



# REGIONAL REVIEW NOTIFICATION

Atlanta Regional Commission • 40 Courtland Street NE, Atlanta, Georgia 30303 • ph: 404.463.3100 • fax: 404.463.3105 • [www.atlantaregional.com](http://www.atlantaregional.com)

DATE: June 8, 2017

ARC REVIEW CODE: V1706081

TO: Mayor Kasim Reed, City of Atlanta  
ATTN TO: Tshaka Warren, Office of Zoning and Development, City of Atlanta  
FROM: Douglas R. Hooker, Executive Director, ARC

Digital signature  
Original on file

The Atlanta Regional Commission (ARC) has received the following proposal and is initiating a regional review to seek comments from potentially impacted jurisdictions and agencies. The ARC requests your comments related to the proposal not addressed by the Commission's regional plans and policies.

**Name of Proposal:** RC-17-03A 2230 Main Street

**Review Type:** Metro River

**MRPA Code:** RC-17-03A

**Description:** An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a new five-lot single-family subdivision (Main Street Estates) on a previously undeveloped site.

**Preliminary Finding:** ARC staff has begun the review of the application for a MRPA Certificate for this proposed project in the Chattahoochee River Corridor. ARC's preliminary finding is that the proposed project is consistent with the Chattahoochee Corridor Plan.

**Submitting Local Government:** City of Atlanta

**Land Lot:** 253 **District:** 17 **Section:**

**Date Opened:** June 8, 2017

**Deadline for Comments:** June 18, 2017

**Earliest the Regional Review can be Completed:** June 18, 2017

## THE FOLLOWING LOCAL GOVERNMENTS AND AGENCIES ARE RECEIVING NOTICE OF THIS REVIEW:

ARC COMMUNITY DEVELOPMENT  
CHATTAHOOCHEE RIVERKEEPER  
COBB COUNTY

ARC NATURAL RESOURCES  
GEORGIA CONSERVANCY

GEORGIA DEPARTMENT OF NATURAL RESOURCES  
NATIONAL PARK SERVICE/CRNRA

If you have questions regarding this review, please contact Andrew Smith at [asmith@atlantaregional.com](mailto:asmith@atlantaregional.com) or (404) 463-5581. If ARC does not receive comments from you on or before **June 18, 2017**, we will assume that your agency has no additional comments and will close the review. Comments by e-mail are encouraged. The ARC review website is located at <http://www.atlantaregional.com/land-use/planreviews>.

Attached is information concerning this review.

## ARC STAFF NOTICE OF REGIONAL REVIEW AND COMMENT FORM

**DATE:** June 8, 2017

**ARC REVIEW CODE: V1706081**

**TO:** ARC Community Development, Natural Resources Division Managers

**FROM:** Andrew Smith, Extension: 3-5581

**Reviewing staff by Jurisdiction:**

**Community Development:** Smith, Andrew

**Natural Resources:** Santo, Jim

**Name of Proposal:** RC-17-03A 2230 Main Street

**Review Type:** Metro River

**Description:** An application for a Metropolitan River Protection Act (MRPA) Certificate for the construction of a new five-lot single-family subdivision (Main Street Estates) on a previously undeveloped site.

### Submitting Local Government: City of Atlanta

**Date Opened:** June 8, 2017

**Deadline for Comments:** June 18, 2017<sup>1</sup>

**Earliest the Regional Review can be Completed: June 18, 2017**

**Response:**

- 1) Proposal is **CONSISTENT** with the following regional development guide listed in the comment section.
- 2) While neither specifically consistent nor inconsistent, the proposal relates to the following regional development guide listed in the comment section.
- 3) The proposal is **INCONSISTENT** with the following regional development guide listed in the comment section.
- 4) The proposal does **NOT** relate to any development guide for which this division is responsible.
- 5) Staff wishes to confer with the applicant for the reasons listed in the comment section.

**COMMENTS:**

[illegible]

MRPA-17-03  
MAY 18

## APPLICATION FOR METROPOLITAN RIVER PROTECTION ACT CERTIFICATE

1. Name of Local Government: City of Atlanta
2. Owner(s) of Record of Property to be Reviewed:  
Name(s): Wyatt Ventres  
Mailing Address: 1110 North Chase Pkwy Suite 150  
City: Marietta State: GA Zip: 30067  
Contact Phone Numbers (w/Area Code): (Adam Brown)  
Daytime Phone: 404 557 2523 Fax:   
Other Numbers: 404 725 1292 (Nick Fene)
3. Applicant(s) or Applicant's Agent(s):  
Name(s): Brock Built Homes LLC.  
Mailing Address: 1110 North Chase Pkwy Suite 150  
City: Marietta State: GA Zip: 30067  
Contact Phone Numbers (w/Area Code): (Adam Brown)  
Daytime Phone: 404 557 2523 Fax: 404 351 7411  
Other Numbers: 404 725 1292 (Nick Fene)
4. Proposed Land or Water Use:  
Name of Development: 2230 Main St. AKA Main Street Estates  
Description of Proposed Use: Create, develop and build 5 to 6 building lots and construct detached homes.
5. Property Description (Attach Legal Description and Vicinity Map):  
Land Lot(s), District, Section, County: 17<sup>th</sup> District. LL: 253 Fulton County,  
Subdivision, Lot, Block, Street and Address, Distance to Nearest Intersection: Main Street Estates, lots 1-5 at Bernard Rd + Main St NW  
Size of Development (Use as Applicable):  
Acres: Inside Corridor: 1.559 acres  
Outside Corridor:   
Total: 1.559 acres  
Lots: Inside Corridor: 5  
Outside Corridor:   
Total:   
Units: Inside Corridor: 5  
Outside Corridor:   
Total: 5  
Other Size Descriptor (i.e., Length and Width of Easement):  
Inside Corridor:   
Outside Corridor:   
Total:

6. Related Chattahoochee Corridor Development:

A. Does the total development include additional land in the Chattahoochee Corridor that is not part of this application? No

If "yes", describe the additional land and any development plans: \_\_\_\_\_

B. Has any part of the property in this application, or any right-of-way or easement bordering this land, previously received a certificate or any other Chattahoochee Corridor review approval? No

If "yes", please identify the use(s), the review identification number(s), and the date(s) of the review(s): No

7. How Will Sewage from this Development be Treated?

A. Septic tank \_\_\_\_\_  
Note: For proposals with septic tanks, the application must include the appropriate local government health department approval for the selected site.

