



Regional Review Finding

Development of Regional Impact

DATE: July 24, 2025

TO: Mayor Andre Dickens, City of Atlanta

ATTN TO: Steven Aceto, *Planner*, City of Atlanta

FROM: Mike Alexander, *COO*, Atlanta Regional Commission

RE: Development of Regional Impact (DRI) Review

ARC has completed a regional review of the below DRI. ARC reviewed the project's relationship to regional plans, goals and policies as well as impacts the project may have on the activities, plans, goals and policies of other local jurisdictions and state, federal and other agencies. This Final Report does not address whether the DRI is or is not in the best interest of the host local government.

Name of Proposal: Huber West Midtown DRI 4362

Submitting Local Government: City of Atlanta

Date Opened: July 7, 2025 **Date Closed:** July 24, 2025

Description: A DRI review of a proposal to construct a mixed-use project with 845 multi-family units in two buildings and 20,000 SF of retail on an 8.9 acre previously developed concrete plant site at 1593 Huber Street NW in the City of Atlanta in Fulton County.

Comments:

Key Comments

The project aligns with applicable Maturing Neighborhoods policy recommendations which note: "infill development, redevelopment, and adaptive reuse of existing buildings in this area needs to be balanced with the preservation of existing single-family neighborhoods, as well as the need for additional usable parks and greenspace close to residents, including amenities such as trails and sidewalks."

The project's reuse of a previously developed, currently vacant site is supportive of regional land use and placemaking policies.

The inclusion of 20,000 SF of commercial space which can support resident's need for convenience goods and services is supportive of regional land use and transportation policies.

The project's provision of 850 housing units is supportive of regional housing policies.

Key pedestrian connections to transit and pedestrian infrastructure along Ellsworth Industrial Blvd just to the west of the site and to the Atlanta Beltline just to the south of the site are not available due to the lack of easements or ROW. As the adjacent parcels are developed, every effort should be made to provide these important currently unavailable connections which would ultimately benefit all three developments.

The project is expected to generate a total of 3,666 daily new automobile trips.

General Comments

According to the ARC Unified Growth Policy Map (UGPM), part of The Atlanta Region's Plan, the project site is designated as Maturing Neighborhoods. The Plan's Regional Development Guide (RDG) provides general information and policy recommendations for Maturing Neighborhoods as described at the end of these comments.

The project's reuse of a previously developed, currently vacant site is supportive of regional land use and placemaking policies.

The project's provision of 850 housing units is supportive of regional housing policies. The project's inclusion of nearly 20,000 SF of retail space - some elements of which will service project residents while other components will be a destination for the larger surrounding community and beyond – is supportive of walkable development and economic development policies.

While the project is within close proximity to pedestrian infrastructure and a MARTA bus stops on Ellsworth Industrial Boulevard, there is no direct access to that corridor via an existing street or ROW corridor. The 1611 Ellsworth DRI 4506 project currently scheduled for a DRI should be carefully coordinated so that this key connection can be explored.

The project is also located within walking distance to an Atlanta Beltline segment to the south in development but there is again no access through the adjacent property to the south 1521 Huber Street NW. If 1521 Huber Street is redeveloped in the future, adding a pedestrian connection from Huber Street to the Beltline should be explored. A Beltline spur trail connection through this area connecting to extensive new development on Chattahoochee Avenue would be an ideal solution to be explored.

As these adjacent parcels are developed, every effort should be made to provide these important currently unavailable connections which would ultimately benefit all three developments.

Transportation and Mobility Comments

ARC's Transportation and Mobility comments are attached. The proposal is largely consistent with ARC's MTP. The transportation network recommendations outlined adequately mitigate the project's vehicular impact, but there are safety concerns about the proposed pedestrian and bike network. Changes to traffic patterns, signaling, and intersections should be implemented to prioritize pedestrian safety. Pedestrian and bike crossings and markings should be provided at appropriate locations. Safe access to nearby MARTA stops should be prioritized.

The project is expected to generate a total of 3,666 new automobile trips.

Care should be taken to ensure that the constructed development provides an interconnected, functional, clearly marked and comfortable pedestrian experience on all driveways, paths, entrances, and parking areas. To the maximum extent possible, new driveways and intersection corners where pedestrians will cross should be constructed with minimal curb radii to reduce speeds of turning vehicles and decrease crossing distances for pedestrians.

GDOT Aviation Comments

GDOT Aviation Comments are attached. While the project is located outside of the FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact the airport, it does need to be studied by the FAA via submitting 7460 studies in <https://oeaaa.faa.gov>

Natural Resources Comments

ARC's Natural Resources comments are attached. The USGS coverage for the project area shows no streams on or near the property. A detention pond is visible in the northern portion of the property in both the existing conditions plan and in aerial photos of the property area, but no streams or other waters of the State are shown on the submitted site plan, and no evidence of streams or other waters is visible in available aerial photo coverage. Any unmapped streams identified on the property may be subject to the City of Atlanta's stream buffer ordinance. Any unmapped State waters identified on the property will be subject to the State 25-foot Sediment and Erosion Control buffer.

