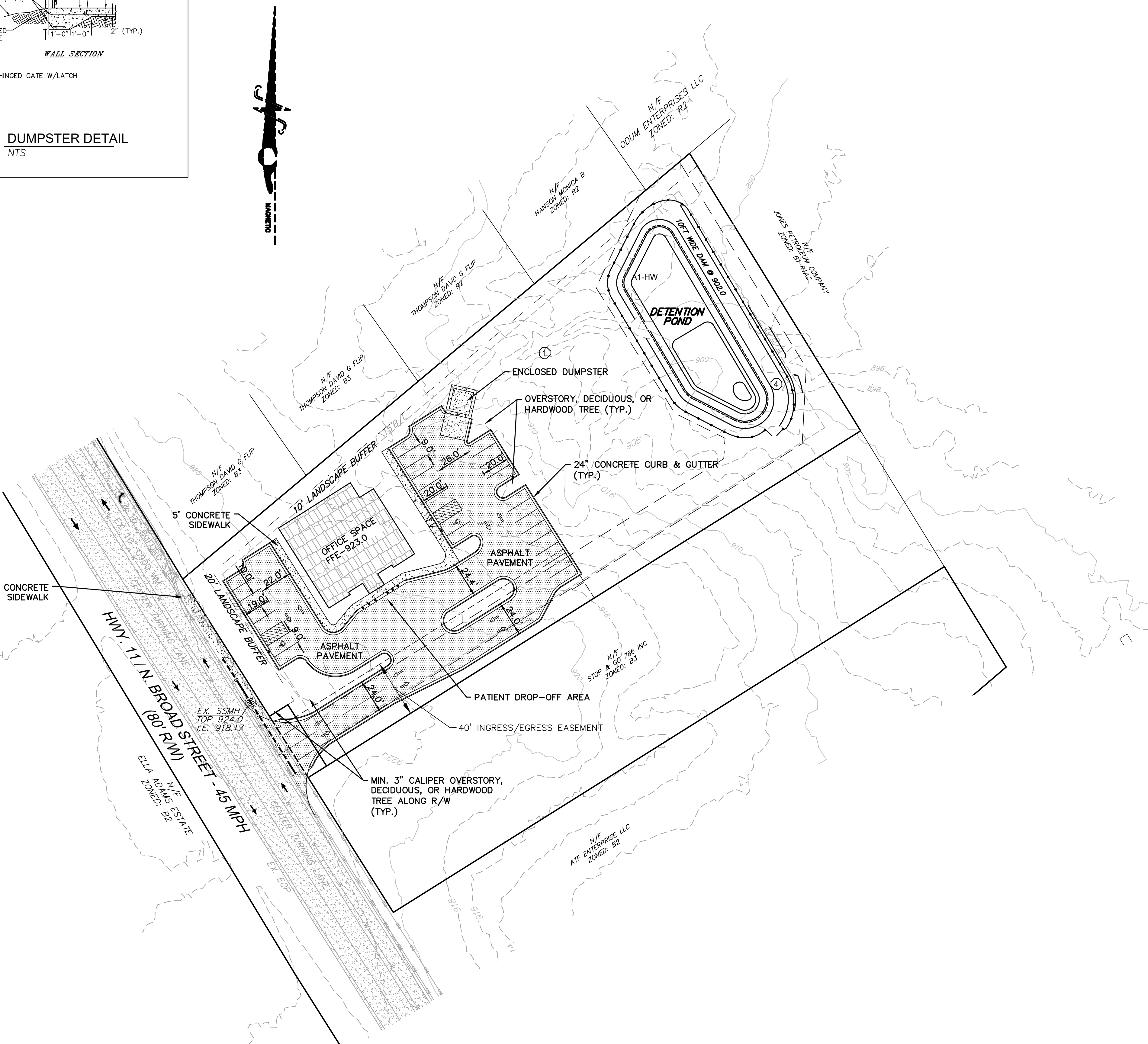
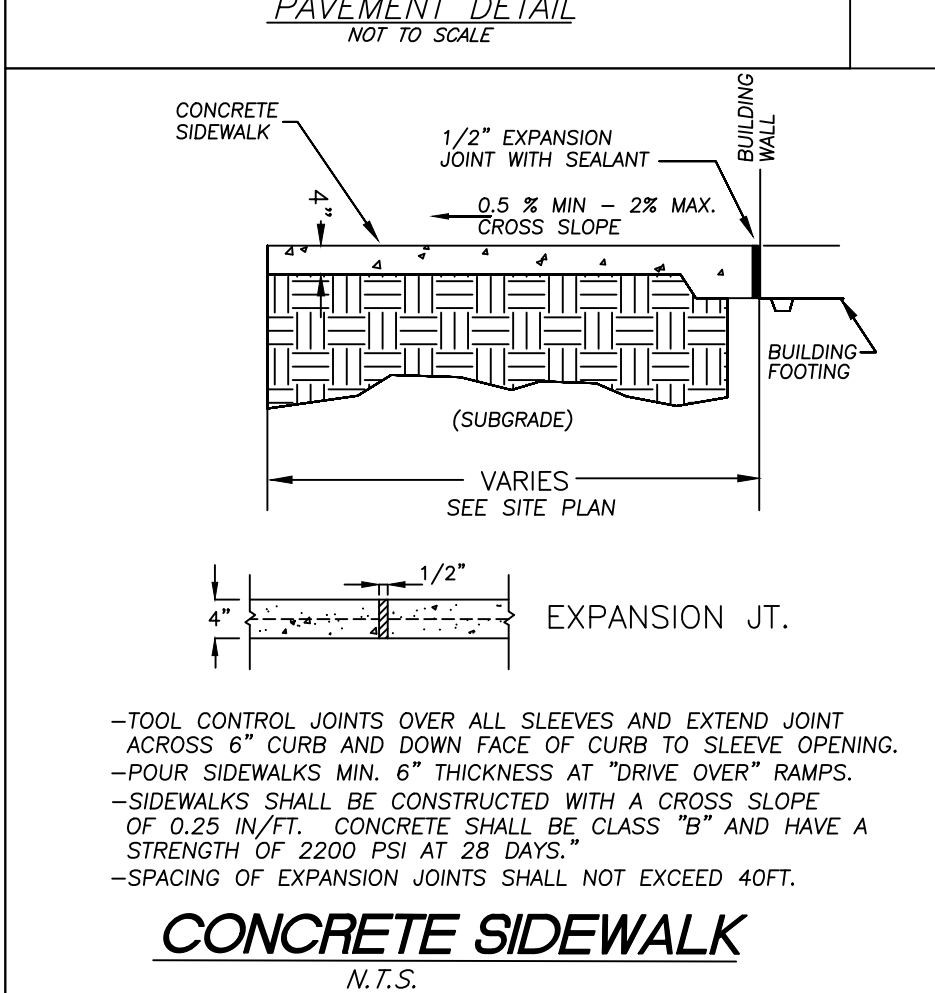
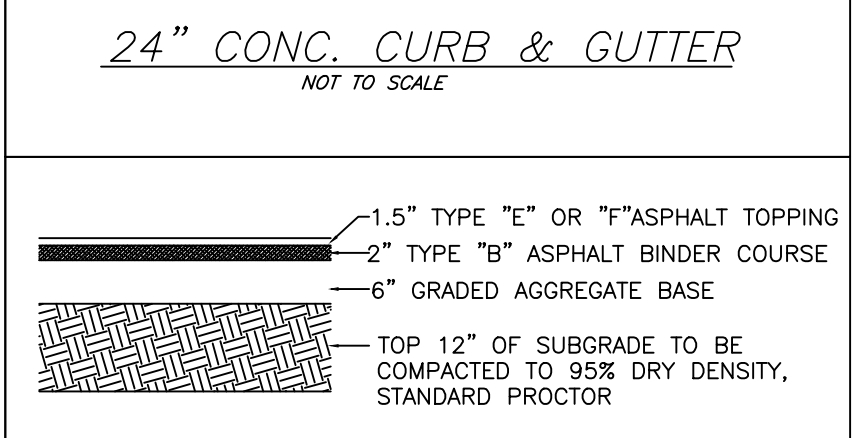
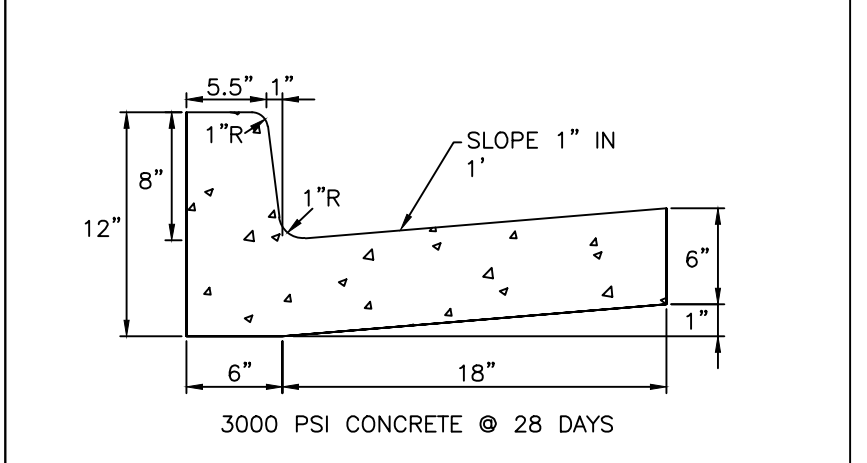
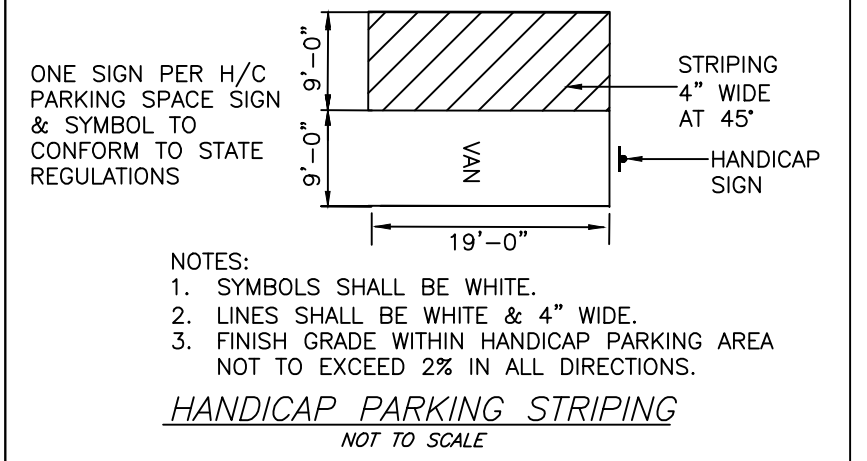
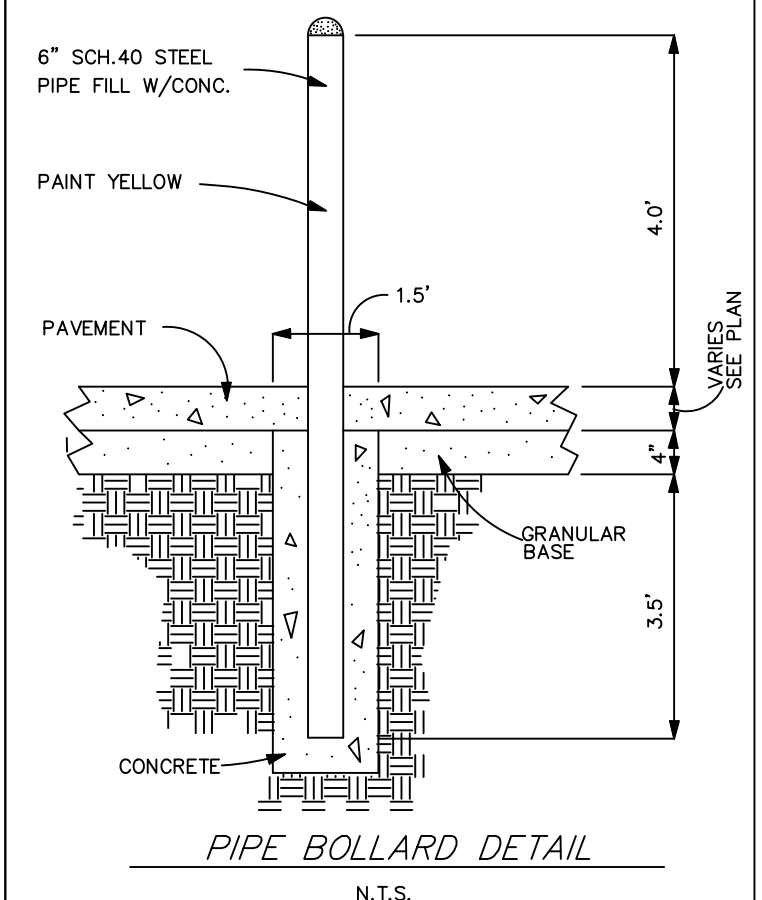
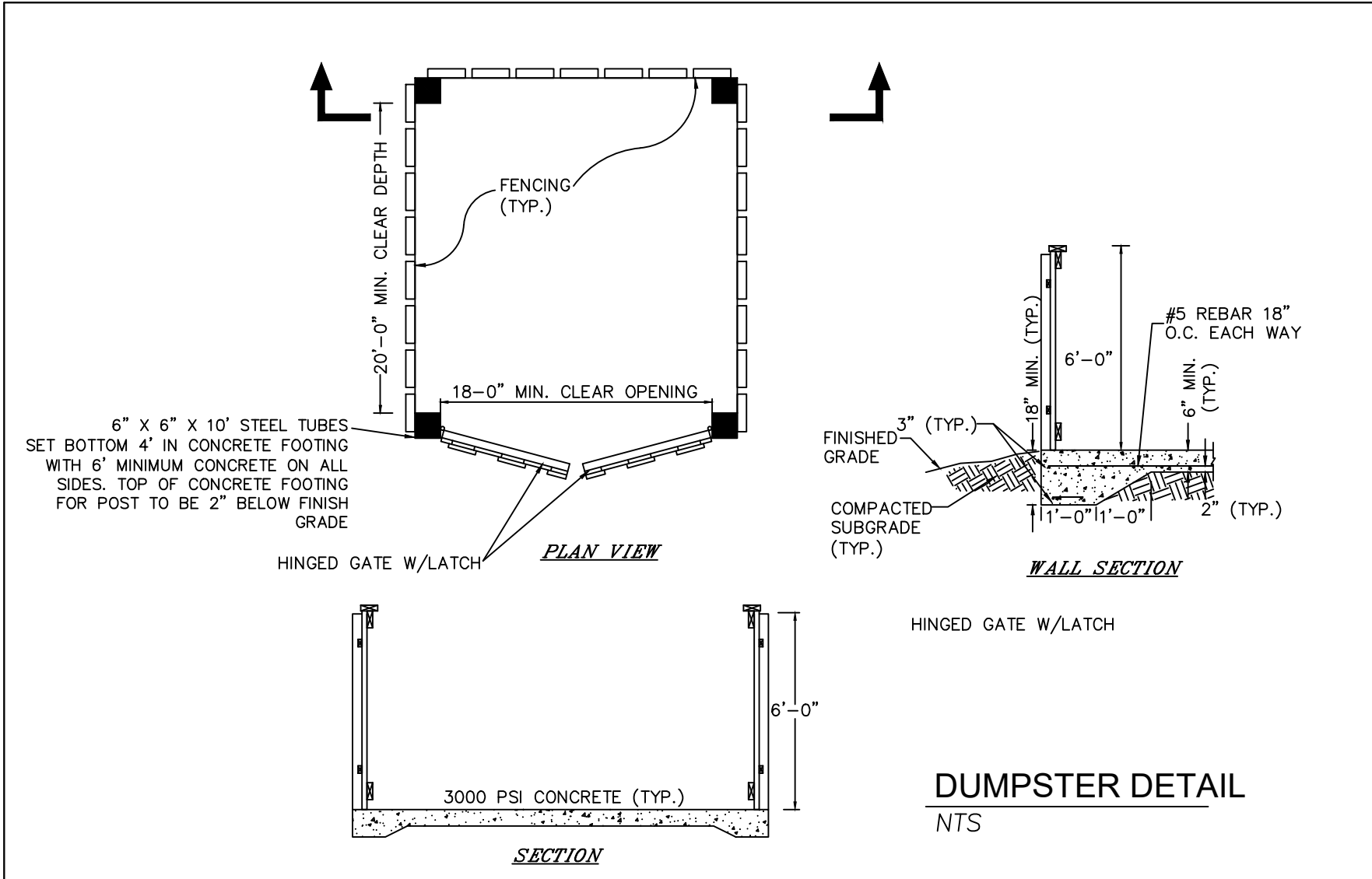
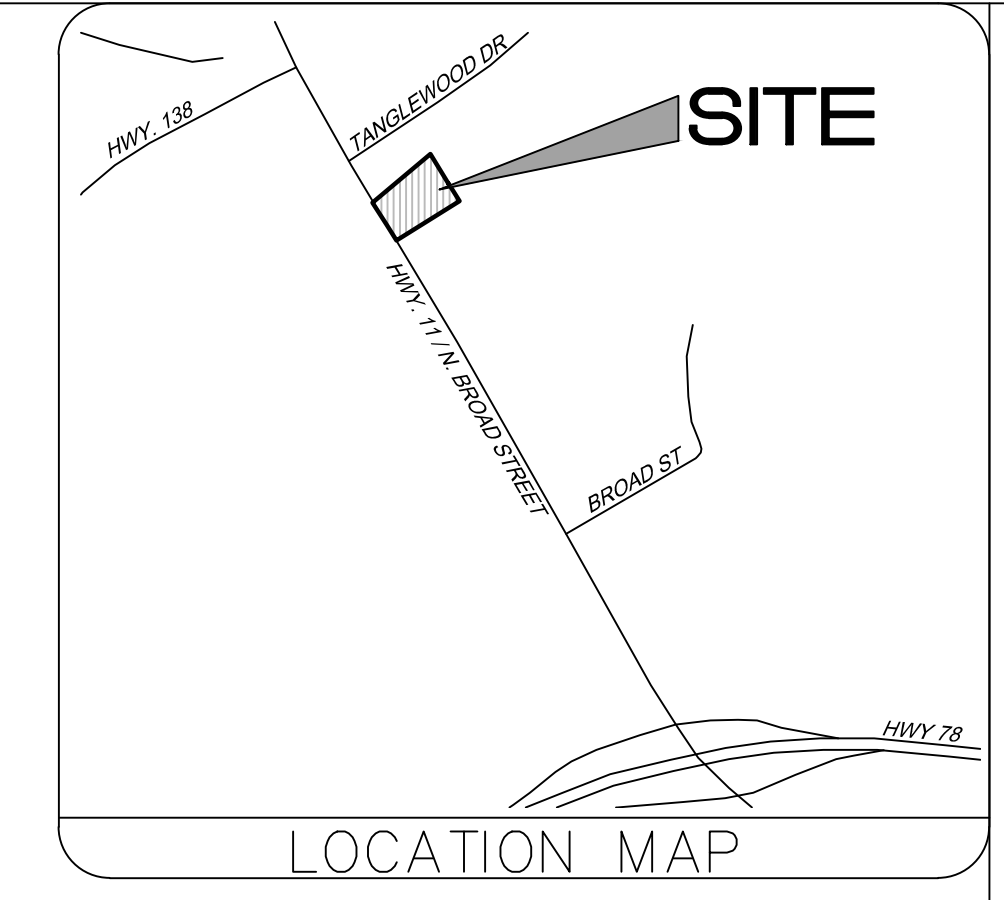

Signature of Applicant

4-12-22
Date

New Construction on 1080 N Broad St. – Monroe Dental

The new construction on 1080 N Broad St. will be a 4300 sq. ft. dental office that will relocate an existing practice, Monroe Smile Center located in the City of Monroe. The new office will have enough space to accommodate the doctors and staff who have outgrown the current facility. It will have two waiting rooms to accommodate adult and child patients separately. It will house seven separate treatment rooms and three open bay hygiene areas. The architecture will reflect well with the rest of the new construction in the surrounding area. The architectural plan was performed by Seay Architects, Inc and civil engineering/site design by Sullins Engineering, LLC.

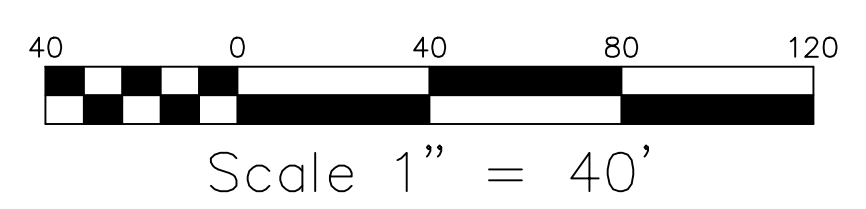
OWNER/DEVELOPER/APPLICANT
 KD3 HOLDINGS, LLC
 2748 BONAR HILL PATH
 DULUTH, GA 30097
 24 HOUR CONTACT
 HUBER MEJIA
 EMAIL: PDHINC@PDHDENTAL.NET
 PH: 770-905-3698



- GENERAL NOTES:
- BOUNDARY REFERENCED FROM RETRACEMENT BOUNDARY SURVEY FOR NATHAN PURVIS BY ALCOVY SURVEYING AND ENGINEERING, LLC, DATED 6/9/18.
 - PROPERTY IS ZONED B2.
 - TOTAL AREA OF PROPERTY = 2.00 AC.
 - TOTAL ALLOWABLE IMPERVIOUS AREA IS 3.13 AC X 60% = 1.88 AC.
 - TOTAL IMPERVIOUS AREA PROPOSED IS 0.91 AC (0.91/3.13=29.07%).
 - TOTAL BUILDING SQUARE FOOTAGE = 4,462 SF.
 - THERE ARE 34 PARKING SPACES PROPOSED.
 - MINIMUM LANDSCAPE AREA = 0.61 AC. (LOCATED IN BUFFERS).
 - NO FEMA FLOOD PER FIRM PANEL #1529700130E, DATED 12/08/16.
 - BENCHMARK @ 763.30 AT SANITARY SEWER MANHOLE NORTHWEST OF SITE LOCATED IN SHOPPING CENTER BACK DRIVE.
 - MINIMUM BUILDING SETBACK LINES: 25' FRONT, 15' SIDES, AND 20' REAR.
 - WATER SERVICE TO BE PROVIDED BY CITY OF MONROE.
 - THERE ARE NO EXISTING STRUCTURES ON SITE.
 - PROPOSED USE IS FOR A DENTAL OFFICE.
 - MAXIMUM CUT OR FILL SLOPE IS 2H:1V.
 - THE DEVELOPER AND CONTRACTOR ARE RESPONSIBLE FOR OBTAINING ALL DEVELOPMENT PERMITS PRIOR TO CONSTRUCTION.
 - ALL EROSION CONTROL DEVICES MUST BE IN PLACE PRIOR TO ANY GRADING ACTIVITY.
 - ALL PROPOSED CONTOURS ARE TO FINISHED GRADE.
 - THE CONTRACTOR SHALL STOCKPILE ALL TOPSOIL ON PROPERTY WHERE OWNER DIRECTS, UNTIL READY FOR REDISTRIBUTION.
 - ANY EXCESS EARTH CUT MATERIALS SHALL BE PLACED ON SITE AS DESIGNATED BY THE OWNER.
 - PROVIDE AND MAINTAIN OFF-STREET PARKING ON THE SUBJECT PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.
 - NO WASTE MATERIAL IS TO BE BURIED WITHIN THE RIGHT-OF-WAY OR ROADWAY EMBANKMENTS.
 - THERE ARE NO CEMETERIES OR OTHER SIGNIFICANT OR HISTORICAL AREAS ON SITE.
 - DIMENSIONS SHOWN ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
 - BUILDING DIMENSIONS ARE TO OUTSIDE FACE.

EXISTING UTILITY NOTE:
 THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO DIGGING, INCLUDING WATER, SEWER, GAS, ELECTRICAL, AND TELECOMMUNICATION LINES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AND PAID BY THE CONTRACTOR. ANY DISCREPANCIES SHALL BE REPORTED TO SULLINS ENGINEERING IMMEDIATELY.

GEORGIA811
 Utilities Protection Center, Inc.
 Know what's below. www.Georgia811.com
 Call before you dig. 800-282-7411



REVISION:	
DATE:	09/17/19
REVISED BLDG. & PARKING LAYOUT	

ALL MATERIAL, CONSTRUCTION, AND WORKMANSHIP ON THIS PROJECT SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS OF THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY OWNERS, DETERMINING THE LOCATION OF ALL EXISTING AND PROPOSED UTILITIES, INCLUDING WATER, SEWER, GAS, AND TELECOMMUNICATION LINES, AND SHALL BE RESPONSIBLE FOR ANY DAMAGES DUE TO HIS OPERATION. THE DESIGNER DISCLAIMS ANY RESPONSIBILITY FOR DESIGN CHANGES MADE BY OTHERS. THE CONTRACTOR SHALL CALL THE UTILITIES PROTECTION CENTER THREE WORKING DAYS PRIOR TO ANY DIGGING. CONTACT: METRO ATLANTA DIAL 800/282-7411. BLDG. #02/282-7411.

302 WEST MAY STREET
 WINDER, GA. 30680
 PHONE: (770) 687-6219
Sullins Engineering, LLC
 CONTACT: MATTHEW SULLINS
 CIVIL ENGINEERS ~ LAND PLANNERS

SITE PLAN FOR
MONROE DENTAL
 WALTON COUNTY, GEORGIA
 CITY OF MONROE
 LL 307/31 ~ DIST 3RD

REGISTERED PROFESSIONAL ENGINEER
 No. 24445
 #98A
 MATTHEW W. SULLINS









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

APPLICATION SUMMARY

REZONE CASE #: 1086

DATE: June 6, 2022

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Columbia Engineering

PROPERTY OWNER: MAB Monroe, LLC

LOCATION: East side of Charlotte Rowell Blvd., the north side of US Hwy 78, and the west side of N. Broad Street – Monroe Pavilion

ACREAGE: ±95.414

EXISTING ZONING: PCD (Planned Commercial District)

EXISTING LAND USE: Shopping Center with parking, dedicated public streets, and out lots

ACTION REQUESTED: Rezone PCD to PCD with Modifications

REQUEST SUMMARY: The owners are petitioning for a modification to the pattern book of the previously approved rezone of this property in order to include items omitted from the first plan book, modify the parking requirements for out lots, and to modify the architectural elevations for certain buildings.

STAFF RECOMMENDATION: Staff recommends approval of this rezone modification subject to the conditions.

DATES OF SCHEDULED MEETINGS

PLANNING COMMISSION: June 21, 2022

CITY COUNCIL: July 12, 2022

REQUEST SUMMARY

REZONE REQUEST SUMMARY:

The applicant is requesting approval of modifications to the pattern book approved under Rezone #RZ-8 (B-3 to PCD) by the City Council on July 2, 2019. The applicant is requesting to include items omitted from the first plan book, modify the parking requirements for out lots in the development, and to modify the architectural elevations for certain buildings on the primary shopping center site.

PROPOSED AMENDMENT SUMMARY:

Pattern Book – Page 2.4, Section 430:

The applicant is proposing to modify Section 430 of the pattern book with two changes.

First, the applicant proposes to add a building height maximum requirement for the development. The new proposed maximum building height for the development will be five (5) stories in height. Regulating the height by the use of the term “stories” vs an actual dimension will provide greater flexibility in vertical building design. The current pattern book defaults to the City’s B-3 zoning district dimensional standards which would limit building height to thirty-five (35) feet. One of the parcels in the development is slated for a hotel. A thirty-five (35) foot maximum building height would be prohibitive for current trends in hotel design.

Second, the applicant proposes to allow for zero-lot line subdivision of the major shopping center parcel. The applicant would like to subdivide the large shopping center parcel, creating separate fee simple properties instead of one large parcel. The zero-lot subdivision allowance is necessary for the applicant in order to subdivide the properties along common walls of the shopping center building without conflict of building setback requirements. The current pattern book defaults to the City’s B-3 zoning district dimensional standards which do not permit zero-lot line subdivision of property. The amendment to the pattern book would be a remedy to allow for the zero-lot line division of property.

Pattern Book – Page 2.4, Section 520:

The applicant is proposing to modify Section 520 of the pattern book with one change.

The applicant proposes to modify the parking allowances on the out lots to increase the minimum number of parking spaces for restaurants on the out lots. The following is a summary of the current parking requirements and the proposed parking requirements for restaurants on the out lots:

- Current Restaurant Minimum Parking Required
 - 1 Space/5 Seats + 1 Space/600 Sf
 - Maximum Number Allowed – 135% of the Minimum Required Spaces
- Proposed Restaurant Minimum Parking Required
 - 1 Space/3 Seats + 1 Space/350 Sf
 - Maximum Number Allowed – 135% of the Minimum Required Spaces
 - Plus, required ADA parking and 2 additional curbside parking spaces would not be counted towards the minimum number of required parking spaces or against the maximum number of parking spaces allowed

The requested modification to increase the parking supply for each individual restaurant on an out lot was not supported by any analysis or justification. The resulting change could result in nearly double the amount of parking supply required for each individual out lot. This would contradict the City’s current parking policy to simply not over park developments.

In this case, the need to supply excessive parking on an individual out lot only reveals a design flaw for this overall development, specifically the need for an individual parcel within a planned

shopping center being required to supply its own parking on its own lot. A secondary design flaw which could be easily remedied would be the creation of a shared parking plan for the development itself that would include the primary shopping center parcel. A shared parking plan would reduce the need for each individual parcel to supply excessive parking. The pattern book makes no distinction and provides no ability for shared parking to even be considered in the overall development.

The shopping center parcel itself has a minimum number of 1,196 required parking spaces and a maximum of 1,435 parking spaces allowed. If all 10 out lots, the 2 hotel lot, and the large undeveloped major shopping center parcel were developed under the proposed parking requirements, the entire development could end up with as many 3,000 parking spaces without a shared parking plan. For the reasons noted in this analysis, staff does not support the request to amend the parking requirements and has included a condition at the end of this report addressing this issue.

Pattern Book – Page 3.9, Elevations:

The applicant is proposing to modify the elevations to one building on the major shopping center parcel. The change would be specifically for the Shops “A” building located adjacent to the main shopping center building.

The applicant proposes to modify awning and paint colors to accommodate tenant users. Staff does not have any issues with the requested modifications to elevations.

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 modification to the planned districts pattern book with the following modified conditions:

1. The zero-lot subdivision allowance in Section 430 of the pattern book shall be revised to reflect applicability only to the shopping center parcel.
2. The proposed parking space requirements shall be removed from the amended pattern book and replaced with the original language for parking space requirements outlined in the original pattern book from October 2019. The applicant shall create a shared parking plan for the entire development. The shared parking plan shall be reviewed and approved by staff before being incorporated into the plan book.



City of Monroe

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

PLANNING COMMISSION MTG PERMIT

PERMIT #:	1086	DESCRIPTION:	Rezone PCD to PCD with modifications
JOB ADDRESS:	0 CHARLOTTE ROWELL BLV	LOT #:	
PARCEL ID:	M0050045B00	BLK #:	
SUBDIVISION:		ZONING:	PCD
ISSUED TO:	Columbia Engineering	CONTRACTOR:	Columbia Engineering
ADDRESS:	2862 Buford Hwy	PHONE:	
CITY, STATE ZIP:	Duluth GA 30096	OWNER:	
PHONE:	770-925-0357	PHONE:	
PROP.USE:	COMMERCIAL	DATE ISSUED:	6/01/2022
VALUATION:	\$ 0.00	EXPIRATION:	11/28/2022
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

FEE CODE	DESCRIPTION	AMOUNT
PZ-08	REZONE TO PLANNED DISTRICT	\$ 200.00
FEE TOTAL		\$ 200.00
PAYMENTS		\$ -200.00
BALANCE		\$ 0.00

NOTES:

Be advised, this request for a rezone from PCD to PCD with modifications at 0 Charlotte Rowell Blvd will be heard by the Planning Commission on June 21, 2022 at 5:30pm and City Council on July 12, 2022 at 6:00pm. Both meetings will take place in the City Hall Auditorium located at 215 N Broad St.

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.

James E. Hain
(APPROVED BY)

6/1/22
DATE

**NOTICE TO THE PUBLIC
CITY OF MONROE**

A petition has been filed with the City of Monroe requesting the property located at the east side of Charlotte Rowell Blvd, the north side of US Hwy 78, and the west side of N. Broad St. (Parcels #MO050045B00 and #MO050045C00) be rezoned from PCD to PCD with modifications.

A public hearing will be held before the City of Monroe Planning Commission to review and consider a recommendation to the Monroe City Council at the City Hall Auditorium at 215 N. Broad Street on June 21, 2022 at 5:30 P.M. The Monroe City Council will hold a public hearing and a decision will be made at the City Hall Auditorium at 215 N. Broad Street on July 12, 2022 at 6:00 P.M. All those having an interest should be present to voice their interest.

**PLEASE RUN ON THE
FOLLOWING DATE:**

June 5, 2022



CODE DEPARTMENT

June 7, 2022

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for June 21, 2022 to consider an application for rezoning +95.42 acres located at the east side of Charlotte Rowell Blvd, the north side of US Hwy 78, and the west side of N. Broad St., Parcels #M0050045B00 and #M0050045C00. The property is currently zoned Planned Commercial District (PCD) with a request to change the zoning classification to Planned Commercial District with modifications (PCD). As an adjacent property owner, you are officially being notified of this request. Further notice of this request will appear in the Walton Tribune on June 5, 2022.

All public hearings will be held in the Council Chambers located at City Hall—215 N. Broad St Monroe, GA 30655. Public hearings regarding the rezone request for the property will be as follows:

- Planning Commission—June 21, 2022 at 5:30pm
- City Council—July 12, 2022 at 6:00pm

You are welcome to speak for or against this application during the public hearings; however, your attendance is not required. One week prior to the Planning Commission meeting, copies of the application submittal will be available for viewing online at www.monroega.com by selecting calendar and the date of the meeting you plan to attend for this application.

If you have any questions regarding this letter, please call the City of Monroe Code Department at 770-207-4674.

Sincerely,

Laura Wilson
Code Department Assistant

REZONE APPLICATION FORM

PERMIT NUMBER N/A

- I. LOCATION MONROE PAVILION DEVELOPMENT
COUNCIL DISTRICT 3RD
MAP NUMBER LOTS 40 & 63
PARCEL NUMBER M0050045B00
- II. PRESENT ZONING PCD REQUESTED ZONING PCD
- III. ACREAGE 95.414 PROPOSED USE COMMERCIAL
- IV. OWNER OF RECORD MAB MONROE LLC
ADDRESS 525 N. TRYON STREET CHARLOTTE, NC 28202

PHONE NUMBER 770-925-0357 Email RFRITZ@COLUMBIA-ENGINEERING.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
CURRENT PROPERTY IS PARTIALLY DEVELOPED WITH A SHOPPING CENTER WITH RETAIL & RESTAURANT SPACES. A PORTION OF THE PROPERTY IS PAD-READY SITES BUT UNDEVELOPED. NEARBY PROPERTIES ARE ZONED B-3 AND B-2.
 - 2. Description of the extent to which the property value of the subject property is diminished by the existing zoning district classification N/A
 - 3. The existing value of the property contained in the petition for rezoning under the existing zoning classification N/A
 - 4. The value of the property contained in the application for rezoning under the proposed zoning Classification N/A
 - 5. A description of the suitability of the subject property under the existing zoning classification
CURRENT ZONING WILL REMAIN THE SAME.
 - 6. A description of the suitability of the subject property under the proposed zoning classification of the property
CURRENT ZONING WILL REMAIN THE SAME.

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 PROPERTY CONTAINS PAD READY OUTLOTS FOR COMMERCIAL/RETAIL AS WELL AS A NEWLY OPENED SHOPPING CENTER DEVELOPMENT.

- 8. The length of time the property has been vacant or unused as currently zoned N/A

- 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 N/A

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) _____
Address _____
Phone Number _____

Attorney/Agent (signature) _____
Address _____
Phone Number _____

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

_____ (Notary Public) _____ (Date)

My Commission Expires _____

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

THIS REZONING APPLICATION IS FOR AN AMENDMENT TO THE PREVIOUSLY APPROVED MONROE PAVILION PATTERN BOOK. THE AMENDMENT INCLUDES PROVISIONS FOR HEIGHT RESTRICTIONS, ZERO LOT LINE PROPERTIES, AND REVISED PARKING REQUIREMENTS.

Blank lines for additional 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.