B. Public sewer system: City of Atlanta Sewer System

8. Summary of Vulnerability Analysis of Proposed Land or Water Use:

Vulnerability Category	Total Acreage (or Sq. Footage)	Total Acreage (or Sq. Footage) Land Disturbance	Total Acreage (or Sq. Footage) Imperv. Surface	Percent Land Disturb. (Maximums Shown In Parentheses)	Percent Imperv. Surf. (Maximums Shown In Parentheses)
A	_____	_____	_____	(90) _____	(75) _____
B	_____	_____	_____	(80) _____	(60) _____
C	_____	_____	_____	(70) _____	(45) _____
D	<u>58,372 SF</u>	<u>33,468 SF*</u>	<u>19,654 SF**</u>	<u>(50) 50*</u>	<u>(30) 30**</u>
E	<u>9,518 SF</u>	<u>0 SF*</u>	<u>0 SF**</u>	<u>(30) 0*</u>	<u>(15) 0**</u>
F	_____	_____	_____	(10) _____	(2) _____
Total:	<u>67,890 SF</u>	<u>33,468 SF</u>	<u>19,654 SF</u>	<u>N/A</u>	<u>N/A</u>

\*Includes a transfer of 2855 SF of land disturbance from E to D at 1 to 1.5 (2855 x 1.5 = 4282 SF) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan

\*\*Includes a transfer of 1428 SF of impervious surface from E to D at 1 to 1.5 (1428 x 1.5 = 2142 SF) as per Part 2.A.3.c.(1) of the Chattahoochee Corridor Plan

NOTE: ALL P&E - JMS 6/5/17  
ARC

9. Is any of this Land within the 100-Year Floodplain of the Chattahoochee River? No

If "yes", indicate the 100-year floodplain elevation: \_\_\_\_\_

**NOTE:** The 100-year river floodplain is defined as the natural land surface below the one hundred- (100) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

**NOTE:** All river 100-year floodplain is assigned to the "E" Category; its allowable allocations can be combined with those of other "E" land in the review. Also, 100-year floodplain cannot be reanalyzed and cannot accept transfers.

10. Is any of this land within the 500-year floodplain of the Chattahoochee River? No

If "yes", indicate the 500-year flood plain elevation: \_\_\_\_\_

**NOTE:** The 500-year floodplain is defined as the natural land surface below the five hundred- (500) year flood elevations shown in the Flood Profiles of the most recent floodplain study for the Chattahoochee River approved by the United States Federal Emergency Management Agency for each Corridor jurisdiction.

**NOTE:** Plan Standards include a 35-foot height limit above the pre-construction grade within the 500-year floodplain (includes the 100-year floodplain). Adherence to this standard must be noted on the submitted plans (see Part 2.B.(4) of the Chattahoochee Corridor Plan).

11. The following is a checklist of information required to be attached as part of the application. Individual items may be combined.

**FOR ALL APPLICATIONS:**

\_\_\_\_ Description of land in the application and any additional land in the project (attach legal description or surveyed boundaries).

\_\_\_\_ Name, address, and phone number(s) of owner(s) of record of the land in the application. (Space provided on this form)

\_\_\_\_ Written consent of all owners to this application. (Space provided on this form)

\_\_\_\_ Name, address, and phone number(s) of applicant or applicant's agent. (Space provided on this form)

\_\_\_\_ Description of proposed use(s). (Space provided on this form)

\_\_\_\_ Existing vegetation plan.

\_\_\_\_ Proposed grading plan.

\_\_\_\_ Certified as-builts of all existing land disturbance and impervious surfaces.

\_\_\_\_ Approved erosion control plan.

\_\_\_\_ Detailed table of land-disturbing activities. (Both on this form and on the plans)

\_\_\_\_ Plat-level plan showing (as applicable): lot boundaries; any other sub-areas; all easements and rights-of-way; 100- and 500-year river floodplains; vulnerability category boundaries; topography; any other information that will clarify the review.

\_\_\_\_ Documentation on adjustments, if any.

\_\_\_\_ Cashier's check or money order (for application fee).

**FOR SINGLE-STEP APPLICATIONS (NON-SUBDIVISION):**

\_\_\_\_ Site plan.

\_\_\_\_ Land-disturbance plan.

**FOR TWO-STEP SINGLE-FAMILY SUBDIVISION APPLICATIONS ONLY:**

\_\_\_\_ Concept plan.

\_\_\_\_ Lot-by-lot and non-lot allocation tables.

12. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act: (use additional sheets as necessary)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Signature(s) of Owner(s) of Record *MSR* Date *5/17/17*

13. I (we), the undersigned, authorize and request review of this application for a certificate under the provisions of the Metropolitan River Protection Act:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Signature(s) of Applicant(s) or Agent(s) Date *5/17/17*

14. The governing authority of \_\_\_\_\_ requests review by the Atlanta Regional Commission of the above-described use under the Provisions of the Metropolitan River Protection Act.

\_\_\_\_\_  
Signature of Chief Elected Official or Official's Designee Date

AL-11-021

Lot-By-Lot TABLE -  
MAIN STREET ESTATES - 2230 MAIN ST - ATLANTA

COMS 6/5/17

	Total Lot Area (Square Feet)	Total Area in Zone D (Square Feet)	Total Area in Zone E (Square Feet)	Allowed Land Disturbance area by Lot (Square Feet) 50% of Zone D area + 30% of Zone E area x 1.5	Adjustments between lots (Square Feet)	Total Allowed Disturbance Area (Square Feet)	Allowed Impervious Surface Area by Lot (Square Feet) 30% of Zone D area + 15% of Zone E area x 1.5	Adjustments between lots (Square Feet)	Total Allowed Impervious Surface Area (Square Feet)	Proposed Land Disturbance (Square Feet)	Remaining Land Disturbance Area not used (Square Feet)	Proposed Impervious Surface Area (Square Feet)	Remaining Impervious Surface Area not used (Square Feet)
Lot 1	10,582	10,582	0	5,291	1,275	6,566	3,175	740	3,915	5,837	729	2,730	1,185
Lot 2	11,174	10,978	196	5,577	975	6,552	3,338	640	3,978	5,805	747	2,797	1,181
Lot 3	12,660	11,529	1,131	6,273	525	6,798	3,713	280	3,993	6,022	776	2,794	1,199
Lot 4	13,792	11,738	2,054	6,793	75	6,868	3,984	30	4,014	6,064	804	2,806	1,208
Lot 5	19,682	13,545	6,137	9,534	-2,850	6,684	5,444	-1,690	3,754	5,717	967	2,520	1,234

## Jim Santo

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**From:** Holmes, Keyetta <kmholmes@AtlantaGa.Gov>  
**Sent:** Thursday, June 01, 2017 2:28 PM  
**To:** Jim Santo; Warren, Tshaka  
**Subject:** RE: 2230 Main Street and Bolton Road Racetrac

Jim,

The Main Street application was on oversight on my part. I just pulled the application. It seems I did everything but sign the application. The City is requesting review of 230 Main Street.