Environmental Comments

The project can further support The Atlanta Region's Plan by incorporating green infrastructure and/or low-impact design, e.g., pervious pavers, rain gardens, vegetated swales, etc., in parking areas and site driveways, and as part of any improvements to site frontages.

Unified Growth Policy Considerations: Maturing Neighborhoods

The project site is designated as Maturing Neighborhoods which are older neighborhoods that include both single- and multi-family development, as well as commercial and office uses at connected key locations, that were mostly built out before 1980. They represent the largest part of the region that is facing infill and redevelopment pressures. In many cases, infrastructure is in place to handle additional growth, but in some areas, infrastructure is built out with limited capacity for expansion. This may constrain the amount of additional growth possible in certain areas. Many arterial streets in this area are congested due to their use as regional routes for commuters. Limited premium transit service is available in these areas.

The demand for infill development, redevelopment, and adaptive reuse of existing buildings in this area needs to be balanced with the preservation of existing single-family neighborhoods, as well as the need for additional usable parks and greenspace close to residents, including amenities such as trails and sidewalks.

The proposed project aligns with The Atlanta Region's Plan's recommendations for Maturing Neighborhoods. The project utilizes previously developed land for new residential development and includes commercial space which can meet resident's needs for convenience goods and services and thereby reduce vehicular trips. City of Atlanta leadership and staff, along with the applicant team, should collaborate closely on the final design to ensure optimal sensitivity to the needs of nearby local governments, neighborhoods, and natural systems.

The following local governments and agencies received notice of this review:

Atlanta Regional Commission Affairs	Georgia Department of Natural Resource	Georgia Department of Community
Georgia Department of Transportation Commission	Georgia Regional Transportation Authority	Georgia Soil and Water Conservation
Georgia Environmental Finance Authority	Georgia Conservancy	City of Atlanta
Upper Westside CID	MARTA	

For questions, please contact Donald Shockey at (470) 378-1531 or dshockey@atlantaregional.org.

This finding will be published to the ARC review website located at <http://atlantaregional.org/plan-reviews>.



Developments of Regional Impact

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DRI #4362

DEVELOPMENT OF REGIONAL IMPACT Initial DRI Information

This form is to be completed by the city or county government to provide basic project information that will allow the RDC to determine if the project appears to meet or exceed applicable DRI thresholds. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Atlanta
Individual completing form: Steven Aceto
Telephone: 404-205-0638
E-mail: saceto@atlantaga.gov

*Note: The local government representative completing this form is responsible for the accuracy of the information contained herein. If a project is to be located in more than one jurisdiction and, in total, the project meets or exceeds a DRI threshold, the local government in which the largest portion of the project is to be located is responsible for initiating the DRI review process.

Proposed Project Information

Name of Proposed Project: Huber West Midtown
Location (Street Address, GPS Coordinates, or Legal Land Lot Description): 1593 Huber St NW, Atlanta GA 30318. Includes existing addresses of 1575, 1581, 1590, and 1591.
Brief Description of Project: 8.93 acres (combined) rezone (Z-24-087) to construct 845 dwelling units in two buildings with 845 parking (1:1 ratio), and a maximum of 20,000 sf retail.

Development Type:

- | | | |
|--|---|---|
| <input type="radio"/> (not selected) | <input type="radio"/> Hotels | <input type="radio"/> Wastewater Treatment Facilities |
| <input type="radio"/> Office | <input checked="" type="radio"/> Mixed Use | <input type="radio"/> Petroleum Storage Facilities |
| <input type="radio"/> Commercial | <input type="radio"/> Airports | <input type="radio"/> Water Supply Intakes/Reservoirs |
| <input type="radio"/> Wholesale & Distribution | <input type="radio"/> Attractions & Recreational Facilities | <input type="radio"/> Intermodal Terminals |
| <input type="radio"/> Hospitals and Health Care Facilities | <input type="radio"/> Post-Secondary Schools | <input type="radio"/> Truck Stops |
| <input type="radio"/> Housing | <input type="radio"/> Waste Handling Facilities | <input type="radio"/> Any other development types |
| <input type="radio"/> Industrial | <input type="radio"/> Quarries, Asphalt & Cement Plants | |

If other development type, describe:

Project Size (# of units, floor area, etc.): 845 Multifamily Units, up to 20,000 sf retail

Developer: Huber Street Ventures, LLC

Mailing Address: 3560 Lenox Road

Address 2: Suite 2625

City: Atlanta State: GA Zip: 30326

Telephone: 404-229-1387

Email: dbaynes@columbianven.com

Is property owner different from developer/applicant? ☐ (not selected) ☒ Yes ☐ No

If yes, property owner: Huber St. Ventures LLC

Is the proposed project entirely located within your ☐ (not selected) ☒ Yes ☐ No

local government's jurisdiction?

If no, in what additional jurisdictions is the project located?

