



Miles Hansford, LLC

ATTORNEYS AT LAW

202 Tribble Gap Road · Suite 200 · Cumming, GA 30040
178 S Main Street · Suite 310 · Alpharetta, GA 30009
Phone 770.781.4100

MilesHansford.com

LU 24070002 J Z 24070003

Joshua A. Scoggins
jscoggins@MilesHansford.com

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:	Carter Engineer Consultants, Inc.
Owner:	Glenda Sells
Subject Property:	91.26 Acres Designated as Walton County Tax Parcel(s): C0950002 & C0950002C00
Current Zoning:	A2 – Rural Estate District
Proposed Zoning:	R1OSC – Single-Family Residential Open Space Conservation Overlay District
Proposed Use:	Subdivisions, Residential
Application:	Rezoning & Character Area Map Amendment
ROW Access:	Hwy 138 (SR 138)
Governing Jurisdiction:	Walton County

This Reservation of Constitutional and Other Legal Rights (“the Reservation”) is intended to supplement and form a part of the land use application (including any request for zoning, special use permit, site plan approval, and variances) (collectively, the “Application”) of the Applicant and the Owner of the Subject Property (collectively, the “Owner”) and to put the Governing Jurisdiction on notice of the Owner’s assertion of its constitutional and legal rights.

The Owner has filed a timely application, has provided all required information and has submitted the appropriate application fees. The Application meets all judicial and statutory requirements for approval.

The Owner objects to the standing of any opponents who are not owners of land adjoining the Subject Property and to the consideration by the Governing Jurisdiction of testimony or evidence presented by any party without standing in making its decision regarding the Application. The Owner also objects to the consideration of testimony or evidence that is hearsay, violates any applicable rules of procedure or evidence, or that is presented by any party who fails to comply with notice and campaign disclosure requirements.

The Current Zoning (and/or zoning conditions) imposed on the Subject Property is unconstitutional and deprives the Subject Property and all viable economic use thereof. The Proposed Use is the only viable economic use of the Subject Property, and the Governing Jurisdiction has deemed this Application necessary to allow the Proposed Use. As such, the Owner files this Application for the purpose of allowing the Proposed Use to be constructed and operated under the Current Zoning (and/or zoning conditions and requesting variances), and to exhaust administrative remedies in the event the Application is denied. As such, the filing of this Application is not an admission of the need for any such approval of the Owner’s right to develop the Subject Property. The Owner reserves the right to challenge the Current Zoning and any zoning conditions and other restrictions affecting the Subject Property.

Denial of the Application or approval of the Application in any form that is different than as requested by the Owner will impose a disproportionate hardship on the Owner of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property other than as proposed by the Application and no resulting benefit to the public from denial of or modification to the Application.

Any provisions in the applicable land use, subdivision, and/or zoning ordinances (collectively the “Zoning Ordinance”) that classify, or may classify, the Subject Property into any of the non-requested zoning or use classifications, including the Proposed Zoning District and Proposed Use at a density or intensity less than that requested by the Owner, are unconstitutional in that they constitute a taking of the Owner’s and Owner’s property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is suitable for development as proposed in the Application and it is not suitable for development under any other zoning classification, use, or at a density or intensity less than that requested by the Owner. Failure to approve the Application as requested by the Owner would be an unreasonable application of local land use authority, which bears no relationship to the public health, safety, morality or general welfare and would constitute an arbitrary and capricious abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the Governing Jurisdiction to approve the Application as requested by the Owner will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

A refusal by the Governing Jurisdiction to approve the Application as requested by the Owner without the consent of persons elected to the governing body of the Governing Jurisdiction will amount to an unlawful delegation of the Governing Jurisdiction’s authority, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended.

Furthermore, the Governing Jurisdiction cannot lawfully impose more restrictive standards on the Subject Property’s development than are presently set forth in the Zoning Ordinance. Any conditions or other restrictions imposed on the Subject Property without the consent of the Owner that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. The imposition of improvements or design requirements unnecessary to facilitate the proposed development constitute an illegal impact fee, an unconstitutional condemnation, or both. As such, the Owner reserves the right to challenge any such conditions, restrictions, or design requirements.

The Owner asserts that it has expended substantial sums and significantly changed its economic position in reliance upon versions of the Zoning Ordinance that allow the development of the Subject Property as proposed by the Owner. As such, the Owner has acquired vested rights to develop the Subject Property and the filing of this Application shall not constitute a waiver of those vested rights.

Finally, the Owner asserts that the current Zoning Ordinance, Character Area Map, Future Development Map and Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Owner’s request based upon provisions illegally adopted will deprive the Owner of due process under the law.



By filing this Reservation, the Owner reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

The Owner respectfully requests that the Application be approved as requested in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Application, and we ask that this Reservation be included with the Owner's other Application materials. The Owner reserves the right to amend and supplement this Reservation at any time.

Sincerely,

Joshua A. Scoggins
Attorney for Applicant & Owner



Planning and Development Department Case Information

Case Number: LU24070002 and Z24070003

Meeting Dates: Planning Commission 08-01-2024
Board of Commissioners 09-10-2024

Applicant:
Carter Engineering Consultants Inc
1010 Commerce Drive
Bogart, Georgia 30622

Owner:
Glenda Sells
902 High Shoal Drive
Monroe, Georgia 30655

Current Zoning: A2

Request: Land Use Change from Highway Corridor to Neighborhood Residential and Rezone 91.26 acres from A2 to R1OSC for a 63 lot residential subdivision

Address: Hwy 138 & 1185 Hwy 138, Monroe, Georgia 30655

Map Number: C0950002 & C0950002C00

Site Area: 91.26 acres

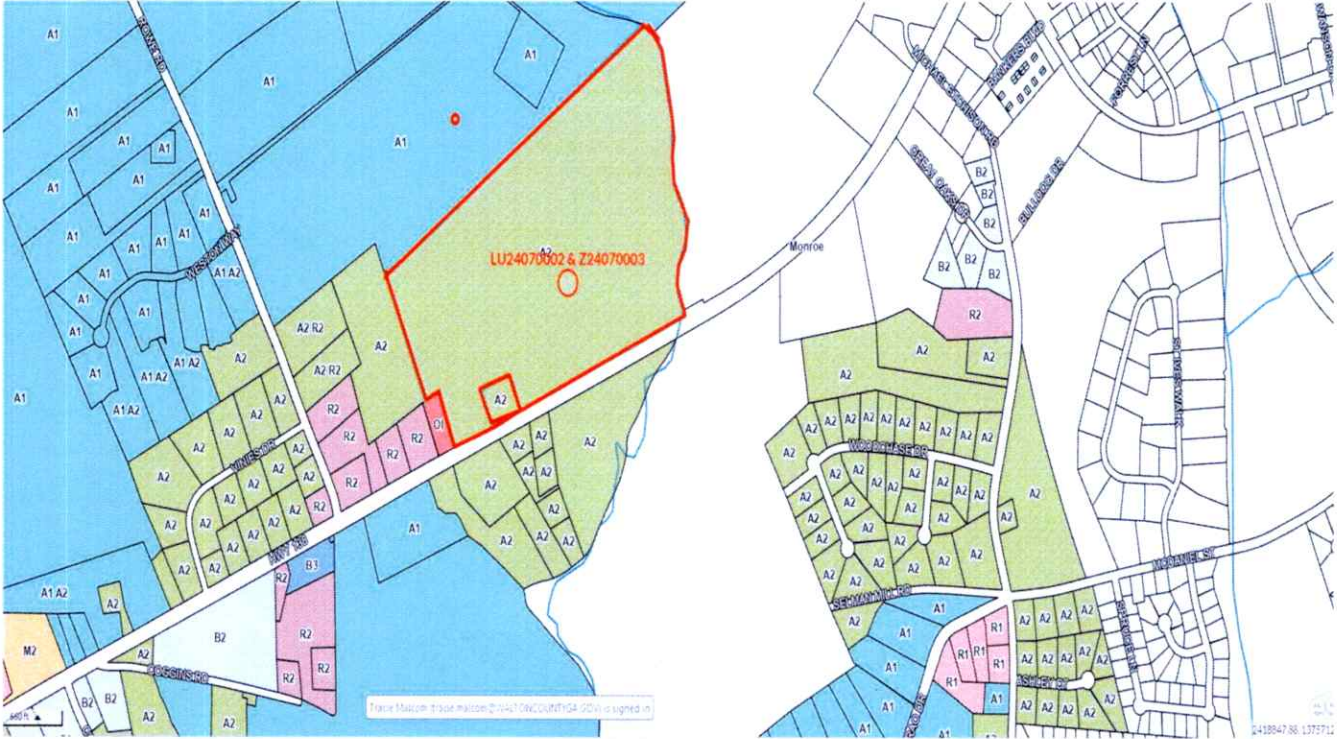
Character Area: Highway Corridor

District 5: Commissioner: Jeremy Adams Planning Commission –Tim Hinton

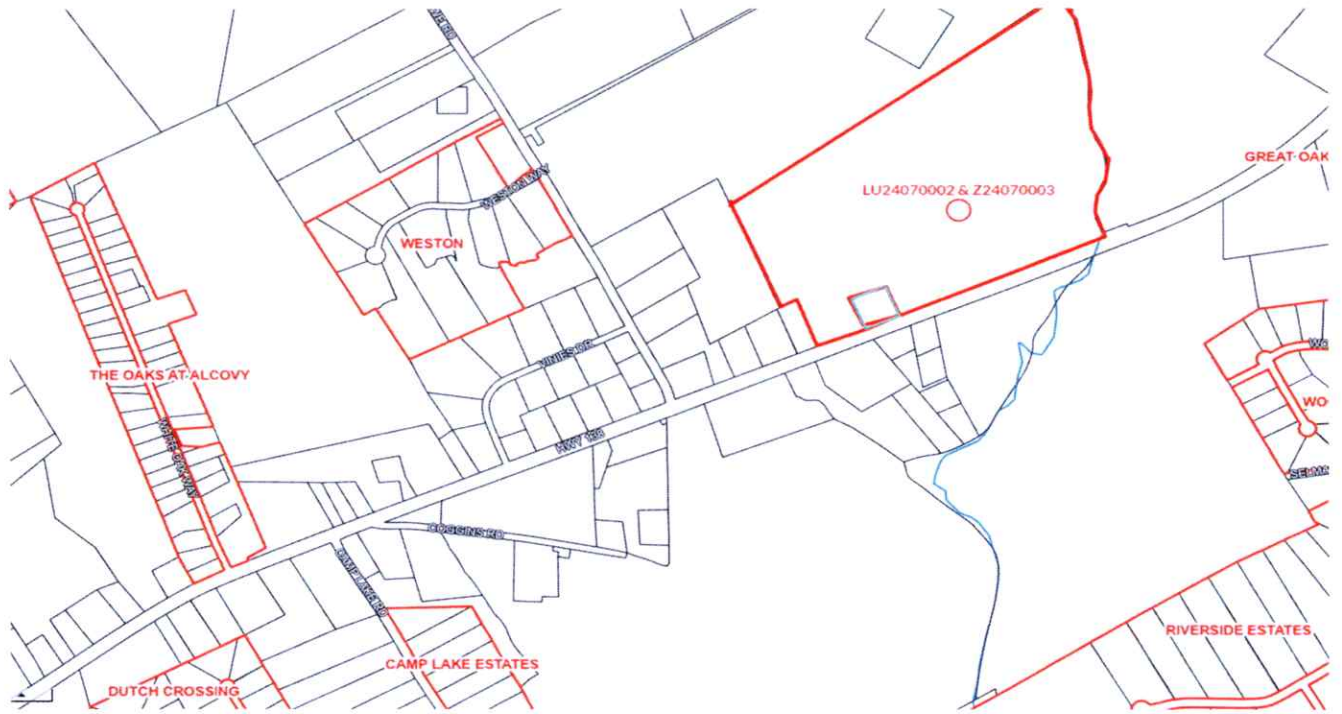
Existing Site Conditions: Property consists of 91.26 acres total. Parcel C0950002 is on Highway 138 and is 89.76 acres and Parcel C0950002C00 is 1185 Highway 138 and is 1.50 acres. 1185 Highway 138 has a house on the property and house will be removed.



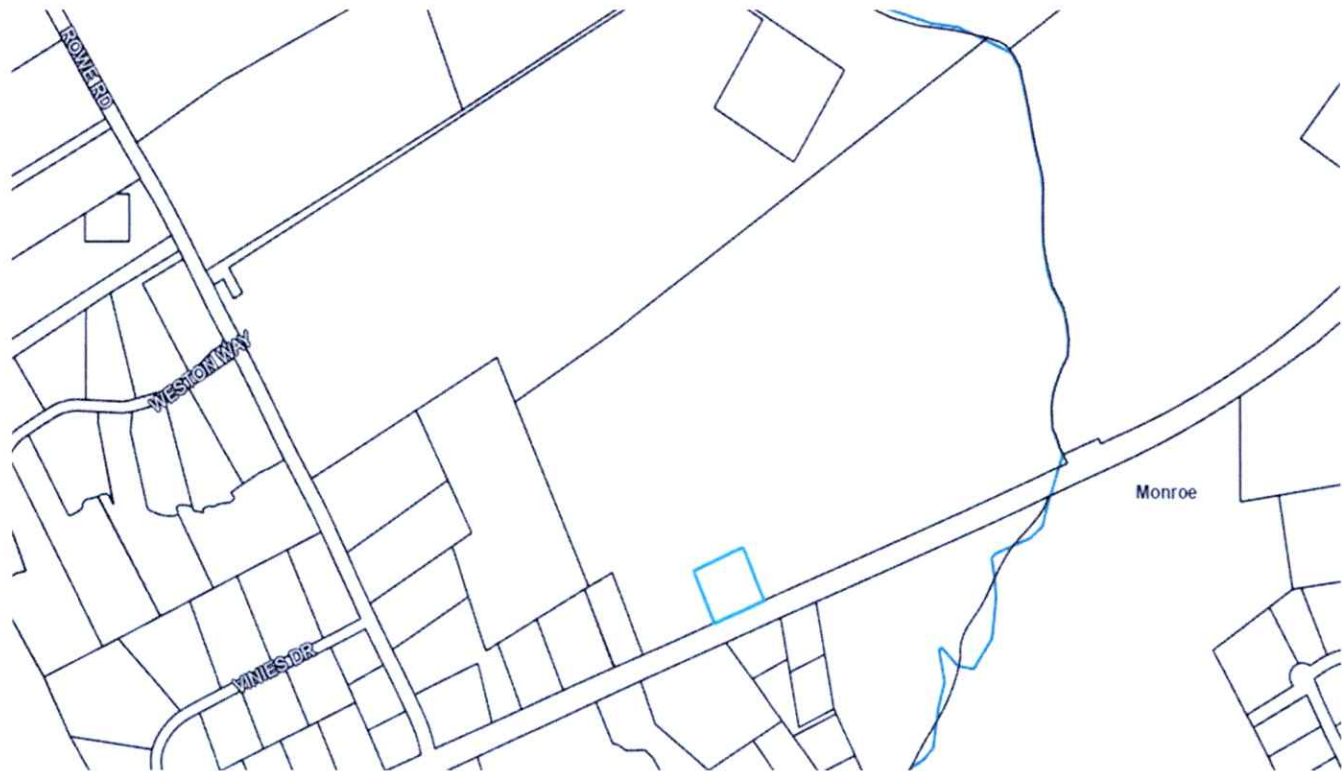
The surrounding properties are zoned A2.