Keyetta M. Holmes, AICP  
Zoning and Development Assistant Director  
Department of City Planning  
City of Atlanta, Office of Zoning and Development  
55 Trinity Avenue, Suite 3350  
Atlanta GA 30303  
(404) 546-0166 (Direct)  
(404) 979-7811 (eFax)  
[kmholmes@atlantaga.gov](mailto:kmholmes@atlantaga.gov)

*OK Jim  
6/8/17*

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**From:** Jim Santo [mailto:JSanto@atlantaregional.com]  
**Sent:** Thursday, June 01, 2017 1:53 PM  
**To:** Warren, Tshaka  
**Cc:** Holmes, Keyetta  
**Subject:** RE: 2230 Main Street and Bolton Road Racetrac

Tshaka,

The sheet I sent this morning is wrong. I made a math error in calculating the transfer and forgot to put the transfer language in. Please discard it. I will be sending a new one, probably tomorrow or Monday.

Jim Santo  
Principal Planner  
Natural Resources



# REVISION SUBDIVISION PLAT CITY OF ATLANTA DEPARTMENTAL APPROVAL

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT - OFFICE OF PLANNING

(PRINT NAME) (SIGNATURE) (DATE)  
DIRECTOR, OR HIS/HER DESIGNEE

## NOTES:

1. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO DEED BOOK 4657 PAGE 577 AND PLAT BOOK 284, PAGE 85 OF FULTON COUNTY RECORDS.

2. NO PORTION THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13121C0228F, DATED SEPTEMBER 18, 2013.

3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.

4. NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.

5. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON 04/11/17.

7. VERTICAL INFORMATION SHOWN HEREON WAS OBTAINED FROM A "FIELD RUN" SURVEY. REFERENCE DATUM IS NAVD 88-1994 MEAN SEA LEVEL.

## OWNER'S ACKNOWLEDGMENT

STATE OF GEORGIA

CITY OF ATLANTA

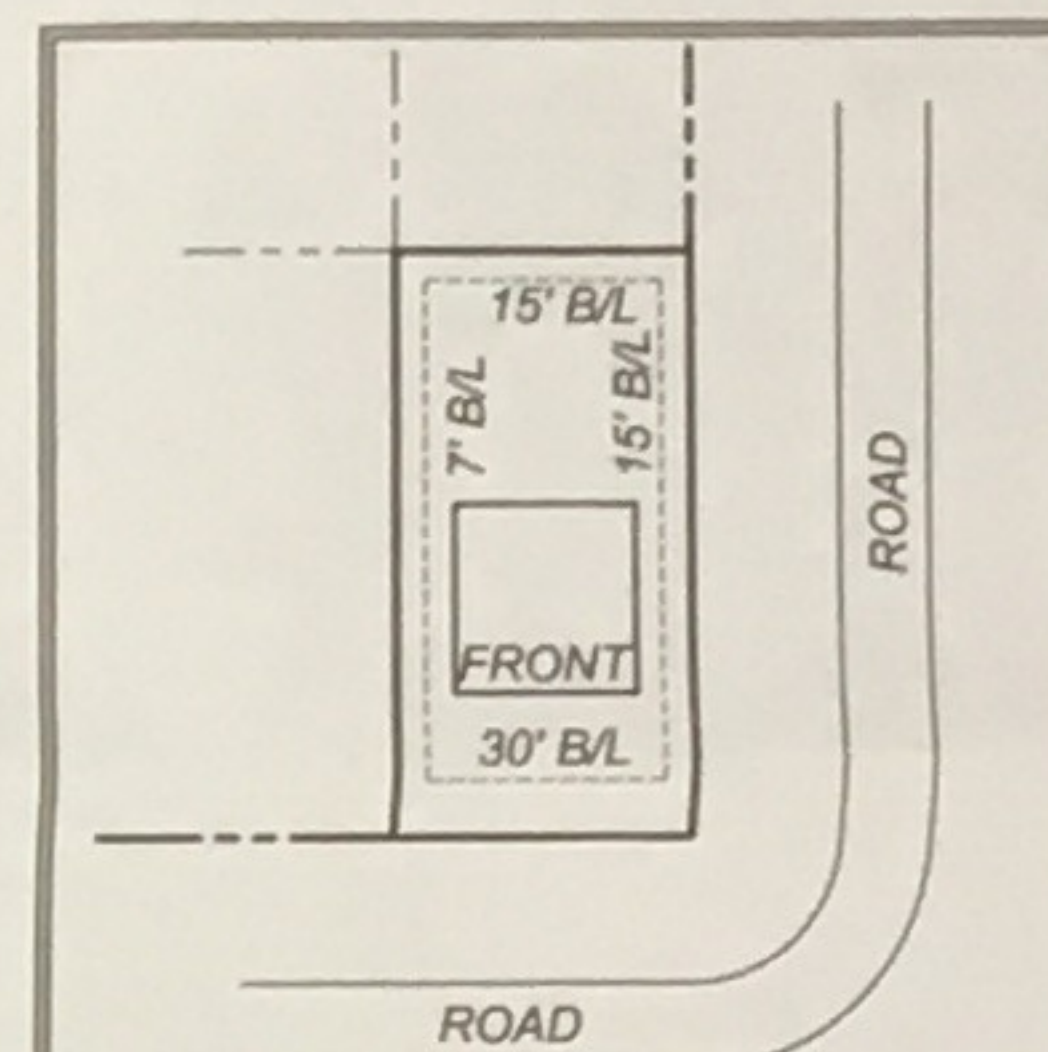
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT HAVING LEGAL POWER OF ATTORNEY, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, PARKS, ROADWAY DRAINS, PUBLIC EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.

By: WYATT VENTURES, LLC

By: ADAM BROCK AS ITS MANAGER DATE

## OWNER / DEVELOPER

WYATT VENTURES, LLC  
1110 NORTHCASE PARKWAY SE, SUITE 150  
MARIETTA, GA 30067  
404-351-7555



**ZONING NOTES:**  
THIS PROPERTY IS ZONED R-4A PER CITY OF ATLANTA AND IS SUBJECT TO FOLLOWING ZONING CONDITIONS:  
FRONT SETBACK: 30'  
SIDE SETBACK: 7'  
ALONG ROAD R/W: 15' (1/2 FRONT SETBACK)  
REAR SETBACK: 15'  
MINIMUM LOT SIZE: 2,800 S.F.  
MINIMUM FRONTAGE: 40'  
MAXIMUM FLOOR RATIO: N/A  
MAXIMUM LOT COVERAGE: 50% OF NET LOT AREA

## GENERAL SITE NOTES:

- OVERALL AREA: 1.559 Ac  
NUMBER OF LOTS: 5 LOTS  
R/W DEDICATION: NONE - NO NEW STREETS
- THIS PROPERTY IS ZONED R-4A PER CITY OF ATLANTA ZONING MAPS.
- ALL UNDISTURBED STREAM BUFFERS AND IMPERVIOUS SURFACE BUFFERS ARE TO BE MEASURED FROM THE LIMITS OF WRESTED VEGETATION.
- THERE SHALL BE NO AREAS DESIGNATED FOR OFF STREET PARKING ON THIS PLAN.
- THERE ARE NO WATERS OF THE STATE LOCATED ON THIS SITE OR WITHIN 200 FEET OF THE PROPERTY.
- ALL EXISTING STRUCTURES TO BE DEMOLISHED IN CONJUNCTION WITH NEW BUILDING PERMITS.