Is the current proposal a continuation or expansion of a previous DRI? ☐ (not selected) ☐ Yes ☒ No

If yes, provide the following information: Project Name:
Project ID:

The initial action being requested of the local government for this project: ☒ Rezoning
☐ Variance
☐ Sewer
☐ Water
☐ Permit
☐ Other

Is this project a phase or part of a larger overall project? ☐ (not selected) ☒ Yes ☐ No

If yes, what percent of the overall project does this project/phase represent? 2 phases with approximately half of the total units per phase.

Estimated Project Completion Dates: This project/phase: 2029
Overall project: 2031

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DRI #4362

DEVELOPMENT OF REGIONAL IMPACT Additional DRI Information

This form is to be completed by the city or county government to provide information needed by the RDC for its review of the proposed DRI. Refer to both the [Rules for the DRI Process](#) and the [DRI Tiers and Thresholds](#) for more information.

Local Government Information

Submitting Local Government: Atlanta
Individual completing form: Steven Aceto
Telephone: 404-205-0638
Email: saceto@atlantaga.gov

Project Information

Name of Proposed Project: Huber West Midtown
DRI ID Number: 4362
Developer/Applicant: Huber Street Ventures, LLC
Telephone: 404-229-1387
Email(s): dbaynes@columbianven.com

Additional Information Requested

Has the RDC identified any additional information required in order to proceed with the official regional review process? (If no, proceed to Economic Impacts.)
☐ (not selected) ☐ Yes ☒ No

If yes, has that additional information been provided to your RDC and, if applicable, GRTA?
☒ (not selected) ☐ Yes ☐ No

If no, the official review process can not start until this additional information is provided.

Economic Development

Estimated Value at Build-Out: \$197,000,000

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development: \$3,400,000

Is the regional work force sufficient to fill the demand created by the proposed project?
☐ (not selected) ☒ Yes ☐ No

Will this development displace any existing uses?
☐ (not selected) ☐ Yes ☒ No

If yes, please describe (including number of units, square feet, etc):

Water Supply

Name of water supply provider for this site: City of Atlanta

What is the estimated water supply demand to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.2 MGD

Is sufficient water supply capacity available to serve the proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand the existing water supply capacity:

Is a water line extension required to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, how much additional line (in miles) will be required?

It may be necessary to enlarge a portion of the water pipe in Huber up to the connection to the water transmission main in Chattahoochee Ave. Pending fire system design.

Wastewater Disposal

Name of wastewater treatment provider for this site: City of Atlanta

What is the estimated sewage flow to be generated by the project, measured in Millions of Gallons Per Day (MGD)? 0.2 MGD

Is sufficient wastewater treatment capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing wastewater treatment capacity:

Is a sewer line extension required to serve this project? ☐ (not selected) ☐ Yes ☒ No

If yes, how much additional line (in miles) will be required?

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day? (If only an alternative measure of volume is available, please provide.) 3,666 new total daily trips, 331 AM peak trips, and 304 PM peak trips, with the 8% mode reduction reflected.

Has a traffic study been performed to determine whether or not transportation or access improvements will be needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

Are transportation improvements needed to serve this project? ☐ (not selected) ☒ Yes ☐ No

If yes, please describe below: Please see traffic study prepared by Lumin8 dated June 02, 2025

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)? 1521 tons

Is sufficient landfill capacity available to serve this proposed project? ☐ (not selected) ☒ Yes ☐ No

If no, describe any plans to expand existing landfill capacity:

Will any hazardous waste be generated by the development? ☐ (not selected) ☐ Yes ☒ No

If yes, please explain: Demolition and abatement of existing warehouse structures will occur before the project begins

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed? 85%

Describe any measures proposed (such as buffers, detention or retention ponds, pervious parking areas) to mitigate the project's impacts on stormwater management: The parking surfaces, roof surfaces, and other impervious areas will be collected and routed to underground detention facilities. A pre-to-post runoff rate reduction will be provided as required by State and local stormwater ordinances.

Environmental Quality

Is the development located within, or likely to affect any of the following:

1. Water supply watersheds? ☐ (not selected) ☐ Yes ☒ No
2. Significant groundwater recharge areas? ☐ (not selected) ☐ Yes ☒ No
3. Wetlands? ☐ (not selected) ☐ Yes ☒ No
4. Protected mountains? ☐ (not selected) ☐ Yes ☒ No
5. Protected river corridors? ☐ (not selected) ☐ Yes ☒ No
6. Floodplains? ☐ (not selected) ☐ Yes ☒ No
7. Historic resources? ☐ (not selected) ☐ Yes ☒ No
8. Other environmentally sensitive resources? ☐ (not selected) ☐ Yes ☒ No

If you answered yes to any question above, describe how the identified resource(s) may be affected:

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HUBER WEST MIDTOWN DRI
City of Atlanta
Natural Resources Review Comments
July 11, 2025

While ARC and the Metropolitan North Georgia Water Planning District have no regulatory or review authority over this project, the Natural Resources Department has identified City and State regulations that could apply to this property. Other regulations may also apply that we have not identified.

