CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C 1	23°30'41"	415.72'	170.59'	86.51'	169.40'	S 39°14'16"E
C 2	19°46'20"	200.00'	69.02'	34.86'	68.68'	S 45°30'31"W
C 3	62°39'53"	225.00'	246.08'	136.98'	234.00'	S 04°17'22"W
C 4	13°35'43"	259.02'	61.46'	30.88'	61.32'	S 28°20'08"E
C 5	33°46'19"	175.00'	103.15'	53.12'	101.66'	S 29°33'01"E
C 6	19°14'35"	145.01'	48.70'	24.58'	48.47'	S 45°14'39"W

LINE	BEARING	DISTANCE
L 1	N 60°52'45"E	25.00'
L 2	S 55°23'38"W	65.23'
L 3	S 60°52'51"W	46.63'

WETLANDS

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 (CIRCLE THE APPROPRIATE BOX) INDICATE AREAS OF UNITED STATES ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS AS SHOWN ON THE MAPS; AND, 3) IF WETLANDS ARE INDICATED, THE LAND OWNER OR DE-VELOPER HAS BEEN ADVISED THAT LAND DISTURBANCE OF PROTECTED WET-LANDS SHALL NOT OCCUR UNLESS THE APPROPRIATE FEDERAL WETLANDS ALTERATION ("SECTION 404") PERMIT HAS BEEN OBTAINED.

( ) THE WETLAND AREAS SHOWN ON THE MAP ARE THE STREAM CHANNELS AND POND ONLY. THE ONLY WETLAND DISTURBANCE IS A STREAM CROSSING WITH THE SANITARY SEWER.

STREET SIGN LEGEND

STOP SIGN	S
SPEED LIMIT	##
NO OUTLET	NO

OAK RIDGE SUBDIVISION
UNIT I, BLOCK A, ZONED R-1

OUT LOT

N/F PHILIPS · N/F ADCOCK · N/F WILSON · N/F GRANT · N/F CRAIN · N/F ATHA · N/F BELTRAN · N/F BATCHELOR · N/F SWORDS · N/F CARRELL · N/F PIRKLE · N/F SORRELLS · N/F REID

STONE CREEK DRIVE (50'R/W)

ALCOVY STREET (50' R/W)

PROPOSED TRAIL

OPEN SPACE
10.858 ACRES

APPLING SOILS

WHATLEY SOILS

WEDHADKEE SOILS

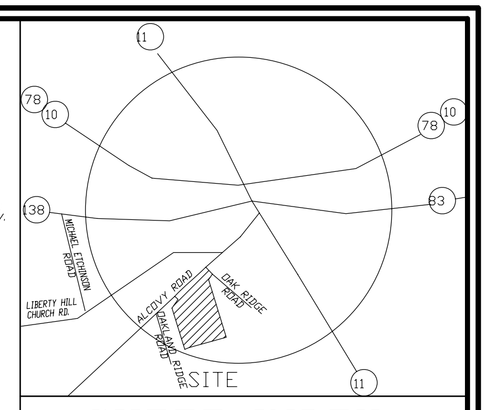
N/F WHATLEY ZONED R-1

N/F TABER ZONED A-1

N/F GOINS · N/F GOINS · N/F BARTON · N/F HAYES · N/F WALDROP · N/F HAMM · N/F HAMM

MEADOW BROOK ESTATES
SECTION D, ZONED R-1

SITE



SHEET INDEX

DESCRIPTION	SHEET NO.
SITE PLAN, EROSION CONTROL PLAN	1
ROAD, SANITARY AND STORM PROFILES	2
WATER LINE PLAN	3
DETAIL SHEETS	4 – 5

LEGEND

I.P.F. = IRON PIN FOUND
I.P.S. = IRON PIN SET
R.B. = REBAR
C.T.P. = CRIMP TOP PIPE
FND. = FOUND
B.M. = BENCH MARK
C.M. = CONCRETE MONUMENT
P.O.B. = POINT OF BEGINNING
B.L. = BUILDING LINE
P.L. = PROPERTY LINE
T.L. = TRAVERSE LINE
L.L.L. = LAND LOT LINE
R/W = RIGHT OF WAY
R = RADIUS
P.O.B. = POINT OF BEGINNING
M.F.E. = MINIMUM FLOOR ELEV.

