



Planning & Zoning Meeting

AGENDA

Tuesday, May 18, 2021

5:30 PM

215 N Broad Street Monroe Ga 30655

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **MINUTES OF PREVIOUS MEETING**
 1. Minutes of Previous - April 20, 2021
- IV. **REPORT FROM CODE ENFORCEMENT OFFICER**
- V. **PUBLIC HEARINGS**
 1. Zoning Code Text Amendment # 10
 2. Zoning Map Amendment 2021
- VI. **RECOMMENDATIONS ON REQUESTS**
- VII. **OLD BUSINESS**
- VIII. **NEW BUSINESS**
 1. Revisit Request for COA - 100 Saratoga Dr
 2. Preliminary Plat Review - 1301 Alcovy St
- IX. **ADJOURNMENT**

**MONROE PLANNING COMMISSION
MINUTES FOR ZOOM MEETING
April 20, 2021**

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

Absent: None

Staff: Pat Kelley – Director of Planning and Code
Debbie Adkinson – Code Department Assistant
Brad Callender – Planner

Visitors: Ron Anglin, Bill Schmidt, Chris Terrell, Tip Huynh, Bob Smith

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

Chairman Eckles asked for any changes, corrections or additions to the March 16, 2021 and March 18, 2021 minutes.

To Approve both minutes.

Motion Camp. Second Treadaway
Motion carried unanimously

Chairman Eckles ask for a Code Officer Report.

Kelley: none

PH open 5:31 pm

The First Item of Business is for petition # PCOM - 00095-2021 for a COA for New Development at 100 Saratoga Drive. The applicant is Ronald Anglin with Lifeline Management Group LLC of Stone Mountain GA. The request is to develop this property with a new strip center with 8 units. Code Department recommends denial based on failure to meet design requirements.

Ron Anglin with Lifeline Management Group. They purchased the property about 4 years ago. 98% of the ordinances for Monroe have been met. Will tweak anything the city proposes to get the development done.

Treadaway asked how could a recommendation be made in good faith when we don't know definitively the size of the lot. As I understand it the lot has not been legally subdivided.

Anglin: According to the specs that I have it has been done but the plat has not been submitted to the Code Department.

Kelley: We have never signed off on a plat to be recorded for the subdivision of that property. We brought that up some time ago due to the fact that the original parcel

that this property is on also contained the detention pond for the whole overall development. That will need to be delineated exactly where that property division will be. There is still no plat showing this division in the Code Office.

Chairman Eckles asked for any more questions.
Chairman Eckles asked for any opposition.

PH Closed at 5:35 pm

Chairman Eckles entertained a motion.
Motion to Table.

Motion Parks. Second Camp.
Motion Carried to table until May 2021.

PH open 5:36 pm

The Second Item of Business is for COA # PCOM-000096-2021 to add an expansion of 2000 square feet to existing orthodontics office, relocate existing entrance and add parking spaces. The applicant is 803 Spring LLC, the owner of the property. Code Department recommends approval without conditions.

Tip Huynh with Alcovy Consulting Engineering representing the client. I am available to answer any questions you may have. The exterior will be brick and painted to match the rest of the building.

Chairman Eckles asked for any questions.
Chairman Eckles for any opposition. None

PH Closed 5:38 am

Chairman Eckles entertained a motion.
To Approve

Motion Treadaway. Second Parks
Motion Carried

PH open 5:38 pm

The Third item of business is for petition # VAR-000097-2021 for a variance of Article V, Sect 520, Table 3 of Zoning Ordinance for more parking spaces than required by the ordinance at 803 East Spring St. The applicant is 803 Spring LLC the owner of the property. Code Department recommends approval with no conditions.

Chairman Eckles asked for questions.

Treadaway asked if any signage changes.

Huynh stated there are none.

Chairman Eckles asked for any opposition. None

PH close 5:40 pm

Chairman Eckles entertained a motion.

To Approve

Motion Camp. Second Parks.

Motion Carried

PH open 5:40 pm

The Fourth Item of Business is for petition # RZ-000098-2021 for a rezone from PCD to PRD at 961 Good Hope Road. The applicant is Smith Planning Group of Watkinsville, GA. They are representing the developer, McKinley Homes. Code Department recommendation is to approve with conditions.

Bob Smith with Smith Planning Group spoke to the request. Mr. Bill Schmitt of McKinley Homes accompanied him. He was the first to propose this property 18 years ago. The new development is designed for the public realm. The street scape will have the curb, a verge where street trees are planted and then the sidewalks. The homes will have front porch with a minimum of two steps up to rise them above the sidewalks. The garages will be accessed by a rear alley. There are no front entry garages except on the very back of the subdivision where there is not room for an alley. The front entrance garages will be recessed from the front of the house. The proposal for the original commercial area will be to have some additional townhomes. The open parking area will remain and the open space will be a park with a pavilion, the mail kiosk, kids play area and passive recreation areas. A nature trail is also proposed along Grubby Creek. We are in agreement with staff recommendations #1 and 2 but would like more options on condition # 3. The condition requires the developer to provide a minimum of 3 of the following amenities for recreation. A pool, a playground, a pavilion, a club house or fitness center or play courts such as but not limited to tennis, volleyball and basketball. We would like to keep this as passive recreation but include the pavilion, and playground. They would like to have park benches as an amenity.

Camp: How many homesites are planned?

Smith: a total of 142. 44 townhomes and 98 single family dwellings.

Sisk: will townhomes be elevated?

Smith: yes

Sisk: will the community be gated and fenced across the front of the green space?

Smith: No, it will not be gated.

Camp: what is the typical price point of the homes?

Schmitt: high 200's to low 300's

Parks: what is the estimated square footage of the homes?

Schmitt: the smallest townhome is 1800 to 2400 sq ft with 3 bedroom 2 to 2 ½ bathroom.

Sisk: will the townhomes also include garage faces on the rear?

Schmitt: All homes have two car garages including townhomes.

Sisk: do all of your floor plans have bedrooms on the 2nd level?

Schmitt: I believe so.

Kelley: the original submission you have in front of you had 3 plans but the handout you have in front of you has 7.

Eckles: What age group are you going for?

Schmitt: Most plans are 2 story. Primarily families.

Eckles: with families do you not think a recreation area would be a good idea?

Schmitt: we have all the green space up front. There will be a tot lot.

Treadaway: are there any landscaping illustrations for the greenspace area?

Smith: no

Camp: given the density of this plan, is there a development that has been finished that would be similar to what you have here?

Kelley: There may be an example or two in the Covington area but no names to share. It is unique in the area and it was ahead of it's time when originally presented. The hold back has been the Commercial area.

Chairman Eckles asked for any questions.

Smith: Are the front setbacks still 10 ft if they go to the PRD?

Kelley: Yes

Treadaway: There is a street in the middle of the greenspace. Is that a pedestrian street or vehicle driven street?

Smith: it's vehicle with parking on both sides.

Treadaway: If this is a family park area it seems the traffic would be a lot for a play area.

Smith: This already exist. There will be sidewalks on either side.

Kelley: stated a hedge around the rectangular part would be safer.

There was more discussion of the open area and parking area and what could be done to make it safer and the parking in the mail kiosk area.

Chairman Eckles asked if there is any opposition? None

PH close 5:58 pm

Chairman Eckles entertained a motion.

To approve with conditions presented by staff, park benches every 50 feet, and some form of landscaping to create a barrier between Church Street and the development.

Motion Treadaway. Second None.
Motion dies for lack of second
No recommendation to Council

PH open 6:00 pm

The Fifth Item of Business is for petition # PCOM-000099-2021 for a COA for a new monument sign at 716 West Spring St. The applicant is Academy Lock and Key. Code Department recommends approval without conditions.

Chris Terrell with Academy Lock and Key spoke to the request. He presented a Monument sign that is suitable to the CDO requirements.

Chairman Eckles asked for questions. None.

Chairman Eckles asked for opposition. None

PH Closed 6:02

Chairman Eckles entertained a motion.
To Approve

Motion Camp. Second Parks.
Motion Carried COA Granted

Old Business: None
New Business: None

Chairman Eckles entertained a motion to adjourn.
To adjourn

Motion Parks. Second Treadaway
Meeting adjourned at 6:03



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 05-11-2021
Description: Zoning Code Text Amendment for Infill Overlay and Central Business Districts

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation:

Background:

Attachment(s): Permit, resolution and proposed text as amended.



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

Plan Report

Plan NO.: ZONE-000106-2021

Plan Type: Rezone

Work Classification: Text Amendment

Plan Status: In Review

Apply Date: 05/11/2021

Expiration:

Location Address

Parcel Number

215 N BROAD ST, MONROE, GA 30655

M0140026

Contacts

City Of Monroe
P.O. BOX 1249, Monroe, GA 30655
(770)267-7536

Applicant

Description: ZONING CODE AMENDMENT OF TABLE OF CONTENTS; SECT 300; SECT 520; SECT 570; SECT 620; SECT 645; SECT 646; AND SECT 700. - P&Z MTG 5/18/2021 @ 5:30 PM - COUNCIL MTG 6/8/2021 @ 6:00 PM 215 N BROAD ST.

Valuation: \$0.00

Total Sq Feet: 0.00

Fees	Amount
Total:	

Payments	Amt Paid
Total Fees	
Amount Due:	

Condition Name

Description

Comments

Issued By:

May 11, 2021

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

**AN ORDINANCE TO AMEND THE ZONING
ORDINANCE OF THE CITY OF MONROE, GEORGIA**

The Mayor and Council of the city of Monroe, Georgia, hereby ordain as follows:

The Zoning Ordinance of the City of Monroe, officially adopted June 10, 2014, and Effective July 1, 2014, as thereafter amended, is hereby amended by implementing text amendments and changes outlined and identified in particular detail on Exhibit A, which such exhibit is incorporated herein by reference.

All ordinances or parts of ordinances in conflict herewith are hereby repealed.

These text amendments of the City of Monroe Zoning Ordinance shall take effect upon their adoption by the Mayor and Council.

FIRST READING. This 8th, day of June, 2021.

SECOND READING AND ADOPTED on this 6th day of July, 2021.

CITY OF MONROE, GEORGIA

**By: _____ (SEAL)
John Howard, Mayor**

**Attest: _____ (SEAL)
Debbie Kirk, City Clerk**

EXHIBIT A

Proposed Amendments to the Zoning Ordinance

Amendment Key

Blue – Language to be added

Red – Language to be removed

Green – Amendment description

➤ **Section 300: Changing the CBD from a zoning district to an overlay district.**

Section 300 Districts.

The City is divided into the following zoning districts set forth in **Table 1 – Districts** below.

LAND USE CATEGORY	SHORT TITLE	DISTRICT NAME
RESIDENTIAL:		
	R1	Large Lot Residential District
	R1A	Medium Lot Residential District
	R2	Multi-Family, High Density Residential District
	MH	Manufactured Housing District
COMMERCIAL:		
	P	Professional / Office / Institutional District
	CBD	Downtown Commercial District
	B-1	Neighborhood Commercial District
	B-2	General Commercial District
	B-3	Highway Commercial District
INDUSTRIAL:		
	M-1	Light Industrial / Manufacturing District
OVERLAY:		
	HPO	Historic Preservation Overlay District
	CDO	Corridor Design Overlay District
	A-H	Airport Hazard Overlay District
	MHDO	Monroe and Walton Mills Historic Overlay District
	IOD	Infill Overlay District
	CBD	Central Business District Overlay
PLANNED DEVELOPMENT:		
	PRD	Planned Residential District
	PPD	Planned Professional District
	PCD	Planned Commercial District
	PID	Planned Industrial District

➤ **Section 510: Advertised to be amended, however no amendment is proposed to these sections. The CBD is referenced in 510.2.**

Section 510 Control of Curb Cuts and Vision Clearance.

510.1 Curb Cuts.

- (1) Dimensions. No curb cut shall exceed thirty (30) feet in width for two-way traffic and sixteen (16) feet for one-way traffic.
- (2) Proximity. Curb cuts shall be no closer than twenty (20) feet to other curb cuts or closer than thirty (30) feet to any street intersection. All separations are measured at the radius return back of curb to the right-of-way line. Distances between curb cuts shall be measured from BOC (Back of Curb) to BOC at the radius return between the closest edges of the cuts.
- (3) Frequency Per Lot. One (1) curb cut shall be allowed per one hundred and fifty (150) feet of frontage, up to three (3) cuts per single lot. Existing lots with less than one hundred and fifty (150) feet of frontage shall be allowed one (1) curb cut.
- (4) Common or joint driveways serving multiple parcels are encouraged and may be approved administratively by the Code Enforcement Officer.

510.2 Vision Clearance. In all use districts except the pedestrian-oriented CBD, no obstruction to vision between two and one-half (2-1/2) feet and ten (10) feet from ground level shall be permitted within twenty (20) feet of the intersection of two (2) streets or railroad track, or of a street intersection with a railroad track.

➤ **Section 520: Remove the CBD parking exemption from this section. Exemption to be relocated to new CBD overlay district section. Renumber remaining sections.**

Section 520 Off-Street Automobile Parking.

Within the City, off-street automobile parking space shall be provided on every lot on which any use is established in accordance with this Ordinance. No structure shall be hereafter erected nor any of the following uses established unless the minimum number of parking spaces specified below are provided.

520.1 Intent and Purpose. To progressively alleviate or prevent traffic congestion and shortages of on-street parking spaces; to ensure that adequate off-street parking and loading facilities are provided proportional to the needs of each land use; to ensure off-street parking and loading facilities will be efficient and safe, and protect surrounding land uses from adverse effects of parking areas; to encourage alternative and shared parking arrangements; and, to reduce large open expanses of empty parking lots along City streets.

520.2 General Requirements.

- (1) Minimum Size of Off-Street Parking Space. A space at least nine (9) feet wide and twenty (20) feet long with a minimum net area of one hundred and eighty (180) square feet, excluding area for egress and ingress and maneuvering of vehicles.
- (2) Off-Street Parking Space on Different Lot. If an off-street parking space cannot be reasonably provided on the same lot on which the principal use is conducted, the Code Enforcement Officer may permit such space to be provided on other off-street property, if such space lies within four hundred (400) feet of the property line of such principal use, and is under the exclusive control of the person responsible for the principal use. For the purpose of this subsection, “exclusive control” means ownership of such remote space or a lease of such space for no less than two (2) years. Such vehicle parking space shall not thereafter be reduced or encroached upon in any manner.
- (3) Provision of Parking Spaces for Separate Uses. The required number of parking spaces for any number of separate uses may be combined in one (1) lot, but the required space assigned to a use may not be assigned to another use at the same time. However, the portion of the lot required for a use whose peak attendance

will be at night or on a particular day of the week may be assigned to a use which will be closed during said peak attendance times. The Code Enforcement Officer shall have the authority to modify the minimum parking space requirements under this Article when such uses propose appropriate alternative Shared Parking arrangements.

- (4) No Reduction of Off-Street Parking Areas. Areas reserved for off-street parking shall not be reduced in area or changed to any other use unless the permitted use that it serves is discontinued or modified, and all requirements hereof continue to be met.
- (5) Pre-Existing Parking. Off-street parking existing on the effective date of this Ordinance serving an existing building or use shall not be reduced to an amount less than required herein for a similar new building or use.
- (6) Alteration of Existing Commercial Buildings. Any commercial building existing on the effective date of this Ordinance may be enlarged up to ten percent (10%) of gross commercial floor area without increasing existing off-street parking spaces.
- (7) Change of Use. In the case of an existing structure changing use, off-street parking requirements applicable to the new use must be provided, unless a variance is obtained in accordance with Section 1430.
- (8) Emergency Vehicles. Parking shall not obstruct Emergency Vehicles from access to buildings.
- (9) Handicap Parking Access. Handicap Parking Access shall be provided as required by the Americans with Disabilities Act. The parking requirements for disabled individuals are defined in the *Federal Register, 28 CFR part 36, Nondiscrimination on the Basis of Disability by Public Accommodations and in Commercial Facilities; Final Rule dated July 26, 1991.*
- (10) Parking Space and Aisle Dimensions. The following diagrams specify the required space and aisle dimensions for the situation depicted. Alternate configurations in conformity with the spirit of these regulations may be authorized by the Code Enforcement Officer.
- ~~(11) Central Business District Exemption. Because the pedestrian nature and emphasis upon the downtown area, the presence of ample on-street and public lot parking, and the allowance of commercial garages within the district, new buildings and uses within the CBD with the exceptions itemized herein are exempt from the requirements of Section 520.3; however, if parking is provided, all the provisions of Section 520.4 must be met.~~
- (112) Shared parking arrangements are encouraged and may be approved administratively by the Code Enforcement Officer to satisfy up to 35% of the required parking facilities under Section 520.3.
- (123) On-street parking is encouraged in all areas of the City and may be permitted upon approval by the Code Enforcement Officer and the Director of the Street Department in unique circumstances when off-street parking is not feasible or beneficial to the proposed use.

➤ **Section 570: Amend language for the CBD lot coverage exemption as a reference to requiring a Certificate of Appropriateness in the new CBD overlay district section. Remove the lot coverage exemption requirement for new development projects to be relocated to the new CBD overlay district section.**

Section 570 Lot Coverage.

In an effort to maintain the rural character of the City of Monroe and to help protect the environment against the effects of erosion and sedimentation, and to maintain the benefits derived from watershed areas and groundwater recharge areas and from unique characteristics such as an established tree canopy, civic greenspaces, and landscaping enhancements, it is hereby determined that the maximum impervious lot coverage shall be 60% of the total site area in all zoning districts except the geographically small area of the City designated as CBD ~~Downtown Commercial~~Overlay as permitted with a Certificate of Appropriateness pursuant to Section 646.5. Recognizing that redevelopment of existing properties offers unique challenges to site planning, particularly for smaller sites, alternative methods to address lot coverage are permissible for existing sites as outlined below with no more than 60% under any circumstance.

570.1 New Development Projects: Lot coverage by impervious surfaces shall not exceed sixty percent (60%) in all zoning districts. ~~except CBD Downtown Commercial. In the CBD zoning district zero lot lines are permitted to continue the existing building pattern. To encourage traditional zero lot line construction, there is no restriction on lot coverage for sites in the CBD zoning district.~~

570.2 Expansion Projects

- (1) Definition. An expansion project is defined as any project in which the existing structure is increased by no more than 50% of its existing ground floor area of that which exists at the time of this Ordinance or the total impervious area is not increased by more than 50% of that which exists at the time of this Ordinance. Any increase above 50% shall be treated as a new development project and the site shall be designed with no more than 60% impervious area.
- (2) Application of Guidelines. Expansion projects shall in no circumstance increase the overall lot coverage area greater than 75% impervious surface area.

570.3 Redevelopment Projects

- (1) Definition. A redevelopment is defined as any project in which an existing building or structure is demolished by more than 50% or total area of impervious surface is reduced by 50% or more.
- (2) Application of Guidelines. Due to their lesser impact as a result of smaller size lots less than 3 acres in total area may be redeveloped with a maximum impervious surface area of 75% of the total lot area.

570.4 Alternatives to and Mitigation of Impervious Surfaces. The Code Enforcement Officer shall establish a list of recommended alternatives to impervious surfaces and shall make the same available upon request. Additionally, the Code Enforcement Officer shall establish a list of recommended mitigating products and practices to alleviate excessive lot coverage impact. No request for a Variance to the provisions of this Section shall be considered by the Mayor and Council pursuant to Section 1430 until the Code Enforcement Officer has certified that all reasonable efforts have been taken by the Owner or Occupant to utilize alternative pervious surface products. Further, any grant of a Variance to the maximum lot coverage requirements under this Section must include utilization of proper mitigation products and practices on the subject lot as recommended by the Code Enforcement Officer.

➤ ***Section 620: Amend language to remove the CBD as a commercial zoning district. Amend the commercial zoning district land use table to remove the CBD column heading. Renumber sections. Update table notes to refer to the CBD as an overlay district.***

Section 620 Commercial Districts: P, ~~CBD~~, B-1, B-2, B-3.

The commercial zoning districts include: Professional / Office / Institutional District (P), ~~Downtown Commercial District (CBD)~~, Neighborhood Commercial District (B-1), General Commercial District (B-2), and Highway Business District (B-3).

620.1 General Provisions. In these commercial zoning districts, no building shall be erected, remodeled, extended, constructed, reconstructed, moved, or structurally altered, nor shall any building or land be used for any purpose except as hereinafter specifically provided and allowed by this chapter.

620.2 Specific Intent and Purpose.

- (1) In addition to the general purposes listed in Section 110, the specific purposes of these zoning districts are to:
 - (a) provide appropriately located areas for a full range of professional, office, institutional, service, and retail business needed by residents of, and visitors to, the City and region;
 - (b) strengthen the city’s economic base, protect small businesses that serve city residents, and promote the sustained stability of commercial areas;

- (c) create suitable environments for various types of business and compatible residential uses, and protect them from the adverse effects of inharmonious uses;
- (d) minimize the impact of commercial development on adjacent residential districts;
- (e) minimize the impact of industrial development on adjacent commercial districts;
- (f) ensure that the appearance and effects of commercial buildings and uses are harmonious with the character of the area in which they are located;
- (g) ensure the provision of adequate off-street parking, loading, and storage facilities, the minimization of lot coverage and impervious surfaces, the provision of adequate screening, buffering, and landscaping, and the provision of adequate illumination for commercial buildings and uses; and,
- (i) provide sites for compatible public uses which complement commercial development; and,
- (j) prohibit uses that are noxious or offensive by reason of the emission or creation of odor, dust, fumes, smoke, gas, noise, vibration, or similar substances or conditions which in the opinion of the City would be detrimental to the community interest.

(2) The unique specific purposes of each commercial zoning district are as follows:

(a) Professional / Office/Institutional District (P).

To provide for areas where certain professional, office, and service commercial uses can coexist with compatible residential uses without the threat of encroachment of more intense retail or general commercial uses; to encourage such uses to remain in proximity to the business and activity center of the City thus reinforcing the highly pedestrian character of the historic downtown areas of the city; to encourage development (and redevelopment of non-conforming buildings and sites) which contributes to the small town architecture; to encourage non-linear development with shared parking, amenities, and access; and, to establish a transitional area to buffer surrounding residential neighborhoods from the highly active downtown center.

~~(b) Downtown Commercial District (CBD).~~

~~To recognize and protect the historic and current vital core of the city; to foster its continued existence as a commercial center for business, government, and service enterprises for the whole community; to encourage development of this district as a shopping, dining, living and activity center for residents, tourists, and the surrounding region; and to reinforce its small town architecture, character, and feel, and its pedestrian atmosphere, scale and movement by grouping specialized uses which benefit from close proximity to each other and by fostering full utilization of existing structures and infrastructure by allowing mixed land uses, contiguous construction, and shared parking facilities.~~

(b) Neighborhood Commercial District (B-1).

To provide for limited commercial uses in proximity to surrounding neighborhoods; to foster the retailing of goods and furnishing of selected services while protecting nearby residential properties from possible adverse effects; to encourage development and redevelopment of these areas as neighborhood convenience centers, thus not encompassing a full range of business activities but rather those which serve the needs of the immediate neighborhood; and establish a transitional area as a buffer between residential, pedestrian areas and areas of higher vehicle traffic and more intense commercial development.

(c) General Commercial District (B-2).

To provide for a range of commercial uses that supply commodities or services for both the community and regional market; to collect and consolidate such uses primarily on arterial streets and at major intersections; to minimize strip development along streets and roadways; and to provide adequate locations buffered by lighter commercial areas for those commercial activities which are frequently incompatible in close proximity to residential areas due to services, operations, or processes that are objectionable by reason of odor, dust, bright lights, smoke, noise, vibration, traffic volume and/or congestion, and exterior activities, storage, or displays.

(d) Highway Business District (B-3).

To provide an area for commercial establishments that normally depend on the traveling or commuting public for business and that generally offer extended hours of service; to allow the development of uses that usually involve larger vehicles transporting goods and servicing both commercial and industrial areas, the sales of motor vehicles and heavy equipment, and warehouse and commercial storage uses; to collect and consolidate such uses primarily on state and federal highway intersections; and to minimize strip development along streets and roadways; and to provide adequate areas for those commercial activities that generally offer extended business hours beyond the typical 8 a.m. -6 p.m. work schedule and that frequently experience periods of higher traffic volume.

620.3 Commercial Land Use Regulations (P, ~~CBD~~, B-1, B-2, B-3). The commercial zoning districts referenced below correspond to the districts listed in Section 620 and intent statements in Section 620.2. In **Table 57-Commercial Zoning District Land Use Regulations**, the letter “P” designates use classifications permitted in commercial zoning districts. The letter “C” designates use classifications allowed by approval of a conditional use permit, see Section 1425. The letter “X” designates use classifications prohibited. References listed under “see section” reference additional regulations located elsewhere in this Ordinance or the Code of Ordinances. For further definition of the listed uses, see Article II. For the chart of dimensional requirements and exceptions, see Article VII.

Section 620.3 Table 57– Commercial Zoning District Land Use Regulations
[P] = permitted; [X] = prohibited; [C] = conditional use permit required

LAND USE CATEGORY	DISTRICT					REFERENCE
Principal Use* (unless noted as an accessory use)	P	CBD	B1	B2	B3	See Section or Note
Accessory building and uses						
accessory apartments	P	P	P	P	P	See RESIDENTIAL
accessory dwelling units	C	P	C	X	X	See RESIDENTIAL
bed and breakfasts	C	C	P	P	P	Code § 22: 146-225
fuel dispensary, pump, island and/or canopy	X	C	C	P	P	Note (1)
home occupations	P	P	P	P	P	See § 1000.3
home office	P	P	P	X	X	
residential business	P	P	P	X	P	See § 1000.3
outdoor storage	X	X	X	X	P	
outdoor display	X	P	X	X	X	
sidewalk amenities	X	P	X	X	X	See § 1000.6
structures – general	P	P	P	P	P	See § 1000.1
temporary structures	P	P	P	P	P	See § 1000.9
uses – general	P	P	P	P	P	See § 1000.2
Administrative and information service facilities						
administrative offices/processing center	P	P	P	P	P	
call/telecommunications center	P	P	P	P	P	
data processing/programming facilities	P	P	P	P	P	
Agricultural uses						
timber harvesting	X	X	X	X	P	
Alcohol and beverage stores, retail						
beer and wine	X	C	C	P	P	

Amusements and Entertainment						
adult entertainment establishment	X	X	X	X	X	Note (19) See §1031
archery range or firing range	X	X	X	X	P	
game center	X	P	P	P	P	
miniature golf, outdoor	X	X	X	X	C	
play centers, skating rink, bowling alley	X	X	X	X	P	
theaters	X	P	X	X	P	
theaters, outdoor	X	C	C	C	C	
Animal facilities and services						
clinics and specialty services	X	X	X	P	P	Note(4) Note(4)
hospitals, lodging, and shelters	X	X	X	X	P	
animal/pet supply stores, retail (excluding pet sales)	X	P	P	P	P	
animal/pet supply stores (including pets sales)	X	X	X	P	P	
Antique, curio, and/or collectible shops	P	P	P	P	P	
Apparel stores-clothing and accessories, retail						
bridal, vintage, consignment, and rental	X	P	P	P	P	
new	X	P	P	P	P	
secondhand and/or thrift	X	P	P	P	P	
shoe repair, service	X	P	P	P	P	
tailoring and/or dressmaking, service	X	P	P	P	P	
Arts, Crafts, and Hobbies						
Art, craft and/or hobby supply stores, retail	X	P	P	P	P	
Art gallery or shop, retail	X	P	P	P	P	
Art studios	P	P	P	P	P	
Craftsman studios	P	P	P	P	P	
Audio/video/computer equipment						
supply stores, rental and/or repairs	X	P	P	P	P	
supply stores, retail	X	P	P	P	P	
Beauty shops, services						
barber, hairdresser, and/or stylist shops	P	P	P	P	P	
beauty supply, retail	P	P	P	P	P	
beauty/health spas	X	P	P	P	P	
manicure establishment	X	P	P	P	P	
tanning centers	X	P	P	P	P	
Book, news, magazine stores, retail	X	P	P	P	P	
Building, construction and special trade facilities						
contractor and developer offices	X	P	P	P	P	Note(5)
contractor/developer offices with facilities	X	X	X	X	P	
contractor/developer office center	X	X	X	X	P	Note(6)
landscape/irrigation service	X	X	X	X	P	
timber harvesting service	X	X	X	X	P	
tree surgery service	X	X	X	X	P	Note(10)
building supply store, wholesale	X	X	X	X	P	
Catering establishments, retail and rental	P	P	P	P	P	
Child-care facilities						
child-care, center	C	C	X	P	P	
child-care, home	C	C	X	P	P	
Principal Use* (unless noted as an accessory use)	P	CBD	B1	B2	B3	See Section or Note

Churches						
community	P	P	P	P	P	
megachurch	P	P	P	P	P	
neighborhood	P	P	P	P	P	
Collection Agency	P	P	P	P	P	
Community associations/clubs-civic and private	P	P	P	P	P	
Confectionery and dessert shops, retail	X	P	P	P	P	
Copy and blueprint shops	P	P	P	P	P	
Department/discount department stores, retail	X	P	P	P	P	
Detective agency	P	P	P	P	P	
Distribution and storage facilities						
warehouse, self-service (mini)	X	X	X	X	P	
warehouse	X	X	X	X	P	
Drug stores, retail	P	P	P	P	P	
Educational facilities						
schools-private, public, parochial	C	C	C	C	C	
school programs-day-, pre-, post-	C	C	C	C	C	
small scale instruction	C	P	P	P	P	
studios for work or teaching of fine arts, photography, music, drama, dance, martial arts	C	P	P	P	P	
Fabric and notion shops, retail	X	P	P	P	P	
Financial institutions-banks, savings/loans						
With/without drive-thru window	P	P	P	P	P	
Automatic teller machine only	P	P	P	P	P	
Florist and plant shops, retail	X	P	P	P	P	
Funeral and interment establishments						
cemeteries and memorial cemeteries	X	X	X	X	C	See §1020 Note (10)
gravestone and burial vault, sales and storage undertaking, mortuary, and/or funeral home	X	X	X	X	P	
	X	X	X	C	P	
Gift, card, and stationary shops, retail	X	P	P	P	P	
Grocers, retail						
convenience food stores	X	P	P	P	P	Note(12)
delicatessens, bakery, specialty	X	P	P	P	P	Note(12)
grocers farmers market	X	P	X	X	X	Note(7)
grocery markets	X	P	P	P	P	Note(12)
health food stores	X	P	P	P	P	Note(12)
Healthcare, service-dental, medical, optometry, psychiatric, chiropractic						
clinics (day services only)	P	P	P	P	P	Note(20)
convalescent care, nursing, rest homes	P	X	P	P	P	
hospitals and laboratories	P	X	X	P	P	
person care homes, family	X	X	P	P	P	
personal care homes, group	C	C	P	P	P	
personal care homes, congregate private offices	C	C	C	P	P	
sanitariums and mental institutions	P	P	P	P	P	
	X	X	X	X	P	
	X	X	X	X	P	

