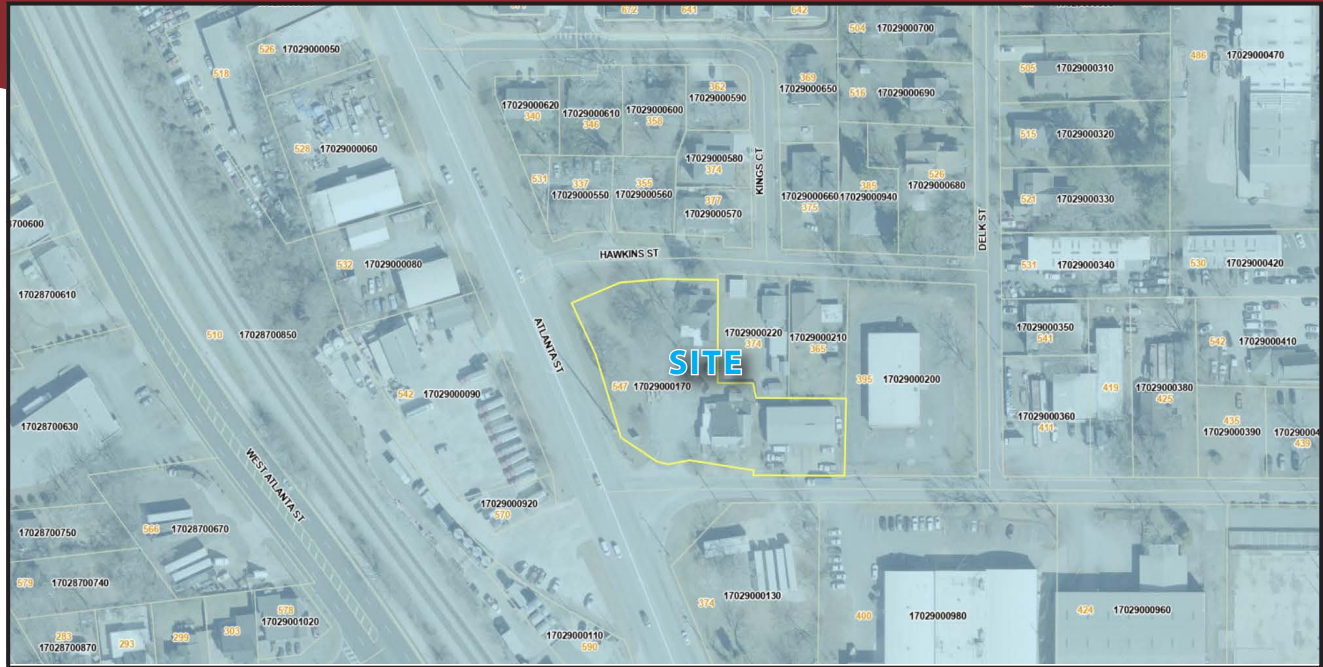


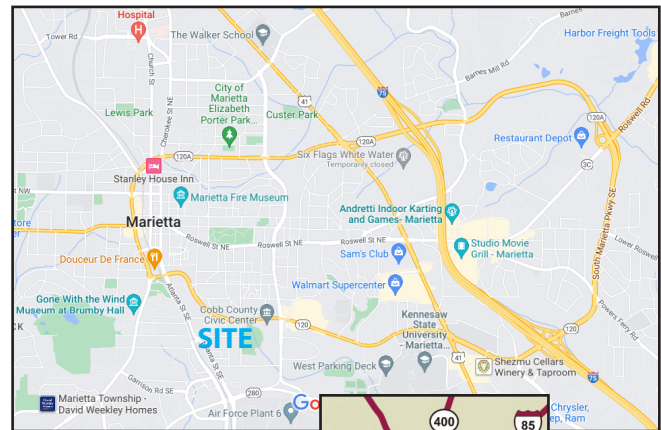
# FOR SALE: Opportunity Zone Assemblage - Marietta, GA

Available for Sale



## 547 Atlanta Street • Marietta, Georgia 30060

- ▶ .98 acres zoned CRC (Community Retail Commercial)
- ▶ 18,100 Daily Traffic Count
- ▶ Federal Opportunity Zone
- ▶ Additional land available
- ▶ All utilities
- ▶ Plans available for a permitted 2-story office bldg
- ▶ Great location at the corner Atlanta and Glover Street just south of the Marietta Square