CH. = CHORD
N/F = NOW OR FORMERLY
MH. = MAN HOLE
W.M. = WATER METER
W.V. = WATER VALVE
P.P. = POWER POLE
P.B. = POWER BOX
T.P. = TELEPHONE POLE
G.M. = GAS METER
-P- = POWER LINE
-T- = TELEPHONE LINE
-W- = WATER LINE
-G- = GAS LINE
F.H. = FIRE HYDRANT
S.S. = SANITARY SEWER
S.E. = SANITARY EASEMENT
ESMT. = EASEMENT
L.P. = LIGHT POLE
INT. = INTERSECTION
C.B. = CATCH BASIN
G.V. = GRAD VALVE
D.I. = DRAIN INLET
J.B. = JUNCTION BOX
CONC. = CONCRETE
B.O.C. = BACK OF CURB
C.E. = CONSTRUCTION EXIT
ELEV. = ELEVATION
I.E. = INVERT ELEVATION
-x- = FENCE

AUTHORIZATION STATEMENT:

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

BY: _____, CHAIRMAN

BY: _____, SECRETARY

CERTIFICATE OF APPROVAL BY MONROE WATER LIGHT AND GAS COMMISSION:

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

DATED THIS _____ DAY OF _____, _____

BY: _____

TITLE: _____

CERTIFICATE OF APPROVAL BY MAYOR AND COUNCIL:

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

DATED THIS _____ DAY OF _____, _____

BY: _____, MAYOR

BY: _____, CITY CLERK

GENERAL NOTES

1. ALL CONSTRUCTION AND USE OF THIS PLAN SHALL CONFORM TO CITY OF MONROE STANDARDS.
2. SEWAGE DISPOSAL BY THE CITY OF MONROE.
3. WATER PROVIDED BY THE CITY OF MONROE.
4. ELECTRICITY PROVIDED BY WALTON ELECTRIC MEMBERSHIP CORPORATION.
5. THIS PROPERTY IS IN A FEDERALLY DESIGNATED FLOODPLAIN AS SHOWN ON FIRM PANEL NUMBER 13297C0114 B DATED FEBRUARY 16, 1990 FOR WALTON COUNTY, GEORGIA.
6. BOUNDARY SURVEY BY CENTERLINE SURVEYING SYSTEMS, INC. DATED 4/6/99. THIS PLAT IS ALSO THE BOUNDARY SURVEY.
7. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES MAY BE NEEDED AND INSTALLED AS DIRECTED BY CITY AND COUNTY INSPECTOR.
8. SEDIMENT AND EROSION CONTROL ON INDIVIDUAL LOTS WILL BE THE RESPONSIBILITY OF THE BUILDER.
9. MINIMUM SETBACKS: -25'FRONT -10'SIDE -30'REAR.
10. AERIAL TOPOGRAPHY BY BEI AERIAL TOPOGRAPHY DATED 3/26/99.
11. MINIMUM LOT SIZE– NO MINUMUM.
12. NO LANDFILLS EXIST ON THIS PROPERTY.
13. A 5'PERMANENT UTILITY EASEMENT ALONG THE FRONTAGES OF ALL LOTS FOR THE CONSTRUCTION OF UNDERGROUND POWER LINES AND TRANSFORMERS THIS EASEMENT IS REQUIRED BY THE LOCAL POWER SUPPLY AGENCY.
14. PROPOSED USE: SINGLE FAMILY SUBDIVISION.
15. BECAUSE THE PROPOSED TOTAL DISTURBED AREA EXCEEDS 50 ACRES, COMPLIANCE WITH NPDES GAR 100000 REGULATIONS IS REQUIRED.
16. 200-POUND FILTER FABRIC IS REQUIRED WITH RIP RAP APPLICATIONS.
17. ALL DISTURBED SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH JUTE MATTING WITH PROPER SEEDING AND/OR HYDRO-SEEDED.
18. DS1, DS2 AND DS3 IS REQUIRED FOR ALL DISTURBED AREAS.
19. NATIONAL WETLANDS INVENTORY MAP INDICATES THAT NO WETLANDS EXIST ON THIS SITE OTHER THAN THE STREAM AND POND SURFACE.
20. THE LANDSCAPING AND MAINTANENCE THEREOF FOR THIS SENIOR COMMUNITY WILL BE A COMMUNITY RESPONSIBILITY HANDLED BY A PROFESSIONAL FIRM.
21. THIS SUBDIVISION WILL HAVE LIGHTING IN KEEPING WITH THE APPROPRIATE STANDARDS FOR A SENIOR COMMUNITY.