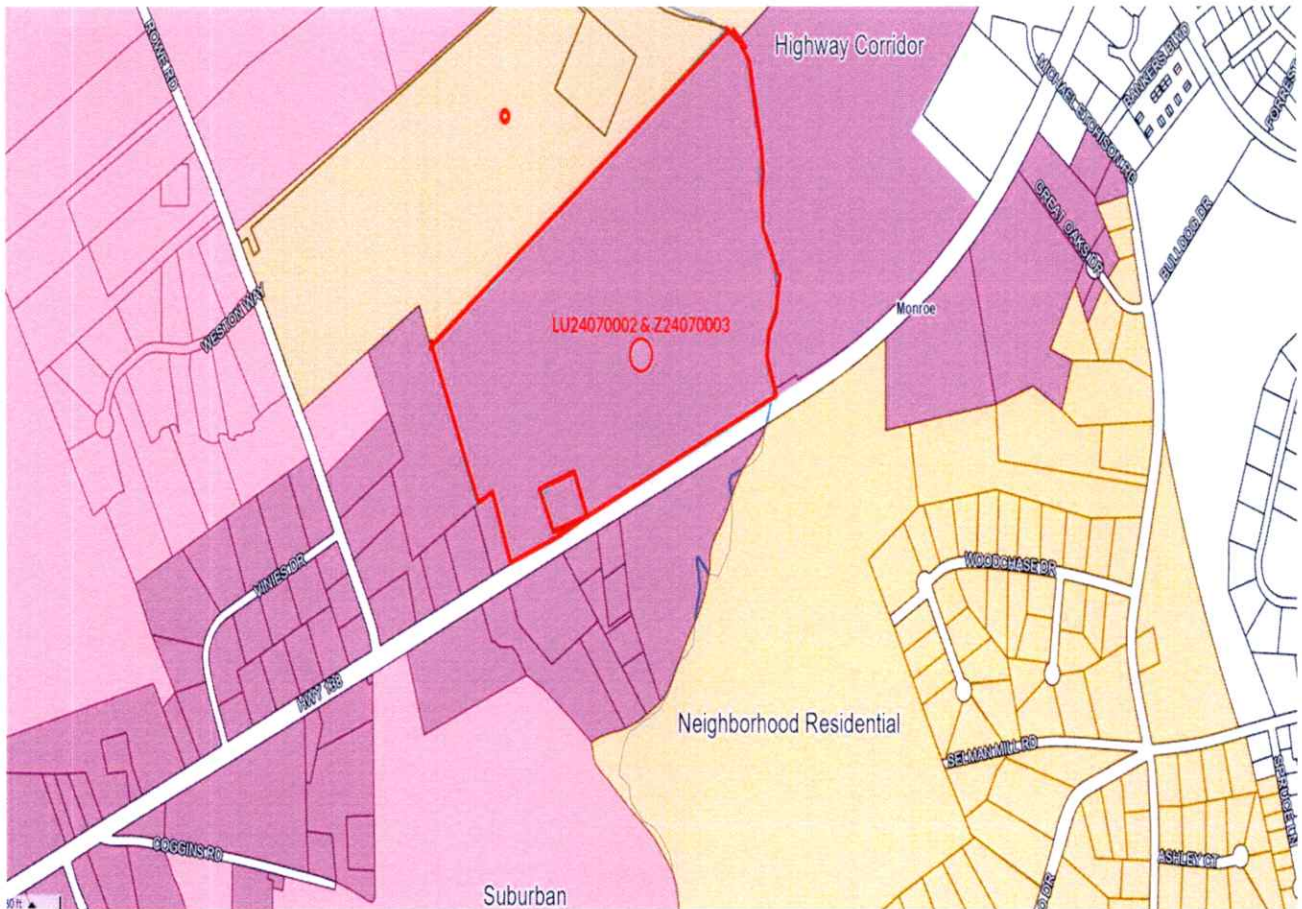
Subdivisions surrounding property:



The property is not located in a Watershed.



The Future Land Use Map for this property is Highway Corridor.



History:

Z05090010	Alcovy Sports/Family Chiropratic	A-2 to O-1 Med Office 1.0	C095-5 spl 1185 Ga Hwy 138	Approved Cond.
-----------	-------------------------------------	------------------------------	-------------------------------	----------------

This property was split off of 1185 Ga Hwy 138.

Staff Comments/Concerns:

Comments and Recommendations from various Agencies:

Public Works: Public Works has no issue with approval of this request.

Sheriffs' Department: No comment received.

Water Authority: This area is served by an existing 8" diameter water main along Hwy 138. (static pressure: 105 psi, Estimated fire flow available: 1,050 gpm @ 20 psi). A new water main will be required to distribute water within the development. Please coordinate with WCWD.

E-mail from Morris Jordan: DOT is replacing the bridge on Hwy 138 over the Alcovy. This project may or may not be impacted by that project. Walton County has a water main on the opposite side of 138, at a minimum the project will require boring 138 to tie into the existing main. While it is not believed to be an issue, we have not reviewed the project to see if any additional work on the existing 8" line and a vault that is being abandoned due to the DOT work would require additional work by the developer.

Fire Marshal Review: Shall comply with all current codes and ordinances set forth by State Fire Safety Minimums, NFPA, International Fire Code, Georgia Accessibility Code and Walton County Ordinances. Fire Hydrants shall be located within 500 ft. along the roadway. Road width shall be 26' FOC to FOC cul-de-sacs shall be 96' minimum and radii shall be 28' minimum.

Fire Department Review: Added Fire and EMS response due to added population.

Board of Education: No comment received.

DOT Comments: This will require GDOT coordination.

City of Monroe: No effect to City of Monroe's utilities.

PC ACTION 8/1/2024:

LU24070002 & Z24070003-Land Use Change from Highway Corridor to Neighborhood Residential and Rezone 91.26 acres from A2 to R1OSC for a residential subdivision- Applicant: Carter Engineering Consultants Inc/Owner: Glenda Sells-Property located on Hwy 138 & 1185 Hwy 138/Map/Parcels C0950002 & 2C00-District 5.

Presentation: Paul Mitchell, Attorney at Law, represented the case for the Applicant and the builder. He stated that they are asking for an open space subdivision on 91.26 acres. The first thing is the Amendment to the Character Area Map from Highway Corridor to Suburban and the second thing is to rezone from A2 to R1OSC for a subdivision with 63 lots. On the east side of the property there is a stream and on the north is a utility easement. OSC is really essential to making a vibrant community. The houses will be in the low \$500,000 value and these will be beautiful homes and are compatible with the neighboring zonings in the area. There will be 63 lots and the

minimum lot size would be .6 acres. The houses would be a minimum of 2,200 sq. ft. They are offering more open space than is required by the code. They are allotting 30.65 acres of open space and only 22 acres is required. Tim Hinton asked about any amenities for the size there and there will no amenities, only open space. Timothy Kemp verified 91.26 acres and 63 homes and that is 1.44 units per acre and conserve areas around the sides. Timothy Kemp also said that DOT will address the entrance and that is a lot of traffic. Mr. Kemp stated personally this is a very dangerous place and an engineer should be looking at the traffic.

Speaking: Lisa Anderson who lives at 1230 Highway 138. She has owned this property since 1971 and is not opposed to a subdivision but she would rather it remain A1 or A2 and be 1 ½ acres for the lots. She has spoken to Mr. Prather about the size of the homes, and he stated that the homes would be 3,000 sq. ft. plus but now is being told they are 2,200 sq. ft. and they will be farm style homes. She would like to see a combination of stone and brick and minimum clearing there because of the river and has concerns about what is going in the river when there is major flooding. She knows that there is a GDOT project that will begin in 2025 and will finish in 2027 to build a new bridge. There will be a temporary bridge on the south side and if that takes place at the same time as this development, this will be a lot going on. She got the 2023 numbers and there are about 20,400 cars a day on that road and the estimated trip is 6, this would add 378 more vehicles entering and leaving on this highway. She would like the board to deny the R1OSC subdivision and require 3,000 sq. ft. homes with a combination of hardy plank, stone and brick and minimal trees to be removed from the property.

Jere Rowe who lives at 1320 Highway 138 spoke. He and his sister have 12 acres in a trust beside this property and the property has been in his family since 1930. The application stated that the property is not in a watershed, but you can see water standing on the property all year long and now 63 septic tanks will be put on the property and whatever goes downhill slopes to the river. He stated that the Alcovy River is the cleanest river in the state. He asked if you left the property zoned as A2 then how many houses can you build there. Mr. Hinton stated it would be about 60 houses. Mr. Rowe stated he has concerns about the standard review questions 3 and 4. This property is directly off Highway 138 and he is concerned about the site distance issues. He went out and measured it and it is about 573 feet. He said that if you turn out going toward Monroe at 55 mph there is only 7 seconds to get out on Highway 138. He stated that not a lot of time you can get out on Highway 138 especially with 3 schools in the area and there are 3 schools on Highway 138. He stated that 2,040 trucks are going down Highway 138 and this is a dangerous place for entrance. He stated that every wreck that an accident happens on the Highway that the EMT's and Fire Department have to be called and that adds 378 vehicles a day to the road not counting the trash trucks, buses. He said that the state permits the driveways, but the county has to deal with the problems. He stated that one of the questions was about helping the welfare of the public. He thinks not. He said question 5 says adjacent properties support this and he said that nobody asked him, and it does not match up and is completely out of character area. This property is not in town and what the subdivisions that have been compared to; they are in the city limits. He also said that the water that does not drain into the river will come to their property.

Rebuttal: Mr. Mitchell stated that water issues are always a concern as well as stormwater issues. It is their legal duty to control storm water on their site and the water quality will be engineered and ensured. Adding more homes may be an overburden but it opens the door to new neighbors. He has heard the thoughtful concerns of the people, but this subdivision has not been built yet and these people will be members of the community and they will have strict rules as to the building.

Logan Moss spoke, and he works with homebuilders. The house sizes were 2,000 minimum up to 3,000 sq. ft. with a side entry garage. He had a rendering that showed the beautiful houses but didn't get to show his power point. The houses will have a 24-inch water table and have stone and stucco. He grew up hunting on the Alcovy River and he wants to keep it intact. The pond will not only make the river clearer, but they will control sediment and you will not see any different clarity of the river. As far as traffic is concerned on Highway 138 there will be a de-cell lane there and they will be working with DOT. As for as the amenity area spaced off in the development, there will be pocket parks which is more beneficial than pickleball courts and will have walking trails. As far as R1OSC comparing to the A2 zoning, they are just asking for 3 more lots.

Tim Hinton said as far as site entrance, the engineer will work on plans for this and what the plans are for houses, the 24" water table is a step above, and houses will have hardy plank, board and baton and no vinyl siding and side garages.

Tim Hinton said that as OSC conveying the thought process – he is fond of that zoning because it sets aside open space where areas are not touched during development stages. It also allows us to have a smaller area and increase the density and this is consistent with current zoning there. The problem is with A2 zoning you would have to be impeding on more acreage. Mr. Hinton said that with the open space concept they don't go in and strip all the trees. As far as concerns for water, this is regulated at the State & Federal level and as to traffic, there are children born every day and need a place to live and you have to try to manage the traffic in the best way possible.

Recommendation: Tim Hinton made a motion to recommend approval with the following conditions 1. The minimum square footage for a single floor home is 2,200 and two stories 2,500 square foot. 2. Side entry garage only 3. 60 lots instead of 63 lots. with a second by Josh Ferguson. Timothy Kemp and Michelle Trammell voted against it and Tim Hinton, Josh Ferguson, Terry Eison, and John Pringle voted to approve it. The motion carried 4 to 2.)

Character Area Map Amendment

Application # LU24070002

Planning Comm. Meeting Date 08-01-2024 at 6:00PM held at **WC Board of Comm. Meeting Room**
Board of Comm. Meeting Date 09-10-2024 at 6:00PM held at **WC Historical Court House**
You or your agent must be present at both meetings

Please Type or Print Legibly

Map/Parcel 89.76 1.50
C0950002, C0950002C00

Applicant Name/Address/Phone #

Carter Engineering Consultants, Inc.
1010 Commerce Drive
Bogart, GA 30622

Phone # 770-725-1200

Property Owner Name/Address/Phone

Glenda Sells
902 High Shoals Drive
Monroe, GA 30655

(If more than one owner, attach Exhibit "A")

Phone # _____

E-mail Address: jessica@carterengineering.com

Location: Highway 138 J 1185 Hwy 138 Acreage 91.26

Existing Character Area: Highway Corridor

Proposed Character Area: ~~Suburban~~ Neighborhood Residential

Is this a Major or Minor amendment to the plan? Minor
Note: Major amendments to the plan DO NOT become effective until approved by RDC and DCA

Is the property located within a watershed protection overlay district? No

Proposed Development: Single-family Multi-family Commercial Industrial

Proposed Zoning: R1 OSC Number of Lots: 63 Minimum Lot Size: 0.6

Public Sewer: _____ Provider: _____ Septic Tank:

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature [Signature]

Date 07/08/2024

Fee Paid \$ 250.00

Rezone Application # 224070003
Application to Amend the Official Zoning Map of Walton County, Georgia

Planning Comm. Meeting Date 08-01-2024 at 6:00PM held at **WC Historical Court House, 111 S. Broad St, Monroe, Ga (2nd Floor)**

Board of Comm Meeting Date 09-10-2024 at 6:00PM held at **WC Historical Court House**

94.76 **You or your agent must be present at both meetings** 1.30

Map/Parcel C0950002, C0950002C00

Applicant Name/Address/Phone #	Property Owner Name/Address/Phone
<u>Carter Engineering Consultants, Inc.</u>	<u>Glenda Sells</u>
<u>1010 Commerce Drive</u>	<u>902 High Shoals Drive</u>
<u>Bogart, GA 30622</u>	<u>Monroe, GA 30655</u>

E-mail address: Jessica@carterengineering.com (If more than one owner, attach Exhibit "A")

Phone # 770-725-1200 Phone # _____

Location: Highway 138 1185 Hwy 138 Requested Zoning R1 OSC Acreage 91.26

Existing Use of Property: Vacant Residential

Existing Structures: 2,057 s.f. residence

The purpose of this rezone is Developer wishes to rezone for construction of a residential subdivision - 63 lots

Property is serviced by the following:

Public Water: X Provider: Walton County Well: _____

Public Sewer: _____ Provider: _____ Septic Tank: X

The above statements and accompanying materials are complete and accurate. Applicant hereby grants permission for planning and zoning personnel to enter upon and inspect the property for all purposes allowed and required by the Comprehensive Land Development Ordinance.

Signature [Signature] Date 07/03/2024 Fee Paid \$ 550.00

Public Notice sign will be placed and removed by P&D Office
 Signs will not be removed until after Board of Commissioners meeting

Office Use Only:

Existing Zoning A2 Surrounding Zoning: North A1 South A2
 East City of Monroe West A2-J02

Comprehensive Land Use: Highway Corridor **DRI Required?** Y _____ N

Commission District: S-Jeremy Adams Watershed: _____ TMP

I hereby withdraw the above application _____ Date _____

**AUTHORIZATION
BY PROPERTY OWNER**

I swear that I am the property owner of the property which is the subject matter of the attached Petition for Rezoning/Conditional Use Application, as is shown in the records of Walton County, Georgia.

I authorize the named below to act as Applicant in the pursuit of a Petition for Rezoning/Conditional Use Application.

Name of Applicant: Carter Engineering Consultants, Inc.

Address: 1010 Commerce Drive, Bogart, GA 30622

Telephone: 770-725-1200

Location of Property: Highway 138

Map/Parcel Number: C0950002, C0950002C00

Current Zoning: A2 Requested Zoning: R1 OSC

Glenda J. Sells _____
Property Owner Signature Property Owner Signature

Print Name: Glenda Sells Print Name: _____

Address: 902 Highway Shoal Drive Address: _____
Monroe, GA 30655

Phone #: 770-714-2195 Phone #: _____

Personally appeared before me and who swears that the information contained in this authorization is true and correct to the best of his/her knowledge.

Tiffany M Hurd _____
Notary Public

6/27/2022
Date



Article 4, Part 4, Section 160 Standard Review Questions:

Provide written documentation addressing each of the standards listed below:

1. Existing uses and zoning of nearby property;

The existing property is a vacant agricultural property in the Rural Estate District and zoned A2. Bordering properties are Rural Estate District A2, Rural Estate District A1, Office-Institutional District O-I, Two-Family Residential R2, and General Business District B3.