## DRAINAGE STATEMENT

STORM DRAINS SHOWN ON THIS PLAT ARE NECESSARY FOR THE PROPER DRAINAGE OF THE SUBDIVISION. THE CITY OF ATLANTA WILL NOT BE RESPONSIBLE FOR EROSION OR OVERFLOW CAUSED BY THE STORM DRAINS OR NATURAL DRAINAGE SWALES NOR BE RESPONSIBLE FOR EXTENSIONS OF THE STORM DRAINS.

## MARPA VULNERABILITY ZONES

**ZONE E**  
ZONE E SQUARE FOOTAGE: 9,818 S.F.  
ZONE E ALLOWED DISTURBANCE: (30%) 2,955 S.F.  
ZONE E ALLOWED IMPERVIOUS SURFACE: (15%) 1,478 S.F.  
**ZONE D**  
ZONE D SQUARE FOOTAGE: 58,372 S.F.  
ZONE D ALLOWED DISTURBANCE: (30%) 17,512 S.F.  
ZONE D ALLOWED IMPERVIOUS SURFACE: 2,142 S.F.  
(IF NO ZONE E DISTURBANCE) (2,855 S.F. X 1.5 = 4,283 S.F. BONUS DISTURBANCE TO ZONE D)  
ZONE D TOTAL ALLOWED DISTURBANCE: 33,499 S.F.  
ZONE D ALLOWED IMPERVIOUS SURFACE: (30%) 17,512 S.F.  
ZONE D ALLOWED IMPERVIOUS SURFACE: 2,142 S.F.  
(IF NO ZONE E IMPERVIOUS SURFACE) (1,478 S.F. X 1.5 = 2,217 S.F. BONUS IMPERVIOUS SURFACE TO ZONE D)  
ZONE D TOTAL ALLOWED IMPERVIOUS SURFACE: 19,694 S.F.

## SURVEYOR CERTIFICATIONS

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 COMPLES 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.

WARREN GREY HUNTER RLS NO. 3010 DATE 05/16/17



## LEGEND

DRAINAGE STRUCTURES	ABBREVIATIONS
SWCB = SINGLE WING CATCH BASIN	BC = BACK OF CURB
SWCB = DOUBLE WING CATCH BASIN	BH = BUILDING HEIGHT
SI = JUNCTION BOX	B/L = BUILDING SETBACK LINE
GI = GRATE INLET	BB = BOTTOM OF WALL
CI = CURB INLET	CMB = CURB AND DUTTER
YI = YARD INLET	CON = CONCRETE
DI = DROP INLET	CMF = CORRUGATED METAL PIPE
HI = HEAD WALL	CMC = CONCRETE MONUMENT FOUND
SMH = SANITARY SEWER MANHOLE	CO = CLEAN OUT
SSCO = SANITARY SEWER CLEANOUT	CRP = CRIMP TOP PIPE FOUND
GT = GREASE TRAP	CRP = CRIMP TOP PIPE FOUND
FES = FLARED END SECTION	CRP = CRIMP TOP PIPE FOUND
UTILITY SYMBOLS	CRP = CRIMP TOP PIPE FOUND
ACU = AIR CONDITIONING UNIT	CRP = CRIMP TOP PIPE FOUND
ET = ELECTRIC TRANSFORMER	CRP = CRIMP TOP PIPE FOUND
CPD = CABLE TV PEDestal	CRP = CRIMP TOP PIPE FOUND
FI = FIRE HYDRANT	CRP = CRIMP TOP PIPE FOUND
GM = GAS METER	CRP = CRIMP TOP PIPE FOUND
GV = GAS VALVE	CRP = CRIMP TOP PIPE FOUND
DUY = DUTY WIRE	CRP = CRIMP TOP PIPE FOUND
TPED = TELEPHONE PEDestal	CRP = CRIMP TOP PIPE FOUND
UP = UTILITY POLE	CRP = CRIMP TOP PIPE FOUND
WM = WATER METER	CRP = CRIMP TOP PIPE FOUND
WV = WATER VALVE	CRP = CRIMP TOP PIPE FOUND
MISC. SYMBOLS	CRP = CRIMP TOP PIPE FOUND
PC = PARKING SPACE COUNT	CRP = CRIMP TOP PIPE FOUND
SD = SATELLITE DISH	CRP = CRIMP TOP PIPE FOUND
UTILITY LINES	CRP = CRIMP TOP PIPE FOUND
P = POWER LINE (UP-UNDERGROUND)	CRP = CRIMP TOP PIPE FOUND
T = TELEPHONE LINE (UP-UNDERGROUND)	CRP = CRIMP TOP PIPE FOUND
C = CABLE TV LINE (UP-UNDERGROUND)	CRP = CRIMP TOP PIPE FOUND
S = SANITARY SEWER LINE	CRP = CRIMP TOP PIPE FOUND
G = GAS LINE	CRP = CRIMP TOP PIPE FOUND
FENCE LINES	CRP = CRIMP TOP PIPE FOUND
D = DRAIN LINE (UP-UNDERGROUND)	CRP = CRIMP TOP PIPE FOUND
W = WIRE FENCE	CRP = CRIMP TOP PIPE FOUND
WO = WOODEN FENCE	CRP = CRIMP TOP PIPE FOUND
	CRP = CRIMP TOP PIPE FOUND

LOT #	AREA
1	10,582 S.F. 0.243 ACRES
2	11,174 S.F. 0.257 ACRES
3	12,660 S.F. 0.291 ACRES
4	13,792 S.F. 0.317 ACRES
5	19,682 S.F. 0.452 ACRES
TOTAL	67,890 S.F. 1.559 ACRES

TERMINUS LOCATION AS PER CITY OF ATLANTA MAPS

NO EASEMENT OF RECORD FOUND

NO EASEMENT OF RECORD FOUND

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JOB NO.

16-202

DRAWING NO.