Watershed Protection

The project property is located in the Peachtree Creek Watershed which is part of the Chattahoochee River Watershed. Peachtree Creek's confluence with the Chattahoochee River is downstream of the existing public water supply intakes on the Chattahoochee. However, proposed intakes in South Fulton and Coweta County would include this portion of the Chattahoochee River watershed as a large water supply watershed (over 100 square miles), as defined under the Part 5 Criteria of the 1989 Georgia Planning Act. For large water supply watersheds without a water supply reservoir, the only applicable Part 5 requirements are restrictions on hazardous waste handling, storage and disposal within seven miles upstream of a public water supply intake. This property is more than seven miles upstream of the nearest proposed public water supply intake on the Chattahoochee.

Stream Buffers

The USGS coverage for the project area shows no streams on or near the property. A detention pond is visible in the northern portion of the property in both the existing conditions plan (Page 10 of the DRI package) and in aerial photos of the property area, but no streams or other waters of the State are shown on the submitted site plan, and no evidence of streams or other waters is visible in available aerial photo coverage. Any unmapped streams identified on the property may be subject to the City of Atlanta's stream buffer ordinance. Any unmapped State waters identified on the property will be subject to the State 25-foot Sediment and Erosion Control buffer.

Stormwater/Water Quality

The project should adequately address the impacts of the proposed development on stormwater runoff and downstream water quality.

During the planning phase, the stormwater management system (system) should meet the requirements of the local jurisdiction's post-construction stormwater management ordinance. The system should be designed to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and enhance and promote the public health, safety and general welfare. The system design should also be in accordance with the applicable sections of the Georgia Stormwater Management Manual (www.georgiastormwater.com) such as design standards, calculations, formulas, and methods.

During construction, the project should conform to the relevant state and federal erosion and sedimentation control requirements.

Development of Regional Impact

Assessment of Consistency with the ARC Metropolitan Transportation Plan

Prepared by: Shelby Piccolo, ARC Transportation Access and Mobility Division

July 9, 2025

DRI INFORMATION

2025 Huber West Midtown DRI #4326

Atlanta, Fulton County, GA

METROPOLITAN TRANSPORTATION PLAN PROJECTS

Did the transportation analysis incorporate all current MTP projects contained in the study area or along major transportation corridors connecting the study area with adjacent jurisdictions? *Yes or No*

Yes, the analysis incorporated all current MTP projects.

REGIONAL NETWORKS

1. Will the project be directly served by any roadways identified as Regional Thoroughfares? Any access points between the development and a Regional Thoroughfare, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.
☒ NO ☐ YES
2. Will the development site be directly served by any roadways identified as Regional Truck Routes? Any access points between the development and a Regional Truck Route, combined with the development's on-site circulation patterns, must be designed with the goal of preserving the highest possible level of capacity and safety for all users of the roadway.
☒ NO ☐ YES
3. If the development site is within one mile of an existing or planned rail service, provide information on accessibility conditions and transit supportive uses.
☒ NOT APPLICABLE
4. If the project is within one mile of existing or planned fixed route bus services (including any privately operated shuttles or circulators open to the general public), provide information on walking and bicycling accessibility conditions.
☐ NOT APPLICABLE
☒ YES

MARTA Route 14

Distance* .25 miles

Walking Access to stops* *Walking conditions to stop are poor. Proposed site plan improvements will help improve walking access. Walking conditions will continue to need improvements along Huber Street and Old Chattahoochee Avenue.*

Bicycling Access to stops * *Biking conditions are poor and not currently supported.*

BRT TOD Comments - The development uses support bus ridership. Conditions should continue to be improved for between the site and bus stops. Sidewalks have gaps and biking is not accommodated. Crosswalks should also be added between sidewalk gaps and within the site.

5. If the development site is within one mile of an existing or planned multi-use path or trail, provide information on accessibility conditions.

☐ NOT APPLICABLE

☒ YES

Chattahoochee Improvement Project Phase 1

Distance .1 mile

Walking Access* *Walking conditions need to be improved on Huber Street north of the site. Sidewalks have gaps and lack crosswalks. Biking is not accommodated.*

Chattahoochee Improvement Project Phase 1

Distance .6 mile

Walking Access* *Walking conditions need to be improved on Huber Street north of the site. Sidewalks have gaps and lack crosswalks. Biking is not accommodated. Ellsworth Industrial walking and biking conditions are good.*

OTHER TRANSPORTATION DESIGN CONSIDERATIONS

- 1. Does the site plan provide for the construction of publicly accessible local road or drive aisle connections, or bike/pedestrian connections, with adjacent parcels?**

Drive aisle connections are made with some surrounding sites, but driveways do not align on Huber St. Consider aligning these driveways and adding sidewalk and bike connections where possible.