Interior design and decorating establishments						
china, clock, frame, and/or rug shops,	X	P	P	P	P	
retail floor covering, retail and service	X	P	P	P	P	
furniture and furnishings stores,	X	P	P	P	P	
retail hardware and paint stores,	X	P	P	P	P	
retail kitchen supply stores, retail	X	P	P	P	P	
kitchen supply stores, rental	X	P	P	P	P	
linen and drapery, retail and service	X	P	P	P	P	
wallpaper, retail and service	X	P	P	P	P	
Jewelry stores, retail	X	P	P	P	P	
Laundry and/or dry cleaning establishments						
drop and pick up	X	P	P	P	P	
stations full-service	X	X	P	P	P	
self-service, public	X	X	C	P	P	
Lawn and garden establishments						
supply and equipment, retail and rental	X	X	C	P	P	Note(10)
greenhouse and plant nursery,	X	X	C	C	P	See § 1000.5
Lodging						
bed and breakfast inns	C	P	C	P	P	
hotels	X	P	C	P	P	
inns	X	P	C	P	P	
motels	X	X	X	C	P	
Mercantile and dry good stores, retail	X	P	P	P	P	
Media facilities, print and electronic						
film and internet production offices	P	P	P	P	P	
newspapers offices	X	P	P	P	P	
publishing and printing establishments	X	P	P	P	P	
Motor vehicles and equipment						
>passenger vehicles and small engine equipment						Note(14)
body repair and painting	X	X	X	X	P) Note
car wash, service or self-service	X	X	P	P	P	(8)
fuel sales	X	C	P	P	P	
general service/installation of parts/access.	X	C	P	P	P	
new or used, sales and rental	X	X	X	C	P	
light duty trailer sales, new-accessory use	X	X	X	C	P	Note(8)
parts/accessories,	X	P	P	P	P	Note(10)
sales tires, sales	X	X	C	C	P	Note
vehicle storage yard welding	X	X	X	X	P	(13)
and fabrication wrecker	X	X	X	X	P	
and/or towing service	X	X	X	X	P	Note
>heavy trucks, RVs and other heavy equipment						(10)
body repair and painting	X	X	X	X	P	Note(8)
fueling station	X	X	X	X	P	Note(8)
general service/installation of parts/access.	X	X	X	X	P	Note(15)
new or used, sales and	X	X	X	X	P	Note(8)
rental	X	X	X	X	P	Note(8)
parts/accessories/tires,	X	X	X	X	X	Note(8)
sales	X	X	X	X	X	Note(13)

LAND USE CATEGORY	DISTRICT					REFERENCE
Principal Use* (unless noted as an accessory use)	P	CBD	B	B2	B3	See Section or Note
Musical instrument shop, retail	X	P	P	P	P	
Office Parks						
medical office parks	X	X	P	X	P	
professional office parks	P	X	P	X	P	
Office supply stores, retail	P	P	P	P	P	
Optical supply stores, retail	P	P	P	P	P	
Parking, commercial-primary use						
garages	P	P	P	P	P	Note(10)
lots	X	X	X	X	P	See § 520
Parks and Recreation						
campgrounds	X	X	X	X	X	Note(17), Note(18) Note(17)
health/fitness center	X	X	P	P	P	
gymnasium	X	X	C	C	P	
neighborhood activity center-accessory use	P	P	P	P	P	
parks, active	X	C	P	P	P	
parks, passive	P	P	P	P	P	
Photography						
supply and processing stores, sales/service	X	P	P	P	P	
portrait studio	P	P	P	P	P	
Professional offices	P	P	P	P	P	Note(9)
Public buildings						
government offices, libraries, museums	P	P	P	P	P	
convention hall, community center	P	P	P	P	P	
Recreational equipment stores, repair and Rental	X	X	X	P	P	Note(10)
Recreational equipment/supply stores, retail	X	P	X	P	P	Notes(10) & (13)
RESIDENTIAL:						
accessory apartments	P	P	P	C	C	See:§1000.8 See: §1000.8
accessory dwellings	P	P	P	C	C	
apartment buildings	C	C	C	C	C	
apartment houses	C	P	X	X	X	
lofts	P	P	P	P	P	
single-family dwellings	P	P	P	P	P	
two-family dwelling/duplex	X	X	X	X	X	
townhouses	C	C	C	C	C	
Restaurant						
restaurant/café, grill, lunch counter	X	P	P	P	P	Note(11)
with drive-in or drive-through service	X	C	X	X	P	Note(17)
with walk-up or walk-away service	X	C	X	X	P	

Sales and Service Facilities						
appliance stores (small and large), retail, rental, rental, and/or repairs	X	✗	P	P	P	Note(2),(3)&(6)
building supply, retail	X	✗	X	X	P	
equipment(small and large), service and rental	X	✗	P	P	P	Note(2)
equipment(office), service and rental	X	P	X	P	P	
fuel sales-liquid, wholesale and sale	X	✗	X	X	X	Note(16)
funeral and interment establishments, wholesale and storage janitorial	X	✗	X	X	P	
cleaning services janitorial/cleaning supply	X	✗	X	P	P	
store, wholesale lawn and garden supply,	X	✗	X	P	P	
wholesale locksmith shop, service	X	✗	X	X	P	Note(13)
	X	P	X	P	P	

LAND USE CATEGORY	DISTRICT					REFERENCE
Principal Use* (unless noted as an accessory use)	P	CB	B	B	B3	See Section or Note
Sales and Service Facilities (continued)						
manufactured home sale lots	X	✗	X	X	X	
pawn shop and pawnbrokers	X	✗	X	X	P	
pest control services	X	✗	X	X	P	
print and publication shops	X	✗	X	X	P	
scrap hauling service	X	✗	X	X	X	
sewer and septic tank service	X	✗	X	X	X	
vending supply and service	X	✗	X	X	X	
Shipping, packaging, and delivery establishments						
non-freight business	X	✗	X	X	P	
Shopping Centers	X	✗	X	X	P	
Telecommunications facilities						
mobile telephones/paging, retail and service	X	P	P	P	P	
satellite dishes, retail	X	✗	P	P	P	
Temporary buildings	P	P	P	P	P	See §1000.9
Toy, variety, novelty, and dime stores, retail	X	P	P	P	P	
Transportation facilities						
airport	X	✗	X	X	C	
administrative offices/dispatches	X	✗	X	X	P	
commuter lot	X	✗	X	X	P	
stations or terminals	X	✗	X	X	P	
Travel agencies	P	P	P	P	P	

Utility and area service provider facilities						
emergency management services-fire, police, ambulance	P	P	P	P	P	See Article XI
garbage and recycling collection services landfills, incinerators, and dumps	X	X	X	X	X	
recycling center	X	X	X	X	X	
telecommunications facility, radio and television stations	X	P	C	C	P	
telecommunications facility, tower/antenna	X	X	X	X	C	
utility administrative office	X	P	X	X	P	
utility transformers, substations, and towers	P	P	P	P	P	
Vending						
food and beverage, temporary sales	X	C	X	X	X	
general merchandise, temporary sales	X	C	X	X	X	
parking, temporary event	X	P	P	P	P	
outdoor sales, temporary sales	X	C	X	X	X	

Notes for Table 7, Section 620.3:

(*) Unless otherwise specifically noted (for example, **RESIDENTIAL:**), all of the following uses are considered to be nonresidential, which for the purposes of this section encompasses commercial, professional, office and/or institutional uses. For commercial retail uses, incidental manufacturing of products sold by the retail establishment on the premises is included provided that the manufacturing area does not occupy more than twenty (20) percent of the total floor area and does not employ more than ten (10) persons.

- (1) Provided that fuel dispensary, pump and/or canopy is not located in the front yard except in B-3.
- (2) Small appliances means radio, television, computer, kitchen counter appliances, stereo, fax, computer printer, VCR/DVD players, and other appliances of similar size.
- (3) Large appliances means refrigerator, washer, dryer, dishwasher, stove, freezer, office copier, sewing machine, vending machine and other appliances of similar size.
- (4) Outdoor kennels, runs, or open areas are permitted as accessory uses in B-3 zoning districts only provided that such are located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance with Section 550.
- (5) Special trades means goods and services integral to building and construction, specifically roofing, sheet metal, electrical, plumbing, heating/air conditioning systems, cabinetry, carpentry, flooring, drapery, upholstery, lumber and building materials, hardware and paint, rug and carpet care, sign making, glass and mirror cutting, and antique repair and restoration.
- (6) Provided that such is not located within one hundred (100) feet of any residential district; provided that all operations are conducted in a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage; and provided that no parts or waste materials shall be stored in the principal building.
- (7) Provided that temporary produce stands are located within the designated area within the CBD **Overlay** District and **operated only during the established times set by Council or its designee.** ~~operated only during the established times set by Council or its designee.~~
- (8) Motor vehicle storage which is secondary and clearly incidental is permitted provided that such is located in the rear yard, enclosed by a fence not less than seven (7) foot high, and screened from the public right-of-way and from adjoining properties in accordance with Section 550.
- (9) Professional offices means the following recognized professional services/professionals: accountant, actuary, appraisal, architect, billing/bookkeeping, brokerage, computer science, decorator, designer, editor, engineer, insurance, investment, landscape architect, lawyer, real estate, researcher, surveyor, translator, and web design. See Section 210.
- (10) Provided that such is screened in accordance with Section 550.

- (11) For licensing requirements regarding pouring of alcoholic beverages, see Code of Ordinances, Chapter 6.
- (12) The selling of produce from vehicles or from temporary stands outside of the building is prohibited.
- (13) Outdoor display and storage of manufactured home (retail) and motor vehicle and heavy equipment (retail and rental) is permitted in accordance with Section 1000, but any repair of such must be conducted entirely within a building which shall not have any openings (other than a stationary window and pedestrian doors) facing the street frontage, shall have no parts or waste materials stored outside, and all motor vehicles placed on the display lot shall be in operating condition at all times.
- (14) Small equipment means lawn mowers (pushing), hand tillers, and other equipment of similar size whether engine operated or not.
- (15) Heavy equipment means farm machinery and implements, construction equipment, lawn mowers (riding and trailing), motorcycles, all-terrain vehicles (ATV), off-road vehicles (ORV), recreational vehicles (RV), boats, travel trailers and other equipment of similar size whether engine operated or not.
- (16) Excludes retails sales of fuels intended for car and light truck vehicle use.
- (17) As an accessory use only, snack counters and/or sales of food and non-alcoholic beverages are also included provided that said accessory use shall be operated in compliance with all applicable health regulations of the Walton County Health Department.
- (18) As an accessory use only, non-commercial nursery or child-care areas are also included provided that said accessory use shall be available only for patrons while the patrons are on the premise.
- (19) In compliance with the City of Monroe Code of Ordinances, Chapter 22, Article II, Adult Entertainment.
- (20) Not allowed in B2 [located within the CBD Overlay](#). ~~in CBD.~~

➤ *Section 645: Revise the Infill Overlay District to include properties zoned R-1, to add a boundary map, to modify the building setbacks, to modify the sidewalk requirement, to modify the tree planting requirement, to merge the dwelling and design sections, and to remove a fence requirement. Renumber affected sections.*

Section 645 Infill Overlay District.

645.1 Intent and Purpose.

The Infill Overlay District (hereinafter referred to as the “IOD District”), is designed to infill parcels within close proximity to the Central Business District Overlay for high density single family detached dwellings to encourage in-town living with a specific focus on walkable communities close to the Central Business District Overlay. Additionally, the IOD is a tool to incentivize infill on existing R1, R1A, R2, and MH zoned parcels. The IOD District design standards contained in this Section are intended to create a small community of dwelling units oriented around pedestrian access, with parking and vehicular access that is located to the rear of the dwelling unit.

645.2 Applicability.

The IOD District shall be allowed in all areas zoned R1, R1A, R2, and MH contained within the overlay district identified in Section 645.2A. A maximum of ten (10) single family detached dwelling units per gross acre shall be allowed. The maximum units for an IOD project shall not exceed 100 units per development. All existing infill will require a total structure removal unless specific structures are approved to remain by the Code Enforcement Officer. All proposed developments that exceed 30 units shall be required to have open space elements included for recreation such as a pool, playground, pavilion, clubhouse/fitness center. Play courts such as but not limited to tennis, volleyball, or basketball are required.

645.2A Map.

The IOD District shall be allowed on parcels zoned R1, R1A, R2, and MH located within the IOD boundary as shown in Figure 1.

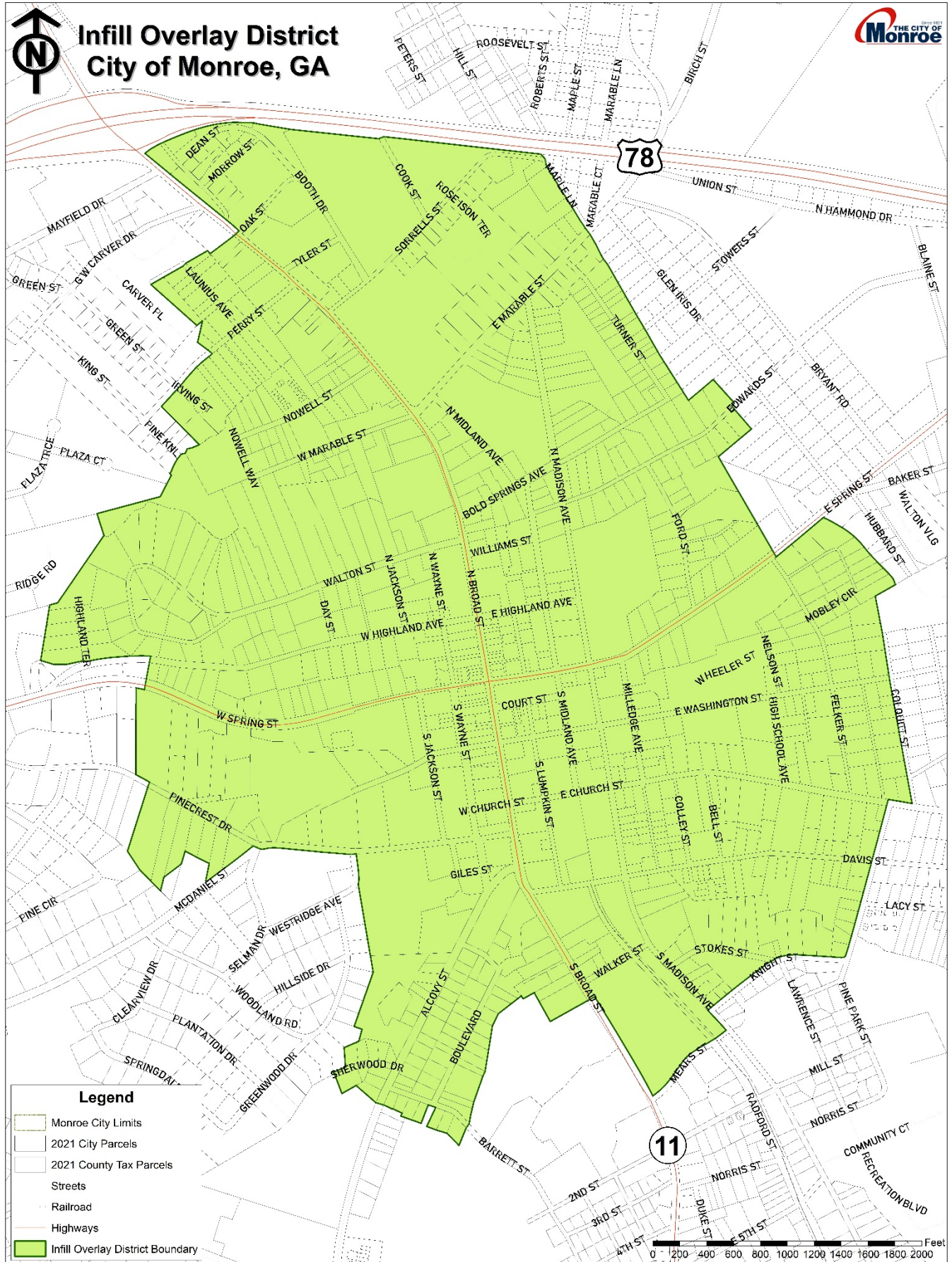
645.1 Intent and Purpose.

~~The Infill Overlay District (hereinafter referred to as the “IOD District”), is designed to infill parcels within close proximity to the Central Business District for high density single family detached dwellings to encourage in town living with a specific focus on walkable communities close to the Central Business District. Additionally the IOD is a tool to incentivize infill on existing R1A, R2, and MH zoned parcels. The IOD District design standards are intended to create a small community of dwelling units oriented around pedestrian access, with parking and vehicular access that is located to the rear of the dwelling unit.~~

645.2 Applicability.

~~The IOD District shall be allowed in all areas zoned R1A, R2, and MH. A maximum of ten (10) single family detached dwelling units per gross acre shall be allowed. The IOD district can only be applied on parcels up to three acres in the aggregate that are zoned R1A. IOD District projects greater than three acres can be only be applied to parcels zoned R2 and MH. The maximum units for an IOD project shall not exceed 100 units per development. All existing infill will require a total structure removal unless specific historic structures are approved to remain by the Code Enforcement Officer. All proposed developments that exceed 30 units shall be required to have open space elements included for recreation such as a pool, playground, pavilion, clubhouse/fitness center. Play courts such as but not limited to tennis, volleyball, or basketball are required.~~

Figure 1.



645.3 Permitted Uses.

Within an IOD development the following uses are permitted:

- (1) Single-family detached dwellings.

645.4 Density; Open Space; Set Back; Parking Requirements.

- (1) The maximum permitted density in IOD developments shall be ten dwelling units per gross acre.
- (2) See Table 79 for lot dimensional requirements.

<u>Infill Overlay District (IOD) Dimensional Requirements</u>	
<u>Table 7</u>	
<u>Lot area, minimum</u>	<u>4,000 sf</u>
<u>Lot density, maximum</u>	<u>10.0 upa</u>
<u>Lot coverage, max</u>	<u>50%</u>
<u>Lot width, min at building line</u>	<u>50 ft.</u>
<u>Lot frontage, min</u>	<u>50 ft.</u>
<u>Lot depth, min.</u>	<u>80 ft.</u>
<u>Setback, front yard (minimum)</u>	<u>10 ft.</u>
<u>Setback, side yard (minimum)</u>	<u>5 ft.</u>
<u>Setback, rear yard (minimum)</u>	<u>20 ft.</u>
<u>Building height, maximum</u>	<u>35 ft.</u>
<u>Building area, minimum square footage</u>	<u>1,300 sf</u>
<u>Building width, minimum</u>	<u>24 ft.</u>

<u>Infill Overlay District (IOD) Dimensional Requirements</u>	
<u>Table 9</u>	
Lot area, minimum	4,000 sf
Lot density, maximum	10.0 upa
Lot coverage, max	50%
Lot width, min at building line	50 ft
Lot frontage, min	50 ft.
Lot depth, min.	80 ft.
Setback, front yard (minimum)	10 ft.

Setback, side yard (minimum)	6 ft.
Setback, rear yard (minimum)	20 ft
Building height, maximum	35 ft.
Building area, minimum	1,300 sf
Square footage	
Building width, minimum	24 ft.

645.4 Density; Open Space; Set Back; Parking Requirements.

- (1) The maximum permitted density in IOD developments shall be ten dwelling units per gross acre.

645.5 Dwelling Unit Size; Dwelling Unit Design; Site Design Elements.

- (1) All dwelling units shall have a minimum of 1,300 square feet heated.
- (2) Areas of the dwelling unit that do not count toward the total floor calculation shall include unheated storage space, unheated porches or patio areas, architectural projections (such as bay windows), attached roof porches, detached garages or utility buildings and so forth.
- (3) All dwelling units shall have pitched roofs with a minimum 5/12 pitch. All dwelling units shall have roofing of an architectural type asphalt shingle, metal or other similar material type roofing approved by the Code Enforcement Officer. Standard non-dimensional three-tab asphalt shingles are prohibited.
- (4) All dwelling units shall have a covered entry porch with a floor area measuring at least 60 square feet in size and the floor having minimum dimensions of not less than six feet in length or width.
- (5) All dwelling units in an IOD development with less than thirty (30) units shall be constructed on crawl space or basements and all foundation walls shall be brick or stone veneered.
- (6) No front garage approach is permitted. Rear or side approach garage entry only.
- (7) All IOD developments shall have double loaded ~~five (5)~~ **four (4)** foot sidewalks on all streets.
- (8) **Two (2) Overstory Trees (2.5" caliper) shall be planted per lot. Existing overstory trees on a lot may be counted towards this requirement.** ~~Four (4) Overstory Trees (2.5" caliper) shall be planted per lot. With two trees to be planted 2' inside the Right of Way 40' on center or variable distances to conform to unique site conditions, however, they must be more or less evenly distributed across the front lot line.~~
- (9) No adjacent home shall have the same exterior elevations, design and floor plan.
- (10) Implementation of Energy Efficient Construction Methods, then existing, as recommended and approved by the Code Enforcement Officer that exceed all then existing building code standards and requirements shall be required on all homes in the IOD development.

645.6 Design Specifications;

~~All IOD developments shall conform to the following minimum design standards:~~

- (11) All dwelling units shall have brick, stone, cement (Hardiplank) or other similar type siding approved by the Code Enforcement Officer. Vinyl or metal products shall not be permitted on any IOD development.
- (12) All exterior window and door trim shall be at least 3.5 inches wide on its face. All corner boards shall also be a minimum of 3.5 inches wide on its face and shall be utilized on both sides of all dwelling unit corners.
- (13) Frieze boards with a width of at least 5.5 inches and rake mouldings shall be used on all dwelling units.
- (14) No unpainted treated wood is allowed on any dwelling unit except for porch floors.
- (15) All dwelling units shall conform to a cluster landscaping design as specifically approved by the Code Enforcement Officer. All yard areas shall be sodded.
- (16) All windows shall be architectural in nature and all window styles shall be consistent throughout the IOD development.
- (17) All exposed plumbing vent or other pipes shall be painted so as to minimize their visibility.

- (18) All dwelling units shall have gutters unless otherwise approved by the Code Enforcement Officer.
- (19) All roof overhangs shall be a minimum of 12 inches.
- ~~(10) No chain link fencing of any type shall be permitted in an IOD development.~~
- (2011) All utilities serving the IOD development and its dwelling units shall be underground.
- (2112) Dwelling units constructed on slab on grade are prohibited for IOD developments under 30 units.

645.67 Roads and Streets Connectivity.

Roads and streets shall comply with all existing development regulations. IOD developments over 30 units shall have multiple existing street connectivity. At a minimum two ingress and egress streets shall provide access through the development. All IOD developments shall provide for 16 foot wide rear loaded paved alleys where possible. Shared driveways with side facing or rear loaded garages may be utilized when rear loaded alleys are not possible due to the unique characteristics of topography or parcel shaping or size. Garages must always be located in the third layer, which is defined as that area no less than 20 feet behind the front leading edge of the front façade of the dwelling, of all parcels in the IOD development, unless prohibited by the unique characteristics of topography or parcel shaping or size.

645.78 Homeowner Association.

A homeowner’s association shall be established for IOD developments that exceed thirty (30) dwelling units. Membership shall be automatic and mandatory for all lot owners in the subdivision and their successors. The homeowner’s association shall have the power to file liens to collect dues and assessments. The homeowner association shall be formed under the provisions of O.C.G.A § 44-3-220 et seq. (the "Georgia Property Owners' Association Act"). Documentation organizing the homeowner's association shall be provided to the City’s Attorney’s Office for review in conjunction with the submittal of the draft open space management plan. Approval of the organizing documentation must be received prior to final plat approval.

➤ *Section 646: Add new section for the CBD overlay district. Add intent and purpose of the CBD overlay district. Add table of permitted uses in the CBD Overlay District. Add procedure for obtaining a Certificate of Appropriateness. Add special design standards and exceptions for the CBD overlay district.*

Section 646 Central Business District Overlay (CBD).

646.1 Intent and Purpose.

The Central Business District Overlay is intended to recognize and protect the historic and current vital core of the city; to foster its continued existence as a commercial center for business, government, and service enterprises for the whole community; to encourage development of this district as a shopping, dining, living and activity center for residents, tourists, and the surrounding region; and to reinforce its small town architecture, character, and feel, and its pedestrian atmosphere, scale and movement by grouping specialized uses which benefit from close proximity to each other and by fostering full utilization of existing structures and infrastructure by allowing mixed land uses, contiguous construction, and shared parking facilities.

646.2 Overlay District. The Central Business Overlay District is superimposed over existing zoning districts. The special requirements of this district shall apply in addition to the requirements of the zoning district within which a specific property is located. Uses permitted within the Central Business Overlay District are those permitted in the underlying zoning districts unless otherwise modified herein below in Table 8.

646.3 Permitted Uses. Uses permitted in the CBD Overlay are outlined below. In *Table 8 - Central Business District Overlay (CBD)*, the letter “P” designates use classifications permitted in CBD only. The letter “C” designates use

classifications allowed by approval of a conditional use permit, see Section 1425. The letter “X” designates use classifications prohibited in the CBD Overlay.

Section 646.3 Table 8 – Central Business District Overlay (CBD)
[P] = permitted; [X] = prohibited; [C] = conditional use permit required

LAND USE CATEGORY	
Principal Use* (unless noted as an accessory use)	CBD Overlay
Accessory building and uses	
accessory apartments	P
accessory dwelling units	P
bed and breakfasts	C
fuel dispensary, pump, island and/or canopy	C
home occupations	P
home office	P
residential business	P
outdoor storage	X
outdoor display	P
sidewalk amenities	P
structures – general	P
temporary structures	P
uses – general	P
Administrative and information service facilities	
administrative offices/processing center	P
call/telecommunications center	P
data processing/programming facilities	P
Agricultural uses	
timber harvesting	X
Alcohol and beverage stores, retail	
beer and wine	C
Amusements and Entertainment	
adult entertainment establishment	X
archery range or firing range	X
game center	P
miniature golf, outdoor	X
play centers, skating rink, bowling alley	X
theaters	P
theaters, outdoor	C
Animal facilities and services	
clinics and specialty services	X
hospitals, lodging, and shelters	X
animal/pet supply stores, retail (excluding pet sales)	P
animal/pet supply stores (including pets sales)	X
Antique, curio, and/or collectible shops	P

Apparel stores-clothing and accessories, retail	
bridal, vintage, consignment, and rental	P
new	P
secondhand and/or thrift	P
shoe repair, service	P
tailoring and/or dressmaking, service	P
Arts, Crafts, and Hobbies	
Art, craft and/or hobby supply stores, retail	P
Art gallery or shop, retail	P
Art studios	P
Craftsman studios	P
Audio/video/computer equipment	
supply stores, rental and/or repairs	P
supply stores, retail	P
Beauty shops, services	
barber, hairdresser, and/or stylist shops	P
beauty supply, retail	P
beauty/health spas	P
manicure establishment	P
tanning centers	P
Book, news, magazine stores, retail	P
Building, construction and special trade facilities	
contractor and developer offices	P
contractor/developer offices with facilities	X
contractor/developer office center	X
landscape/irrigation service	X
timber harvesting service	X
tree surgery service	X
building supply store, wholesale	X
Catering establishments, retail and rental	P
Child-care facilities	
child-care, center	C
child-care, home	C
Principal Use* (unless noted as an accessory use)	CBD
Churches	
community	P
megachurch	P
neighborhood	P
Collection Agency	P
Community associations/clubs-civic and private	P
Confectionery and dessert shops, retail	P
Copy and blueprint shops	P
Department/discount department stores, retail	P
Detective agency	P
Distribution and storage facilities	
warehouse, self-service (mini)	X
warehouse	X
Drug stores, retail	

Educational facilities	
schools-private, public, parochial	C
school programs-day-, pre-, post-	C
small scale instruction	P
studios for work or teaching of fine arts, photography, music, drama, dance, martial arts	P
Fabric and notion shops, retail	P
Financial institutions-banks, savings/loans	
With/without drive-thru window	P
Automatic teller machine only	P
Florist and plant shops, retail	P
Funeral and interment establishments	
cemeteries and memorial cemeteries	X
gravestone and burial vault, sales and storage	X
undertaking, mortuary, and/or funeral home	X
Gift, card, and stationary shops, retail	P
Grocers, retail	P
convenience food stores	P
delicatessens, bakery, specialty grocers	P
farmers market	P
grocery markets	P
health food stores	P
Healthcare, service-dental, medical, optometry, psychiatric, chiropractic	
clinics (day services only)	P
convalescent care, nursing, rest homes	X
hospitals and laboratories	X
person care homes, family	X
personal care homes, group	C
personal care homes, congregate	C
private offices	P
sanitariums and mental institutions	X
Interior design and decorating establishments	
china, clock, frame, and/or rug shops, retail	P
floor covering, retail and service	P
furniture and furnishings stores, retail	P
hardware and paint stores, retail	P
kitchen supply stores, retail	P
kitchen supply stores, rental	P
linen and drapery, retail and service	P
wallpaper, retail and service	P
Jewelry stores, retail	P
Laundry and/or dry cleaning establishments	
drop and pick up stations	P
full-service	X
self-service, public	X

Lawn and garden establishments	
supply and equipment, retail and rental	X
greenhouse and plant nursery, retail	X
Lodging	
bed and breakfast inns	P
hotels	P
inns	P
motels	X
Mercantile and dry good stores, retail	P
Media facilities, print and electronic	
film and internet production offices	P
newspapers offices	P
publishing and printing establishments	P
Motor vehicles and equipment	
>passenger vehicles and small engine equipment	
body repair and painting	X
car wash, service or self-service	X
fuel sales	C
general service/installation of parts/access.	C
new or used, sales and rental	X
light duty trailer sales, new-accessory use	X
parts/accessories, sales	P
tires, sales	X
vehicle storage yard welding	X
and fabrication wrecker and/or	X
towing service	X
>heavy trucks, RVs and other heavy equipment	
body repair and painting	X
fueling station	X
general service/installation of parts/access.	X
new or used, sales and rental	X
parts/accessories/tires, sales	X
truck wash, service or self-service	X
terminal, motor freight	X
truck stop/travel plaza	X

LAND USE CATEGORY	
Principal Use* (unless noted as an accessory use)	CBD Overlay
Musical instrument shop, retail	P
Office Parks	
medical office parks	X
professional office parks	X
Office supply stores, retail	P
Optical supply stores, retail	P
Parking, commercial-primary use	
garages	P
lots	X

Parks and Recreation	
campgrounds	X
health/fitness center	X
gymnasium	X
neighborhood activity center-accessory use	P
parks, active	C
parks, passive	P
Photography	
supply and processing stores, sales/service	P
portrait studio	P
Professional offices	P
Public buildings	
government offices, libraries, museums	P
convention hall, community center	P
Recreational equipment stores, repair and Rental	X
Recreational equipment/supply stores, retail	P
RESIDENTIAL:	
accessory apartments	P
accessory dwellings	P
apartment buildings	C
apartment houses	P
lofts	P
single-family dwellings	P
two-family dwelling/duplex	X
townhouses	C
Restaurant	
restaurant/café, grill, lunch counter	P
with drive-in or drive-through service	C
with walk-up or walk-away service	C
Sales and Service Facilities	
appliance stores (small and large), retail, rental, rental, and/or repairs	X
building supply, retail	X
equipment(small and large), service and rental	X
equipment(office), service and rental	P
fuel sales-liquid, wholesale and sale	X
funeral and interment establishments,	X
wholesale and storage janitorial cleaning	X
services janitorial/cleaning supply store,	X
wholesale lawn and garden supply,	X
wholesale locksmith shop, service	P

LAND USE CATEGORY

Principal Use* (unless noted as an accessory use)	CBD Overlay
---	-------------

Sales and Service Facilities (continued)	
manufactured home sale lots	X
pawn shop and pawnbrokers	X
pest control services	X
print and publication shops	X
scrap hauling service	X
sewer and septic tank service	X
vending supply and service	X
Shipping, packaging, and delivery establishments	
non-freight business	X
Shopping Centers	X
Telecommunications facilities	
mobile telephones/paging, retail and service	P
satellite dishes, retail	X
Temporary buildings	P
Toy, variety, novelty, and dime stores, retail	P
Transportation facilities	
airport	X
administrative offices/dispatches	X
commuter lot	X
stations or terminals	X
Travel agencies	P
Utility and area service provider facilities	
emergency management services-fire, police, ambulance	P
garbage and recycling collection services	X
landfills, incinerators, and dumps	X
recycling center	X
telecommunications facility, radio and television stations	P
telecommunications facility, tower/antenna	X
utility administrative office	P
utility transformers, substations, and towers	P
Vending	
food and beverage, temporary sales	C
general merchandise, temporary sales	C
parking, temporary event	P
outdoor sales, temporary sales	C

646.4 Original Central Business District. All those properties located in the former Central Business District boundary which is defined as an area being bounded on the North by West Highland Avenue, on the West by South Wayne Street, on the South by East Washington Street, and on the East by North and South Midland Avenue shall be considered non-conforming to the extent they exist as of the adoption of this Section and shall be afforded the rights and provisions contained in Section 500 herein.