2. The extent to which property values are diminished by the particular zoning restrictions;

The current zoning of A2 does not allow the developer to achieve the required density. The R1 OSC Overlay District allows for a minimum 0.6 acre lot while A2 zoning allows for a minimum 1.5 acre lot. The developer requires the additional density to justify the purchase and subsequent development costs.

3. The extent to which the destruction of property values of the plaintiffs promotes the health, safety, morals or general welfare of the public;

The Monroe, Walton County area has been rapidly expanding and is predicted to grow at a rate of 1.49% annually per the Comprehensive Plan 2022-2026. The rezone will create a new single family subdivision including 63 lots ranging from 0.67 to 1.67 acres. The subdivision will also create a new tax base.

4. The relative gain to the public, as compared to the hardship imposed upon the individual property owner;

As previously mentioned, the public receives a new single family subdivision creating 63 additional residences and Walton County receives a new tax base. Without the rezone, the developer would only be able to achieve less than half the proposed density, which would not justify the development.

5. **The suitability of the subject property for the zoned purposes; and**

The current A2 zoning allows for a subdivision, but does not allow the developer to achieve the required density needed to justify the development. The subject and adjacent properties support a subdivision of the proposed density.

6. **The length of time the property has been vacant as zoned, considered in the context of land development in the area in the vicinity of the property**

The property features one existing residence. The remainder of the lot has been fallow agricultural property since the late 1980s. The nearby subdivision at Woodchase Drive was constructed around 1993.

CONCEPTUAL SITE PLANS FOR RIVERSIDE ESTATES

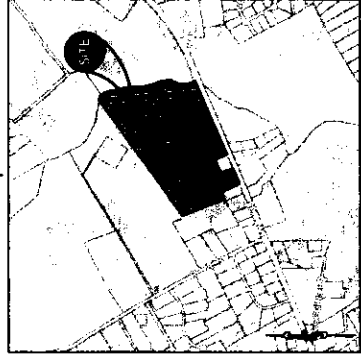
MHC OF GEORGIA, LLC

PROJECT LOCATION
HIGHWAY 138
MONROE, GA. 30655

CONSTRUCTION ENTRANCE
33.7680 NORTH
-83.7535 WEST

PARCEL ID NUMBER
C0950002, C0950002C00

PROJECT TRACT | 91.26 ACRES | **DISTURBED AREA** 64.3 ACRES



SITE LOCATION MAP
NOT TO SCALE

PROJECT CONSULTANTS AND CONTACT INFORMATION

OWNER / DEVELOPER
MHC OF GEORGIA, LLC
110 FAULS STREET, SUITE 400
BOGART, GA 30627
CONTACT: 410-719-7422
24-HOUR CONTACT: LOGAN MOSE
LOGAN@MHC.COM/COMMUNITIES.US

ARCHITECT
MPS HOME COMMUNITIES
1100 FAULS STREET, 400
BOGART, GA 30627
CONTACT: 604-813-5414
LUIS@MHC.COM

CIVIL ENGINEER
CARTER ENGINEERING CONSULTANTS, INC.
1010 COMMERCIAL DR.
BOGART, GA 30627
CONTACT: 770-725-1200
WWW.CARTERENGINEERING.COM

SUBMITTER
CARTER ENGINEERING
1010 COMMERCIAL DRIVE
BOGART, GA 30627
CONTACT: 770-725-1200
MIGUEL@CARTERENGINEERING.COM

DESIGN BENCHMARK 50% DD OWNER REVIEW
DRAWING STATUS NOT FOR CONSTRUCTION



SITE DESIGN & ENGINEERING SHEET INDEX

SHEET NUMBER	SHEET TITLE
C.1.0	COVER SHEET
C.2.0	GENERAL NOTES
C.3.0	EXISTING SITE PLAN / DEMO PLAN
C.4.0	SITE PLAN
C.4.0	SUITABLE SOIL PLAN

REVISION BLOCK	REVISION DATE & DESCRIPTION
ISSUE 1	*INITIAL SUBMITTAL
ISSUE 2	****
ISSUE 3	****
ISSUE 4	****
ISSUE 5	****
ISSUE 6	****
ISSUE 7	****
ISSUE 8	****
ISSUE 9	****
ISSUE 10	****

COPYRIGHT NOTICE © 2022 CARTER ENGINEERING
ALL RIGHTS RESERVED

THIS DRAWING AND ALL THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF CARTER ENGINEERING CONSULTANTS, INC. (CEC). NO PART OF THIS DRAWING OR THE INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CEC. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF CEC. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF CEC. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF CEC.

GENERAL PLAN SET NOTES

- THE ENGINEER IS NOT RESPONSIBLE FOR COST ESTIMATES DURING THE CONCEPTUAL, PRELIMINARY, OR FINAL PLAN STAGES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MONROE, LOUISIANA, ZONING ORDINANCES AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
- THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THE EXISTING CONDITIONS TO BE AS SHOWN ON THIS PLAN SET.
- THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THE EXISTING CONDITIONS TO BE AS SHOWN ON THIS PLAN SET.
- THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THE EXISTING CONDITIONS TO BE AS SHOWN ON THIS PLAN SET.
- THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THE EXISTING CONDITIONS TO BE AS SHOWN ON THIS PLAN SET.

CARTER ENGINEERING



CARTER ENGINEERING
1010 COMMERCIAL DR.
BOGART, GA 30627
P: 770-725-1200
WWW.CARTERENGINEERING.COM



PRELIMINARY
NOT APPROVED FOR
FINAL RECORDING

CONCEPTUAL SITE PLANS
FOR
RIVERSIDE ESTATES
HIGHWAY 138 - MONROE, GA. 30655

SHEET TITLE
COVER

SHEET NUMBER
C.1.0

PROJECT NUMBER
24002MHC

DATE
07/01/2024

CONCEPTUAL SITE PLANS FOR RIVERSIDE ESTATES

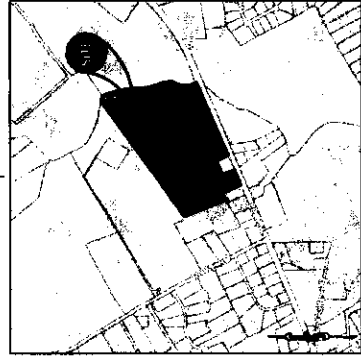
MHC OF GEORGIA, LLC

PROJECT LOCATION
HIGHWAY 138
MONROE, GA. 30655

CONSTRUCTION ENTRANCE
33.7880 NORTH
-83.7535 WEST

PARCEL ID NUMBER
C0950002, C0950002C00

PROJECT TRACT 91.26 ACRES | **DISTURBED AREA** 64.3 ACRES



SITE LOCATION MAP
NOT TO SCALE

PROJECT CONSULTANTS AND CONTACT INFORMATION

OWNER / DEVELOPER
MHC OF GEORGIA, LLC
110 PALMS STREET, SUITE 400
BOGART, GA 30622
CONTACT: 404.313.5414
24-HOUR CONTACT: LOGAN MOSS
LOGAN@MHC.COM | COMMUNITIES.US

ARCHITECT
MICHIEL FOLEY ARCHITECTS
110 PALMS STREET, 400
BOGART, GA 30622
CONTACT: 404.313.5414
CF@MICHIELFOLEY.COM

CIVIL ENGINEER
CARTER ENGINEERING CONSULTANTS, INC.
3910 COMMERCE DRIVE
BOGART, GA 30622
CONTACT: 770.725.1000
BRIAN@CARTERENGINEERING.COM

SURVEYOR
CARTER ENGINEERING CONSULTANTS, INC.
3910 COMMERCE DRIVE
BOGART, GA 30622
CONTACT: 770.725.1000
MICHAEL.FOLEY@CAES.INSURANCE.COM

DESIGN BENCHMARK 50% DD OWNER REVIEW
DRAWING STATUS NOT FOR CONSTRUCTION



SITE DESIGN & ENGINEERING SHEET INDEX

SHEET NUMBER	SHEET TITLE
C 1.0	COVER SHEET
C 2.0	GENERAL NOTES
C 3.0	EXISTING SITE PLAN / DEMO PLAN
C 4.0	SITE PLAN
C 4.0	SUITABLE SOIL PLAN

REVISION BLOCK

REVISION NUMBER	REVISION DATE & DESCRIPTION	*INITIAL SUBMITTAL
ISSUE 1		****
ISSUE 2		****
ISSUE 3		****
ISSUE 4		****
ISSUE 5		****
ISSUE 6		****
ISSUE 7		****
ISSUE 8		****
ISSUE 9		****
ISSUE 10		****

COPYRIGHT NOTICE © 2022 CARTER ENGINEERING
ALL RIGHTS RESERVED

THE DRAWING AND ALL THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF CARTER ENGINEERING CONSULTANTS, INC. NO PART OF THIS DRAWING OR THE INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF CARTER ENGINEERING CONSULTANTS, INC. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING OR THE INFORMATION CONTAINED HEREIN WITHOUT THE WRITTEN PERMISSION OF CARTER ENGINEERING CONSULTANTS, INC. IS STRICTLY PROHIBITED.

GENERAL PLAN SET NOTES

- THE DRAWING IS NOT RESPONSIBLE FOR COST CHANGES TO THE ORIGINAL PLAN.
- THE DRAWING IS NOT RESPONSIBLE FOR ANY CHANGES TO THE ORIGINAL PLAN.
- THE DRAWING IS NOT RESPONSIBLE FOR ANY CHANGES TO THE ORIGINAL PLAN.
- THE DRAWING IS NOT RESPONSIBLE FOR ANY CHANGES TO THE ORIGINAL PLAN.
- THE DRAWING IS NOT RESPONSIBLE FOR ANY CHANGES TO THE ORIGINAL PLAN.
- THE DRAWING IS NOT RESPONSIBLE FOR ANY CHANGES TO THE ORIGINAL PLAN.

CARTER ENGINEERING



CARTER ENGINEERING
1010 COMMERCE DRIVE
BOGART, GA 30622
P: 770.725.1000
F: 770.725.1000
WWW.CARTERENGINEERING.COM



PRELIMINARY
NOT FOR CONSTRUCTION
1/11/2024

CONCEPTUAL SITE PLANS
FOR
RIVERSIDE ESTATES
HIGHWAY 138 - MONROE, GA. 30655

SHEET TITLE

COVER

SHEET NUMBER

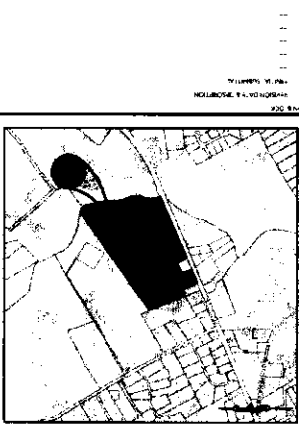
C 1.0

PROJECT NUMBER

24002ZMHCG

DATE

07/01/2024



PROPERTY OWNERS:
10150 W. 3RD STREET, SUITE 100
MOUNTAIN VIEW, CA 94039
PHONE: 773.773.1306
WWW.MOUNTAINVIEWCOMMUNITIES.COM

PROPERTY LOCATION:
MOUNTAIN VIEW, CA 94039
MOUNTAIN VIEW COMMUNITY CENTER

PROJECT NAME:
MOUNTAIN VIEW COMMUNITY CENTER

PROJECT NUMBER:
C-3.0

PROJECT NUMBER:
24002MHCG

DATE:
07/01/2024

PROJECT NAME:
MHC OF GEORGIA, LLC

PROJECT NUMBER:
C-3.0

PROJECT NUMBER:
24002MHCG

DATE:
07/01/2024

PROJECT NAME:
MHC OF GEORGIA, LLC

PROJECT NUMBER:
C-3.0

PROJECT NUMBER:
24002MHCG

DATE:
07/01/2024

PROJECT NAME:
MHC OF GEORGIA, LLC

PROJECT NUMBER:
C-3.0

PROJECT NUMBER:
24002MHCG

DATE:
07/01/2024

PROJECT NAME:
MHC OF GEORGIA, LLC

PROJECT NUMBER:
C-3.0

PROJECT NUMBER:
24002MHCG

DATE:
07/01/2024

PROJECT NAME:
MHC OF GEORGIA, LLC

PROJECT NUMBER:
C-3.0

PROJECT NUMBER:
24002MHCG

DATE:
07/01/2024

CONCEPTUAL SITE PLANS

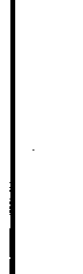
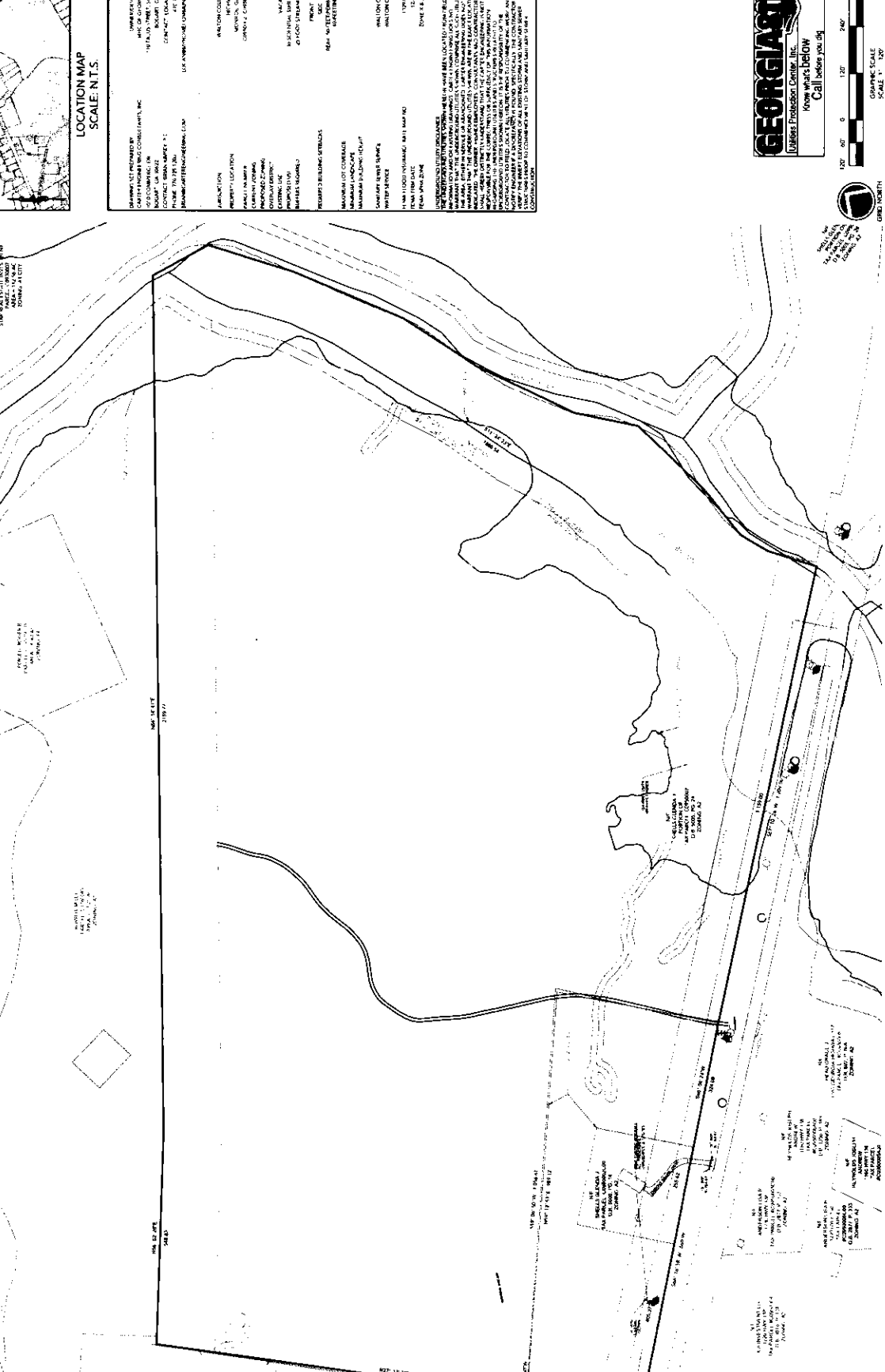
FOR RIVERSIDE ESTATES

HIGHWAY 198 - MONROE, GA 30655



CONCEPTUAL SITE PLAN FOR RIVERSIDE ESTATES, MONROE, GA. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS AND LOCATIONS ARE APPROXIMATE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM LOCAL, STATE, AND FEDERAL AGENCIES. THE DESIGNER ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THIS PLAN. CONSULT THE DESIGNER FOR ANY QUESTIONS OR CLARIFICATIONS.