16-202-MAIN ST-FP.dwg

SHEET NO.

1

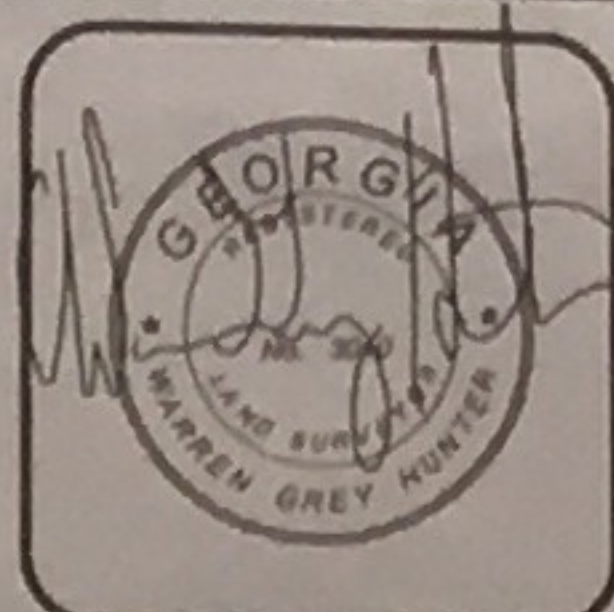
OF

1

REVISION PLAT FOR:

MAIN STREET ESTATES SUBDIVISION

LOTS 1-5, MAIN STREET ESTATES S/D (PB 284, PG 85)  
LAND LOT 253, 17th DISTRICT, FULTON COUNTY, GEORGIA  
TAX PARCEL No. 17 025300110328 & 17 025300110336  
BEING IN THE CITY OF ATLANTA



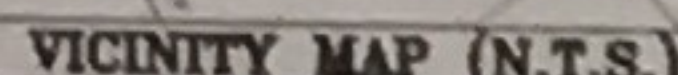
**GA**  
LAND SURVEYOR  
404-384-9577  
GA LAND SURVEYOR, LLC  
3355 ANNANDALE SUITE 1  
SUWANEE, GA 30024

DATE:	SCALE:	NO.	ISSUE
MAY 16, 2017	1" = 30'		
ACREAGE:	LAND LOT(S):	DISTRICT:	SECTION:
1.559 ACRES	253	17th	
CITY:	COUNTY:	STATE:	
	FULTON	GEORGIA	
SURVEYED:	DRAWN:	DATE:	
ANR	ALJ		
CHECKED:	APPROVED:	DATE:	
CAM	WSH		









1. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN  
HEREON WERE MADE TO DEED BOOK 49507 PAGE 577 AND  
PLAT BOOK 284, PAGE 85 OF FULTON COUNTY RECORDS.

2. NO PORTION OF THIS PROPERTY LIES WITHIN A SPECIAL  
FLORIDA HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY  
RISK MAP, No. 13121C0228E, DATED SEPTEMBER 18, 2013.

3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.

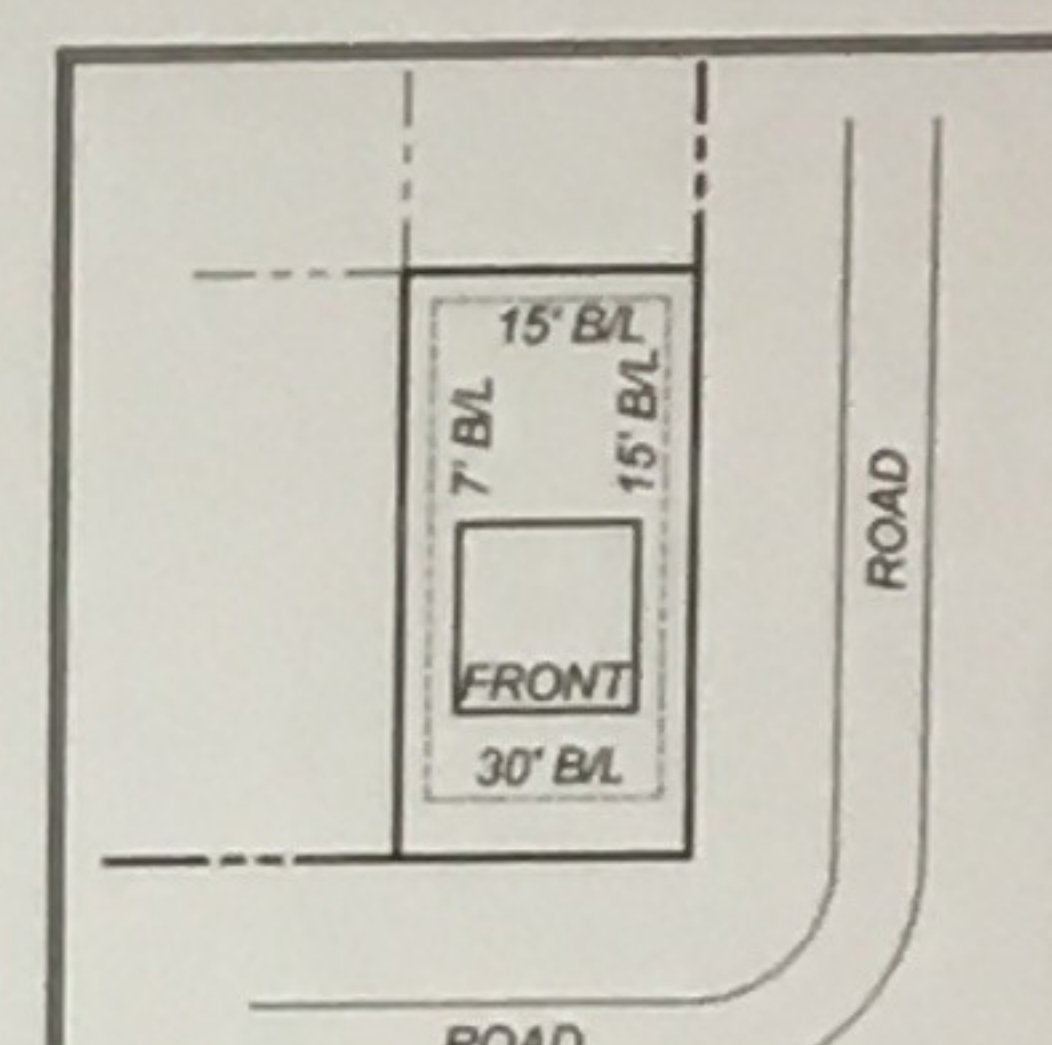
4. NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.

5. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON  
04/11/17

7. VERTICAL INFORMATION SHOWN HEREON WAS OBTAINED FROM A "FIELD RUN" SURVEY. REFERENCE DATUM IS NAVD 88-1994 MEAN SEA LEVEL

LOT #	AREA	
1	10,075 S.F.	0.231 ACRES
2	11,409 S.F.	0.262 ACRES
3	12,626 S.F.	0.290 ACRES
4	13,760 S.F.	0.316 ACRES
5	20,020 S.F.	0.460 ACRES
TOTAL	67,890 S.F.	1.559 ACRES

OWNER / DEVELOPER  
WYATT VENTURES, LLC  
1110 NORTHCHASE PARKWAY SE, SUITE 150  
MARIETTA, GA. 30067  
404-351-7555



ZONING NOTES:

**ZONING NOTES:**  
THIS PROPERTY IS ZONED R-4A PER CITY OF ATLANTA AND IS SUBJECT TO FOLLOWING ZONING CONDITIONS:

FRONT SETBACK: 30'  
SIDE SETBACK: 7'  
ALONG ROAD R/W: 15' (1/2 FRONT SETBACK)  
REAR SETBACK: 15'  
MINIMUM LOT SIZE: 2,800 S.F.  
MINIMUM FRONTAGE: 40'  
MAXIMUM FLOOR RATIO: N/A  
MAXIMUM LOT COVERAGE: 50% OF NET LOT AREA

GENERAL SITE NOTES:

- OVERALL SITE INFORMATION**
- |                 |                       |
|-----------------|-----------------------|
| 1. OVERALL AREA | 1.550 AC.             |
| NUMBER OF LOTS  | 8 LOTS                |
| R/W DEDICATION  | NONE - NO NEW STREETS |
2. THIS PROPERTY IS ZONED R-4A PER CITY OF ATLANTA ZONING MAPS.
3. ALL UNDISTURBED STREAM BUFFERS AND IMPERVIOUS SURFACE BUFFERS ARE TO BE MEASURED FROM THE LIMITS OF WASTED VEGETATION.
4. THERE SHALL BE NO AREAS DESIGNATED FOR OFF-STREET PARKING ON THIS PLAN.
5. THERE ARE NO WATERS OF THE STATE LOCATED ON THIS SITE OR WITHIN 200 FEET OF THE PROPERTY.
6. ALL EXISTING STRUCTURES TO BE DEMOLISHED IN CONNECTION WITH NEW BUILDING PERMITS.

### LEGEND

[illegible]

MARPA VULNERABILITY ZONES

ZONE E

ZONE E SQUARE FOOTAGE: 8,518 S.F.

ZONE E ALLOWED DISTURBANCE: (20%) 2,855 S.F.

ZONE E PROPOSED DISTURBANCE: 0%

ZONE E ALLOWED IMPERVIOUS SURFACE: (15%) 1,438 S.F.

ZONE E PROPOSED IMPERVIOUS SURFACE: 0%

ZONE D

ZONE D SQUARE FOOTAGE: 58,373 S.F.

ZONE D ALLOWED DISTURBANCE: (20%) 19,185 S.F.

ZONE D ALLOWED BONUS DISTURBANCE: 4,283 S.F.  
(EQU. TO NO ZONE E DISTURBANCE) ( 2,855 S.F. X 1.5 = 4,283 S.F. BONUS DISTURBANCE TO ZONE D)

ZONE D TOTAL ALLOWED DISTURBANCE: 23,468 S.F.

ZONE D PROPOSED DISTURBANCE: 26,443 S.F.

ZONE D ALLOWED IMPERVIOUS SURFACE: (10%) 17,612 S.F.

ZONE D ALLOWED BONUS IMPERVIOUS SURFACE: 2,142 S.F.  
(EQU. TO NO ZONE E IMPERVIOUS SURFACE) ( 1,438 S.F. X 1.5 = 2,142 S.F. BONUS IMPERVIOUS SURFACE TO ZONE D)

ZONE D TOTAL ALLOWED IMPERVIOUS SURFACE: 19,854 S.F.

TOTAL D PROPOSED IMPERVIOUS SURFACE: 23,641 S.F.

JOB NO.  
**16-202**  
DRAWING NO.  
16-202 MAIN ST-SP.dwg

SHEET NO.	OF
3	3

VEGETATION PLAN FOR:  
MAIN STREET ESTATES SUBDIVISION

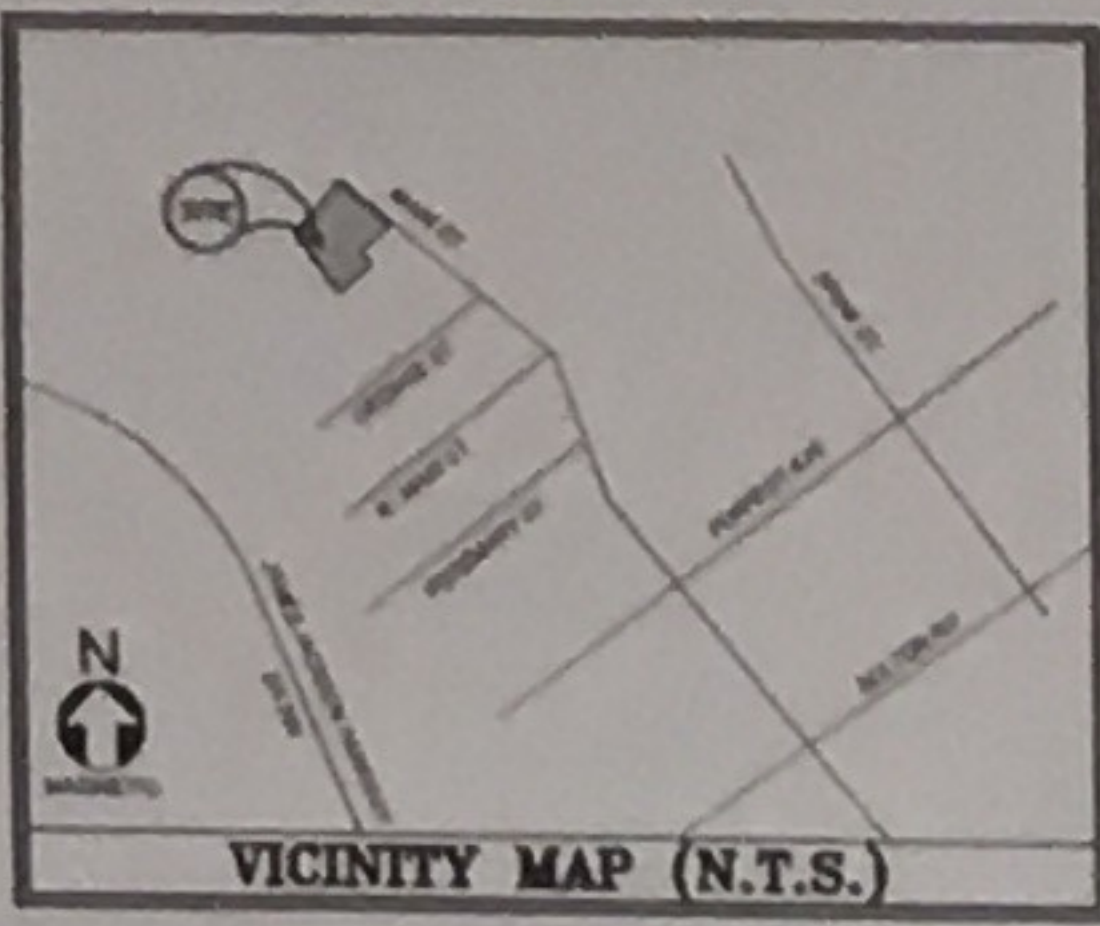
LOTS 1-5, MAIN STREET ESTATES S/D (PB 204, PG 85)  
LAND LOT 263, 17TH DISTRICT, FULTON COUNTY, GEORGIA  
TAX PARCEL No. 17 025300110328 & 17 02530110336  
BEING IN THE CITY OF ATLANTA