646.5 Application to Planning Commission for Certificate of Appropriateness

(1) Approval of Alterations or New Construction.

If a property is within the CBD, no building permit shall be issued and no material change in the appearance of such property, or of a structure, site, or work of art within the CBD, shall be made or be permitted to be made by the owner or occupant thereof, unless or until application for a Certificate of Appropriateness ("COA") has been submitted to and approved by the Planning Commission. Any

approved changes shall conform to all the requirements specified in the COA and this Section. Building Permits related to interior changes to existing buildings in the CBD as of the date of this Ordinance are exempt from the requirement of obtaining a COA from the Planning Commission.

- (2) Approval of New Construction within the CBD Overlay.
The Planning Commission may issue a COA for new projects and structures constructed within the CBD. These structures shall conform in design, scale and setback, to the requirements specified in Section 646.6 as allowed by the issued COA.
- (3) Application Process.
 - (a) An application for a COA shall be accompanied by such relevant drawings, photographs, or plans reasonably required by the Planning Commission per this section and shall be submitted to the Code Enforcement Officer at least forty-five (45) days prior to the Planning Commission's regularly scheduled meeting.
 - (b) For Minor Changes to existing development and/or buildings, no COA shall be required. Minor Changes are defined solely as: changes in type of roofing material, removal of non-conforming signs or structures and installation of irrigation, and alterations involving less than Five Thousand Dollars (\$5,000.00) expense to existing elevations or site plans.
- (4) Acceptable Planning Commission Reaction to Applications for COA.
 - (a) The Planning Commission shall, after the public hearing described below, approve the application and issue a COA, as presented, or as modified by the Planning Commission with conditions, if it finds that the proposed change(s) in the appearance would not have a substantial adverse effect on the CBD. In making this determination, the Planning Commission shall consider impervious surface, parking, parking islands, green space, signage, trees, landscaping, buffers, lighting, the architectural value and significance, the historical 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 CBD, all of these considered in the context of the standards set forth below.
 - (b) The Planning Commission shall deny a COA, if it finds based on the CBD Guidelines in Section 646.6 that the proposed change(s) would have substantial adverse effects on the CBD or any structure therein.
- (5) Public Hearings on Applications for Certificates of Appropriateness, Notices.
Fifteen (15) to Forty-Five (45) days prior to review of a COA by the Planning Commission, the Planning Commission shall inform the owners of any property likely to be affected by reason of the application, and shall give applicant and such owners an opportunity to be heard. Said notice shall be via newspaper advertisement and signage in the same manner as for zoning hearings as outlined in Section 1440. Planning Commission notice, hearings and actions shall be conducted in the same manner as the Planning Commission and Mayor and Council hearings and actions.
- (6) Interior Alterations.
In its review of all applications for a COA, the Planning Commission shall not consider interior arrangement or use having no effect on exterior features, safety or utility.
- (7) Deadline for Approval or Rejection of Application for COA.
The Planning Commission shall act on an application for a COA within not more than Sixty (60) days after the filing thereof by the applicant, unless such a decision is deferred to a future meeting of the Planning Commission.
- (8) Appeal to Mayor and Council; Building Permits.

- (a) Any Applicant aggrieved by a decision of the Planning Commission may appeal said decision to the Council. Said appeal shall be filed in writing with the Code Enforcement Officer within 30 days of the decision of the Planning Commission.
- (b) On appeal, the Council may uphold the decision of the Planning Commission or reject the decision made by the Planning Commission and enter a different decision on the COA if the Council finds that the Planning Commission abused its discretion by acting arbitrarily and/or in violation of constitutional rights in reaching its decision.
- (c) In cases where the application covers matters that would require the issuance of a building permit, the rejection of the application for a COA by the Planning Commission shall be binding upon the Code Enforcement Officer charged with issuing building permits and, in such case, no building permit shall be issued.

(9) Requirement of Conformance with COA.
 Work not in accordance with an issued COA is expressly prohibited.

(10) COA Void if Construction not Commenced.
 A COA shall become void unless construction is commenced within six (6) months of date of issuance. Certificates of Appropriateness shall be issued for Eighteen (18) months, at which time they shall expire. A new application must be made and a new COA obtained for any construction or other modification after Eighteen (18) months from the original COA.

(11) Recording of Applications for COA.
 The Planning Commission shall keep a public record of all applications for COA, and of minutes of the Planning Commission's proceedings in connection with said applications.

646.6 Special Design Standards and Exceptions for the CBD Overlay

To promote the infill of the CBD Overlay, the following standards and exceptions shall apply to all properties in the CBD for which a COA has been issued pursuant to Section 646.5 hereinabove for the relevant project. When granting a COA, the Planning Commission may specifically waive completely or modify the various requirements outlined herein. If the requirements are not specifically waived or modified, then the requirements under the property's exiting zoning classification shall apply.

1. Because of the pedestrian nature of the CBD Overlay, the presence of ample on-street and public lot parking, and the allowance of commercial parking garages within the CBD, new buildings and uses within the CBD shall not be subject to the off-street parking requirements as required in Section 520 of this Ordinance upon the granting of a COA by the Planning Commission allowing such reduced or eliminated off-street parking requirements.
2. To continue the existing historical building pattern of the CBD Overlay and to encourage traditional zero lot line construction throughout the CBD Overlay, the lot coverage restrictions of Section 570 of this Ordinance shall not apply to property located within the CBD Overlay upon the granting of a COA by the Planning Commission allowing such lot coverage proposed.
3. To continue the existing historical building pattern of the CBD Overlay and to encourage traditional zero lot line construction throughout the CBD Overlay, the dimensional requirements of the underlying zoning district contained in Section 700.2-Table 11 of this Ordinance shall not apply to property located within the CBD Overlay upon the granting of a COA by the Commission allowing different dimensional requirements. Said dimensional requirements shall be consistent with the minimums contained herein in Table 9.

Table 9:

CBD	
LOT	
Lot area, min	none
Lot coverage, max	100%
Lot width, min	30 ft.
Lot frontage, min	30 ft.
YARD	
Setback, front yard	0 ft.
Setback, side yard, min	0 ft.
Setback, rear yard, min	0 ft.
BUILDING	
Building height, max	35 ft.
Building ground floor area, min sq footage required	750 sq.ft.

➤ **Section 700: Revise Section 700.2 to remove the CBD commercial zoning district dimensional standards. The dimensional standards have been relocated to the new CBD overlay district section.**

Section 700 Charts of Dimensional Requirements.

700.2 P, ~~CBD~~, B-1, B-2 and B-3 Dimensional Requirements: The following table delineates dimensional requirements for the specified commercial zoning districts. For the matrix of use provisions by district, see Article VI. For supplementary standards for specific uses, see Article X. For allowed residential uses in commercial zoning districts, the dimensional requirements of the corresponding residential district shall apply.

Section 700.2: Table 12 – Commercial Zoning District Dimensional Requirements

	P	B1	CBD	B2	B3
LOT					
Lot area, min (1)	7,500 sq.ft.	7,500 sq.ft.	none	None(7)	None(7)
Lot coverage, max	50%	50%	100%	60%	60 %
Lot width, min	60 ft.	60 ft.	30 ft.	60 ft.	100 ft.
Lot frontage, min	60 ft.	60 ft.	30 ft.	60 ft.	100 ft.
YARD					
Setback, front yard (2)	25 ft.	25 ft.	0 ft.	25 ft.	35 ft.
Setback, side yard, min (3)	10 ft.	15 ft.	0 ft.	15 ft. (4)	15 ft. (5)
Setback, rear yard, min	20 ft.	20 ft.	0 ft.	20 ft. (4)	20 ft. (5)
BUILDING					
Building height, max (6)	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Building ground floor area, min sq footage required	1,000 sq.ft.	1,000 sq.ft.	750 sq-ft.	1,000 sq.ft.	2,000 sq.ft.

(1) Encompasses area for accessory buildings and uses, including parking, loading and unloading space, storage and parking, screening, lighting, and stormwater management measures. The minimum lot area cited in this Article shall be increased in all situations where public sanitary sewer service is not utilized and the Walton County Health Department requires a larger lot for proper septic tank operation.

- (2) For properties within the HPO or CDO overlay districts, the setback is established by the designated design review board to maintain the established building line along a historic block or design corridor.
- (3) On corner lots that abut a residential district or use, there shall be a side yard equal in depth to the required front yard of the residential district.
- (4) A ten (10) foot landscaped and fenced opaque buffer strip or berm is required if lot abuts residential district or use.
- (5) A twenty-five (25) foot landscaped and fenced opaque buffer strip or berm is required if lot abuts residential district or use.
- (6) Church spires, belfries, cupolas, monuments, water towers, chimneys, flues, flagpoles, television antennae, and radio aerials are exempt.
- (7) Minimum lot size for single family homes shall comply with the requirements for R1A districts.



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 05-11-2021
Description: Zoning Map amendment and Adoption

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation: Staff recommendation is for approval as submitted.

Background: periodic update to the zoning map and changes to reflect Infill Overlay District and Central Business District.

Attachment(s): Proposed Zoning Map and Permit record



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

Plan Report

Plan NO.: ZONE-000107-2021

Plan Type: Rezone

Work Classification: Text/Map Amendment

Plan Status: In Review

Apply Date: 05/11/2021

Expiration:

Location Address

Parcel Number

215 N BROAD ST, MONROE, GA 30655

M0140026

Contacts

City Of Monroe
P.O. BOX 1249, Monroe, GA 30655
(770)267-7536

Applicant

Description: ZONING MAP AMENDMENT

Valuation: \$0.00

Total Sq Feet: 0.00

Fees	Amount
Total:	

Payments	Amt Paid
Total Fees	
Amount Due:	

Condition Name

Description

Comments

Issued By:

May 11, 2021

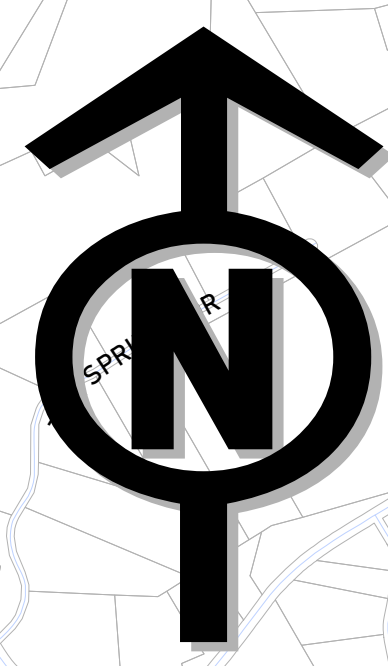
Date

Plan_Signature_1

Date

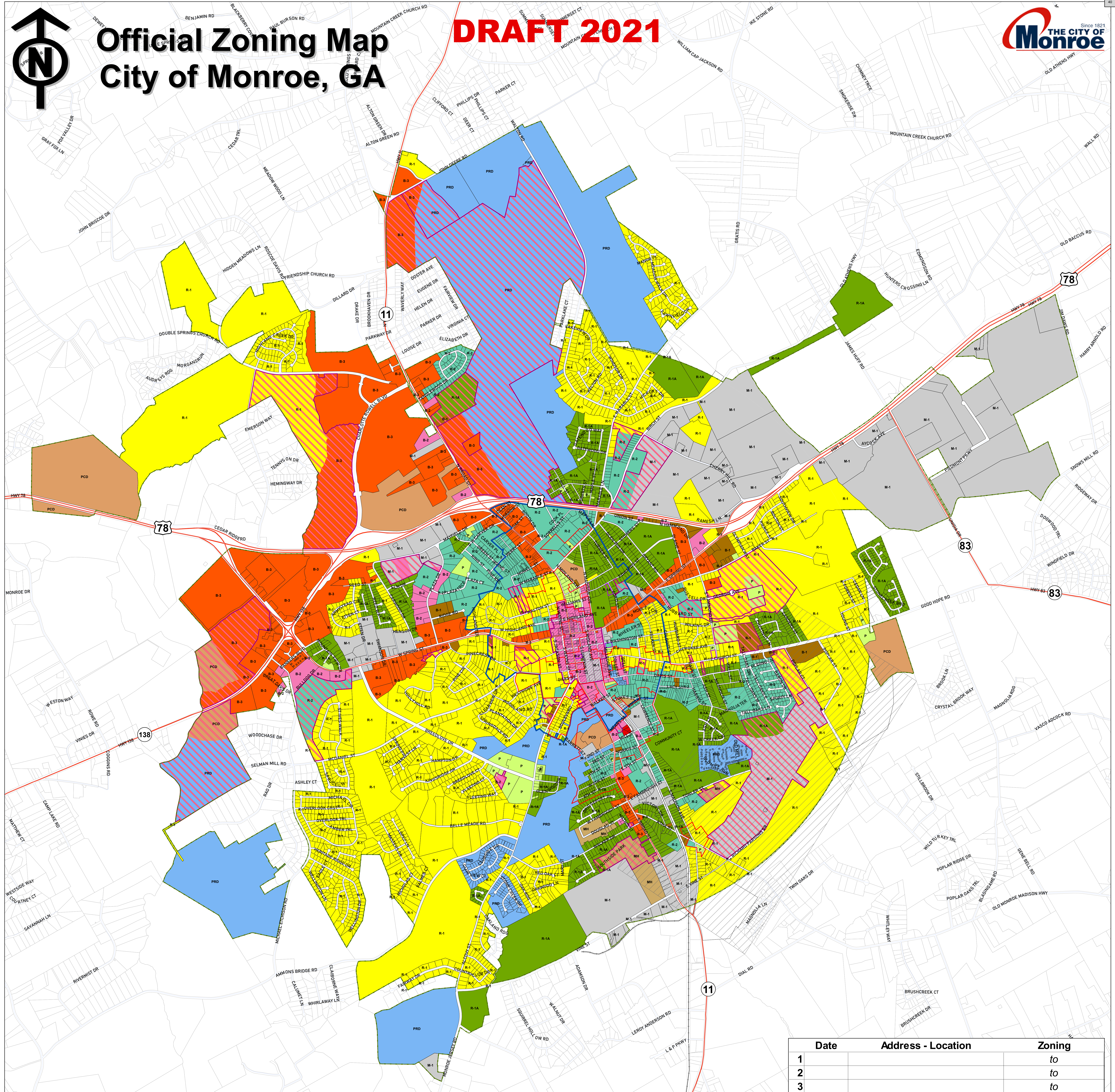
Plan_Signature_2

Date



Official Zoning Map City of Monroe, GA

DRAFT 2021

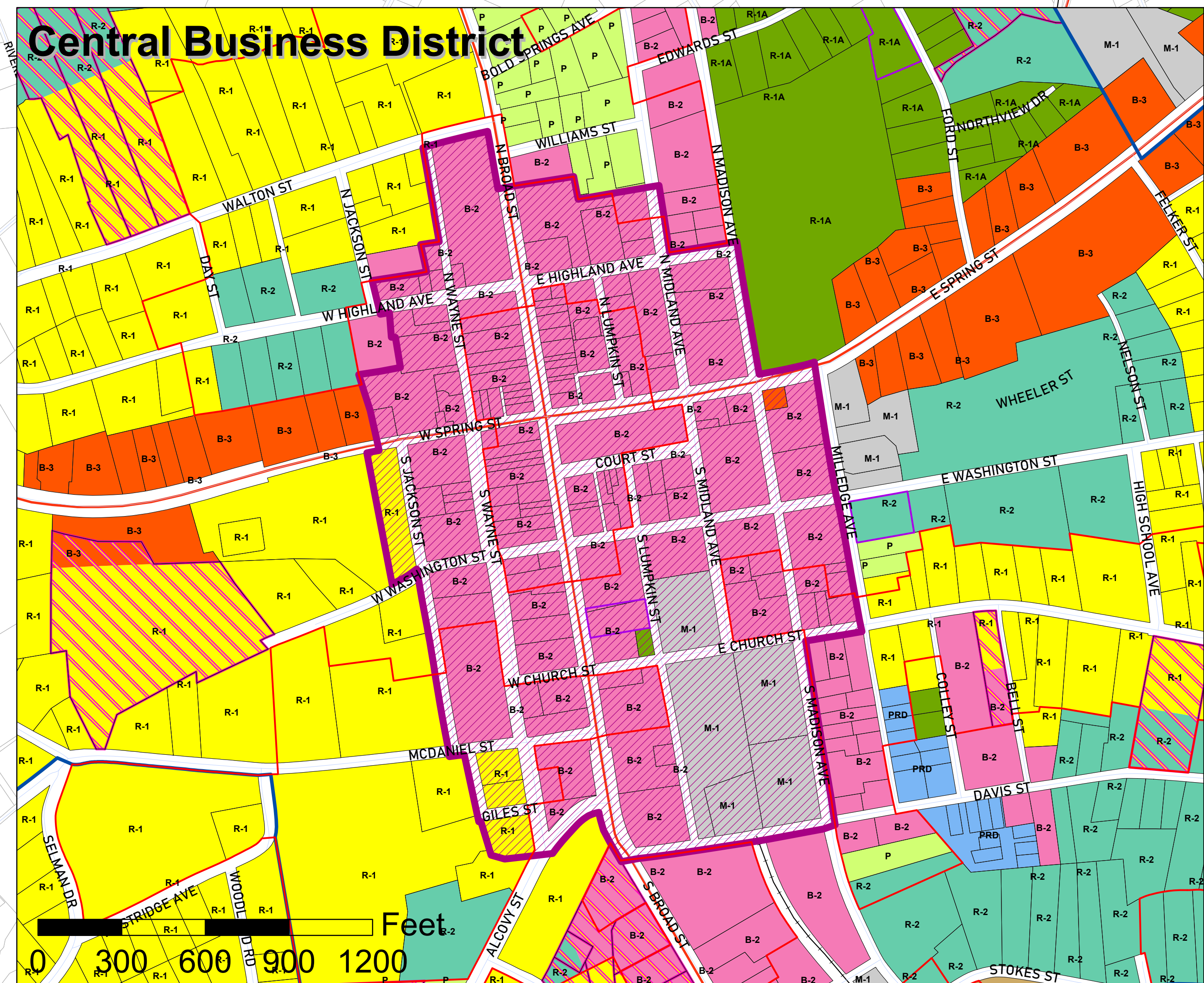


Legend

- Monroe City Limits
- Monroe Historic Districts
- Historic Individual Landmarks
- Airport Hazard Zone
- Central Business District
- Infill Overlay District
- 2021 City Tax Parcels
- 2021 County Tax Parcels
- Streets
- Railroad
- Highways

Zoning Districts

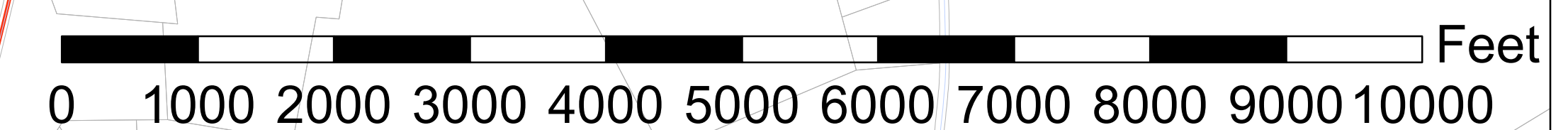
- B-1
- B-2
- B-3
- M-1
- MH
- MHDO
- P
- PCD
- PPD
- PRD
- R-1
- R-1A
- R-2
- SPLIT



Date	Address - Location	Zoning
1		to
2		to
3		to
4		to
5		to
6		to
7		to
8		to
9		to
10		to
11		to
12		to
13		to
14		to
15		to
16		to
17		to
18		to
19		to
20		to

This is to certify that this is the official zoning map of the City of Monroe, Georgia, as adopted on the ____ day of _____, 20__.

John Howard, Mayor Date





To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 04-01-2021
Description: Certificate of Appropriateness 100 Saratoga Dr.

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

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

Recommendation: *Staff recommendation is denial of COA based on failure to meet design requirements as noted in the staff report.*

Background: This request is to develop a strip center. It is pedestrian in appearance in regard to site design and building placement and reflects an unimaginative design reminiscent of typical urban sprawl which our CDO was instituted to eliminate. This project has been anticipated for approximately 2 years+ with the developers having been made fully aware of the CDO and the requirement thereof. This property is not currently recognized as a distinct parcel by the city due to no subdivision plat being submitted for approval and recording.

Attachment(s): Application, staff report and supporting documents

**Planning
City of Monroe, Georgia**

CERTIFICATE OF APPROPRIATENESS STAFF REPORT

APPLICATION SUMMARY

CERTIFICATE OF APPROPRIATENESS CASE #: PCOM-000095-2021

DATE: March 26, 2021

STAFF REPORT BY: Brad Callender, City Planner

APPLICANT NAME: Ronald Anglin

PROPERTY OWNER: Lifeline Management Group LLC

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

ACREAGE: ±1.610

EXISTING ZONING: B-3 (Highway Business District)

EXISTING LAND USE: Vacant and undeveloped

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

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

DATE OF SCHEDULED PUBLIC HEARINGS

PLANNING COMMISSION: April 20, 2021

REQUEST SUMMARY

CERTIFICATE OF APPROPRIATENESS REQUEST SUMMARY:

The applicant is requesting approval of a Certificate of Appropriateness application in order to allow construction of a commercial strip shopping center building. The proposed building is a typical strip shopping center style building that will have multi-colored brick veneer and glass storefront windows and doors. The proposed building will have 8 tenants.

PROPOSED PROJECT SUMMARY:

- Commercial Strip Shopping Center Building
 - Total Building Floor Area – 9,460 Sf
 - Tenant Spaces – 8
 - Proposed Façade – multi-colored brick veneer with glass storefront windows and doors

STAFF ANALYSIS

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

643A.1 Site Planning:

The proposed commercial strip shopping center building could be considered a good example of the type of development the Site Planning Requirements in Section 643A.1 of the Zoning Ordinance are attempting to discourage. Section 643A.1(1)(a) states, *“Creative site planning alternatives, such as cluster development, reclamation, mixed-use enterprises, planned centers and open space zoning, should be utilized to offer alternatives to linear strip development.”* As submitted, the proposed strip center layout is a typical suburban multi-tenant strip shopping center that does not reflect a creative site plan alternative. Given the size of the site, multiple buildings located throughout the site in lieu of one, single building could help break up the strip shopping center appearance without a loss in floor area.

The subject property is a lot that was subdivided without approval from the City. Prior to the issuance of any building permits, the developer must have a final plat approved in accordance with Development Regulations.

643A.2 – Architecture:

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

643A.3 – Pavement:

The applicant proposes to construct two entrances into the site. Parking is shown in the front and back of the proposed building. The parking area in the front exceeds the maximum forty-two (42) feet of pavement depth and does not comply with the Area Specific Criteria requirement under Section 643A.3(2) of the Zoning Ordinance. If the site design were modified as described above with multiple buildings, this could be a remedy to enable compliance with this requirement. The amount of parking provided is approximately 120% of the minimum parking spaces required for a retail shopping center.

643A.4 – Landscaping:

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

643A.5 – Signs:

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

643A.6 – Illumination:

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

STAFF RECOMMENDATION

Based upon the City Council’s policies, decision making criteria and standards outlined in the Zoning Ordinance of the City of Monroe, staff recommends denial of the requested Certificate of Appropriateness application to construct a commercial strip shopping center building. However, if the application is approved, staff does recommend the following conditions:

1. The developer shall revise the site development plans to comply with Site Planning requirements outlined in Section 643A.1 of the Zoning Ordinance. The revised site development plans shall also be revised to comply with Pavement requirements under Section 643A.3 of the Zoning Ordinance.
2. Prior to the issuance of any sign permits, the developer shall submit a Certificate of Appropriateness application for consideration of approval of either a master signage plan or for each individual sign.



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

Plan Report

Plan NO.: PCOM-000095-2021

Plan Type: Planning Commission

Work Classification: Certificate of Appropriateness

Plan Status: Submitted

Apply Date: 03/17/2021

Expiration:

Location Address

100 Saratoga Dr, Monroe, GA 30656

Contacts

RONALD ANGLIN **Applicant**
4747 STONE MOUNTAIN HWY STE 100, LILBURN, GA 30047
(678)410-9195 smoothie683@gmail.com

Description: Request for COA for New Development - P&Z MTG 4/20/2021 @ 5:30 PM
215 N Broad Street

Valuation: \$0.00
Total Sq Feet: 0.00

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

Payments	Amt Paid
Total Fees	\$50.00
Credit Card	\$50.00
Amount Due:	\$0.00

<u>Condition Name</u>	<u>Description</u>	<u>Comments</u>
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Issued By: Debbie Adkinson

March 17, 2021

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

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

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

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

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

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

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

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE PLANNING COMMISSION

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

DATE: March 4, 2021

APPLICANT: Ronald Anglin

APPLICANT'S ADDRESS: 4747 Stone Mountain Highway, Suite 100
Lilburn, GA 30047

TELEPHONE NUMBER: 678-410-9195

PROPERTY OWNER: Lifeline Management Group LLC

OWNER'S ADDRESS: 4747 Stone Mountain Highway, Suite 100
Lilburn, GA 30047

TELEPHONE NUMBER: 678-410-9195

PROJECT ADDRESS: Broad North Street AKA: 100 Saratoga Dr
Monroe, GA 30655

Brief description of project: Strip Center with 8 Units

(Continue on separate sheet, if necessary.)

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

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

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

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

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

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

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

DEFINITIONS:

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

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

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

[Sec 643.4(4) (a)]

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

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

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

Ran Aragon
Applicant

Date: 3-4-2021

Revised 9/23/19



BK:120 PG:118-119
 Filed and Recorded
 May-17-2021 08:05 AM
 DOC# 2021 - 000178
 KAREN P. DAVID
 CLERK OF SUPERIOR COURT
 WALTON COUNTY, GA
 Participant ID: 1702849231

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY NAMED IN THE CERTIFICATE HEREON. SAID CERTIFICATE DOES NOT EXTEND TO ANY UNNAMED PERSON WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR NAMING SAID PERSON. PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION RELATING TO LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED ON FACTS AND KNOWLEDGE KNOWN TO THE LAND SURVEYOR AND IS NOT A GUARANTEE OR WARRANTY EITHER EXPRESSED OR IMPLIED.

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.

LEGEND

- IPF = IRON PIN FOUND
- IPS = 1/2" REBAR PIN SET
- LL = LAND LOT
- LLL = LAND LOT LINE
- P = PROPERTY LINE
- C = CENTERLINE
- B = BUILDING LINE
- R/W = RIGHT-OF-WAY
- SSE = SANITARY SEWER EASEMENT
- DE = DRAINAGE EASEMENT
- MH = MANHOLE
- CB = CATCH BASIN
- JB = JUNCTION BOX
- HW = HEADWALL
- DI = DROP INLET
- PP = POWER/UTILITY POLE
- FH = FIRE HYDRANT
- IE = INVERT ELEVATION
- FFE = FINISHED FLOOR ELEVATION
- BOC = BACK OF CURB
- EP = EDGE OF PAVEMENT
- S = SANITARY SEWER LINE/PIPE
- SS = STORM SEWER LINE/PIPE
- X-X-X = FENCE LINE
- o-o-o-o = FLOOD HAZARD ZONE LINE
- N/F = NOW OR FORMERLY
- POC = POINT OF COMMENCEMENT
- POB = POINT OF BEGINNING

PLAT & DEED REFERENCES:
 AS NOTED ON SURVEY

ALL DEED & PLAT REFERENCES SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURT'S OFFICE OF WALTON COUNTY, GEORGIA.

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THE TITLE RESEARCH PERFORMED IN THE PREPARATION OF THIS SURVEY IS LIMITED TO THE INFORMATION NECESSARY TO RETRACE THE BOUNDARY LINES OF THE SUBJECT PROPERTY AND THE ADJOINERS. THIS SURVEY DOES NOT CONSTITUTE A TITLE EXAMINATION BY THE SURVEYOR, MATTERS OF RECORD WHICH AFFECT THE SUBJECT PROPERTY MAY NOT BE SHOWN HEREON.

SURVEY NOTES:

- 1.) ALL AREA INCLUDES EASEMENTS WITHIN.
- 2.) 1/2" REBAR WITH YELLOW PLASTIC CAP, LABELED PPI PROPERTY CORNER LSF 313 SET AT ALL PROPERTY CORNERS AS DENOTED IPS, UNLESS OTHERWISE NOTED.
- 3.) THE CERTIFICATION, AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF, AND BASED ON EXISTING FIELD EVIDENCE AND DOCUMENTARY EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.
- 4.) THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB1004 (2016), IN THAT WHERE A CONFLICT EXISTS BETWEEN THOSE TWO SETS OF SPECIFICATIONS, THE REQUIREMENTS OF LAW PREVAIL.
- 5.) ZONING INFORMATION TAKEN FROM CITY OF MONROE & WALTON COUNTY ZONING MAPS
- 6.) PROPERTY IS NOT LOCATED WITHIN HISTORICAL DISTRICT.

EQUIPMENT USED:

A TRIMBLE S6 ROBOTIC TOTAL STATION & A CHAMPION TKO GNSS ROVER, CONNECTED TO THE eGPS GNSS REAL TIME NETWORK WAS USED TO OBTAIN THE LINEAR & ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FIELD CLOSURE STATEMENT:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,154 & AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT & WAS ADJUSTED USING LEAST SQUARES.