- 2. Does the site plan enable pedestrians and bicyclists to move between destinations within the development site safely and conveniently?**

Sidewalks throughout the site allow for convenient pedestrian access, but crosswalks need to be added at driveways and intersections. Bike accommodations should be provided.

- 3. Does the site plan effectively manage truck movements and separate them, to the extent possible, from the flow of pedestrians, bicyclists and motorists both within the site and on the surrounding road network?**

The development will likely not generate a substantial amount of truck traffic, but truck loading areas are accounted for.

- 4. Does the site plan include provisions for electric vehicle charging?**

No. Electric vehicle charging should be provided.

RECOMMENDATIONS

- 1. Do the transportation network recommendations outlined in the transportation study adequately mitigate the project's vehicular impact?**

The proposal is largely consistent with ARC's MTP. The transportation network recommendations outlined adequately mitigate the project's vehicular impact, but there are safety concerns about the proposed pedestrian and bike network. Changes to traffic patterns, signaling, and intersections should be implemented. Pedestrian and bike crossings and markings should be provided at appropriate locations.

- 2. ARC offers the following additional comments for consideration by the development team and/or the applicable local government(s):**

Continue to work on safe pedestrian and bike connections to other major bike/ped projects in the surrounding area, including the Beltline. Enhance nearby bus stops to promote bus ridership.

From: [Hood, Alan C.](#)
To: [Donald Shockey](#)
Subject: RE: 2025 Huber West Midtown DRI 4362 - Preliminary Report and Comments Request
Date: Wednesday, July 16, 2025 2:53:14 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

Donald,

This proposed mixed-use project with 845 multi-family units in two buildings and 20,000 SF of retail on an 8.9 acre previously developed concrete plant site at 1593 Huber Street NW in the City of Atlanta in Fulton County is approximately 5.2 miles from Fulton County Executive Airport/Charlie Brown Field (FTY). It is located outside of the FAA approach or departure surfaces, and airport compatible land use areas, and does not appear to impact the airport but does need to be studied by the FAA via submitting 7460 studies in <https://oeaaa.faa.gov>

An FAA Form 7460-1 must be submitted to the Federal Aviation Administration according to the FAA's Notice Criteria Tool found here (<https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen>). Those submissions for any associated cranes and buildings may be done online at <https://oeaaa.faa.gov>. The FAA must be in receipt of the notifications, no later than 120 days prior to construction. The FAA will evaluate the potential impacts of the project on protected airspace associated with the airports and advise the proponent if any action is necessary.

Thank you for the opportunity to comment on the proposed development.

Alan Hood

Airport Safety Data Program Manager



Aviation Programs

600 West Peachtree Street NW

6th Floor

Atlanta, GA, 30308

404.660.3394 cell

404.532.0082 office

Website: <https://www.dot.ga.gov/GDOT/pages/AirportAid.aspx>

From: Donald Shockey <DShockey@atlantaregional.org>

Sent: Monday, July 7, 2025 4:33 PM

To: chuck.mueller@dnr.state.ga.us; gaswcc.swcd@gaswcc.ga.gov; hhill@gefa.ga.gov; Jon West



ZONING NOTES:
PHASE A
GLA: 201,840.70 SF (4.63 AC)
FAR CALCULATION:
MAX FAR ALLOWED: 3.2*GLA : 645,890.24 SF
FAR PROVIDED:
MULTIFAMILY RESIDENTIAL (415 UNITS & AMENITIES)
TOTAL FAR PROVIDED: 1.97 * GLA: 397,626.18 SF
OPEN SPACE CALCULATION:
UOSR REQUIRED: 0.47*GLA: 94,865.129 SF

UOSR PROVIDED: ON SITE: 65,961 SF
BALCONIES: 29,050 SF
TOTAL UOSR PROVIDED : 95,011 SF
PARKING
MINIMUM REQUIRED: 270 SPACES (0.65/UNIT)
PROVIDED: 415 SPACES (1/UNIT)
BICYCLE PARKING:
MINIMUM REQUIRED: 50 SPACES
PROVIDED: 50 SPACES (STORAGE ROOM IN DECK)
LOADING
MINIMUM REQUIRED : 2 SPACES (12'X35')
PROVIDED: 2 SPACES (12'X35')

PHASE B
GLA: 167,238.39 SF (3.84 AC)
FAR CALCULATION:
MAX FAR ALLOWED: 3.2*GLA : 535,162.8 SF
FAR PROVIDED:
MULTIFAMILY RESIDENTIAL (430 UNITS & AMENITIES)
TOTAL FAR PROVIDED: 2.47 * GLA: 413,078.82 SF
OPEN SPACE CALCULATION:
UOSR REQUIRED: 0.52*GLA: 86,963.96 SF

UOSR PROVIDED: ON SITE: 56,930 SF
BALCONIES: 30,100 SF
TOTAL UOSR PROVIDED : 87,030 SF
PARKING
MINIMUM REQUIRED: 250 SPACES (0.58/UNIT)
PROVIDED: 430 SPACES (1/UNIT)
BICYCLE PARKING:
MINIMUM REQUIRED: 50 SPACES
PROVIDED: 50 SPACES (STORAGE ROOM IN DECK)
LOADING
MINIMUM REQUIRED : 2 SPACES (12'X35')
PROVIDED: 2 SPACES (12'X35')