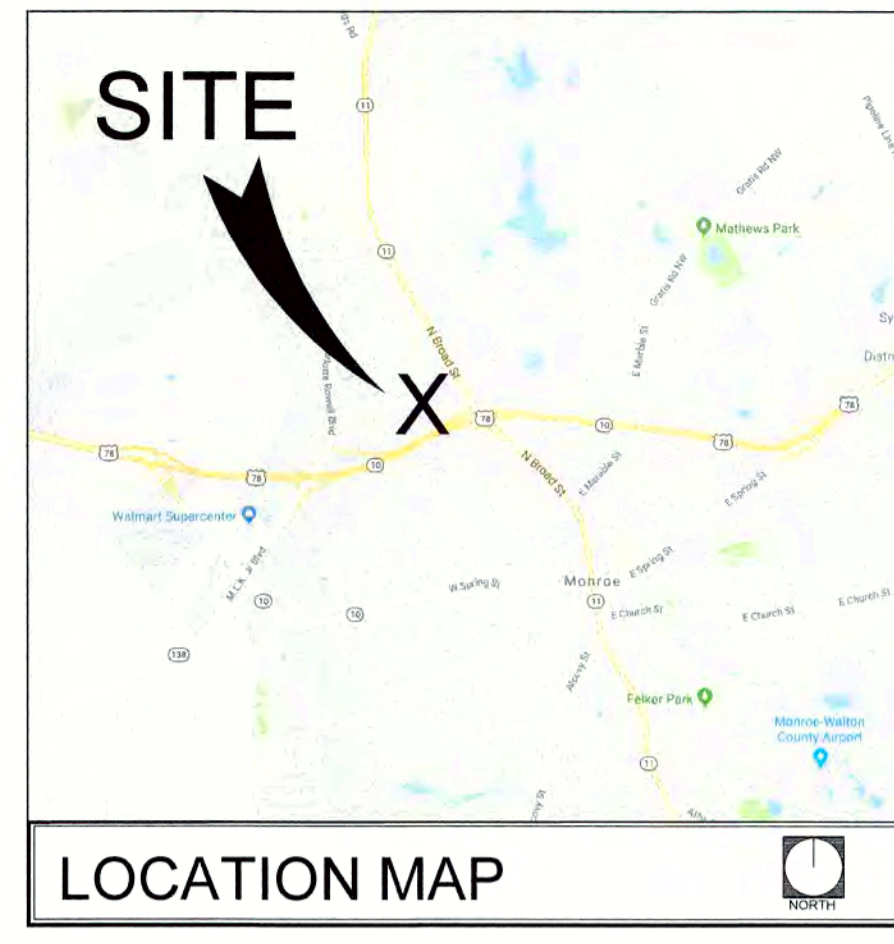
I hereby withdraw the above application: Signature: _____ Date: _____

MONROE PAVILION LAND DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOTS 40 AND 63 OF THE 3RD DISTRICT OF WALTON COUNTY GEORGIA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A R/W MONUMENT AT THE SOUTHWESTERN END OF THE MITER OF THE R/W OF GEORGIA HIGHWAY 11 AND THE NORTHERLY R/W OF US HIGHWAY 78 THENCE ALONG US HIGHWAY 78 R/W S73°01'41"W A DISTANCE OF 203.67' TO A POINT; THENCE ALONG A CURVE TO THE LEFT 317.68' HAVING A RADIUS OF 939.08' AND SUBTEND BY A CHORD OF S63°33'37"W AND DISTANCE OF 316.17' TO A 1" GALVANISED OPEN TOP PIPE FOUND **THE TRUE POINT OF BEGINNING**; ALONG THE R/W OF US 78 THE FOLLOWING COURSES S50°29'12"W A DISTANCE OF 129.13' TO A POINT; THENCE S47°16'54"W A DISTANCE OF 105.01' TO A R/W MONUMENT FOUND; THENCE S55°17'08"W A DISTANCE OF 251.83' TO A R/W MONUMENT FOUND; THENCE S62°19'32"W A DISTANCE OF 168.85' TO A R/W MONUMENT FOUND; THENCE S60°45'46"W A DISTANCE OF 133.57' TO A 1" OPEN TOP PIPE (DISTURBED) FOUND; THENCE S25°48'10"E A DISTANCE OF 9.36' TO A R/W MONUMENT (DISTURBED) FOUND; THENCE S60°59'06"W A DISTANCE OF 638.93' TO A R/W MONUMENT FOUND; THENCE N28°58'31"W A DISTANCE OF 9.00' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE ALONG A CURVE TO THE RIGHT 355.90' HAVING A RADIUS OF 1382.39' AND SUBTENDED BY A CHORD OF S68°24'00"W A DISTANCE OF 354.92' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE N14°13'28"W A DISTANCE OF 10.00' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE ALONG A CURVE TO THE RIGHT 401.19' HAVING A RADIUS OF 1372.39' AND SUBTENDED BY A CHORD OF S84°09'00"W AND DISTANCE OF 399.76' TO A R/W MONUMENT FOUND; THENCE N87°28'31"W A DISTANCE OF 681.27' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE S02°31'29"W A DISTANCE OF 10.00' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE N74°40'22"W A DISTANCE OF 121.85' TO A R/W MONUMENT FOUND; THENCE N71°01'09"W A DISTANCE OF 197.61' TO A R/W MONUMENT FOUND; THENCE N59°56'09"W A DISTANCE OF 111.80' TO A R/W MONUMENT FOUND AT THE MITER OF THE R/W OF US HIGHWAY 78 AND THE R/W OF GEORGIA HIGHWAY 138; THENCE N15°22'59"W A DISTANCE OF 30.40' TO A R/W MONUMENT FOUND ON THE R/W OF GEORGIA HIGHWAY 138; THENCE ALONG THE R/W OF GEORGIA HIGHWAY 138 THE FOLLOWING COURSES; N15°06'52"E A DISTANCE OF 57.11' TO A R/W MONUMENT FOUND; THENCE N10°50'21"E A DISTANCE OF 148.01' TO A R/W MONUMENT FOUND; THENCE N02°50'25"E A DISTANCE OF 105.67' TO A R/W MONUMENT FOUND; THENCE N02°27'12"E A DISTANCE OF 140.44' TO A R/W MONUMENT FOUND; THENCE ALONG A CURVE TO THE LEFT 135.22' HAVING A RADIUS OF 1375.00' AND SUBTENDED BY A CHORD OF N05°19'56"W A DISTANCE OF 135.16' TO A R/W MONUMENT FOUND; THENCE N08°08'55"W A DISTANCE OF 334.16' TO A POINT; THENCE N81°51'05"E A DISTANCE OF 51.00' TO A R/W MONUMENT FOUND; THENCE N08°08'55"W A DISTANCE OF 150.00' TO A R/W MONUMENT FOUND; THENCE S81°51'05"W A DISTANCE OF 51.00' TO A POINT; THENCE N05°54'28"W A DISTANCE OF 230.18' TO A POINT NEAR A R/W MONUMENT FOUND; THENCE LEAVING GEORGIA HIGHWAY 138 R/W N63°58'20"E A DISTANCE OF 1850.41' TO A 1" OPEN TOP PIPE FOUND; THENCE S38°30'16"E A DISTANCE OF 101.94' TO AN AXLE FOUND; THENCE S31°31'35"E A DISTANCE OF 192.91' TO A ½" OPEN TOP PIPE FOUND; THENCE S30°46'42"E A DISTANCE OF 517.35' TO A IPS, THENCE N66°20'44"E A DISTANCE OF 371.58' TO A 1" STEEL OPEN TOP PIPE FOUND; THENCE N57°19'54"E A DISTANCE OF 250.77' TO A ½" OPEN TOP PIPE FOUND; THENCE N48°14'44"E A DISTANCE OF 104.12' TO A ½" OPEN TOP PIPE FOUND; THENCE N31°14'10"W A DISTANCE OF 50.08' TO A ½" CRIMP TOP PIPE FOUND; THENCE N62°39'33"E A DISTANCE OF 379.10' TO A POINT ON THE R/W OF GEORGIA HIGHWAY 11; THENCE ALONG GEORGIA HIGHWAY 11 S29°37'20"E A

DISTANCE OF 151.18' TO A 1" OPEN TOP PIPE (GALVINIZED) FOUND; THENCE LEAVING GEORGIA HIGHWAY 11 S52°35'58"W A DISTANCE OF 609.73' TO A ½" REBAR FOUND; THENCE S29°05'23"E A DISTANCE OF 451.11' TO A ½" OPEN TOP PIPE FOUND; THENCE N62°01'22"E A DISTANCE OF 318.75' TO A 5/8" ROD FOUND; THENCE N62°01'22"E A DISTANCE OF 292.13' TO AN IPS ON THE R/W OF GEORGIA HIGHWAY 11; THENCE ALONG GEORGIA HIGHWAY 11 S29°34'37"E A DISTANCE OF 208.52' TO A ½" OPEN TOP PIPE FOUND; THENCE LEAVING GEORGIA HIGHWAY 11 S61°13'49"W A DISTANCE OF 624.23' TO A SCAPE BLADE FOUND; THENCE S38°23'22"E A DISTANCE OF 115.03' TO A ½" REBAR W/CAP FOUND; THENCE S38°23'22"E A DISTANCE OF 116.11' TO A 1" OPEN TOP PIPE (GALVINIZED) **AT THE TRUE POINT OF BEGINNING.**



FINAL PLAT FOR: MONROE PAVILION

BEING A RE-PLAT OF LOTS 1 & 2 OF PLAT
 BOOK 116 PAGES 163 & 164
 LAND LOTS 40 & 63; 3RD DISTRICT
 WALTON COUNTY, GEORGIA

CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL:
 THE CITY OF MONROE MAYOR AND CITY COUNCIL HEREBY ACCEPT ON BEHALF OF THE CITY OF MONROE THE DEDICATION OF ALL PUBLIC STREETS, RIGHTS OF WAY, EASEMENTS AND OTHER PUBLIC FACILITIES AND APPURTENANCES SHOWN THEREON. THIS PLAT IS APPROVED SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE PERFORMANCE AND MAINTENANCE SURETY AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF MONROE.
 DATED THIS 11 DAY OF January, 2022
 BY: [Signature]
 THE CITY OF MONROE MAYOR AND CITY COUNCIL MAYOR
 ATTEST: [Signature]
 CITY CLERK, CITY OF MONROE

CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICE:
 THE CODE ENFORCEMENT OFFICER CERTIFIES THAT THIS PLAT COMPLIES WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND HAS BEEN APPROVED BY ALL OTHER AFFECTED CITY DEPARTMENTS, AS APPROPRIATE. THIS PLAT IS APPROVED, SUBJECT TO THE PROVISIONS AND REQUIREMENTS OF THE PERFORMANCE AND MAINTENANCE SURETY AGREEMENT EXECUTED FOR THIS PROJECT BETWEEN THE OWNER AND THE CITY OF MONROE.
 BY: [Signature]
 DATE: 1-19-22
 CODE ENFORCEMENT OFFICER: _____

CERTIFICATE OF APPROVAL BY MONROE WATER & GAS DEPARTMENT:
 THE LOTS SHOWN HEREON AND PLANS FOR WATER AND SEWAGE COLLECTION AND DISPOSAL HAVE BEEN REVIEWED AND APPROVED BY THE BY THE CITY OF MONROE WATER & GAS DEPARTMENT, ARE APPROVED FOR DEVELOPMENT.
 DATED THIS 11 DAY OF Jan, 2022
 BY: [Signature]
 TITLE: Water Saver, Cos Director

OWNERS CERTIFICATE AND DECLARATION:

STATE OF GEORGIA
 THE CITY OF MONROE
 THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO IN PERSON OR THROUGH A DULY AUTHORIZED AGENT ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND OTHER PUBLIC FACILITIES AND APPURTENANCES THEREON SHOWN FOR THE PURPOSES THEREIN EXPRESSED.
 DATED THIS 11th DAY OF January, 2022
 BY: MAB MONROE, LLC, A DELAWARE LIMITED LIABILITY COMPANY
 BY: [Signature]
 NAME: JOHN ARGO
 TITLE: AUTHORIZED REPRESENTATIVE

TOTAL ACREAGE = 95.414 ACRES

PARCEL	ACREAGE	PARCEL	ACREAGE
LOT 1	3.825 AC.	LOT 11	1.071 AC.
LOT 2	6.601 AC.	LOT 12	1.064 AC.
LOT 3	2.055 AC.	LOT 13	11.585 AC.
LOT 4	1.641 AC.	LOT 14	26.337 AC.
LOT 5	1.527 AC.	LOT 15	12.333 AC.
LOT 6	1.553 AC.	LOT 16	0.619 AC.
LOT 7	1.540 AC.	LOT 17	0.944 AC.
LOT 8	1.321 AC.	PYLON SIGN LOT B	0.031 AC.
LOT 9	1.382 AC.	STORMWATER MANAGEMENT AREA 1	3.609 AC.
LOT 10	1.285 AC.	STORMWATER MANAGEMENT AREA 2	5.637 AC.
PAVILION PARKWAY/AVENUE/PLACE R/W = 9.454 AC.			

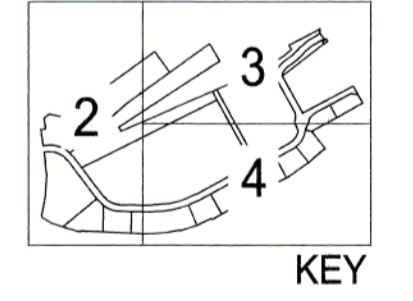
SURVEYOR'S CERTIFICATION:

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AS TO THE PROPERTY LINES AND ALL IMPROVEMENTS SHOWN THEREON AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HERE ON ACTUALLY EXIST; AND THEIR LOCATION, SIZE, TYPE, AND MATERIAL ARE CORRECTLY SHOWN. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 46,373 FEET AND AN ANGULAR ERROR OF 1 SEC. PER ANGLE POINT, ADJUSTED USING COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 1,413,430 FEET, AND CONTAINS TOTAL OF 95.414 ACRES. THE EQUIPMENT USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS HEREIN WAS A TRIMBLE S7 ROBOTIC TOTAL STATION WITH A TRIMBLE R6 GNSS RECEIVER.
 BY: [Signature]
 BRANDON T. MILLER, PLS
 DATE: JANUARY 6, 2022
 REGISTERED GEORGIA LAND SURVEYOR
 REG. NO: 2945 DATE OF EXPIRATION: DECEMBER 31, 2022

GENERAL NOTES:

- UPON APPROVAL AND RECORDING OF THIS PLAT, EASEMENTS AND RIGHTS-OF-WAY SHOWN HEREON, AND IMPROVEMENTS THEREIN, ARE HEREBY GRANTED AND DEDICATED TO THE PUBLIC (OR CITY OF MONROE) FOR USE AS DESIGNATED AND FOR PUBLIC MAINTENANCE, REPAIR, AND REPLACEMENT OF DEDICATED IMPROVEMENTS THEREIN. PUBLIC USE IS SUBJECT TO THE OBLIGATIONS TO MINIMIZE BUSINESS INTERRUPTION AND TO PERFORM PROMPT RESTORATION TO THE THEN EXISTING CONDITIONS AFTER CONDUCTING ANY MAINTENANCE ACTIVITY(S) IN SUCH EASEMENTS OR RIGHT(S)-OF-WAY. OTHERWISE, THE OWNER RESERVES ALL OTHER RIGHTS TO USE THE PROPERTY IN ACCORDANCE WITH ITS TITLE TO DO SO.
- ALL POWER TRANSFORMERS LOCATED OUTSIDE OF PUBLIC UTILITY EASEMENTS AND STREET RIGHT-OF-WAY SHALL HAVE A FIVE FOOT PERIMETER MAINTENANCE AND ACCESS EASEMENT, AS MEASURED FROM ALL SIDES OF TRANSFORMER PAD, BENEFITTING THE CITY OF MONROE UTILITIES AND CREATED BY THIS PLAT.
- COVENANTS: THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT(S) DATED FEBRUARY 19, 2020, BY AND BETWEEN MAB MONROE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ROWELL FAMILY PARTNERSHIP, L.L.P., A GEORGIA LIMITED LIABILITY PARTNERSHIP, AND STILL FAMILY REALTY, LLC, A GEORGIA LIMITED LIABILITY COMPANY, RECORDED ON MARCH 4, 2020, IN BOOK 4547, PAGES 293-405 WHICH WERE RECORDED AND SIGNED BY THE OWNER.
- THE CITY OF MONROE ASSUMES NO RESPONSIBILITY FOR OVERFLOW OR EROSION OF NATURAL OR ARTIFICIAL DRAINS BEYOND THE EXTENT OF THE STREET RIGHT OF RIGHT, OR FOR THE EXTENSION OF CULVERTS BEYOND THE POINT SHOWN ON THE APPROVED AND RECORDED SUBDIVISION PLAT.
- BY GRAPHIC PLOTTING ONLY, A PORTION OF THE PROPERTY SHOWN HEREON IS IN ZONE "A" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 13297C0136E, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 8, 2016. ZONE "A" IS IN AN AREA DETERMINED TO BE IN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITHOUT BASE FLOOD ELEVATION. THE OTHER AREAS OF THE SUBJECT PROPERTY IS IN ZONE "X", DENOTING AREAS OUTSIDE OF THE FLOOD ZONE.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE.
- THE HORIZONTAL DATUM FOR THIS SURVEY IS NAD83 AND THE VERTICAL DATUM IS NAVD88. ALL DISTANCES SHOWN HEREON ARE SURFACE DISTANCES.
- THE FIELD DATA COLLECTED TO SUPPORT THIS PLAT WAS COMPLETED ON 12/01/2021.
- THE CERTIFICATE OF AUTHORIZATION NUMBER FOR COLUMBIA ENGINEERING IS LSF000902.

FINAL PLAT FOR:
MONROE PAVILION
 US HIGHWAY 78 AT CHARLOTTE ROWELL BLVD
 MONROE, GEORGIA
 MAB AMERICAN MANAGEMENT, LLC
 525 N. TRYON STREET, SUITE 1600 CHARLOTTE, NC 28202
 LOCATED IN LAND LOTS 40 & 63; 3rd DISTRICT OF WALTON COUNTY, GA.



REVISIONS	DATE

DRAWING TITLE
COVER SHEET, NOTES, CERTIFICATIONS & LEGEND

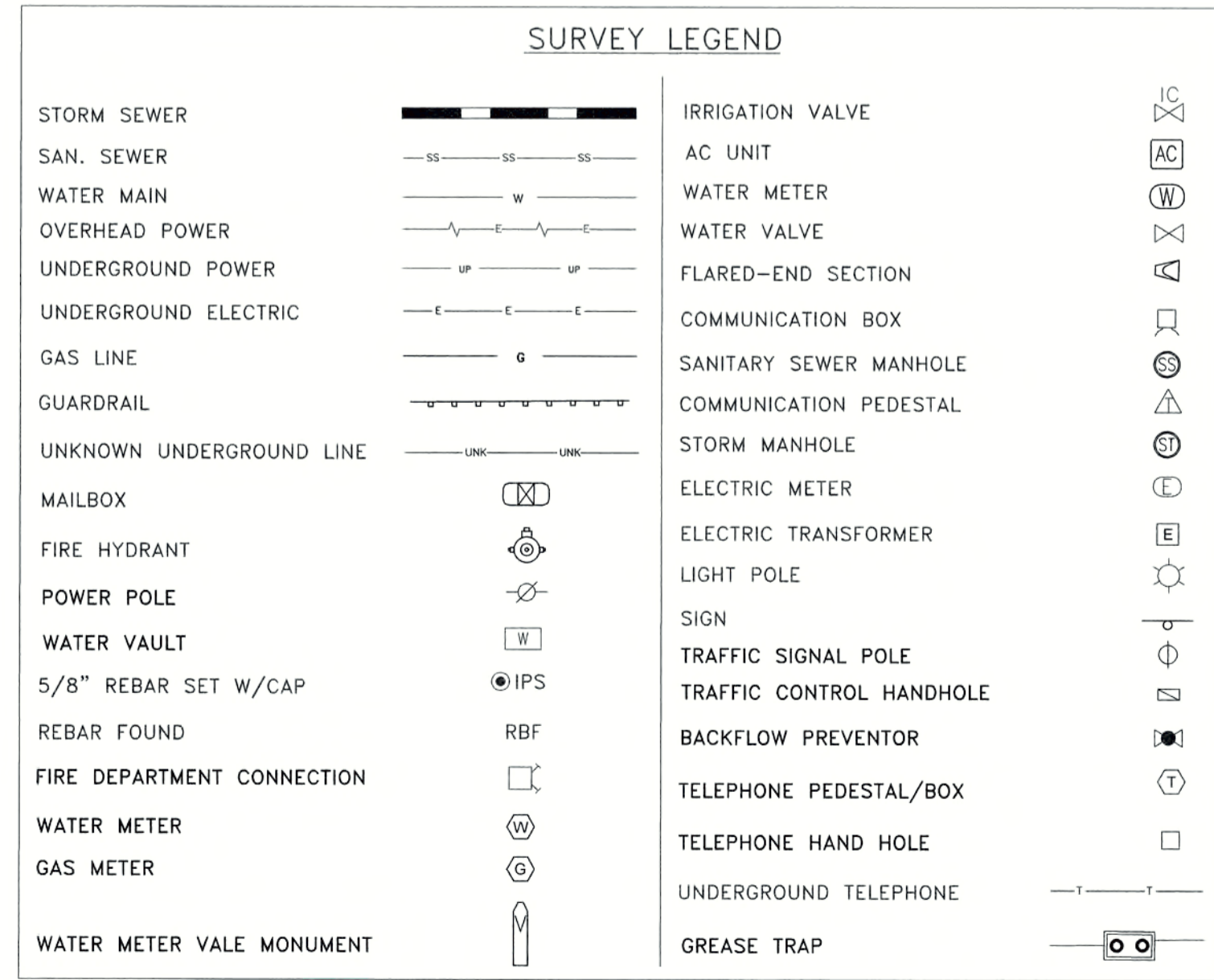
FILE NAME:	4273.01_FINAL PLAT
DRAWN BY:	MT
PROJECT NO:	4273.01
FIELD DATE:	12/07/20
PLAT DATE:	12/15/21
SCALE:	N/A

GEORGIA SURVEYOR CERTIFICATION
 (I) As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

[Signature]
 BRANDON T. MILLER, RLS No. 2945
 REGISTERED LAND SURVEYOR
 BRANDON T. MILLER
 1-6-2022

Curve #	Direction	Chord distance	Radius	Length	Curve #	Direction	Chord distance	Radius	Length
C1	N05°19'56"W	135.16'	1375.00'	135.22'	C16	S01°12'00"E	54.26'	58.00'	56.46'
C2	S66°38'11"E	212.01'	215.00'	221.70'	C17	S08°57'49"E	95.59'	82.00'	102.05'
C3	S44°31'53"E	73.77'	285.00'	73.98'	C18	S11°50'08"E	62.81'	58.00'	66.37'
C4	S70°40'12"E	182.77'	285.00'	186.06'	C19	S41°05'18"W	148.07'	215.00'	151.17'
C5	N79°36'41"E	395.55'	1035.00'	398.00'	C20	S75°56'01"W	489.84'	965.00'	495.25'
C6	S72°00'11"W	181.91'	1382.39'	182.04'	C22	N63°14'01"W	189.43'	215.00'	196.17'
C7	S84°09'01"W	399.76'	1372.39'	401.19'	C23	N40°44'56"W	36.32'	285.00'	36.34'
C8	S64°37'40"W	173.75'	1382.39'	173.86'	C24	N70°17'24"W	248.86'	285.00'	257.54'
C9	N66°28'03"E	47.33'	285.00'	47.39'	C25	S49°43'08"W	90.57'	252.67'	91.06'
C10	N30°01'09"E	210.62'	285.00'	215.73'	C26	S46°19'47"W	73.14'	426.00'	73.23'
C11	N6°55'05"E	24.03'	285.00'	24.03'	C27	S32°14'38"W	113.18'	153.00'	115.93'
C12	N51°42'59"E	4.24'	67.62'	4.24'	C28	N49°43'08"E	65.48'	182.67'	65.83'
C13	N24°42'33"E	68.93'	70.50'	72.02'	C29	N46°23'17"E	86.17'	496.00'	86.27'
C14	N21°47'17"E	61.68'	69.50'	63.91'	C30	S32°14'38"W	61.40'	83.00'	62.89'
C15	N54°48'16"E	67.88'	270.50'	68.16'					

Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	N02° 27' 12"E	140.44'	L13	S29° 34' 37"E	104.26'	L21	N48° 24' 03"E	71.21'
L2	N08° 08' 55"W	90.98'	L14	S29° 34' 39"E	104.26'	L22	S39° 38' 26"E	9.00'
L3	N08° 08' 55"W	70.04'	L15	S01° 32' 13"E	20.60'	L23	S39° 38' 26"E	2.57'
L4	N83° 49' 21"E	52.18'	L15A	S15° 46' 27"W	20.73'	L24	S60° 03' 27"W	48.25'
L5	S37° 05' 43"E	27.33'	L15B	S39° 38' 26"E	82.58'	L25	S39° 44' 13"W	161.51'
L6	S02° 31' 29"W	10.00'	L15C	S65° 41' 57"E	10.35'	L26	S52° 50' 39"W	54.49'
L7	N14° 13' 28"W	10.00'	L15D	S65° 41' 57"E	16.21'	L27	S10° 32' 11"W	145.13'
L8	N28° 58' 31"W	9.00'	L16	S29° 37' 20"E	15.88'	L28	N60° 03' 25"E	50.71'
L9	S60° 45' 46"W	25.17'	L17	S52° 35' 58"W	45.90'	L29	N39° 46' 09"E	173.45'
L10	S25° 48' 10"E	9.36'	L18	N37° 24' 02"W	30.00'	L30	N52° 50' 57"E	147.42'
L11	S62° 19' 32"W	32.22'	L19	N52° 35' 58"E	40.36'	L31	N10° 32' 11"E	29.27'
L12	S74° 00' 03"E	66.55'	L20	S83° 49' 21"W	54.59'			



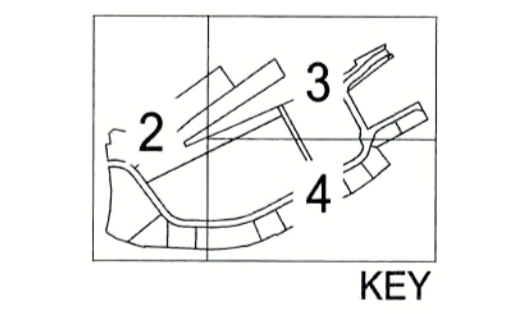
DRAWING INDEX

SHEET 1	COVER SHEET, NOTES, CERTIFICATIONS & LEGEND
SHEET 2	PLAN SHEET & TABLES
SHEET 3	PLAN SHEET
SHEET 4	PLAN SHEET

OWNER/DEVELOPER:
 MAB MONROE, LLC
 525 N. TRYON STREET, SUITE 1600
 CHARLOTTE, NC 28202
 (704) 331-6587 (MAB MONROE)

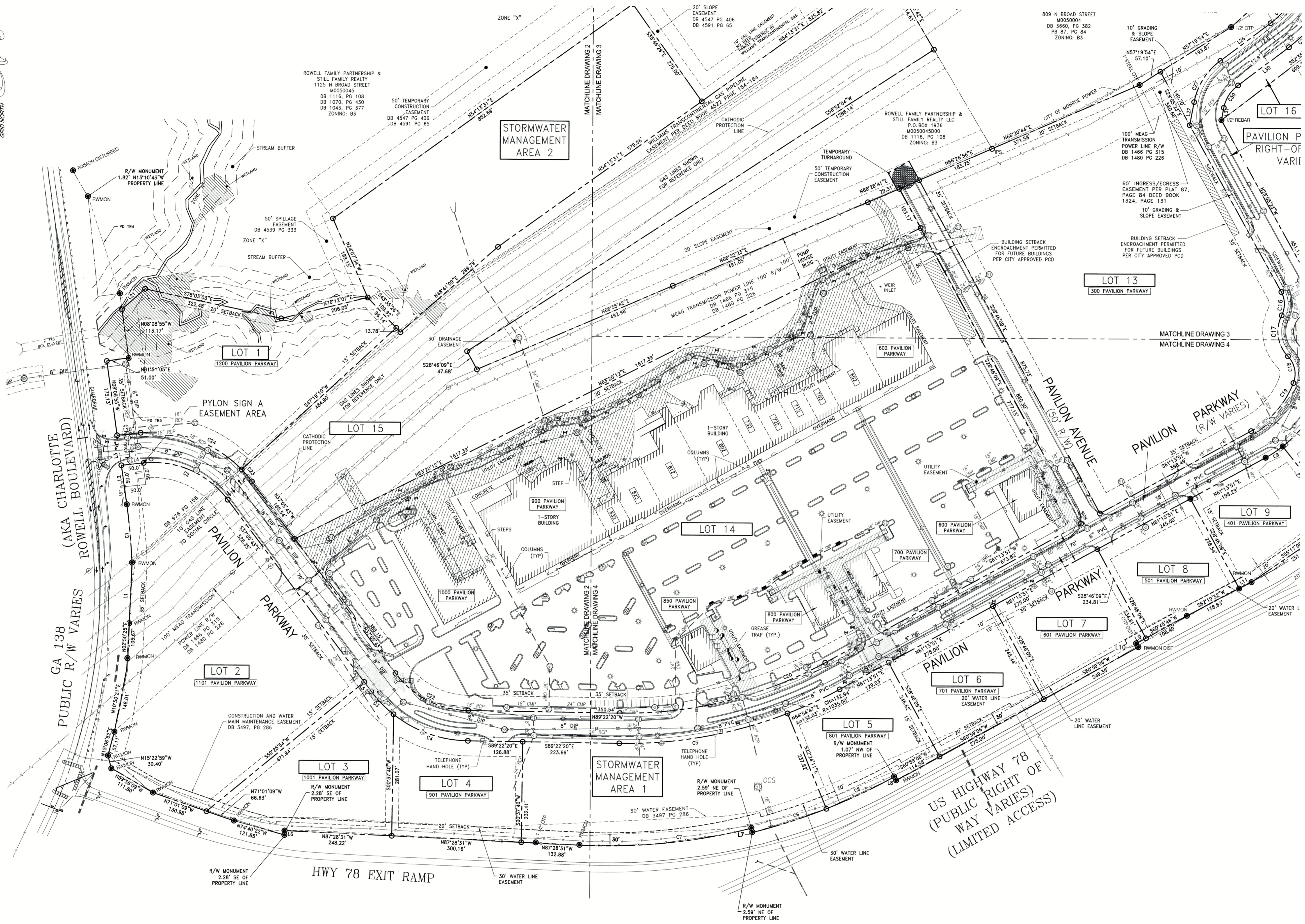


FINAL PLAT FOR:
MONROE PAVILION
 US HIGHWAY 78 AT CHARLOTTE ROWELL BLVD
 MONROE, GEORGIA
 MAB AMERICAN MANAGEMENT, LLC
 525 N. TRYON STREET, SUITE 1600 CHARLOTTE, NC 28202
 LOCATED IN LAND LOTS 40 & 63, 3rd DISTRICT OF WALTON COUNTY, GA.

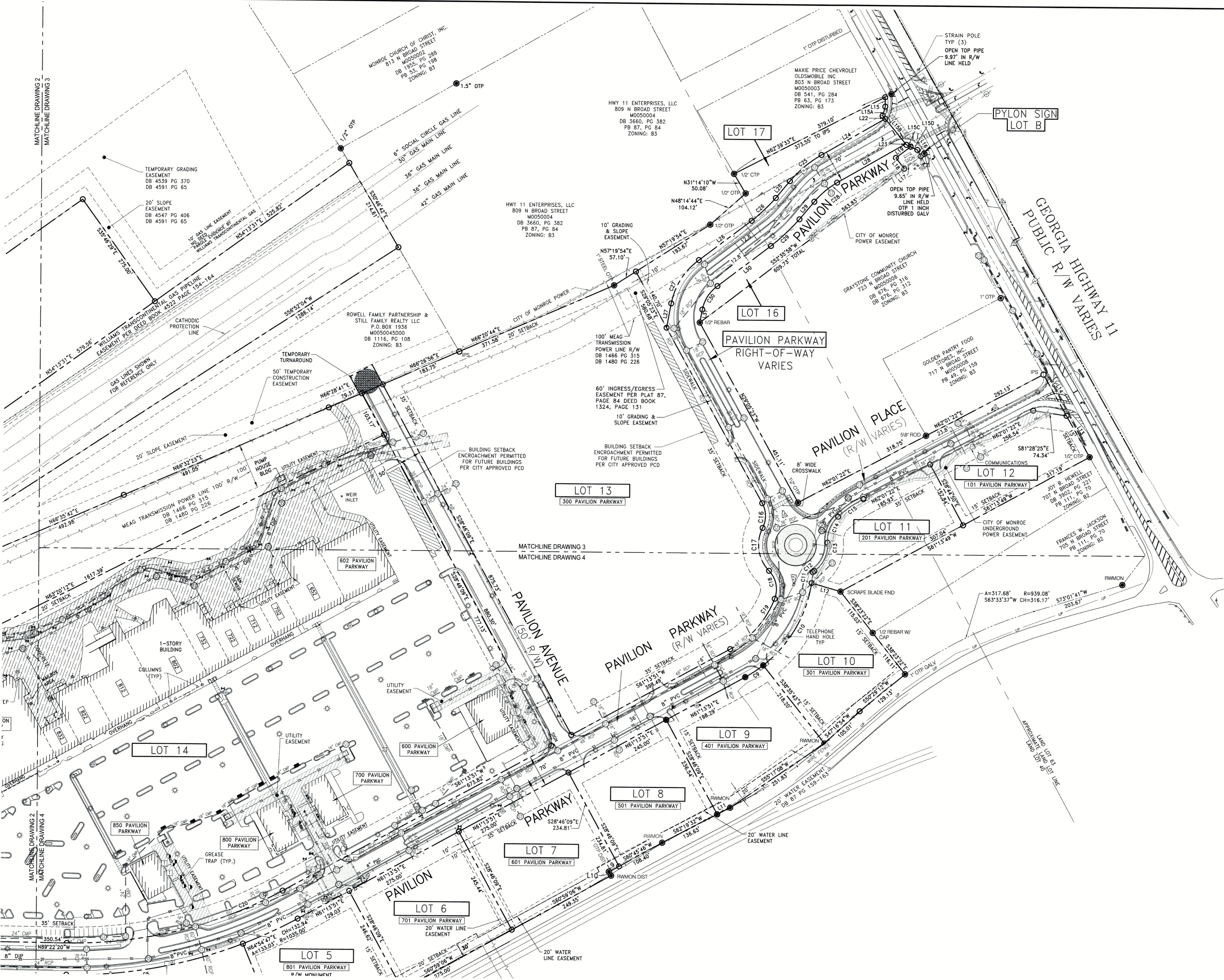


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PROJECT NO: 4273.01	FIELD DATE: 12/07/20
PLAT DATE: 12/15/21	2 OF 4
SCALE: 1"=100'	

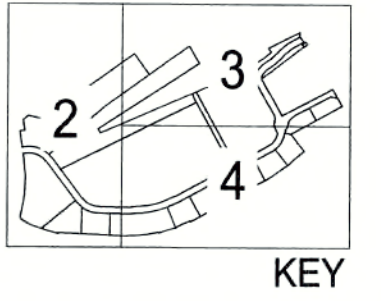


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FINAL PLAN FOR:

MONROE PAVILION
 US HIGHWAY 78 AT CHARLOTTE ROWELL BLVD
 MONROE, GEORGIA
 MAB AMERICAN MANAGEMENT, LLC
 525 N. TRYON STREET, SUITE 1600 CHARLOTTE, NC 28202
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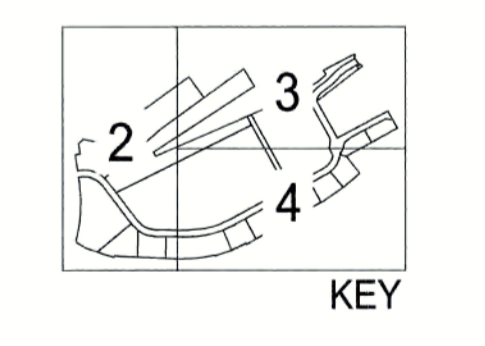


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FINAL PLAT FOR:
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SCALE:	1"=100'



Monroe Pavilion

Located in the City of Monroe, Georgia

Submitted: May 6, 2019
Revised: October 3, 2019
Revised: May 20, 2022

MAB American
525 N Tryon Street, Suite 1600
Charlotte, NC 28202

 **Columbia Engineering**
LAND PLANNERS • CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS
2862 Buford Highway, Suite 200
Duluth, Georgia 30096

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Monroe Pavilion

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Introduction

On behalf of MAB American, LLC, the purpose of this Pattern Book is to provide a development outline and illustrations for the 95.48-acre Monroe Pavilion Planned Community Development (PCD), which will have more than 365,000 square feet of building area at final build-out. The 95.48-acre site is bordered on the south by US Highway 78, on the east by Georgia Highway 11, also known as North Broad Street, and on the west by Charlotte Rowell Boulevard. The subject site is currently zoned B-3, Highway Commercial District, and is within the Corridor Design Overlay District.

In addition to outlining the details and objectives of the Monroe Pavilion development and how it will meet the City of Monroe Zoning Ordinance requirements, this Pattern Book is intended to accompany MAB's request for rezoning to PCD, Planned Commercial Development, and a Certificate of Appropriateness related to the Corridor Design Overlay District for the Development.