THE FIELD SURVEY WAS COMPLETED ON 1/27/2021.

PLAT CLOSURE STATEMENT:

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE & IS ACCURATE WITHIN ONE FOOT IN 296,451 FEET - TRACT ONE & 3,610,450 - TRACT TWO.

HORIZONTAL & VERTICAL DATUM:

HORIZONTAL: NORTH AMERICAN DATUM OF 1983 GEORGIA STATE PLANE, WEST ZONE.
 VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988.
 UNIT OF MEASUREMENTS IS U.S. SURVEY FOOT.
 DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
 THE DATUMS FOR THIS SURVEY WAS ESTABLISHED UTILIZING GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) BASED ON POSITIONAL VALUES FOR THE VIRTUAL REFERENCE STATION NETWORK (VRS) PROVIDED BY eGPS SOLUTIONS.

FLOOD NOTE:

BY GRAPHICAL PLOTTING ONLY, NO PORTION OF THE SURVEYED AREA LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER FIRM PANEL 13297C0130E, DATED DECEMBER 8, 2016.

THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OF ELEVATION(S) OF FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE ABOVE REFERENCED MAP OR PUBLIC DATA.

OWNER TRACT ONE:
 LIFELINE MANAGEMENT GROUP LLC
 4747 STONE MOUNTAIN HWY STE 100
 LILBURN, GA 30047

OWNER TRACT TWO:
 AYEFOUR DEVELOPMENT INC
 P O BOX 1936
 MONROE, GA 30655

SURVEYOR

51

PRECISION PLANNING, INC.
 400 PIKE BLVD.
 LAWRENCEVILLE, GEORGIA 30046
 TEL: (770) 338-8000
 CONTACT: DONNY JAMES

CERTIFICATE OF APPROVAL FOR RECORDING:

"I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREIN HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF MONROE, GEORGIA, AND THAT IT IS HEREBY APPROVED FOR RECORDING IN THE OFFICE OF THE CLERK OF THE SUPERIOR COURT OF WALTON COUNTY, GEORGIA."

[Signature]
 CHAIRMAN OF CITY OF MONROE PLANNING COMMISSION
 City of Monroe
 Code Enforcement Officer

5-13-2021
 DATE

SURVEYOR CERTIFICATION

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS 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]
 DONALD E. JAMES, GEORGIA PLS 003450

5-12-21
 DATE:

Georgia Land Surveying Firm COA # LSF000313



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

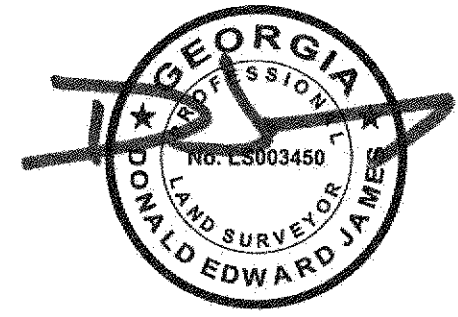
LIFELINE MANAGEMENT
 GROUP, LLC

MINOR SUBDIVISION PLAT

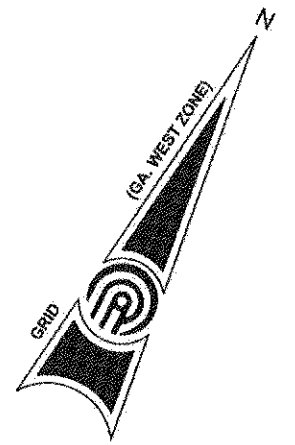
Land lot: 62	District: 3rd	Date: 5/12/2021
County: WALTON, CITY of MONROE		
Drawn By: DEJ	Field By: BRP	SHEET 1 OF 2
Checked By: DEJ		
Job #: C20174	Scale: 1"=60'	

FILE PATH: E:\PROJECTS\2020\20174-LD-STEELCO-HWY 11 NORTH\DWG\SURVEY\20174-MINOR SUBDIVISION PLAT.DWG - DONNY JAMES

BK:120 PG:119



N/F
C90-7
MATTHEW MAZZAWI & JOHN MARK MAZZAWI
D.B. 3884 / PG. 272
P.B. 74 / PG. 18
ZONED R1



THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT
CITY OF MONROE

SEE DETAIL
FOR POB
CONTINUATION
MATCHLINE

1/2" OTP
(0.55' S.W.)

3 1/2" OTP
(0.82' WITHIN R/W)

20' S.S.E.
D.B. 2936 / PG. 90

WALTON COUNTY SCHOOL DISTRICT
N/F
M4-2
D.B. 1318 / PG. 19
P.B. 87 / PG. 70
ZONED B3

LAND LOT 41
LAND LOT 62

20' WALTON EMC
POWER EASEMENT
D.B. 3149 / PG. 268

TRACT TWO
1.507 ACRES
N/F
M4-5
AYEFOUR DEVELOPMENT, INC.
D.B. 2942 / PG. 346
P.B. 104 / PG. 62
ZONED B3
DETENTION POND

DRAINAGE EASEMENT
D.B. 2959 / PG. 313

DRAINAGE EASEMENT
20' POND ACCESS
EASEMENT

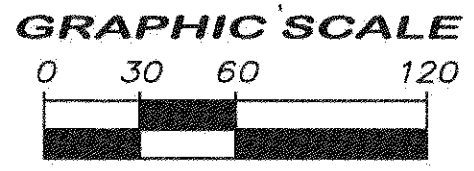
APPROVED FOR RECORDING
5-13-2021

TRACT ONE
1.609 ACRES
LIFELINE MANAGEMENT GROUP, LLC
D.B. 4110 / PG. 451
P.B. 104 / PG. 62
ZONED B3
ADDRESS: 1270 HWY 11

N24°19'17"W
68.42'
L=125.16'
R=7970.00'
CH=125.16'
S65°13'44"W
S65°40'43"W
10.75'

SARATOGA DRIVE
60' RIGHT-OF-WAY
P.B. 105, PG. 26

GEORGIA HIGHWAY 11
RIGHT-OF-WAY VARIES
D.B. 2521 / PG. 45



SCALE: 1"=60'

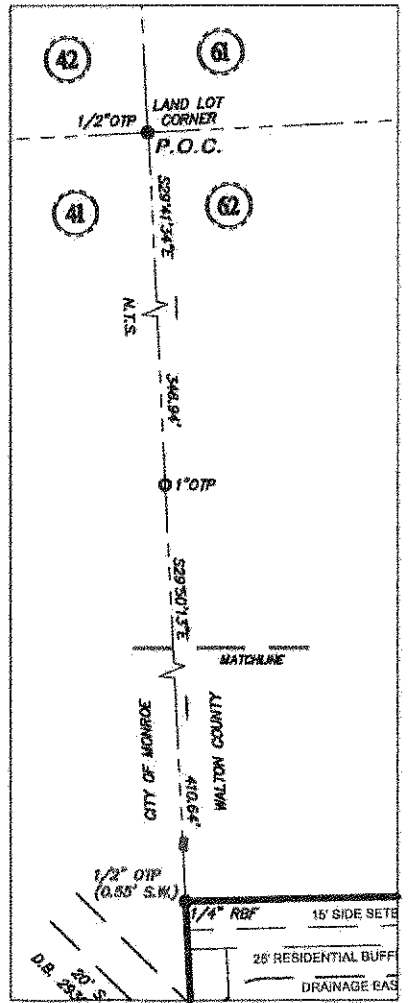
Georgia Land Surveying Firm COA # LSF000313

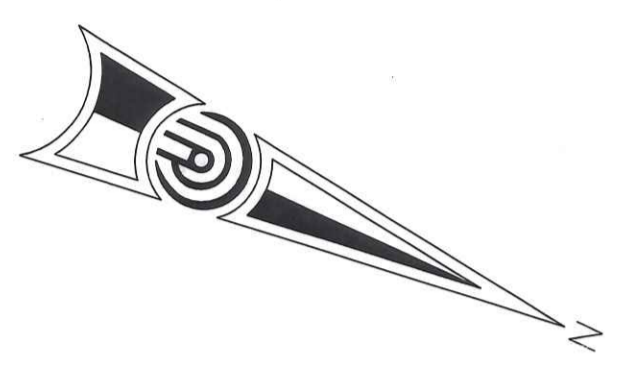
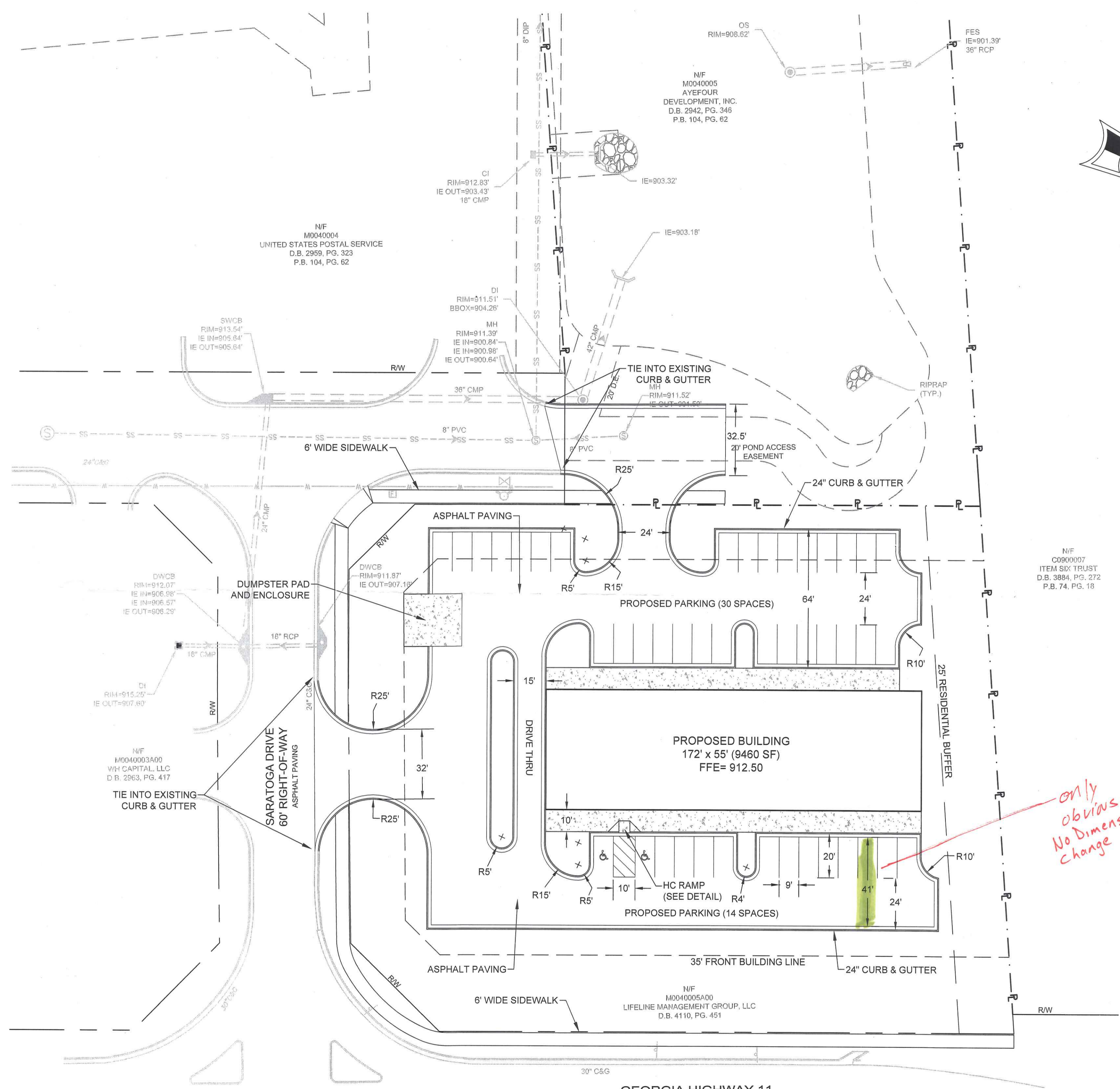
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LIFELINE MANAGEMENT
GROUP, LLC

MINOR SUBDIVISION PLAT		
Land lot: 62	District: 3rd	Date: 5/12/2021
County: WALTON, CITY OF MONROE	Drawn By: DEJ	Field By: BRP
Checked By: DEJ	SHEET 2 OF 2	
Job #: C20174	Scale: 1"=60'	

FILE PATH: E:\PROJECTS\2020\20174-LD-STEELCO_HWY 11 NORTH\DWG\SURVEY\20174_MINOR SUBDIVISION PLAT.DWG - DONNY JAMES





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

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

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

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

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

PROPERTY ZONING: B-3

*only obvious change
No Dimensional change*

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.

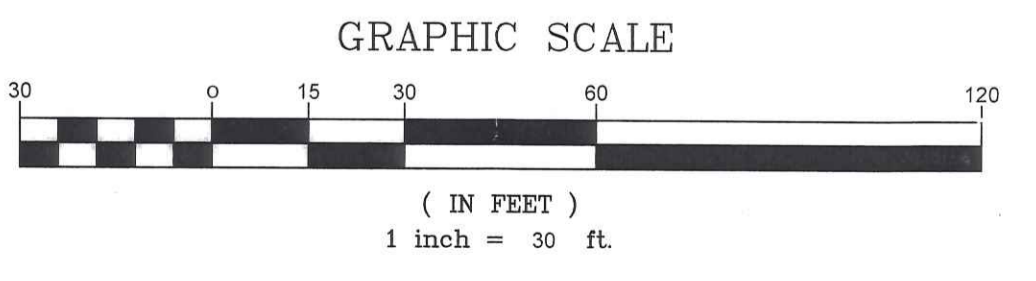


Know what's below.
Call before you dig.

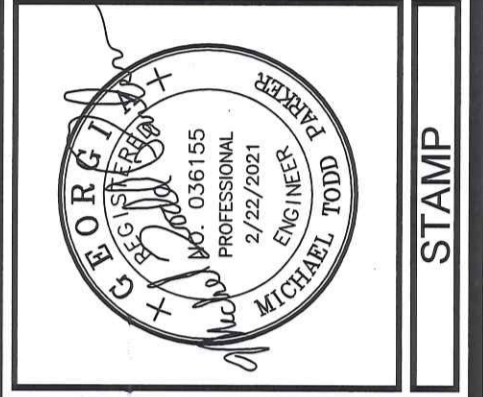
**GEORGIA HIGHWAY 11
 RIGHT-OF-WAY VARIES**
 D.B. 2521, PG. 45
 ASPHALT PAVING

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

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



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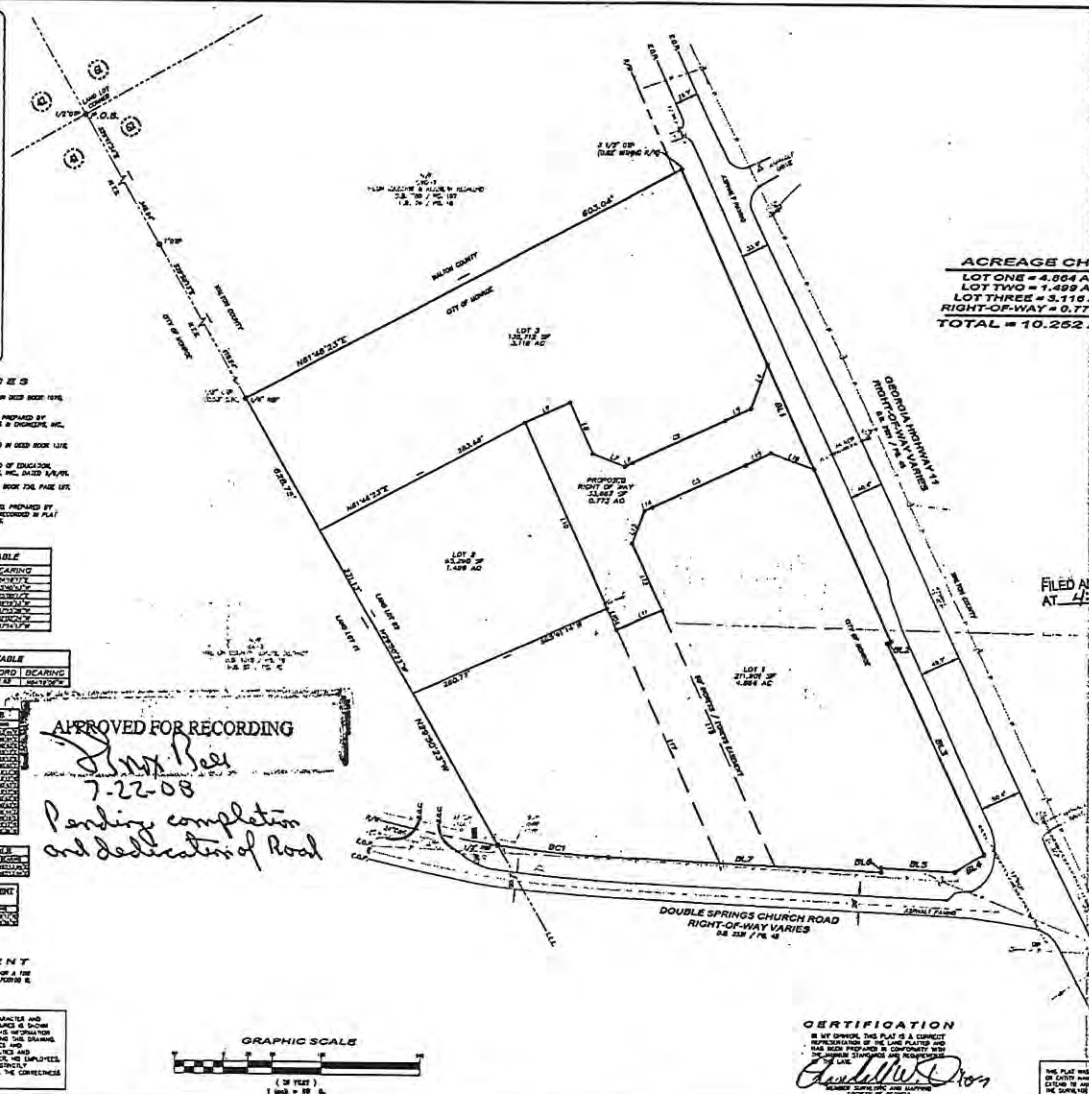
**NORTH HWY 11
 COMMERCIAL
 TRACT**
 LAND LOT 62 - DISTRICT 3, PARCEL M4-5A
 N. BROAD ST.
 MONROE, GA 30656

SITE LAYOUT	SHEET TITLE		CHECKED	TP
	DESIGN	CD		

DATE	NO. DESCRIPTION	RELEASE
2/22/2021		
C20174		
PPI PROJECT NO.		

C2.1

LEGEND table with symbols for various survey features and lines.



ACREAGE CHART
LOT ONE = 4.064 ACRES
LOT TWO = 1.894 ACRES
LOT THREE = 3.116 ACRES
RIGHT-OF-WAY = 0.773 ACRES
TOTAL = 10.262 ACRES

- REFERENCES
A) SURVEY WARRANT DEED RECORDED IN DEED BOOK 1086...
B) SURVEY FOR BREVILLE PROPERTY...
C) CONDESA WARRANTY DEED...
D) SURVEY FOR WALTON COUNTY BOARD OF EDUCATION...
E) WARRANTY DEED RECORDED IN DEED BOOK 704...
F) SURVEY FOR GARDNER A. WETHERS...

BOUNDARY LINE TABLE
LINE LENGTH BEARING
A-B 491.15 N 87° 12' 00" W

BOUNDARY CURVE TABLE
CURVE LENGTH RADIUS CHORD BEARING

B/W LOTS TABLE
LOT NO. AREA AC. B/W LOTS

B/W CORNER VALUES
NORTH SOUTH EAST WEST

INCHES TO FEET EQUIVALENT
1" = 12"
1/2" = 6"
3/4" = 9"

FLOOD STATEMENT
NO PORTION OF THE SUBJECT PROPERTY LIES WITHIN A 100 YEAR FLOOD HAZARD AREA...

INFORMATION REGARDING THE REVISED PRELIMINARY SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN HEREON... IS TO BE CONSIDERED AS OF DATE OF THESE PLANS...



CERTIFICATION
I, THE SURVEYOR, HEREBY CERTIFY THAT THIS PLAN IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF GEORGIA...

FILED AND RECORDED 7/30/08
AT 4:51 A.M. (M)
PLAT BOOK 104 PAGE 102
KATHY K. TROST
CLERK SUPERIOR COURT
WALTON COUNTY, GEORGIA

- NOTES
1) ALL AREA RECORDED EXCEPTED AREAS.
2) THE TITLE RESEARCH PERFORMED IN THE PREPARATION OF THIS SURVEY IS LIMITED TO THE INFORMATION RECEIVED BY THE SURVEYOR AND THE CHAIN OF TITLE TO THE SUBJECT PROPERTY AND THE CHAIN OF TITLE TO THE SUBJECT PROPERTY...

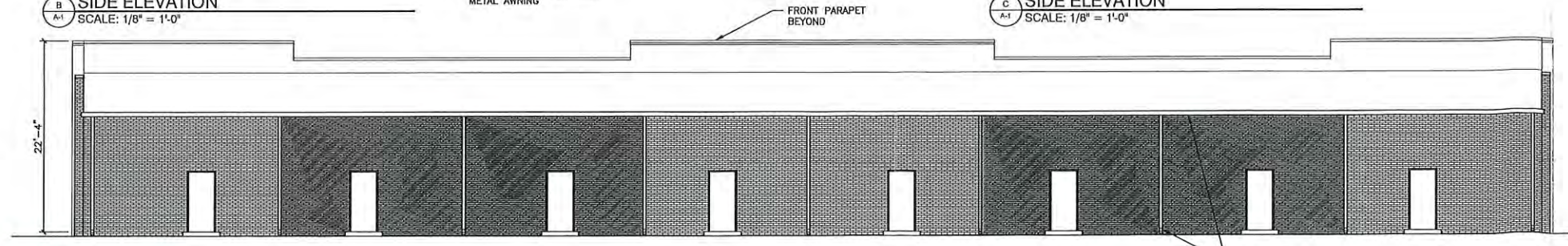
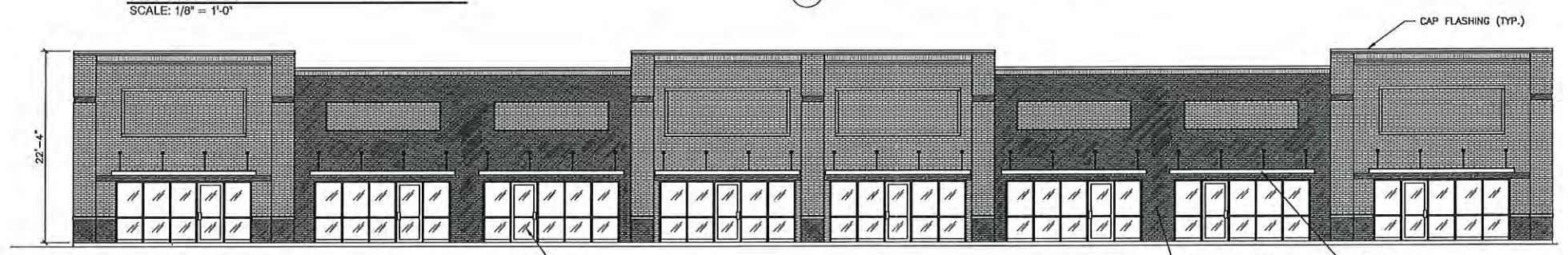
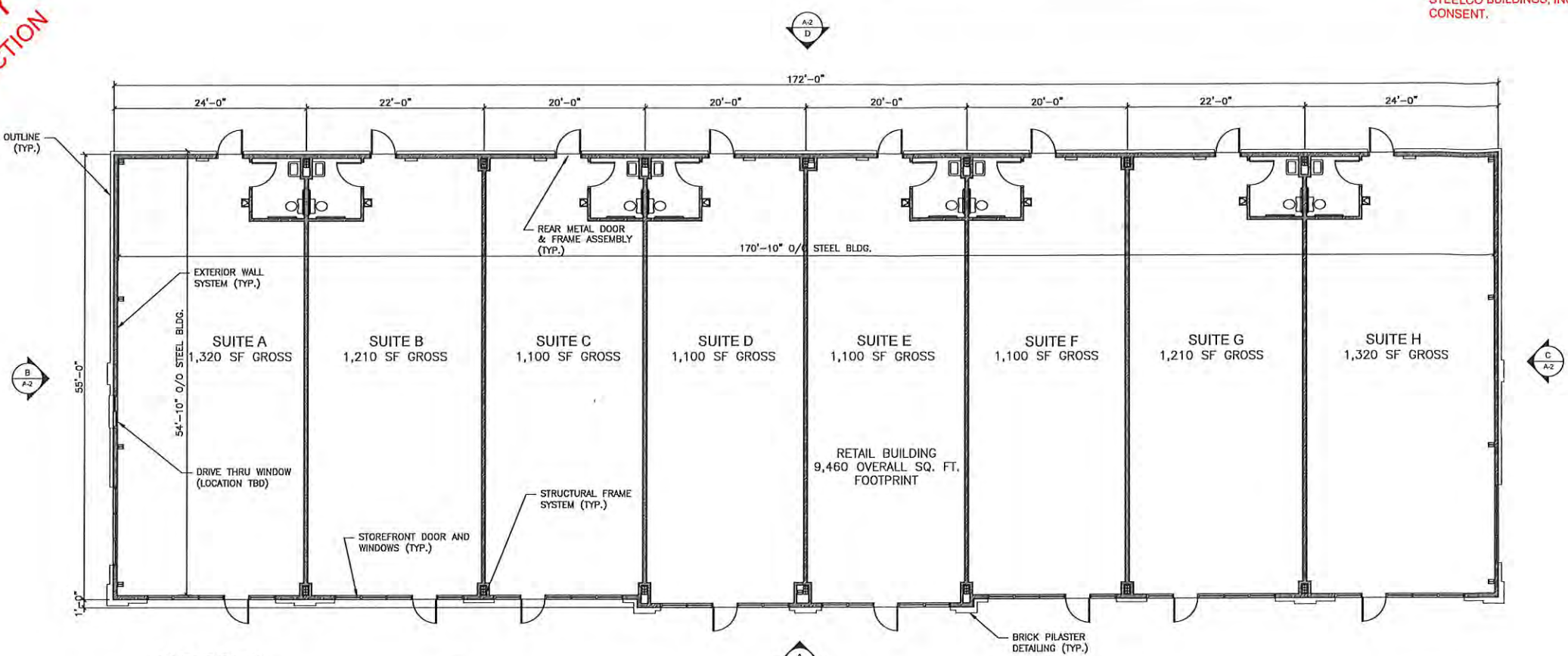
Vertical sidebar containing stamps and logos for Precision Planning, Inc., Ayefour Development, Inc., and various professional seals.

Handwritten signature: Andrew D. Boyer

THIS PROPOSAL AND ASSOCIATED DOCUMENTATION IS PROPERTY OF STEELCO BUILDINGS, INC. AND SHALL NOT BE SHARED WITHOUT OUR CONSENT.



CONCEPT ONLY
NOT FOR CONSTRUCTION



BY	
DATE	
REVISION	
DESCRIPTION	

REVISION	
DATE	
DESCRIPTION	

SHEET TITLE & ELEVATIONS

PROJECT NAME & LOCATION
MONROE BUILDING

Monroe, Georgia

SCALE	3/16" = 1'-0"
PROJECT NO	000
BY	KRB
DATE	12-2-2020
A-1	
SHEET	

CONCEPT ONLY
NOT FOR CONSTRUCTION

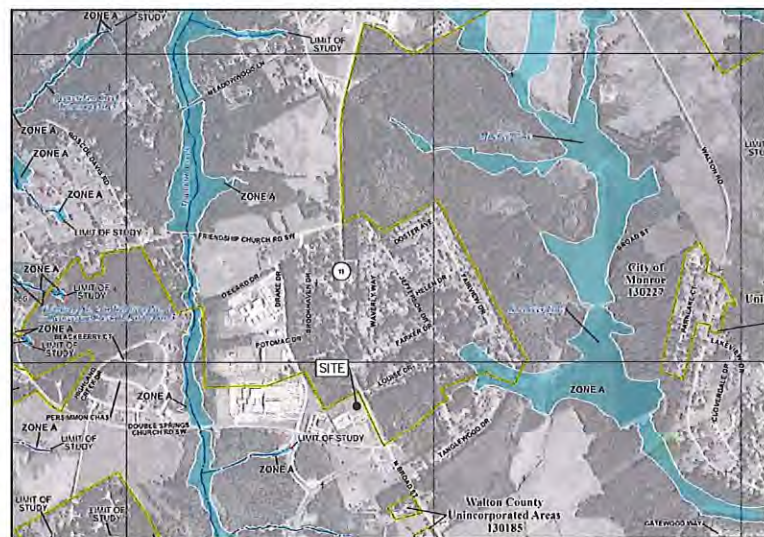
THIS PROPOSAL AND ASSOCIATED DOCUMENTATION IS PROPERTY OF STEELCO BUILDINGS, INC. AND SHALL NOT BE SHARED WITHOUT OUR CONSENT.

SITE DEVELOPMENT PLANS

NORTH HWY 11 COMMERCIAL TRACT

N. BROAD ST.
MONROE, GA 30656

LAND LOT 62 - DISTRICT 3
PARCEL #M0040005A00



FIRM PANEL
N.T.S.



VICINITY MAP
N.T.S.



Sheet List Table	
Sheet Number	Sheet Title
C0.0	COVER
C0.1	GENERAL NOTES
C1.1	EX. CONDITIONS AND DEMO PLAN
C2.1	SITE LAYOUT
C3.1	GRADING AND DRAINAGE PLAN
C4.1	UTILITY PLAN
C5.1	INITIAL EROSION CONTROL PLAN
C5.2	INTERMEDIATE EROSION CONTROL PLAN
C5.3	FINAL EROSION CONTROL PLAN
C5.4	EROSION CONTROL NOTES
C5.5	EROSION CONTROL NOTES AND DETAILS
C5.6	EROSION CONTROL DETAILS
C6.1	STORM SEWER PROFILE AND PIPE CHART
C7.1	CONSTRUCTION DETAILS
C7.2	CONSTRUCTION DETAILS
C7.3	CONSTRUCTION DETAILS
L1.1	LANDSCAPE PLAN

UTILITY DISCLAIMER

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OBSTRUCTIONS ENCOUNTERED

IN ADDITION TO SHOWING THE STRUCTURES TO BE BUILT FOR THIS PROJECT, THE DRAWINGS SHOW CERTAIN INFORMATION OBTAINED BY THE ENGINEER REGARDING THE PIPES, POLE LINES, CONDUITS AND OTHER STRUCTURES WHICH EXIST ALONG THE LINE OF THE WORK, BOTH AT AND BELOW THE SURFACE OF THE GROUND. THE ENGINEER AND THE OWNER EXPRESSLY DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF THE INFORMATION GIVEN ON THE DRAWINGS WITH REGARD TO EXISTING STRUCTURES, AND THE CONTRACTOR WILL NOT BE ENTITLED TO ANY EXTRA COMPENSATION ON ACCOUNT OF INACCURACY OR INCOMPLETENESS OF SUCH INFORMATION, SAID STRUCTURES BEING INDICATED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR, WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. THE GIVING OF THIS INFORMATION UPON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, AND OTHER STRUCTURES WHICH MAY BE ENCOUNTERED DURING THE CONSTRUCTION OF WORK, AND TO MAKE GOOD ALL DAMAGES DONE TO SUCH PIPES, CONDUITS, AND OTHER STRUCTURES, AS PROVIDED IN THESE SPECIFICATIONS. THE CONTRACTOR SHALL LOCATE ALL UNDERGROUND OBSTRUCTIONS PRIOR TO EXCAVATION SO AS TO PREVENT DAMAGE TO THOSE SERVICES OR OTHER UTILITIES. ANY SUCH DAMAGES MUST BE REPAIRED WITHOUT DELAY AND THE COST OF SUCH REPAIRS SHALL BE PAID FOR BY THE CONTRACTOR.