MAXIMUM ALLOWABLE BUILDING HEIGHT : 225 FEET

SITE INFORMATION
TOTAL SITE AREA (APPROX.) : 8.47 AC
EXISTING ZONING : I-2
PROPOSED ZONING : MRC-3

LEGEND
MULTIFAMILY
PHASE A
(M1) UP TO 7 STORY - 1 BUILDING
TOTAL : 415 UNITS
TOTAL PARKING: 415 SPACES
PHASE B
(M2) UP TO 7 STORY - 1 BUILDING
TOTAL : 430 UNITS
TOTAL PARKING: 430 SPACES

TOTAL UNITS : 845
AVG HEATED AREA - MF : 750 SF (APPROX.)
TOTAL PARKING: 845 SPACES
PARKING RATIO PROVIDED : 1 SPACES/DU

AMENITIES
(C1) MULTIFAMILY CLUB / LEASING
TOTAL : 7,500 SF
(C2) MULTIFAMILY CLUB / LEASING
TOTAL : 7,500 SF

SEAL :

11/05/2024

NOTE:
THIS IS A CONCEPTUAL SITE PLAN.
ALL ELEMENTS MAY BE ALTERED PROVIDED THAT THE
ZONING REGULATIONS ARE FOLLOWED.

Drawing name: S:\bdf\FULTON\1717_0187\HUBER STREET DEVELOPMENT\DWG\Huber Street Bnd1.dwg SHEET1 Jun 30, 2023 6:11am by: tshort

CLERK OF THE SUPERIOR COURT RECORDING INFORMATION

SURVEY NOTES

- A. THE FIELD SURVEY WAS PERFORMED ON MAY 25, 2023. ISSUE OR REVISION DATES ARE BASED ON FIELD OBSERVATIONS MADE AT THAT TIME. ANY CHANGES IN SITE CONDITIONS AFTER THE DATE OF THE FIELD SURVEY ARE NOT REFLECTED HEREON.
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 69,136 FEET. AN ANGULAR ERROR OF 1" SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE COMPASS RULE ADJUSTMENT. GROUND MEASUREMENTS WERE OBTAINED USING A TRIMBLE S-6 ROBOTIC INSTRUMENT AND TRIMBLE DATA COLLECTOR.
- B. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 289,263 FEET.
- C. THE VERTICAL DATUM IS BASED ON NAVD 88. THE HORIZONTAL DATUM IS BASED ON GRID NORTH, NAD 83, GEORGIA COORDINATE SYSTEM OF 1985, WEST ZONE, AS ESTABLISHED BY PERFORMING REDUNDANT RTK GPS OBSERVATIONS ON PRIMARY SURVEY CONTROL POINTS UTILIZING A GPS GNSS REAL TIME NETWORK USING A TRIMBLE R12 GPS UNIT.
- D. ALL DISTANCES SHOWN ARE HORIZONTAL, GROUND DISTANCES.

GENERAL NOTES

- A. PROPERTY ADDRESSES: 1575, 1581 & 1593 HUBER STREET (FROM FULTON COUNTY TAX ASSESSOR)
- B. TAX PARCELS ID: 17 0187 LL0586, 17 0187 LL0588, 17 0187 LL0455, 17 0187 LL0448
- C. CURRENT ZONING: I-2 PER CITY OF ATLANTA ZONING
- D. SETBACKS: (I-2 HEAVY INDUSTRIAL DISTRICT)
- MINIMUM FRONT SETBACK = 40'
MINIMUM SIDE SETBACK = IF A BUILDING IS NOT BUILT TO THE LOT LINE, IT SHALL BE SET BACK FROM THE LOT LINE AT LEAST TEN FEET.
MINIMUM REAR SETBACK = NONE
MIN. LOT WIDTH = NONE
MIN. LOT AREA = NONE
MAX. FLOOR AREA RATIO = 2.1
- E. THIS PARCEL OF LAND IS NOT IN THE 100 YEAR FLOOD PLAIN AND IS IN ZONE "X" ACCORDING TO F.E.M.A FLOOD INFORMATION RATE MAP COMMUNITY NUMBER # 135157, MAP NUMBER # 13121 C 0241 F DATED SEPTEMBER 18, 2013.
- F. ALL CORNER MONUMENTS SET ARE 1/2-INCH REBAR WITH PLASTIC CAP UNLESS OTHERWISE NOTED.
- G. THE UNDERGROUND UTILITIES (EXCEPT THE LOCATION OF EXISTING DRAINAGE, SEWER AND IRRIGATION UTILITIES) ARE SHOWN FROM PRIVATE UTILITY CONTRACTOR. ANY NON-METALLIC UTILITIES WITHOUT TRACER WIRE MAY NOT BE LOCATED. THE SURVEYOR LOCATED PAINT MARKS PLACED BY RHD SERVICES ON 5/12/2023 THAT REPRESENT UNDERGROUND UTILITIES SHOWN.