Planning Objective

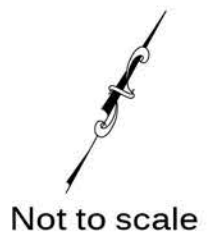
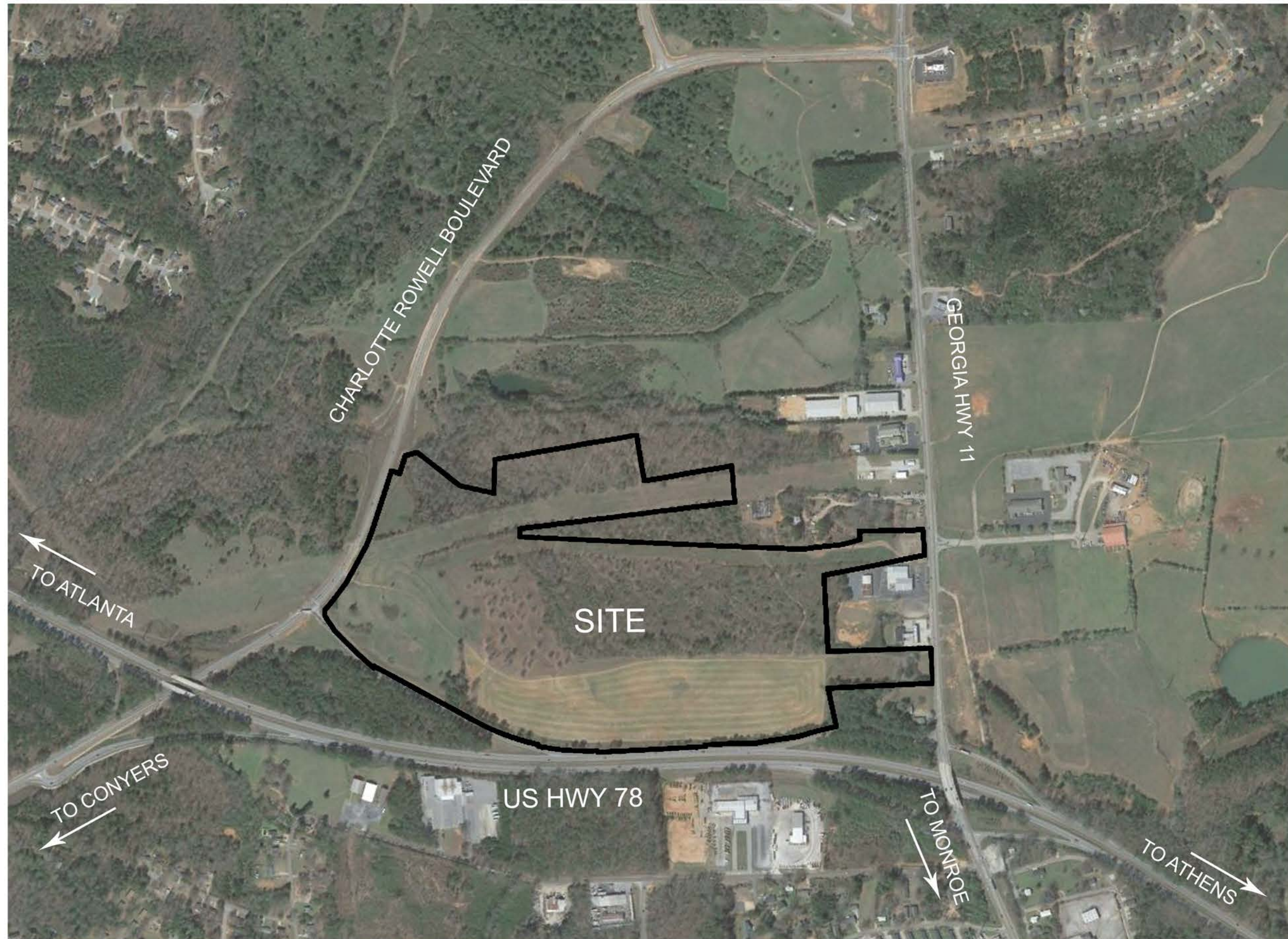
Monroe Pavilion is a Planned Community Development that provides a diverse commercial center with retail, restaurants, hotels, services and entertainment to serve the citizens of Monroe and the surrounding communities in Walton County with shopping opportunities to meet their needs. Situated between the interchanges with US Highway 78 and Charlotte Rowell Boulevard and Georgia Highway 11, Monroe Pavilion is ideally located to take advantage of the major thoroughfares and regional traffic patterns.

The proposed architecture, signage, streetscape, landscape and other design elements within Monroe Pavilion will be coordinated to reflect a cohesive character throughout the Development. Connectivity for both vehicular and pedestrian access binds the development components together to create a desirable gateway hub for Monroe. These design elements achieve a strong sense of arrival that is reflective of the City's character.

VICINITY MAP

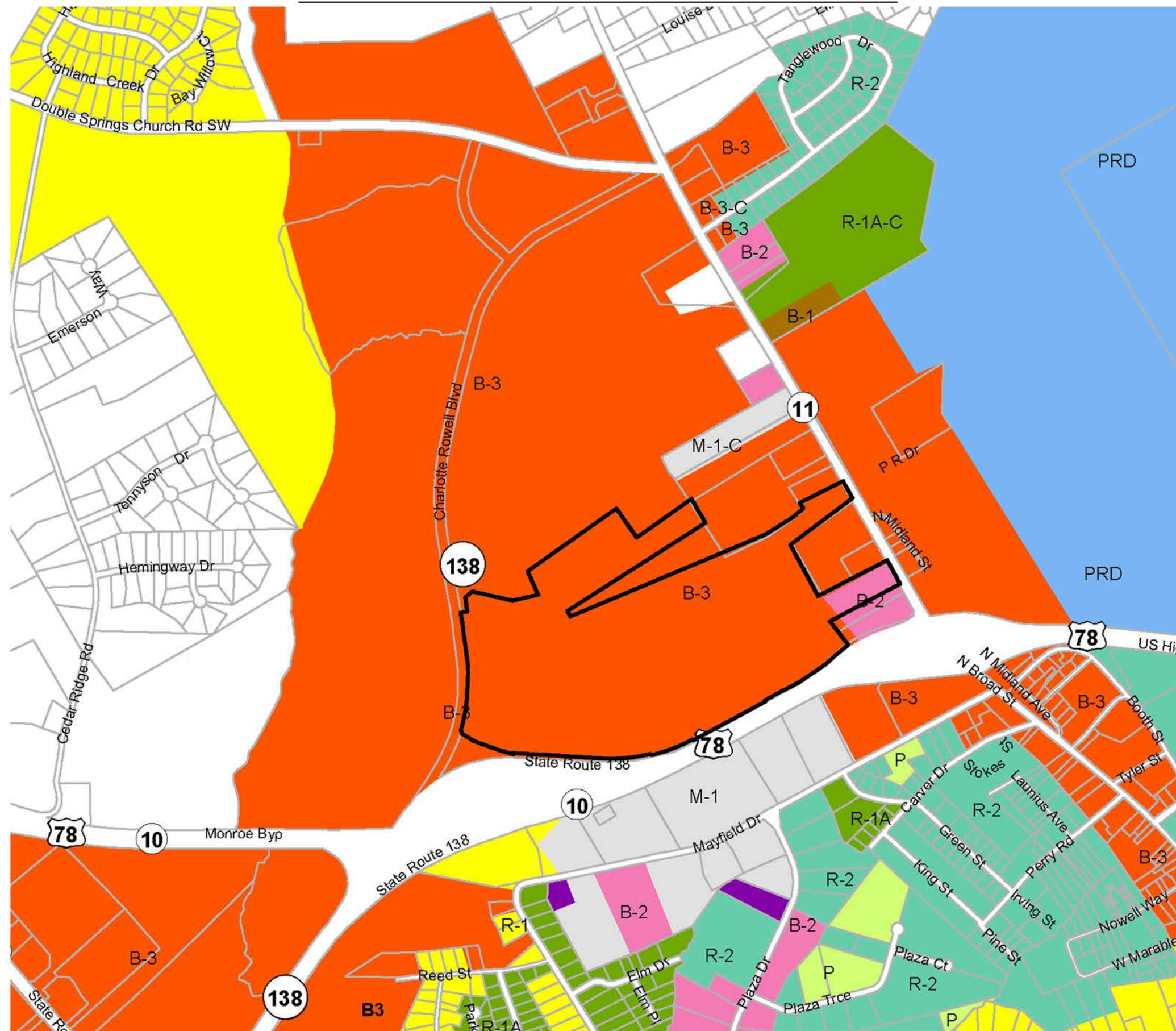


LOCATION MAP

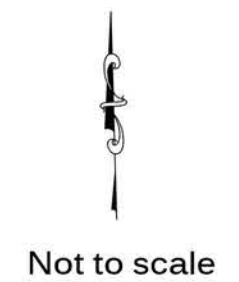


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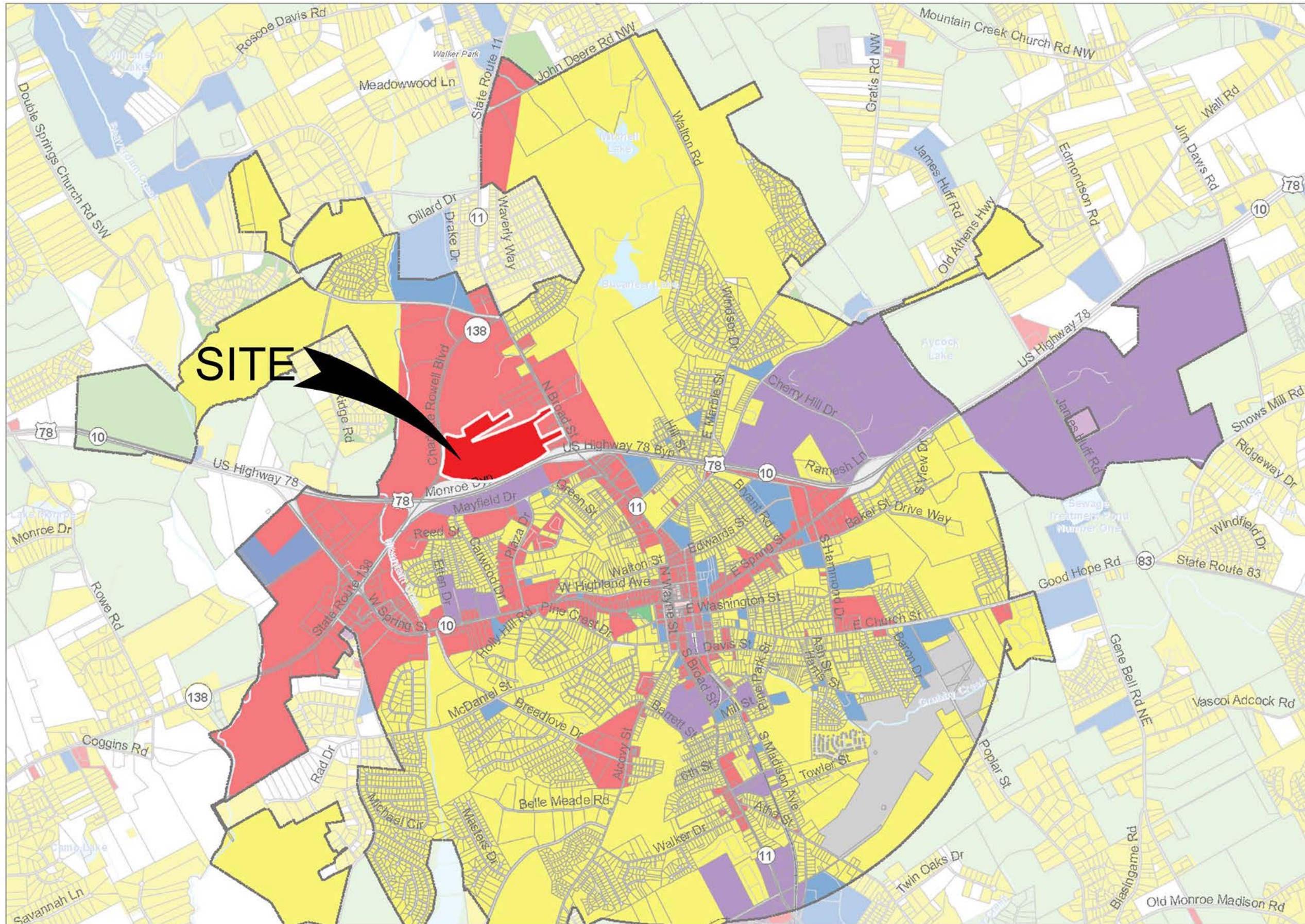
CITY OF MONROE ZONING MAP



This site lies within the B-3 Highway Commercial District of the City of Monroe Zoning Ordinance.



CITY OF MONROE FUTURE LAND USE MAP



Future Land Use

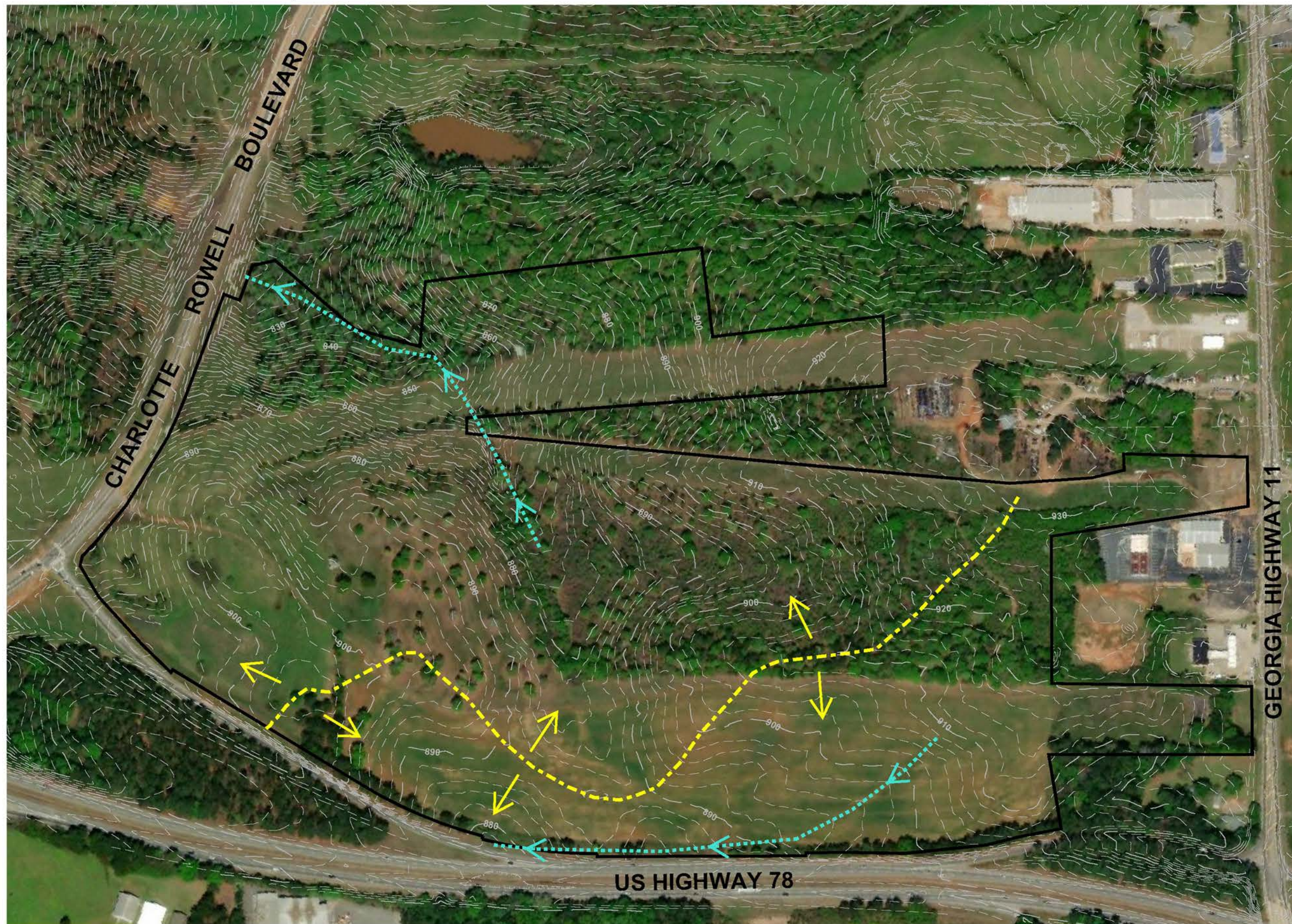
- Residential
- Commercial
- Industrial
- Public/Institutional
- T/C/U
- Park/Rec/Cons
- Agriculture/Forestry
- Mixed Use

Other

- State Route
- Local Road
- Railroad
- City Limits
- Rivers and Streams
- Lakes
- Parcels

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

EXISTING CONDITIONS TOPOGRAPHIC MAP



LEGEND

DRAINAGE FLOW PATH:



RIDGELINE:



DIRECTION OF FLOW:

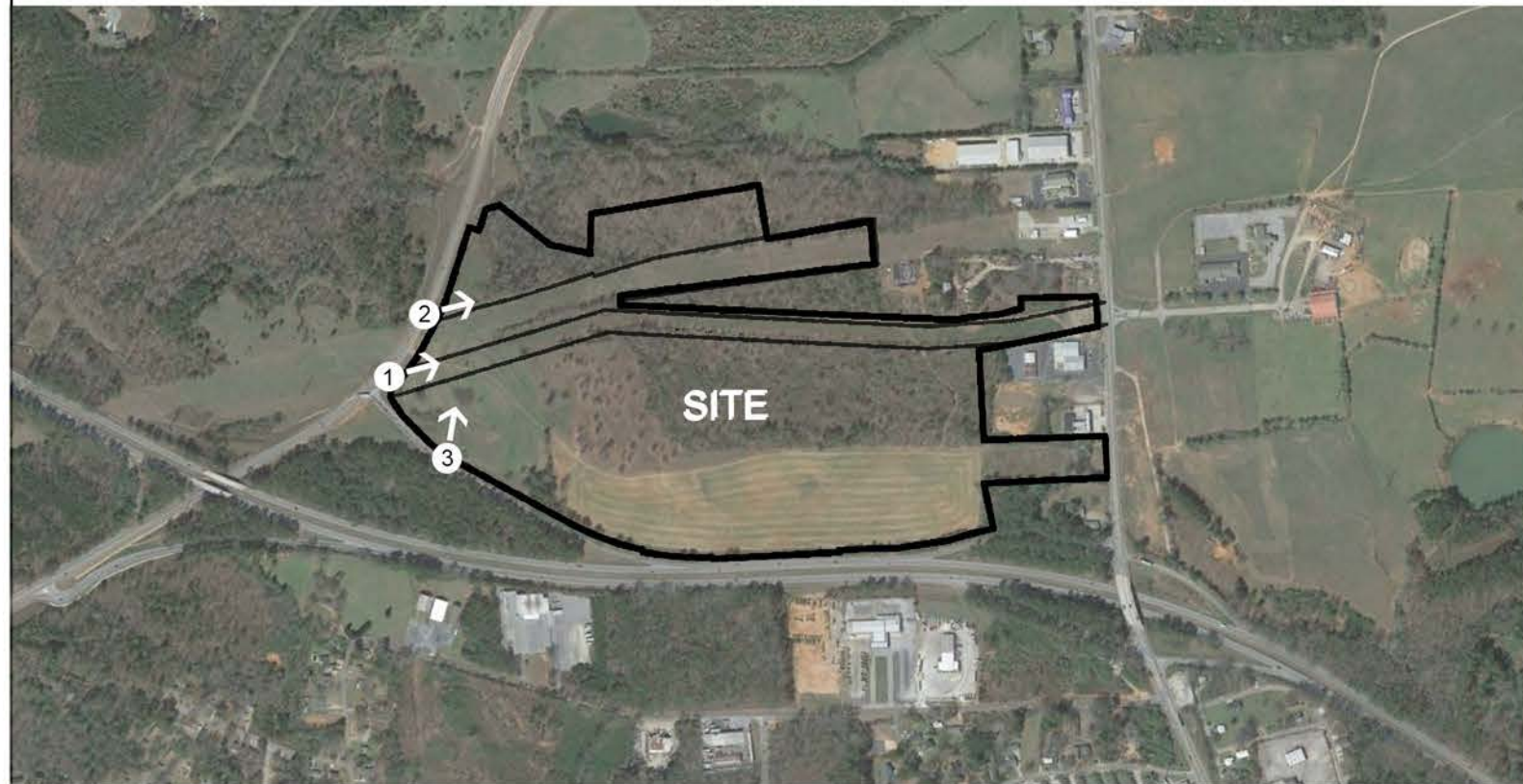


SITE BOUNDARY:

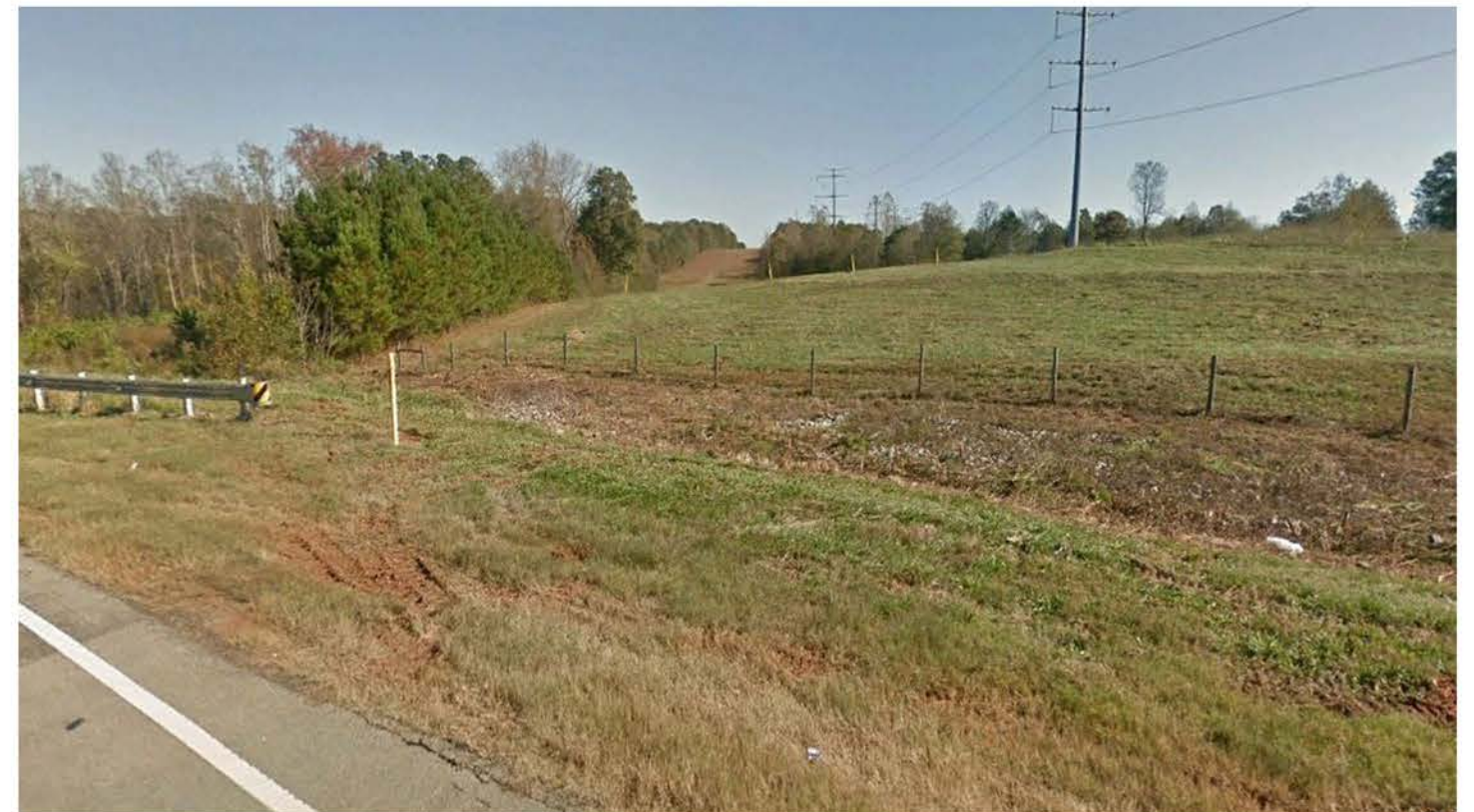


EXISTING CONDITIONS PHOTOS

Key Map



Picture 2



Picture 1



Picture 3



Key Map



Picture 5



Picture 4

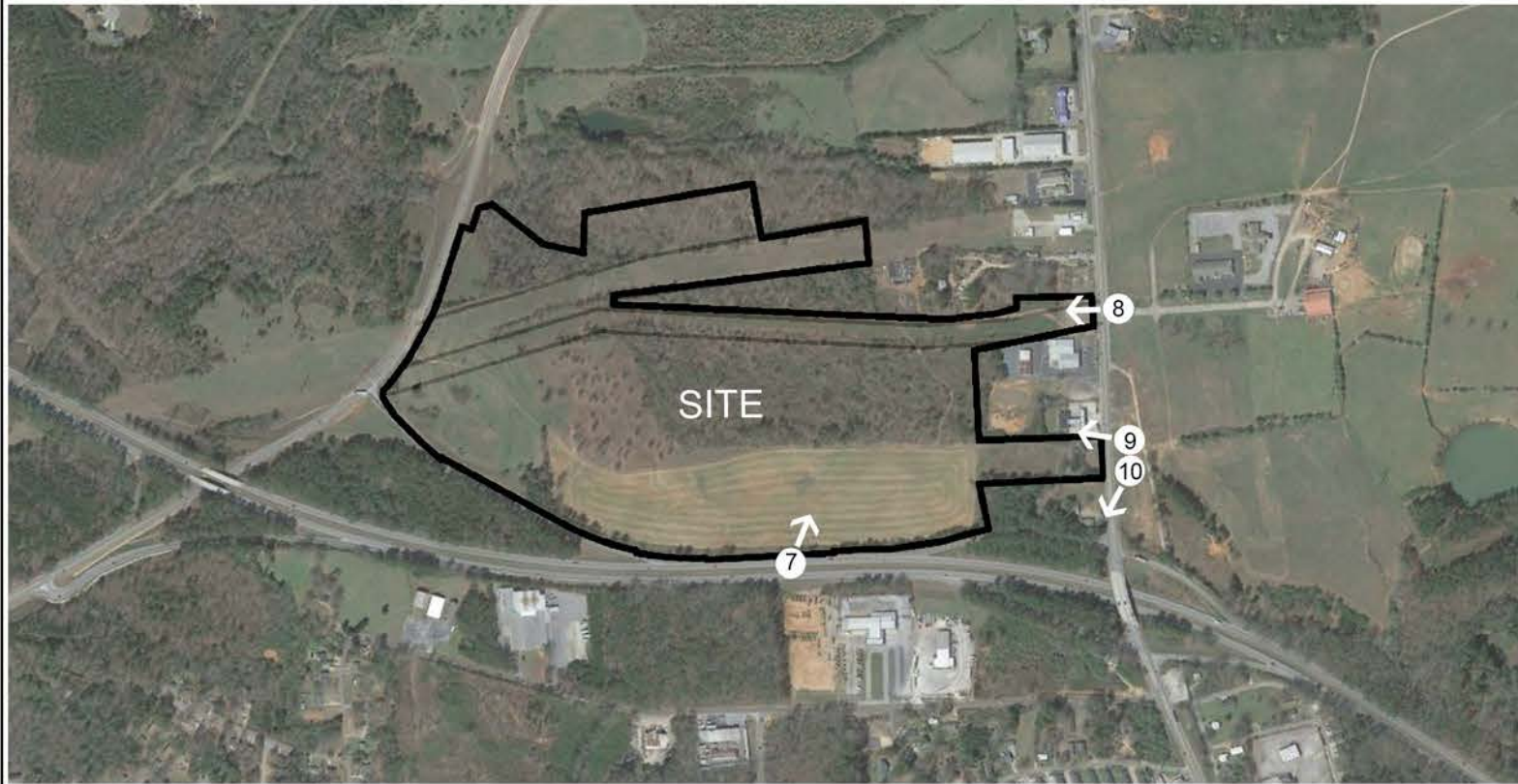


Picture 6



EXISTING CONDITIONS PHOTOS

Key Map



Picture 8



Picture 9



Picture 10

Picture 7



PROJECT OVERVIEW

Overview

Monroe Pavilion is a Planned Community Development that provides a diverse commercial center with retail, restaurants, hotels, services and entertainment to serve the citizens of Monroe and the surrounding communities in Walton County. The Master Plan, as shown on Page 2.3, reflects the development of 215,157 square feet of new retail and restaurant buildings within the 48.93-acre Shopping Center Tract, twelve (12) outlots, of which one (1) is planned to be a multi-story hotel and one (1) is planned to be a multi-story hotel or office, and the potential for future development of 150,431 square feet in building expansions and new buildings within the Shopping Center Tract and the Future Major G Parcel.

The Development also includes a new collector street, currently called “Retail Boulevard”, which will provide an east-west connection between Georgia Highway 11 and Charlotte Rowell Boulevard. The new “Retail Boulevard” will be more than 5,000 linear feet in length, will have a 70-foot right-of-way width, will be lined with street trees and sidewalks and will be dedicated to the City of Monroe. Design of the “Retail Boulevard” will include traffic calming measures such as a roundabout at the three-way intersection west of Georgia Highway 11 and two (2) raised intersections at main entry points to the Development from the “Retail Boulevard”. The outlots within the Development shall have shared access points along the “Retail Boulevard” as depicted in the Master Plan and shall be required by the Developer to have cross access connectivity between adjoining outlots.

Pedestrian connectivity is provided throughout the Development with six-foot wide public sidewalks along the new “Retail Boulevard” and four-foot wide internal sidewalks connecting the proposed buildings to the “Retail Boulevard”. These sidewalks along the “Retail Boulevard” will also provide pedestrian connectivity to the proposed outlots within the Development and each outlot, as it is developed, shall provide the required six-foot sidewalk along their frontage and a four-foot wide sidewalk connection to the public sidewalk at the “Retail Boulevard”.

The Major G Parcel will be developed in a future phase of the Development. The layout for this parcel as shown in the Master Plan is conceptual in nature and is subject to changes once a tenant has been identified. The conceptual layout currently reflects a large retail building with a pad building fronting the “Retail Boulevard”. The proposed buildings will have parking that is shared between the different uses.

Monroe Pavilion promotes the City’s goal of open space conservation through the proposed landscaping within the Development, streetscape along the new “Retail Boulevard” and preservation of the green space on the north side of the Development due to the existing Williams Transcontinental Gas Pipeline easement and the MEAG Transmission Powerline Right-of-Way that both traverse from the east to the west across the Development. Also a part of the open space at Monroe Pavilion will be two (2) master stormwater detention facilities that will serve the entire Development, including the Shopping Center Tract, new “Retail Boulevard”, Future Major G Parcel and all outlots. The stormwater management facility along the “Retail Boulevard” shall serve as an amenity to the development as a retention pond with aeration fountains and landscaping. Where the slopes permit, there may also be a paved walking trail with seating provided around the facility. At final buildout, the 95.48-acre Monroe Pavilion development will have more than the 40% open space required by the City’s Zoning Ordinance.

OVERALL SITE DATA

TOTAL SITE AREA	95.48 Acres
EXISTING ZONING	B-3 (Highway Commercial District)
OVERLAY DISTRICT	Corridor Design Overlay District
SHOPPING CENTER TRACT	48.93 Acres
FUTURE MAJOR G PARCEL	11.58 Acres
DEDICATED COLLECTOR R.O.W.	10.07 Acres
OUTLOTS	24.79 Acres
PROPOSED BUILDING AREA	215,157 SF
FUTURE BUILDING AREA	150,431 SF

OUTLOTS

HOTEL/OFFICE 1	6.54 Acres
HOTEL 2	3.82 Acres
OUTLOT 1	2.06 Acres
OUTLOT 2	1.64 Acres
OUTLOT 3	1.51 Acres
OUTLOT 4	1.57 Acres
OUTLOT 5	1.54 Acres
OUTLOT 6	1.32 Acres
OUTLOT 7	1.38 Acres
OUTLOT 8	1.28 Acres
OUTLOT 9	1.07 Acres
OUTLOT 10	1.06 Acres

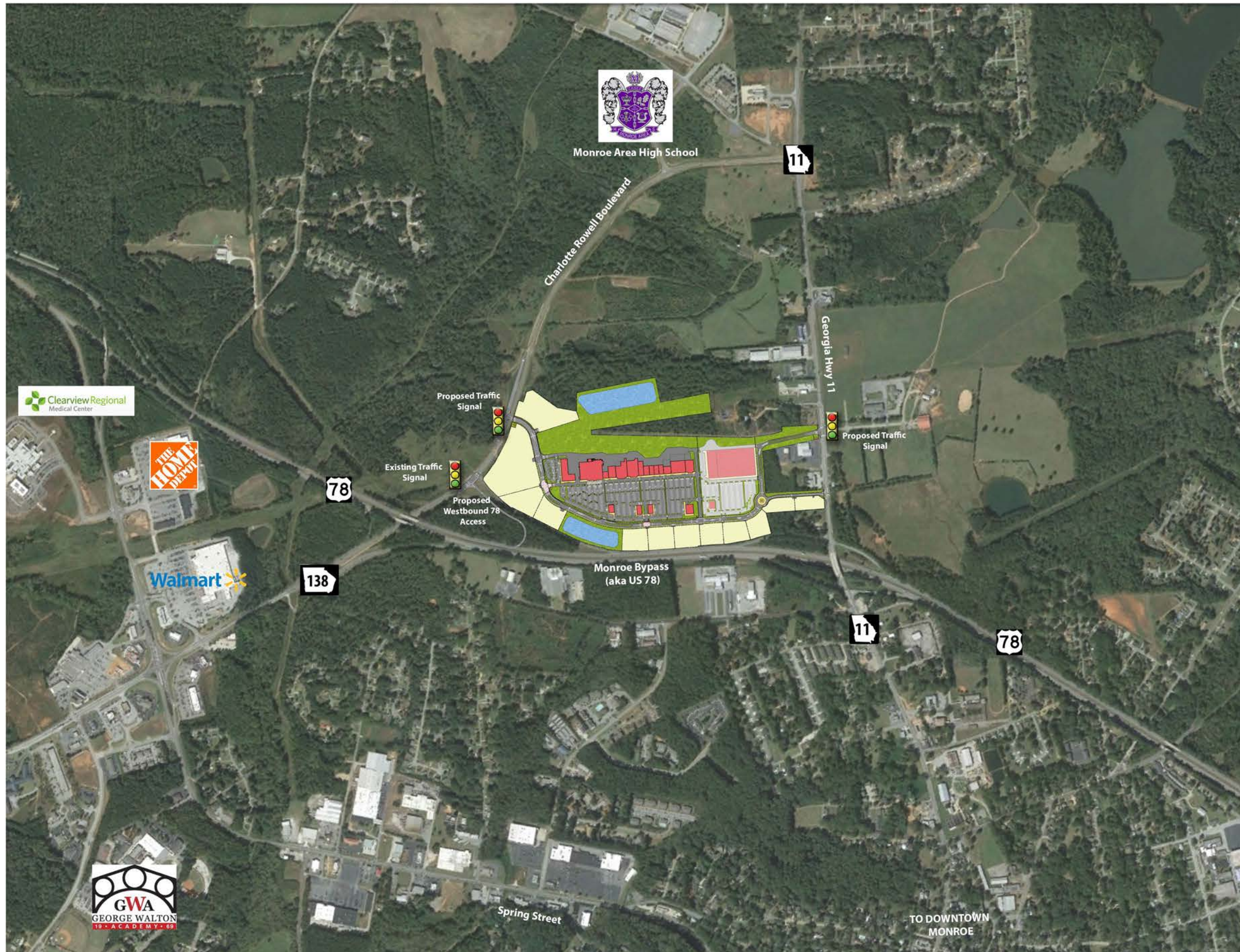
Note: Outlot areas are subject to change.

BUILDING AREAS

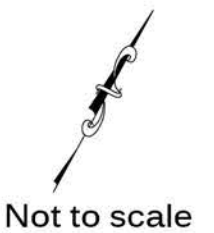
MAJOR A	48,387 SF
MAJOR B	18,000 SF
MAJOR C	21,000 SF
MAJOR D	6,400 SF
MAJOR E	20,000 SF
MAJOR F	11,700 SF
SHOPS A	21,700 SF
SHOPS B	4,200 SF
JUNIOR A	10,000 SF
JUNIOR B	8,470 SF
JUNIOR C	6,000 SF
JUNIOR D	5,000 SF
JUNIOR E	5,000 SF
JUNIOR F	5,000 SF
PAD 1	5,000 SF
PAD 2	5,000 SF
PAD 3	5,000 SF
PAD 4	8,000 SF
FUTURE MAJOR G	120,000 SF
FUTURE PAD 5	4,800 SF
FUTURE EXPANSIONS	25,631 SF

Note: Building areas and tenant square footage is subject to change based on executed lease agreements obtained by the Developer.

VICINITY MAP RENDERING



MASTER PLAN



Not to scale

The Master Plan for the Monroe Pavilion Planned Community Development (PCD), as illustrated on Page 2.3, is governed by the City of Monroe Zoning Ordinance adopted June 10, 2014 and last amended May 8, 2018. The subject 95.48-acre site is currently zoned B-3, Highway Commercial District, and is within the Corridor Design Overlay District (CDO). The Master Plan has been developed to meet the zoning ordinance and overlay requirements, and, where certain requirements cannot be met, the spirit of the ordinance has been applied. The following is a discussion of how the Monroe Pavilion Master Plan complies with requirements while allowing compromises to meet current developer and tenant requirements and needs. Future parcels and outlots shall meet the same requirements as shown and stated within this Pattern Book.

Section 430 – One Principle Structure on a Lot

This section allows only one (1) principle structure and permitted customary accessory buildings on any lot. The Shopping Center Tract and Future Major G Parcel shall be allowed to have multiple buildings within their respective lots as reflected on the Master Plan. Each of the twelve (12) outlots shall comply with this section by having one (1) principle structure. Any principal structure in the Monroe Pavilion Development shall have a maximum of five stories, no building is allowed to be taller than five stories. Zero lot line development and subdivision is allowed within the Monroe Pavilion Development. All other parcel setbacks to coincide with approved Pattern Book and/or City B-3 zoning ordinance.