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

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WETLAND CERTIFICATION

THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND, 2) THE APPROPRIATE PLAN SHEET DOES () DOES NOT (X) INDICATE AREAS OF THE UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND, 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DEVELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WETLANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION (SECTION "404") PERMIT HAS BEEN OBTAINED.

NOTICE OF INTENT

OPERATOR SHALL SUBMIT A NOTICE OF INTENT (N.O.I.) FOR COVERAGE UNDER NPDES GENERAL PERMIT GA100003 TO THE FOLLOWING OFFICE AT LEAST 14 DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITIES AS INDICATED IN THESE CONSTRUCTION DOCUMENTS.

MOUNTAIN DISTRICT - ATLANTA SATELLITE
GEORGIA ENVIRONMENTAL PROTECTION DIVISION
4244 INTERNATIONAL PARKWAY, SUITE 114
ATLANTA, GA 30354-3906
(404) 362 - 2871

NOTES

1. THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES PER FIRM PANEL 13297C0130E, EFFECTIVE DECEMBER 8, 2016.
2. WETLANDS DO NOT EXIST ON OR WITHIN 200 FEET OF THE PROJECT SITE.
3. STATE WATERS DO NOT EXIST ON OR WITHIN 200 FEET OF THE PROJECT SITE.
4. STORM WATER MANAGEMENT FOR THIS PROJECT IS PROVIDED ON ADJACENT PARCEL M0040005.

24 HOUR EMERGENCY CONTACT
PAUL GOURLEY
4747 STONE MOUNTAIN HWY STE 100
LILBURN, GA 30047
678-212-2190



planners • engineers • architects • surveyors

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



OWNER / DEVELOPER

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

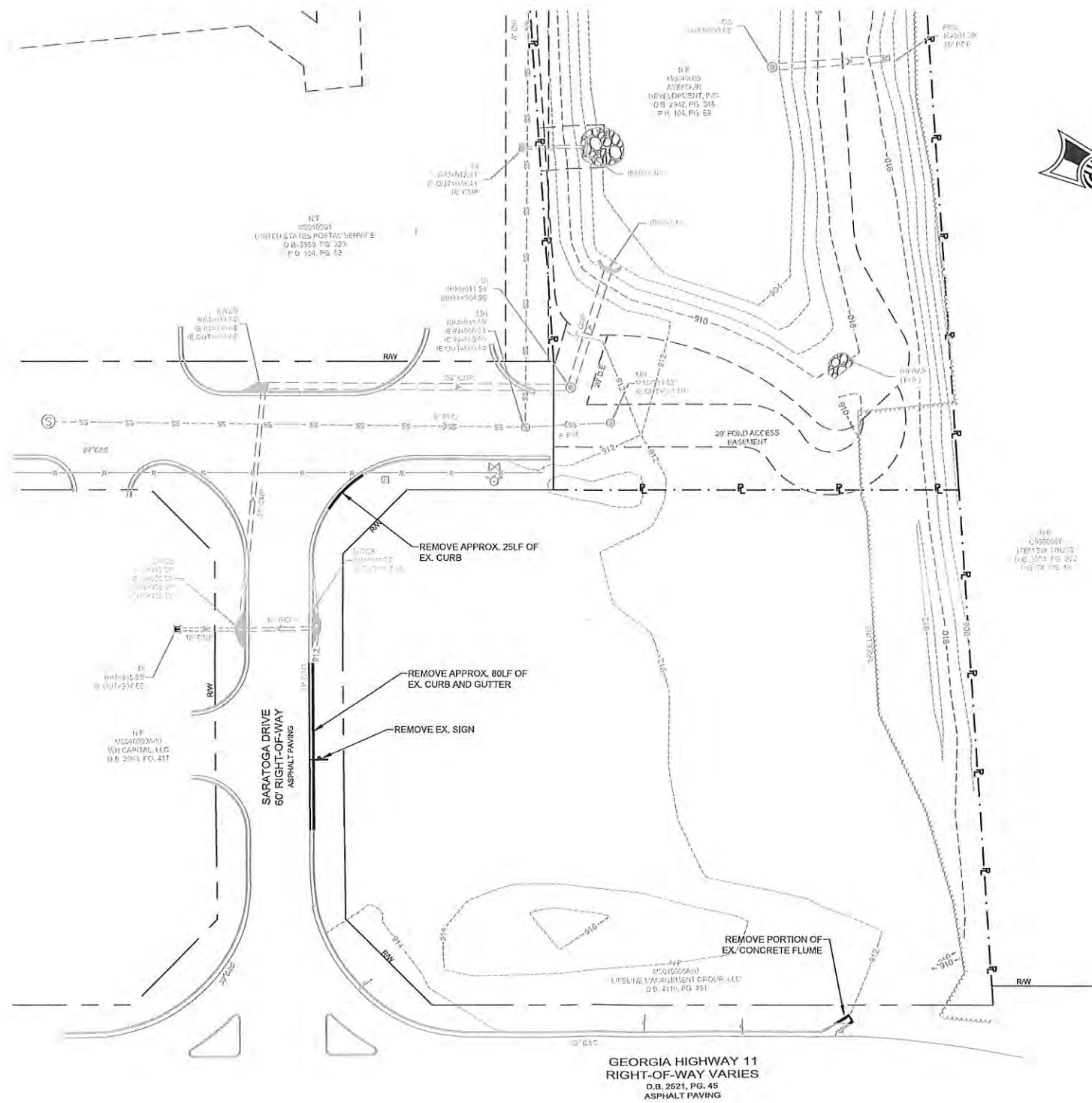
ENGINEER

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

PROJECT DATE: 2/22/2021

DATE	No.	DESCRIPTION
2/22/21		INITIAL SUBMITTAL

FILE PATH: E:\PROJECTS\2020\0374-LD-STELLCO.DWG 11 NORTH HWY 11 COMMERCIAL TRACT - 2021-02-22 - CHRIS DAMON
PLOT DATE: 2/22/2021 2:37 PM



NOTES:

- 1. THERE IS NO FLOODPLAIN ON THIS PROPERTY FROM A WATER COURSE WITH A DRAINAGE AREA EXCEEDING 100 ACRES PER FIRM PANEL 13297C0130E, EFFECTIVE DECEMBER 8, 2016.
- 2. WETLANDS DO NOT EXIST ON OR WITHIN 200 FEET OF THE PROJECT SITE.
- 3. STATE WATERS DO NOT EXIST ON OR WITHIN 200 FEET OF THE PROJECT SITE.

UTILITY DISCLAIMER

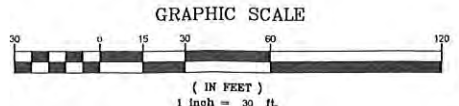
EXISTING UTILITY LINES SHOWN ARE APPROXIMATE LOCATIONS ONLY. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO CONSTRUCTION. DAMAGE TO EXISTING UTILITY LINES RESULTING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

PROPERTY ZONING: B-3

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 INDISTINCTLY UNDERSTAND THAT THE SURVEYOR IS NOT RESPONSIBLE FOR THE CORRECTNESS OR SUFFICIENCY OF THIS INFORMATION.

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

ENGINEER
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 770.338.8000 • www.pplus.com

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

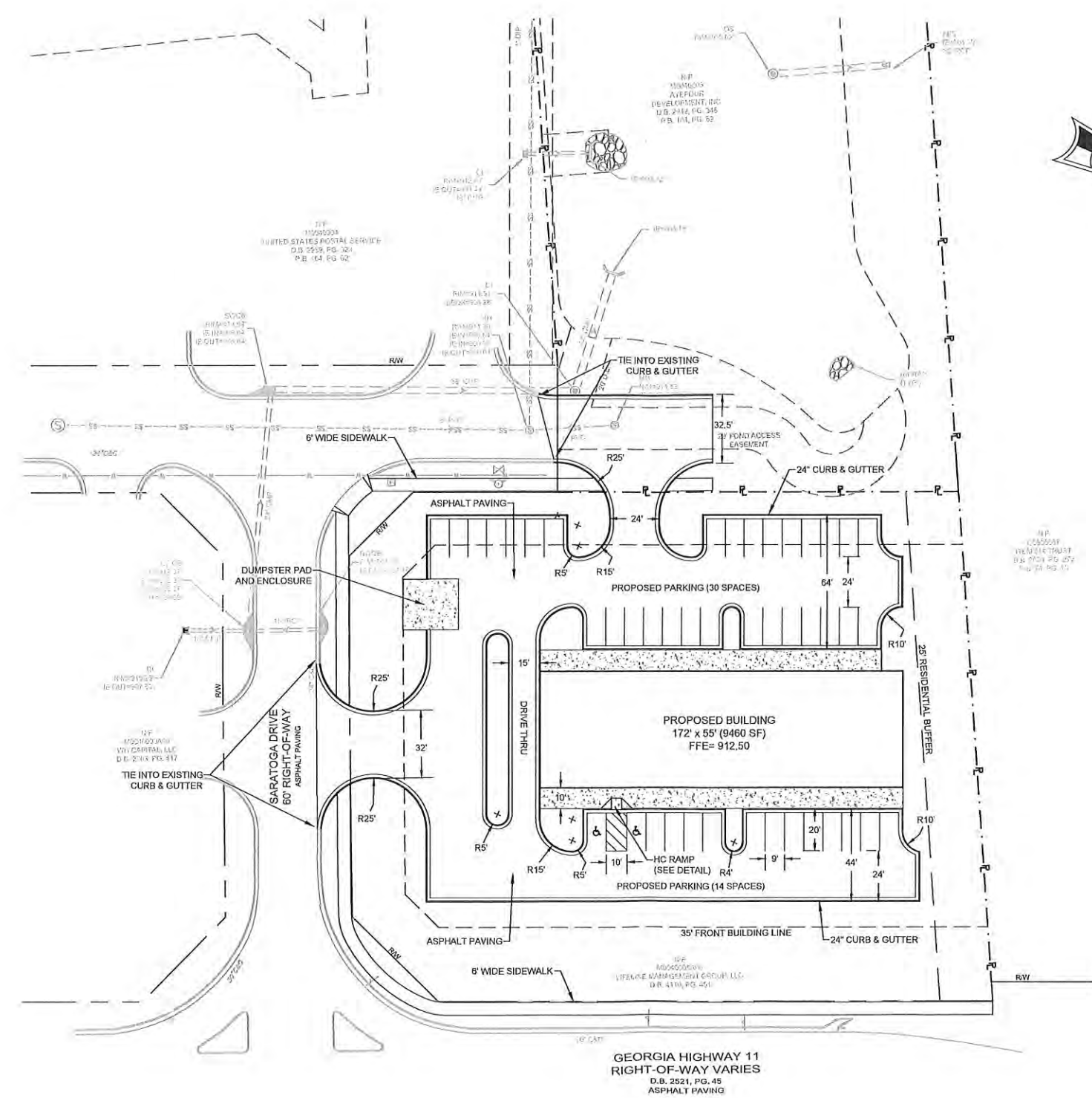
EX. CONDITIONS AND DEMO PLAN	SHEET TITLE		DESIGN	CHECKED
	CD	CD	CD	TP

DATE	NO. DESCRIPTION	RELEASE

2/22/2021
 DATE
 C20174
 PPI PROJECT NO.
C1.1

FILE PATH: E:\PROJECTS\2020\14-06-15\14-06-15_C1_1_01_CX CONDITIONS AND DEMO PLAN.DWG - CROSS SECTION
 PLOT DATE: 2/22/2021 2:52 PM





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

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

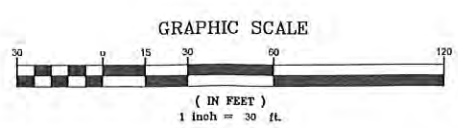
OSHA DISCLAIMER
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WETLAND PROTECTION
 APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY CITY OF MONROE FOR ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY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

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

PROPERTY ZONING: B-3



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

ENGINEER
 PRECISION PLANNING, INC.
 400 PIKE BOULEVARD
 LAWRENCEVILLE, GA 30046
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 EMAIL: 707TP@PPLIUS

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 770.338.0000 • www.pplius.com

NORTH HWY 11
 COMMERCIAL
 TRACT

LAND LOT 62 - DISTRICT 3, PARCEL M4-5A
 N. BROAD ST.
 MONROE, GA 30856

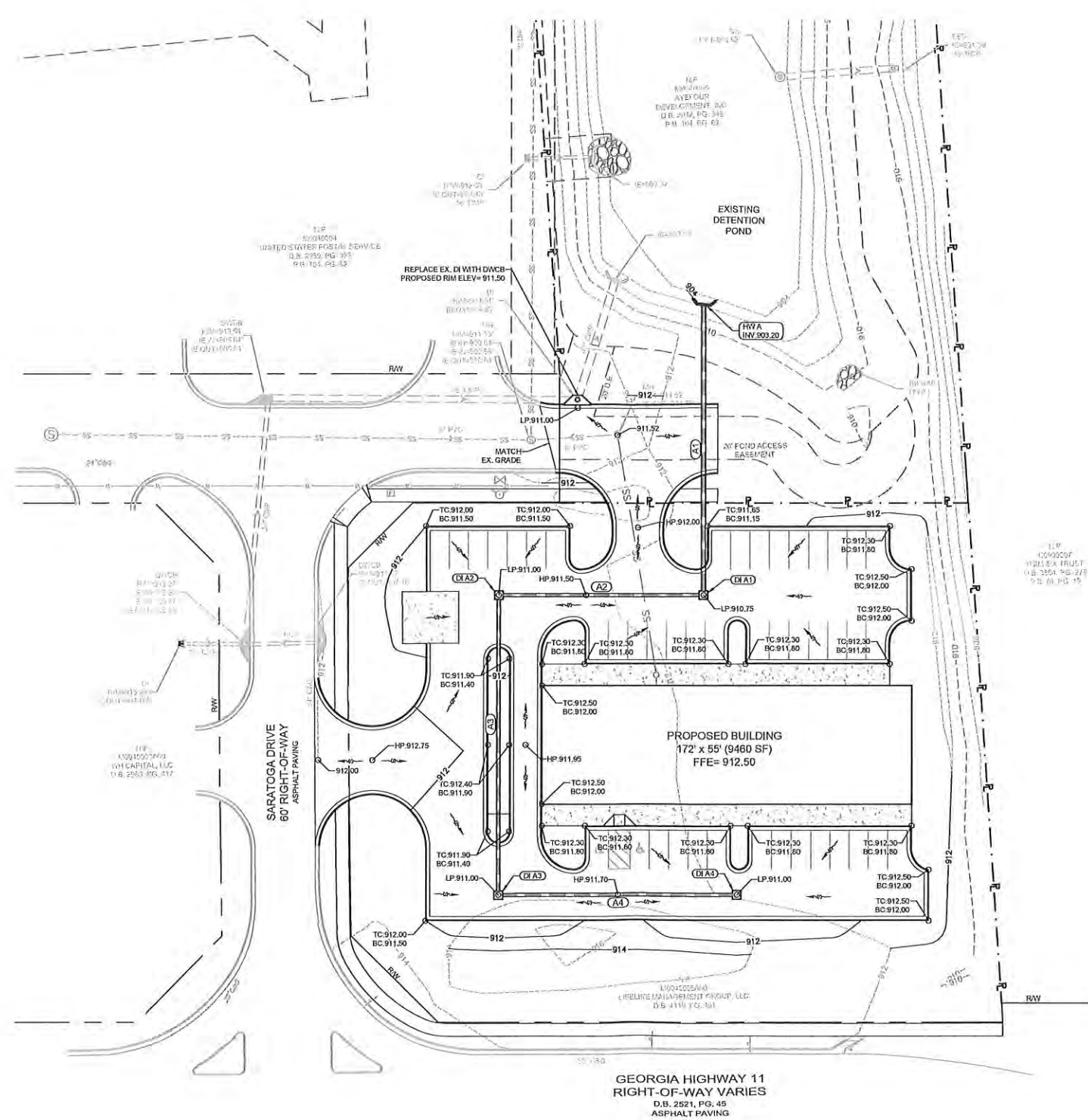
SITE LAYOUT

DATE	NO.	DESCRIPTION	SHEET TITLE			
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			CD	CD	TP	

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PPI PROJECT NO. C20174
 DATE 2/22/2021

PLOT DATE: 2/22/2021 2:32 PM
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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 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.



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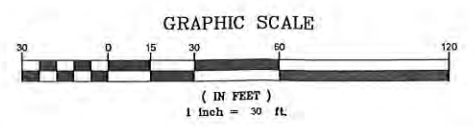
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NOTE:
 NO PORTION OF THIS PROPERTY LIES WITHIN A DESIGNATED FLOOD PLAIN HAZARD AREA ACCORDING TO FIRM PANEL NO. 13297C0135E, DATED DECEMBER 8, 2018.

PROPERTY ZONING: B-3

NOTE: STORMWATER MANAGEMENT FOR THIS SITE WILL BE PROVIDED BY THE EXISTING DETENTION POND SHOWN. THIS POND WAS DESIGNED WITH THE FUTURE DEVELOPMENT OF THIS SITE TAKEN INTO ACCOUNT. THE POND WAS DESIGNED ASSUMING 80% IMPERVIOUS AREA ON THIS SITE AND IN THE CURRENT DESIGN THERE IS LESS THAN 60% IMPERVIOUS AREA ON SITE PER THE CITY OF MONROE ZONING ORDINANCE.

TOTAL ONSITE AREA= 1.61AC
 ONSITE IMPERVIOUS AREA= 0.93AC
 % IMPERVIOUS AREA ONSITE= 58%



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

ENGINEER
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 LAWRENCEVILLE, GA 30046
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 Planning Inc.

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 400 Pike Boulevard, Lawrenceville, GA 30046
 770.338.8000 • www.ppiplus.com

NORTH HWY 11
 COMMERCIAL
 TRACT

LAND LOT 62 - DISTRICT 3, PARCEL M4-5A
 N. BROAD ST.
 MONROE, GA 30656

GRADING AND DRAINAGE PLAN	SHEET TITLE	
	DESIGN	CHECKED
DATE	NO.	DESCRIPTION
CD	CD	TP
RELEASE		

2/22/2021

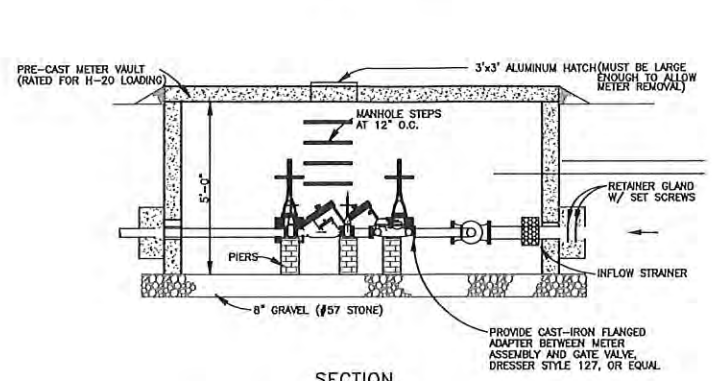
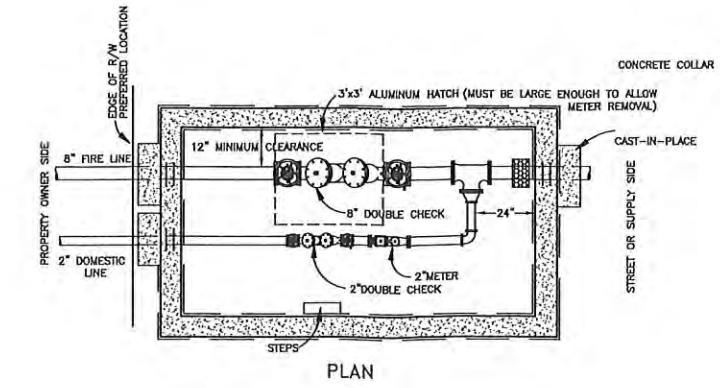
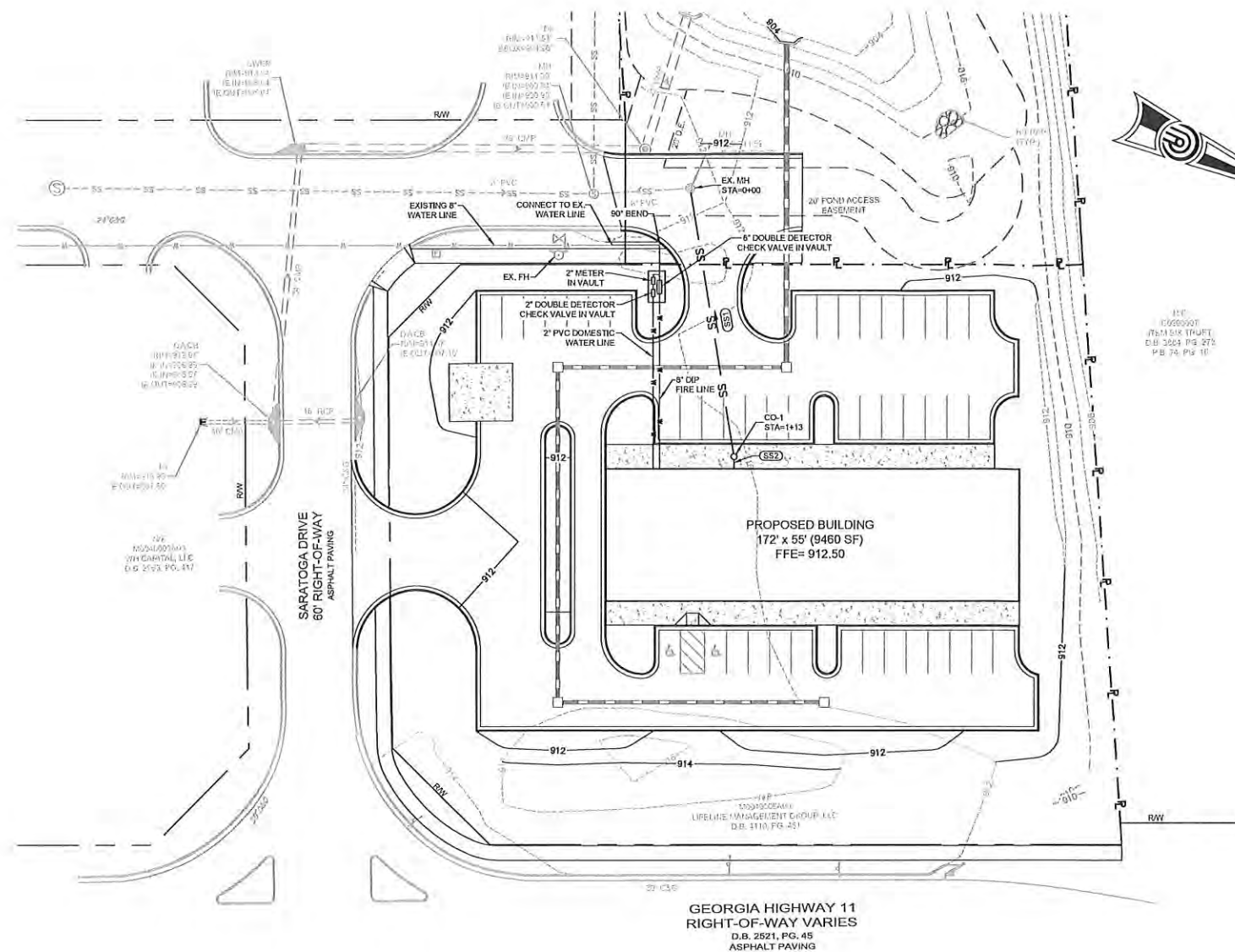
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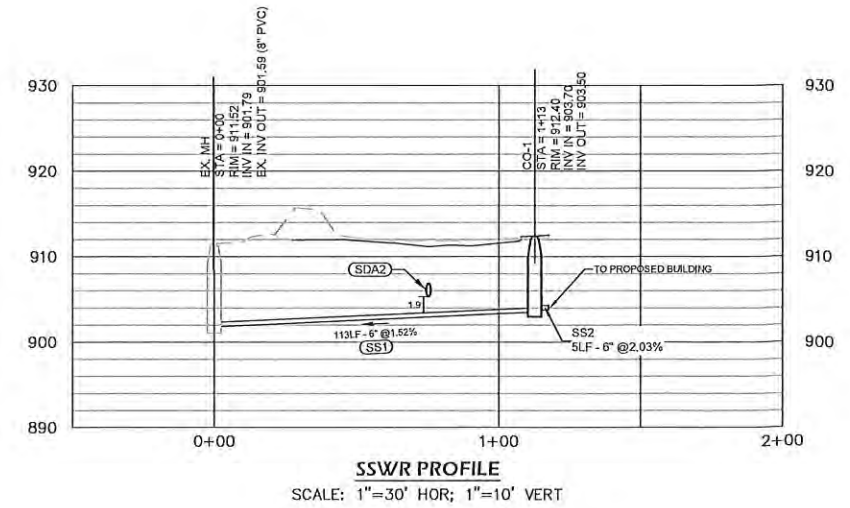
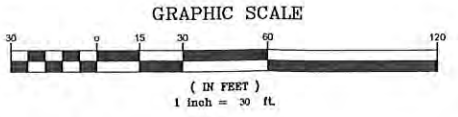


WATER VAULT DETAIL AND NOTES

- NOTES:**
- BOXES EXCEEDING 7' IN DEPTH MUST BE APPROVED BY THE COUNTY.
 - WHEN METER BOX CANNOT BE LOCATED ENTIRELY ON R/W, A PERMANENT EASEMENT SHALL BE OBTAINED TO PREVENT FENCES OR OTHER OBSTRUCTIONS FROM BEING ERECTED AROUND THE METER BOX.
 - COVER OPENING & STEPS TO BE PLACED NEAREST THE METER REGISTER.
 - PROVIDE 2 TAPS FOR PRESSURE GAGES, ONE EACH SIDE OF METER.
 - THE METER MUST BE INSTALLED WITH AT LEAST 8 DIAMETERS OF STRAIGHT PIPE SAME SIZE AS METER ON THE INLET SIDE TO PERMIT ON-SITE MAINTENANCE AND CALIBRATION. AN INLET AND OUTLET GATE VALVE WITH BYPASS LINE ARE REQUIRED (SEE ILLUSTRATION).
 - THESE BOXES ARE NOT TO BE INSTALLED IN TRAFFIC AREAS WITHOUT PRIOR PERMISSION FROM THE COUNTY.
 - DOUBLE CHECK BACK FLOW PREVENTION REQUIRED ON PROPERTY OWNER'S SIDE OF METER. LOCATION SHALL BE APPROVED BY THE COUNTY.
 - ALL VALVES AND FITTINGS INSIDE THE VAULT SHALL BE FLANGED, O.S. & Y. GATE VALVES
 - ALL FITTINGS OUTSIDE THE VAULT SHALL BE MECHANICAL JOINT WITH RETAINER GLANDS.
 - INSTALL TWO 3/4" TAPS W/ SHUTOFF VALVE, ONE EACH SIDE OF METER

UTILITY DISCLAIMER
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UTILITY PLAN

DATE	NO.	DESCRIPTION	DESIGN	DRAWN	CHECKED	TP

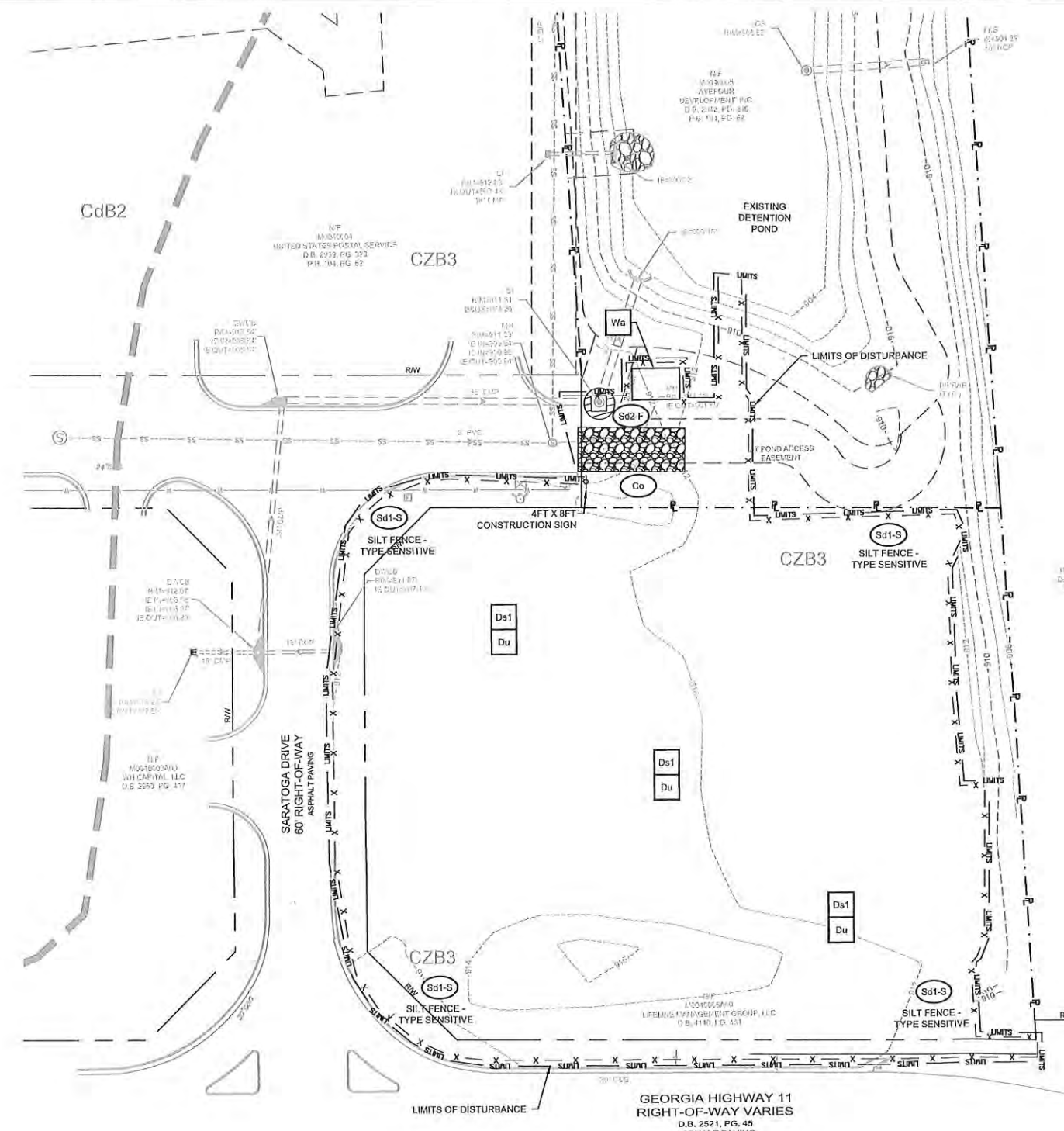
RELEASE

2/22/2021
 DATE

C20174
 PPI PROJECT NO.