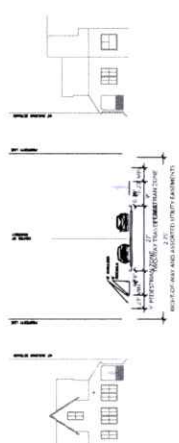
DATE: 07/01/2024
SCALE: 1" = 100'



PRELIMINARY
NOT APPROVED FOR
CONSTRUCTION

Parcel #	Area	Area SQ/FT	Percol	Area	Area SQ/FT	Percol	Area	Area SQ/FT	Percol	Area	Area SQ/FT	Percol
1	0.82	35772	17	0.67	26900	33	1.07	76276	48	0.93	46242	
2	0.87	29337	19	0.99	28952	34	0.89	38787	50	0.86	29560	
3	0.77	30450	19	0.96	36820	38	0.90	42083	52	0.87	29000	
4	0.72	27465	21	0.94	35450	37	0.72	27465	55	0.87	29172	
5	0.67	25007	22	0.91	33629	38	0.72	31255	54	1.07	46782	
6	0.88	29668	23	0.70	33270	38	0.72	31278	52	0.88	34662	
7	0.88	29668	23	0.70	33270	38	0.72	31278	52	0.88	34662	
8	0.82	32800	25	0.98	35653	41	0.96	37461	57	0.89	29463	
9	0.74	32200	26	0.70	30667	42	0.90	36241	56	0.87	28865	
10	0.74	32200	26	0.70	30667	42	0.90	36241	56	0.87	28865	
11	0.89	29902	27	0.79	34412	43	0.87	26256	56	0.87	28974	
12	0.82	46204	30	0.86	32528	45	0.87	28860	61	0.87	24000	
13	0.82	46204	30	0.86	32528	45	0.87	28860	61	0.87	24000	
14	0.96	41476	30	1.01	44175	46	0.67	28869	62	0.67	28313	
15	0.86	29817	31	0.74	32241	47	0.69	29552	63	0.73	31919	
16	0.86	29817	31	0.74	32241	47	0.69	29552	63	0.73	31919	

AREA OF OPEN SPACE, BUFFER AREAS, 25% OF TOTAL AREA, 10% OF OPEN SPACE IS REQUIRED TO BE OUTSIDE OF BUFFER AREAS, AND FLOOD AREAS.
 REQUIRED OPEN SPACE = 22.44 AC.
 AREA OF OPEN SPACE PROVIDED = 26.53 AC.
 AREA OF OPEN SPACE OUTSIDE BUFFER AREAS, AND FLOOD AREAS = 11.27 AC.
 NOTE: A MANDATORY HOMEOWNER'S ASSOCIATION IS REQUIRED TO OWN AND MAINTAIN THE OPEN SPACE AREA.



LOCATION MAP
SCALE: N.T.S.

OWNER: MHC OF GEORGIA, LLC
PROJECT NAME: RIVERSIDE ESTATES
PROJECT ADDRESS: 1500 RIVERSIDE ESTATES, MONROE, GA 30655
PROJECT NUMBER: 24002MHCG
DATE: 07/01/2024

CONCEPTUAL SITE PLANS

FOR

RIVERSIDE ESTATES

MONROE, GA 30655

PRELIMINARY

NOT APPROVED FOR

FINAL RECORD

DATE: 07/01/2024

GEORGIA811
 Utilities Protection Center, Inc.
 Know what's below
 Call before you dig

SCALE: 1" = 150'

GRAPHIC SCALE: 1" = 150'

GRID NORTH

Parcel #	Area	Area SQFT	Percent #	Area	Area SQFT	Percent #	Area	Area SQFT	Percent #	Area	Area SQFT	Percent #
1	0.50	25772	17	0.57	28000	33	1.67	72976	46	0.03	46264	
2	0.07	20037	15	0.06	26802	34	0.06	26797	50	0.08	29590	
3	0.07	20037	15	0.06	26802	34	0.06	26797	50	0.07	29080	
4	0.17	34955	21	0.16	33626	32	0.16	33626	33	0.07	29080	
5	0.70	24955	21	0.50	30072	37	0.72	31505	54	1.07	46792	
6	0.67	29037	22	0.61	30629	36	0.72	31505	54	1.07	46792	
7	0.68	29468	23	0.76	33270	39	0.72	31505	54	0.86	36652	
8	0.52	20800	25	0.59	29655	41	0.38	15361	57	0.69	29583	
9	0.52	20800	25	0.59	29655	41	0.38	15361	57	0.69	29583	
10	0.74	32000	26	0.70	30657	42	0.60	30241	58	0.67	28955	
11	0.69	29962	27	0.79	34412	43	0.67	29205	56	0.67	28955	
12	0.69	29962	27	0.79	34412	43	0.67	29205	56	0.67	28955	
13	0.92	40200	28	0.89	37008	44	0.66	29000	55	0.67	28955	
14	0.95	41570	30	1.01	44175	46	0.67	29205	56	0.67	28955	
15	0.96	28817	31	0.74	32241	47	0.69	29302	53	0.73	33919	
16	0.96	29655	32	1.12	44931	48	1.07	29002				

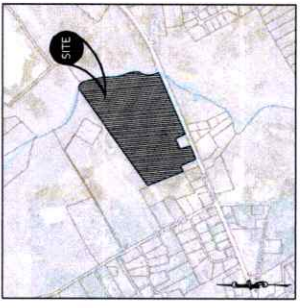
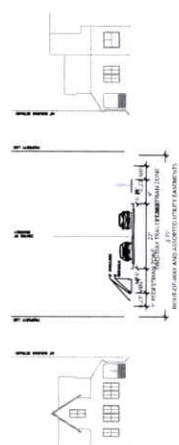
AREA OF OPEN SPACE REQUIRED IS 22.66 ACRES, WHICH IS 1.12% OF TOTAL AREA. 50% OF OPEN SPACE IS REQUIRED TO BE OUTSIDE OF BUFFERS, EXISTING, AND FLOOD AREAS.

REQUIRED OPEN SPACE = 22.66 AC.

AREA OF OPEN SPACE PROVIDED = 36.84 ACRES.

AREA OF OPEN SPACE OUTSIDE BUFFERS, EXISTING, AND FLOOD AREAS = 11.21 AC.

NOTE: A MANDATORY HOMEOWNER'S ASSOCIATION IS REQUIRED TO OWN AND MAINTAIN THE OPEN SPACE AREAS.



PRELIMINARY
NOT ADOPTED FOR
FINAL RECORDS

CARTEI
ENGINEERING
CONSULTANTS, INC.
10000 WOODBRIDGE DRIVE
RIVERVIEW, FL 33414
P: 772.725.1200
WWW.CARTEIENGINEERING.COM

PROJECT INFORMATION
PROJECT NAME: RIVERSIDE ESTATES
PROJECT NUMBER: C 4.1
PROJECT NUMBER: 24002MHCG
DATE: 07/01/2024

CLIENT INFORMATION
CLIENT NAME: MHC OF GEORGIA, LLC
CLIENT ADDRESS: 15000 WOODBRIDGE DRIVE, RIVERVIEW, FL 33414

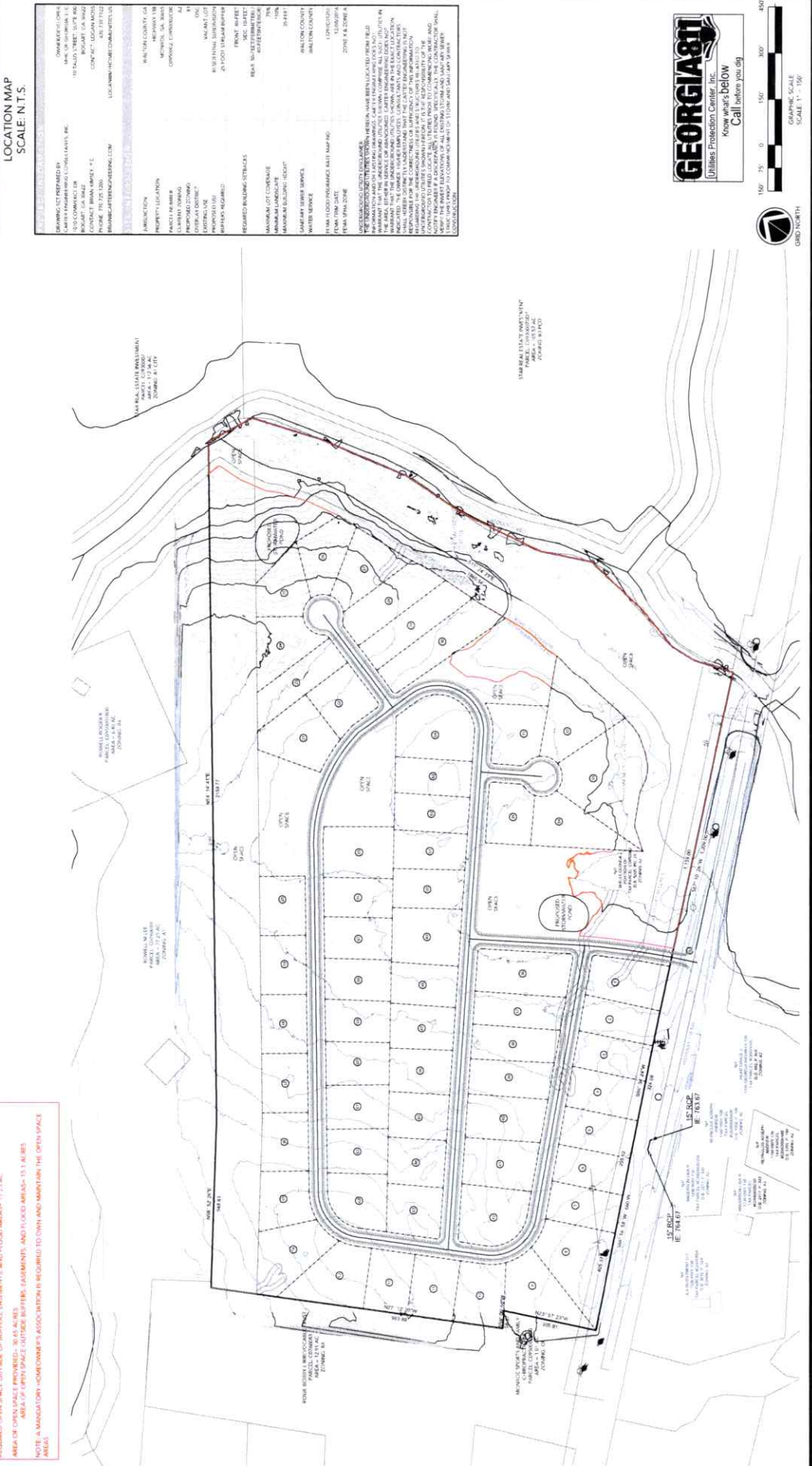
PROPERTY INFORMATION
PROPERTY LOCATION: 15000 WOODBRIDGE DRIVE, RIVERVIEW, FL 33414
PARCEL NUMBER: 15000 WOODBRIDGE DRIVE, RIVERVIEW, FL 33414
COUNTY: HALL COUNTY, GA
ZONING: R-100

DESIGN INFORMATION
DESIGNER: CARTEI ENGINEERING CONSULTANTS, INC.
DESIGNER'S ADDRESS: 10000 WOODBRIDGE DRIVE, RIVERVIEW, FL 33414
DESIGNER'S PHONE: 772.725.1200
DESIGNER'S WEBSITE: WWW.CARTEIENGINEERING.COM

PROJECT DESCRIPTION
PROJECT TYPE: RESIDENTIAL DEVELOPMENT
PROJECT PHASE: PRELIMINARY DESIGN
PROJECT STATUS: PRELIMINARY DESIGN

DESIGN REQUIREMENTS
DESIGN BASIS: 2018 IBC
DESIGN BASIS: 2018 IBC
DESIGN BASIS: 2018 IBC

DESIGN ASSUMPTIONS
DESIGN ASSUMPTIONS: ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.
DESIGN ASSUMPTIONS: ALL DIMENSIONS ARE IN FEET AND INCHES UNLESS OTHERWISE NOTED.



CONCEPTUAL SITE PLANS
FOR
RIVERSIDE ESTATES
HIGHWAY 138 - MONROE, GA 30655

SHEET TITLE: SITE PLAN WITH TOPOGRAPHY
PROJECT NAME: RIVERSIDE ESTATES
PROJECT NUMBER: C 4.1
PROJECT NUMBER: 24002MHCG
DATE: 07/01/2024

GEORGIA811
Utilities Protection Center, Inc.
Know what's below
Call before you dig

SCALE: 1" = 100'

0 150' 300' 450'

0 150' 300' 450'

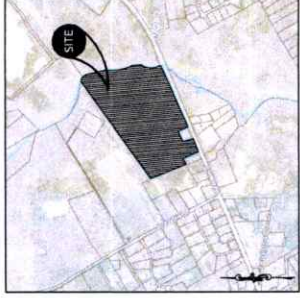
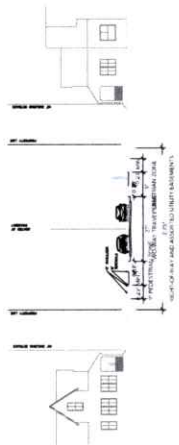
0 150' 300' 450'



15000 WOODBRIDGE DRIVE
RIVERVIEW, FL 33414
P: 772.725.1200
WWW.CARTEIENGINEERING.COM

Parcel #	Acres	Area SOFT	Detail #	Acres	Area SOFT	Detail #	Acres	Area SOFT	Detail #	Acres	Area SOFT
1	0.02	38272	17	0.07	25000	33	1.07	78206	43	0.33	6824
2	0.07	28337	18	0.08	28662	34	0.08	38787	50	0.08	20660
3	0.07	29052	19	0.09	38663	35	0.08	28983	51	0.07	28000
4	0.10	30465	20	0.10	38073	36	0.10	31540	52	0.07	29773
5	0.07	29007	21	0.11	36529	37	0.72	31256	54	1.07	86782
6	0.08	29485	22	0.11	33270	38	0.22	31278	55	0.08	30462
7	0.02	38272	23	0.08	28662	39	0.07	28337	56	0.07	28000
8	0.02	38272	24	0.08	28662	40	0.08	38787	57	0.09	20660
9	0.02	38272	25	0.10	38073	41	0.10	31540	58	0.07	28983
10	0.14	32059	26	0.10	30657	42	0.10	30641	59	0.07	28865
11	0.09	29062	27	0.19	34412	43	0.07	29255	60	0.07	28974
12	0.07	28000	28	0.08	38666	44	0.08	28660	61	0.08	29073
13	0.07	28000	29	0.08	38666	45	0.08	28660	62	0.07	28073
14	0.06	41476	30	1.01	44175	46	0.07	28986	63	0.07	28313
15	0.08	28662	31	1.12	48801	47	0.06	28662	64	0.73	31919
						48	0.07	28662			

AREA OF OPEN SPACE REQUIRED: 10.0% OF TOTAL AREA. 10% OF OPEN SPACE IS REQUIRED TO BE OUTSIDE OF BUFFERS, PARKWAYS, AND FLOOD AREAS.
 REQUIRED OPEN SPACE OUTSIDE OF BUFFERS, PARKWAYS, AND FLOOD AREAS = 11.21 AC.
 AREA OF OPEN SPACE PROVIDED: 10.0 AC.
 AREA OF OPEN SPACE OUTSIDE OF BUFFERS, PARKWAYS, AND FLOOD AREAS = 9.1 AC.
 NOTE: A MANDATORY HOMEOWNER'S ASSOCIATION IS REQUIRED TO OWN AND MAINTAIN THE OPEN SPACE AREAS.