 GA  
LAND SURVEYOR  
**404-384-9577**  
GA LAND SURVEYOR, LLC  
3355 ANNANDALE LANE, SUITE 1  
SUWANEE, GA 30024

DATE: MAY 16, 2017			ISSUE	
SCALE: 1" = 30'	NO.		DESCRIPTION	DATE
ACRES: 1.559 ACRES				
LAND (LOTS): 253				
DISTRICT: 17th			SECTION	
CITY: ATLANTA				
COUNTY: FULTON			STATE: GEORGIA	
SURVEYED: MARI			DRAWN: MUS	
CHECKED: CAM			APPROVED: WGH	

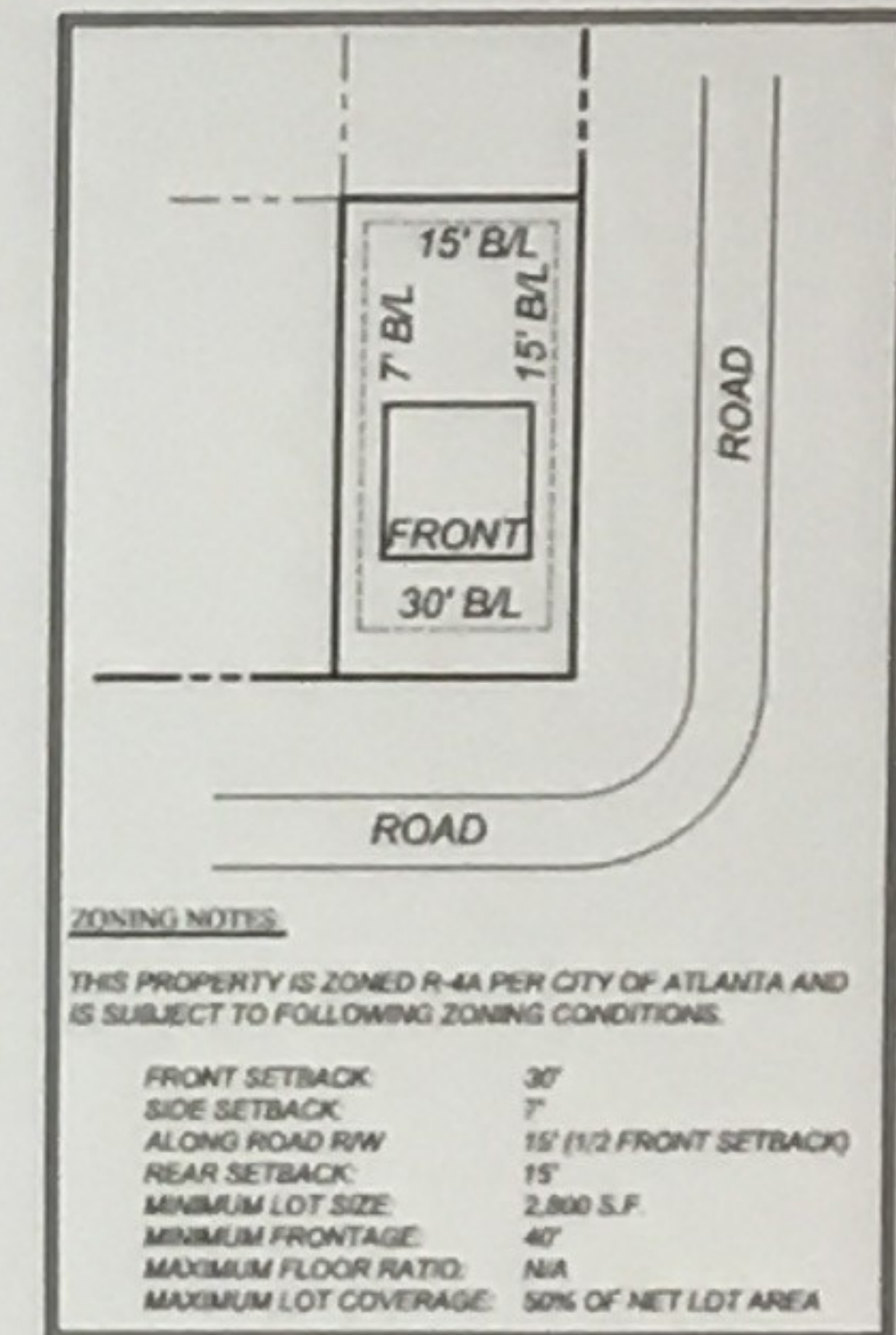




- NOTES:**
1. REFERENCES FOR THE BOUNDARY INFORMATION SHOWN HEREON WERE MADE TO DEED BOOK 49507 PAGE 577 AND PLAT BOOK 284, PAGE 85 OF FULTON COUNTY RECORDS.
  2. NO PORTION THIS PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE AS IDENTIFIED ON FIRM COMMUNITY PANEL No. 13121C0228F, DATED SEPTEMBER 18, 2013.
  3. THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN IS BASED ON ABOVE GROUND STRUCTURES AND INFORMATION SUPPLIED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES OR STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES OR STRUCTURES MAY EXIST. THE SURVEYOR MAKES NO CERTIFICATION AS TO THE ACCURACY AND COMPLETENESS OF THE LOCATIONS SHOWN HEREON.
  4. NO ABSTRACT OF TITLE, TITLE COMMITMENT, OR RESULTS OF TITLE SEARCHES WERE SUPPLIED TO THE SURVEYOR. THERE MAY BE OTHER MATTERS OF RECORD THAT AFFECT THIS PROPERTY.
  5. THE LAST DAY OF THE FIELD SURVEY WAS PERFORMED ON 04/11/17.
  7. VERTICAL INFORMATION SHOWN HEREON WAS OBTAINED FROM A "FIELD RUN" SURVEY. REFERENCE DATUM IS NAVD 88-1994 MEAN SEA LEVEL.