C4.1

FILE PATH: C:\PROJECTS\2020\1744\CD\1744-CD-11-NORTH HWY 11 UTILITY PLAN.DWG - CHRIS DAMON
 PLOT DATE: 2/22/2021 1:31 PM



VICINITY MAP
N.T.S.

ANTICIPATED ACTIVITY SCHEDULE
ANTICIPATED START DATE: APRIL 1, 2021
ANTICIPATED END DATE: AUGUST 1, 2021

ACTIVITY	2021															
	MONTH 1				MONTH 2				MONTH 3				MONTH 4			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
CONSTRUCTION EXIT	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
SILT FENCE	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
DS1, DS2, AND DS4	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
CLEARING & GRUBBING	X	X	X	X												
GRADING					X	X	X	X	X	X	X	X				
STORM DRAINAGE									X	X	X	X				
LANDSCAPING													X	X	X	X
MAINTAIN ES&PC MEASURES	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

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.

EROSION CONTROL LEGEND

(Sd1-S) SILT FENCE (TYPE 'S')	(Ds1) DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
(Co) CONSTRUCTION EXIT	(Ds2) DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
(Wa) CONCRETE WASHOUT AREA	(Ds4) DISTURBED AREA STABILIZATION (WITH SODDING)
(Sd2-F) INLET SEDIMENT TRAP - FILTER FABRIC	(Du) DUST CONTROL ON DISTURBED AREAS
(Sd2-P) INLET SEDIMENT TRAP - CURB INLET PROTECTION	(#) SAMPLING LOCATION
(St) STORM DRAIN OUTLET PROTECTION	

CONSTRUCTION EXIT GPS LOCATIONS:
LAT: 33.818
LONG: -83.732

WETLAND NOTE:
THERE ARE NO WETLANDS LOCATED ON OR WITHIN 200 FEET OF THIS SITE PER THE NATIONAL WETLAND INVENTORY MAPS.

STATE WATER NOTE:
STATE WATERS ARE NOT LOCATED ON OR WITHIN 200 FEET OF THIS SITE.

TOTAL SITE AREA = 1.61 AC
DISTURBED AREA = 1.71 AC

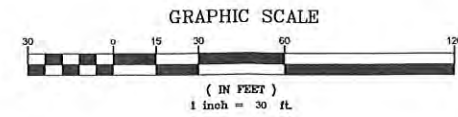
PRIMARY PERMITTEE:
PAUL GOURLEY
678-212-2190

24-HOUR EMERGENCY CONTACT:
PAUL GOURLEY
678-212-2190



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

ENGINEER
PRECISION PLANNING, INC.
400 PIKE BOULEVARD
LAWRENCEVILLE, GA 30046
CONTACT: TODD PARKER
PHONE: 770-338-6000
EMAIL: 707TP@PPI.US



SOIL SERIES

SYMBOL	DESCRIPTION
CZB3	Cecil sandy clay loam, 2 to 6 percent slopes, severely eroded

- PETROLEUM SPILL PREVENTION AND CONTAINMENT:**
- PREVENTATIVE MAINTENANCE SUCH AS TIMELY INSPECTIONS OF FUEL STORAGE TANKS AND PUMPS SHALL BE PERFORMED TO REDUCE THE RISK OF PETROLEUM SPILLS.
 - PETROLEUM SPILLS SHALL BE IMMEDIATELY CONTAINED, ALL INLETS MUST BE PLUGGED IMMEDIATELY, AND THE PETROLEUM DIRECTED AWAY FROM RECEIVING WATERS OR STORM DRAINAGE SYSTEMS. CLEANUP MAY BE ACCOMPLISHED BY, BUT IS NOT LIMITED TO, SWEEPING, SHOVELING, AND VACUUMING ALONG WITH THE USE OF SORBENTS AND GELS.
 - ANY CONTAMINATED SOILS MUST BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED WITH SOIL OF SIMILAR PROPERTIES.

- CONCRETE WASH DOWN:**
- NO CONCRETE WASHDOWN OF THE DRUM WILL BE ALLOWED WITHIN THE PROJECT SITE AREA THROUGHOUT THE DURATION OF THE PROJECT.
 - AN AREA HAS BEEN INDICATED ON THE PLANS FOR WASH DOWN OF TOOLS FOR CONCRETE INSTALLATION.

- GENERAL NOTES:**
- THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL BE PRIOR TO OR CONCURRENT WITH LAND DISTURBING ACTIVITIES.
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STAMP

PRECISION
Planning Inc.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, GA 30046
770.338.6000 • www.ppi.us

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

INITIAL EROSION CONTROL PLAN

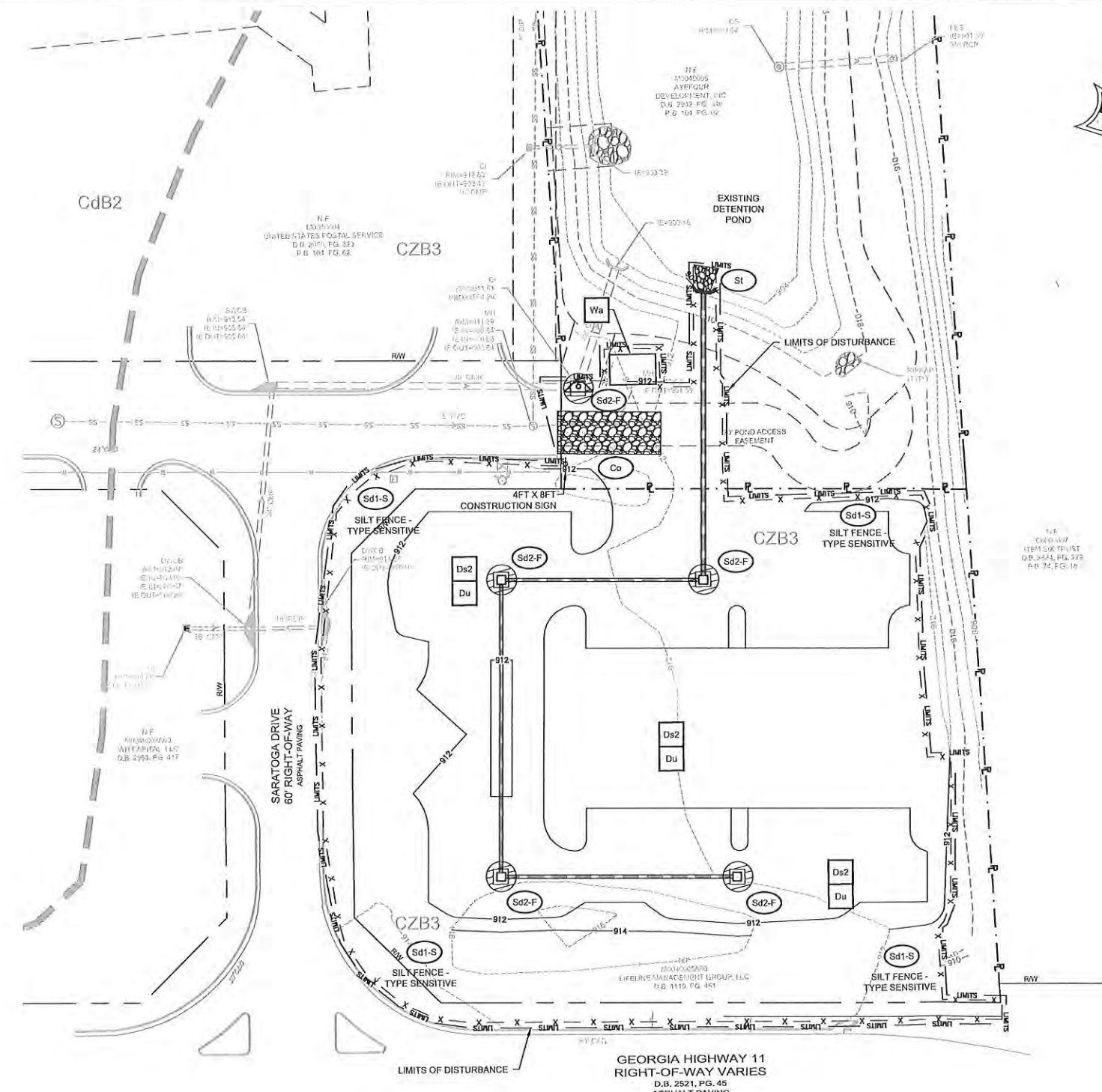
SHEET TITLE

DESIGN	CD	CHECKED	TP
DRAWN	CD		

RELEASE

DATE: 2/22/2021
DATE: 2/22/2021
PROJECT NO. C20174
PROJECT NO. C5.1

FILE PATH: E:\PROJECTS\2021\7414\CD\EROSION CONTROL PLAN.DWG - CREIG DAMON
PLOT DATE: 2/22/2021 1:33 PM



VICINITY MAP
N.T.S.

ANTICIPATED ACTIVITY SCHEDULE
ANTICIPATED START DATE: APRIL 1, 2021
ANTICIPATED END DATE: AUGUST 1, 2021

ACTIVITY	2021															
	MONTH 1				MONTH 2				MONTH 3				MONTH 4			
CONSTRUCTION EXIT	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
SILT FENCE	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
DS1, DS2, AND DS4	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
CLEARING & GRUBBING	X	X														
GRADING			X	X	X	X	X	X								
STORM DRAINAGE					X	X	X	X								
LANDSCAPING													X	X	X	X
MAINTAIN ES&PC MEASURES	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

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 BY 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.

EROSION CONTROL LEGEND

Sd1-S SILT FENCE (TYPE 'S')	Ds1 DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
Co CONSTRUCTION EXIT	Ds2 DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
Wa CONCRETE WASHOUT AREA	Ds4 DISTURBED AREA STABILIZATION (WITH SOODING)
Sd2-F INLET SEDIMENT TRAP - FILTER FABRIC	Du DUST CONTROL ON DISTURBED AREAS
Sd2-P INLET SEDIMENT TRAP - CURB INLET PROTECTION	# SAMPLING LOCATION
St STORM DRAIN OUTLET PROTECTION	

CONSTRUCTION EXIT GPS LOCATIONS:
LAT: 33.818
LONG: -83.732

WETLAND NOTE:
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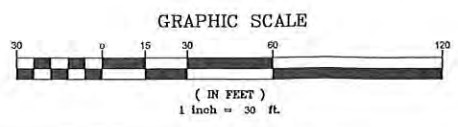
PRIMARY PERMITTEE:
PAUL GOURLEY
678-212-2190

24-HOUR EMERGENCY CONTACT:
PAUL GOURLEY
678-212-2190

GSWCC
GEORGIA SOIL AND WATER CONSERVATION COMMISSION
MICHAEL TODD PARKER
Level II Certified Design Professional
CERTIFICATION NUMBER 0000024202
ISSUED: 8/23/20 EXPRES: 8/23/23

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

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LAWRENCEVILLE, GA 30046
CONTACT: TODD PARKER
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SOIL SERIES

SYMBOL	DESCRIPTION
CZB3	Cecil sandy clay loam, 2 to 6 percent slopes, severely eroded

GEORGIA811
Utilities Protection Center, Inc.
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Call before you dig.

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

STAMP
MICHAE L TODD PARKER
LEVEL II CERTIFIED DESIGN PROFESSIONAL
8/23/2021

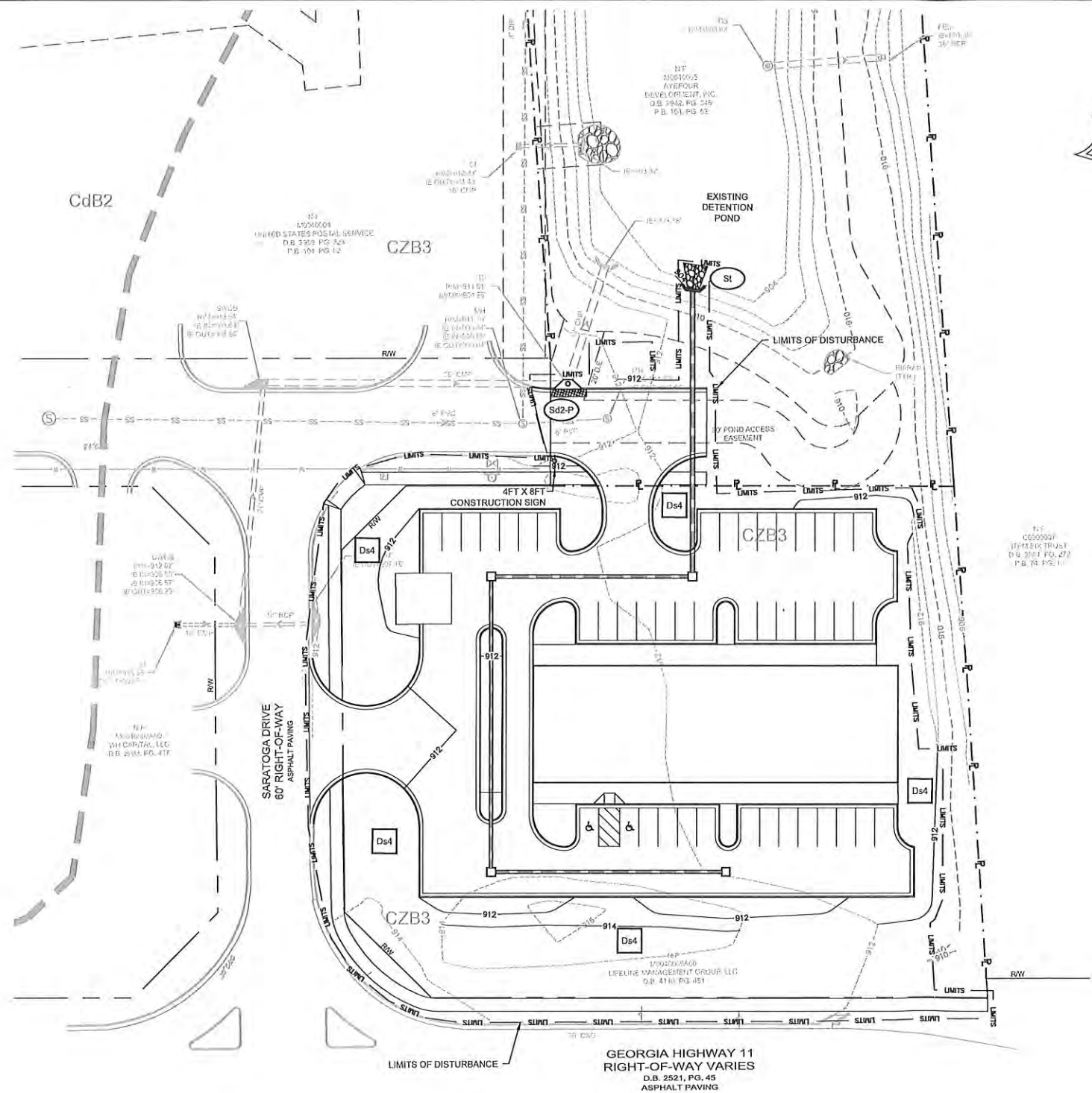
INTERMEDIATE EROSION CONTROL PLAN

SHEET TITLE
DESIGN CD CD TP
DRAWN CD CD TP
CHECKED CD CD TP

DATE NO. DESCRIPTION
2/22/2021
DATE
C20174
PPI PROJECT NO.
C5.2

RELEASE

FILE PATH: E:\PROJECTS\2021\1404\FIELD\CD\HWY 11\NORTH\HWY11_C5.2_EROSION CONTROL PLAN.DWG - CHRIS DAMON
PLOT DATE: 2022/02/23 PM



ANTICIPATED ACTIVITY SCHEDULE
 ANTICIPATED START DATE: APRIL 1, 2021
 ANTICIPATED END DATE: AUGUST 1, 2021

ACTIVITY	2021															
	MONTH 1				MONTH 2				MONTH 3				MONTH 4			
	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
CONSTRUCTION EXIT	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
SILT FENCE	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
DS1, DS2, AND DS4	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
CLEARING & GRUBBING	X	X	X	X												
GRADING					X	X	X	X	X	X	X	X				
STORM DRAINAGE									X	X	X	X				
LANDSCAPING													X	X	X	X
MAINTAIN ES&PC MEASURES	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

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EROSION CONTROL LEGEND

(Sd1-S) SILT FENCE (TYPE 'S')	(Ds1) DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)
(Co) CONSTRUCTION EXIT	(Ds2) DISTURBED AREA STABILIZATION (WITH TEMPORARY SEEDING)
(Wa) CONCRETE WASHOUT AREA	(Ds4) DISTURBED AREA STABILIZATION (WITH SODDING)
(Sd2-F) INLET SEDIMENT TRAP - FILTER FABRIC	(Du) DUST CONTROL ON DISTURBED AREAS
(Sd2-P) INLET SEDIMENT TRAP - CURB INLET PROTECTION	(#) SAMPLING LOCATION
(St) STORM DRAIN OUTLET PROTECTION	

CONSTRUCTION EXIT GPS LOCATIONS:
 LAT: 33.818
 LONG: -83.732

WETLAND NOTE:
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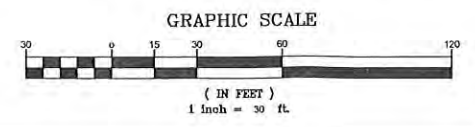
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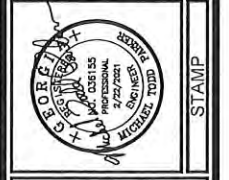
PRIMARY PERMITEE:
 PAUL GOURLEY
 678-212-2190

24-HOUR EMERGENCY CONTACT:
 PAUL GOURLEY
 678-212-2190

GSWCC
 GEORGIA SOIL AND WATER CONSERVATION COMMISSION
MICHAEL TODD PARKER
 Level II Certified Design Professional
 CERTIFICATION NUMBER 0020084202
 ISSUED: 8/23/20 EXPIRES: 8/23/23



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

FINAL EROSION CONTROL PLAN

SHEET TITLE	DRAWN	CHECKED	TP
C5.3			

DATE	NO.	DESCRIPTION
2/22/2021 <td></td> <td></td>		

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

ENGINEER
 PRECISION PLANNING, INC.
 400 PIKE BOULEVARD
 LAWRENCEVILLE, GA 30046
 CONTACT: TODD PARKER
 PHONE: 770-338-8000
 EMAIL: TDP@PP.INC

C5.3

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SOIL SERIES

SYMBOL	DESCRIPTION
CZB3	Cecl sandy clay loam, 2 to 6 percent slopes, severely eroded



FILE PATH: F:\PROJ\52252021\52252021\52252021\52252021\C5.3_01_11\NorthHwy11_C5.3_ErosionControlPlan.dwg - Chris Dawson
 PLOT DATE: 2/22/2021 2:35 PM

EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN CHECKLIST

STANDALONE CONSTRUCTION PROJECTS
SWCC:
Project Name: NORTH HWY 11 COMMERCIAL TRACT Address: N. BROAD ST., MONROE, GA 30656
City/County: MONROE/MONROE COUNTY Date on Plans: 2/22/2021
Name & email of person filing sub checklist: TODD PARKER | TTP@PPILUS

Table with columns: Plan, Included, Y/N, Description. Lists various erosion control measures and their compliance status.

GSWCC LEVEL 2 CERTIFICATIONS #2,12,13

I CERTIFY UNDER PENALTY OF LAW THAT THIS PLAN WAS PREPARED AFTER A SITE VISIT TO THE LOCATIONS DESCRIBED HEREIN BY MYSELF OR MY AUTHORIZED AGENT, UNDER MY SUPERVISION.
I CERTIFY THAT THE PERMITTEE'S EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN PROVIDES FOR AN APPROPRIATE AND COMPREHENSIVE SYSTEM OF BEST MANAGEMENT PRACTICES REQUIRED BY THE GEORGIA WATER QUALITY CONTROL ACT AND THE DOCUMENT 'MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA' PUBLISHED BY THE GEORGIA SOIL AND WATER CONSERVATION COMMISSION AS OF JANUARY 1 OF THE YEAR IN WHICH THE LAND-DISTURBING ACTIVITY WAS PERMITTED, PROVIDES FOR THE SAMPLING OF THE RECEIVING WATERS(S) OR THE SAMPLING OF THE STORMWATER OUTFALLS AND THAT THE DESIGNED SYSTEM OF BEST MANAGEMENT PRACTICES AND SAMPLING METHODS IS EXPECTED TO MEET THE REQUIREMENTS CONTAINED IN THE GENERAL NPDES PERMIT NO. GA-10001.

SIGNED: DATE:
CERTIFIED DESIGN PROFESSIONAL
GSWCC CERTIFICATION NO. LEVEL II #0000064207
EXPIRATION DATE: 8/23/23
COMPANY: PRECISION PLANNING, INC.

24-HOUR CONTACT #4
NAME: PAUL GOURLEY
PHONE NUMBER: 678-212-2190

PRIMARY PERMITTEE #5
NAME: PAUL GOURLEY
COMPANY: 24 Primary Permittee Add 1
PHONE NUMBER: 26 Primary Permittee Phone

PLAN SUBMITTAL SUMMARY #8
DESCRIPTION DATE

CONSTRUCTION ACTIVITY #9
EXISTING CONDITIONS SUMMARY
THE SITE IS LOCATED ALONG HIGHWAY 11 NORTH IN MONROE, GA. THE 1.61 AC SITE IS UNDEVELOPED AND CONSISTS OF OPEN GRASS AREA. THE SITE IS ZONED B-3.

PROPOSED CONDITIONS SUMMARY
CONSTRUCTION INCLUDES A PROPOSED BUILDING, PARKING LOT, SIDEWALKS, AND NECESSARY UTILITIES.

PROJECT RECEIVING WATERS #11
INITIAL PROJECT RECEIVING WATERS: MOUNTAIN CREEK

INITIAL EROSION INSPECTION #14
THE DESIGN PROFESSIONAL WHO PREPARED THE ES&PC PLAN IS TO INSPECT THE INSTALLATION OF THE INITIAL SEDIMENT STORAGE REQUIREMENTS AND PERIMETER CONTROL BMPS WITHIN 2 DAYS AFTER INSTALLATION.

STREAM BUFFERS #15,16
NON-EXEMPT ACTIVITIES SHALL NOT BE CONDUCTED WITHIN THE 25 OR 50-FOOT UNDISTURBED STREAM BUFFERS AS MEASURED FROM THE POINT OF WRESTED VEGETATION OR WITHIN 25 FEET OF THE COASTAL MARSHLAND BUFFER AS MEASURED FROM THE JURISDICTIONAL DETERMINATION LINE WITHOUT FIRST ACQUIRING THE NECESSARY VARIANCES AND PERMITS.

GSWCC REQUIRED NOTES #17,18,19,20,21
AMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPS WITH A HYDRAULIC COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

IMPAIRED STREAM SEGMENT #22

THIS SITE WILL DISCHARGE STORM WATER FROM ANY CONSTRUCTION ACTIVITY INTO AN IMPAIRED STREAM SEGMENT, OR WITHIN 1 LINEAR MILE UPSTREAM OF AND WITHIN THE SAME WATERSHED AS, ANY PORTION OF A BIOTA IMPAIRED STREAM SEGMENT.

IF ANY STORM WATER ASSOCIATED WITH CONSTRUCTION ACTIVITIES DISCHARGED INTO AN IMPAIRED STREAM SEGMENT THAT HAS BEEN LISTED FOR THE CRITERIA VIOLATED, BID TO "IMPAIRED FISH COMMUNITY AND / OR "BIO ID" (IMPAIRED MACROINVERTEBRATE COMMUNITY), WITHIN CATEGORY 4A, 4B, OR 5, AND THE POTENTIAL CAUSE IS EITHER "NP" (NONPOINT SOURCE) OR "UR" (URBAN RUNOFF), THE ES&PC PLAN MUST INCLUDE AT LEAST FOUR (4) OF THE BMPS LISTED IN PART 111.C.2 (A) THRU (V) OF THE PERMIT.

SEE BELOW FOR FOUR (4) ADDITIONAL BMPs FROM APPENDIX I TO BE IMPLEMENTED WITH THIS PROJECT:
D. A LARGE SIGN (MINIMUM 4 FEET X 8 FEET) MUST BE POSTED ON SITE BY THE ACTUAL DATE OF CONSTRUCTION. THE SIGN MUST BE VISIBLE FROM A PUBLIC ROADWAY. THE SIGN MUST IDENTIFY THE FOLLOWING: (1) CONSTRUCTION SITE, (2) THE PERMITTEE(S), (3) THE CONTACT PERSON(S) AND TELEPHONE NUMBER(S), AND (4) THE PERMITTEE-HOSTED WEBSITE WHERE THE PLAN CAN BE VIEWED MUST BE PROVIDED ON THE SUBMITTED NOI. THE SIGN MUST REMAIN ON SITE AND THE PLAN MUST BE AVAILABLE ON THE PROVIDED WEBSITE UNTIL A NOT HAVE BEEN SUBMITTED.

L. USE MULCH FILTER BERMS, IN ADDITION TO A SILT FENCE, ON THE SITE PERIMETER WHEREVER CONSTRUCTION STORM WATER (INCLUDING SHEET FLOW) MAY BE DISCHARGED. MULCH FILTER BERMS CANNOT BE PLACED IN WATERWAYS OR AREAS OF CONCENTRATED FLOW.

U. CONDUCT INSPECTIONS DURING THE INTERMEDIATE GRADING AND DRAINAGE BMP PHASE AND DURING THE FINAL BMP PHASE OF THE PROJECT BY THE DESIGN PROFESSIONAL WHO PREPARED THE PLAN IN ACCORDANCE WITH SECTION N.A.5 OF THE PERMIT.

V. INSTALL POST CONSTRUCTION BMPs (E.G., RUNOFF REDUCTION BMPs) WHICH REMOVE BLUE TSS AS OUTLINED IN THE GEORGIA STORMWATER MANAGEMENT MANUAL KNOWN AS THE BLUE BOOK OR AN EQUIVALENT OR MORE STRINGENT DESIGN MANUAL.

TMDL IMPLEMENTATION PLAN #23

A TMDL IMPLEMENTATION PLAN (IIP) HAS NOT BEEN FINALIZED FOR THE IMPAIRED STREAM SEGMENT (IDENTIFIED IN CHECKLIST ITEM #22) AT LEAST SIX MONTHS PRIOR TO SUBMITTAL OF NOTICE OF INTENT.

THE ES&PC PLAN MUST ADDRESS ANY SITE-SPECIFIC CONDITIONS OR REQUIREMENTS INCLUDED IN THE TMDL IMPLEMENTATION PLAN.

SPILL PREVENTION & CONTROL #25

- LOCAL STATE & MANUFACTURERS RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO SITE PERSONNEL.
MATERIAL & EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS & EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, BROOMS DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND SANDWICH PROPERLY LABELED PLASTIC & METAL WASTE CONTAINERS.
SPILL PREVENTION PRACTICES & PROCEDURES WILL BE REVIEWED AFTER A SPILL & ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.
ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE, AND FEDERAL REGULATIONS.
FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEET ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2875.
FOR SPILLS OF AN KNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2875.
FOR SPILLS GREATER THAN 25 GALLONS & NO SURFACE WATER IMPACTS OCCUR, THE SPILL WILL BE CLEANED UP & LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.
THE CONTRACTOR SHALL NOTIFY THE LICENSED PROFESSIONAL WHO PREPARED THIS PLAN IF MORE THAN 1320 GALLONS OF PETROLEUM IS STORED ONSITE (THIS INCLUDES CAPACITIES OF EQUIPMENT OR IF ANY ONE PIECE OF EQUIPMENT HAS A CAPACITY GREATER THAN 660 GALLONS. THE CONTRACTOR WILL NEED A SPILL PREVENTION CONTAINMENT & COUNTERMEASURES PLAN PREPARED BY THE LICENSED PROFESSIONAL.

DESCRIPTION OF MEASURES #26

- MEASURES TO BE INSTALLED TO CONTROL CONSTRUCTION POLLUTANTS:
1. CONSTRUCTION EXIT SEDIMENT BARRIERS
2. INLET TRAP TRAPS
3. STORM OUTLET PROTECTION
4. TEMPORARY/PERMANENT SEEDING
5. CONCRETE WASHOUT AREA

CONSTRUCTION MATERIAL STORAGE #27

FOR BUILDING MATERIALS, BUILDING PRODUCTS, CONSTRUCTION WASTES, TRASH, LANDSCAPE MATERIALS, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS PRESENT ON THE SITE, PROVIDE COVER (E.G., PLASTIC SHEETING, TEMPORARY ROOFS) TO MINIMIZE THE EXPOSURE OF THESE PRODUCTS TO PRECIPITATION AND TO STORMWATER, OR A SIMILARLY EFFECTIVE MEANS DESIGNED TO MINIMIZE THE DISCHARGE OF POLLUTANTS FROM THESE AREAS. MINIMIZATION OF EXPOSURE IS NOT REQUIRED IN CASES WHERE EXPOSURE TO PRECIPITATION AND TO STORMWATER WILL NOT RESULT IN A DISCHARGE OF POLLUTANTS, OR WHERE EXPOSURE OF A SPECIFIC MATERIAL OR PRODUCT POSSES LITTLE RISK TO STORMWATER CONTAMINATION (SUCH AS FINAL PRODUCTS AND MATERIALS INTENDED FOR OUTDOOR USE).