Map not to scale

### PLEASE CONTACT:

**Mel Stowers**

**404/626-5966 (phone)**

**mstowers@stowersco.com**

**Ben Stowers**

**770/778-6491 (phone)**

**bstowers@stowersco.com**

*Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions.*

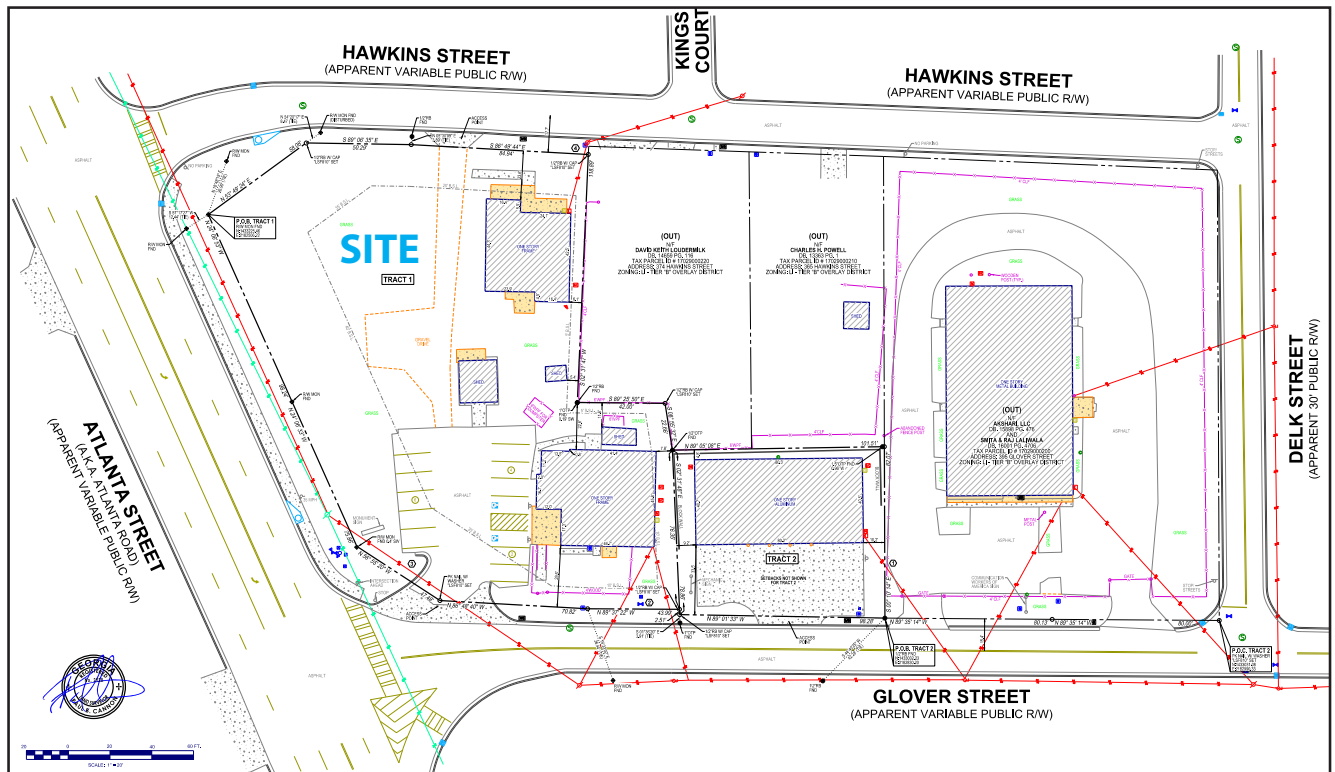
**STOWERS & COMPANY**

**257 Lawrence St., NE, Unit 5236 • Marietta, GA 30061-2350**

**770-528-9422**

# 547 Atlanta Street • Marietta, Georgia

Available for Sale



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**STOWERS & COMPANY**  
257 Lawrence St., NE, Unit 5236 • Marietta, GA 30061-2350 • 770-528-9422