Section 520 – Off-Street Automobile Parking

520.2(1) Minimum Size of Off-Street Parking Space

This section requires a minimum parking space size of nine (9) feet wide by twenty (20) feet long with a minimum area of 180 SF. The Master Plan shows all 60-degree parking spaces sized at ten (10) feet wide by eighteen (18) feet long and 90-degree parking spaces sized at nine (9) feet wide by eighteen (18) feet long.

520.3 – Parking Space Requirements for All Districts

Per Table 3 of the Zoning Ordinance, the following are minimum required parking spaces based on use:

- Retail Establishments: 1 space/employee + 1 space/500 SF
- Restaurants: 1 space/5 seats + 1 space/600 SF

This section also requires that the maximum number of parking spaces shall not exceed 120% of the minimum required spaces. The Master Plan currently shows 1406 parking spaces within the Shopping Center Tract that will be shared between the multiple proposed buildings and uses. Per the Parking Analysis on this page, the Shopping Center Tract complies with this section of the ordinance. However, due to standard tenant requirements anticipated at each standalone outlot, the maximum number of parking spaces allowed within the outlots shall be 135% of the minimum required spaces. Due to anticipated tenant requirements for each standalone outlot, all restaurant establishments shall have a minimum parking requirement calculated in accordance with the ratio and seat counts below.

- Restaurants Minimum Parking Requirement: 1 space/3 seats + 1 space/350 SF of building space
- Number of seats for restaurants includes seating for indoor dining and outdoor patios.
- Required ADA parking spaces for restaurants shall be treated as allowable parking spaces in excess of the 135% parking maximum space count.
- Up to two (2) designated curbside pickup parking spaces for restaurants are allowed to be added in excess of the 135% parking maximum space count.

520.4(6) – Site Requirements: Landscaping

This section requires that for all parking areas with ten (10) or more parking spaces shall have a minimum of 15% of the interior parking area permanently landscaped. The CDO requirement of 12% interior landscaped area, as stated in Section 643A.4(1)(c)(iv)(c), shall be the requirement for the Monroe Pavilion Development. For the Shopping Center Tract, the Master Plan currently shows approximately 13% of the interior parking area to be permanently landscaped area.

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. For the Monroe Pavilion Development, all public sidewalks shall be six (6) feet wide and all private internal sidewalks shall be four (4) feet wide.

Section 550 – Screening, Buffering, Landscaping

550.4(3) – Required Landscaping: Thoroughfare Landscaping

This section requires that a 25-foot landscape area abut the right-of-way of all roads within the City limits. The CDO requirement of a frontage landscape area, as stated in Section 643A.4(2), is required to be 20 feet deep. As depicted in the Master Plan and in the Vignettes within this Pattern Book, the Shopping Center Tract, Major G Parcel and each outlot shall provide a minimum 20-foot deep frontage landscape area as measured from the edge of the public sidewalk to the back of curb at the internal parking along all road rights-of-way.

SHOPPING CENTER TRACT PARKING ANALYSIS

RETAIL PARKING CALCULATIONS

BUILDING	AREA	EST. EMPLOYEES
MAJOR A	48,387 SF	145
MAJOR B	18,000 SF	27
MAJOR C	21,000 SF	43
MAJOR D	6,400 SF	58
MAJOR E	20,000 SF	18
MAJOR F	11,700 SF	43
SHOPS A-Retail	13,700 SF	45
SHOPS B	4,200 SF	24
JUNIOR A	10,000 SF	15
JUNIOR B	8,470 SF	23
JUNIOR C	6,000 SF	20
JUNIOR D	5,000 SF	15
JUNIOR E	5,000 SF	15
JUNIOR F	5,000 SF	15
Total	184,157 SF	506

RESTAURANT PARKING CALCULATIONS

BUILDING	AREA
SHOPS A-Restaurant	8,000 SF
PAD 1	5,000 SF
PAD 2	5,000 SF
PAD 3	5,000 SF
PAD 4	8,000 SF
Total	31,000 SF

Estimated Seats 1,343

RETAIL PARKING REQUIRED: 875
 RESTAURANT PARKING REQUIRED: 321
 TOTAL PARKING REQUIRED: 1196
 MAXIMUM PARKING ALLOWED: 1435

Note: Building areas and tenant square footage is subject to change based on executed lease agreements obtained by the Developer.

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 93.48-acre Development, there are only three (3) tracts that can independently meet this requirement. Therefore, this 93.48-acre Development shall be considered as a whole when evaluating lot coverage and each tract shall have a lot coverage as defined in the Lot Coverage table found on this page. With the lot coverages provided, the overall lot coverage for the Development will be less than the allowed maximum of 60%.

LOT COVERAGE

SHOPPING CENTER TRACT	51%
DEDICATED COLLECTOR R.O.W.	50%
FUTURE PARCEL G	85%
HOTEL/OFFICE 1	40%
HOTEL 2	65%
OUTLOT 1	80%
OUTLOT 2	80%
OUTLOT 3	80%
OUTLOT 4	80%
OUTLOT 5	80%
OUTLOT 6	80%
OUTLOT 7	80%
OUTLOT 8	80%
OUTLOT 9	90%
OUTLOT 10	90%

OVERALL PROJECT: <60%

Section 643 – Corridor Design Overlay District (CDO)

Section 643A – Corridor Design Standards and Guidelines

643A.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 reflects extensive streetscape and sidewalks along the new “Retail Boulevard” and internal sidewalk networks connecting each proposed building to the “Retail Boulevard” within the Shopping Center Tract. As the Major G Parcel and all outlots are developed, they will expand the Development’s sidewalk network along the “Retail Boulevard” right-of-way they have frontage on and internally on their respective lots. As defined above, all public sidewalks shall be six (6) feet wide and all private internal sidewalks shall be four (4) feet wide.

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

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. The Shopping Center Tract, Major G Parcel, Hotel 1 and Hotel 2 are the only tracts that are larger than 3 acres. As depicted on the Master Plan, the Shopping Center Tract has four (4) pad buildings that, although they will not be subdivided as outlots, they act as outlots as they are close to the “Retail Boulevard” roadway. The Major G Parcel has one (1) pad building that acts as an outlot in keeping with this zoning requirement. Hotel 1 and Hotel 2 will not be required to comply with this section.

643A.3(1)(d) – Pavement: Sidewalk Networks

This section requires that all developments within the CDO construct six (6) foot wide public sidewalks on both sides of the public roadway. As discussed above, the Master Plan reflects an extensive sidewalk network along the new “Retail Boulevard”. At the time of construction of the Shopping Center Tract and the “Retail Boulevard” a six (6) foot public sidewalk will be constructed on the north side of the “Retail Boulevard”. As the Major G Parcel, Hotel/Office 1, Hotel 2, and Outlots 1-8 are developed, they will expand the Development’s sidewalk network on the south side of the “Retail Boulevard” right-of-way that they have frontage on by constructing a six (6) foot wide sidewalk. The exception to this will be Outlots 9 and 10 which due to limits of lot size will not be required to construct a sidewalk along their frontage. All public sidewalks are depicted on the Master Plan.

643A.3(2) – Pavement: Area Specific Criteria

This section allows additional frontage parking for planned centers like the Monroe Pavilion Planned Community Development if the center has a front building setback of 200 feet, if all landscape criteria is met, if there are 2 or more frontage outparcels and if a sidewalk network is provided. As discussed above for each of these items the Monroe Pavilion Development adheres to these requirements. Therefore, frontage parking is shown on the Master Plan for the Shopping Center Tract and Major G Parcel.

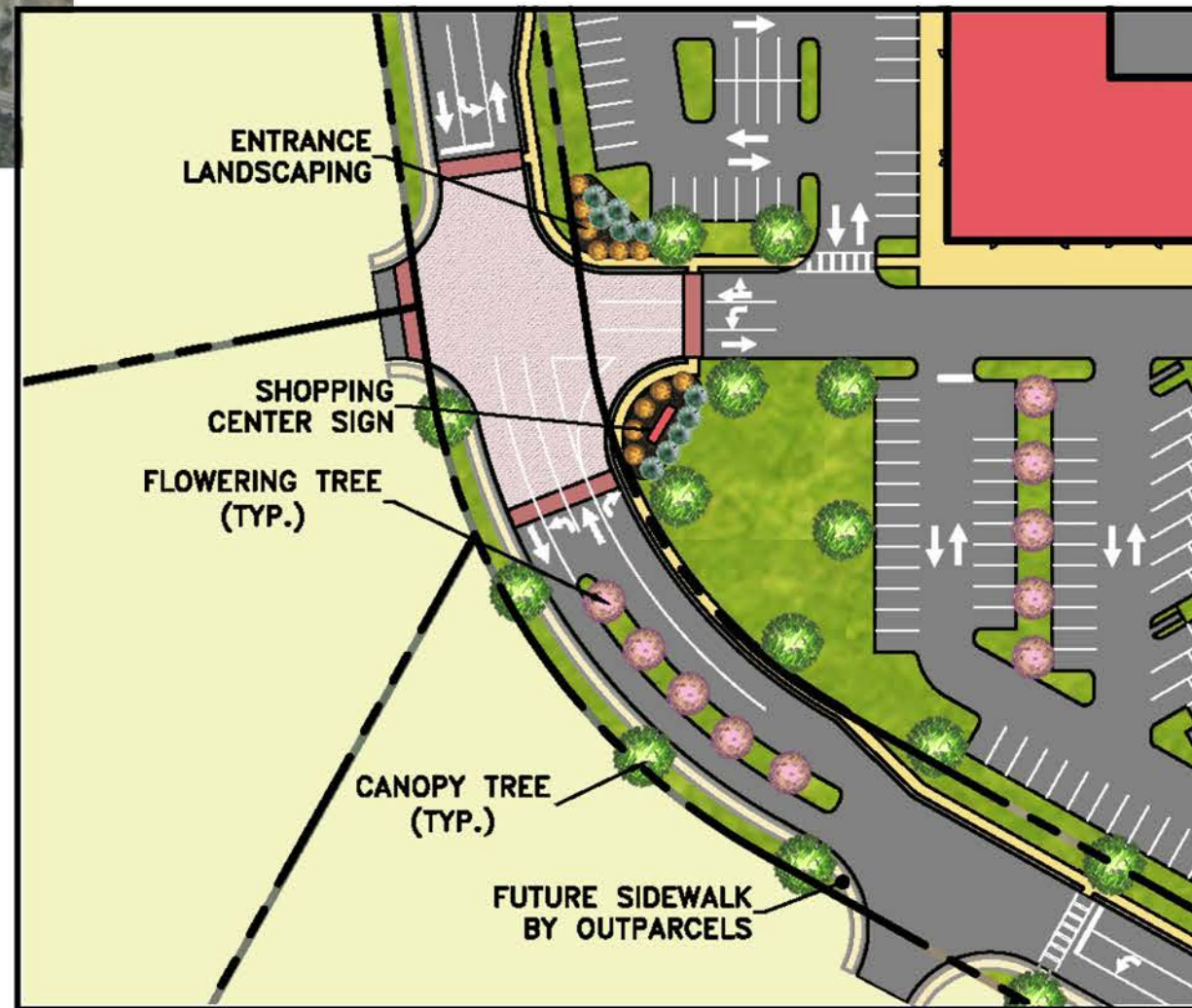
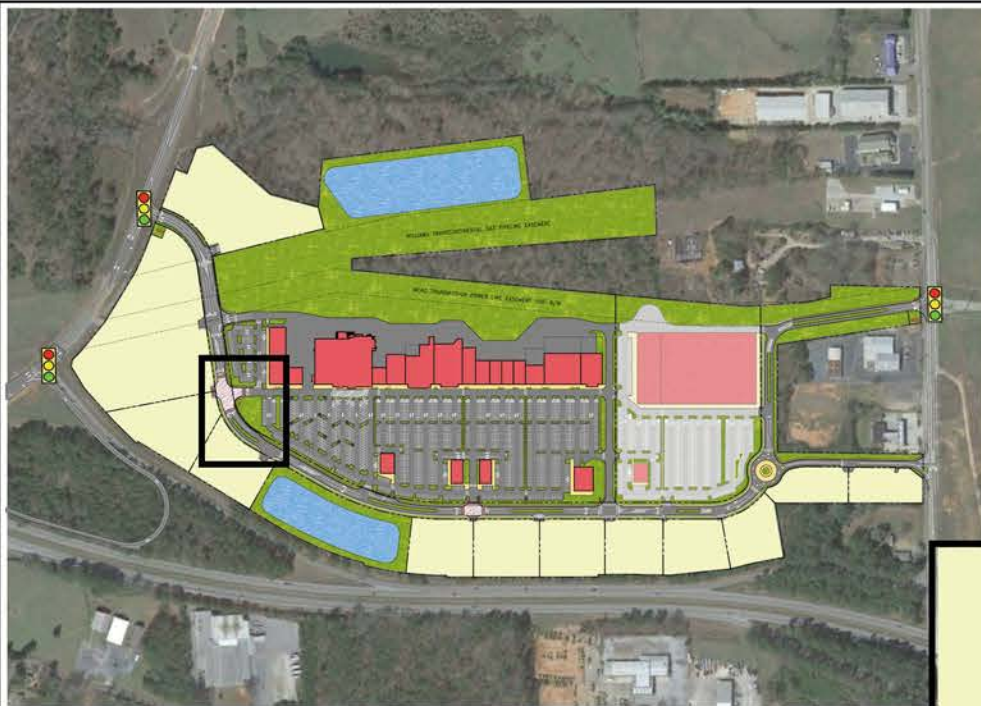
643A.4(1)(c)(iv)(c) – Landscaping: Interior

This section requires that for all parking lots with 15 or more parking spaces a minimum of 12% interior landscaped area be provided within the interior parking. For the Shopping Center Tract, the Master Plan currently shows approximately 13% of the interior parking area to be permanently landscaped area. All other tracts within the Development shall adhere to this requirement. This section also states that one (1) in four (4) parking rows should have 15-foot wide landscape area dividing the parking rows. The Shopping Center Tract shall provide the required 15-foot wide landscape areas at an interval and as is depicted on the Master Plan.

643A.4(2) – Landscaping: Specific Criteria

This section requires that frontage landscape areas be a minimum of 20 feet in depth. As depicted in the Master Plan and in the Vignettes within this Pattern Book, the Shopping Center Tract, Major G Parcel and each outlot shall provide a minimum 20-foot deep frontage landscape area as measured from the edge of the public sidewalk to the back of curb at the internal parking along all road rights-of-way.

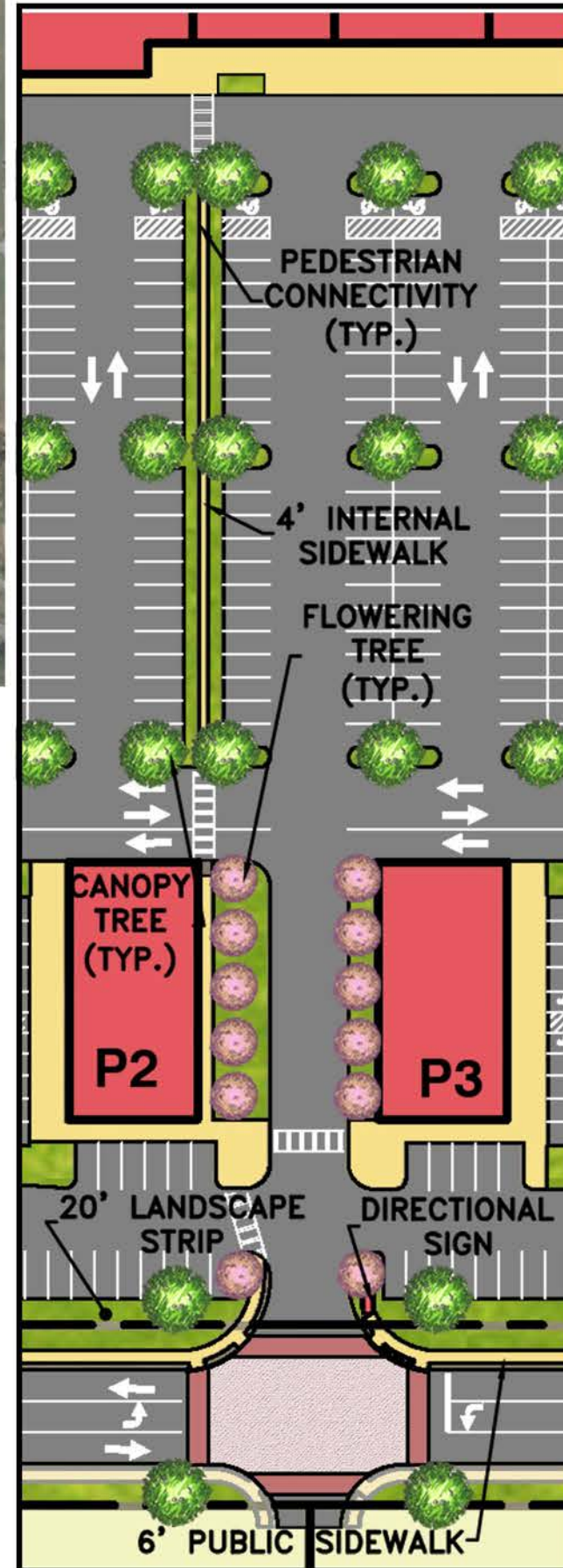
VIGNETTE 1



Not to Scale

The master planned development shall include substantial landscape areas which enhance the experience to motorists and pedestrians. An emphasis on detailed landscape plantings at major intersections and entry points shall contribute to the feeling of a destination center. The canopy street trees will be planted at an interval of 75' on center and will be installed on either side of the boulevard to provide continuity as the outparcels are developed.

VIGNETTE 2



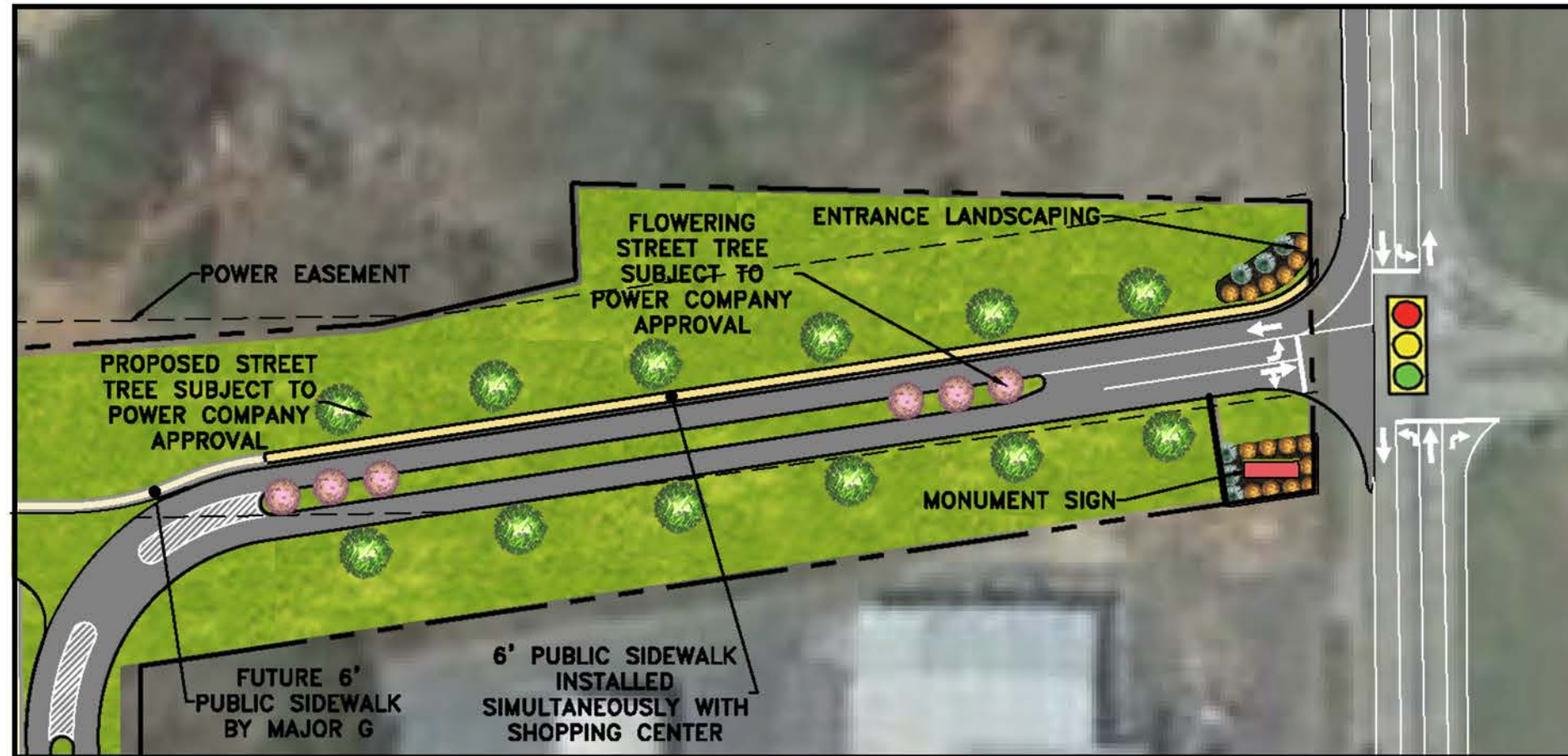
Pedestrian connectivity is at the forefront of design at Monroe Pavilion. Pedestrian access extends from the Retail Blvd sidewalk to the main retail building by running walkways adjacent to buildings and inside of landscaped medians. This route promotes safety and synergy among street front developments and to the primary commercial spaces behind them.

Not to Scale

VIGNETTE 3

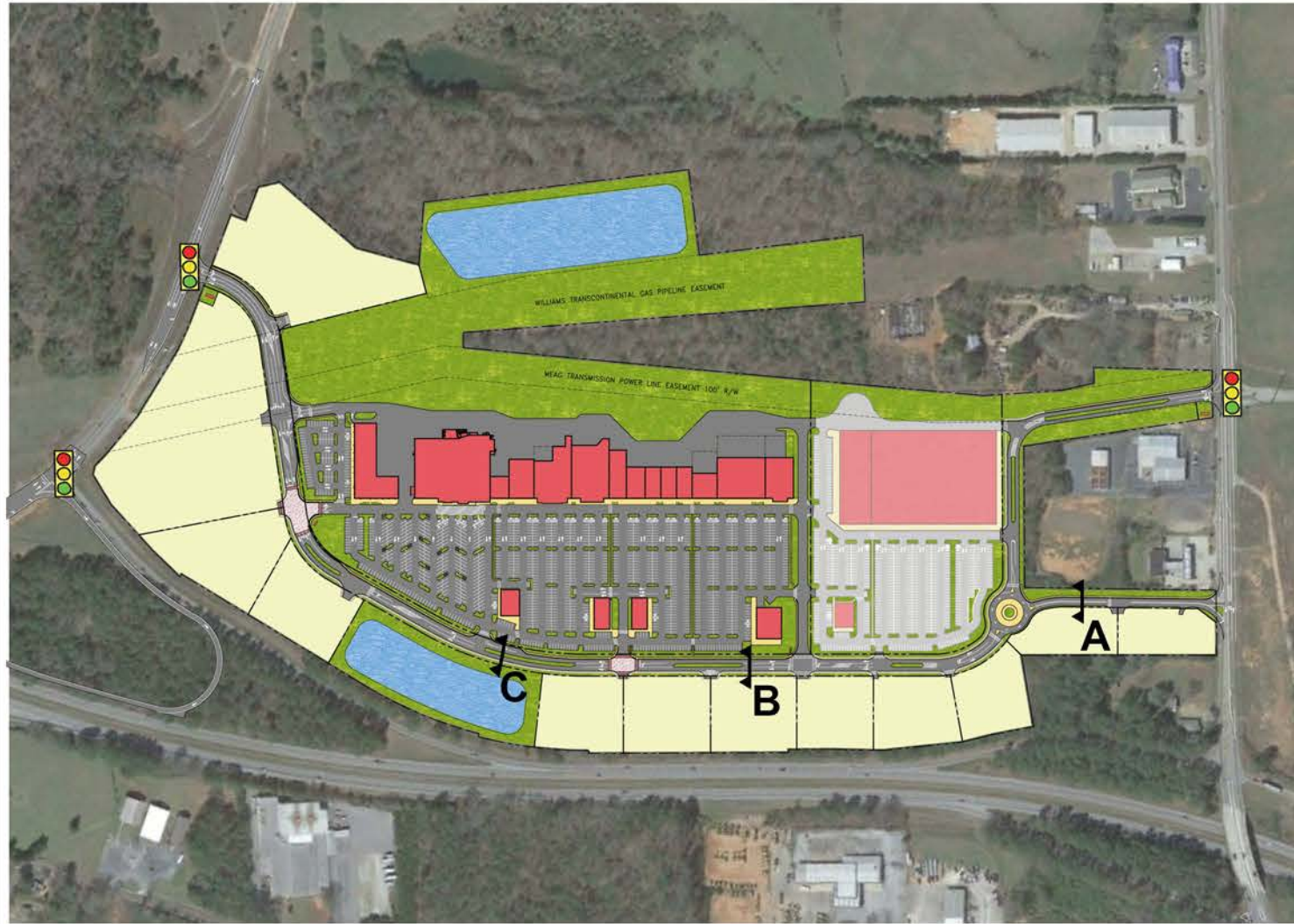


Not to Scale

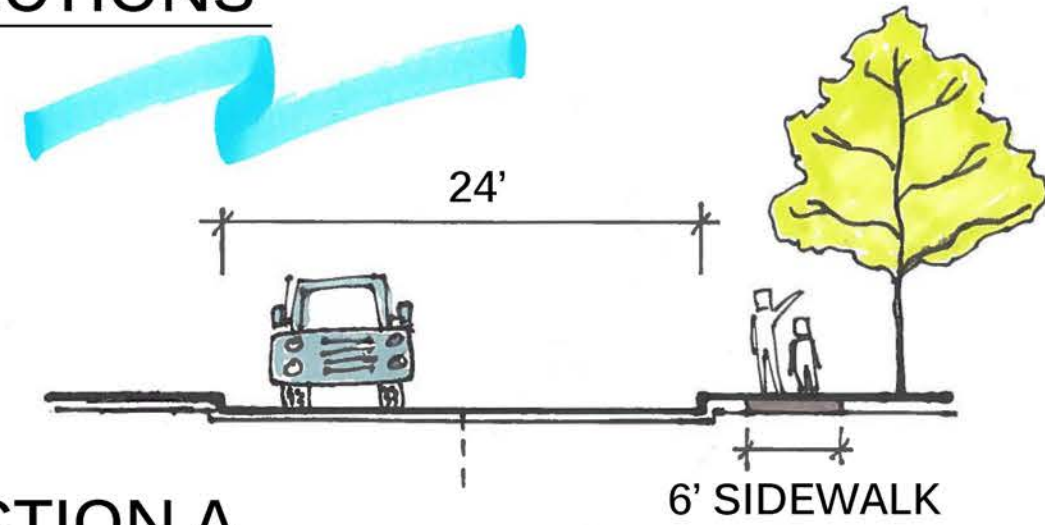


A tree lined boulevard will connect Georgia Highway 11 to Charlotte Rowell Boulevard. Canopy trees at regular intervals of 75' on center spacing will create rhythm and shade for motorists and pedestrians. Planted medians will provide multi-season interest.

BOULEVARD SECTIONS

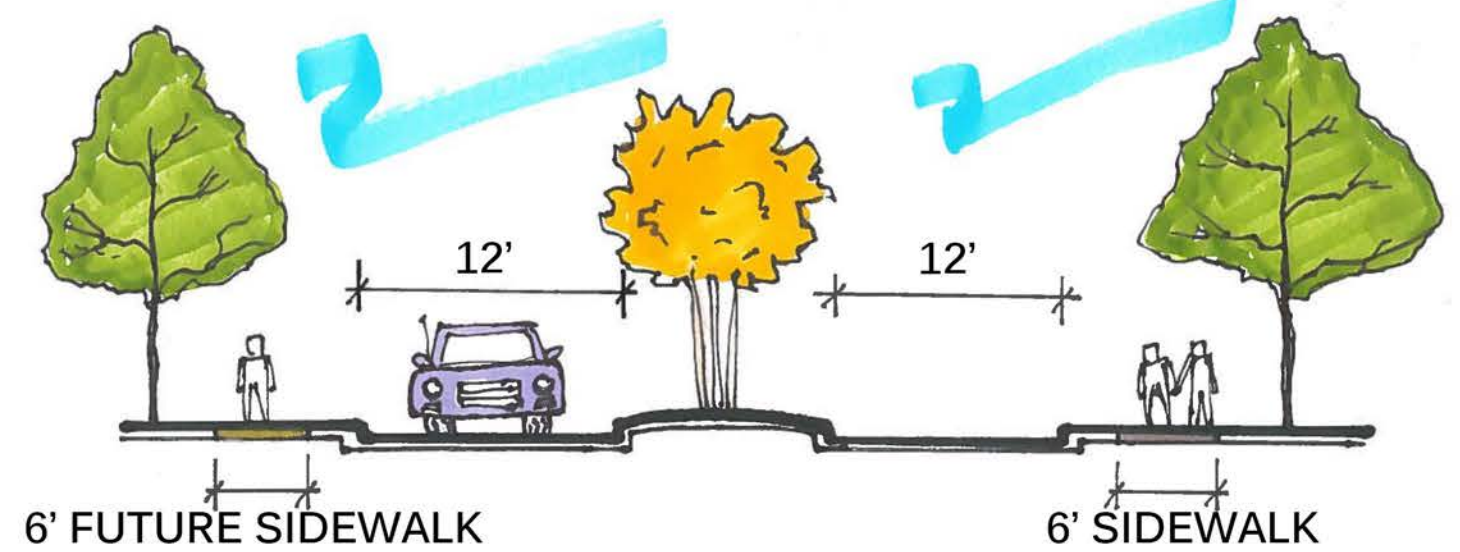


SECTION A



SECTION B

SECTION B



SECTION C

3.1 INTRODUCTION:

Introduction:

This Pattern Book demonstrates a Planned Community Development which is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3). Throughout this book, this Planned Community Development shall also be referred to as PCD. This Pattern Book will describe and revise some sections of the current City of Monroe Zoning Ordinance, Corridor Design Overlay (CDO), and Highway Commercial District (B-3), to allow for a commercial shopping center development for future tenants and development plans to cohesively and conform as closely as possible to the City of Monroe Zoning Ordinance, Corridor Design Overlay (CDO), and Highway Commercial District (B-3), while allowing compromises to meet current developer and tenant(s) requirements and needs. Future Parcels & Outlots will meet the same architectural building requirements, materials, fenestrations, ornamentation, and signage requirements as shown and stated within this Pattern Book. This Pattern Book addresses REVISED items/wording within the current City of Monroe Zoning Ordinance and does not address items/wording that are of mutual agreement.

MATERIALS

Article V: GENERAL STANDARDS FOR ALL DISTRICTS

SECTION 570 - LOT COVERAGE

570.2 EXPANSION PROJECTS (page 26):

(1) Definition: Future building expansion not counted as expansion as long as illustrated on sheet 2.3.

ARTICLE VI: USE OF PROVISIONS BY DISTRICT

SECTION 643A - CORRIDOR DESIGN STANDARDS AND GUIDELINES

643A.2 ARCHITECTURE (page 49):

1) General Criteria for Conceptual Planning:

a) The general architecture of this new Planned Community Development with retail, grocery, restaurants, and services, will be designed with harmonious elements that create a character that is unique upon itself and is reflective of a gateway into the City of Monroe while using some materials that are common with the traditional and/or historic built environment, Fenestration and Ornamentation.

c) In areas where new structures are adjacent to and visible from roadways, architecture shall adhere to the standards set forth below:

(vii) Materials: Brick will be used throughout on every building in the entire project consistent with meeting the corporate identity of developments. Stucco (DFS) is a common product used in the tenant's prototype designs and shall be used in accordance to bring Major Tenants into this center affordably. Aluminum siding and vinyl siding will not be used anywhere. Wood siding and/or fiber cement products may be considered as architectural features on some buildings. E.I.F.S. will be used at cornice locations and on all sign bands for Anchor tenants.

PRIMARY & ACCESSORY MATERIAL	
PRIMARY	ACCESSORY
BRICK STUCCO DFS	STONE FIBER CEMENT FABRIC (AWNINGS) STANDING SEAM METAL (ROOFING & CANOPIES) EIFS STOREFRONT, WINDOWS, GLASS

FENESTRATIONS, & ORNAMENTATION

Article V: GENERAL STANDARDS FOR ALL DISTRICTS

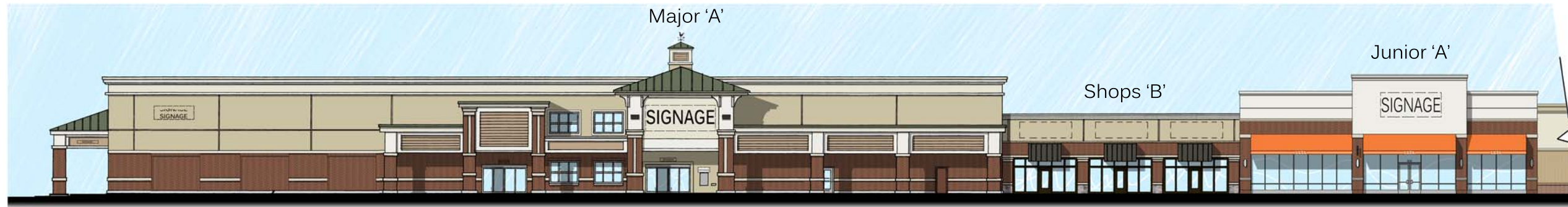
SECTION 570 - LOT COVERAGE

570.2 EXPANSION PROJECTS (page 26):

(viii) Fenestration: The spacing and placement of architectural bays and openings, and the solid-to-void ratio (wall-to-window), shall conform to keep façades from expanding longer than 100 feet in linear length by interrupting this linear length with fenestration. No uninterrupted length of façade shall exceed 100 feet. The façade of a main building facing a public street shall feature at least one public entrance and be defined as the façade that will meet Fenestration requirements. The other 3 sides of the building is not required to meet the fenestration requirements. Where a main building faces more than one public street, an entrance for each side may be proposed and then, each public entrance side will meet Fenestration requirements. To avoid box-like buildings, windows and other features are important to obtain the solid to void ratio. Facades that face public streets shall have arcades / canopies, display windows, exterior building façade accent elements, entry areas, awnings, recessed accent panels or other similar features along no less than 60% of the entire length of the building along the length of walkway span, not per individual tenant suite. Where additional establishments will be located within or nearly adjacent to the principal building, the solid to void criteria set forth above apply to each building façade along one length of walkway span. These requirements will also apply to each individual free-standing building front façade in a future Parcel or Outlot. Windows shall be recessed and shall include visually prominent framing features. Building façades on outlots facing U.S. Highway 78 are required to meet fenestration standards except no main entrance is required. The tenant's corporate identity needs to be protected per their design.

(ix) Ornamentation: Detailing found upon local buildings should serve as a model for new design elements, including but not limited to decorative masonry work, accent masonry, accent stucco elements, brackets, knee brackets, etc. Limited use of architectural masonry blocks may be used or considered for the creation of building details. Glass block will not be used anywhere. Building public entrance facades will include an expression of architectural or structural bay through a change in plane, such as an offset, stucco reveal, projecting rib, pilaster, or column. At least one of these elements shall repeat horizontally per tenant at an interval of not more than 30 feet. The façade of a main building facing a public street shall feature at least one public entrance and be defined as the façade that will meet Ornamentation requirements. The other 3 sides of the building is not required to meet the ornamentation requirements. Where a main building faces more than one public street, an entrance for each side may be proposed and then, each public entrance side will meet Ornamentation requirements. Projected panels for wall mounted signage is not required but preferred. Building façades on outlots facing U.S. Highway 78 are required to meet ornamentation standards except no main entrance is required. The tenant's corporate identity needs to be protected per their design.

RETAIL BUILDING OVERVIEW



- This Planned Community Development book is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3).

- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.

- If elements and features are not addressed in this PCD document then refer to the City of Monroe Zoning Ordinance and Corridor Design Standards and Guidelines.

Summary

In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.

TENANT MAJOR 'A'



FRONT ELEVATION

FENESTRATIONS:

241'-0" TOTAL LINEAR FEET (LF)
166'-7" FENESTRATION LF

$166'-7"/241'-0" = 69\%$ FENESTRATIONS (MEETS THE 60% MIN. FENESTRATIONS REQUIRED)

15'-0" = MAXIMUM LF WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LF REQUIREMENT)

ORNAMENTATION:

VERTICAL REVEALS, BRICK ACCENT AREAS, FIBER CEMENT PANELS, AND COLUMNS ARE LESS THAN 30'-0" IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE

MARK	CATEGORY	MANUFACTURER	DESCRIPTION / FINISH
B-1	MODULAR BRICK	ACME BRICK	COLOR: CHERRYWOOD WITH CEMEX IVORY MORTAR, TOOLED JOINTS
B-2	MODULAR BRICK	TAYLOR	COLOR: 301w WHITE WITH CEMEX IVORY MORTAR, TOOLED JOINTS
DF-4	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE"
EF-1	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 7005 "PURE WHITE"
EF-3	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE"
SC-2	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND"
SC-3	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE"
SC-4	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE"
SC-5	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6163 "GRASSLAND"
M-1	METAL	PAC-CLAD	STANDING SEAM ROOF, COLOR: "AGED COPPER"
M-2	METAL	PAC-CLAD	METAL COPING, COLOR: "SAND STONE"
M-3	METAL	PAC-CLAD	METAL COPING, COLOR: "BURNISHED SLATE"
P-1	PAINT	SHERWIN WILLIAMS	PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 7005 "PURE WHITE"
P-2	PAINT	SHERWIN WILLIAMS	PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND"
SF-1	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "ANODIZED ALUMINUM"
SF-2	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "DARK BRONZE"
ST-1	STONE	ECHOLON	WATERFORD STONE, COLOR: "PEWTER"

- This Planned Community Development book is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3).

- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.

- Grocery Anchor,

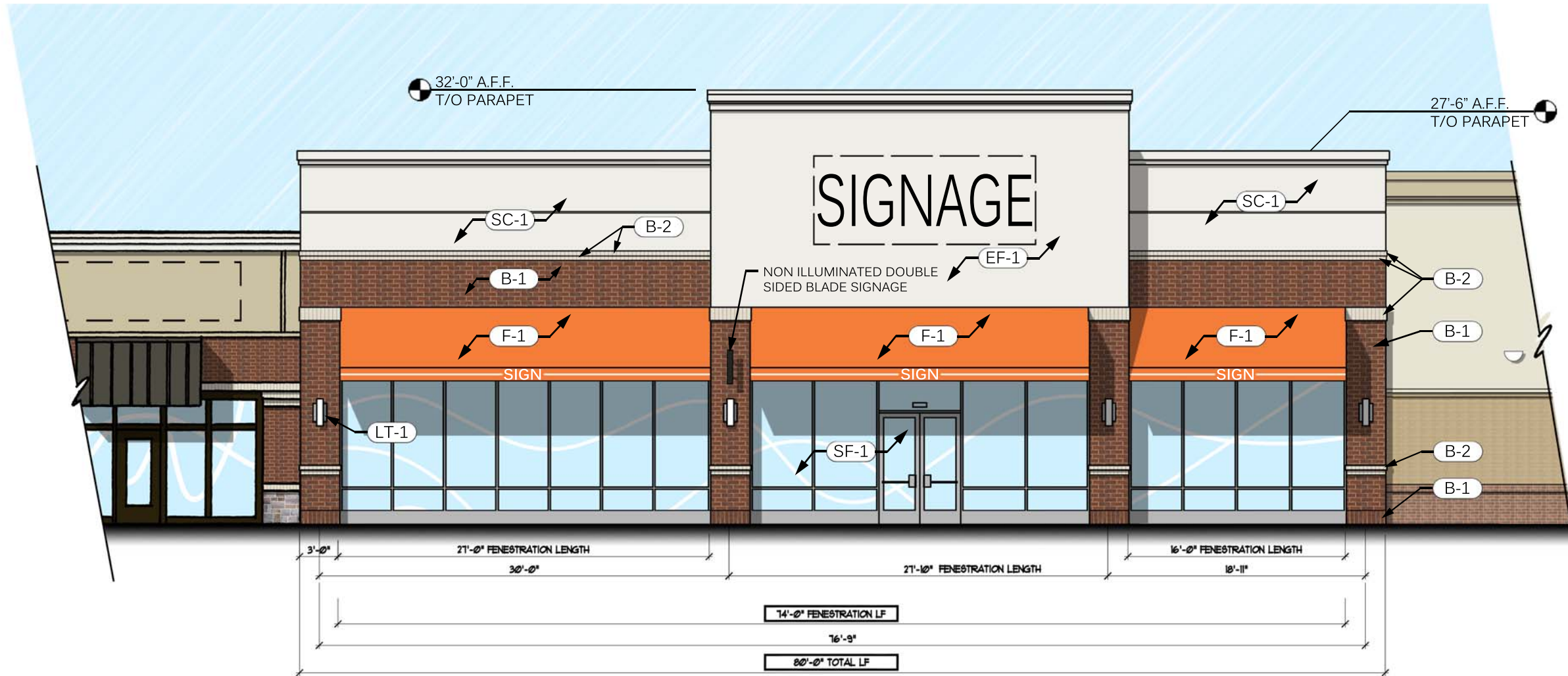
- Prototype shell.

- Signage per tenant prototype requirements.

- Interior design layout dictates glazing location.

- Material selections and building form coordination with tenant.

TENANT JUNIOR 'A'



FRONT ELEVATION

FENESTRATIONS:

80'-0" TOTAL LENGTH (LF)
74'-0" FENESTRATION LF

74'-0"/80'-0" = 93% FENESTRATIONS (MEETS THE 60% MIN. FENESTRATIONS REQUIRED)

3'-0" = MAXIMUM LENGTH WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LENGTH REQUIREMENT)

ORNAMENTATION:

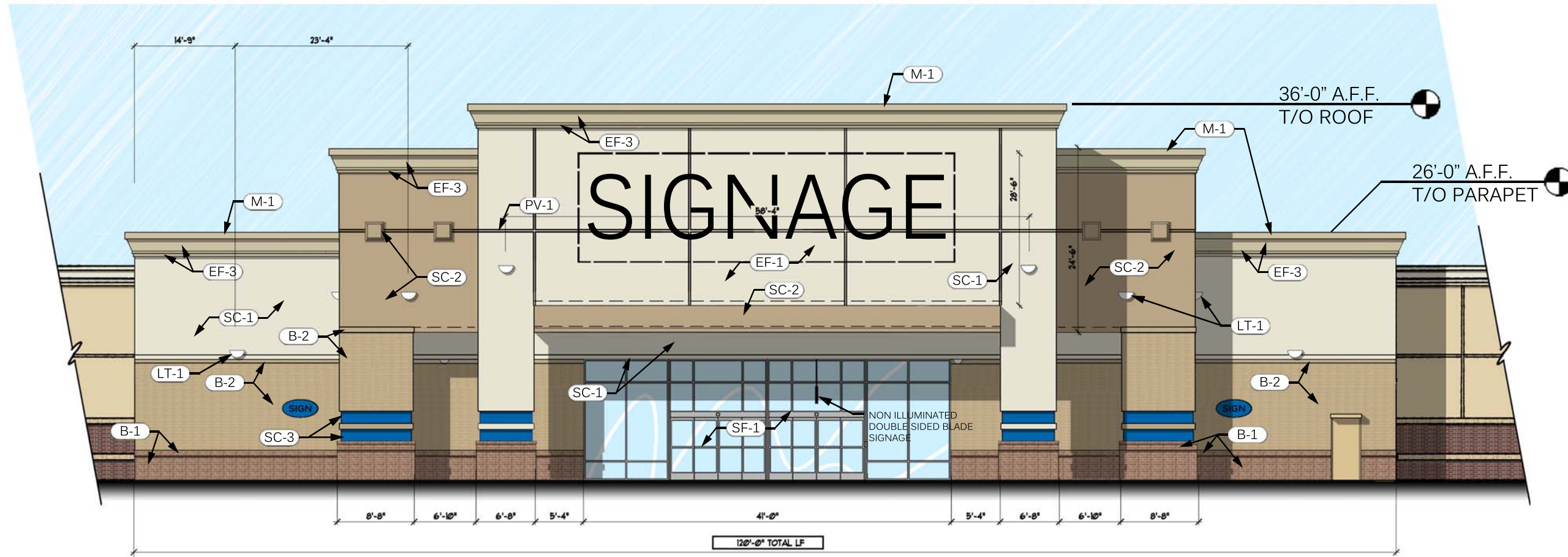
BRICK COLUMNS, FABRIC AWNINGS, & STOREFRONT (WINDOWS) ARE 30'-0" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE

MARK	CATEGORY	MANUFACTURER	DESCRIPTION / FINISH
B-1	MODULAR BRICK	ACME BRICK	COLOR: CHERRYWOOD WITH CEMEX IVORY MORTAR, TOOLED JOINTS
B-2	MODULAR BRICK	TAYLOR	COLOR: 301w WHITE WITH CEMEX IVORY MORTAR, TOOLED JOINTS
EF-1	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 7005 "PURE WHITE"
F-1	FABRIC	TBD	PATIO 500 ULTRA/EMBOSS, COLOR: "ORANGE POP" w/ WHITE LETTERS AND STRIPE
LT-1	LIGHTING	TBD	ARCHITECTURAL LIGHT FIXTURE
SC-1	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 7005 "PURE WHITE"
SF-1	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "ANODIZED ALUMINUM"

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- Beauty supply anchor.
- Dictated prototype.
- Material selection with enhanced brick features on prototype façade.
- Tenant corporate colors.
- Tenant signage.

TENANT MAJOR 'B'



FRONT ELEVATION

FENESTRATIONS:

120'-0" TOTAL LENGTH (LF)
96'-0" FENESTRATION LF

96'-0"/120'-0" = 80% FENESTRATIONS (MEETS THE 60% MIN. FENESTRATIONS REQUIRED)

29'-6" = MAXIMUM LENGTH WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LENGTH REQUIREMENT)

ORNAMENTATION:

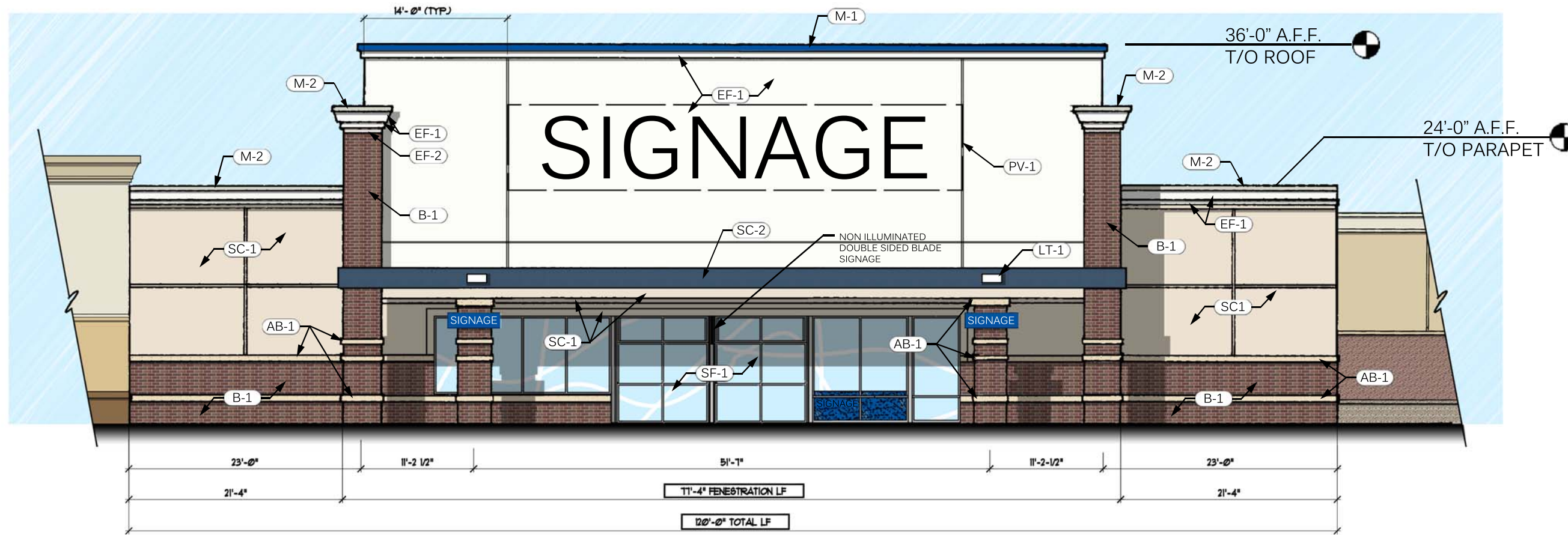
COLUMNS, COLOR CHANGES, AND VERTICAL REVEALS ARE LESS THAN 30'-0" MAXIMUM SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE

Code	Material	Manufacturer	Color/Finish
B-1	MODULAR BRICK	BELDEN	COLOR: ST SIMON BLEND W/ ARGOS LIMESTONE MORTAR, TOOLED JOINTS
B-2	MODULAR BRICK	TAYLOR	COLOR: 319 GRAY W/ ARGOS SAHARA MORTAR, TOOLED JOINTS
EF-1	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6154 NACRE
EF-3	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6156 RAMIE
LT-1	LIGHTING	T.B.D.	ARCHITECTURAL LIGHT FIXTURE
M-1	COPING	BERRIDGE	METAL COPING, COLOR: SIERRA TAN
PV-1	METAL	DRYVIT	PAINTED METAL REVEAL, COLOR TO MATCH: SW 6154 NACRE
SC-1	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6154 NACRE
SC-2	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6108 LATTE
SC-3	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR: PMS 300 (N23824)
SF-1	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: ANODIZED ALUMINUM

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- Fashion anchor.
- Dictated prototype.
- Generalized description of construction and metals.
- Colors by corporate company as they relate to owners overall development.
- EIFS at signage band.

TENANT MAJOR 'C'



FRONT ELEVATION

FENESTRATIONS:

120'-0" TOTAL LENGTH (LF)
77'-4" FENESTRATION LF

$77'-4"/120'-0" = 64\%$ FENESTRATIONS (MEETS THE 60% MIN. FENESTRATIONS REQUIRED)

23'-0" = MAXIMUM LENGTH WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LENGTH REQUIREMENT)

ORNAMENTATION:

BRICK/STUCCO COLUMNS, STOREFRONT (WINDOWS), & STUCCO VERTICAL REVEALS ARE 14'-10" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE

Code	Material	Manufacturer	Finish/Color
AB-1	ARCHITECTURAL BLOCK	TRENWYTH	COLOR: CAMBRIDGE W/ MORTAR, TOOLED JOINTS
B-1	MODULAR BRICK	BELDEN	COLOR: AMHERST BLEND W/ ARGOS RED MORTAR, TOOLED JOINTS
EF-1	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: DRYVIT - 310 CHINA WHITE
EF-2	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: DRYVIT - 385A SANDPIPER
LT-1	LIGHTING	COOPER	WALL SCONCE, ENVUE # ENT-C02-LED-EI-BL3-WH
M-1	COPING	BERRIDGE	METAL COPING, COLOR TO MATCH: BM #2016-20 CHAMPION COBALT BLUE
M-2	COPING	BERRIDGE	METAL CANOPY, COLOR: PARCHMENT
PV-1	METAL	DRYVIT	PAINTED METAL REVEAL, COLOR TO MATCH: DRYVIT - 310 CHINA WHITE
SC-1	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: DRYVIT - 449 BUCKSKIN
SC-2	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: DRYVIT - 578 MIDNIGHT BLUE
SF-1	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: CLEAR ANODIZED ALUMINUM

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- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.

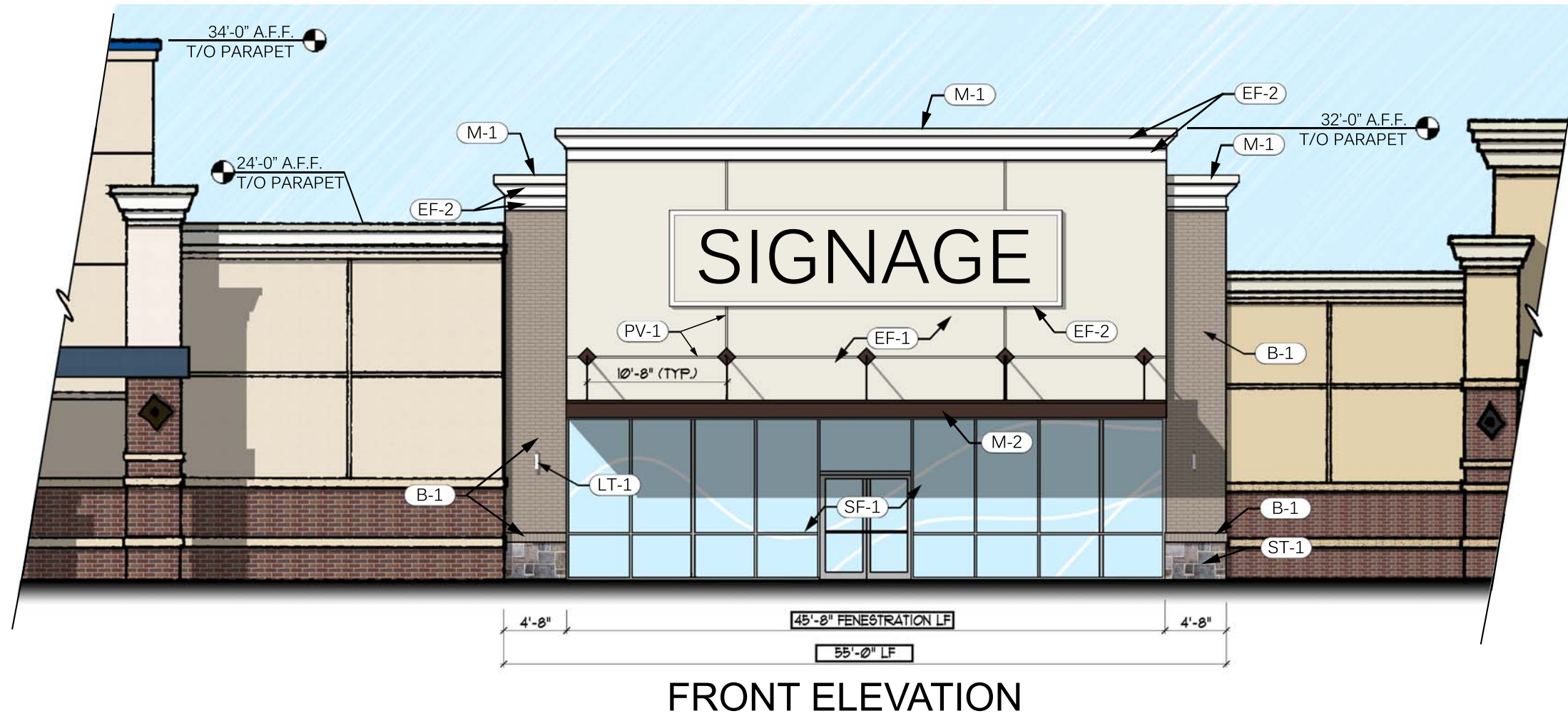
- Fashion anchor.

- Dictated prototype.

- Signage dictated by tenant with EIFS signage area.

- Enhanced brick on façade compared to prototype design.

TENANT JUNIOR 'B'



FENESTRATIONS:

60'-0" TOTAL LENGTH (LF)
45'-8" FENESTRATION LF

45'-8"/60'-0" = 76% FENESTRATIONS (EXCEEDS THE 60% MIN. FENESTRATIONS REQUIRED)

4'-8" = MAXIMUM LENGTH WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LENGTH REQUIREMENT)

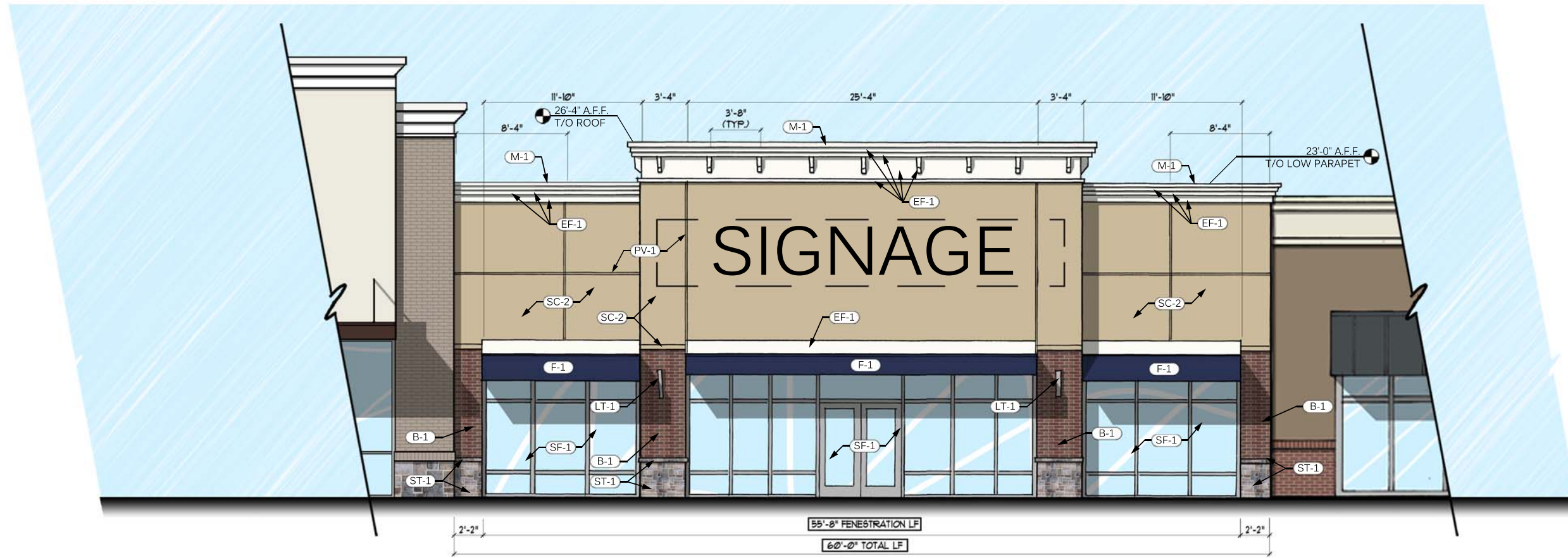
ORNAMENTATION:

BRICK/STONE PILASTERS, VERTICAL REVEALS, & METAL CANOPY BRACKETS ARE 10'-8" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE			
MARK	CATEGORY	MANUFACTURER	DESCRIPTION / FINISH
B-1	MODULAR BRICK	TAYLOR	EXTERIOR BRICK, "3118 CREAM" W/ ARGOS LITE BEIGE MORTAR, TOOLED JOINTS OR APPROVED EQUAL
EF-1	STUCCO	DRYVIT	EIFS; COLOR TO MATCH DRYVIT 456 "OYSTER SHELL"
EF-2	EIFS	DRYVIT	EIFS; COLOR TO MATCH DRYVIT 310 "CHINA WHITE"
LT-1	LIGHTING	BROWNLEE	WALL SCONCE, 7176-18-GM-H08-40K-BAC
M-1	METAL	PAC-CLAD	METAL COPING, COLOR: "BONE WHITE"
M-2	METAL	MAPES	METAL AWNING, COLOR: "MAPES BRONZE BAKED ENAMEL"
PV-1	METAL	DRYVIT	PAINTED METAL REVEAL, COLOR TO MATCH: DRYVIT 456 "OYSTER SHELL"
SF-1	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "CLEAR ANODIZED ALUMINUM"
ST-1	STONE	WATERFORD	STONE, COLOR: "PEWTER"

- This Planned Community Development book is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3).
- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.
- General merchandise anchor.
- Design dictated by corporate prototype.
- Colors and material dictated by corporate prototype.
- Tenant signage.

TENANT JUNIOR 'C'



FRONT ELEVATION

FENESTRATIONS:

60'-0" TOTAL LENGTH (LF)
56'-8" FENESTRATION LF

56'-8"/60'-0" = 95% FENESTRATIONS (EXCEEDS THE 60% MIN. FENESTRATIONS REQUIRED)

3'-4" = MAXIMUM LENGTH WITHOUT FENESTRATIONS (MEETS THE 100' MAX. LENGTH REQUIREMENT)

ORNAMENTATION:

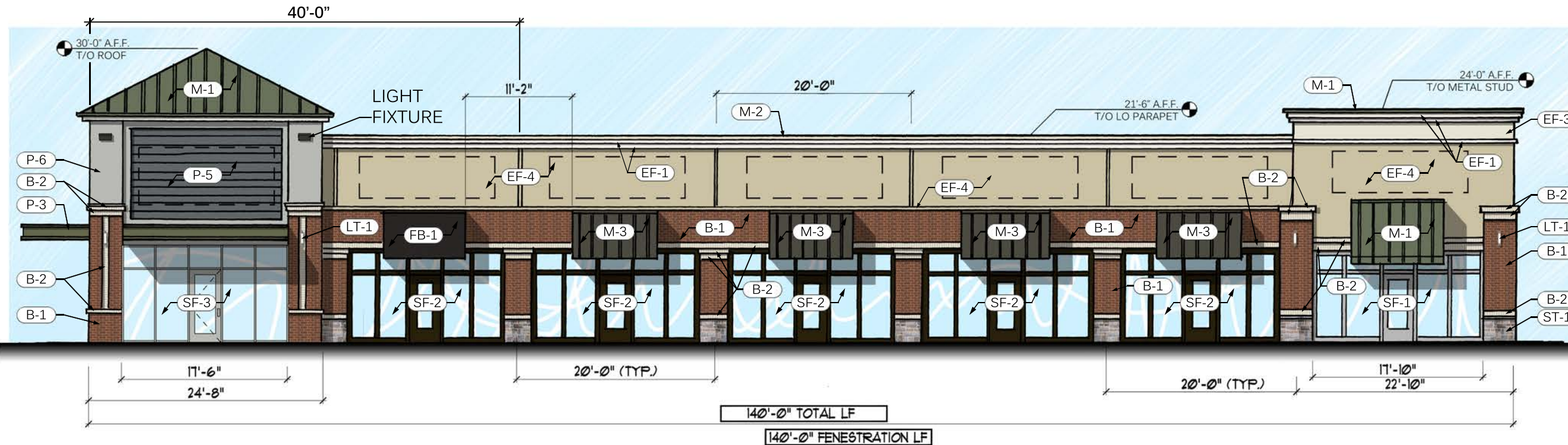
BRICK/STUCCO PILASTERS, VERTICAL REVEALS, & CORNICE BRACKETS ARE 8'-4" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE

MARK	CATEGORY	MANUFACTURER	DESCRIPTION / FINISH
B-1	MODULAR BRICK	BELDEN	COLOR: AMHERST BLEND ARGOS RED MORTAR, TOOLED JOINTS
EF-1	EIFS	DRYVIT	COLOR: DRYVIT "310 CHINA WHITE"
F-1	FABRIC	SUNBRELLA	COLOR: SUNBRELLA "MARINE BLUE"
LT-1	LIGHTING	T.B.D.	ARCHITECTURAL LIGHT FIXTURE
M-1	METAL	PAC-CLAD	COPING, COLOR: "BONE WHITE"
PV-1	METAL	DRYVIT	PAINTED METAL REVEAL, COLOR TO MATCH: SW 6142 "MACADAMIA"
SC-1	STUCCO	DRYVIT	COLOR: DRYVIT "310 CHINA WHITE"
SC-2	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6142 "MACADAMIA"
SF-1	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "ANODIZED ALUMINUM"

- This Planned Community Development book is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3).
- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.
- Shoe / accessories anchor.
- Dictated prototype.
- Material selection with enhanced brick features on prototype façade.
- Tenant corporate colors.
- Tenant signage.

SHOPS A ELEVATIONS



SHOPS 'A' FRONT ELEVATION

FENESTRATIONS:

140'-0" TOTAL LENGTH (LF)
140'-0" FENESTRATION LF

140'-0"/140'-0" = 100% FENESTRATIONS (EXCEEDS THE 60% MIN. FENESTRATIONS REQUIRED)

ORNAMENTATION:

BRICK/STONE PILASTERS, VERTICAL REVEALS, & METAL CANOPIES ARE 16'-10" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE			
MARK	CATEGORY	MANUFACTURER	DESCRIPTION / FINISH
B-1	MODULAR BRICK	HENRY BRICK	COLOR: PROVIDENCE WITH ARGOS KHAKI MORTAR, TOOLED JOINTS
B-2	MODULAR BRICK	TAYLOR	COLOR: 301w WHITE WITH CEMEX IVORY MORTAR, TOOLED JOINTS
EF-1	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 7005 "PURE WHITE"
EF-3	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE"
EF-4	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE"
SC-2	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND"
SC-3	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE"
SC-4	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE"
SC-5	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6163 "GRASSLAND"
LT-1	LIGHTING	BROWNLEE	WALL SCONCE, 7176-18-GM-H08-40K-BAC
M-1	METAL	PAC-CLAD	STANDING SEAM ROOF, COLOR: "AGED COPPER"
M-2	METAL	PAC-CLAD	METAL COPING, COLOR: "SAND STONE"
M-3	METAL	PAC-CLAD	METAL COPING, COLOR: "BURNISHED SLATE"
P-1	PAINT	SHERWIN WILLIAMS	PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 7005 "PURE WHITE"
P-2	PAINT	SHERWIN WILLIAMS	PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND"
P-3	PAINT	SHERWIN WILLIAMS	PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 6180 "OAKMOSS"
P-4	PAINT	SHERWIN WILLIAMS	PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 6156 "RAMIE"
P-5	PAINT	SHERWIN WILLIAMS	PAINT, COLOR TO MATCH: SW 7075 "WEB GRAY"
P-6	PAINT	BENJAMIN MOORE	PAINT, COLOR TO MATCH: BM HC-169 "COVENTRY GRAY"
SF-1	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "ANODIZED ALUMINUM"
SF-2	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "DARK BRONZE"
SF-3	PAINT	BENJAMIN MOORE	PAINTED STOREFRONT SYSTEM, COLOR: BM HC-169 "COVENTRY GRAY"
ST-1	STONE	ECHOLON	WATERFORD STONE, COLOR: "PEWTER" WITH ARGOS TYPE-N GREY MORTAR, TOOLED JOINTS



SHOPS 'A' SIDE ELEVATION

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• General retail / Restaurant / Services tenants

SHOPS B ELEVATION



SHOPS 'B' ELEVATION

FENESTRATIONS:

60'-0" TOTAL LENGTH (LF)

60'-0" FENESTRATION LF

60'-0"/60'-0" = 100% FENESTRATIONS (EXCEEDS THE 60% MIN. FENESTRATIONS REQUIRED)

ORNAMENTATION:

BRICK/STONE PILASTERS, VERTICAL REVEALS, & METAL CANOPIES ARE 16'-10" OR LESS IN SPAN ACROSS ENTIRE LENGTH (MEETS THE 30'-0" MAXIMUM SPAN WITHOUT ORNAMENTATION REQUIREMENT)

EXTERIOR FINISH SCHEDULE			
MARK	CATEGORY	MANUFACTURER	DESCRIPTION / FINISH
B-1	MODULAR BRICK	HENRY BRICK	COLOR: PROVIDENCE WITH ARGOS KHAKI MORTAR, TOOLED JOINTS
B-2	MODULAR BRICK	TAYLOR	COLOR: 301w WHITE WITH CEMEX IVORY MORTAR, TOOLED JOINTS
EF-1	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 7005 "PURE WHITE"
EF-3	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE"
EF-4	EIFS	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE"
SC-2	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND"
SC-3	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE"
SC-4	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE"
SC-5	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6163 "GRASSLAND"
LT-1	LIGHTING	BROWNLEE	WALL SCONCE, 7176-18-GM-H08-40K-BAC
M-1	METAL	PAC-CLAD	STANDING SEAM ROOF, COLOR: "AGED COPPER"
M-2	METAL	PAC-CLAD	METAL COPING, COLOR: "SAND STONE"
M-3	METAL	PAC-CLAD	METAL COPING, COLOR: "BURNISHED SLATE"
P-1	PAINT	SHERWIN WILLIAMS	PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 7005 "PURE WHITE"
P-2	PAINT	SHERWIN WILLIAMS	PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND"
P-3	PAINT	SHERWIN WILLIAMS	PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 6180 "OAKMOSS"
P-4	PAINT	SHERWIN WILLIAMS	PAINTED FIBER CEMENT BOARDS, COLOR TO MATCH: SW 6156 "RAMIE"
P-5	PAINT	SHERWIN WILLIAMS	PAINT, COLOR TO MATCH: SW 7075 "WEB GRAY"
P-6	PAINT	BENJAMIN MOORE	PAINT, COLOR TO MATCH: BM HC-169 "COVENTRY GRAY"
SF-1	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "ANODIZED ALUMINUM"
SF-2	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: "DARK BRONZE"
SF-3	STOREFRONT	YKK	STOREFRONT SYSTEM, COLOR: BM HC-169 "COVENTRY GRAY"
ST-1	STONE	ECHOLON	WATERFORD STONE, COLOR: "PEWTER" WITH ARGOS TYPE-N GREY MORTAR, TOOLED JOINTS

- This Planned Community Development book is a compromise to the current City of Monroe Zoning Ordinance and Corridor Design Overlay (CDO) within the Highway Commercial District (B-3).

- In compliance with the PCD, we will use some of the City's traditional materials and elements that include brick, columns, pilasters, defined framing around windows and doors, fenestration elements, and ornamentation to give interesting features to the buildings and to break up the facades with pleasing aspects. Parapets will be used throughout to eliminate direct visibility of flat roofs. For additional information, refer to each individual tenant sheet in this PCD submittal.

- General retail / Restaurant / Services tenants

643A.5 SIGNS (page 52):

(1) General Criteria: Signage shall be compatible with the new development's style and mass and visual character while maintaining tenant requirements and needs per the following criteria:

- a. Placement: Attached signs shall be in scale with and proportional to the host building, not to cover details, and be aligned substantially with adjacent tenant suites signage within the center and/or consistent with the design location of the specific store's façade of each tenant suite. Ground/Monument signs shall be oriented perpendicular to traffic flow. Corner lots may choose which traffic flow to address.
- b. Materials: Signs shall be wood or metal, and other materials per tenant signage design requirements consistent with this development and per sheet 4.10.
- c. Design: Sign design may be simple or in character with the development.
- d. Dimensions: Ground/Monument signs are permitted and allowed to be in proportion to the center that it represents in size, material, and scale.
- e. Lighting: Major and Junior anchors signs, tenants 5,000 square feet or greater, future independent buildings at Parcels and/or Outlots, Hotel signs, Office signs, and Ground/Monument signs, shall be internally illuminated. All other signs shall have halo lighting features or indirectly lit with goose-neck or similar light fixtures that do not block or interfere with the visual reading of the sign.

ARTICLE VII: DIMENSIONAL REQUIREMENTS AND EXCEPTIONS:

SECTION 700 – CHARTS OF DIMENSIONAL REQUIREMENTS

700.2 P, CBD, B-1, B-2, & B-3 DIMENSIONAL REQUIREMENTS (page 61):

SECTION 700.2: TABLE 12 – COMMERCIAL ZONING DISTRICT DIMENSIONAL REQUIREMENTS (pages 61-62):

The PCD Maximum Building Parapet Height or roof peak will not be higher than 37'-0" above finish floor, not including future hotel(s). The PCD Maximum Building Parapet Height for future hotel(s) will not be higher than 54'-0" above finish floor.

SECTION 710 - EXCEPTIONS AND MODIFICATIONS

SECTION 710.2: HEIGHT LIMITS (page 63):

The height limits listed in this PCD shall not apply to structures not intended for human occupancy such as church spires, flagpoles, chimneys, cupolas, monuments, radio or television towers or aerials, water towers, or similar architectural vertical projections. However, the top of signage allowable height will be no greater than 35'-0" above finish floor, not including future hotel(s). The top of signage allowable height for future hotel(s) will be no greater than 52'-0" above finish floor. The heights of telecommunication towers and antennas are governed by Article XI.

ARTICLE XII – SIGNS

SECTION 1210 - DEFINITIONS

1210.1 GENERAL DEFINITIONS (page 78)

AREA OF SIGN: Only one face of a double-faced sign, as defined herein, bearing identical copy on each side shall be used in computing the area, otherwise both sides shall be used in computing area.

(2) WALL SIGN: The area of a wall sign shall mean and shall be computed using the smallest contiguous square, circle, rectangle, triangle, or combination thereof, that would encompass the external limits of the writing, representation, emblem, or other display. Any material or color forming a background of the display or used to differentiate the sign from the backdrop or structure against which it is placed will not be included in the sign area. When a wall sign is formed by placing individual letters, numbers, or figures on the wall, without a distinguishing background, the area shall be determined by a contiguous perimeter drawn around all letters, numbers figures, trademark, or other symbols, enclosing the limits of writing. Any letters, numbers, figures, trademarks, or graphics separated by 12 inches or more shall be considered two separate signs.

SIGNAGE INTRODUCTION

1210.2 SPECIFIC DEFINITIONS (pages 78-81):

(1) AWNING AND CANOPY SIGN means a sign imposed or painted upon any roof-like structure that provides either permanent or temporary shelter for adjacent walkways or entrances to a building or property. Awning and canopy signs are allowed up to 20% of total area of independent awning or canopy. Canopy signage area is considered separate than wall signage and is to be computed separate than wall signage.

(15) GROUND SIGN OR MONUMENT SIGN means a permanently affixed sign, which is wholly independent of a building for support.

(16) HEIGHT OF A GROUND SIGN OR MONUMENT SIGN means the vertical distance from the base of the sign at normal grade to the top of the highest component of the sign. Normal grade shall be the predominant grade after construction, exclusive of any filling, berming, mounding or excavating for the purpose of locating or elevating the sign. Base shall be where the sign support meets, or should meet, the normal grade. Ground Signs or Monument Signs shall be no greater than 28'-0" above normal grade. This particular development is allowed two (2) monument signs.