SITE INFORMATION:
TRAVERSE CLOSURE – 1:10,000+
ANGULAR ERROR – 2 SEC's/STA.
ADJUSTMENT – COMPASS RULE
EQUIPMENT – WILD T1000 TOTAL STATION
PLAT CLOSURE – 1:100,000+
MAGNETIC BEARING ROTATED TO MATCH REFERENCE PLAT.
ALL MATTERS OF TITLE EXCEPTED.
TOTAL LOTS: 52 (SENIOR ONLY)
MIN. LOT SIZE: NO MINUMUM
MIN. BUILDING SQ. FOOTAGE:1,650 SQ FT.
MAXIMUM BUILDING HEIGHT: 30'
MAXIMUM LOT COVERAGE OF BUILDING AREA: 50%
PROPOSED PARKING: N/A
EXISTING ZONING: R-1
PROPOSED ZONING: PDR
TOTAL AREA: 30.466 ACRES
DENSITY: 1.71 UNITS PER ACRE
TOTAL DISTURBED AREA: 5.3 ACRES
TOTAL OPEN SPACE AREA: 10.858 ACRES
% OF OPEN SPACE AREA: 35.56%

SEWER FLOW CALCULATIONS:
44 LOTS x 400 GPD = 17,600 GPD
17,600 GPD / 1,440 (minutes per day) = 12.22 GPM
36.9 GPM x 2.5 (Peak Factor) = 30.56 GPM

SCALE: 1" =60'
60' 30' 0 60' 120'

NOTE: The boundaries of the lots shown on this plat have not been surveyed. This Plat is not for recording.

REVISIONS

NUMBER	DATE	DESCRIPTION

PREPARED BY:
BULLARD LAND PLANNING
7764A HAMPTON PLACE
LOGANVILLE, GEORGIA 30052
(770) 554-8714 (770)554-8715(FAX)
CONTACT: BOBBY BULLARD, RLS, RLA

SURVEYING BY:
BULLARD LAND PLANNING
7764A HAMPTON PLACE
LOGANVILLE, GEORGIA 30052
(770) 554-8714 (770)554-8715(FAX)
CONTACT: ROBERT F. BULLARD, RLS

GEORGIA REGISTERED No. 885 PROFESSIONAL ROBERT F. BULLARD

GEORGIA REGISTERED No. 2901 LAND SURVEYOR ROBERT F. BULLARD

OWNER & DEVELOPER
OAKS AT MILLCREEK, L.L.C.
P.O. BOX 40
LOGANVILLE, GEORGIA 30052
(770) 466-1001
24 HOUR CONTACT: JIMMY ANDERSON (770) 652-9589
RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROLS

REZONING PLAT FOR:
Oaks At Millcreek
UNIT I

PROPERTY IS LOCATED IN LAND LOT 33, 3RD DISTRICT,
TAX PARCELS: M8-14, M8-14, M8-16 WALTON COUNTY, GEORGIA
CITY OF MONROE
JUNE 5, 2001