

NOTE:
A TREE REPLACEMENT PLAN IS REQUIRED IN ADDITION TO THE SITE PLAN

I HEREBY CERTIFY THAT I AM FAMILIAR WITH THE ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, I FURTHER CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND ABILITY, THESE PLANS ARE ACCURATE AND COMPLY WITH THE DISTRICT AND GENERAL REGULATIONS OF THE ZONING ORDINANCE OF THE CITY OF ATLANTA.

SIGNATURE _____ DATE _____

SITE PLAN SPECIFICATIONS

LOCATION: 711 CATHERINE STREET
 LAND LOT 106, 14TH DISTRICT
 FULTON COUNTY, ATLANTA, GA.
 PROPOSED USE:
 RESIDENTIAL/RETAIL
 CURRENT ZONING: R4A
 PROPOSED REZONING: C-2
 PROPOSED RESIDENTIAL DWELLING UNITS = 68

HEIGHT OF BUILDINGS:
 SUBJECT TO TRANSITIONAL HEIGHT PLAN
 PROPOSED BUILDING HEIGHT = 4.5'
 NET LAND AREA
 NET LOT AREA = 49,921 (11,146 ACI)

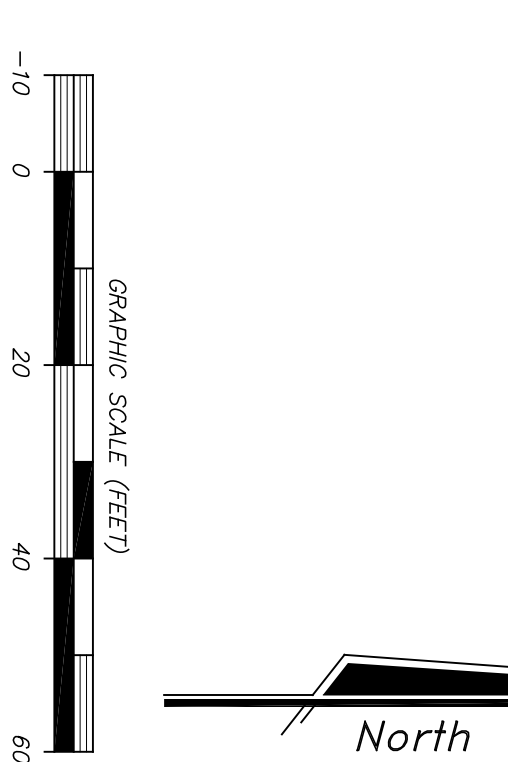
GROSS LAND AREA
 G.L.A. = 49,921 + 200 + 25 + 25 + 25 = 51,796 SF
 PROPOSED FLOOR AREA:
 GROUND FLOOR OF EXISTING BUILDING = 4,423 SF RETAIL SPACE
 1ST FLOOR OF EXISTING BUILDING = 11,035 SF RESIDENTIAL
 SECOND FLOOR OF EXISTING BUILDING = 7,017 SF RESIDENTIAL
 2 PROPOSED TOWNHOMES = 5,400 SF RESIDENTIAL + 5,500 SF RETAIL SPACE

TOTAL FLOOR AREA = 43,875 SF
 33,952 SF RESIDENTIAL + 9,923 SF COMMERCIAL
 NON RESIDENTIAL = 3.0
 ALLOWABLE FLOOR AREA RATIO
 NON RESIDENTIAL = 0.696
 COMBINED 3.696
 MAXIMUM FLOOR AREA ALLOWED = FAR X N.L.A.

RESIDENTIAL FLOOR AREA ALLOWED = 0.696 X 49,921 = 34,745 SF
 NON RESIDENTIAL FLOOR AREA ALLOWED = 3.0 X 49,921 = 149,763 SF
 COMBINED FLOOR AREA ALLOWED = 34,745 + 149,763 = 192,773 SF
 OPEN SPACE REQUIREMENTS
 PUBLIC SPACE REQUIRED = 10% X N.L.A. = 4,992 SF
 PUBLIC SPACE PROVIDED = 3,900 SF
 USABLE OPEN SPACE REQUIRED = 0.10 X N.L.A. = 4,992 X 0.10 = 499.2 SF
 USABLE OPEN SPACE PROVIDED = 23,000 SF

PARKING SPACE REQUIREMENTS:
 1 SPACE / 300 SF OF RETAIL FLOOR AREA
 1 SPACE / 1 SPACE / 200 SF RETAIL FLOOR AREA +
 68 RESIDENTIAL UNITS X 0.99 SPACES / RESIDENTIAL UNIT =
 102 PARKING SPACES REQUIRED
 PARKING SPACE PROVIDED = 2 SPACES
 (1 STANDARD SPACE + 1 HC SPACE)
 LOADING SPACES PROVIDED = 1

NOTE:
 THIS PLAN IS CONCEPTUAL AND IS NOT FOR CONSTRUCTION.



DEVELOPER:
 STRYANT INVESTMENTS
 1939 HOSEA WILLIAMS DRIVE
 ATLANTA, GEORGIA 30317
 CONTACT: STAN SUGARMAN
 PH: 404.643.1982

ENGINEER:
 SHIELDS ENGINEERING GROUP
 409 JOHN WESLEY DOBBS AVENUE
 SUITE F
 ATLANTA, GEORGIA 30312
 CONTACT: LEE WEBB, P.E.
 PH: 404.521.9999

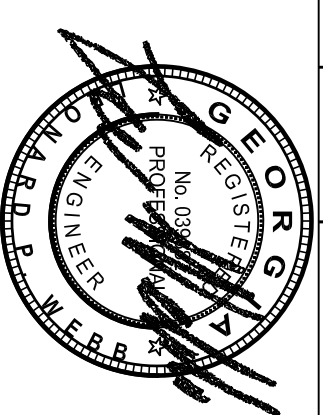
SURVEYOR:
 MERIDIAN GEOMATICS, LLC
 P.O. BOX 49763
 ATLANTA, GA 30359
 CONTACT: BRYAN LONG
 PH: 404.316.9929

CIVIL • RESIDENTIAL • COMMERCIAL • L.E.E.D.



409 JOHN WESLEY DOBBS AVENUE
 SUITE F • ATLANTA, GA • 30312
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 F 404 521 13666
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 WWW: shieldseng.com

NO.	DATE	DESCRIPTION



711 CATHERINE STREET MIXED USE
 711 CATHERINE STREET
 LAND LOT 106, 14TH DISTRICT
 CITY OF ATLANTA, GEORGIA

TITLE
 SITE REZONING PLAN
 DATE 02/06/2017
 JOB NO. SE6106
 DRWG FILE SE6106C1W
 DRAWN BY LPV
 CHECKED MDS
 SCALE T=20'
 SHEET C1