PRODUCT SPECIFIC PRACTICES #28

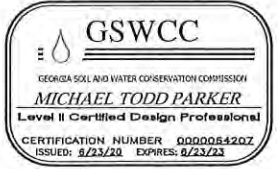
- PETROLEUM BASED PRODUCTS - CONTAINERS FOR PRODUCTS SUCH AS FUELS, LUBRICANTS, AND TARS WILL BE INSPECTED DAILY FOR LEAKS AND SPILLS. THIS INCLUDES ONSITE VEHICLES AND MACHINERY DAILY INSPECTIONS AND REGULAR PREVENTATIVE MAINTENANCE OF SUCH EQUIPMENT. EQUIPMENT MAINTENANCE AREAS WILL BE LOCATED AWAY FROM STATE WATERS, NATURAL DRAINS, AND STORM WATER DRAINAGE INLETS. IN ADDITION, TEMPORARY FUELING TANKS SHALL HAVE A SECONDARY CONTAINMENT LINER TO PREVENT/MINIMIZE SITE CONTAMINATION. DISCHARGE OF OILS, FUELS, AND LUBRICANTS IS PROHIBITED. PROPER DISPOSAL METHODS WILL INCLUDE COLLECTION IN A SUITABLE CONTAINER AND DISPOSAL AS REQUIRED BY LOCAL AND STATE REGULATIONS.
PAINTS/FINISHES/SOLVENTS ALL PRODUCTS WILL BE STORED IN TIGHTLY SEALED ORIGINAL CONTAINERS WHEN NOT IN USE. EXCESS PRODUCT, MATERIALS USED WITH THESE PRODUCTS, AND PRODUCT CONTAINERS WILL BE DISPOSED OF ACCORDING TO MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.
CONCRETE TRUCK WASHING - NO CONCRETE TRUCKS WILL BE ALLOWED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ONSITE.
FERTILIZERS/HERBICIDES - THESE PRODUCTS WILL BE APPLIED AT RATES THAT DO NOT EXCEED THE MANUFACTURERS' SPECIFICATIONS OR ABOVE THE GUIDELINES SET FORTH IN THE CROP ESTABLISHMENT OR IN THE GSWCC MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA. ANY STORAGE OF THESE MATERIALS WILL BE UNDER ROOF IN BUILDING CONTAINERS.
BUILDING MATERIALS - NO BUILDING OR CONSTRUCTION MATERIALS WILL BE BURIED OR DISPOSED OF ONSITE. ALL SUCH MATERIAL WILL BE DISPOSED OF IN PROPER WASTE DISPOSAL PROCEDURES.

ANTICIPATED ACTIVITY SCHEDULE #29

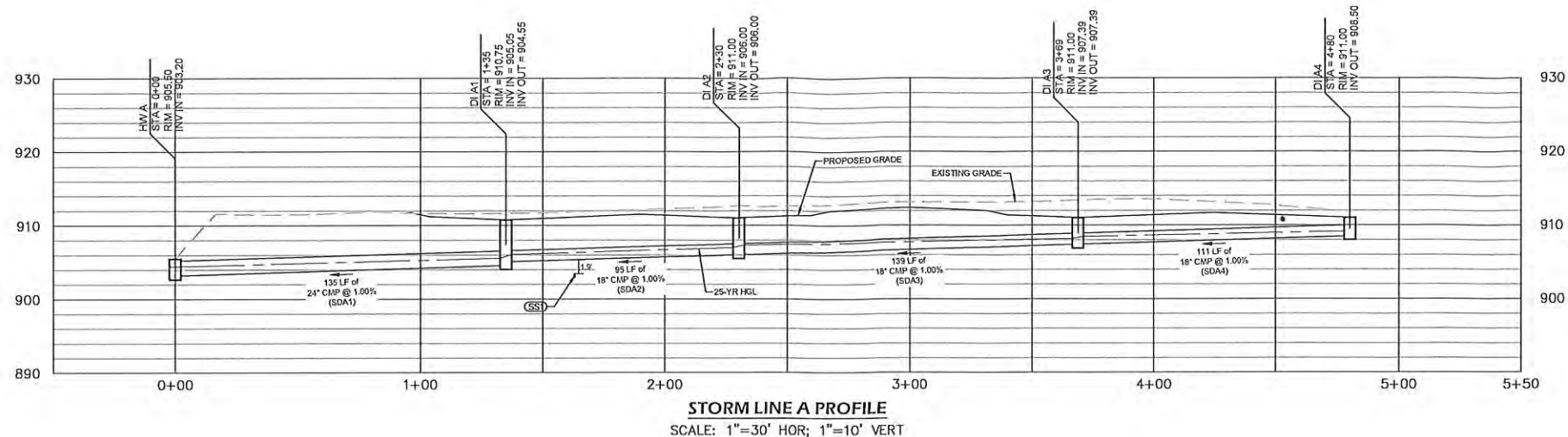
Table showing activity schedule from Month 1 to Month 4 for activities like CONSTRUCTION EXIT, SILT FENCE, DS1, DS2, AND DS3, CLEARING & GRUBBING, GRADING, STORM DRAINAGE, LANDSCAPING, and MAINTAIN ES&PC MEASURES.

INSPECTION AND RECORD KEEPING #30

INSPECTION AND RECORD KEEPING REQUIREMENTS BELOW ARE LISTED IN ACCORDANCE WITH PART N.D.4. A OF THE GA-1001-STANDALONE PERMIT
4. INSPECTIONS.
a. PERMITTEE REQUIREMENTS.
(1) EACH DAY WHEN ANY TYPE OF CONSTRUCTION ACTIVITY HAS TAKEN PLACE AT A PRIMARY PERMITTEE'S SITE, CERTIFIED PERSONNEL PROVIDED BY THE PRIMARY PERMITTEE SHALL INSPECT ALL AREAS AT THE PRIMARY PERMITTEE'S SITE WHERE PETROLEUM PRODUCTS ARE STORED, USED, OR HANDLED FOR SPILLS AND LEAKS FROM VEHICLES AND EQUIPMENT AND (3) ALL LOCATIONS AT THE PRIMARY PERMITTEE'S SITE WHERE VEHICLES ENTER OR EXIT THE SITE FOR EVIDENCE OF OFF-SITE SEDIMENT TRACKING. THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
(2) MEASURE AND RECORD RAINFALL WITHIN DISTURBED AREAS OF THE SITE THAT HAVE NOT YET HAD FINAL STABILIZATION ONCE EVERY 24 HOURS EVERY 24 HOURS NON-WORKING SATURDAY, NON-WORKING SUNDAY AND NON-WORKING FEDERAL HOLIDAY. THE DATA COLLECTED FOR THE PURPOSE OF COMPLIANCE WITH THIS PERMIT SHALL BE REPRESENTATIVE OF THE MONITORED ACTIVITY. MEASUREMENT OF RAINFALL MAY BE SUSPECTED IF ALL AREAS OF THE SITE HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION.
(3) CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT THE FOLLOWING AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES RAINFALL OR GREATER (UNLESS SUCH STORM ENDS AFTER 500 PM ON ANY FRIDAY OR ON ANY NON-WORKING SATURDAY, NON-WORKING SUNDAY OR ANY NON-WORKING FEDERAL HOLIDAY IN WHICH CASE THE INSPECTION SHALL BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AND/OR WORKING DAY, WHICHEVER OCCURS FIRST) (A) DISTURBED AREAS OF THE PRIMARY PERMITTEE'S CONSTRUCTION SITE) (B) AREAS USED BY THE PRIMARY PERMITTEE FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION AND (C) STRUCTURAL CONTROL MEASURES, EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN APPLICABLE TO THE PRIMARY PERMITTEE'S SITE SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY, WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS(S). FOR AREAS OF A SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION, THE PERMITTEE MUST COMPLY WITH PART IV.B.4(A-C). THESE INSPECTIONS MUST BE CONDUCTED UNTIL A NOTICE OF TERMINATION IS SUBMITTED.
(4) CERTIFIED PERSONNEL (PROVIDED BY THE PRIMARY PERMITTEE) SHALL INSPECT AT LEAST ONCE PER MONTH DURING THE TERM OF THIS PERMIT (I.E., UNTIL A NOTICE OF TERMINATION HAS BEEN SUBMITTED) THE AREAS OF THE SITE THAT HAVE UNDERGONE FINAL STABILIZATION OR ESTABLISHED A CROP OF ANNUAL VEGETATION AND A SEEDING OF TARGET PERENNIALS APPROPRIATE FOR THE REGION. THESE AREAS SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND THE RECEIVING WATERS(S). EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY, WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS(S).
(5) BASED ON THE RESULTS OF EACH INSPECTION, THE SITE DESCRIPTION AND THE POLLUTION PREVENTION AND CONTROL MEASURES IDENTIFIED IN THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, THE PLAN SHALL BE REVISED AS APPROPRIATE, NOT LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION. IMPLEMENTATION OF SUCH CHANGES SHALL BE MADE AS SOON AS PRACTICAL BUT IN NO CASE LATER THAN SEVEN (7) CALENDAR DAYS FOLLOWING EACH INSPECTION.
(6) A REPORT OF EACH INSPECTION THAT INCLUDES THE NAME(S) OF CERTIFIED PERSONNEL MAKING EACH INSPECTION, THE DATE(S) OF EACH INSPECTION, CONSTRUCTION PHASE (I.E., INITIAL, INTERMEDIATE OR FINAL), MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PART IV.D.4(A-G) OF THE PERMIT SHALL BE MADE AND RETAINED AT THE SITE OR BE READILY AVAILABLE AT A DESIGNATED ALTERNATE LOCATION UNTIL THE ENTIRE SITE OR THAT PORTION OF A CONSTRUCTION SITE THAT HAS BEEN PHASED HAS UNDERGONE FINAL STABILIZATION AND A NOTICE OF TERMINATION IS SUBMITTED TO EPD. SUCH REPORTS SHALL BE READILY AVAILABLE BY END OF THE SECOND BUSINESS DAY AND/OR WORKING DAY AND SHALL IDENTIFY ALL INCIDENTS OF BEST MANAGEMENT PRACTICES THAT HAVE NOT BEEN PROPERLY INSTALLED AND/OR MAINTAINED AS DESCRIBED IN THE PLAN. WHERE THE REPORT DOES NOT IDENTIFY ANY INCIDENTS, THE INSPECTION REPORT SHALL CONTAIN A CERTIFICATION THAT THE BEST MANAGEMENT PRACTICES ARE IN COMPLIANCE WITH THE EROSION, SEDIMENTATION AND POLLUTION CONTROL PLAN. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART V.G.2 OF THIS PERMIT.



Precision Planning Inc. logo and contact information. Includes address: 400 Phyllis Road, Lawrenceville, GA 30046. Phone: 770-389-8900. Website: www.ppil.us. Also includes project notes table and release stamp.



25-YR STORM SEWER PIPE CHART

LineNo.	LineID	LineSize (in)	LineLength (ft)	InvertDn (ft)	InvertUp (ft)	LineSlope (%)	DrainageArea (ac)	TotalArea (ac)	RunoffCoeff (C)	InletTime (min)	Tc (min)	ISys (in/hr)	FlowRate (cfs)	CapacityFull (cfs)	VelAve (ft/s)	n-valuePipe	Inlet ID	Pipe Material
1	A1	24	135.00	903.20	904.55	1	0.34	1.17	0.90	5	8.2	7.54	6.60	12.25	3.8	0.024	A1	CMP
2	A2	18	95.00	905.05	906.00	1	0.24	0.83	0.70	5	7.6	7.77	4.43	5.69	3.6	0.024	A2	CMP
3	A3	18	139.03	906.00	907.39	1	0.28	0.59	0.55	5	6.5	8.30	3.33	5.69	2.8	0.024	A3	CMP
4	A4	18	111.01	907.39	908.50	1	0.31	0.31	0.80	5	5.0	9.08	2.25	5.69	2.5	0.024	A4	CMP

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

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

STORM SEWER
PROFILE AND
PIPE CHART
SHEET TITLE
DESIGN CD CD TP
DRAWN CD CD TP
CHECKED TP TP

DATE	NO.	DESCRIPTION

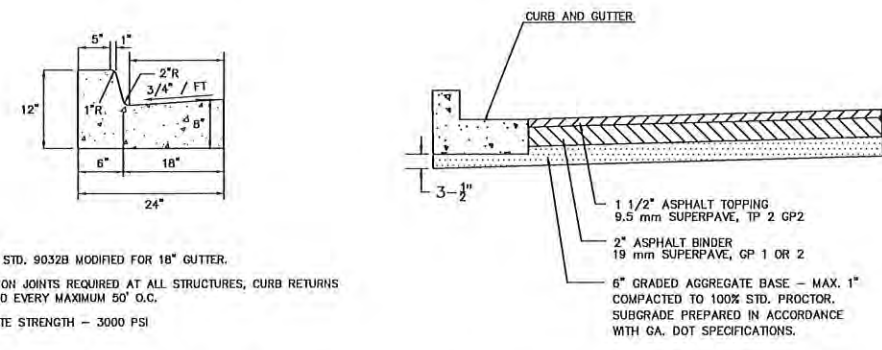
RELEASE

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

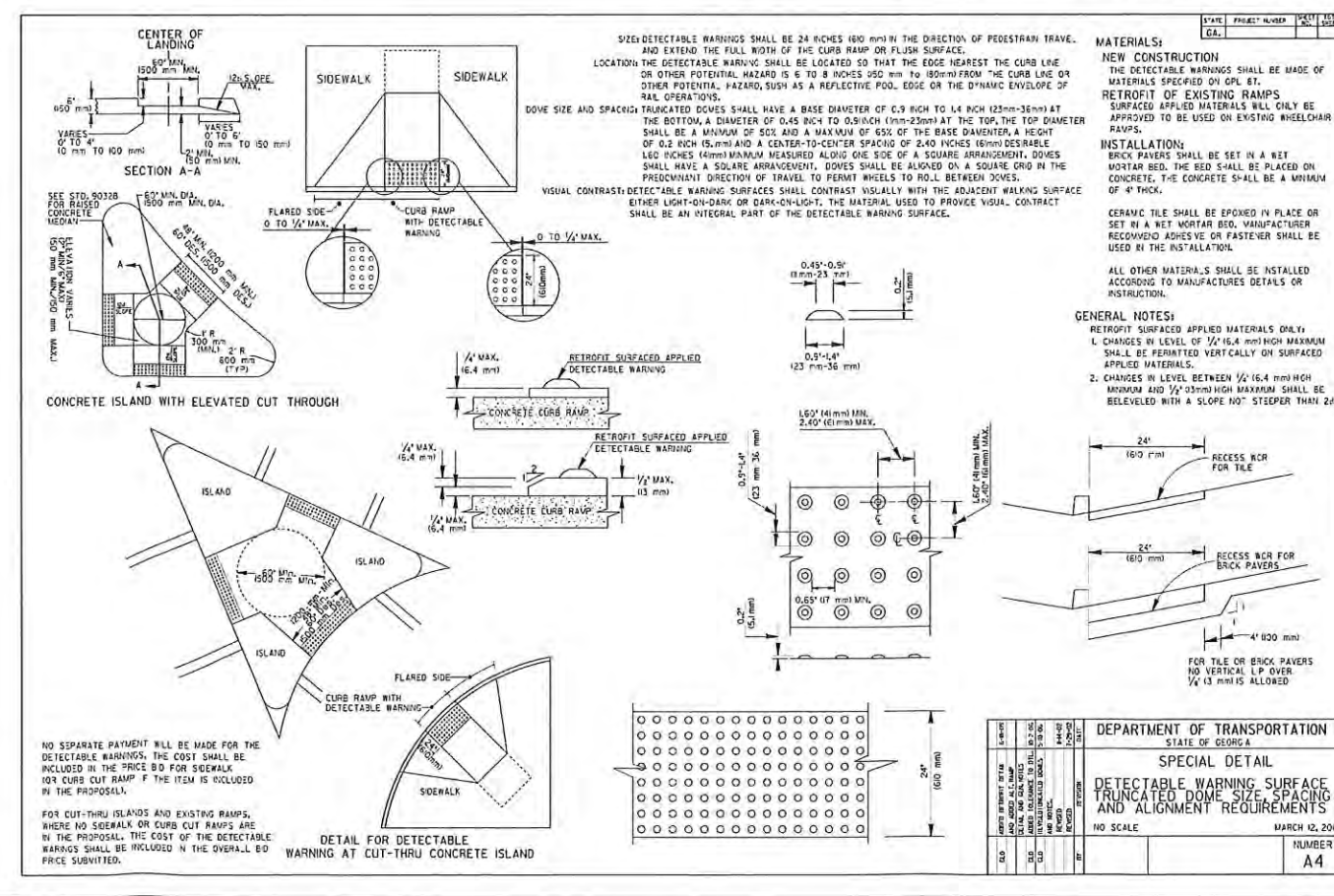
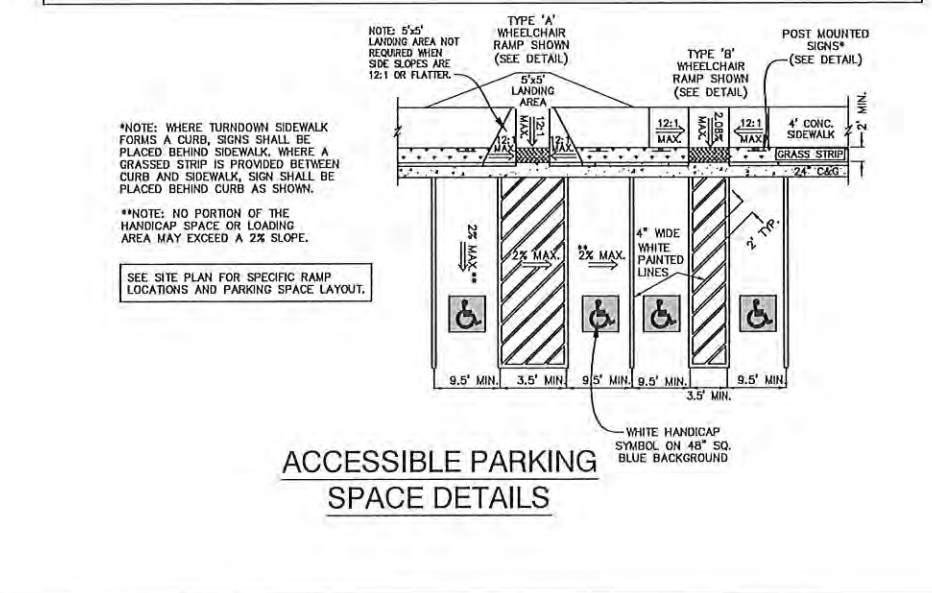
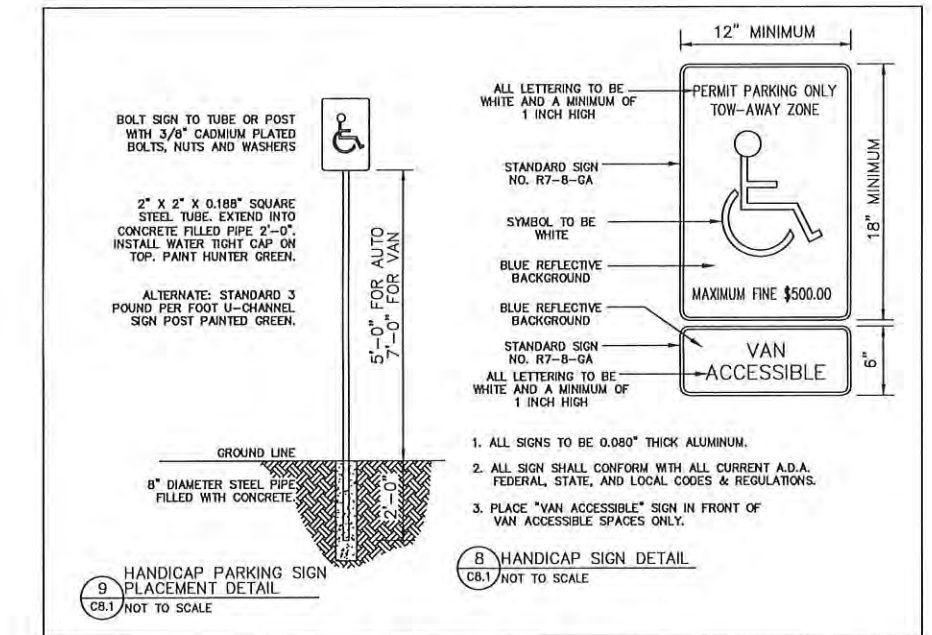
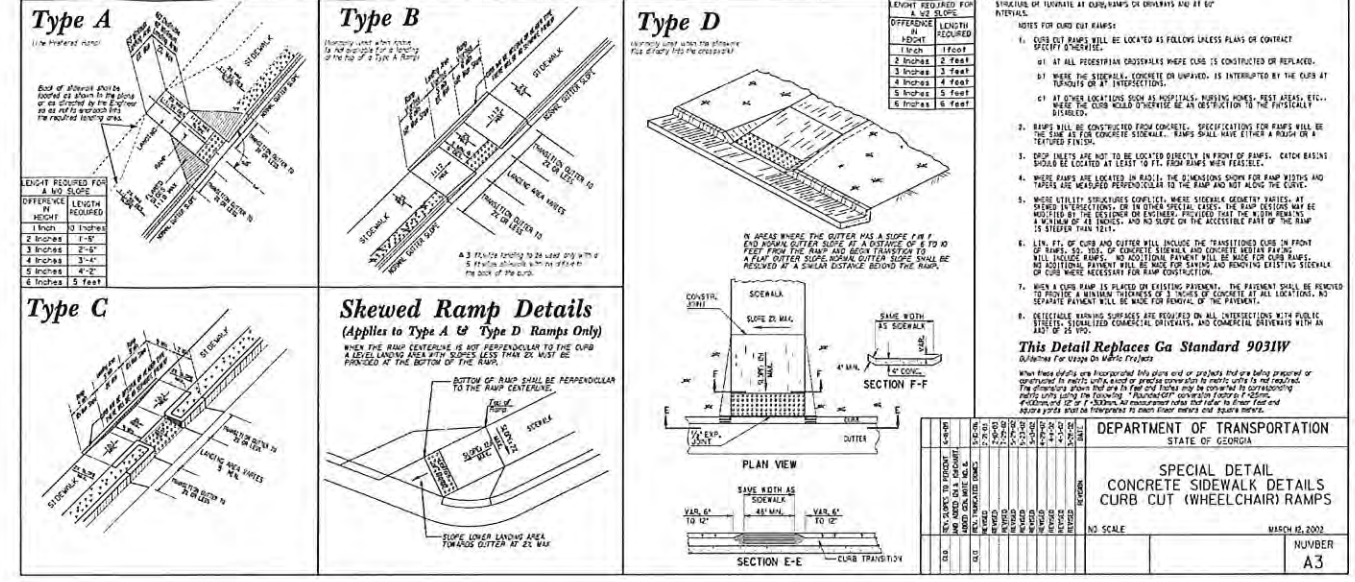
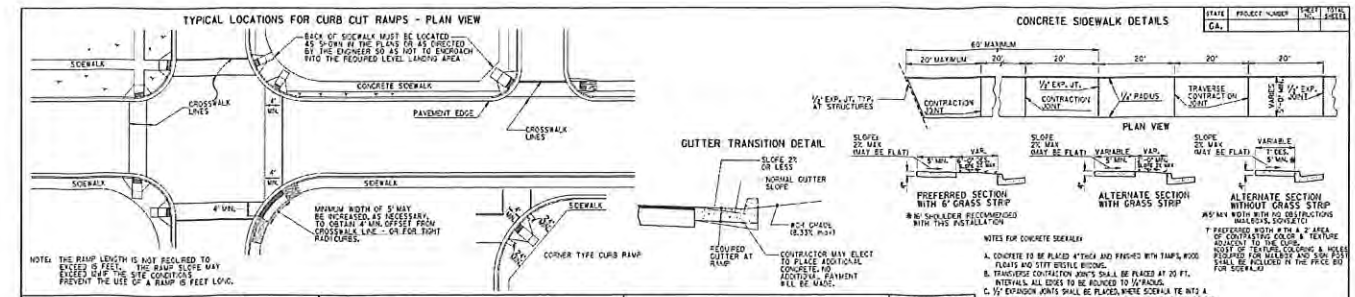
ENGINEER
PRECISION PLANNING, INC.
400 PIKE BOULEVARD
LAWRENCEVILLE, GA 30046
CONTACT: TODD PARKER
PHONE: 770-338-8000
EMAIL: 707TP@PPLUS

2/22/2021
DATE
C20174
PPI PROJECT NO.
C6.1





- NOTES:
1. PER GA STD. 9032B MODIFIED FOR 18" GUTTER.
 2. EXPANSION JOINTS REQUIRED AT ALL STRUCTURES, CURB RETURNS AND PLACED EVERY MAXIMUM 50' O.C.
 3. CONCRETE STRENGTH - 3000 PSI



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

CONSTRUCTION DETAILS

SHEET TITLE

DATE: 2/22/2021
DATE: C20174
PPI PROJECT NO. C7.1

RELEASE

**DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA**

**STANDARD
PRECAST DROP INLETS**

SCALE AS SHOWN

REV. & RECD. AUG. 1993

NO. 1019A

DESIGNED BY: *[Signature]*

CHECKED BY: *[Signature]*

DATE: *[Date]*

NO. 1019A

DESIGNED BY: *[Signature]*

CHECKED BY: *[Signature]*

DATE: *[Date]*

TABLE OF MINIMUM DIMENSIONS FOR DROP INLETS

D	TYPE 'A'		TYPE 'B'		TYPE 'C'		TYPE 'D'	
	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
18"	18"	24"	18"	24"	18"	24"	18"	24"
24"	24"	30"	24"	30"	24"	30"	24"	30"
30"	30"	36"	30"	36"	30"	36"	30"	36"
36"	36"	42"	36"	42"	36"	42"	36"	42"
42"	42"	48"	42"	48"	42"	48"	42"	48"
48"	48"	54"	48"	54"	48"	54"	48"	54"
54"	54"	60"	54"	60"	54"	60"	54"	60"
60"	60"	66"	60"	66"	60"	66"	60"	66"
66"	66"	72"	66"	72"	66"	72"	66"	72"
72"	72"	78"	72"	78"	72"	78"	72"	78"
78"	78"	84"	78"	84"	78"	84"	78"	84"
84"	84"	90"	84"	90"	84"	90"	84"	90"
90"	90"	96"	90"	96"	90"	96"	90"	96"
96"	96"	102"	96"	102"	96"	102"	96"	102"
102"	102"	108"	102"	108"	102"	108"	102"	108"
108"	108"	114"	108"	114"	108"	114"	108"	114"
114"	114"	120"	114"	120"	114"	120"	114"	120"

**DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA**

**STANDARD
PRECAST DROP INLETS**

SCALE AS SHOWN

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CHECKED BY: *[Signature]*

DATE: *[Date]*

TABLE OF MINIMUM DIMENSIONS FOR DROP INLETS

D	TYPE 'A'		TYPE 'B'		TYPE 'C'		TYPE 'D'	
	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
18"	18"	24"	18"	24"	18"	24"	18"	24"
24"	24"	30"	24"	30"	24"	30"	24"	30"
30"	30"	36"	30"	36"	30"	36"	30"	36"
36"	36"	42"	36"	42"	36"	42"	36"	42"
42"	42"	48"	42"	48"	42"	48"	42"	48"
48"	48"	54"	48"	54"	48"	54"	48"	54"
54"	54"	60"	54"	60"	54"	60"	54"	60"
60"	60"	66"	60"	66"	60"	66"	60"	66"
66"	66"	72"	66"	72"	66"	72"	66"	72"
72"	72"	78"	72"	78"	72"	78"	72"	78"
78"	78"	84"	78"	84"	78"	84"	78"	84"
84"	84"	90"	84"	90"	84"	90"	84"	90"
90"	90"	96"	90"	96"	90"	96"	90"	96"
96"	96"	102"	96"	102"	96"	102"	96"	102"
102"	102"	108"	102"	108"	102"	108"	102"	108"
108"	108"	114"	108"	114"	108"	114"	108"	114"
114"	114"	120"	114"	120"	114"	120"	114"	120"

**DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA**

**STANDARD
PRECAST REINFORCED CONCRETE
MANHOLE**

SCALE AS SHOWN

REV. & RECD. AUG. 1993

NO. 1019A

DESIGNED BY: *[Signature]*

CHECKED BY: *[Signature]*

DATE: *[Date]*

NO. 1019A

DESIGNED BY: *[Signature]*

CHECKED BY: *[Signature]*

DATE: *[Date]*

TABLE OF MINIMUM DIMENSIONS FOR MANHOLES

D	TYPE 'A'		TYPE 'B'		TYPE 'C'	
	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
36"	36"	42"	36"	42"	36"	42"
42"	42"	48"	42"	48"	42"	48"
48"	48"	54"	48"	54"	48"	54"
54"	54"	60"	54"	60"	54"	60"
60"	60"	66"	60"	66"	60"	66"
66"	66"	72"	66"	72"	66"	72"
72"	72"	78"	72"	78"	72"	78"
78"	78"	84"	78"	84"	78"	84"
84"	84"	90"	84"	90"	84"	90"
90"	90"	96"	90"	96"	90"	96"
96"	96"	102"	96"	102"	96"	102"
102"	102"	108"	102"	108"	102"	108"
108"	108"	114"	108"	114"	108"	114"
114"	114"	120"	114"	120"	114"	120"

**DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA**

**STANDARD
PRECAST TAPERED
OUTLET HEADWALL
(BUILT-IN-PLACE)**

SCALE AS SHOWN

REV. & RECD. AUG. 1993

NO. 1019A

DESIGNED BY: *[Signature]*

CHECKED BY: *[Signature]*

DATE: *[Date]*

NO. 1019A

DESIGNED BY: *[Signature]*

CHECKED BY: *[Signature]*

DATE: *[Date]*

TABLE OF MINIMUM DIMENSIONS FOR HEADWALLS

D	TYPE 'A'		TYPE 'B'		TYPE 'C'	
	MIN.	MAX.	MIN.	MAX.	MIN.	MAX.
18"	18"	24"	18"	24"	18"	24"
24"	24"	30"	24"	30"	24"	30"
30"	30"	36"	30"	36"	30"	36"
36"	36"	42"	36"	42"	36"	42"
42"	42"	48"	42"	48"	42"	48"
48"	48"	54"	48"	54"	48"	54"
54"	54"	60"	54"	60"	54"	60"
60"	60"	66"	60"	66"	60"	66"
66"	66"	72"	66"	72"	66"	72"
72"	72"	78"	72"	78"	72"	78"
78"	78"	84"	78"	84"	78"	84"
84"	84"	90"	84"	90"	84"	90"
90"	90"	96"	90"	96"	90"	96"
96"	96"	102"	96"	102"	96"	102"
102"	102"	108"	102"	108"	102"	108"
108"	108"	114"	108"	114"	108"	114"
114"	114"	120"	114"	120"	114"	120"

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PRECISION PLANNING, INC. 400 Pike Boulevard, Lawrenceville, GA 30046 770.338.8000 • www.ppius.com

**PRECISION
Planning Inc.**
planners • engineers • architects • surveyors

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

CONSTRUCTION
DETAILS

SHEET TITLE

DESIGN CD CD TP
DRAWN CD CD TP
CHECKED CD CD TP

DATE NO. DESCRIPTION

2/22/2021
DATE

C20174
PROJECT NO.

