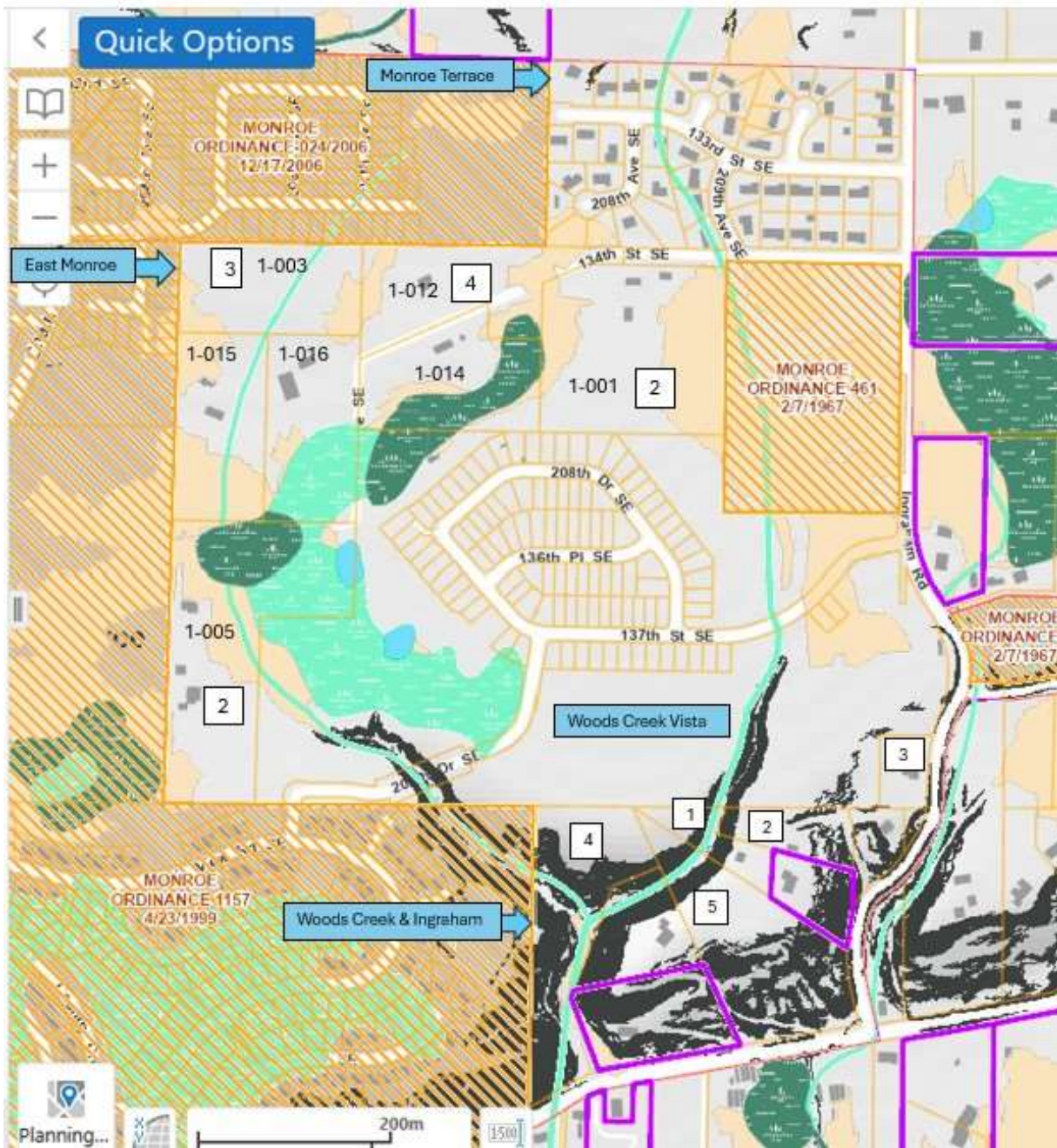


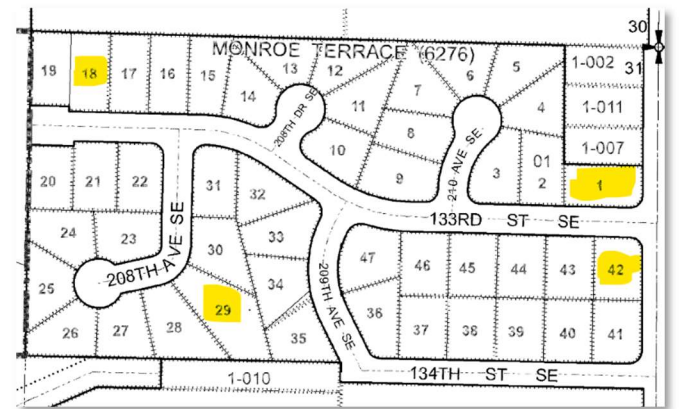
MONROE – East UGA

including Woods Creek Vista, Monroe Terrace, Old Owen & Ingraham Rd



Monroe Terrace

- 47 lot plat with most homes built between 1968 – 1975, some in the 90's – 2000's
- These homes are on septic systems. It would be cost-prohibitive to extend sewer to serve these few sites (*it is ~1500' just from 133rd & Ingraham to 137th & Ingraham, unsure if sewer extends to Ingraham from Woods Creek Vista plat*)
- **The 2021 Buildable Lands Report unreasonably suggests there is additional capacity on:**
 - Lot 1 – 2 units (but it already has a 2,113 sf house on .31 acres)
 - Lot 18 – 1 unit (but it already has a 1682 sf house on .57 ac – house, septic & reserve area that covers the entire lot)
 - Lot 29 – 1 unit (has a septic system on it that serves Lot 30)
 - Lot 42 – 1 unit (lot doesn't perk)



Woods Creek Vista PRD

- 103 lot PRD with new homes built in 2023/24
- There are significant wetlands mapped both onsite and offsite that affect development on this site and the surrounding sites.

East Monroe – Remaining UGA Area around Woods Creek Vista

- This is a septic area
- Critical areas with associated setbacks limit development potential
- BLR suggests 11 more homes can be built on 4 of the lots – IF sewer can come through the plat to the NW (Easton Cove), the northern 2 lots MIGHT be able to develop their 7 additional housing units. A more realistic expectation might be that these lots would add an ADU.

Woods Creek & Ingraham Rd

- The area marked in black is steep slopes that aren't buildable (as they exceed 33% slope)
- Wetlands and hydric soils noted in the plat documents from Woods Creek Vista extend onto the subject sites from the north, limiting any further development on these sites.
- Access to upland area on these sites is off Ingraham Rd (a steep hill) via easement across neighboring lots – there is no access through the plat of Woods Creek Vista.
- There are 2 critical area site plans on these sites documenting the slope and limited area for building (Rec #201012200510 and 9612180381).