SITE SPECIFIC NOTES

- SUBJECT PROPERTY HAS DIRECT ACCESS TO THE PUBLIC ROAD RIGHT OF WAY OF HUBER STREET AS SHOWN ON SURVEY.
- THE BOUNDARY LINES OF THE SUBJECT PROPERTIES ARE CONTIGUOUS WITH THE BOUNDARY LINES OF ALL ADJOINING STREETS, HIGHWAYS, RIGHTS-OF-WAYS AND EASEMENTS, PUBLIC OR PRIVATE.
- MECHANICAL EQUIPMENT ON SITE, TANK AREAS MAY CONTAIN CHEMICALS.
- NO RECORD DEEDS FOUND FOR SEWER OR STORM EASEMENTS ON SITE.

ENCROACHMENT NOTES

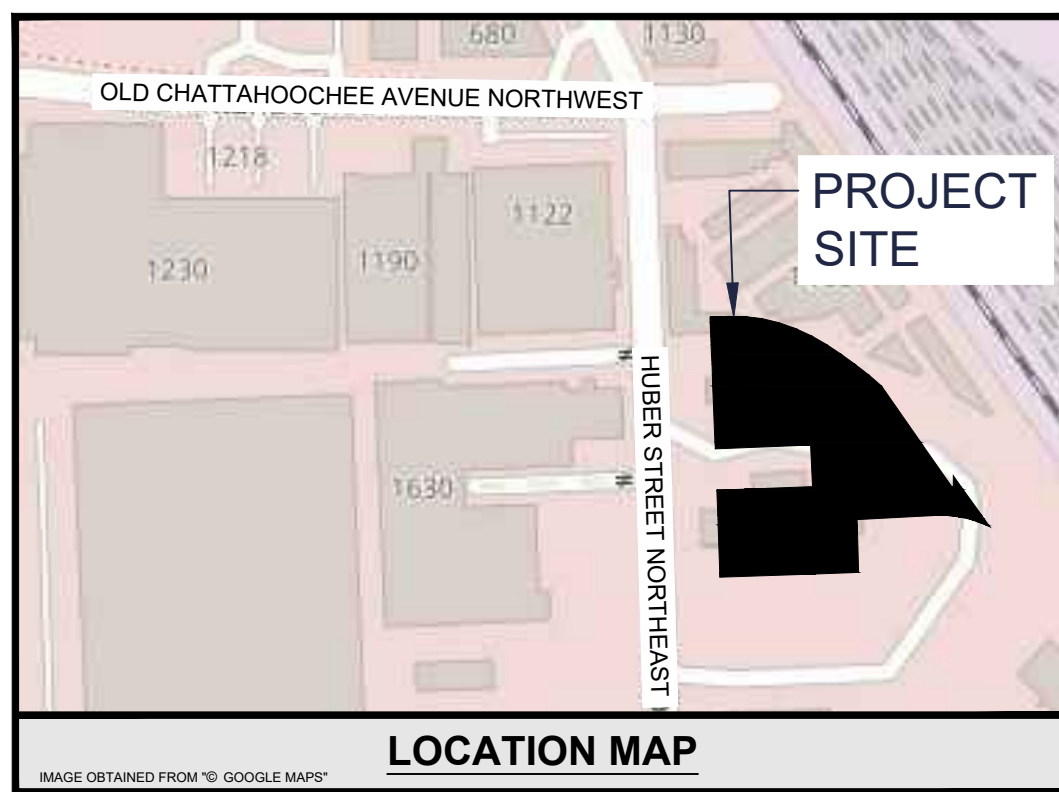
- RAILROAD TRACKS CROSSES THE SOUTHERLY PROPERTY LINE ON PARCEL 17 0187 LL0588.
- FLUME CROSSES THE SOUTHERLY PROPERTY LINE ON PARCEL 17 0187 LL0588.
- FLUME CROSSES THE EASTERLY PROPERTY LINE ON PARCEL 17 0187 LL0588.
- OVERHANGS FROM BUILDING CROSSES THE EASTERLY PROPERTY LINE ON PARCEL 17 0187 LL0588.
- RAILROAD TRACKS CROSSES THE EASTERLY PROPERTY LINE ON PARCEL 17 0187 LL0455.
- GRAVEL PARKING CROSSES PROPERTY LINE ON PARCEL 17 0187 LL0448.