LOCATION MAP
SCALE: N.T.S.

OWNER/DEVELOPER: MHC OF GEORGIA, LLC
 PROJECT NAME: RIVERSIDE ESTATES
 PROJECT ADDRESS: HIGHWAY 138 - MONROE, GA, 30655
 CONTACT: JESSICA WALKER
 PHONE: 770.725.1200
 EMAIL: JESSICA@MHC.COM

DESIGNED BY: CARTEI ENGINEERING CONSULTANTS, INC.
 PROJECT NO.: 2020-001
 DATE: 07/10/2024

PRELIMINARY
 FOR APPROVAL FOR
 FINAL RECORDS

REG. PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 STATE OF GEORGIA
 LICENSE NO. 11547

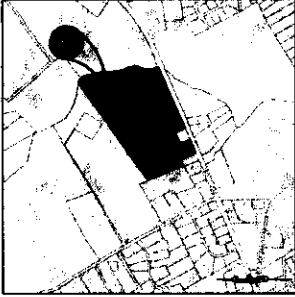
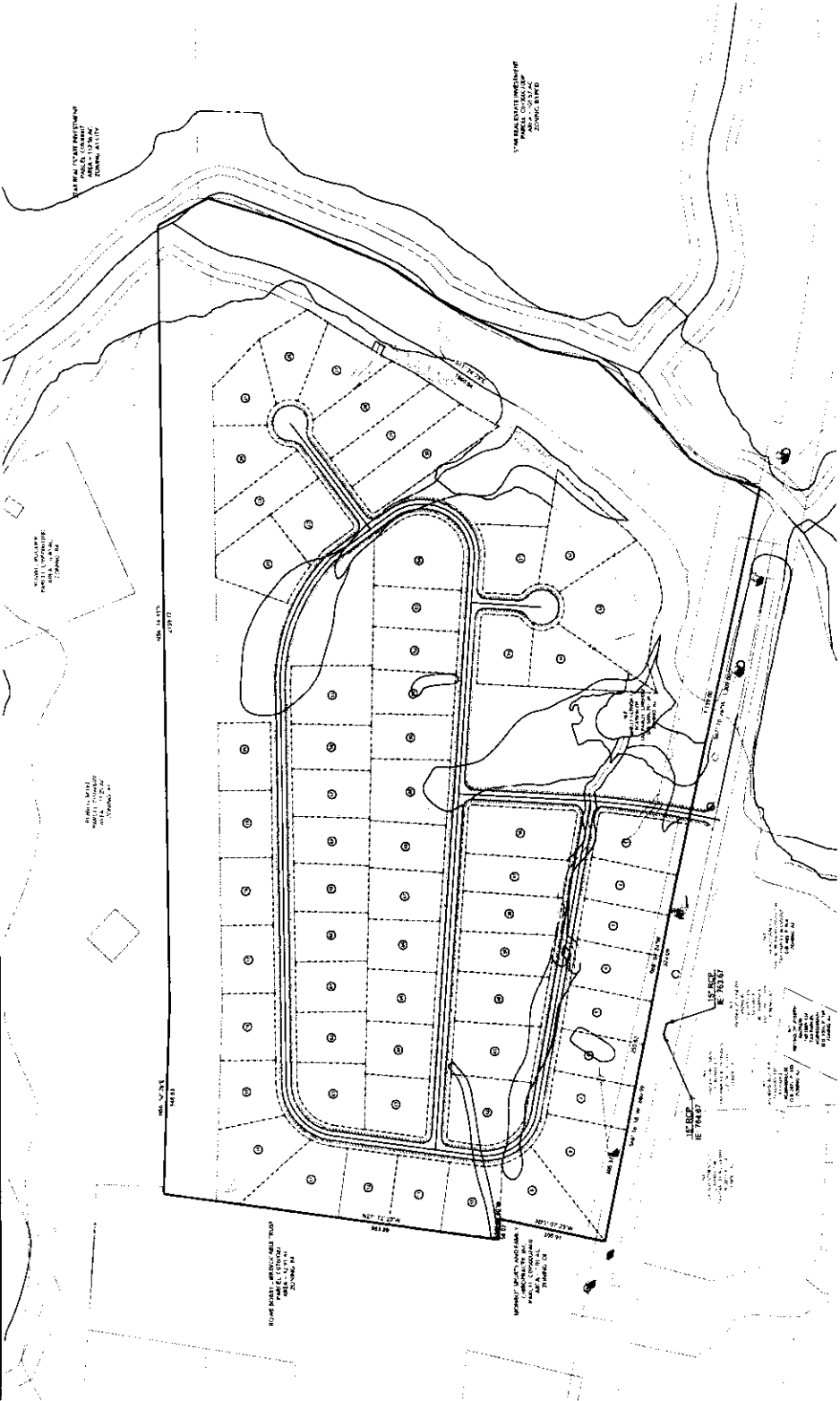
CONCEPTUAL SITE PLANS
 FOR
 RIVERSIDE ESTATES
 HIGHWAY 138 - MONROE, GA, 30655

SHEET TITLE: SITE PLAN
 PROJECT NAME: MHC OF GEORGIA, LLC
 SHEET NUMBER: C-4.0
 PROJECT NUMBER: 24002MHC-G
 DATE: 07/10/2024

GRAPHIC SCALE
 SCALE 1" = 150'

GRID NORTH

Parcel #	Area	Area (SQ FT)	Permit #	Area	Area (SQ FT)	Permit #	Area	Area (SQ FT)	Permit #	Area	Area (SQ FT)
1	0.02	2675	17	0.07	2920	33	1.07	2920	49	3.38	4042
2	0.07	2920	18	0.06	2862	34	0.06	2897	50	0.06	2605
3	0.07	2920	19	0.08	2985	35	0.08	2985	51	0.07	2909
4	0.10	3486	20	0.10	3486	36	0.10	3486	52	0.10	3486
5	0.10	3486	21	0.10	3486	37	0.10	3486	53	0.07	2917
6	0.10	3486	22	0.10	3486	38	0.10	3486	54	0.10	3486
7	0.10	3486	23	0.10	3486	39	0.10	3486	55	0.10	3486
8	0.10	3486	24	0.10	3486	40	0.10	3486	56	0.10	3486
9	0.10	3486	25	0.10	3486	41	0.10	3486	57	0.10	3486
10	0.10	3486	26	0.10	3486	42	0.10	3486	58	0.10	3486
11	0.10	3486	27	0.10	3486	43	0.10	3486	59	0.10	3486
12	0.10	3486	28	0.10	3486	44	0.10	3486	60	0.10	3486
13	0.10	3486	29	0.10	3486	45	0.10	3486	61	0.10	3486
14	0.10	3486	30	0.10	3486	46	0.10	3486	62	0.10	3486
15	0.10	3486	31	0.10	3486	47	0.10	3486	63	0.10	3486
16	0.10	3486	32	1.12	4821	48	0.01	2602	64	0.73	3119



LOCATION MAP
SCALE: N.T.S.

PRELIMINARY
FOR CONCEPTUAL SITE PLANS
FOR RIVERSIDE ESTATES
HIGHWAY 138 - MONROE, GA 30655

CARTEI
CARTER ENGINEERING
P. 232 25 100
1000 W. 100TH STREET
ROSAWAY, GA 30087

PROJECT INFORMATION
PROJECT NAME: SUITABLE SOILS PLAN
PROJECT NUMBER: 24002IMHCG
DATE: 07/01/2024

CLIENT INFORMATION
CLIENT: MHC OF GEORGIA, LLC
PROJECT: RIVERSIDE ESTATES
ADDRESS: 138 MONROE, GA 30655

DESIGNER INFORMATION
DESIGNER: CARTEI ENGINEERING
DESIGNER: J. CARTEI
PHONE: 770.232.1000
WWW.CARTEIENGINEERING.COM

REVISIONS

NOTES
1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
2. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBVIOUS OBSTACLES TO THE PROPOSED DEVELOPMENT.
3. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE SURROUNDING AREA AND HAS FOUND NO OBVIOUS OBSTACLES TO THE PROPOSED DEVELOPMENT.
4. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPOSED DEVELOPMENT AND HAS FOUND NO OBVIOUS OBSTACLES TO THE PROPOSED DEVELOPMENT.
5. THE DESIGNER HAS CONDUCTED VISUAL INSPECTIONS OF THE PROPOSED DEVELOPMENT AND HAS FOUND NO OBVIOUS OBSTACLES TO THE PROPOSED DEVELOPMENT.

GEORGIA 811
Utilities Protection Center, Inc.
Know what's below
Call before you dig

150' 75' 0' 150' 300' 450'

GRAPHIC SCALE
SCALE: 1" = 150'

GRID NORTH

1. The site is located in a residential area, and the proposed development is consistent with the surrounding neighborhood. The site is bounded by residential streets to the north, south, and west, and by a commercial area to the east. The site is located on a corner lot, and the proposed development will be visible from both streets.

2. The proposed development is a single-family detached home, which is a common type of development in this area. The home will be constructed of brick and will have a traditional architectural style. The home will be set back from the street, and the yard will be landscaped with trees and shrubs.

3. The proposed development is consistent with the zoning regulations for the area. The site is zoned for single-family detached homes, and the proposed development meets all of the requirements of the zoning ordinance.

4. The proposed development will not have any adverse effects on the surrounding neighborhood. The home will be set back from the street, and the yard will be landscaped, which will help to screen the development from the street.

5. The proposed development is a permanent improvement to the site. The home will be a high-quality structure that will last for many years. The landscaping will also be a permanent improvement to the site.

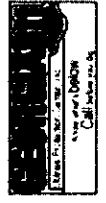
PRELIMINARY
10/1/2024



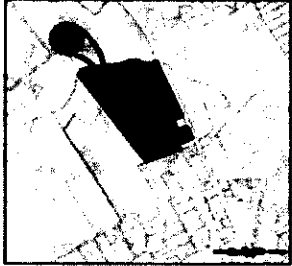
CONCEPTUAL SITE PLANS
FOR
RIVERSIDE ESTATES



PRELIMINARY
DATE: 07/01/2024



DESCRIPTION OF THE PROJECT AND THE PROPOSED DEVELOPMENT. THE PROJECT IS A RESIDENTIAL DEVELOPMENT OF 100 UNITS, INCLUDING 50 SINGLE-FAMILY HOMES AND 50 TOWNHOMES. THE PROPOSED DEVELOPMENT IS SITUATED ON A 10.5-ACRE PARCEL ADJACENT TO THE RIVERSIDE ESTATES COMMUNITY. THE PROPOSED DEVELOPMENT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF COMMUNITY DEVELOPMENT.



LOCATION MAP
SCALE: 1" = 5'



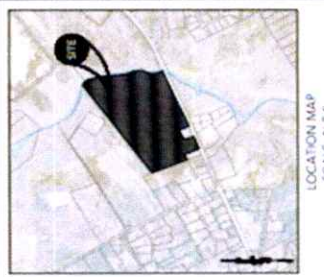
DATE: 07/01/2024	PROJECT: 24002/MHCG
DRAWN BY: C 4.1	CHECKED BY:
SCALE: AS SHOWN	DATE: 07/01/2024

PRELIMINARY
 ALL DIMENSIONS
 TO FACE UNLESS
 OTHERWISE NOTED



CONCEPTUAL SITE PLANS
 FOR
 RIVERSIDE ESTATES
 HIGHWAY 128, MORRIS, GA 30655

W.M.C. OF GEORGIA, LLC
 24002/MHCG
 07/01/2024



PROPERTY INFORMATION

OWNER: W.M.C. OF GEORGIA, LLC	ADDRESS: 128 MORRIS ROAD, MORRIS, GA 30655
PROJECT NAME: RIVERSIDE ESTATES	PROJECT NUMBER: 24002/MHCG
DATE OF PLAN: 07/01/2024	SCALE: AS SHOWN

ADDITIONAL INFORMATION

This site is located on the east side of Highway 128, approximately 1.5 miles north of Morris, Georgia. The site is bounded by Highway 128 to the north, a residential area to the south, and a wooded area to the east. The proposed site plan includes a parking lot, a driveway, and a building footprint. The site is currently undeveloped.

Professional Engineer
 License No. 12345
 State of Georgia

Project: 24002/MHCG
 Date: 07/01/2024



Lot #	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)
1	10,000	10,000	10,000	10,000	10,000	10,000	10,000
2	15,000	15,000	15,000	15,000	15,000	15,000	15,000
3	20,000	20,000	20,000	20,000	20,000	20,000	20,000
4	25,000	25,000	25,000	25,000	25,000	25,000	25,000
5	30,000	30,000	30,000	30,000	30,000	30,000	30,000
6	35,000	35,000	35,000	35,000	35,000	35,000	35,000
7	40,000	40,000	40,000	40,000	40,000	40,000	40,000
8	45,000	45,000	45,000	45,000	45,000	45,000	45,000
9	50,000	50,000	50,000	50,000	50,000	50,000	50,000
10	55,000	55,000	55,000	55,000	55,000	55,000	55,000

NOTES:

- ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- EXISTING UTILITIES ARE SHOWN FOR INFORMATION ONLY. VERIFY LOCATIONS AND DEPTHS PRIOR TO CONSTRUCTION.
- PROPOSED STRUCTURES ARE SHOWN FOR INFORMATION ONLY. VERIFY SPECIFICATIONS AND PERMITS PRIOR TO CONSTRUCTION.
- PROPOSED DRIVEWAY AND PARKING LOT ARE SHOWN FOR INFORMATION ONLY. VERIFY SPECIFICATIONS AND PERMITS PRIOR TO CONSTRUCTION.



PRELIMINARY
 FOR CONCEPTUAL
 SITE PLANNING ONLY
 THIS PLAN IS NOT TO BE USED FOR
 ANY OTHER PURPOSES WITHOUT
 THE WRITTEN CONSENT OF
 E. CARTER ENGINEERS, INC.

DATE **DESCRIPTION**

07/01/2024 Initial Conceptual Site Plan
 06/10/2024 Final Conceptual Site Plan



PROJECT INFORMATION

PROJECT NAME: **RIVERSIDE ESTATES**
 PROJECT LOCATION: **Highway 138, Monroe, GA 30655**
 SHEET NUMBER: **C-42**
 SHEET TITLE: **SUITABLE SOILS PLAN**

CLIENT INFORMATION

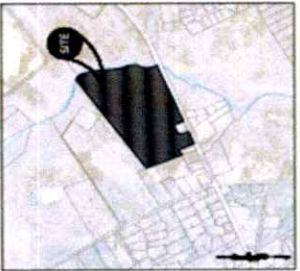
CLIENT NAME: **MHC OF GEORGIA, LLC**
 CLIENT ADDRESS: **1000 Peachtree Street, N.E., Atlanta, GA 30309**
 CLIENT PHONE: **(404) 257-1100**
 CLIENT FAX: **(404) 257-1101**
 CLIENT EMAIL: **info@mhcga.com**

DESIGNER INFORMATION

DESIGNER NAME: **E. CARTER ENGINEERS, INC.**
 DESIGNER ADDRESS: **2115 N. Brunnen, Monroe, GA 30655**
 DESIGNER PHONE: **(770) 496-1124**
 DESIGNER FAX: **(770) 496-1125**
 DESIGNER EMAIL: **info@ecartereng.com**

DESIGNER'S STATEMENT

I, the undersigned, a duly Licensed Professional Engineer in the State of Georgia, hereby certify that I am the Designer of this project and that the information furnished to me by the Client is true and correct. I am aware of the intended use of this project and the consequences of any error or omission. I have prepared this project in accordance with the Georgia Professional Engineers Act and the Georgia Professional Engineering Council's Code of Ethics. I have not provided any design services to the Client in the past five (5) years. I am not aware of any conflicts of interest that may affect my ability to perform this project. I have not provided any design services to the Client in the past five (5) years. I am not aware of any conflicts of interest that may affect my ability to perform this project.