LOT #	AREA
1	10,075 S.F. 0.231 ACRES
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4	13,760 S.F. 0.316 ACRES
5	20,020 S.F. 0.460 ACRES
TOTAL	67,890 S.F. 1.559 ACRES

OWNER / DEVELOPER  
WYATT VENTURES, LLC  
1110 NORTHCASE PARKWAY SE, SUITE 100  
MARIETTA, GA 30067  
404-351-7555



- GENERAL SITE NOTES:**
1. OVERALL AREA: 1.559 AC.
  2. THIS PROPERTY IS ZONED R-4A PER CITY OF ATLANTA ZONING MAPS.
  3. ALL UNDISTURBED STREAM BUFFERS AND IMPERVIOUS SURFACE BUFFERS ARE TO BE MEASURED FROM THE LIMITS OF WRESTED VEGETATION.
  4. THERE SHALL BE NO AREAS DESIGNATED FOR OFF STREET PARKING ON THIS PLAN.
  5. THERE ARE NO WATERS OF THE STATE LOCATED ON THIS SITE OR WITHIN 300 FEET OF THE PROPERTY.
  6. ALL EXISTING STRUCTURES TO BE DEMOLISHED IN CONNECTION WITH NEW BUILDING PERMITS.

MARPA VULNERABILITY ZONES	
ZONE B	ZONE B SQUARE FOOTAGE: 8,518 S.F.
ZONE E	ZONE E ALLOWED DISTURBANCE: (20%) 2,855 S.F.
ZONE E	ZONE E PROPOSED DISTURBANCE: 0%
ZONE E	ZONE E ALLOWED IMPERVIOUS SURFACE: (10%) 1,428 S.F.
ZONE E	ZONE E PROPOSED IMPERVIOUS SURFACE: 0%
ZONE D	ZONE D SQUARE FOOTAGE: 58,372 S.F.
ZONE D	ZONE D ALLOWED DISTURBANCE: (20%) 20,188 S.F.
ZONE D	ZONE D ALLOWED BONUS DISTURBANCE: 4,285 S.F. (DUE TO NO ZONE E DISTURBANCE) (2,855 S.F. X 1.5 = 4,283 S.F. BONUS DISTURBANCE TO ZONE D)
ZONE D	ZONE D TOTAL ALLOWED DISTURBANCE: 24,473 S.F.
ZONE D	ZONE D PROPOSED DISTURBANCE: 24,473 S.F.
ZONE D	ZONE D ALLOWED IMPERVIOUS SURFACE: (20%) 11,512 S.F.
ZONE D	ZONE D ALLOWED BONUS IMPERVIOUS SURFACE: 2,142 S.F. (DUE TO NO ZONE E IMPERVIOUS SURFACE) (1,428 S.F. X 1.5 = 2,142 S.F. BONUS IMPERVIOUS SURFACE TO ZONE D)
ZONE D	ZONE D TOTAL ALLOWED IMPERVIOUS SURFACE: 13,654 S.F.
ZONE D	ZONE D PROPOSED IMPERVIOUS SURFACE: 13,654 S.F.

LEGEND	
<b>UTILITY SYMBOLS</b>	<b>ABBREVIATIONS</b>
UT-1 = AIR CONDITIONING UNIT	BL = BACK OF CURB
UT-2 = ELECTRIC TRANSFORMER	BLH = BUILDING HEIGHT
UT-3 = SABLE TO PROTECT	BLS = BUILDING SETBACK LINE
UT-4 = FIRE HYDRANT	BLW = BOTTOM OF WALL
UT-5 = GAS METER	BLH = BUILDING HEIGHT
UT-6 = GAS VALVE	BLW = BOTTOM OF WALL
UT-7 = GUTTER	BLH = BUILDING HEIGHT
UT-8 = TELEPHONE PEDestal	BLW = BOTTOM OF WALL
UT-9 = UTILITY POLE	BLH = BUILDING HEIGHT
UT-10 = LIGHT POLE	BLW = BOTTOM OF WALL
UT-11 = WATER METER	BLH = BUILDING HEIGHT
UT-12 = WATER VALVE	BLW = BOTTOM OF WALL
UT-13 = FENCED SPACE COURT	BLH = BUILDING HEIGHT
UT-14 = SATELLITE DISH	BLW = BOTTOM OF WALL
UT-15 = POWER LINE (UP=UNDERGROUND)	BLH = BUILDING HEIGHT
UT-16 = TELEPHONE LINE (UP=UNDERGROUND)	BLW = BOTTOM OF WALL
UT-17 = CABLE TV LINE (UP=UNDERGROUND)	BLH = BUILDING HEIGHT
UT-18 = GAS LINE	BLW = BOTTOM OF WALL
UT-19 = WATER LINE	BLH = BUILDING HEIGHT
UT-20 = FENCE LINE	BLW = BOTTOM OF WALL
UT-21 = CHAIN LINK FENCE (CLF)	BLH = BUILDING HEIGHT
UT-22 = WOODEN FENCE	BLW = BOTTOM OF WALL
UT-23 = HARDWOOD	BLH = BUILDING HEIGHT
UT-24 = PINE/CONIFER	BLW = BOTTOM OF WALL

JOB NO.  
**16-202**  
DRAWING NO.  
16-202-MAIN ST-SP.dwg

SHEET NO. 1 OF 3

CONCEPT SITE PLAT FOR:  
**MAIN STREET ESTATES SUBDIVISION**

LOTS 1-5, MAIN STREET ESTATES S/D (PB 284, PG 85)  
LAND LOT 253, 17th DISTRICT, FULTON COUNTY, GEORGIA  
TAX PARCEL No. 17 025300110328 & 17 02530110330  
BEING IN THE CITY OF ATLANTA

GA  
LAND SURVEYOR  
**404-384-9577**  
GA LAND SURVEYOR, LLC  
3355 ANNANDALE LANE, SUITE 1  
SUNAMI, GA 30054

DATE: MAY 16, 2017  
SCALE: 1" = 30'  
ACREAGE: 1.559 ACRES  
LAND LOTS: 253  
DISTRICT: 17th SECTION:  
CITY: ATLANTA  
COUNTY: FULTON STATE: GEORGIA  
SURVEYED: MAR DRAWN: ASD  
CHECKED: GAN APPROVED: WDH