(18) ILLUMINATED SIGN, INTERNAL means a sign illuminated by an internal light source. Internally illuminated signs are allowed for Ground Signs or Monument Signs. Internally illuminated signs are allowed for wall signs at Major Anchors and Junior Anchors which are 5,000 square feet or greater, and future independent buildings at Parcels and/or Outlots. Internally illuminated signs are discouraged for all other wall mounted signs.

(50) WINDOW SIGN means any type of sign located entirely within the interior of a building or structure, and placed near or on a window or door, the letters, numbers, pictorial or sculptured matter of which is visible from public right of ways at the exterior of the premises. Window signs shall not be internally illuminated except for signs referring to 'open / closed' and 'hours of operations' signs.

1250.2 NON-RESIDENTIAL ALLOWABLE SIGNS (pages 84-85):

(1) GROUND SIGNS:

(a) Platted Outlots, and/or a single building, or tenant suite shall be permitted a maximum of one (1) sixty-four (64) foot double sided Ground Signage area per each public street frontage.

(c) No Ground Sign for Outlots, and/or a single building, or tenant suite shall have a height greater than nine feet above normal grade.

(2) WALL SIGNS:

(a) Platted Outlots, and/or a single building, or tenant suite shall be permitted one (1) or more wall sign(s) not to exceed two and one-half (2.5) square feet per linear foot of building frontage along the length of one sidewalk span per each public street frontage/entrance. The façade of a main building facing a public street shall feature at least one public entrance and be defined as the façade that will meet Wall Signage requirements. Where a main building faces more than one public streets, an entrance for each side may be proposed and then, each public entrance side will meet Wall Signage requirements. Building façade signage facing U.S. Highway 78 will follow city signage ordinance.

(3) PLANNED CENTERS AND MULTI-TENANT COMPLEXES:

(a) GROUND SIGNS:

(i) Planned Center Developments and Multi-Tenant Complexes shall be permitted a maximum of one (1) four hundred (400) square foot ground sign for each street adjacent to project site.

(ii) No ground sign shall have a height greater than 28'-0" above normal grade.

(vi) Planned Center Developments and Multi-Tenant Complexes shall also be permitted an entrance sign. Ground/Monument signs may be considered as an entrance sign. Such signs shall be either one double -sided Ground/Monument sign located at each entrance of the development, each side of which shall not exceed 230 SF signage area or two one sided signs, each sign side is not to exceed 230 square feet signage area. The only permitted text on entrance signs shall be the name and street number of the planned center and the individual Tenant names.

(b) WALL SIGNS: Refer to Article XII -SIGNS in this PCD book

(d) TENANT DIRECTIONAL SIGNS Each planned community development shall be allowed additional directional signage as follows:

(i) Maximum sign size is twenty-four (24) square feet, not including sign base or decorative sign perimeter. Maximum height from base is 6'-0".

(v) Three signs are allowed per internal intersection of private drives or public streets within the project and shall not be allowed on state routes or arterial roads.

(e) Refer to Section 1250.2 NON-RESIDENTIAL ALLOWABLE SIGNS in this PCD book

SECTION 1255 CONSTRUCTION AND MAINTENANCE REQUIREMENTS (pages 88-89):

(10) The illumination of internally illuminated signs shall not exceed twenty (25) foot candles of LED and/or incandescent light measured at a distance of ten feet from such structure.

SECTION 1265 PROHIBITED SIGNS AND ADVERTISING DEVICES (page 89):

(2) Awning and canopy signs are allowed – refer to Section 1210.2 SPECIFIC DEFINITIONS in this PCD book.

TENANT MAJOR 'A'

In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character. For additional information, refer to PCD Section 4.1.



FRONT ELEVATION

MAJOR 'A' - WALL SIGNAGE AREA

BUILDING FRONT FAÇADE AREA = 7,721 SF

MAIN WALL SIGN AT ENTRY TOWER = 7'-3" HIGH x 20'-10" WIDE = 151 SF
 SIGN AT LEFT SIDE OF BUILDING = 4'-3" HIGH x 12'-11-1/4" WIDE = 55 SF

TOTAL ESTIMATED WALL SIGNAGE SF = 206 SF

WALL SIGNAGE AREA IS NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
 BUILDING FRONTAGE = 241'-0"
 CALCULATION = 241'-0" x 2.5 = 602.5 SF (THIS FAÇADE MEETS SIGNAGE AREA REQUIREMENT WITH 206 SF OF WALL SIGNAGE)

TENANT JUNIOR 'A'



In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character. For additional information, refer to PCD Section 4.1

JUNIOR 'A' - WALL SIGNAGE AREA

BUILDING FRONT FAÇADE AREA: 824 SF + 986.3 SF + 518 SF = 2,328.3 SF

TOTAL ESTIMATED WALL SIGNAGE SF = 9'-0" HIGH x 20'-0" WIDE = 180 SF

AWNING 1 = 150 SF
AWNING 1 SIGNAGE AREA = 3 SF

AWNING 2 = 137 SF
AWNING 2 SIGNAGE AREA = 3 SF

AWNING 3 = 88 SF
AWNING 3 SIGNAGE AREA = 3 SF

WALL SIGNAGE AREA IS NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
BUILDING FRONTAGE = 80'-0"
CALCULATION = 80'-0" x 2.5 = 200 SF (THIS FAÇADE MEETS SIGNAGE AREA REQUIREMENTS WITH 180 SF OF WALL SIGNAGE)

AWNING SIGNAGE AREA IS NOT TO EXCEED 20% OF TOTAL AREA OF INDEPENDENT AWNING AND IS TO BE COMPUTED SEPARATE THAN WALL SIGNAGE:
AWNING 1: 3 SF/150 SF = 2% SIGNAGE AREA OF AWNING (THIS AWNING SIGN DOES NOT EXCEED THE 20% MAXIMUM AREA)
AWNING 2: 3 SF/137 SF = 2% SIGNAGE AREA OF AWNING (THIS AWNING SIGN DOES NOT EXCEED THE 20% MAXIMUM AREA)
AWNING 3: 3 SF/88 SF = 3% SIGNAGE AREA OF AWNING (THIS AWNING SIGN DOES NOT EXCEED THE 20% MAXIMUM AREA)

TENANT MAJOR 'B'



In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character. For additional information, refer to PCD Section 4.1

MAJOR 'B' - WALL SIGNAGE AREA

BUILDING FRONT FAÇADE AREA = 3,881 SF

WALL MAIN SIGN 1 = 6'-0" HIGH x 24'-0" WIDE = 144 SF

WALL MAIN SIGN 2 = 3'-6" HIGH x 42'-0" WIDE = 147 SF

TWO PLAQUE SIGNS = 8 SF x 2 = 16 SF (THESE ACCENT SIGNS ARE NOT INCLUDED IN TOTAL SIGNAGE AREA)

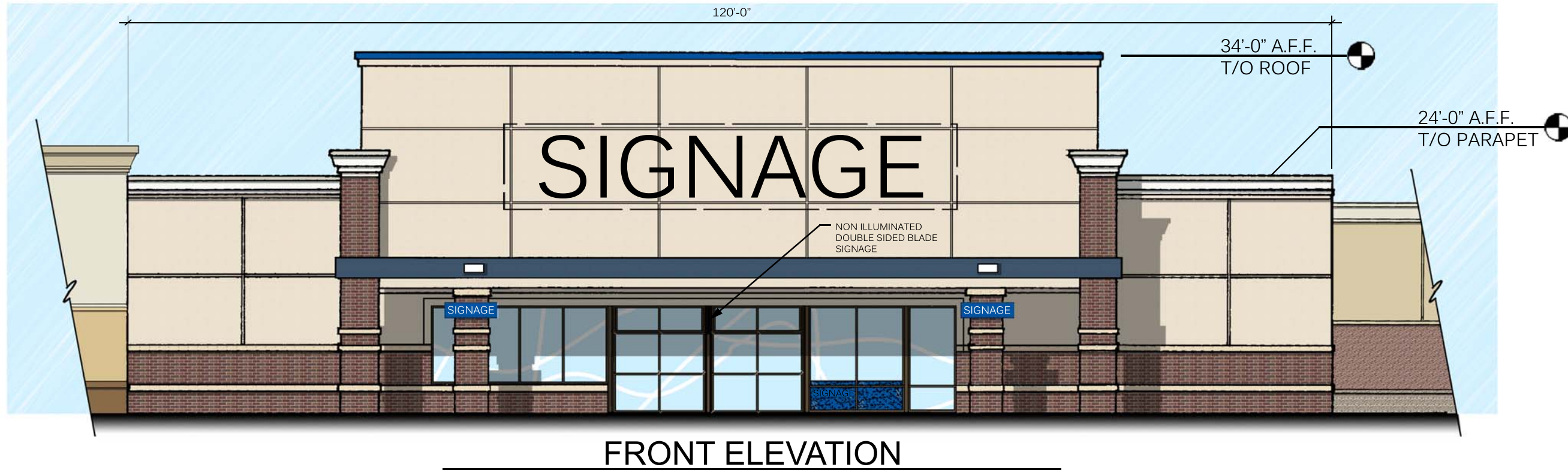
TOTAL ESTIMATED WALL SIGNAGE SF = 291 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:

BUILDING FRONTAGE = 120'-0"

CALCULATION = 120'-0" x 2.5 = 300 SF (THIS FAÇADE MEETS SIGNAGE AREA REQUIREMENTS WITH 291 SF OF WALL SIGNAGE)

TENANT MAJOR 'C'



In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character. For additional information, refer to PCD Section 4.1

MAJOR 'C' - WALL SIGNAGE AREA:

BUILDING FRONT FAÇADE AREA: 553.5 SF + 2644.3 SF + 556.2 SF = 3754 SF

MAIN SIGNAGE = 6'-0" HIGH x 31'-1" WIDE = 185.5 SF

COLUMN-WRAP SIGNAGE = 1'-2" HIGH x 4'-0" = 4.67 SF x 2 = 9.33 SF

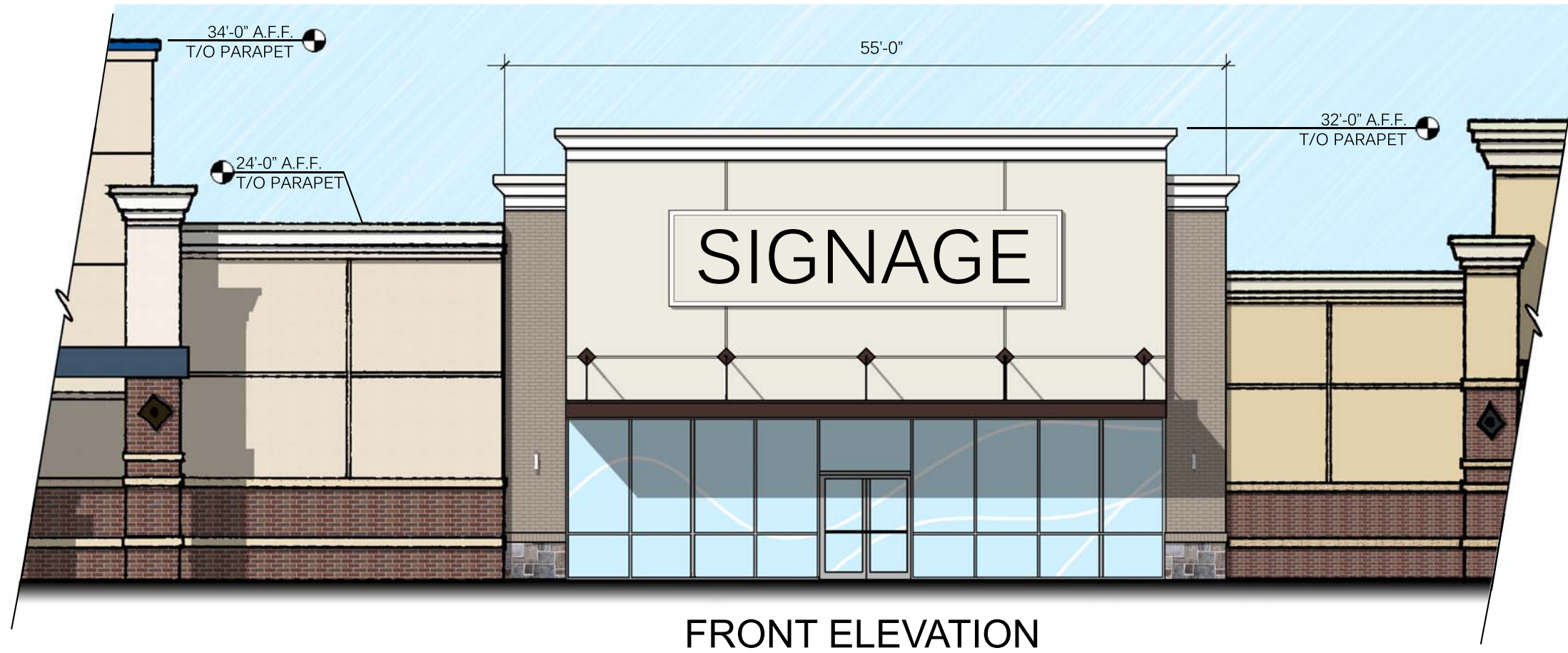
TOTAL ESTIMATED WALL SIGNAGE SF = 195 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:

BUILDING FRONTAGE = 120'-0"

CALCULATION = 120'-0" x 2.5 = 300 SF (THIS FAÇADE MEETS SIGNAGE AREA REQUIREMENTS WITH 195 SF OF WALL SIGNAGE)

TENANT JUNIOR 'B'



JUNIOR 'B' - WALL SIGNAGE AREA:

BUILDING FRONT FAÇADE AREA: 148.2 SF + 1574.4 SF = 148.2 SF = 1,870.8 SF

TOTAL ESTIMATED WALL SIGNAGE SF = 3'-3" HIGH x 23'-0" WIDE = 75 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:

BUILDING FRONTAGE = 55'-0"

CALCULATION = 55'-0" x 2.5 = 137.5 SF (THIS FAÇADE MEETS SIGNAGE AREA REQUIREMENTS WITH 75 SF OF WALL SIGNAGE)

In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character. For additional information, refer to PCD Section 4.1

TENANT JUNIOR 'C'



FRONT ELEVATION

JUNIOR 'C' - WALL SIGNAGE AREA:

BUILDING FRONT FAÇADE AREA: 326 SF + 865 SF + 326 SF = 1,517 SF

TOTAL ESTIMATED WALL SIGNAGE SF = 5'-0" x 30' = 150 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:

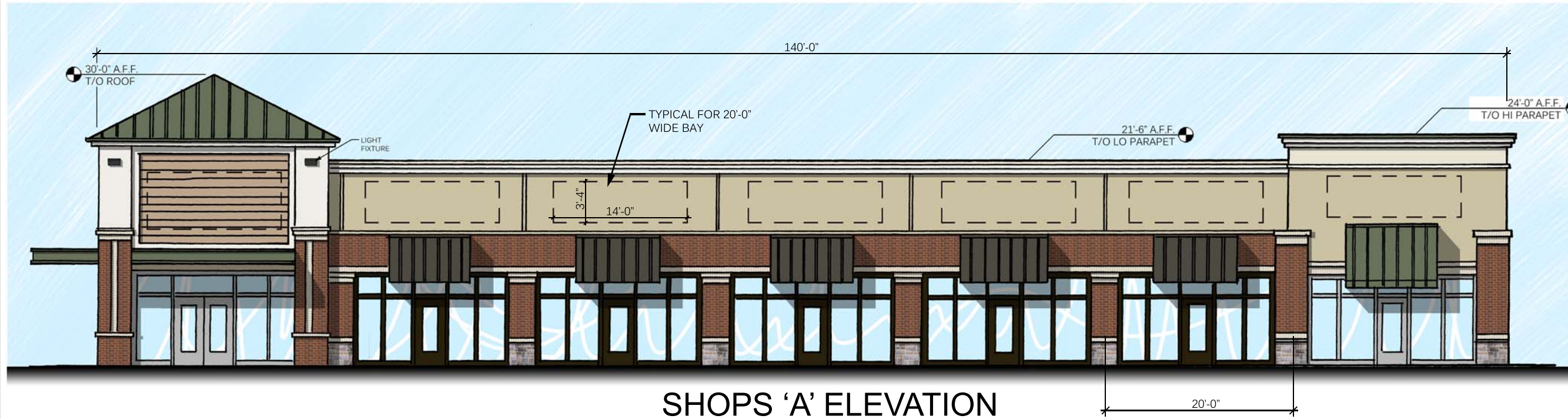
BUILDING FRONTAGE = 60'-0"

CALCULATION = 60'-0" x 2.5 = 150 SF (THIS FACADE WILL MEET SIGNAGE AREA REQUIREMENTS WITH 150 SF OR LESS OF WALL SIGNAGE)

In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character. For additional information, refer to PCD Section 4.1

SHOPS A & B ELEVATIONS

In compliance with the PCD, we will use signage that compliments Monroe Pavilion in size, scale, and design that is usually used by some Major and Junior Anchors that are considering complimenting this community in this center. Signage is an integral and important aspect for this Planned Community Development and future tenants of Parcels and Outlots and will certainly represent this center with pleasing visual character. For additional information, refer to PCD Section 4.1



SHOPS 'A' ELEVATION



SHOPS 'B' ELEVATION

SHOPS 'A' - WALL SIGNAGE AREA:

BUILDING FRONT FAÇADE AREA = 3,521 SF

WALL SIGNAGE AREA FOR ENTIRE LENGTH OF SIDEWALK SPAN:
SEVEN (7) SIGNS = 3'-6" HIGH x 14'-0" WIDE = 49 SF x 7 = 343 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
BUILDING FRONTAGE = 140'-0"
CALCULATION = 140'-0" x 2.5 = 350 SF (THIS FAÇADE MEETS THE SIGNAGE AREA REQUIREMENTS WITH 343 SF OF WALL SIGNAGE)

SHOPS 'B' - WALL SIGNAGE AREA:

BUILDING FRONT FAÇADE AREA = 1,290 SF

WALL SIGNAGE AREA FOR ENTIRE LENGTH OF SIDEWALK SPAN:
THREE (3) SIGNS = 3'-6" HIGH x 14'-0" WIDE = 49 x 3 = 147 SF

MAX WALL SIGNAGE NOT TO EXCEED 2.5 SF OF LINEAR FOOT OF BUILDING FRONTAGE:
BUILDING FRONTAGE = 60'-0"
CALCULATION = 60'-0" x 2.5 = 150 SF (THIS FAÇADE MEETS THE SIGNAGE AREA REQUIREMENTS WITH 147 SF OF WALL SIGNAGE)

SIGNAGE LIGHTING

Indirect signage lighting examples



- This page demonstrates non-internally illuminated examples of wall signage.
- Internally illuminated signs are allowed for wall signs at Major Anchors, Junior Anchors, and future independent buildings at Parcels and/or Outlots, which are 5,000 square feet or greater.

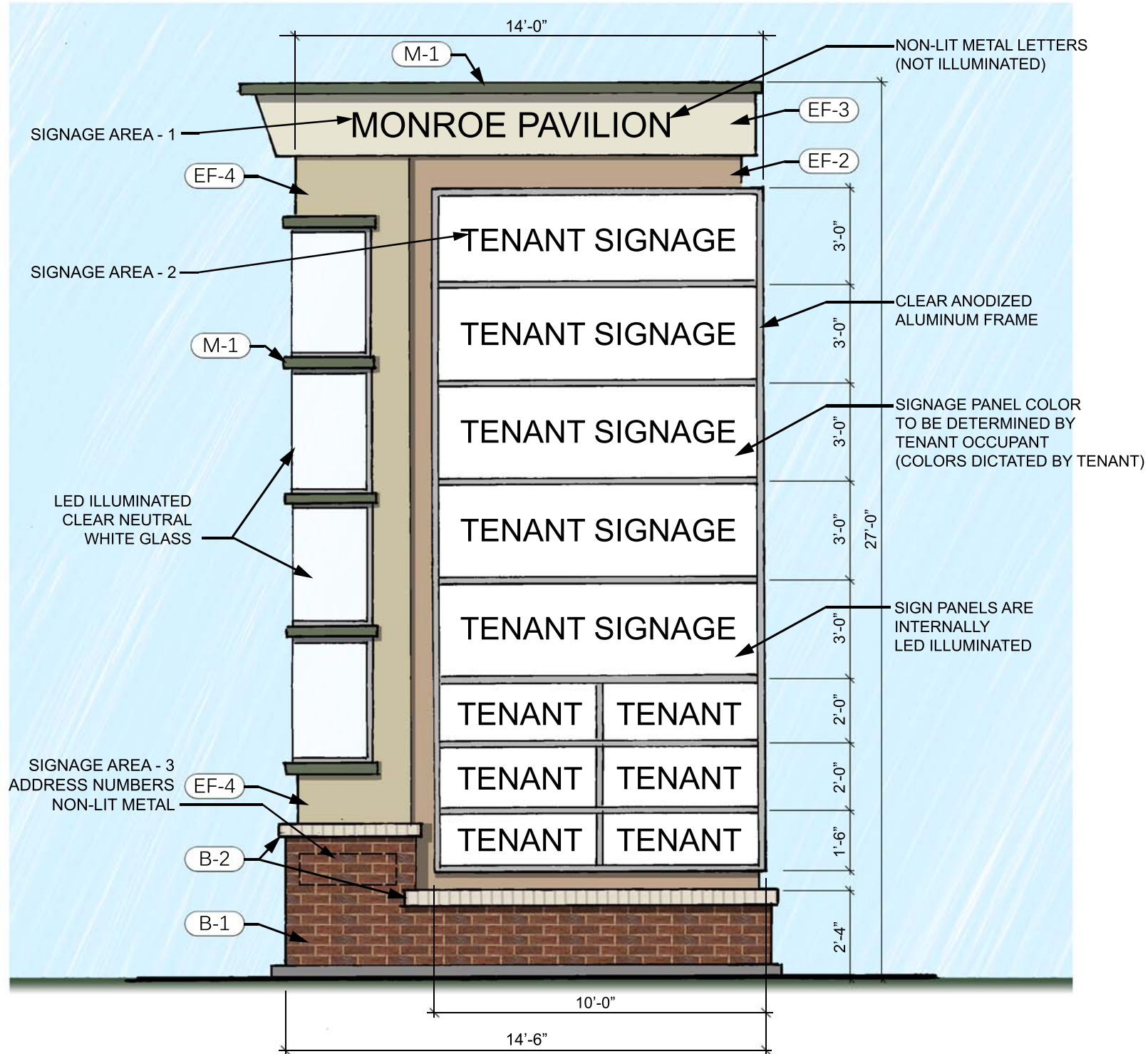
Halo signage lighting examples



Internally illuminated signage examples



FREE STANDING SIGNS

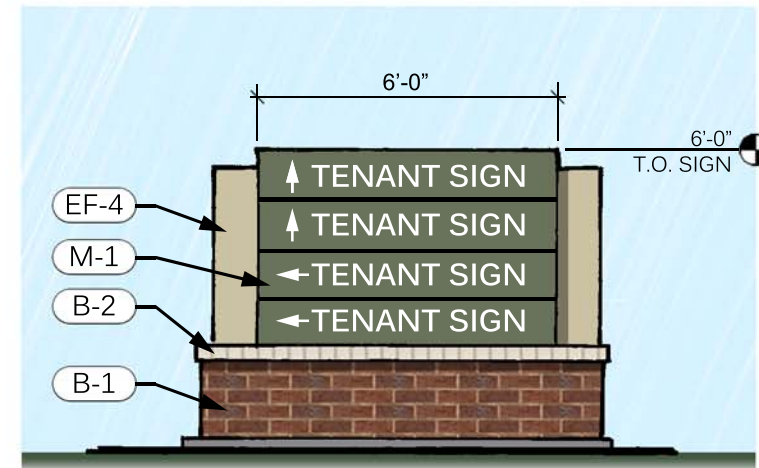


MONUMENT SIGN ELEVATION

N.T.S.

MONUMENT AREA CALCULATIONS FOR ONE SIDE:
TOTAL MONUMENT AREA SF = 380 SF

SIGNAGE AREA CALCULATIONS FOR ONE SIDE:
AREA 1: 1'-0" x 10'-0" = 10 SF
AREA 2: 20'-6" x 10'-0" = 205 SF
AREA 3: 1'-0" x 3'-0" = 3 SF
TOTAL SIGNAGE AREA SF = 218 SF



DIRECTIONAL SIGN ELEVATION

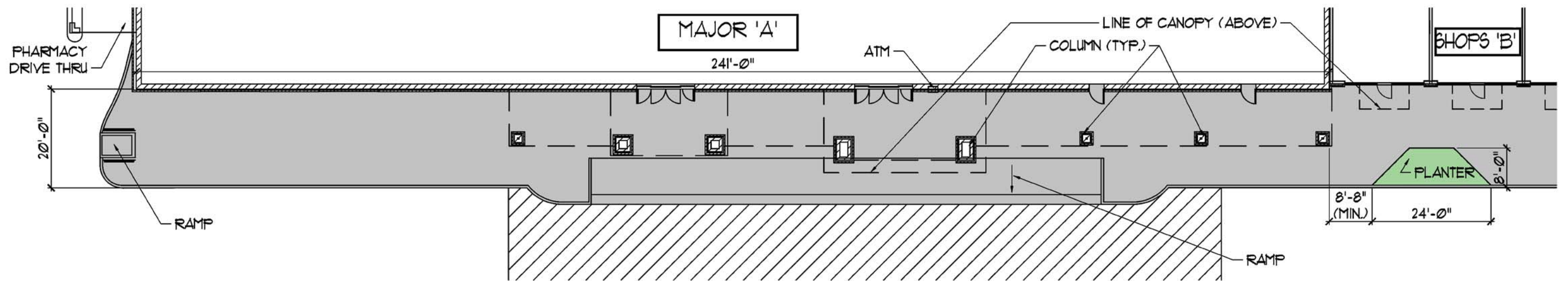
N.T.S.

SIGNAGE AREA CALCULATIONS FOR ONE SIDE:
AREA: (4) 1'-0" x 6'-0" PANELS = 6 SF
TOTAL SIGNAGE AREA SF = 24 SF

NOTE:
FOR SIGN LOCATIONS
REFER TO PAGE 2.3

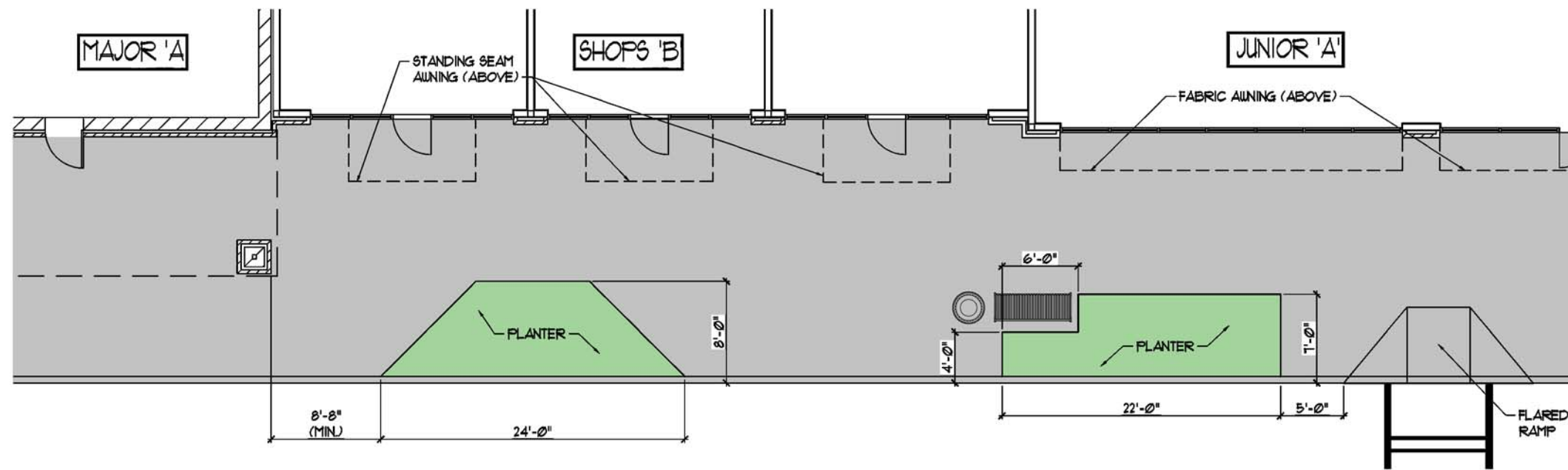
EXTERIOR FINISH SCHEDULE

MARK	CATEGORY	MANUFACTURER	DESCRIPTION / FINISH
B-1	MODULAR BRICK	ACME BRICK	COLOR: CHERRYWOOD WITH CEMEX IVORY MORTAR, TOOLED JOINTS
B-2	MODULAR BRICK	TAYLOR	COLOR: 301w WHITE WITH CEMEX IVORY MORTAR, TOOLED JOINTS
EF-2	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6094 "SENSATIONAL SAND"
EF-3	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6154 "NACRE"
EF-4	STUCCO	DRYVIT	FINISH SANDBLAST, COLOR TO MATCH: SW 6156 "RAMIE"
M-1	METAL	PAC-CLAD	STANDING SEAM ROOF, COLOR: "AGED COPPER"



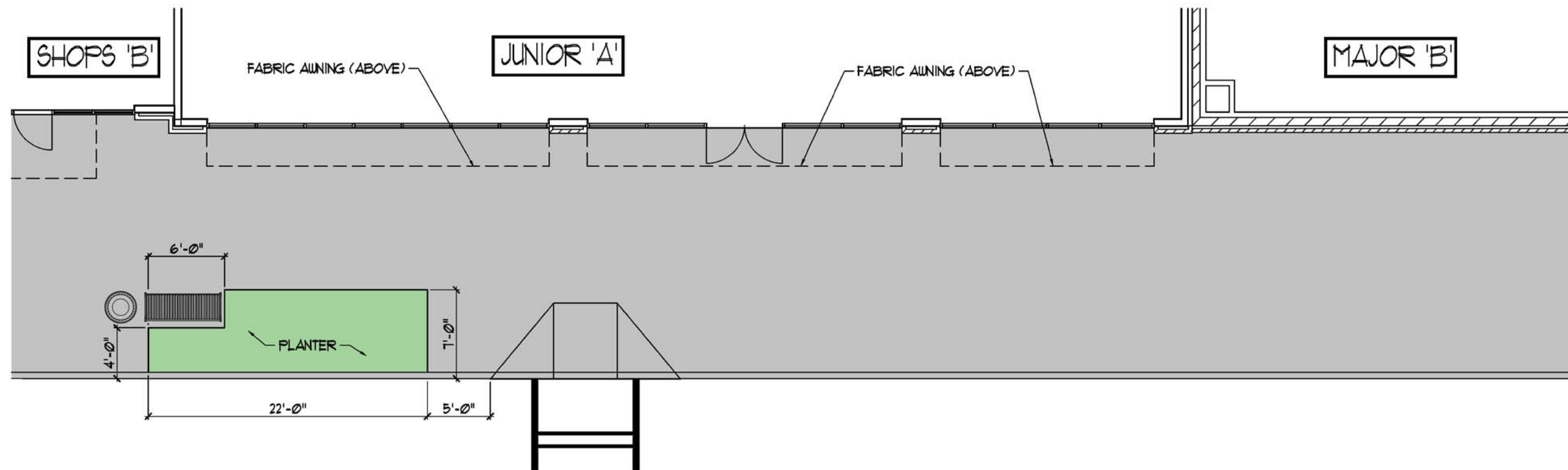
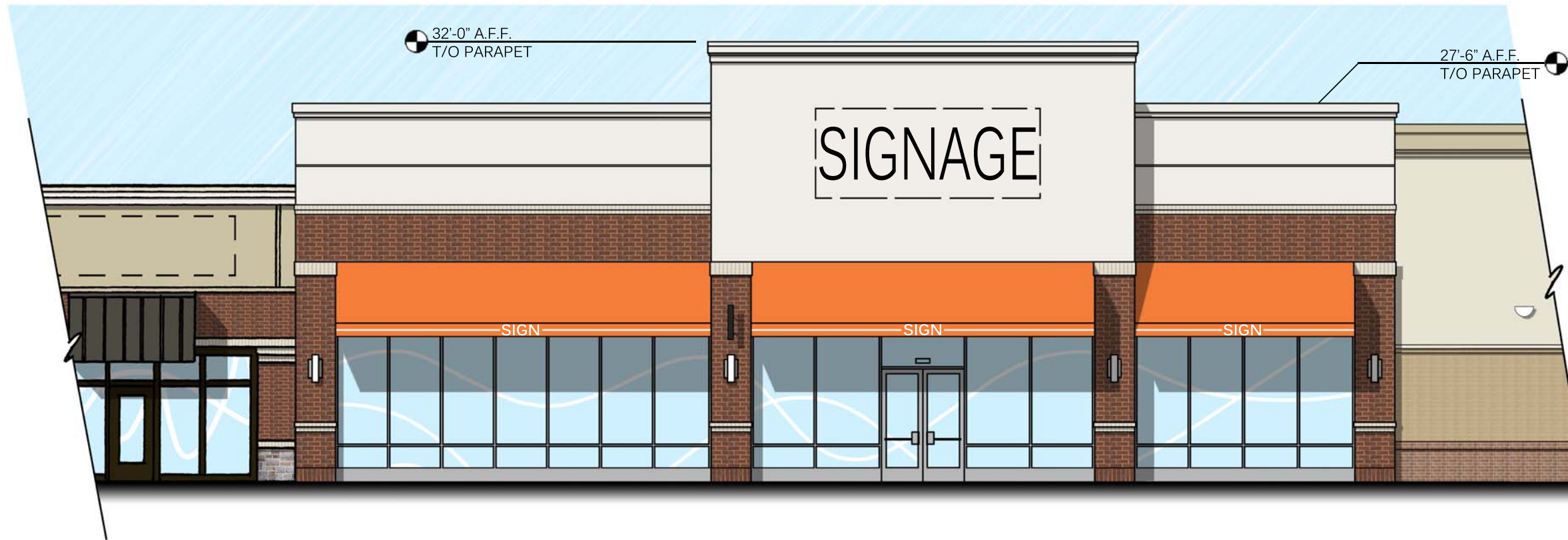
MAJOR 'A' & PARTIAL SHOPS 'B' - PLANTER INFORMATION

SHOPS B ELEVATION

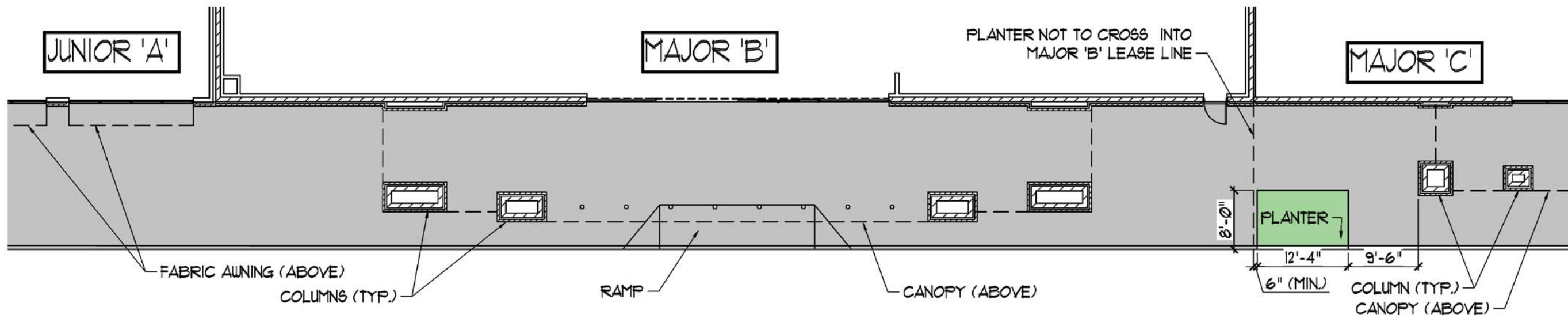


SHOPS 'B' & PARTIAL JUNIOR 'A' - PLANTER INFORMATION

TENANT JUNIOR 'A'