Lot Schedule

Lot #	Area	Acres	Front Footage	Depth	Area	Acres
1	1,500	0.034	50.0	30.0	1,500	0.034
2	1,500	0.034	50.0	30.0	1,500	0.034
3	1,500	0.034	50.0	30.0	1,500	0.034
4	1,500	0.034	50.0	30.0	1,500	0.034
5	1,500	0.034	50.0	30.0	1,500	0.034
6	1,500	0.034	50.0	30.0	1,500	0.034
7	1,500	0.034	50.0	30.0	1,500	0.034
8	1,500	0.034	50.0	30.0	1,500	0.034
9	1,500	0.034	50.0	30.0	1,500	0.034
10	1,500	0.034	50.0	30.0	1,500	0.034
11	1,500	0.034	50.0	30.0	1,500	0.034
12	1,500	0.034	50.0	30.0	1,500	0.034
13	1,500	0.034	50.0	30.0	1,500	0.034
14	1,500	0.034	50.0	30.0	1,500	0.034
15	1,500	0.034	50.0	30.0	1,500	0.034
16	1,500	0.034	50.0	30.0	1,500	0.034
17	1,500	0.034	50.0	30.0	1,500	0.034
18	1,500	0.034	50.0	30.0	1,500	0.034
19	1,500	0.034	50.0	30.0	1,500	0.034
20	1,500	0.034	50.0	30.0	1,500	0.034
21	1,500	0.034	50.0	30.0	1,500	0.034
22	1,500	0.034	50.0	30.0	1,500	0.034
23	1,500	0.034	50.0	30.0	1,500	0.034
24	1,500	0.034	50.0	30.0	1,500	0.034
25	1,500	0.034	50.0	30.0	1,500	0.034
26	1,500	0.034	50.0	30.0	1,500	0.034
TOTAL	39,000	0.900	1,500	300	39,000	0.900

CONCEPTUAL SITE PLANS FOR RIVERSIDE ESTATES

MHC OF GEORGIA, LLC

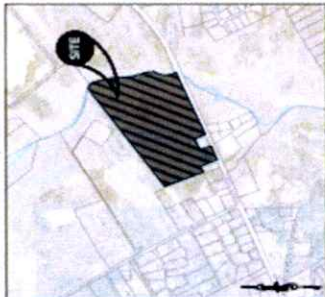
PROJECT LOCATION
HIGHWAY 138
MORNING, GA 30055

CONSTRUCTION ENTRANCE

337860 NORTH
83.7335 WEST

PARCEL ID NUMBER
C0960002_C096000200

PROJECT TRACT | 91.26 ACRES | DISTURBED AREA - 64.13 ACRES



SITE LOCATION MAP
NOT TO SCALE

PROJECT CONSULTANTS AND CONTACT INFORMATION

CLIENT: MHC OF GEORGIA, LLC
1100 BUCKLE UP DRIVE
MORNING, GA 30055
CONTACT: (770) 331-0001
WWW.MHC-GEORGIA.COM

ARCHITECT: J. J. BARNETT
1000 W. BARNETT DRIVE
MORNING, GA 30055
CONTACT: (770) 331-0001
WWW.JJBARCHITECTURE.COM

ENGINEER: CARTER ENGINEERING
1100 BUCKLE UP DRIVE
MORNING, GA 30055
CONTACT: (770) 331-0001
WWW.CARTERENGINEERING.COM

DESIGN BENCHMARK: 50% DD OWNER REVIEW
DRAWING STATUS: NOT FOR CONSTRUCTION



SITE DESIGN & ENGINEERING SHEET INDEX

SHEET NUMBER	SHEET TITLE
C-1.0	COVER SHEET
C-2.0	GENERAL NOTES
C-3.0	EXISTING SITE PLAN / DEMO PLAN
C-4.0	SITE PLAN
C-4.0	SUITABLE SOIL PLAN

REVISION BLOCK

REVISION NUMBER	REVISION DATE & DESCRIPTION
ISSUE 1	*INITIAL SUBMITTAL
ISSUE 2	
ISSUE 3	
ISSUE 4	
ISSUE 5	
ISSUE 6	
ISSUE 7	
ISSUE 8	
ISSUE 9	
ISSUE 10	

COPYRIGHT NOTICE © 2022 CARTER ENGINEERING
ALL RIGHTS RESERVED

THIS DRAWING IS THE PROPERTY OF CARTER ENGINEERING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CARTER ENGINEERING. THE USER OF THIS DRAWING AGREES TO HOLD CARTER ENGINEERING HARMLESS FROM AND AGAINST ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING.

GENERAL PLAN SET NOTES

1. THE PROJECT IS TO BE CONSTRUCTED IN ACCORDANCE WITH THE DISTRICT OF PLAN, ZONING, AND SUBDIVISION ORDINANCES.
2. THIS DRAWING IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON.
3. THE USER OF THIS DRAWING AGREES TO HOLD CARTER ENGINEERING HARMLESS FROM AND AGAINST ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING.
4. THE USER OF THIS DRAWING AGREES TO HOLD CARTER ENGINEERING HARMLESS FROM AND AGAINST ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING.
5. THE USER OF THIS DRAWING AGREES TO HOLD CARTER ENGINEERING HARMLESS FROM AND AGAINST ALL LIABILITY, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR RESULTING FROM THE USE OF THIS DRAWING.

CARTER ENGINEERING
1100 BUCKLE UP DRIVE
MORNING, GA 30055
PH: (770) 331-0001
WWW.CARTERENGINEERING.COM

CONCEPTUAL SITE PLANS
FOR
RIVERSIDE ESTATES
HIGHWAY 138 MORNING, GA 30055

DATE: 01/07/2024
PROJECT NUMBER: 240022MHCG
SHEET: C-1.0
COVER

Letter of Intent
For
Riverside Estates

Hwy 138
Monroe, GA 30655
(Parcel No(s). C0950002, C0950002C00)

Prepared By:
Carter Engineering Consultants
1010 Commerce Drive.
Suite 100
Bogart, GA 30622
July 2024



Introduction

The property referenced as Tax Parcel No(s). C0950002, C0950002C00 are currently owned by Glenda Sells. The current owner and the developer, My Home Communities, have a contract to purchase the two properties pending approval of this rezone request. The property is currently zoned A2, and the developer wishes to rezone to include the R1 Open Space Community (OSC) Overlay to achieve the required density for a proposed subdivision. A new rezone request has been submitted for approval.

Site

The site is located off HWY 138 in Walton County, Georgia. The property is comprised of approximately 89.8-acres. The properties feature one existing building that will be demolished during the construction of the subdivision.

The property is bordered by a residential A1 tract to the north, B3 PCD to the East, A2 to the west and Hwy 138 to the south.

Development

The developer proposes to construct a single-family residence subdivision that will include 63 single-family 0.6-acre minimum lots, green-space, and roads / infrastructure for the proposed subdivision. The development will provide 30.65 acres of open space. The required open space is 22.5 acres.

Access

The site will be accessed from HWY 138. A deceleration lane will be completed as part of the development. Access to HWY138 will be permitted by GA DOT. The proposed subdivision will feature a new 24-foot access drive off HWY 138 that will service the 63 single-family lots.

Setbacks

According to the Walton County Land Development Ordinance, the building setbacks for a property zoned R1 within the OSC Overlay with public water and private on-site septic systems are defined as: Front Building Setback = 40 feet, Side Building Setback = 15 feet, and Rear Building Setback = 40 feet.

Traffic

The proposed single-family residence subdivision will have a moderate affect of the traffic along HWY 138. The estimated average daily trips (ADT) are 6 trips per residence, and the estimate number of trips during peak hours is 4 trips.

Water Supply

The water supply for the proposed subdivision will be provided by Walton County.

Sewage Disposal

Sewage disposal for the proposed subdivision will be provided by individual private septic systems located within each lot. A preliminary soil survey was conducted to determine site feasibility, and lots are not shown within areas defined by poor soils.

Utilities

The utilities needed to serve the site are proposed to be underground. The proposed development will require electricity, water, and telephone / data lines. Each of these utilities can be connected at HWY 138.

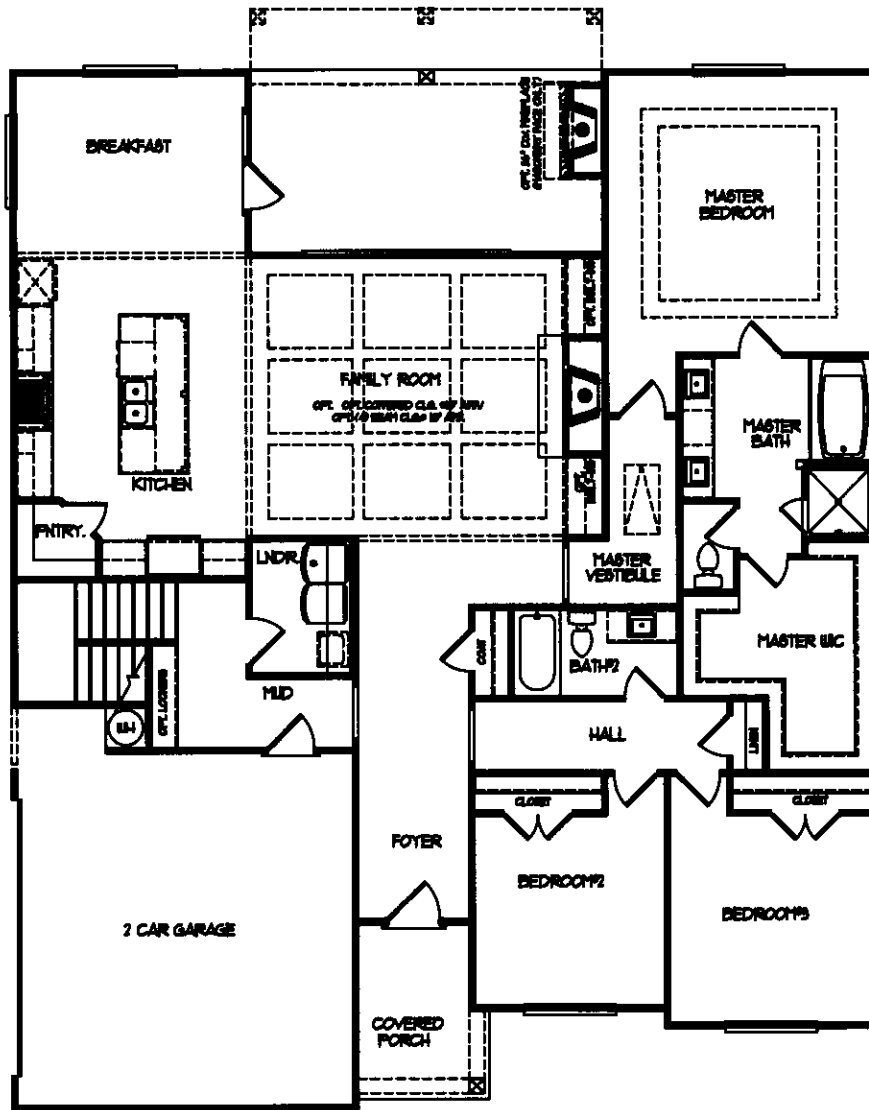
Solid Waste

Garbage collection will be by private contracts with a trash can on the property.

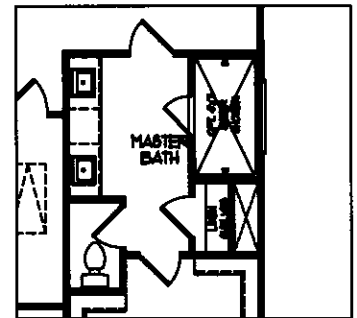
Type of Ownership

Once developed, the subdivision lots will be privately owned, while the development, greenspace, amenity areas, and stormwater detention facilities will be governed by a homeowner's association. The roads within the proposed subdivision will be owned and maintained by Walton County.

