

PROJECT DATA, NOTES AND DEVELOPMENT STANDARDS FOR CHURCH STREET TND

TOTAL LAND AREA	43.418 ACRES	
LAND DESIGNATED AS PUBLIC OR COMMUNITY USE (EXCLUDING UTILITY EASEMENTS)		
OPEN SPACE	7.302 ACRES	16.8%
ROAD RIGHT-OF-WAY	7.804 ACRES	17.9%
TOTAL:	15.106 ACRES	34.7%

TOTAL SINGLE FAMILY DETACHED LOTS:	107
TOTAL SINGLE FAMILY ATTACHED LOTS:	24

PARKING PROVISIONS

PROPOSED USE	SQ.FT.	SPACES
COMMERCIAL OFFICE:		
GENERAL BUSINESS	15,372	77
RESTAURANT (56 SEATS)	2,158	23
PROFESSIONAL OFFICE	6,900	23
FOOD STORE	11,050	52
TOTAL PARKING SPACES REQUIRED:		178

TOTAL PARKING SPACES PROPOSED: 227
 (PARKING LOTS PLUS ON-STREET SPACES IN THE COMMERCIAL AREA)

RESIDENTIAL USES:
 EACH SINGLE FAMILY RESIDENCE WILL HAVE A MINIMUM OF 2 OFF-STREET PARKING SPACES. IN ADDITION, RESIDENTIAL STREETS WILL PROVIDE PARALLEL PARKING ON ONE SIDE.

BUILDING AND LAND-USE DATA

BUILDING A - PROFESSIONAL OFFICE

NUMBER OF STORIES:	1
TOTAL SQUARE FEET:	6,900 SQ. FT.
LAND AREA ASSOCIATED WITH BUILDING:	0.673 ACRE
SETBACKS:	
FRONT:	0 FEET
SIDE:	10 FEET
REAR:	10 FEET
BUILDING HEIGHT (EXCLUDING CUPOLA/SPIRE):	24 FEET

BUILDING B - 1/2 CAFE, 2 1/2 GENERAL BUSINESS

NUMBER OF STORIES:	1
TOTAL SQUARE FEET:	6,480 SQ. FT.
LAND AREA ASSOCIATED WITH BUILDING:	0.673 ACRE
SETBACKS:	
FRONT:	0 FEET
SIDE:	10 FEET
REAR:	10 FEET
BUILDING HEIGHT (EXCLUDING CUPOLA/SPIRE):	24 FEET

BUILDING C - FOOD STORE

NUMBER OF STORIES:	1
TOTAL SQUARE FEET:	11,050 SQ. FT.
LAND AREA ASSOCIATED WITH BUILDING:	1.370 ACRE
SETBACKS:	
FRONT:	0 FEET
SIDE:	10 FEET
REAR:	10 FEET
BUILDING HEIGHT (EXCLUDING CUPOLA/SPIRE):	24 FEET

BUILDING D - PROFESSIONAL OFFICE

NUMBER OF STORIES:	1
TOTAL SQUARE FEET:	11,050 SQ. FT.
LAND AREA ASSOCIATED WITH BUILDING:	1.370 ACRE
SETBACKS:	
FRONT:	0 FEET
SIDE:	10 FEET
REAR:	10 FEET
BUILDING HEIGHT (EXCLUDING CUPOLA/SPIRE):	24 FEET

DEVELOPMENT STANDARDS FOR SINGLE FAMILY LOTS

DETACHED SINGLE FAMILY:

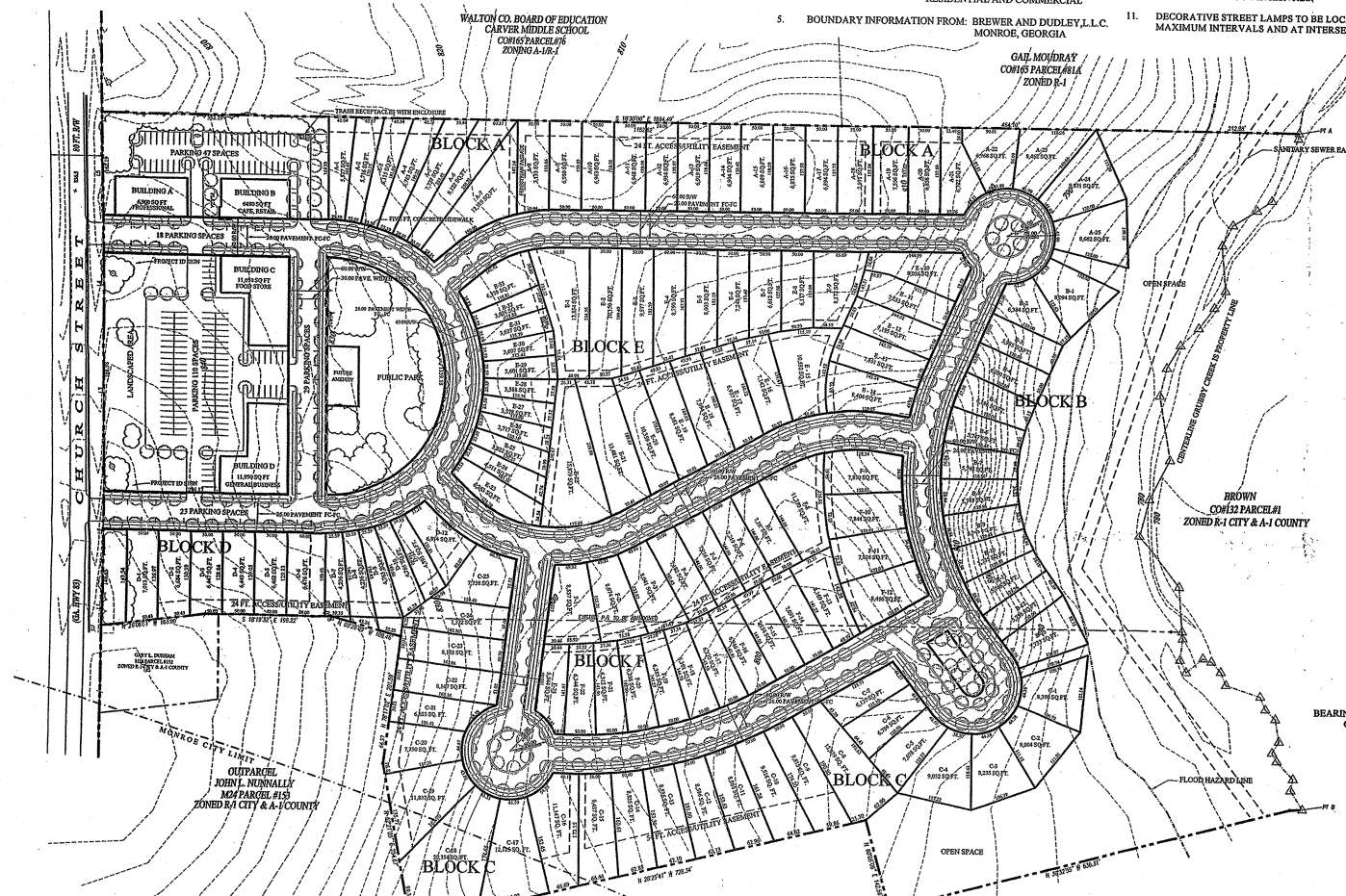
NUMBER OF SINGLE FAMILY DETACHED LOTS:	107
MAXIMUM LOT COVERAGE:	40%
FRONTAGE (EXCLUDING INSIDE CURVE LOTS):	50 FEET
SETBACK:	
FRONT:	10 FEET
SIDE:	6 FEET
REAR:	12 FEET
(REAR SETBACK ON LOTS THAT BACK UP TO THE PROPERTY PERMETER WILL BE 24')	
MAXIMUM BUILDING HEIGHT:	30 FEET
LOT SIZE:	MINIMUM: 5,700 SQ. FT.

ATTACHED SINGLE FAMILY (TOWNHOUSE):

NUMBER OF SINGLE FAMILY ATTACHED LOTS:	24
MAXIMUM LOT COVERAGE:	70%
FRONTAGE (EXCLUDING INSIDE CURVE LOTS):	25 FEET
SETBACK:	
FRONT:	0 FEET
SIDE:	0 FEET
REAR:	12 FEET
(REAR SETBACK ON LOTS THAT BACK UP TO THE PROPERTY PERMETER WILL BE 24')	
MAXIMUM BUILDING HEIGHT:	30 FEET
LOT SIZE:	MINIMUM: 4,200 SQ. FT.