C7.2

DEPARTMENT OF TRANSPORTATION
STATE OF GEORGIA

**STANDARD
PRECAST TAPERED
OUTLET HEADWALL
(BUILT-IN-PLACE)**

SCALE AS SHOWN

REV. & RECD. AUG. 1993

NO. 1019A

DESIGNED BY: *[Signature]*

CHECKED BY: *[Signature]*

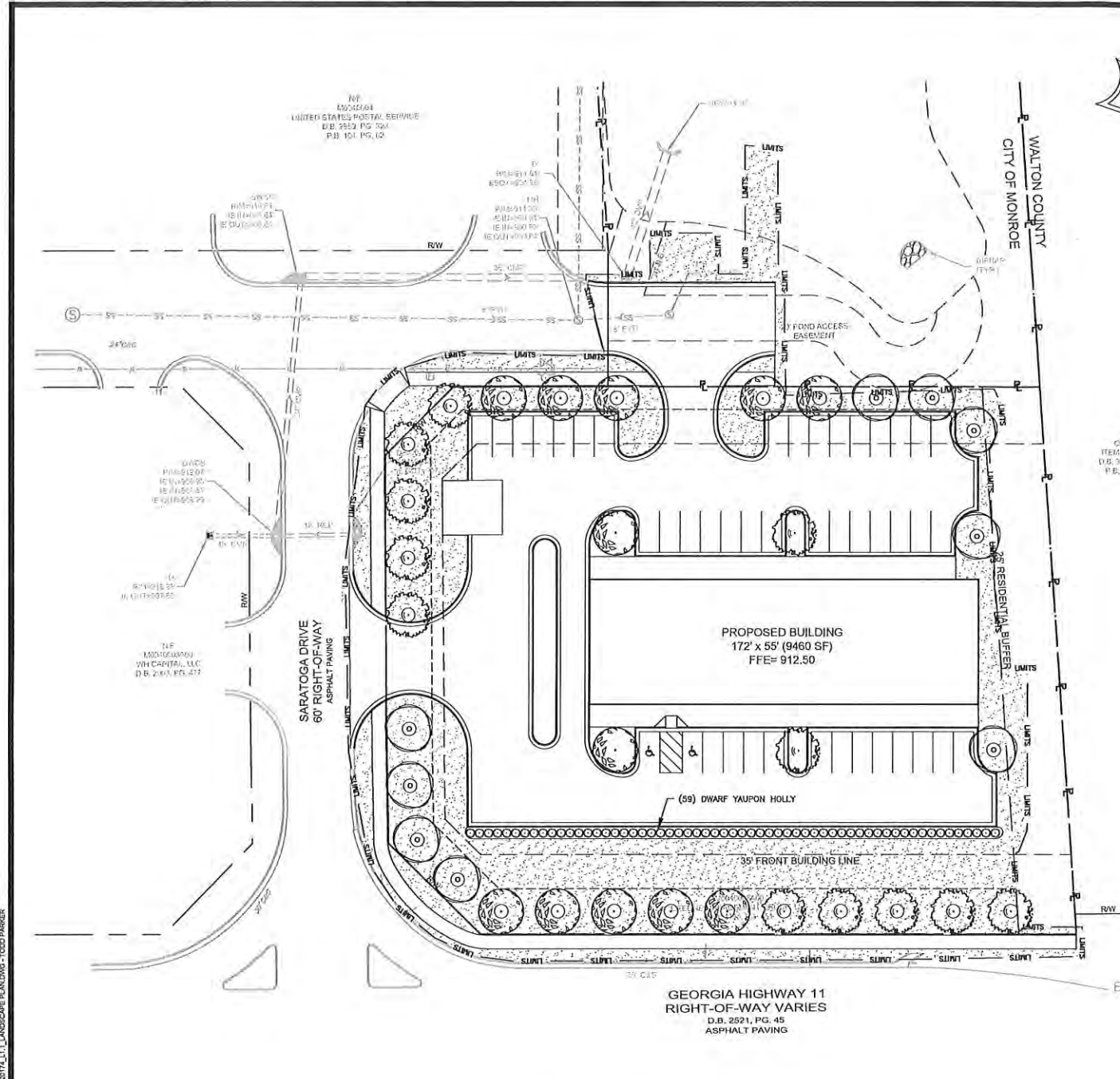
DATE: *[Date]*

NO. 1019A

DESIGNED BY: *[Signature]*

CHECKED BY: *[Signature]*

DATE: *[Date]*



LEGEND

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

TREE PROTECTION - TREE REPLACEMENT NOTES

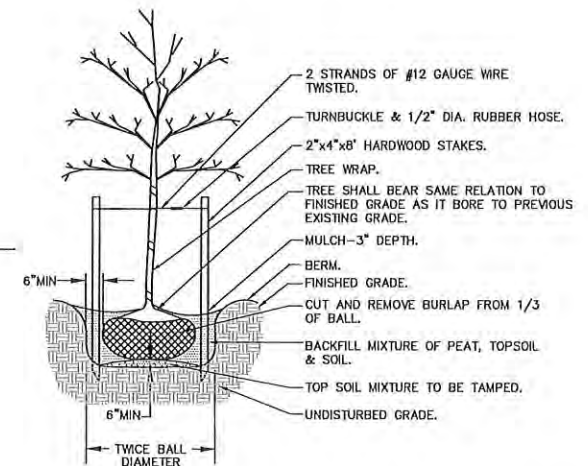
1. THE PURPOSE OF THIS PLAN IS TO MEET THE MINIMUM LOCAL JURISDICTION REQUIREMENTS.
2. THESE PLANS ARE NOT TO BE CONSTRUED AS FINAL COMPLETE LANDSCAPE DOCUMENTS.
3. DEVIATION FROM THE PERMITTED PLANS SHALL BE SUBMITTED BY THE LANDSCAPE CONTRACTOR TO THE LOCAL JURISDICTION FOR CODE COMPLIANCE APPROVAL.
4. DECIDUOUS TREES SHALL BE AT LEAST 2 INCHES IN DIAMETER AND ALL EVERGREEN TREES SHALL BE AT LEAST 6 FEET IN HEIGHT AT TIME OF PLANTING.
5. ALL AREAS NOT COVERED BY BUILDING, PAVING, OR LANDSCAPING SHALL BE GRASSED. SEE EROSION CONTROL FOR TYPES OF GRASSING AND PLANTING DATES.
6. MULCH ALL PLANTING BEDS AT 3" MINIMUM DEPTH W/ PINE STRAW OR DOUBLE GROUND HARDWOOD MULCH.
7. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ANY DETENTION FACILITY CONSTRUCTED ON THEIR PROPERTY AND TO ENSURE THE FACILITY IS FREE OF OBSTRUCTION, SILT, OR DEBRIS.
8. ALL BUFFER AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE TREE FENCING ADJOINING ALL ZONING BUFFERS AND TREE SAVE AREAS. FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE.
9. THINNING IS ALLOWED AND MAY INCLUDE MANUAL REMOVAL OF NON-SPECIMEN TREES WITHIN THE CRITICAL ROOT ZONE OR DRILL LINE 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

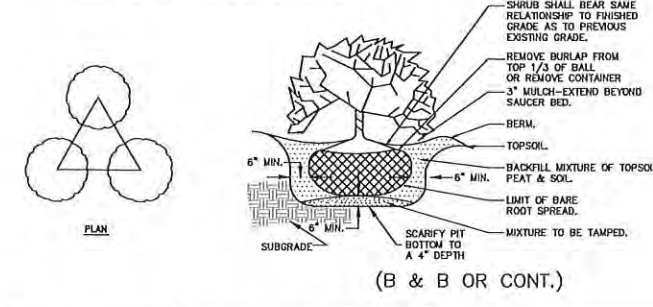
1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS SPECIFIED.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER BEFORE, DURING, AND AFTER INSTALLATION.
5. ALL TREES MUST BE CAGED 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, TURNIS BROWN OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL SPECIFICATIONS.
14. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
15. LANDSCAPE FRONTAGE TREES TO BE A MINIMUM 3" CALIPER AT THE TIME OF PLANTING.

IRRIGATION NOTE

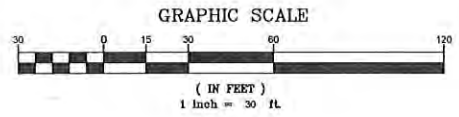
1. SITE LANDSCAPING WILL BE IRRIGATED.
2. IRRIGATION DESIGN SHALL BE PROVIDED BY CONTRACTOR INSTALLING IRRIGATION SYSTEM.



TYPICAL TREE PLANTING NTS



TYPICAL SHRUB PLANTING NTS



PLANT SCHEDULE					
TREES					
QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	Notes
17	ACER BUERGERIANUM	TRIDENT MAPLE	3" CAL	AS SHOWN	STRAIGHT CENTRAL LEADER TO MINIMUM 6' HT, WELL SPACED BRANCHES, SYMMETRICAL CROWN
15	QUERCUS SHUMARDII	SHUMARD OAK	2" CAL	AS SHOWN	STRAIGHT CENTRAL LEADER TO MINIMUM 6' HT, WELL SPACED BRANCHES, SYMMETRICAL CROWN
17	ULMUS PARVIFOLIA 'EMER II'	ALLEE ELM	3" CAL	AS SHOWN	STRAIGHT CENTRAL LEADER TO MINIMUM 6' HT, WELL SPACED BRANCHES, SYMMETRICAL CROWN
SHRUBS					
QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	Notes
59	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GAL	4' O.C.	FULL POT, WELL SHAPED
			TOTAL		
TURF					
31,200 SF	TIFTUF BERMUDA SOD				

PRECISION PLANNING, INC.
400 PIKE BOULEVARD, LAWRENCEVILLE, GA 30046
770.338.8000 • WWW.PPIUS.COM

PRECISION PLANNING, INC.
LANDSCAPE ARCHITECT
D.B. 2821, PG. 45
2/22/2021
MICHAELE TODD

PRECISION PLANNING, INC.
planners • engineers • architects • surveyors
400 Pike Boulevard, Lawrenceville, Ga 30046
770.338.8000 • www.ppius.com

NORTH HWY 11
COMMERCIAL TRACT
LAND LOT 52 - DISTRICT 3, PARCEL M4-5A
N. BROAD ST.
MONROE, GA 30656

LANDSCAPE PLAN

SHEET TITLE

DESIGN	CD	CHECKED	TP
DRAWN	CD		

DATE NO. DESCRIPTION

2/22/2021
DATE

C20174
PROJECT NO.

RELEASE

ENGINEER
PRECISION PLANNING, INC.
400 PIKE BOULEVARD
LAWRENCEVILLE, GA 30046
CONTACT: TODD PARKER
PHONE: 770-338-8000
EMAIL: 701TP@PPIUS

L1.1

FILE PATH: E:\PROJECTS\2020\2020\TALDSTEELE_CO_HWY_11_NORTHMONROE\71_L1_LANDSCAPE_PLAN.DWG - TODD PARKER
PLOT DATE: 3/18/2021 4:44 PM

**NOTICE TO THE PUBLIC
CITY OF MONROE**

The City of Monroe has received a request for a Certificate of Appropriateness for a new development. A public hearing will be held on April 20, 2021 before the Planning & Zoning Commission, at 5:30 P. M. for 100 Saratoga Drive.

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

Please run on the following date:

March 28, 2021



To: Planning and Zoning / City Council
From: Patrick Kelley
Department: Planning, Zoning, Code and Development
Date: 05-05-2021
Description: Preliminary Plat review for 1301 Alcovy St.

Budget Account/Project Name: NA

Funding Source: 2021 NA

Budget Allocation: NA

Budget Available: NA

Requested Expense: \$NA

Company of Purchase: NA

Recommendation: *Approval subject to corrections listed in the preliminary plat review summary and copied here:*

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

1. In the Notes section, provide the reference for the boundary survey, or provide a copy of the boundary survey. (7.2.3(b))
2. In the Notes section under #2, revise the existing address to read "1301 Alcovy Street".
3. Provide a Location Sketch (vicinity map) showing major surrounding features. (7.2.4(e))
4. In the Notes section, state the proposed use of the subdivision as "Single-Family Detached Residential." (7.2.4(f))
5. Revise the front building setback lines to begin at 75 feet on the following lots: 4, 5, 6, 12, 13, 14, 25, 34, 35, 36, 45, and 48. (7.2.4(g))
6. On lots 14 and 15, the building setback lines for these lots are crossing over each lot boundary. (7.2.4(g))
7. Remove the erroneous 20-foot drainage easement shown on the northwest corner of lot 40. (7.2.4(h))
8. Label the sanitary sewer easement shown off-site to connect to the existing lift station as a "proposed sanitary sewer easement". If a sanitary sewer easement has already been granted, then please provide a copy of the deed or easement agreement. (7.2.4(h))

9. Clearly demarcate the sanitary sewer and drainage easements shown on the plat. These features have the same line width and weight as building setback lines. (7.2.4(h))
10. Revise the street name "Monroe-Jersey Road" to read "Alcovy Street." (7.2.4(i))
11. Revise the preliminary plat to include proposed street names on each of the streets proposed in the development. (7.2.4(i))
12. Revise the tabular chart on page C.21 to contain the correct lot dimensions for all lots with curves in the lot boundaries, i.e. lot 13 should have a degree of curvature in the boundary description. (7.2.4(k))
13. The right-of-way line and curvature chart on the first page of the preliminary plat does not correspond to any data shown on the plat. Remove from the plat or revise the plan to label the locations of the data provided. (7.2.4(k))
14. In the Notes section, add a note stating the total number of lots proposed in the subdivision. (7.2.4(l))
15. In the Notes section, add a note stating the largest and smallest lots proposed in the subdivision. (7.2.4(l))
16. All lots located adjacent to intersections must have a 10-foot mitre boundary at the intersection. Revise the following lots to include the required 10-foot mitre: 1, 19, 21, 29, 31, 40, 42, and 56. (7.2.4(l) & 9.2.4)
17. In the Notes section, state the proposed water supplier and sanitary sewer provider. (7.2.4(n))
18. Show the zoning of all adjacent properties. (7.2.4(o))
19. Show the names of all adjacent property owners. (7.2.4(p))
20. Provide elevation labels on the topographic contours. (7.2.4(q))
21. In the Authorization Statement (owner's certification), revise "Sketch Plat" to read "Preliminary Plat." (7.2.4(x))

Background: Previously approved expired project modified to current regulations and submitted for approval to be developed at this time.

Attachment(s): Application, plat staff report with required corrections.



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

Plan Report

Plan NO.: PLAT-000100-2021

Plan Type: Subdivision Plat

Work Classification: Preliminary Plat

Plan Status: In Review

Apply Date: 04/19/2021

Expiration:

Location Address

1301 ALCOVY ST, MONROE, GA 30655

Contacts

Hambrick Station LLC **Applicant**
1038 HARDY RD, MARTIN , GA 30557
(706)765-7577

Description: PRELIMINARY PLAT REVIEW OF 56 LOTS - P&Z MTG 5/18/2021 @ 5:30 PM - COUNCIL MTG 6/8/2021 @ 6:00 PM 215 N BROAD ST

Valuation: \$0.00
Total Sq Feet: 0.00

Fees	Amount
Preliminary Subdivision Plat Fee	\$1,120.00
Total:	\$1,120.00

Payments	Amt Paid
Total Fees	\$1,120.00
Check # 2886	\$1,120.00
Amount Due:	\$0.00

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

Debbi Adkins

Issued By:

April 19, 2021

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

CITY OF MONROE

DEVELOPMENT PERMIT AND PRELIMINARY SUBDIVISION PLAT APPLICATION

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

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

THIS FORM MUST BE COMPLETELY FILLED OUT.

Project Name Hambrick Station

Project Location Monroe - Jersey Road

Proposed Use Residential Map/Parcel M0090002

Acreage 21.57 #S/D Lots 56 # Multifamily Units _____ # Bldgs _____

Water(provider) City of Monroe Sewer(provider) City of Monroe

Property Owner Hambrick Station LLC Phone# 706-765-7577

Address 1038 Hardy Road City Martin State GA Zip 30557

Developer Hambrick Station LLC Phone# 706-765-7577

Address 1038 Hardy Road City Martin State GA Zip 30557

Designer McFarland-Dyer and Associates Phone# 770-932-6550

Address 4174 Silver Peak Parkway City Suwanee State GA Zip 30024

Site Contractor Currahee Home Builders Phone# 770-765-7577

Address 1038 Hardy Road City Martin State GA Zip 30557

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

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

SIGNATURE OF APPLICANT: [Signature] DATE: 3/26/2021





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

Receipt Number: R00222294

77

Cashier Name: Debbie Adkinson

Terminal Number: 33

Receipt Date: 4/19/2021 11:53:28 AM

Transaction Code: EG - EnerGov

Name: ELROD, MICHAEL (Hambrick S) \$1,120.00

Total Balance Due: \$1,120.00

Payment Method: Check Payn Reference: 2886

Amount: \$1,120.00

Total Payment Received: \$1,120.00

Change: \$0.00

RIGHT-OF-WAY LINE & CURVE CHART

LINE NO.	DIRECTION	DISTANCE
L1	N 55° 34' 36" W	127.34'
L2	N 14° 12' 19" W	162.62'

CURVE NO.	ARC LENGTH	RADIUS	CHORD DIRECTION	CHORD LENGTH
C1	287.01'	5923.45'	N 56° 57' 53" W	286.98'
C2	61.65'	7287.56'	N 14° 25' 31" E	61.65'
C3	321.80'	828.23'	N 03° 03' 08" E	319.78'
C4	239.91'	2243.61'	N 11° 08' 31" W	239.79'
C5	275.49'	1339.97'	N 08° 18' 56" W	275.01'
C6	285.39'	15248.61'	N 87° 29' 29" E	285.39'
C7	181.09'	1805.99'	N 85° 09' 18" E	181.01'
C8	142.53'	1113.10'	N 78° 36' 51" E	142.43'
C9	173.73'	4035.87'	N 73° 42' 45" E	173.71'
C10	110.67'	1726.71'	N 74° 18' 56" E	110.66'
C11	57.98'	6829.83'	N 76° 23' 42" E	57.98'

OWNER'S CERTIFICATION

I HEREBY SUBMIT THIS SKETCH PLAT AS AUTHORIZED AGENT/OWNER OF ALL PROPERTY SHOWN THEREON, AND CERTIFY THAT ALL CONTIGUOUS PROPERTY UNDER MY OWNERSHIP OR CONTROL IS INCLUDED WITHIN THE BOUNDARIES OF THIS PRELIMINARY PLAT, AS REQUIRED BY THE DEVELOPMENT REGULATIONS.

SIGNATURE OF AUTHORIZED AGENT/OWNER _____ DATE _____

CERTIFICATE OF APPROVAL BY THE CODE ENFORCEMENT OFFICE

THIS PRELIMINARY PLAT HAS BEEN REVIEWED AND APPROVED FOR GENERAL COMPLIANCE WITH THE ZONING ORDINANCE AND DEVELOPMENT REGULATIONS OF THE CITY OF MONROE.

CODE ENFORCEMENT OFFICER _____ DATE _____

CERTIFICATE OF APPROVAL BY PLANNING COMMISSION

THE PRELIMINARY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND IS HEREBY GIVEN PRELIMINARY APPROVAL BY THE CITY OF MONROE PLANNING COMMISSION. THIS PRELIMINARY APPROVAL DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAT. THIS CERTIFICATE OF APPROVAL SHALL EXPIRE AND BE NULL AND VOID ONE (1) YEAR FROM THE DATE OF THIS CERTIFICATE OF APPROVAL.

DATED THIS _____ DAY OF _____, 20____

BY: _____ CHAIRMAN
_____ SECRETARY

CERTIFICATE OF APPROVAL BY MONROE COMBINED UTILITIES

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

DATED THIS _____ DAY OF _____, 20____

TITLE: _____

CERTIFICATE OF APPROVAL BY MONROE COMBINED UTILITIES

THE LOTS SHOWN HEREON AND PLANS FOR ELECTRICAL HAVE BEEN REVIEWED AND APPROVED BY THE CITY OF MONROE ELECTRIC AND TELECOMMUNICATIONS DEPARTMENT, AND ARE APPROVED FOR DEVELOPMENT.

DATED THIS _____ DAY OF _____, 20____

TITLE: _____

CERTIFICATE OF APPROVAL BY MAYOR AND CITY COUNCIL

THE PRELIMINARY PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH THE ZONING ORDINANCE AND THE DEVELOPMENT REGULATIONS OF THE CITY OF MONROE AND IS HEREBY GIVEN PRELIMINARY APPROVAL BY THE CITY OF MONROE MAYOR AND COUNCIL. THIS PRELIMINARY APPROVAL DOES NOT CONSTITUTE APPROVAL OF A FINAL PLAT. THIS CERTIFICATE OF APPROVAL SHALL EXPIRE AND BE NULL AND VOID ONE (1) YEAR FROM THE DATE OF THIS CERTIFICATE OF APPROVAL.

DATED THIS _____ DAY OF _____, 20____

BY: _____ MAYOR
_____ CITY CLERK

PRELIMINARY NOT FOR CONSTRUCTION

MDA
McFARLAND-DYER & ASSOCIATES, INC.
4174 SILVER PEAK PARKWAY
SUWANEE, GEORGIA 30024
PHONE (770) 932-6550
FAX (770) 932-6551
WWW.GCMDANET

HAMBRICK STATION, LLC
OWNER:
1038 HARDY ROAD
MARTIN, GEORGIA 30057
CONTACT: MIKE ELROD

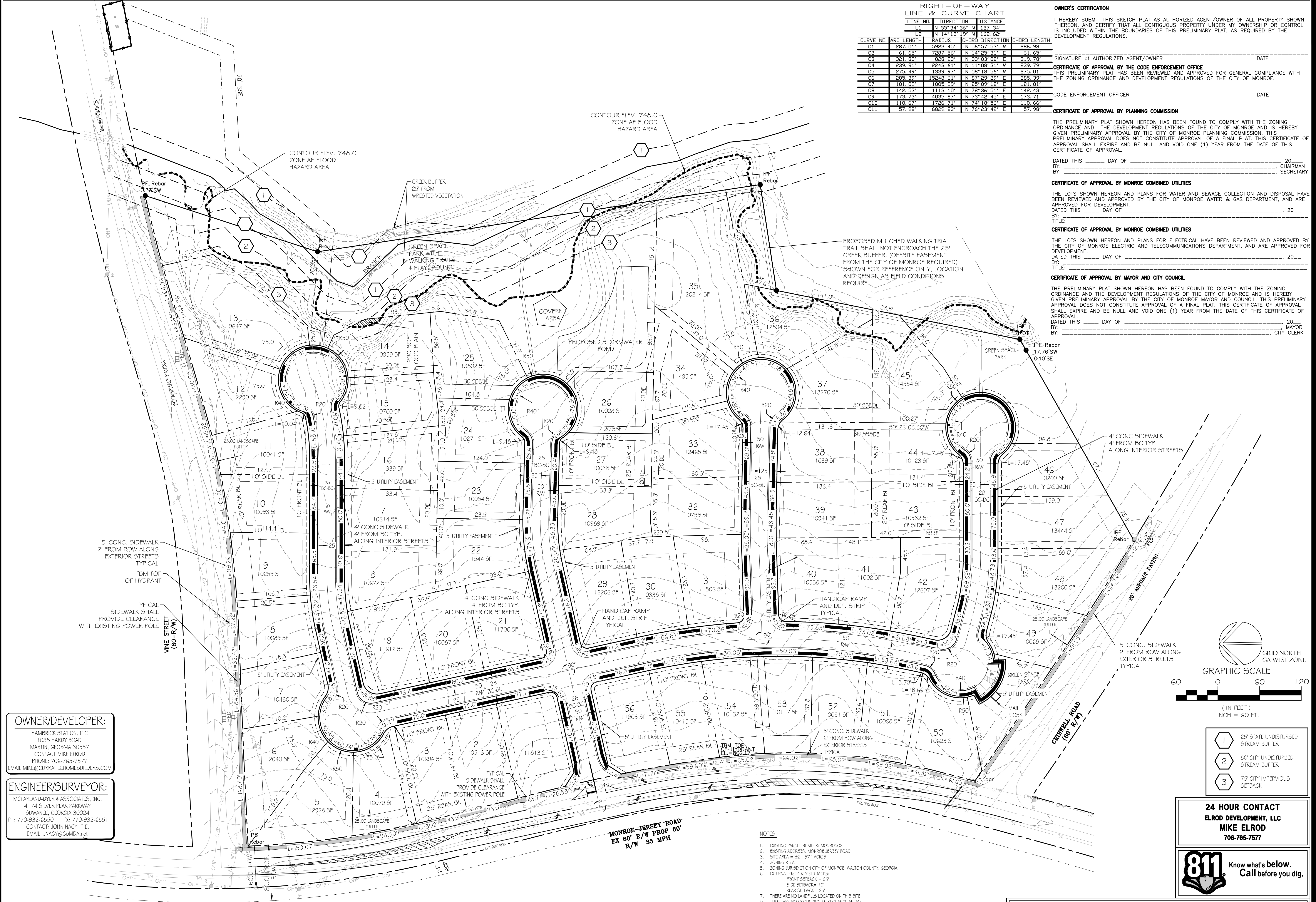
HAMBRICK STATION
PROJECT:
LAND LOT 1 & 2, 3RD DISTRICT
CITY OF MONROE
WALTON COUNTY, GEORGIA

24 HOUR CONTACT
ELROD DEVELOPMENT, LLC
MIKE ELROD
706-765-7577

81 Know what's below.
Call before you dig.

JOB NO: 06-0604
DRAWN BY: CGWMM
CHECKED BY: JN
COPYRIGHT 2021
MCFARLAND-DYER & ASSOCIATES, INC.

PRELIMINARY PLAT
C-2.0



OWNER/DEVELOPER:
HAMBRICK STATION, LLC
1038 HARDY ROAD
MARTIN, GEORGIA 30057
CONTACT: MIKE ELROD
PHONE: 706-765-7577
EMAIL: MIKE@CURRAHEHOMEBUILDERS.COM

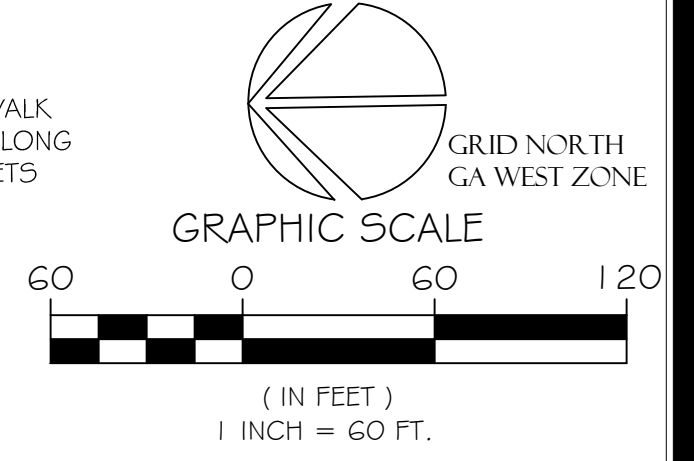
ENGINEER/SURVEYOR:
MCFARLAND-DYER & ASSOCIATES, INC.
4174 SILVER PEAK PARKWAY
SUWANEE, GEORGIA 30024
PH: 770-932-6550 FX: 770-932-6551
CONTACT: JOHN NAGY, P.E.
EMAIL: JNAGY@GOMDA.NET

TOPOGRAPHIC INFORMATION
EXISTING TOPOGRAPHY IS FROM A FILED RUN TOPO PERFORMED BY DILLS-JONES & ASSOCIATES, INC. DATES DECEMBER 8, 2005. (11 NGVD 1929. MEAN SEA LEVEL, ECT.)

UTILITY STATEMENT:
PROPOSED WATER WILL BE PROVIDED BY TYING INTO AN EXISTING 6 INCH DIP WATERMAIN ALONG THE RIGHT OF WAY OF MONROE JERSEY ROAD. PROPOSED GRAVITY SEWER WILL TRAVERSE THE PROPERTY AND TIE INTO EXISTING CITY OF MONROE INFRASTRUCTURE ON VINE STREET

- NOTES:**
- EXISTING PARCEL NUMBER: M0030002
 - EXISTING ADDRESS: MONROE JERSEY ROAD
 - SITE AREA = ±21.571 ACRES
 - ZONING R-1A
 - ZONING JURISDICTION CITY OF MONROE, WALTON COUNTY, GEORGIA
 - EXTERNAL PROPERTY SETBACKS:
FRONT SETBACK = 25'
SIDE SETBACK = 10'
REAR SETBACK = 25'
 - THERE ARE NO LANDFILLS LOCATED ON THIS SITE
 - THERE ARE NO GROUNDWATER RECHARGE AREAS
 - A PORTION OF THIS SITE LIES WITHIN A 100 YEAR FLOOD HAZARD AREA PER F.I.R.M., WALTON COUNTY, GEORGIA AND UNINCORPORATED AREA, COMMUNITY PANEL NO. 132970138 5, DATED DECEMBER 8, 2016. A PORTION OF THIS SITE FALLS WITHIN THIS SITE
 - THIS SITE DOES NOT LIE WITHIN A PROTECTED RIVER CORRIDOR
 - THERE ARE NO WATER SUPPLY WATERSHED AREAS LOCATED WITHIN THIS SITE
 - ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP THERE ARE NO WETLANDS LOCATED ON THE PROPOSED SITE
 - THIS SITE DOES NOT LIE WITHIN A CITY OF MONROE, GA HISTORIC DISTRICT

WARNING:
Contractors, subcontractors, vendors and suppliers are advised that the contract documents consist of Design Professional-reproduced printed, bound, and numbered specifications, Design Professional-reproduced printed, bound and numbered blue or black line prints, addenda, post-bid addenda, and change orders only. Documents reproduced by parties other than Design Professional, whether in hard copy or electronic format shall not be considered part of contract documents and do not supersede the provisions of the contract documents. The contractor, subcontractor, vendors, and suppliers are solely responsible for verification that information utilized in bidding, development of shop drawings and construction of facility are identical to contract documents.



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Parcel Area Table with 4 columns: Parcel #, Area, Perimeter, Segment Lengths, Segment Bearings. Contains 22 rows of data.

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MDA McFARLAND-DYER & ASSOCIATES, INC. 4174 SILVER PEAK PARKWAY SHAWNEE, GEORGIA 30024 PHONE: (770) 932-6550 FAX: (770) 932-6558 WWW.GCMDANET

HAMBRICK STATION, LLC 1038 HARDY ROAD MARIETTA, GEORGIA 30067 PHONE: 706-765-7577 CONTACT: MIKE ELROD

HAMBRICK STATION LAND LOT 1 & 2, 3RD DISTRICT CITY OF MARIETTA WALTON COUNTY, GEORGIA

Table with 2 columns: DATE, DESCRIPTION. Row 1: 3-25-2021, PRELIMINARY PLAT.

JOB NO: 06-0604 DRAWN BY: CGAWMM CHECKED BY: JN COPYRIGHT 2021 MCFARLAND-DYER & ASSOCIATES, INC. PARCEL DATA C-21

24 HOUR CONTACT ELROD DEVELOPMENT, LLC MIKE ELROD 706-765-7577 811 Know what's below. Call before you dig.

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