THE BLACKBURN



Main Level



Opt. Super Shower

THE BLACKBURN



Front Elevation A

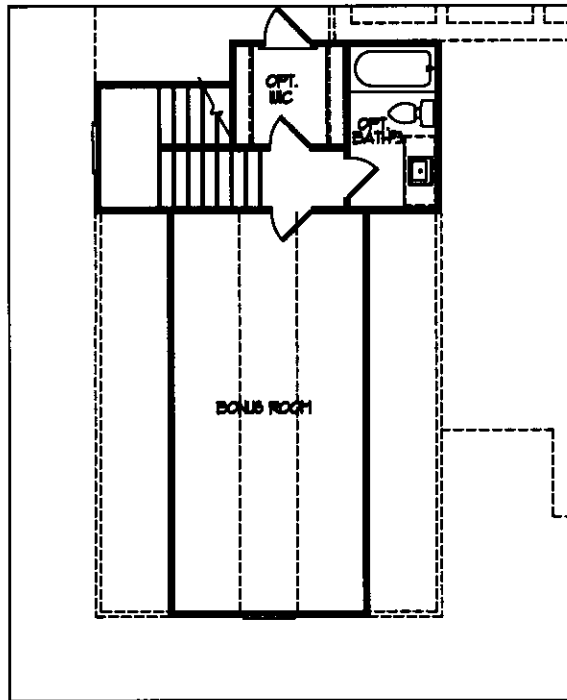


Front Elevation B



Front Elevation C

THE BLACKBURN



Upper Level

BRENTWOOD 2



Front Elevation A

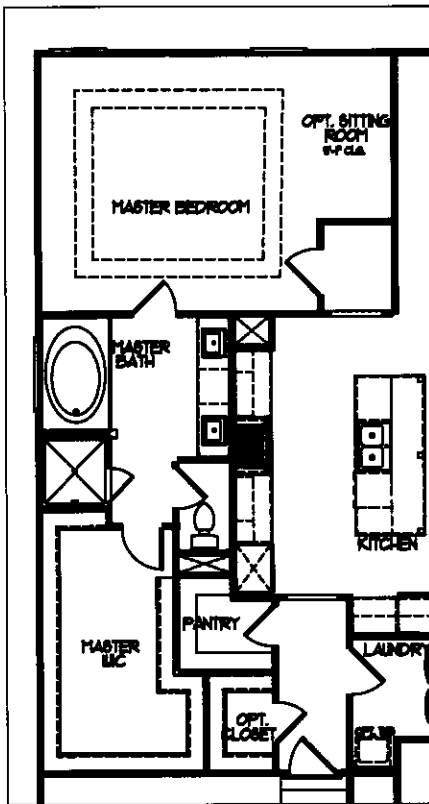


Front Elevation B

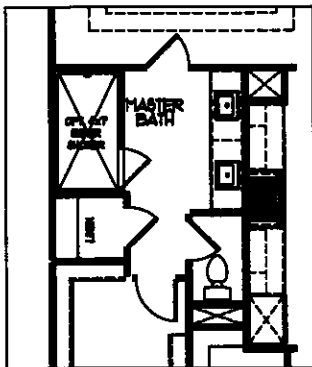


Front Elevation C

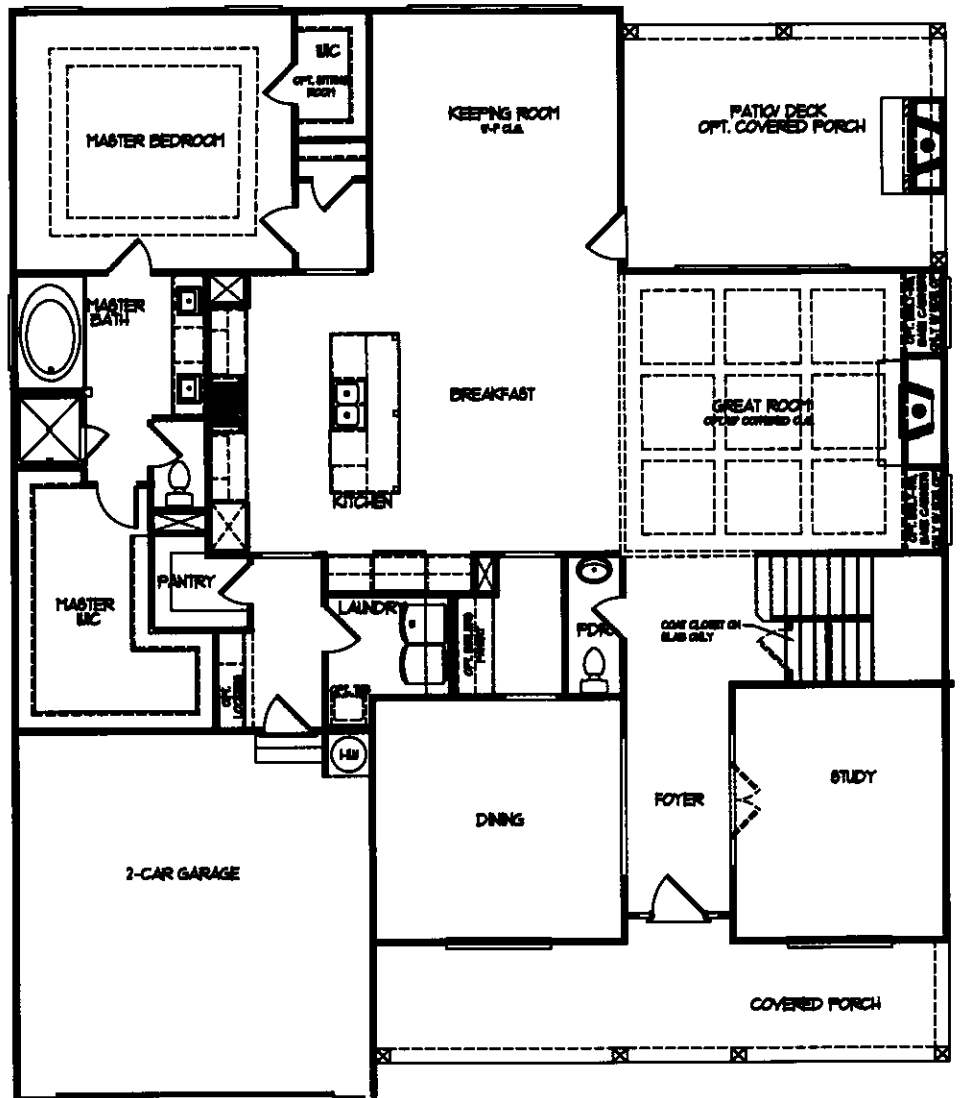
BRENTWOOD 2



**Sitting Room
Opt.**

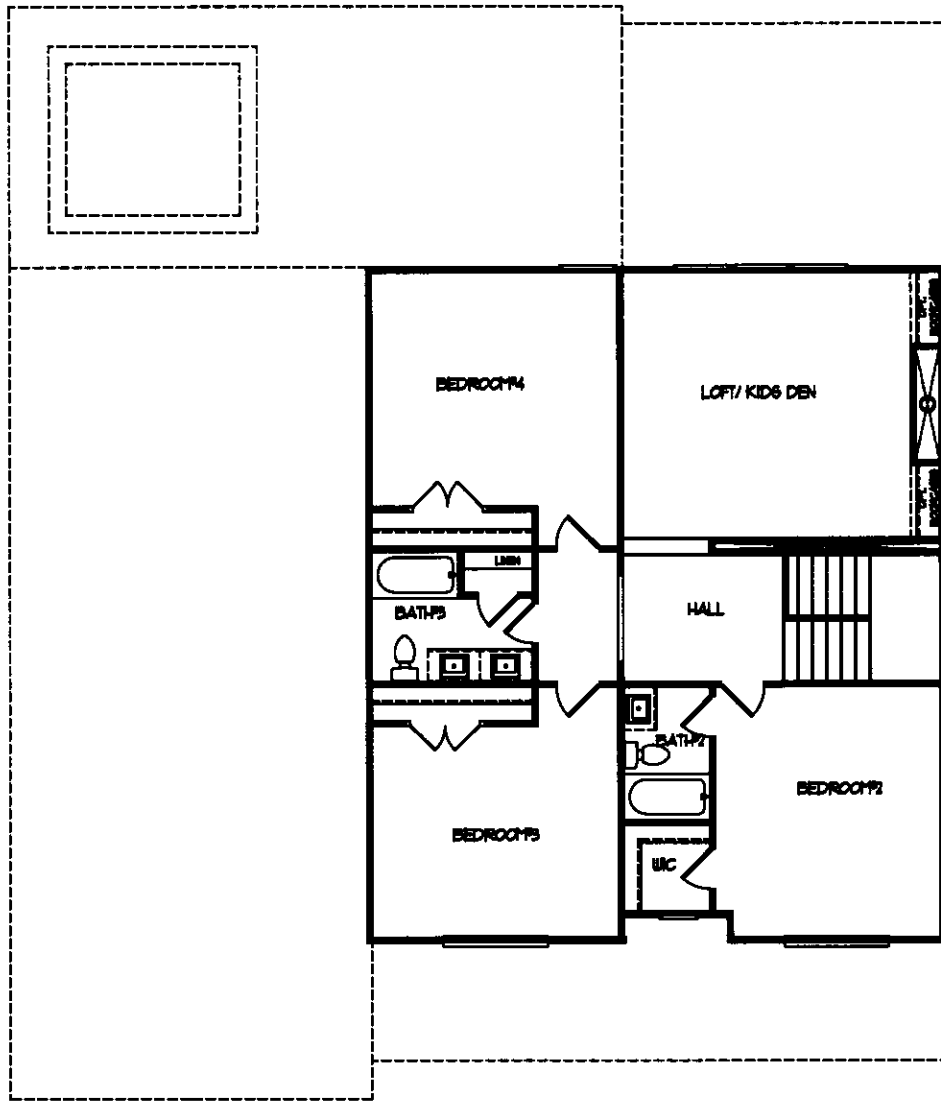


**Super
Shower Opt.**

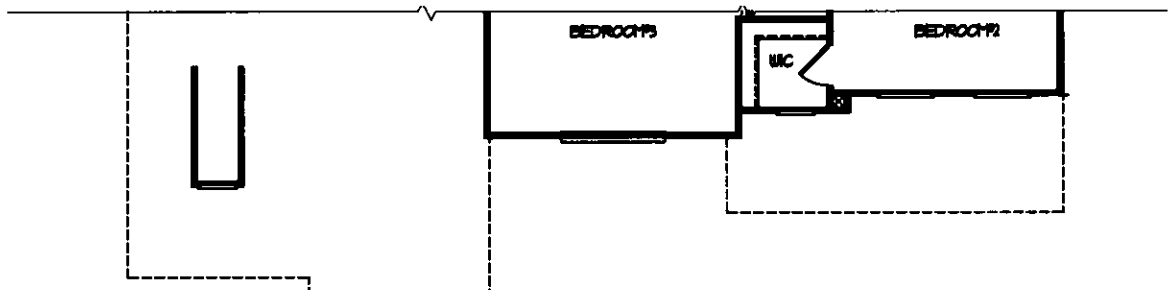


Main Level

BRENTWOOD 2



Upper Level Elevation A & B



Upper Level Elevation C

THE PRESERVE



Front Elevation A

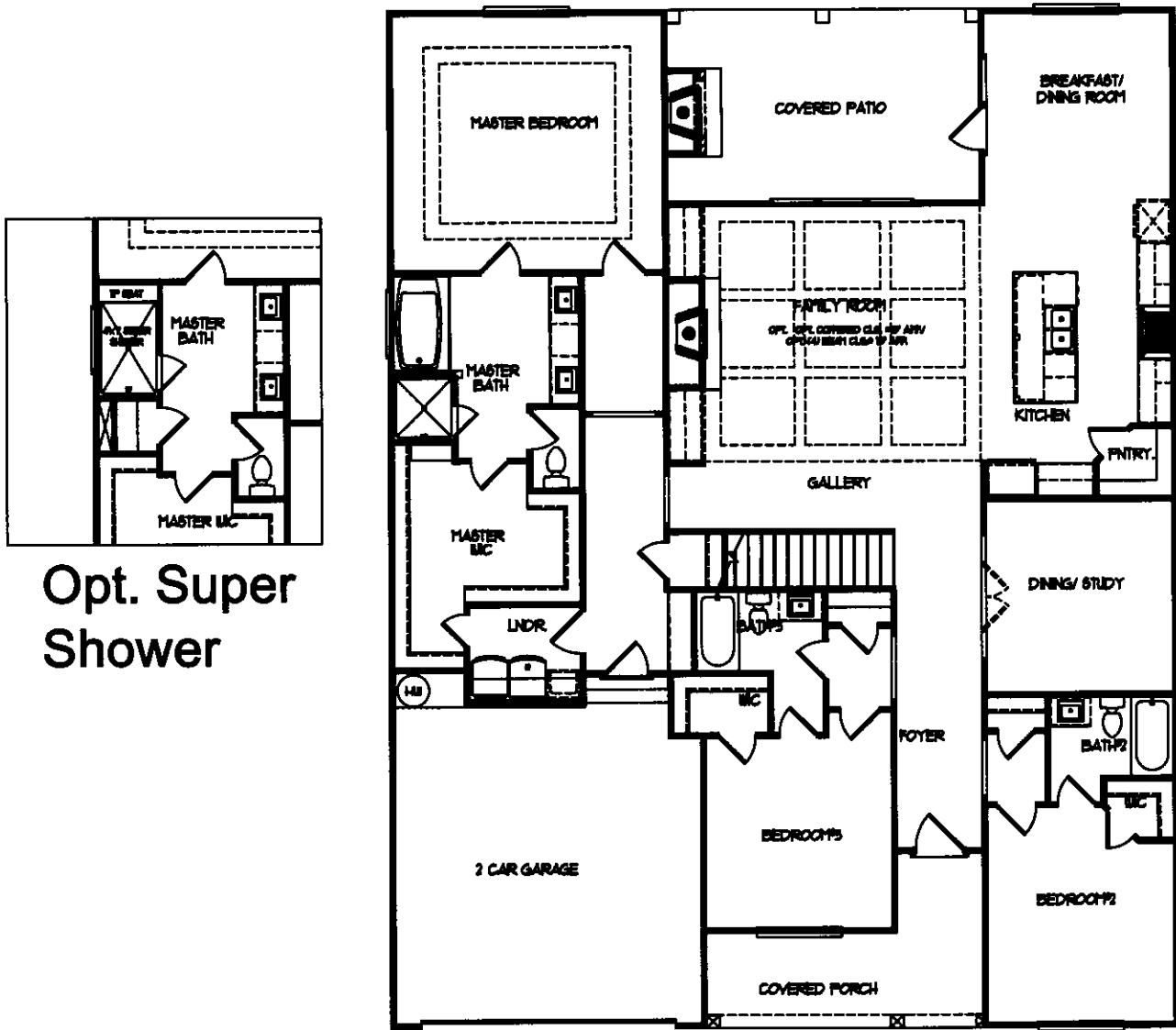


Front Elevation B



Front Elevation C

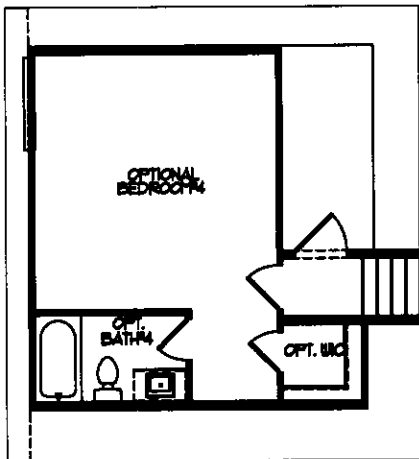
THE PRESERVE



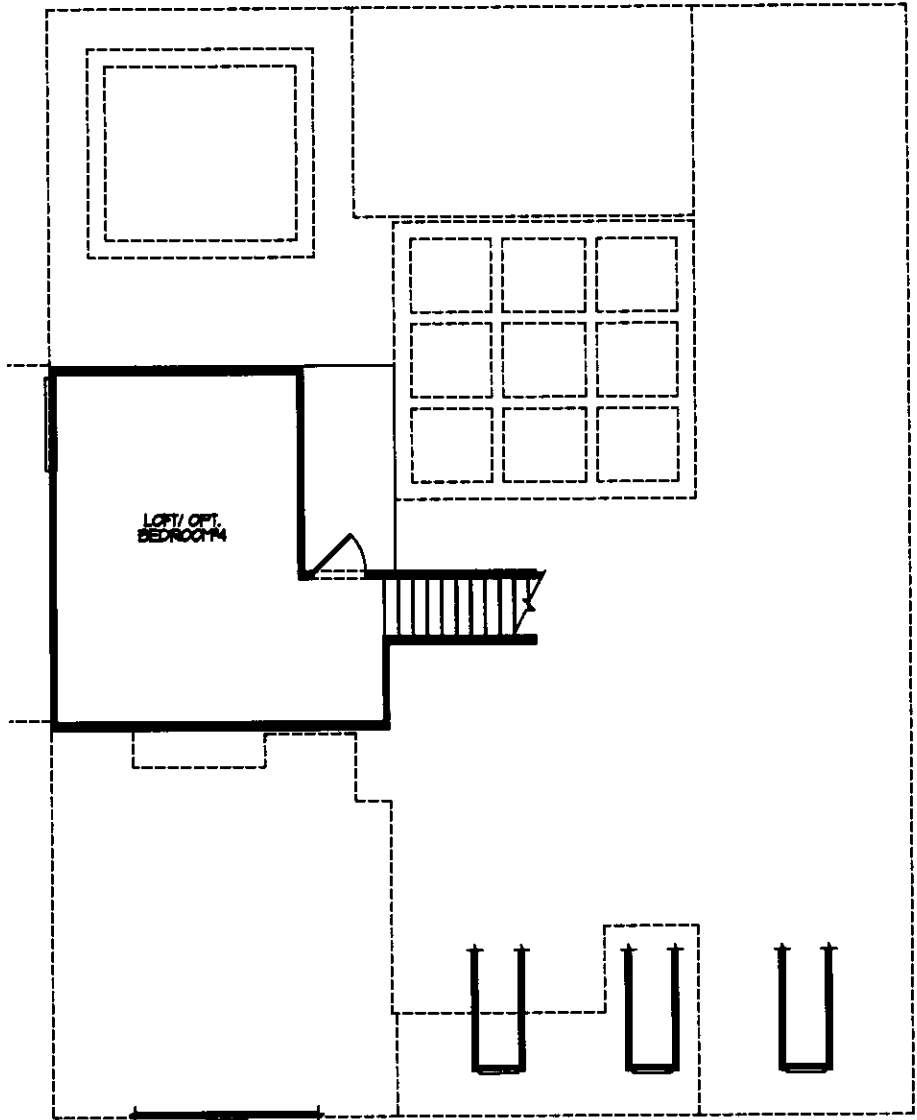
Opt. Super Shower