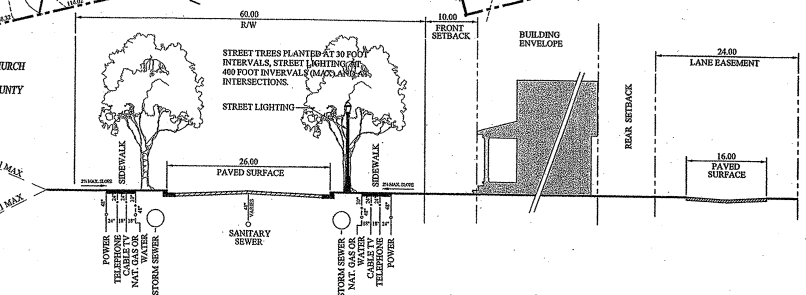
GENERAL NOTES

- TOTAL AREA: 43.418 ACRES
- PROPERTY OWNER: BROOKLAND DEVELOPMENT
119 NORTH MIDLAND AVENUE
MONROE, GEORGIA 30656
770-266-0959
- PRESENT ZONING: R-1 WITHIN CURRENT CITY LIMITS
A-1 IN COUNTY
- PROPOSED ZONING: PCD (MIXED-USE DEVELOPMENT)
RESIDENTIAL AND COMMERCIAL
- BOUNDARY INFORMATION FROM: BREWER AND DUDLEY, L.L.C.
MONROE, GEORGIA
- TOPOGRAPHIC INFORMATION FROM: BREWER AND DUDLEY, L.L.C.
MONROE, GEORGIA
- FLOOD HAZARD LIMITS AS SHOWN ON PLAN.
- ALL UTILITIES TO BE UNDERGROUND.
- SIDEWALKS, FIVE FEET IN WIDTH, TO BE PLACED ALONG BOTH SIDES OF PROPOSED STREETS.
- STREET TREES TO BE PLANTED ALONG BOTH SIDES OF PROPOSED STREETS AT 30 FOOT INTERVALS.
- DECORATIVE STREET LAMPS TO BE LOCATED AT 400 FOOT MAXIMUM INTERVALS AND AT INTERSECTIONS.

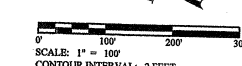


BEARINGS AND DISTANCES ALONG CENTERLINE GRUBBY CREEK FROM PT A TO PT B

DIRECTION	DISTANCE
S 89°29'48" W	8.85
N 86°03'21" W	106.77
N 53°13'17" W	27.62
N 51°22'54" W	44.35
N 81°57'41" W	35.29
S 66°49'53" W	71.84
N 75°23'54" W	32.26
N 72°04'00" W	40.08
N 62°40'45" W	39.22
N 78°40'35" W	41.53
S 83°50'00" W	44.13
S 62°16'25" W	101.28
N 81°08'02" W	67.84
S 83°21'16" W	69.56
S 33°22'27" W	100.05
S 67°25'19" W	69.53
N 26°59'13" W	163.00
S 72°28'34" W	18.42
S 79°33'33" W	40.25
S 47°50'46" W	25.89
S 55°11'52" E	42.22
S 04°25'46" W	16.70
S 31°49'07" W	26.82
S 33°43'52" W	26.58
S 02°20'49" W	67.69
S 53°00'00" W	27.01
N 28°50'55" W	25.33
N 73°32'19" W	24.56
S 43°55'48" W	18.16
S 31°50'58" W	45.04
S 86°10'55" W	22.19
S 42°08'47" W	41.48



STREET CROSS SECTION (60' R/W)
NOT TO SCALE



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LANDSCAPE ARCHITECTURE
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BROOKLAND COMMONS
 CHURCH STREET
 MONROE, GEORGIA

Conceptual Master Plan

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REVISIONS:

SCALE:	1" = 100'
DATE:	MAY 27, 2003
SHEET:	1 OF 1
DRAWN BY:	
FILE NO:	
JOB NO:	1354