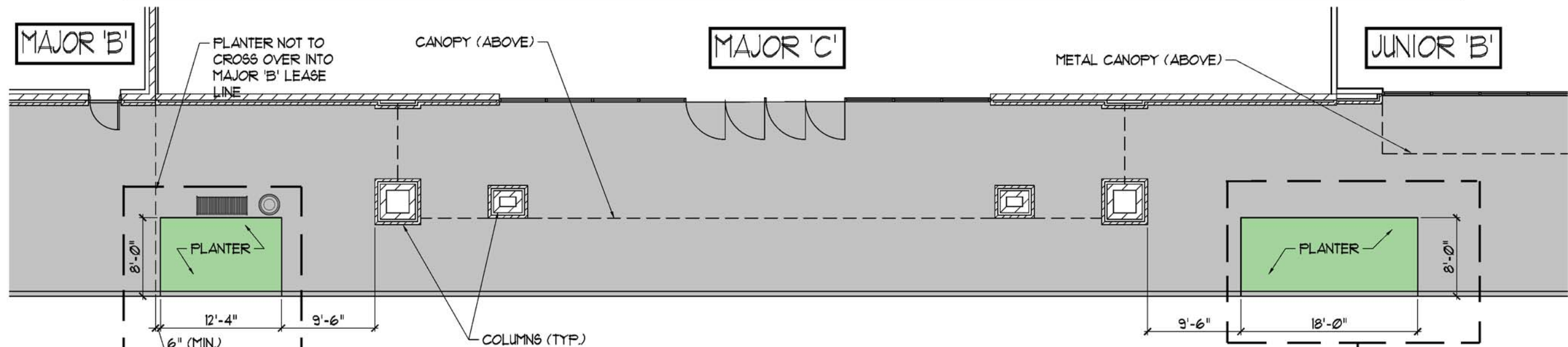


JUNIOR 'A' - PLANTER INFORMATION

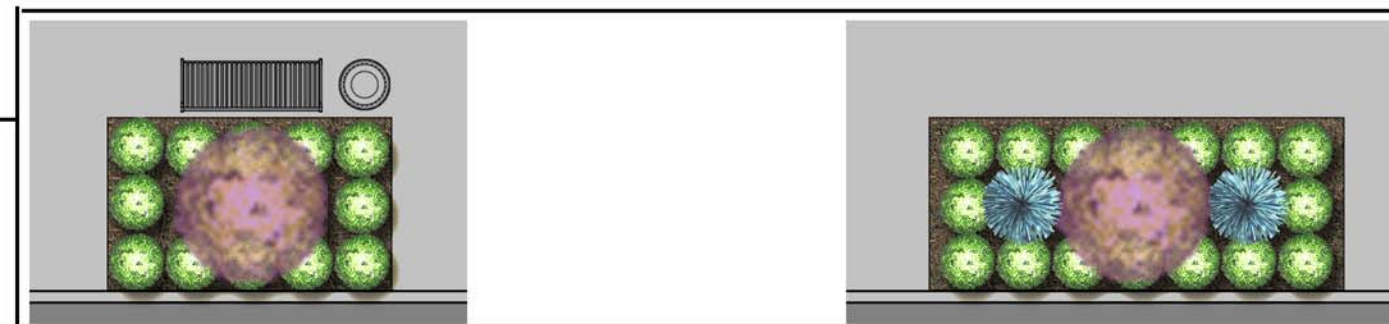


MAJOR 'B' & PARTIAL MAJOR 'C' - PLANTER INFORMATION

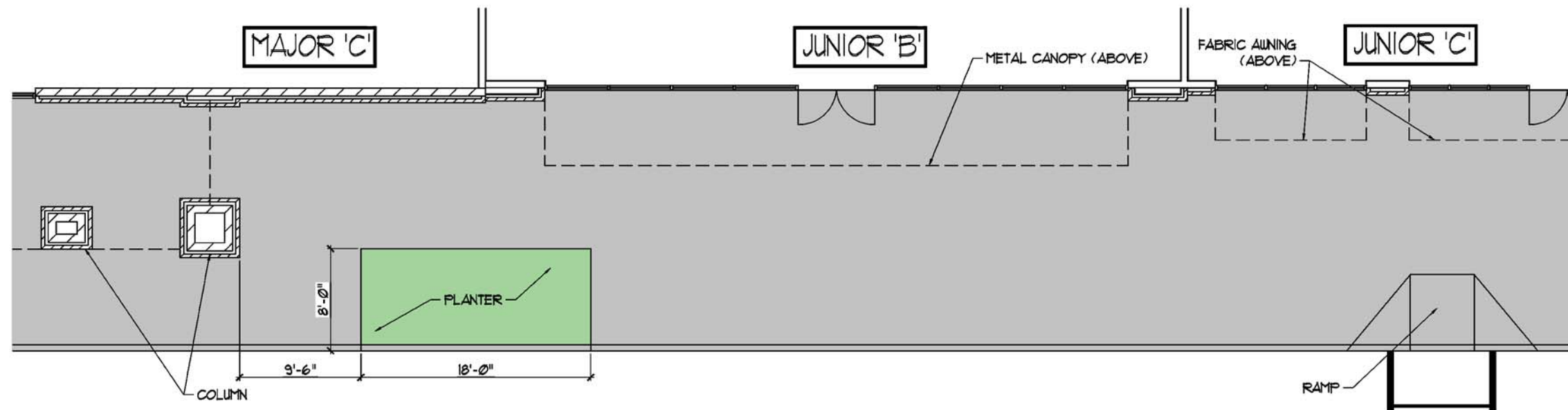
TENANT MAJOR 'C'



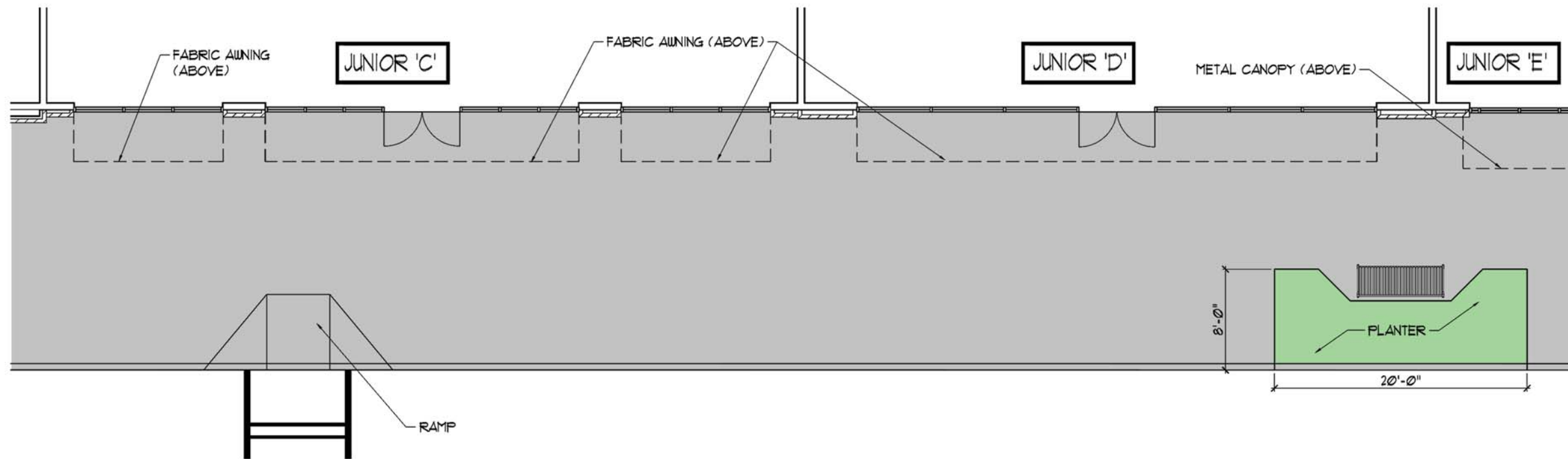
MAJOR 'C' & PARTIAL JUNIOR 'B' - PLANTER INFORMATION



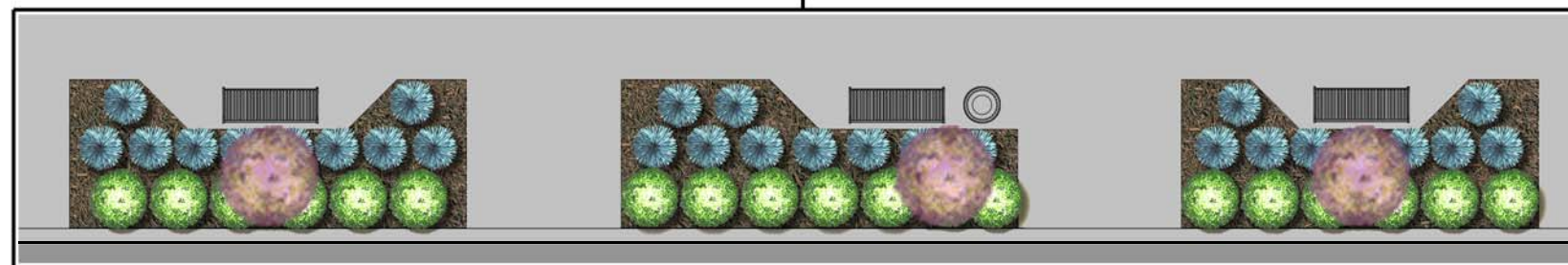
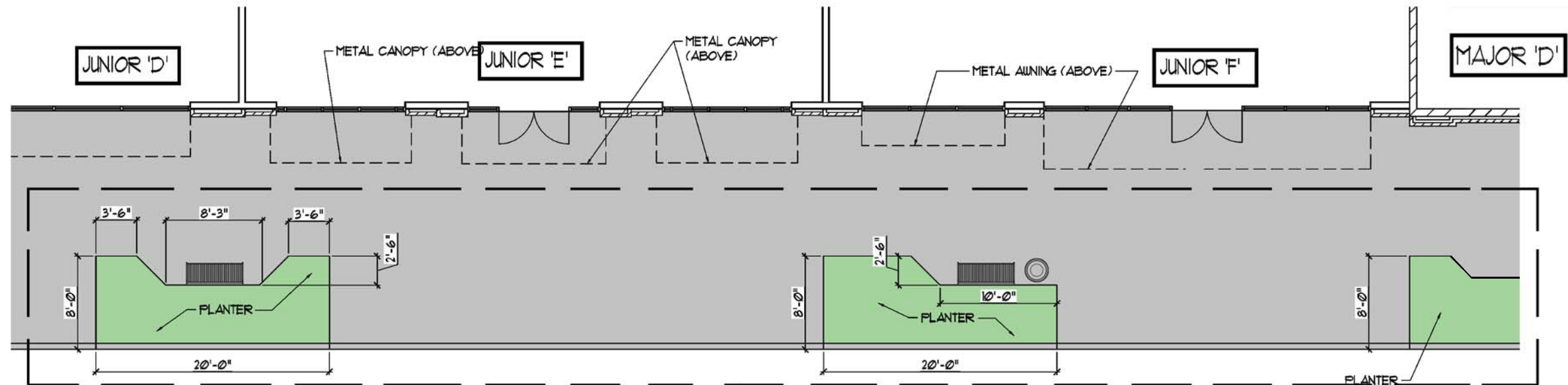
TENANT JUNIOR 'B'



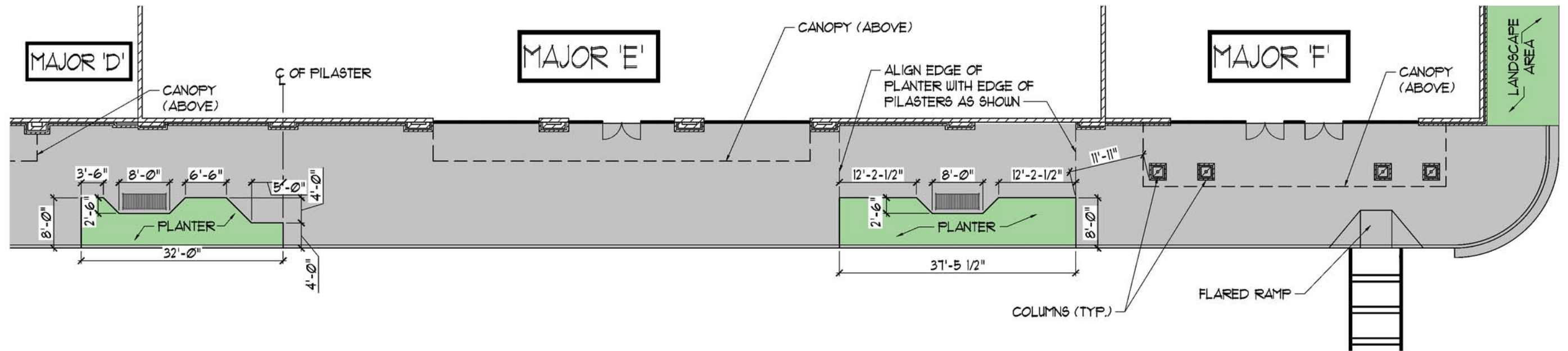
JUNIOR 'B' & PARTIAL MAJOR 'C' & PARTIAL JUNIOR 'C' - PLANTER INFORMATION



JUNIOR 'C' & JUNIOR 'D' & PARTIAL JUNIOR 'E' - PLANTER INFORMATION

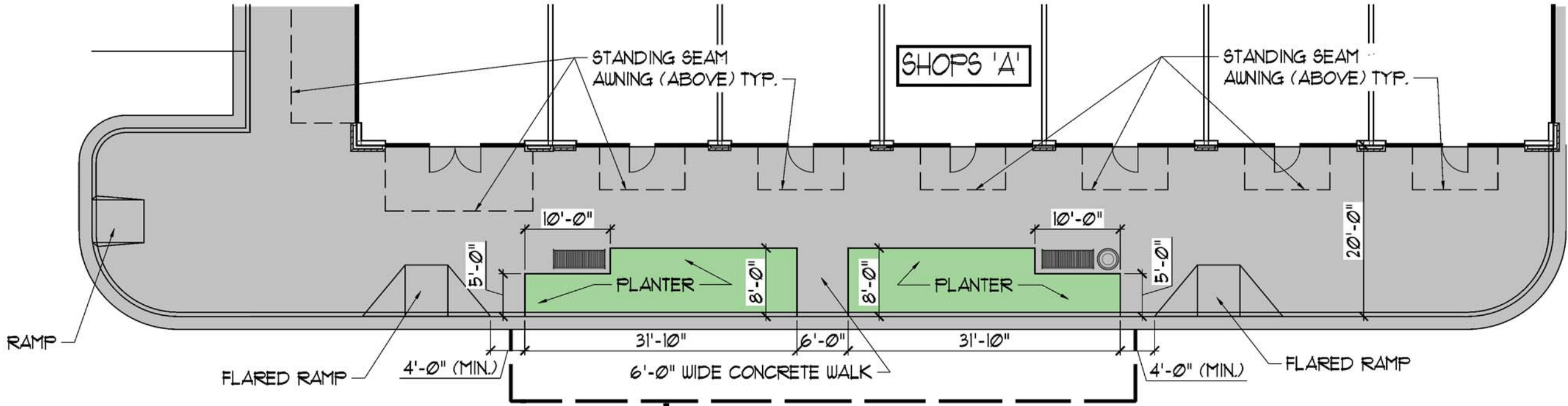


JUNIOR 'E' & JUNIOR 'F' & PARTIAL JUNIOR 'D' - PLANTER INFORMATION

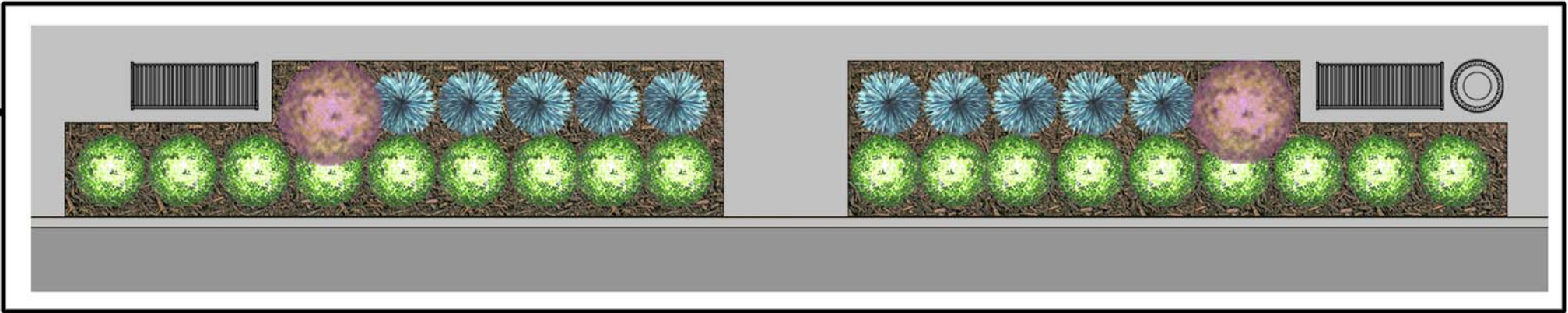


MAJOR 'D' & MAJOR 'E' & MAJOR 'F' & PARTIAL MAJOR 'D' - PLANTER INFORMATION

SHOPS A ELEVATIONS



SHOPS 'A' - PLANTER INFORMATION





**Planning
City of Monroe, Georgia**

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: 1043

DATE: June 6, 2022

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Mayfield Self Storage, LLC

PROPERTY OWNER: Mayfield Self Storage, LLC

LOCATION: North side of Mayfield Drive and the south side of US Hwy 78 – 400 Mayfield Drive

ACREAGE: ±11.74

EXISTING ZONING: M-1 (Light Industrial/Manufacturing District)

EXISTING LAND USE: Mini-storage warehouses

ACTION REQUESTED: The applicant is requesting approval of a Certificate of Appropriateness application for consideration of various signs on the site.

STAFF RECOMMENDATION: Staff recommends approval of this Certificate of Appropriateness with conditions. This recommendation also includes a condition prohibiting one of the proposed signs in the request.

DATE OF SCHEDULED MEETING

PLANNING COMMISSION: June 21, 2022

REQUEST SUMMARY

CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:

The applicant is requesting approval of a Certificate of Appropriateness application in order to allow placement of three separate signs on a site partially developed as a mini-storage warehouse facility.

PROPOSED PROJECT SUMMARY:

- Signage for a Mini-Storage Warehouse facility
 - Total Signs Proposed – 3
 - 1 Ground Sign – Mayfield Drive
 - Brick monument sign – 6’ X 12’; 72 Sf
 - 1 Wall Sign – Office Building facing Mayfield Drive
 - 6’ X 7.5’; 45 Sf
 - 1 Agricultural Accessory Structure (with painted sign) – US Hwy 78
 - Bulk gravity feed silo with 2 – 36 Sf wall signs
 - Dimensions of this structure were not provided by the applicant

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:

This standard is not affected by this request.

643A.2 – Architecture:

This standard is not affected by this request.

643A.3 – Pavement:

This standard is not affected by this request.

643A.4 – Landscaping:

This standard is not affected by this request.

643A.5 – Signs:

The applicant is requesting approval to construct 3 signs on a site which has recently been developed as mini-storage warehouse facility. The following breakdown addresses each proposed sign and compliance comparison with the Corridor Design Overlay requirements outlined in Section 643A.5 of the Zoning Ordinance.

Ground Sign – Mayfield Drive

The applicant proposes to install a 72 Sf brick monument sign at the project’s entrance on Mayfield Drive. The site plan provided indicates this sign will be a metal sign. This indication appears to be incorrect and conflicts with the submitted architectural renderings. For clarity, staff has provided a condition at the end of this report to require the sign be constructed as represented in the architectural renderings. The sign is proposed to be externally illuminated. The proposed ground sign on Mayfield Drive complies with Section 643A.5 of the Zoning Ordinance.

Wall Sign – Office Building (Mayfield Drive)

The applicant proposes to install a 45 Sf painted wall sign on the office building for the mini-storage warehouse facility. The sign is not proposed to be illuminated. The size of the wall sign meets the criteria outlined in Section 1250.2(2) of the Zoning Ordinance.

Agricultural Accessory Structure (with painted sign) – US Hwy 78

The applicant proposes to erect an agricultural accessory structure in the landscape buffer along the frontage of US Hwy 78. The structure is a gravity bulk feed silo. The applicant did not provide any height or width dimensions of the structure. The applicant further proposes to paint two 36 Sf wall signs on each side of the feed silo with one wall side being illuminated with lights attached to the silo.

The proposed sign does not meet any of the requirements outlined for signs in Section 1250 or Section 643A.5. The General Criteria for signs in the CDO under Section 643A.5(1) states, “*Since the Corridor serves as entry gateways to the City’s historic, residential and undeveloped areas, signage should be compatible with the area’s visual character. Restraint in sign design can limit the clutter, confusion and potential hazard associated with sign competition, while protecting the quality of the landscape.*” A gravity bulk feed silo with painted signage located

in the CDO fails to meet the intent of the General Criteria. The property itself has no association with any agricultural uses, especially considering the site is developed as a mini-storage warehouse facility. If the silo were permitted, it would be classified as an accessory structure that would be subject to required building setbacks of the M-1 zoning district, and would not be permitted to have a wall sign painted on the structure. Section 643A.5(1)(d) states, “ground signs are permitted provided that the sign area is no larger than 6 feet in height by 12 feet in width.” 643A.5(1)(d) further states that non-ground signs are prohibited. A gravity bulk feed silo with wall signs does not comply with the identified dimensional requirements for the CDO. For these reasons, staff has included a condition at the end of this report prohibiting any signage along US Hwy 78 that does not meet the dimensional requirements of Section 643A.5(1)(d).

Along US Hwy 78, there are several non-conforming or non-permitted signs facing the roadway. Staff has also included a condition at the end of this report requiring the removal of those signs before any permits can be issued for the new signs allowed on the site.

643A.6 – Illumination:

This standard is not affected by this request.

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 2 of the 3 requested signs as specified below, and subject to the following conditions:

1. The proposed ground sign on Mayfield Drive shall be constructed exactly as represented on the submitted architectural drawings. Any dimensional or structural modification beyond what is represented on the submitted architectural drawings will require the developer to submit a new Certificate of Appropriateness application for consideration of approval.
2. The proposed wall sign to face Mayfield Drive on the office building shall be constructed exactly as represented on the submitted architectural drawings. Any dimensional or structural modification beyond what is represented on the submitted architectural drawings will require the developer to submit a new Certificate of Appropriateness application for consideration of approval.
3. The proposed agricultural accessory structure or gravity bulk feed silo sign on US Hwy 78 is prohibited from being allowed on the site. No signs shall be allowed on US Hwy 78 without first obtaining approval of a Certificate of Appropriateness application for a sign meeting the dimensional requirements outlined in Section 643A.5(1)(d) of the Zoning Ordinance.
4. All non-conforming and non-permitted signs and banners facing US Hwy 78 shall be removed prior to the issuance of any sign permits for the signs identified in Conditions 1 and 2.



City of Monroe

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

PLANNING COMMISSION MTG PERMIT

PERMIT #:	1043	DESCRIPTION:	COA-for 3 signs
JOB ADDRESS:	400 MAYFIELD DR	LOT #:	
PARCEL ID:	M0060003	BLK #:	
SUBDIVISION:		ZONING:	M-1
ISSUED TO:	Mayfield Self Storage	CONTRACTOR:	Mayfield Self Storage
ADDRESS:	400 Mayfield Dr	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:	404-856-0401	PHONE:	
PROP.USE:	Industrial	DATE ISSUED:	5/20/2022
VALUATION:	\$ 0.00	EXPIRATION:	11/16/2022
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

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

NOTES:

Be advised, this request for a COA for signage at 400 Mayfield Dr. will be heard by the Planning Commission on June 21, 2022 at 5:30pm in the City Hall Auditorium at 215 N. Broad St.

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.

Sam E. Wain

(APPROVED BY)

6/1/22

DATE



Certificate of Appropriateness Application

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

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

Project Address: 400 MAYFIELD DRIVE Parcel # _____

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

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

Property Owner: MAYFIELD SELF STORAGE, LLC

Address: 400 MAYFIELD DRIVE, MONROE, GA 30655

Telephone Number: 404-256-0401 Email Address: JHAMPTON@WHITEOAKRE.COM

Applicant: <u>MAYFIELD SELF STORAGE, LLC</u>
Address: <u>400 MAYFIELD DRIVE, MONROE, GA 30655</u>
Telephone Number: <u>404-256-0401</u> Email Address: <u>JHAMPTON@WHITEOAKRE.COM</u>

Estimated cost of project: \$5,650

Please submit the following items with your application:

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

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

[Handwritten Signature]
Signature of Applicant

5-17-2022
Date

Wyatt Howard
706-201-6387 - whoward@whiteoakdev.com

**NOTICE TO THE PUBLIC
CITY OF MONROE**

A petition has been filed with the City of Monroe requesting a Certificate of Appropriateness to allow for the placement of signage on property located at 400 Mayfield Dr. (Parcel #MO060003). The City of Monroe Planning Commission will hold a public hearing and a decision will be made at the City Hall Auditorium at 215 N. Broad Street on June 21, 2022 at 5:30 P.M. All those having an interest should be present to voice their interest.

**PLEASE RUN ON THE
FOLLOWING DATE:**

June 5, 2022



CODE DEPARTMENT

June 6, 2022

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for June 21, 2022 to consider an application for certificate of appropriateness located at 400 Mayfield Dr. Monroe, GA 30656, Parcel #M0060003. The property is requesting to allow for the placement of signage. As an adjacent property owner, you are officially being notified of this request. Further notice of this request will appear in the Walton Tribune on June 5, 2022.

All public hearings will be held in the Council Chambers located at City Hall—215 N. Broad St Monroe, GA 30655. Public hearings regarding the certificate of appropriateness request for the property will be as follows:

- Planning Commission—June 21, 2022 at 5:30pm

You are welcome to speak for or against this application during the public hearings; however, your attendance is not required. One week prior to the Planning Commission meeting, copies of the application submittal will be available for viewing online at www.monroega.com by selecting calendar and the date of the meeting you plan to attend for this application.

If you have any questions regarding this letter, please call the City of Monroe Code Department at 770-207-4674.

Sincerely,

Laura Wilson
Code Department Assistant

COA Central Business District (CBD) & Corridor Design Overlay (CDO) Supplemental Information



1. The Planning Commission meets on the third Tuesday of each month in the Council Chambers at City Hall (215 N. Broad St Monroe, GA 30655) at 5:30pm.
2. To be placed on the agenda for that month, a completed application must be turn in **at least 30 days prior** to the meeting date. For example, if the meeting is scheduled for February 15th, all applications must be turned in by January 14th.
3. It is recommended the applicant appear at the meeting on the scheduled time and day to make a presentation to the Commission members.
4. In review of COA applications, the Planning Commission shall take into account the following elements to ensure the exterior form and appearance of the structure is consistent with the visual character of the Corridor or District
 - Impervious surface, parking, parking islands, greenspace, trees, landscaping, buffers
 - Signage
 - Lighting
 - Historical and architectural value and significance
 - Architectural style, general design arrangement, texture and material of the architectural features involved and the relationship thereof to the exterior architectural style and appurtenant features of other development and structures in the Corridor or District
5. The Code Office will post a notice which will notify all affected property owners of the material change being requested not less than 15 days prior to the meeting at which the request for the 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.
6. Ordinary maintenance or repair of any exterior architectural feature in or on a property that does not involve a change in design is excluded from review.
7. In review of COA applications, the Planning Commission shall not consider interior arrangements or use having no effect on exterior architectural features.
8. Specific **Corridor Design Standards and Guidelines** can be found in Section 643A of the Zoning Ordinance
9. Specific Design Standards and Exemptions for the **Central Business District (CBD) Overlay** can be found in Section 646.6 of the Zoning Ordinance

Proposed Sign Project for Mayfield Self Storage, LLC

The intended purpose of this project is to install three different types of signs on the property located on 400 Mayfield Drive. The signs will assist in advertisement, aesthetic improvement/conformity, and business identification.

The ground sign along Mayfield drive shall be installed for traffic traveling along Mayfield. The mural sign on the South side of the office building shall be patrons traveling North on Plaza Drive as well as customers entering the property. The silo sign on the Northeast end of the property shall be for traffic traveling East bound on highway 78. Each sign will be lighted by low voltage lights. The total project is estimated to cost \$5,650. Pictures, site visuals, and examples can be seen attached to each proposed sign application.

Ground Sign By Mayfield Drive

This sign will be located eighty-five (85) feet from the nearest sign across the road labeled "Mayfield Plaza Drive Industrial Park". This sign will be located thirty-one (31) feet from the center line of Mayfield Drive which has a sixty (60) foot road right of way. The ground sign will also be located thirty feet (30) Southeast of property entrance.

This sign shall consist of a 12-inch foundation (beneath ground level) and be constructed with masonry brick. 120-volt lights shall be supported at the base of the sign (on the ground) to illuminate up only to the sign. This will be a double-sided sign and the proposed lights will illuminate both sides. There will be landscaping around the perimeter base of the sign.





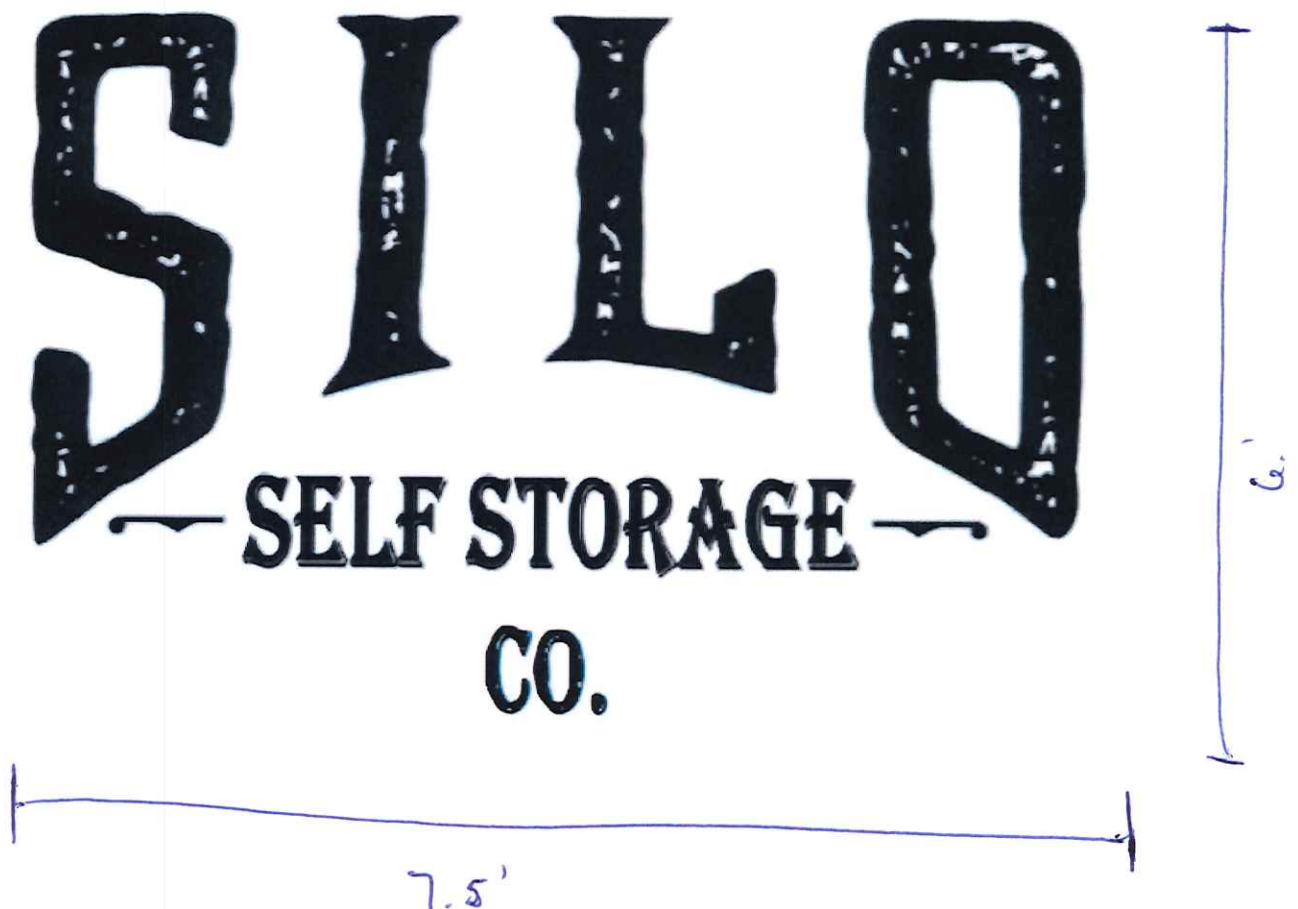
Mural Sign on Side of Office Building

This sign will be painted onto the side of the office building. The Silo Self Storage logo will be altered to show only the letters (see attached image) in black and will be painted onto the South facing wall of the office building. The side of the office building is one hundred sixty (160) feet away from Mayfield drive monument sign and one hundred fifty (150) feet away from the proposed ground sign along Mayfield Drive.

The proposed wall sign is to be 7.5 feet wide by 6 feet tall. This consist a total square foot area of 45 square feet.

The method of application is to be painted directly onto the side of the building in black paint.

(Attached image to be painted on building)





7.5 feet

6 feet

Silo Sign Northside of Property

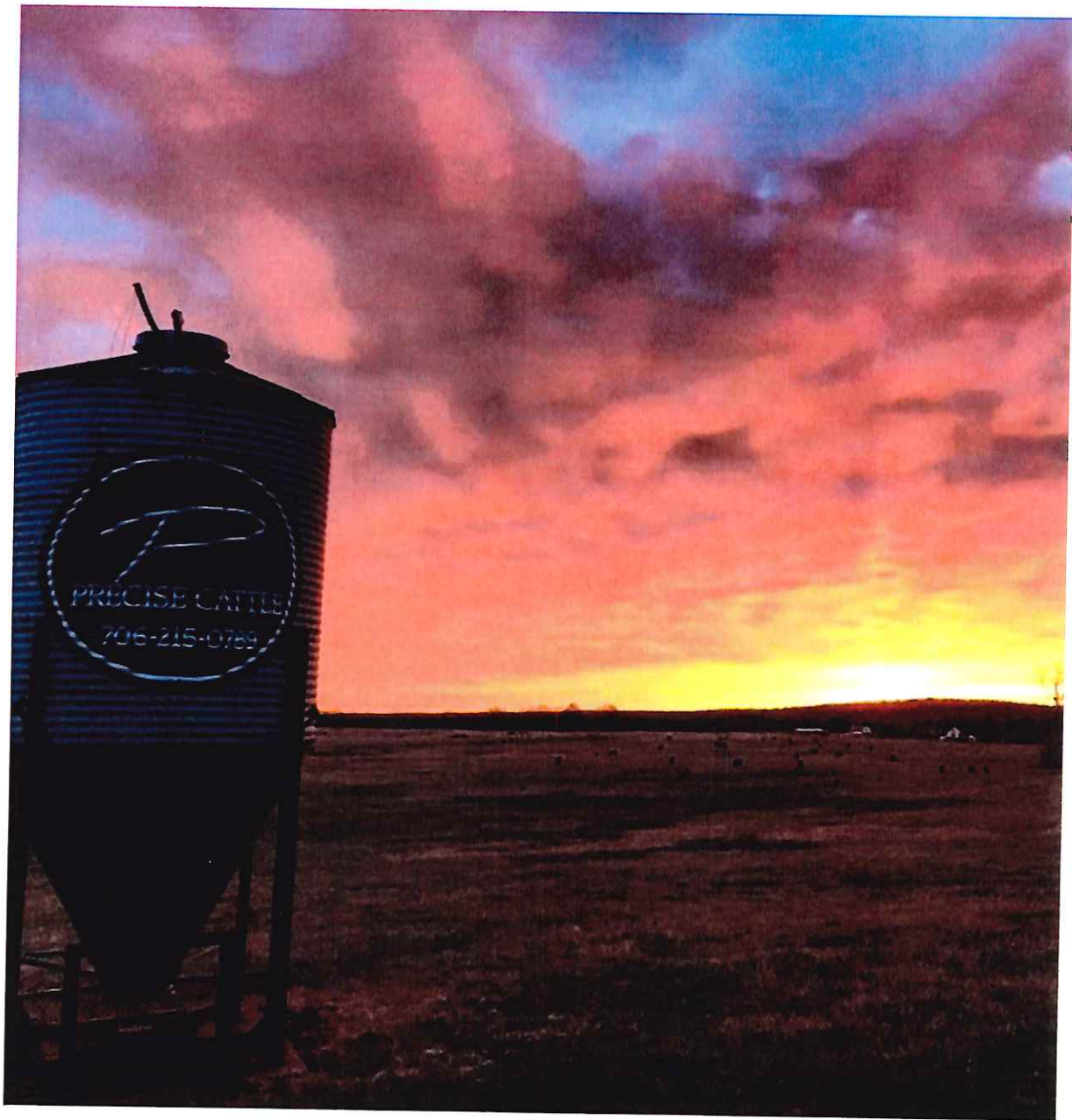
This sign will be located forty-eight (48) feet from the road right of way of highway 78 on the East bound side. This sign is located three hundred ninety-seven feet North of the office building where the proposed building mural sign is proposed. This sign is also located fifty (50) feet from the Eastern property line. This sign is intended to be painted on the side of the silo facing West to advertise to East bound traffic travelers.

For installation of this sign there will be a 6'x6' concrete slab poured as an extension of our curb to mount the silo legs onto. The legs of the silo will be bolted into the concrete slab. There will be low voltage lights attached to the lower end of the silo to illuminate the painted sign side of the silo on the West side. There will not be any lights on the East facing side.