Main Level

THE PRESERVE



Opt.
Bedroom#4 &
Bath#4



Upper Level

THE REMINGTON



Front Elevation A

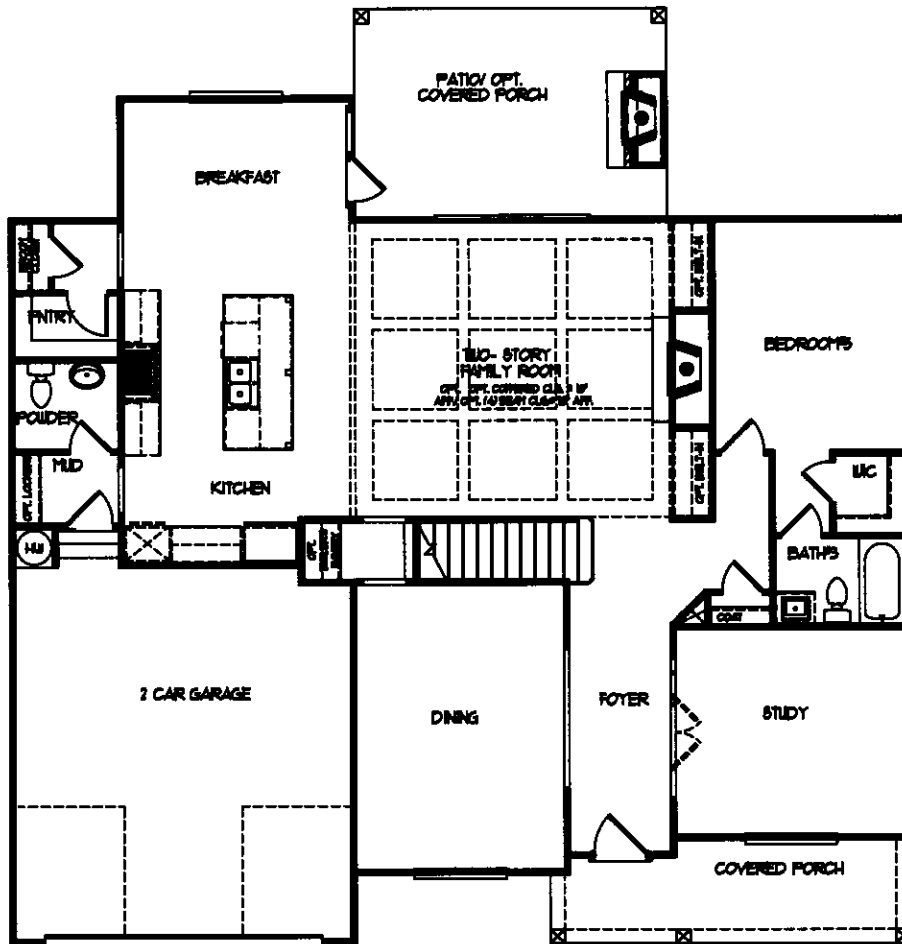


Front Elevation B



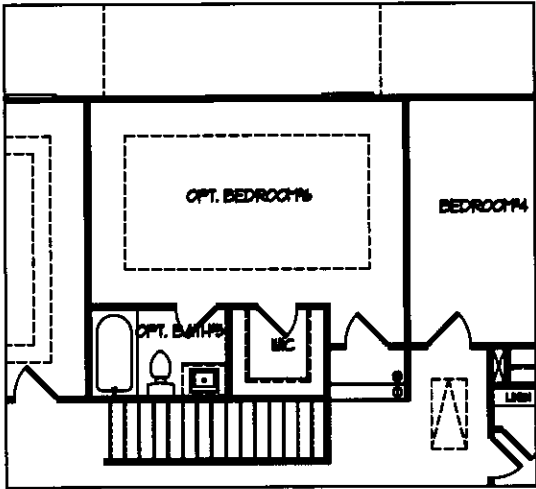
Front Elevation C

THE REMINGTON

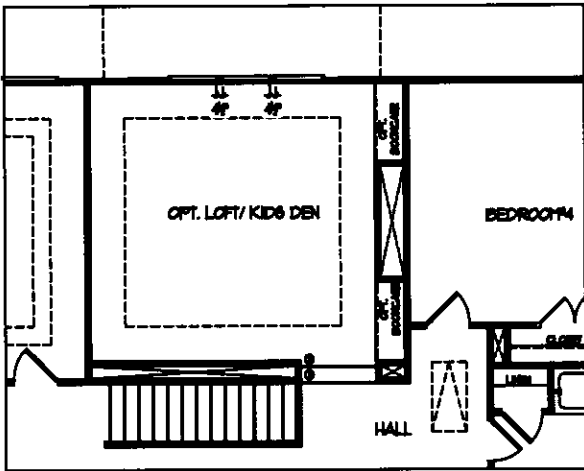


Main Level

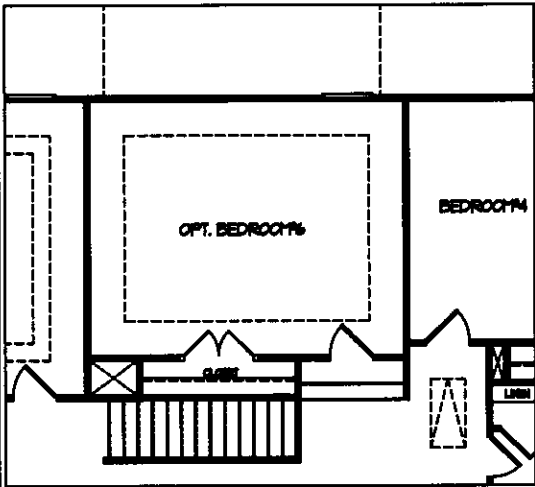
THE REMINGTON



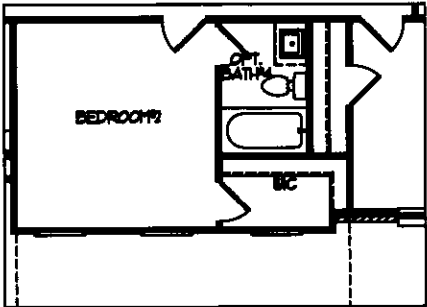
**Opt. Bedroom#6
& Bath#5**



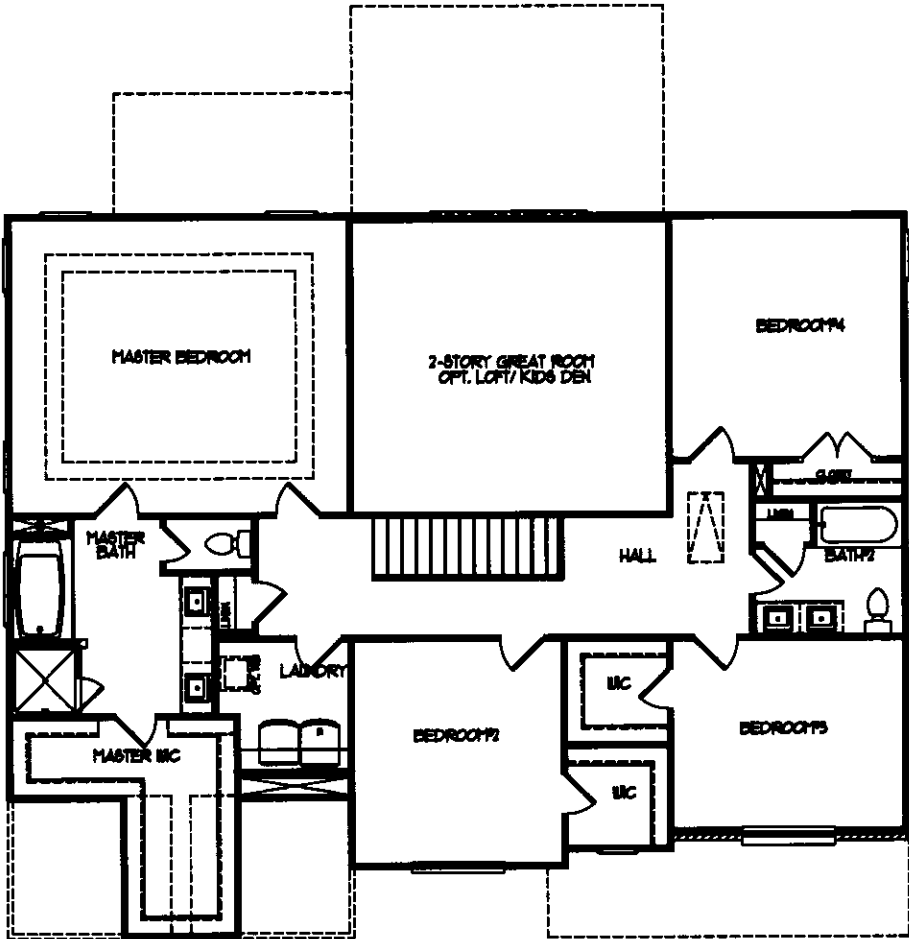
Opt. Loft/ Kids Den



Opt. Bedroom# 6

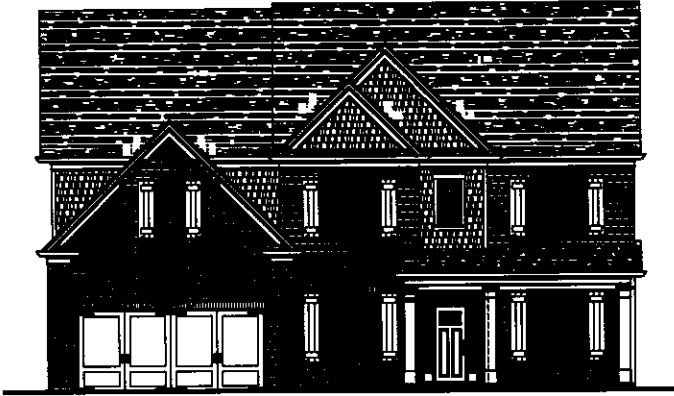


Opt. Bath#4



Upper Level

THE WESTLEIGH



Front Elevation A

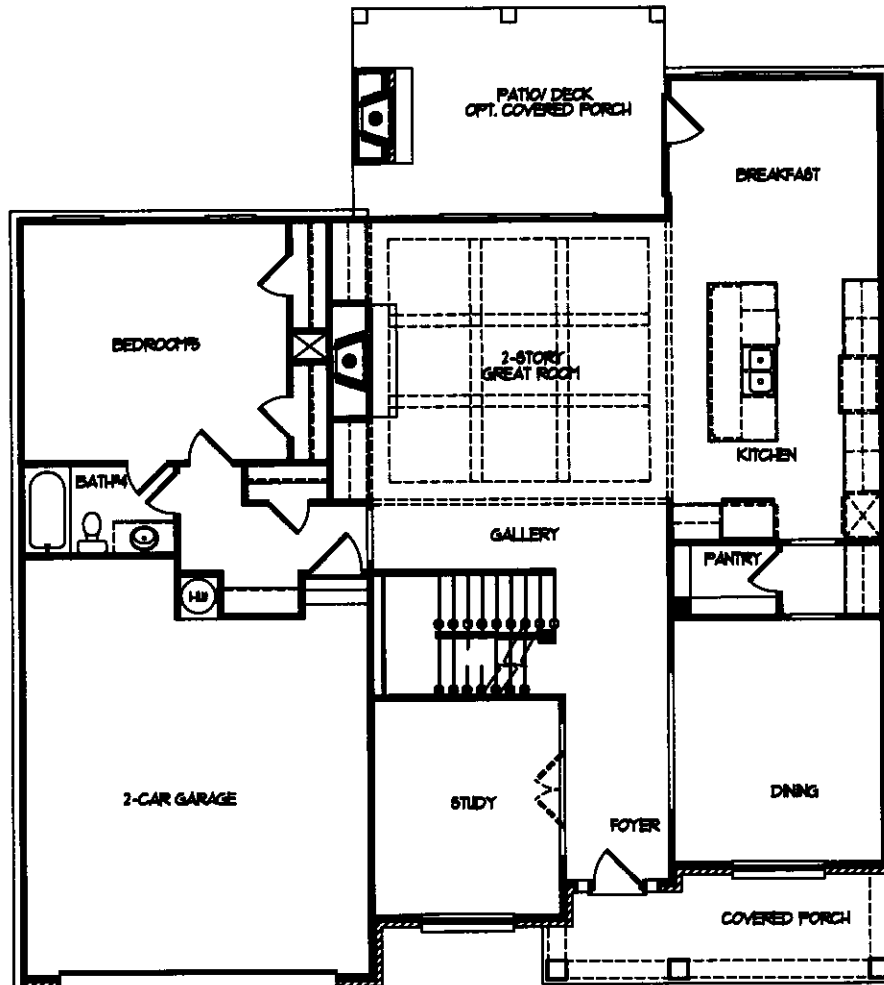


Front Elevation B



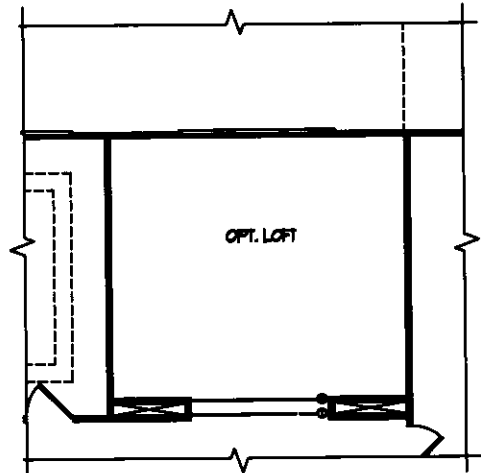
Front Elevation C

THE WESTLEIGH

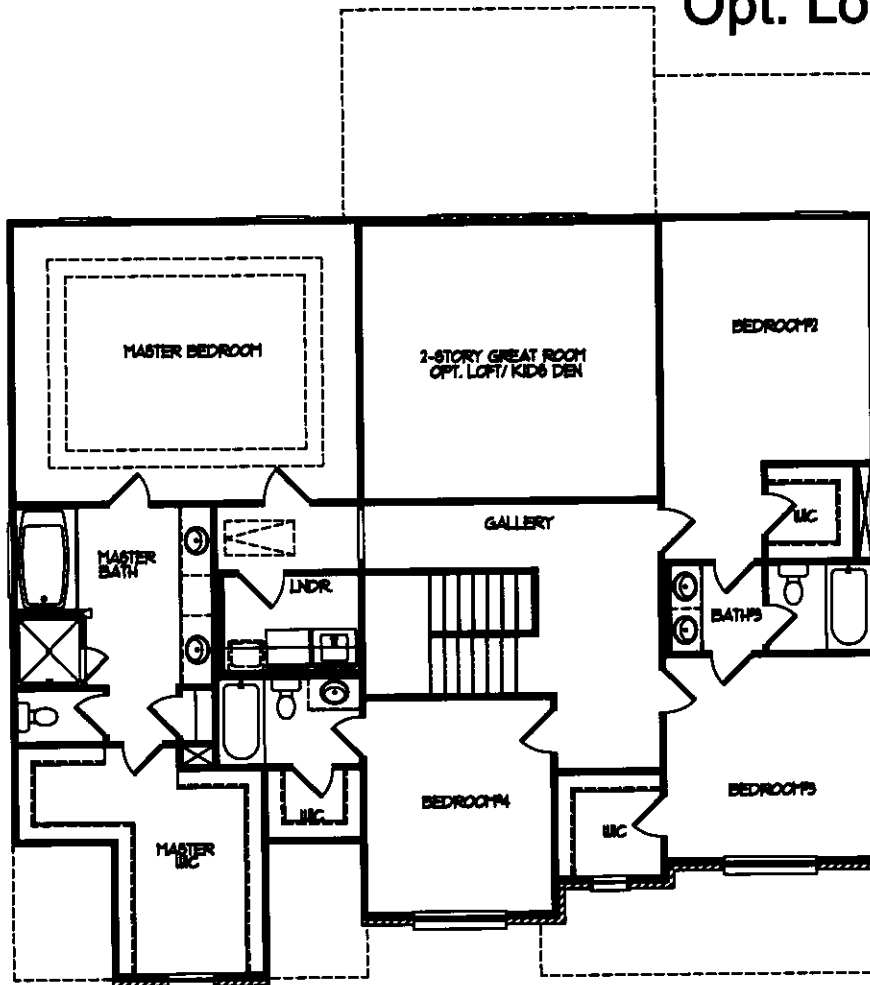


Main Level

THE WESTLEIGH



Opt. Loft/ Kids Den



Upper Level