OWNER:

AI HUBER OWNER LLC
D.B. 61788 PG. 426
D.B. 61788 PG. 438

FO	EXISTING STORM SEWER
OH	EXISTING FIBER OPTIC
CHP	EXISTING OVERHEAD POWER
X	EXISTING MAJOR CONTOUR
	EXISTING FENCE
	EXISTING PROPERTY LINE
	EXISTING ADJOINING LOT LINE
SS	EXISTING SANITARY SEWER
W	EXISTING WATER MAIN
UGP	EXISTING UNDERGROUND POWER
GAS	EXISTING GAS
	EXISTING MINOR CONTOUR
	EXISTING RIGHT OF WAY
CHU	EXISTING OVERHEAD UTILITY

AC	AIR CONDITIONER UNIT
B	BENCHMARK
BOLL	BOLLARD
CB	CABLE BOX
CE	EXISTING JUNCTION BOX
CH	EXISTING HOOD AND GRATE INLET
CS	EXISTING SANITARY SEWER CLEANOUT
EG	EXISTING GRATE INLET
EB	ELECTRICAL BOX
EM	ELECTRIC METER
FW	EXISTING FIRE HYDRANT
FM	EXISTING FIBER OPTIC MARKER
GM	EXISTING GAS METER
GS	EXISTING SINGLE WING CATCH BASIN
HA	EXISTING ADA PARKING
HW	EXISTING HEADWALL
IP	EXISTING LIGHT POLE
UP	EXISTING UNDERGROUND POWER TRANSFORMER
PM	EXISTING POWER METER
SM	EXISTING SANITARY SEWER MANHOLE
SW	EXISTING SINGLE WING CATCH BASIN
ST	EXISTING STREET SIGN
ET	EXISTING EVERGREEN TREE
HT	EXISTING HARDWOOD TREE
WM	EXISTING WATER METER
EV	EXISTING VALVE
GW	EXISTING GUY WIRE



P.O.C.	POINT OF COMMENCEMENT
RBCF	REBAR WITH CAP FOUND
RBCF	REBAR WITH CAP FOUND
CTPF	CRIMP TOP PIPE FOUND
SSE	SANITARY SEWER EASEMENT
CMP	CORRUGATED METAL PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
RCP	REINFORCED CONCRETE PIPE
CL	BROKEN LINE (NOT TO SCALE)
CI	CURB INLET
IE	INLET ELEVATION
BW	BOTTOM OF WALL
FFE	FINISHED FLOOR ELEVATION
(R)	RECORD ANGLE
N/F	NOW OR FORMERLY
TE#	TITLE EXCEPTION NUMBER
CLF	CHAIN LINK FENCE
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
OTPF	OPEN TOP PIPE FOUND
AE	ACCESS EASEMENT
DE	DRAINAGE EASEMENT
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE PIPE
VCP	VITRIFIED CLAY PIPE
END	END NOT LOCATED
DI	DROP INLET
X890.7	EXISTING SPOT ELEVATION
TW	TOP OF WALL
(M)	MEASURED DISTANCE
(RD)	RECORD DISTANCE
BSL	BUILDING SETBACK LINE
C&G	CURB AND GUTTER

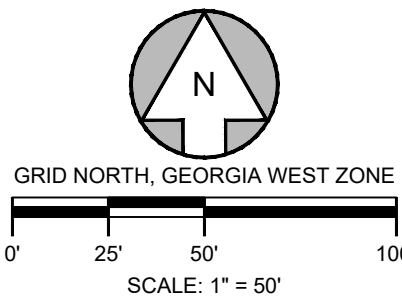
ALTANPS LAND TITLE SURVEY FOR:
RADCO INVESTMENTS L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, AMERIS BANK, & FIRST AMERICAN TITLE INSURANCE COMPANY
HUBER STREET REDEVELOPMENT
LAND LOT 187, 17TH DISTRICT
CITY OF ATLANTA
FULTON COUNTY, GEORGIA

CALL BEFORE YOU DIG



Know what's below.
Call before you dig.

SCALE & NORTH ARROW:



SURVEY INFO:

DRAWN BY: TBS
REVIEWED BY: DCO
FIELD DATE: 05/25/23
OFFICE DATE: 06/01/23
JOB #: 2304017

SHEET TITLE

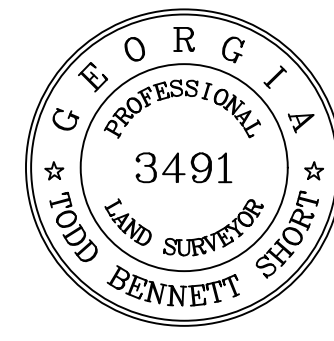
1 OF 2

SURVEYOR'S CERTIFICATION

TO RADCO INVESTMENTS, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, AMERIS BANK & FIRST AMERICAN TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTANPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 11(A), 11(B), 12, 13, 14, 16, 17 & 19 OF TABLE THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 25, 2023.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES 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.



AS SURVEYOR FOR
GASKINS + LECRAW, INC.

Todd Bennett Short
DATE: 06/30/23
GEORGIA REGISTERED LAND SURVEYOR NO. 3491

ACREAGE

OVERALL=7.71 ACRES
TRACT 1=0.43 ACRES
TRACT 2=2.19 ACRES
TRACT 3=4.14 ACRES
TRACT 4=0.95 ACRES