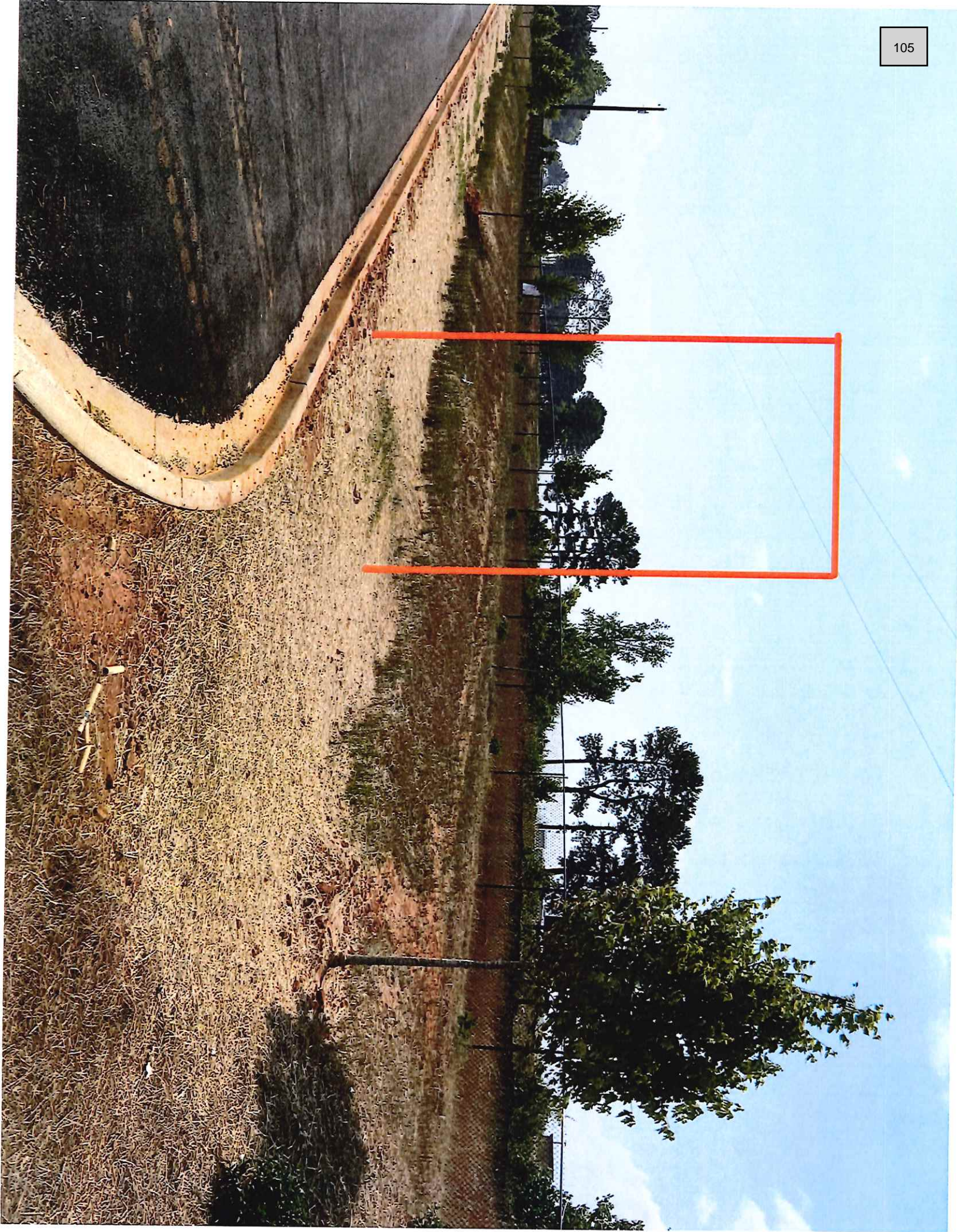




This image is used for example purposes only to illustrate lighting and comparison sign to be modeled after. (This image belongs to Precise Cattle Co. in Watkinsville Ga.)



This image is used for example purposes only to illustrate a comparison sign to be modeled after. (This image belongs to Precise Cattle Co. in Watkinsville Ga.)







**Planning
City of Monroe, Georgia**

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: 1087

DATE: June 6, 2022

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Tom Treweeke

PROPERTY OWNER: Georgia Storage of Monroe, LLC

LOCATION: West side of N. Broad Street – 809 N. Broad Street

ACREAGE: ±9.66

EXISTING ZONING: B-3 (Highway Commercial District)

EXISTING LAND USE: Partially developed with a used car and tire sales operation

ACTION REQUESTED: The applicant is requesting approval of a Certificate of Appropriateness application in order to allow for the demolition of existing buildings and redevelopment of the site to allow construction of a mini-storage warehouse facility and an office/warehouse building.

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

DATE OF SCHEDULED MEETING

PLANNING COMMISSION: June 21, 2022

REQUEST SUMMARY

CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:

The applicant is requesting approval of a Certificate of Appropriateness application in order to allow for the demolition of existing buildings on the site and redevelopment of the site for a mini-storage warehouse facility and an office/warehouse building, associated parking and landscaping.

PROPOSED PROJECT SUMMARY:

- Mini-Storage Warehouse Facility and Office/Warehouse Building
 - Total Mini-Storage Warehouse Floor Area – 48,250 Sf
 - Proposed Façade – combination of brick, stucco, and metal panel siding
 - Roof style will be parapet facing outward with flat roof facing inward
 - Facility will have indoor as well as outdoor storage
 - Office/Warehouse Building Floor Area – 20,000 Sf
 - Proposed Façade – combination of brick and stucco

- Roof style will be parapet facing outward with flat roof facing inward towards the mini-storage facility

STAFF ANALYSIS

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

643A.1 – Site Planning:

The site layout is somewhat unusual and would be defined as a flag lot. The property has existed in this same manner for a number of years. The property has limited road frontage, but meets the minimum requirements of the B-3 zoning district standards. With this limited road frontage, the property is unable to comply with the maximum building setback requirements outlined in the Architecture requirements described below.

643A.2 – Architecture:

This proposed façade of the mini-storage and warehouse facility will be a combination of brick, stucco, and metal panel siding. The roof style of each building will be a parapet roof style visible from N. Broad and adjoining properties to the south. The quantity of stucco siding proposed on the building is similar to existing buildings along N. Broad Street. With the constraints described above, the property is unable to be developed in compliance with the Area Specific Criteria outlined in Section 643A.2(2). 643A.2(2) requires properties larger than 3 acres to be developed with frontage setbacks in scale and proportion to adjacent parcels. This is not possible with the limited developable area on the portion of the property closest to North Broad Street. With that exception in mind, the buildings appear to meet the intent of the Architectural requirements under Section 643A.2.

643A.3 – Pavement:

Due to the site constraints and limitations described above, the property cannot be developed in a manner that can meet the Area Specific Criteria outlined in Section 643A.3(2). This requirement limits forty-two (42) feet of pavement depth between the frontage landscaping and the primary structure of the building. An entrance drive approximately four-hundred (400) feet in length is required to access the developable portion of the property from the access on North Broad Street. The resulting development layout would be able to comply with the main intent of the General Criteria under Section 643A.3(1)(a) which states large areas of asphalt parking without landscaping, adjacent to the roadway is not permitted.

643A.4 – Landscaping:

The submitted development proposes to include landscaping throughout the development. However, the most visible portions of the proposed buildings in the development from the adjoining Pavilion project have no trees planned adjacent to that development along the southern boundary of the site. This visibility is further enhanced by the open expanses and lack of vegetation in the existing power transmission easements adjacent to the site. Staff recommends the landscaping on the site be installed as proposed with rows of additional tree plantings along the southern sides of each of the proposed buildings. With the inclusion of additional tree plantings, the landscaping should comply with the landscaping criteria outlined in Section 643A.4 of the Zoning Ordinance.

643A.5 – Signs:

A sample of proposed ground (monument) signage was included with this request. The proposed ground sign appears to meet the requirements of Section 643A.5 of the Zoning Ordinance. There were no samples of any wall signs included with the request. Any wall signs placed on the site will need to comply with the sign requirements outlined in Section 1250.2(2) of the Zoning Ordinance. At the time of sign permitting, wall signs may require additional approval by the Corridor Commission if visible from North Broad Street.

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 demolish the existing buildings and construct a mini-storage warehouse facility and office/warehouse building, subject to the following conditions:

1. The proposed building shall be constructed in substantial compliance with the representative drawings provided in this request. The proposed building shall include façade materials such as brick and stucco as presented on the representative drawings. Any portion of the proposed buildings visible from any public street should have façade materials of brick and stucco. Metal panel siding shall be limited to the portions of the buildings not visible from public streets.
2. Prior to submittal of any site development plans, the developer shall obtain approval from GDOT for the proposed entrance to the site.



City of Monroe

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

PLANNING COMMISSION MTG PERMIT

PERMIT #:	1087	DESCRIPTION:	COA DEMOLITION & NEW CONSTRUCTION
JOB ADDRESS:	809 N BROAD ST	LOT #:	
PARCEL ID:	M0050004	BLK #:	
SUBDIVISION:		ZONING:	B-3
ISSUED TO:	Tom Treweweke	CONTRACTOR:	Tom Treweweke
ADDRESS:	809 N. Broad St	PHONE:	
CITY, STATE ZIP:	Monroe GA 30655	OWNER:	
PHONE:	973-525-5109	PHONE:	
PROP.USE:	COMMERCIAL	DATE ISSUED:	6/01/2022
VALUATION:	\$ 0.00	EXPIRATION:	11/28/2022
SQ FT:	0.00		
OCCP TYPE:			
CNST TYPE:			
INSPECTION REQUESTS:	770-207-4674 lwilson@monroega.gov		

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

NOTES:

Be advised, this request for a COA for demolition of existing commercial structures new construction of a mini storage and warehouse facility will be heard by the Planning Commission on June 21, 2022 at 5:30pm in the City Hall Auditorium at 215 N. Broad St.

NOTICE

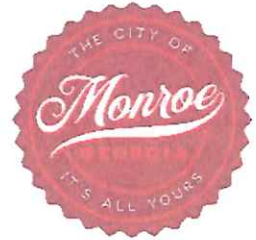
THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED.

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)

6/1/22
DATE



Certificate of Appropriateness Application

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

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

Project Address: 809 North Broad Street Parcel # M0050004

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

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

Property Owner: Georgia Storage of Monroe, LLC

Address: 220 Halverson Way, Johns Creek, GA 30097

Telephone Number: 973-525-5109 Email Address: twtreeweke@gmail.com

Applicant: <u>Tom Treeweke</u>	
Address: <u>220 Halverson Way, Johns Creek, GA 30097</u>	
Telephone Number: <u>973-525-5109</u>	Email Address: <u>twtreeweke@gmail.com</u>

Estimated cost of project: \$3 - 5mm

Please submit the following items with your application:

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

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

Thomas Treeweke

5/12/2022

Signature of Applicant

Date

RECEIVED
#1087

**NOTICE TO THE PUBLIC
CITY OF MONROE**

A petition has been filed with the City of Monroe requesting a Certificate of Appropriateness to allow for the demolition of existing commercial structures and construction of a mini storage and office warehouse facility located at 809 N. Broad St. (Parcel #MO050004).

The City of Monroe Planning Commission will hold a public hearing and a decision will be made at the City Hall Auditorium at 215 N. Broad Street on June 21, 2022 at 5:30 P.M. All those having an interest should be present to voice their interest.

**PLEASE RUN ON THE
FOLLOWING DATE:**

June 5, 2022



CODE DEPARTMENT

June 6, 2022

To Whom It May Concern:

Be advised that a public hearing before the Planning Commission is scheduled for June 21, 2022 to consider an application for certificate of appropriateness located at 809 N. Broad St. Monroe, GA 30656, Parcel #M0050004. The property is requesting to demolish existing commercial structures and construct a ministorage and warehouse facility. As an adjacent property owner, you are officially being notified of this request. Further notice of this request will appear in the Walton Tribune on June 5, 2022.

All public hearings will be held in the Council Chambers located at City Hall—215 N. Broad St Monroe, GA 30655. Public hearings regarding the certificate of appropriateness request for the property will be as follows:

- Planning Commission—June 21, 2022 at 5:30pm

You are welcome to speak for or against this application during the public hearings; however, your attendance is not required. One week prior to the Planning Commission meeting, copies of the application submittal will be available for viewing online at www.monroega.com by selecting calendar and the date of the meeting you plan to attend for this application.

If you have any questions regarding this letter, please call the City of Monroe Code Department at 770-207-4674.

Sincerely,

Laura Wilson
Code Department Assistant

Description of Project

Property Address: 809 N. Broad Street

Parcel #: M0050004

Property Owner: Georgia Storage of Monroe, LLC

Applicant: Tom Treweeke

Current Use:

The property is currently leased by a used car dealer utilizing a single-story structure approximately 1000 SF and a tire sales business utilizing a space of approximately 800 SF.

Phase 1:

In phase one of the project, we propose removing all structures currently located on the property in preparation for mass grading and development of a self-storage facility. The main access to the property will be located off of Highway 11 through the narrow front section of the property leading to the larger back section of the property where the new structures will be located.

The self-storage facility will have two buildings. The first building will be 38,000 SF consisting of 100% climate controlled self-storage units with a mix of exterior access drive up doors and interior hallway access units. The second building will be 10,250 SF with climate controlled fully enclosed RV and vehicle storage. The facility will also have approximately 50 spaces for paved uncovered RV, boat, and vehicle parking.

We have also presented areas for future expansion on the west side of the large storage building for an additional 16,000 SF and the west side of the enclosed RV storage for an additional 3,600 SF.

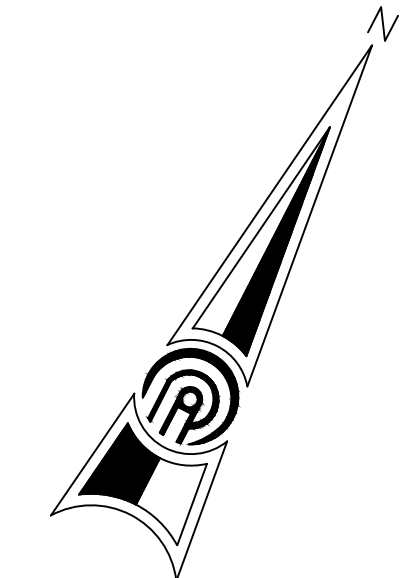
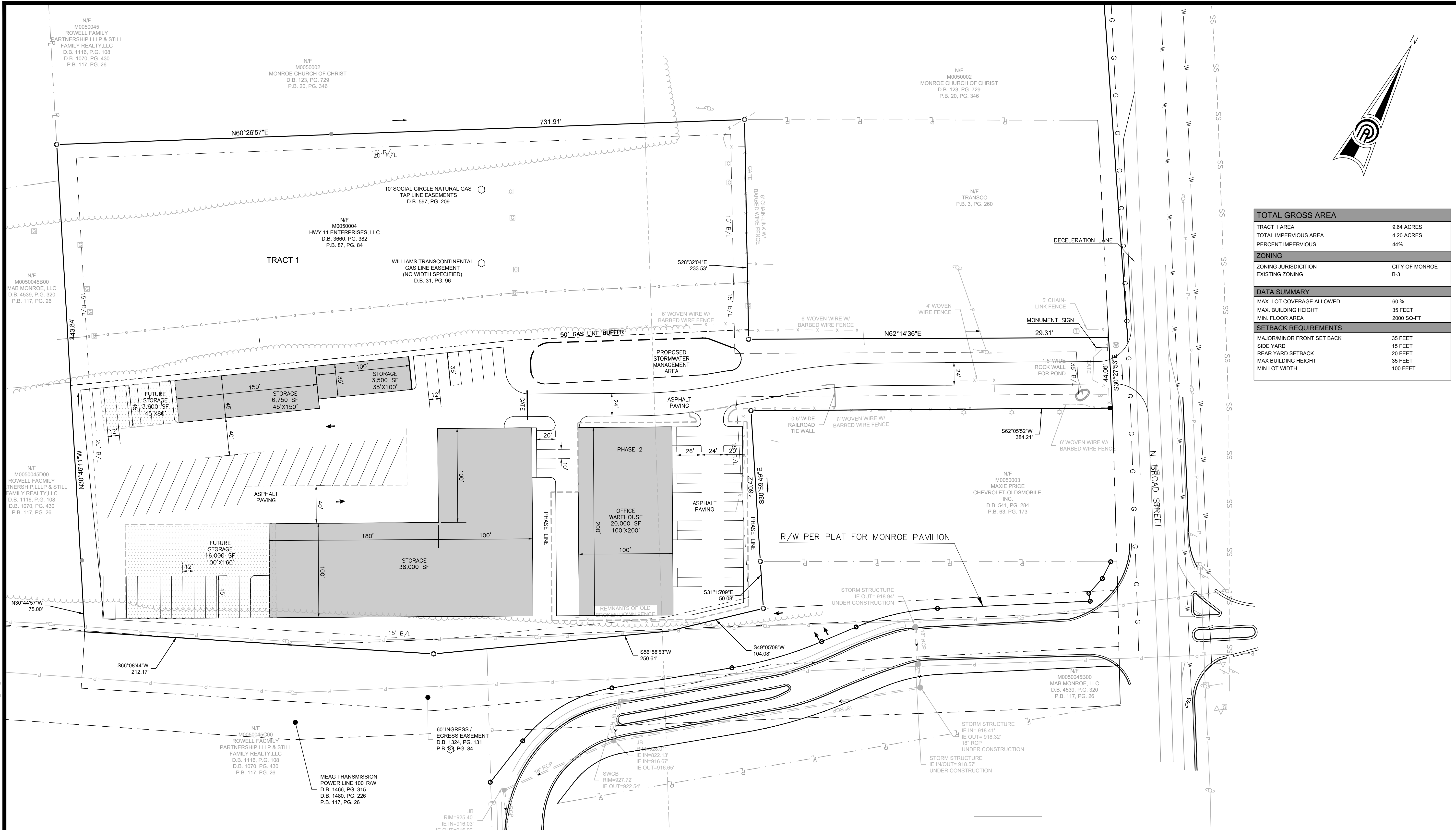
Phase 2:

In phase two of the project, we propose developing a 20,000 SF office warehouse building divided into four units. Each unit will have a large garage door in the front and rear of building, 10-15% of the space will be finished office space and the other 85-95% will be warehouse space.

During phase one this area will be graded in preparation for future development and Bermuda seed will be planted.

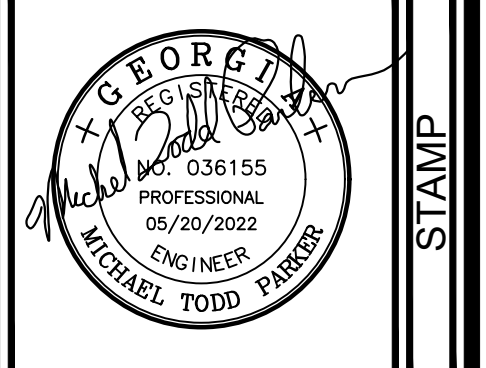






TOTAL GROSS AREA	
TRACT 1 AREA	9.64 ACRES
TOTAL IMPERVIOUS AREA	4.20 ACRES
PERCENT IMPERVIOUS	44%
ZONING	
ZONING JURISDICTION	CITY OF MONROE
EXISTING ZONING	B-3
DATA SUMMARY	
MAX. LOT COVERAGE ALLOWED	60%
MAX. BUILDING HEIGHT	35 FEET
MIN. FLOOR AREA	2000 SQ-FT
SETBACK REQUIREMENTS	
MAJOR/MINOR FRONT SETBACK	35 FEET
SIDE YARD	15 FEET
REAR YARD SETBACK	20 FEET
MAX BUILDING HEIGHT	35 FEET
MIN LOT WIDTH	100 FEET

PRECISION PLANNING, INC.
 ALL RIGHTS RESERVED.
 THESE CONSTRUCTION DOCUMENTS AND ANY INSTRUMENTS OF SERVICE OPEN IN PART ARE INSTRUMENTS OF SERVICE OF PRECISION PLANNING, INC. UNLESS OTHERWISE INDICATED. ANY INSTRUMENTS OF SERVICE OPEN IN PART ARE INSTRUMENTS OF SERVICE OF PRECISION PLANNING, INC. UNLESS OTHERWISE INDICATED. ANY INSTRUMENTS OF SERVICE OPEN IN PART ARE INSTRUMENTS OF SERVICE OF PRECISION PLANNING, INC. UNLESS OTHERWISE INDICATED. ANY INSTRUMENTS OF SERVICE OPEN IN PART ARE INSTRUMENTS OF SERVICE OF PRECISION PLANNING, INC. UNLESS OTHERWISE INDICATED.



PRECISION
 Planning Inc.
 planners • engineers • architects • surveyors

400 Pike Boulevard, Lawrenceville, Ga 30046
 770.338.8000 • www.ppi.us

GA STORAGE OF MONROE

Land Lot 40, District 3, Parcel
 809 N Broad Street
 Monroe, GA 30666

SHEET TITLE	CHECKED	TP
	DRAWN	SSS
DESIGN	SSS	

DATE	NO.	DESCRIPTION

5/20/22
 DATE

C21-083
 PPI PROJECT NO.

C1.0

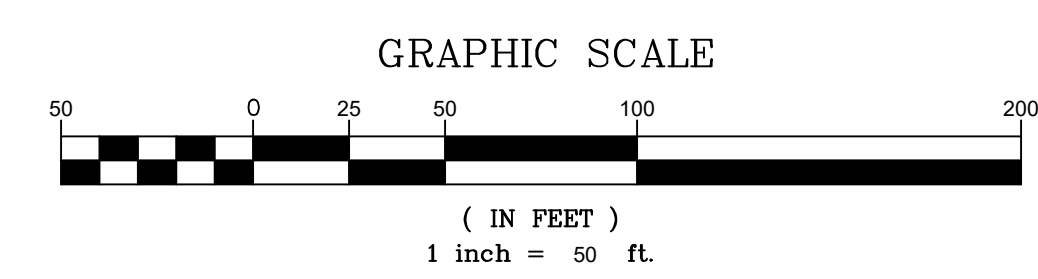
UTILITY NOTE
 INFORMATION REGARDING THE REPUTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT 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.

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.

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

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

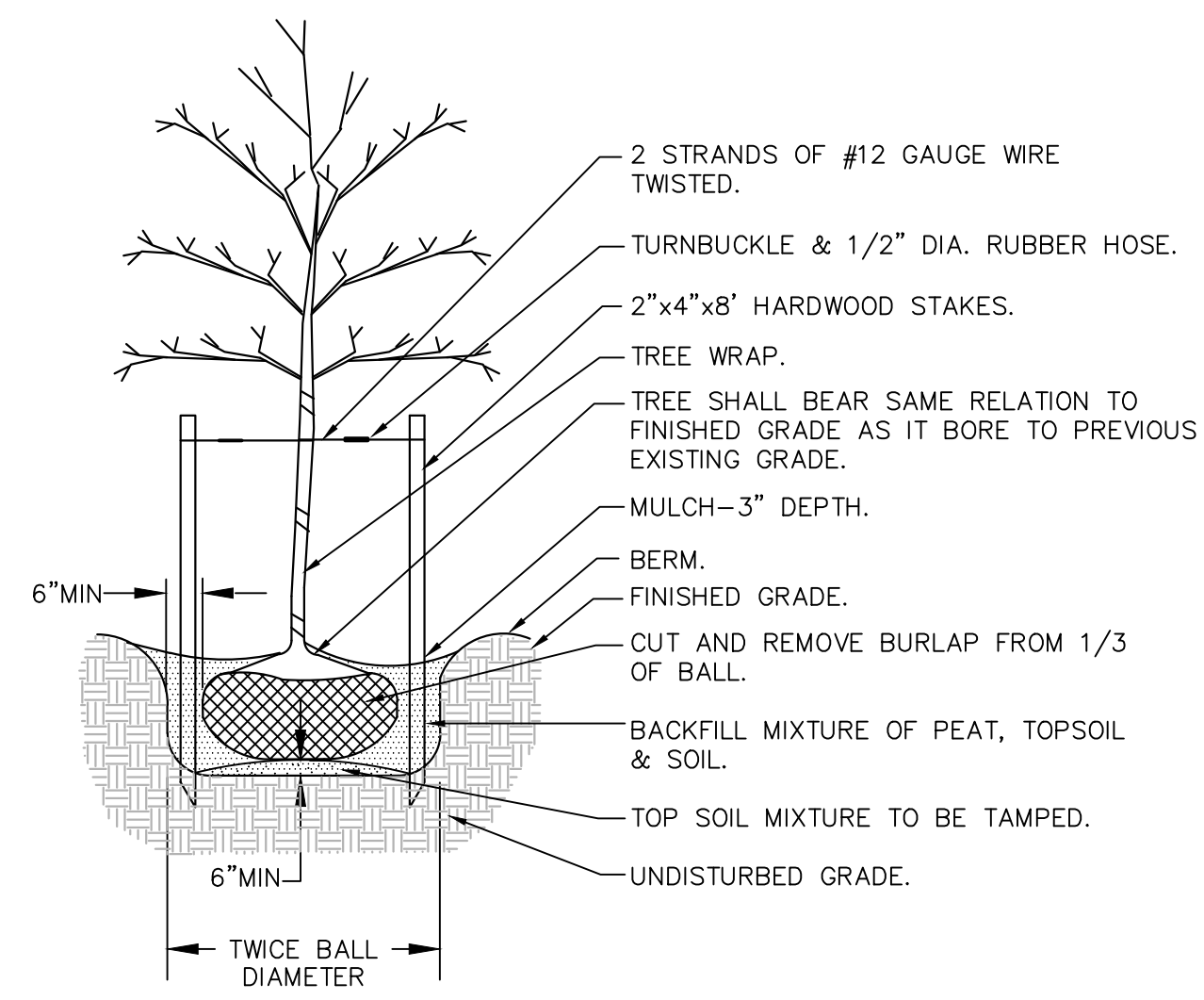
OWNER / DEVELOPER
 GEORGIA STORAGE OF MONROE, LLC
 220 HALVERSON WAY
 JOHNS CREEK, GA 30097
 CONTACT: TOM TREWEEKE
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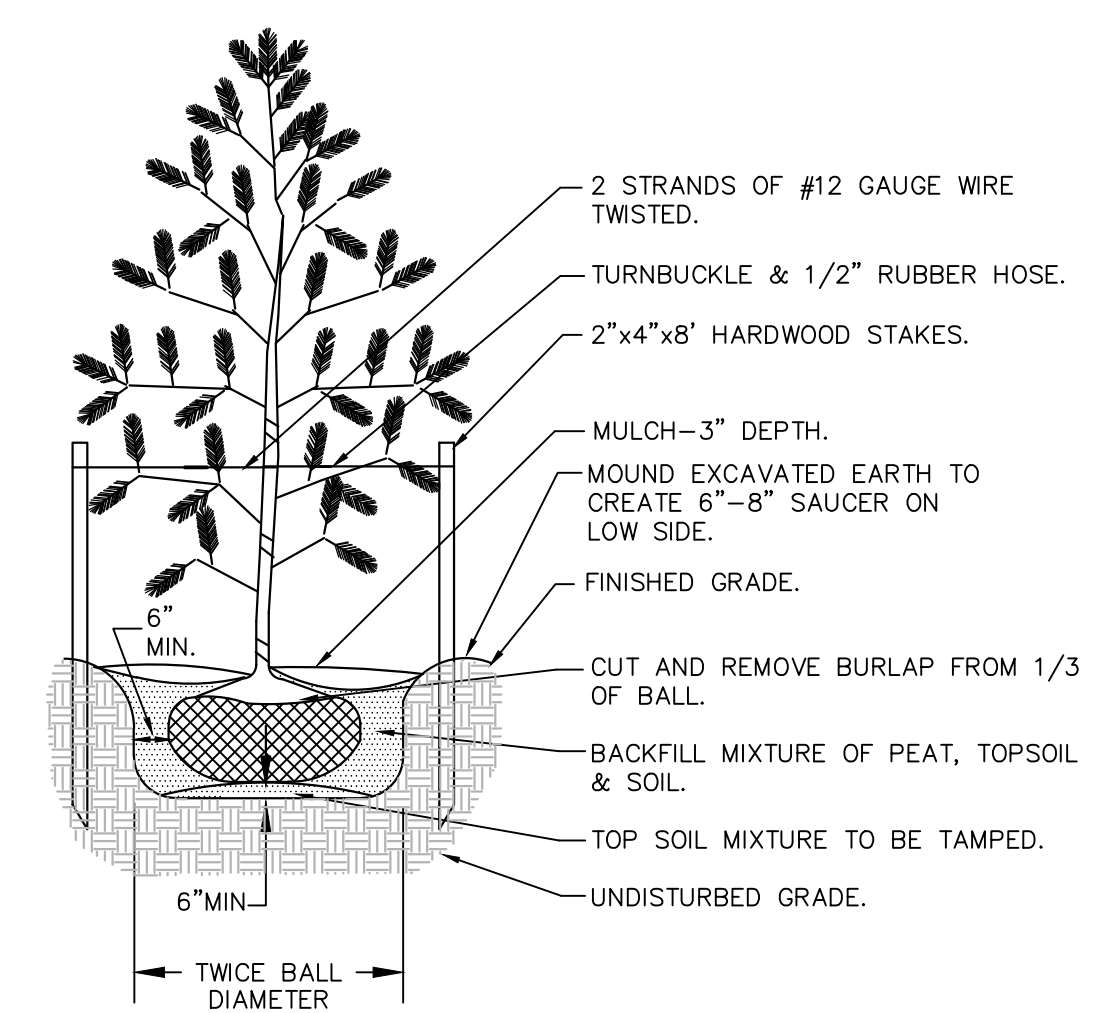
GEORGIA811
 Utilities Protection Center, Inc.

Know what's below.
 Call before you dig.

FILE PATH: E:\PROJECTS\2021\12\18\LD-GA STORAGE OF MONROE\DWG\CA EXHIBIT\2021083_C21_LAYOUT SITE PLAN.DWG - TODD PARKER
 PLOT DATE: 5/20/2022 12:58 PM



TYPICAL TREE PLANTING NTS



EVERGREEN TREE PLANTING NTS

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 DRILLING 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

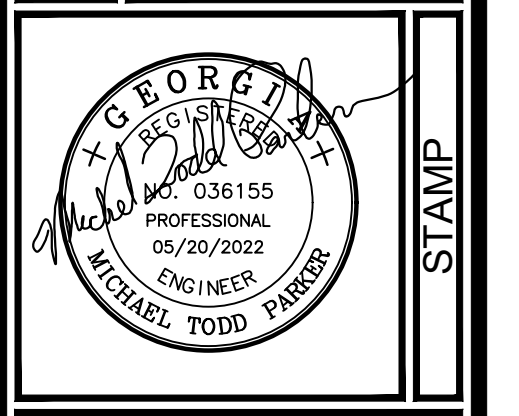
1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER BEFORE, 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 SHALL BE IRRIGATED.
2. IRRIGATION DESIGN SHALL BE PROVIDED BY THE CONTRACTOR INSTALLING IRRIGATION SYSTEM PRIOR TO ISSUANCE OF A DEVELOPMENT PERMIT.

PLANT SCHEDULE					
TREES					
QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	Notes
67	CUPRESSOCYPARIS X 'LEYLANDII'	LEYLAND CYPRESS	8' HT	12' O.C.	STRAIGHT CENTRAL LEADER TO MINIMUM 6' HT, WELL SPACED BRANCHES, SYMMETRICAL CROWN
10	QUERCUS LYRATA	OVERCUP OAK	3" CAL	25' O.C.	STRAIGHT CENTRAL LEADER TO MINIMUM 6' HT, WELL SPACED BRANCHES, SYMMETRICAL CROWN
1	ULMUS PARVIFOLIA 'EMER II'	ALLEE ELM	3" CAL	25' O.C.	STRAIGHT CENTRAL LEADER TO MINIMUM 6' HT, WELL SPACED BRANCHES, SYMMETRICAL CROWN
14	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	3" CAL	25' O.C.	STRAIGHT CENTRAL LEADER TO MINIMUM 6' HT, WELL SPACED BRANCHES, SYMMETRICAL CROWN
9	LAGERSTROEMIA	CREPE MYRTLE	8' HT	20' O.C.	STRAIGHT CENTRAL LEADER TO MINIMUM 6' HT, WELL SPACED BRANCHES, SYMMETRICAL CROWN
TURF					
14,575 SF	CYNODON DACTYLON	BERMUDA SEED			
25,546 SF	TIFTUF BERMUDA SOD				

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PRECISION Planning Inc.
 planners • engineers • architects • surveyors
 400 Pike Boulevard, Lawrenceville, Ga 30046
 770.338.8000 • www.ppi.us

GA STORAGE OF MONROE
 Land Lot 40, District 3, Parcel 809 N Broad Street
 Monroe, GA 30656

CONCEPTUAL LANDSCAPE PLAN DETAILS		SHEET TITLE	
DESIGN	SWS	DRAWN	BBR
CHECKED	TP		

DATE	NO.	DESCRIPTION	RELEASE

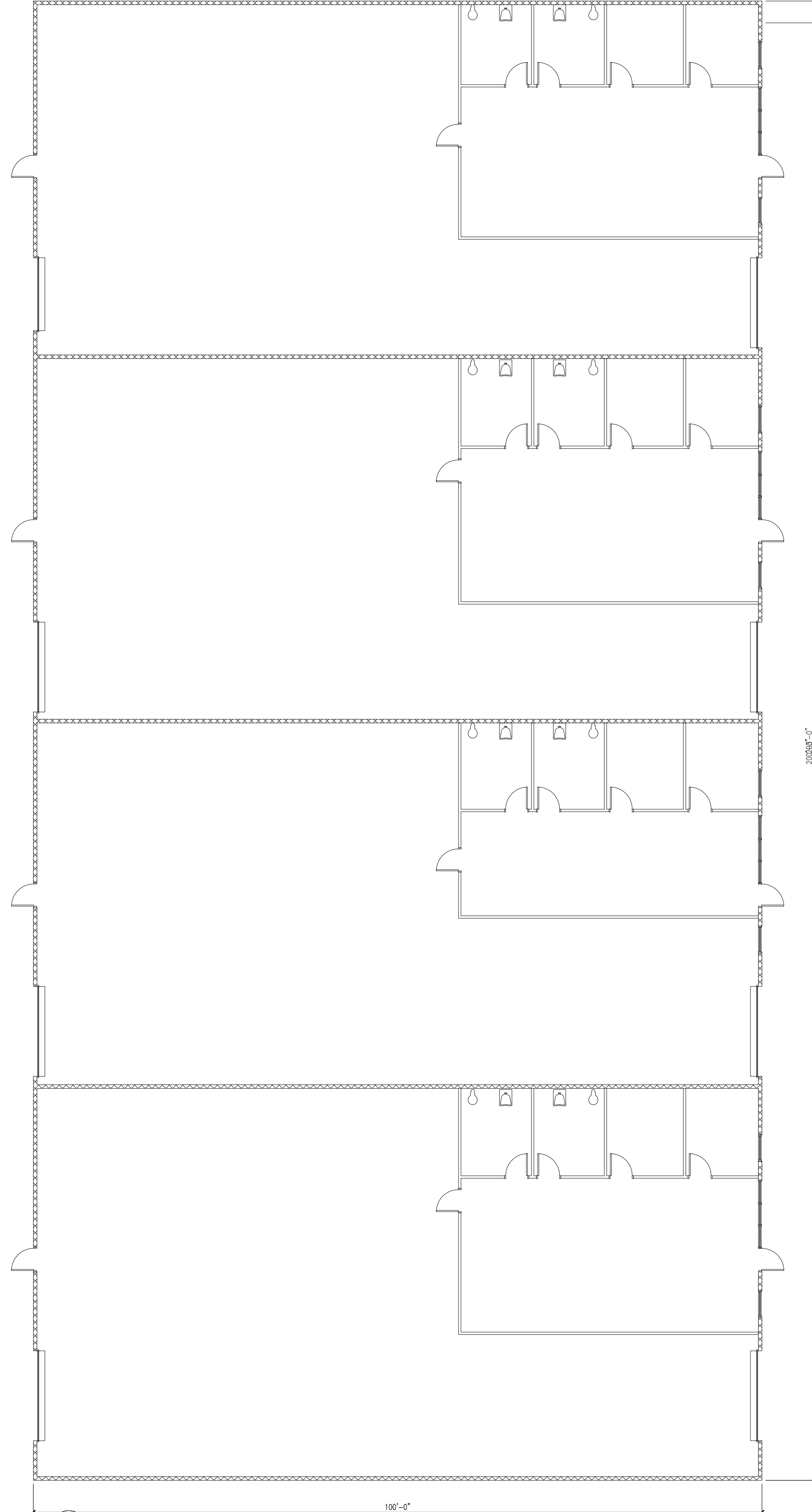
5/20/2022
 DATE
 C21-083
 PPI PROJECT NO.
L1.2

ENGINEER
 PRECISION PLANNING, INC.
 400 PIKE BOULEVARD
 LAWRENCEVILLE, GA 30046
 CONTACT: TODD PARKER, P.E.
 PHONE: 770-338-8000
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OWNER / DEVELOPER
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FILE PATH: E:\PROJECTS\2021\12\1085.LD-GA STORAGE OF MONROE.DWG\021083.L1.L1.LANDSCAPE PLAN.DWG - TODD PARKER
 PLOT DATE: 5/20/2022 12:59 PM





1 OFFICE WAREHOUSE - FLOOR PLAN
 3/32" = 1'-0"

100'-0"

20000'-0"

2222 2ND AVE. NORTH
 #401
 BIRMINGHAM, AL
 35203
 205.410.7644

NEW SELF STORAGE FACILITY
TREWEEKE SELF STORAGE
 MONROE, GA

ARCH L. TRULOCK, ARCHITECT

REVISIONS

#	NAME	DATE

DATE: 05/20/22
 FOR: PRELIMINARY DESIGN
 PROJECT #: 1002.14
 FLOOR PLAN
 BLDG 3

SHEET
A1.1

2222 2ND AVE. NORTH
#401
BIRMINGHAM, AL
35203
205.410.7644

NEW SELF STORAGE FACILITY
TREWEKE SELF STORAGE
MONROE, GA

ARCH. L. TRULOCK, ARCHITECT

DATE: 05/20/22
FOR: PRELIMINARY DESIGN
PROJECT #: 1002.14
EXTERIOR ELEVATIONS, BLDG 2 & 3

A2.1