## G.101

1. SITE AREA: 0.878 AC. DISTURBED AREA: 1.074 AC. CUMULATIVE URBAN PLOT: 1.007 AC. DISTURBED AREA: 0.878 AC. NEW IMPROVED AREA: 0.683 AC. GROSS URBAN: (0.878 AC.) 0.68 AC. AFFRUIT.
2. REFERENCES: ALTA SURVEY FOR OLIVER STREET PARTNERS II, LLC PREPARED BY: JAMES W. HARRIS, INC. DATE: 04-11-2011.
3. NO PORTION OF THIS SITE IS LOCATED IN A SPECIAL FLOOD AREA PER FEMA FIRM COMMUNITY PANEL: 13000C00101, DATED 03-04-13.
4. THERE ARE NO WETLANDS LOCATED ON WITHIN 200' OF THE PROJECT SITE.
5. THERE ARE NO STATE WETLANDS LOCATED ON OR WITHIN 200' OF THE PROJECT SITE.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR COLLECTION AND FILL PLAN FROM PUBLIC ROAD OR STREET.
7. CONTRACTOR SHALL COMPLY WITH ALL LOCAL BUILDING CODES AND REGULATIONS WHICH MAY BE IN EFFECT AT THE TIME OF CONSTRUCTION.
8. CONTRACTOR SHALL ASSURE THAT ALL FINAL IMPROVEMENTS ARE MADE.
9. CONTRACTOR MUST FIELD VERIFY ALL INVERTS AND LOCATIONS OF EXISTING INFRASTRUCTURE SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
10. NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL SITE IMPROVEMENTS ARE COMPLETED.
11. SDOGS ARE NOT APPROVED UNDER THIS PERMIT. A SEPARATE PERMIT IS REQUIRED FOR ALL DOGS.
12. ALL CONSTRUCTION TRAILERS SHALL BE PERMITTED THROUGH THE BUILDING AND CONSTRUCTION DEPARTMENT.
13. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO ANY ADJACENT PROPERTY TO BE AVOIDED BY THE PROTECTION OF THE PROJECT.
14. A COPY OF THE APPROVED LAND DISTURBANCE PLAN AND PERMIT SHALL BE PRESENT ON THE JOB SITE THROUGHOUT THE CONSTRUCTION PROJECT.
15. APPROVAL OF THESE PLANS DOES NOT CONSTITUTE THE APPROVAL OF ANY LAND DISTURBANCE OR EROSION CONTROL PLAN OR ANY OTHER PLAN OF THE DEVELOPER TO CONSTRUCT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY SUCH PLAN.
16. ALL RADN ARE SHOWN AS BACK OF CURB UNLESS OTHERWISE DESIGNATED. ALL UNDESIGNATED ARE SHOWN AS FACES OF CURB TO FACE OF CURB UNLESS OTHERWISE DESIGNATED.
17. TRAFFIC FLOW ARROWS SHOWN ON CONSTRUCTION PURPOSES ONLY. NO TRAFFIC ARROWS TO BE AVOIDED BY THE PROTECTION OF THE PROJECT.
18. CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING TOWARDS DRAINAGE STRUCTURES AT ALL TIMES DURING CONSTRUCTION.
19. THE UTILITIES SHOWN HEREON ARE BASED UPON RECORDS FROM VARIOUS UTILITY PROVIDERS. CONTRACTOR SHALL VERIFY THE LOCATION AND ACTUAL DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEASUREMENTS.
20. ALL UNDISTURBED BUFFERS SHALL BE FIELD LOCATED, STAGED AND PLANTED TO MATCH THE BUFFER SPECIFICATIONS AND SHALL BE SLOPED TO THE CURB FOR APPROVAL PRIOR TO BEADING.
21. ALL AND ALL FIELD CONDITIONS DIFFERING FROM THE INFORMATION PROVIDED ON THE PLANS SHALL BE IMMEDIATELY REPORTED TO THE PROJECT ENGINEER AND ENGINEER IMMEDIATELY. THE CONTRACTOR MUST SUBMIT A REQUEST FOR INFORMATION AND A REQUEST FOR A CHANGE ORDER TO THE PROJECT ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE TO THE APPLICED PLANS MUST BE RESPONSIBILITY TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COST ASSOCIATED WITH UNAPPROVED

THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES PRIOR TO LAND DISTURBANCE.

2. EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES, IF FILL APPLICATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION CONTROL MEASURES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF EROSION CONTROL TO TREAT THE SEDIMENT SOURCE.

3. EROSION CONTROL MEASURES SHALL BE MAINTAINED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING PER MANUAL FOR EROSION CONTROL.

4. EROSION CONTROL BARRIERS SHALL BE INSTALLED, INSPECTED AND FULLY OPERATIONAL PRIOR TO CLEARING AND SHALL BE MAINTAINED FULLY THROUGHOUT THE CONSTRUCTION PERIOD. EROSION CONTROL BARRIERS SHALL BE MAINTAINED BY THE CONTRACTOR.

5. ALL EROSION CONTROL MEASURES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA.

6. EROSION CONTROL MEASURES INDICATED ON THESE PLANS MEET THE MINIMUM REQUIREMENTS FOR EROSION CONTROL. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD CONDITIONS OR BY THE INSPECTOR. CHANGES AND REINFORCEMENT IS REQUIRED TO BE APPROVED BY THE CONTRACTOR. MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

7. CONTRACTOR SHALL PROVIDE DUST CONTROL AND SHALL PROTECT ADJACENT STREETS FROM ACCUMULATION OF SOIL.

8. CONTRACTOR IS RESPONSIBLE FOR MONITORING DOWNSTREAM CONDITIONS THROUGHOUT THE CONSTRUCTION PERIOD AND CLEANING ANY DEBRIS AND/OR SEDIMENT CAUSED BY THE CONSTRUCTION.

9. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES AT ALL TIMES. CONTRACTOR SHALL INSPECT AND REPAIR ALL EROSION CONTROL MEASURES AT THE END OF EACH WORK DAY.

10. CONTRACTOR SHALL CLEAN OUT ALL EROSION CONTROL MEASURES BEFORE THEY HALF FULL OR AS SPECIFIED BY THE INSPECTOR OR ENGINEER.

11. DISTURBED AREAS SHALL BE STABILIZED WITH MULCH WHERE SLOPES EXCEED SIX PERCENT.

12. CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY DIRT OR MUD FROM THE TIRES OF ANY CONSTRUCTION VEHICLES PRIOR TO THEIR LEAVING THE SITE.

13. ALL LAND-RESTORATION ACTIVITIES SHALL BE CONDUCTED WITHIN A BUFFER AND BUFFER LANE-DETERMINED BY THE DISTURBANCE OF THE CONSTRUCTION SITE AND COMPLETED WITHIN THE BUFFER LANE. THE BUFFER LANE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THE BUFFER LANE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD TO PROTECT WATER QUALITY AND AESTHETIC VALUES AND A NATURAL CANAL IS 1977 TO 1978. THE BUFFER LANE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THAT ANY PERSON CONSTRUCTING A SINGLE-LANE HIGHWAY, INCLUDING ANY SUCH RECONSTRUCTION, SHALL MAINTAIN A BUFFER LANE OF AT LEAST 10 FEET ON EACH SIDE OF THE HIGHWAY. THE BUFFER LANE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THAT ANY PERSON CONSTRUCTING A SINGLE-LANE HIGHWAY, INCLUDING ANY SUCH RECONSTRUCTION, SHALL MAINTAIN A BUFFER LANE OF AT LEAST 10 FEET ON EACH SIDE OF THE HIGHWAY. THE BUFFER LANE SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

14. ALL SLOPES GREATER THAN 5:1 OR 10:1 IN HEIGHT MUST BE STABILIZED WITH GEOTEXTILE OR ORGANIC FIBER EROSION CONTROL BLANKETS AS PLUS AS GRADING OPERATIONS ARE COMPLETED.

15. BUILDING MATERIALS ARE TO BE STORED ELEVATED OFF THE GROUND AND COVERED WITH AN IMPERVIOUS MATERIAL.

16. THIS PROJECT DOES NOT HAVE ANY BUFFER ENCROACHMENTS AND NO BUFFER ENCROACHMENTS ARE REQUIRED.

17. AMENDMENTS/REVISIONS TO THE EXHIB PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BARS WITH A STRUCTURAL COMPONENT MUST BE CERTIFIED BY THE DESIGN PROFESSIONAL.

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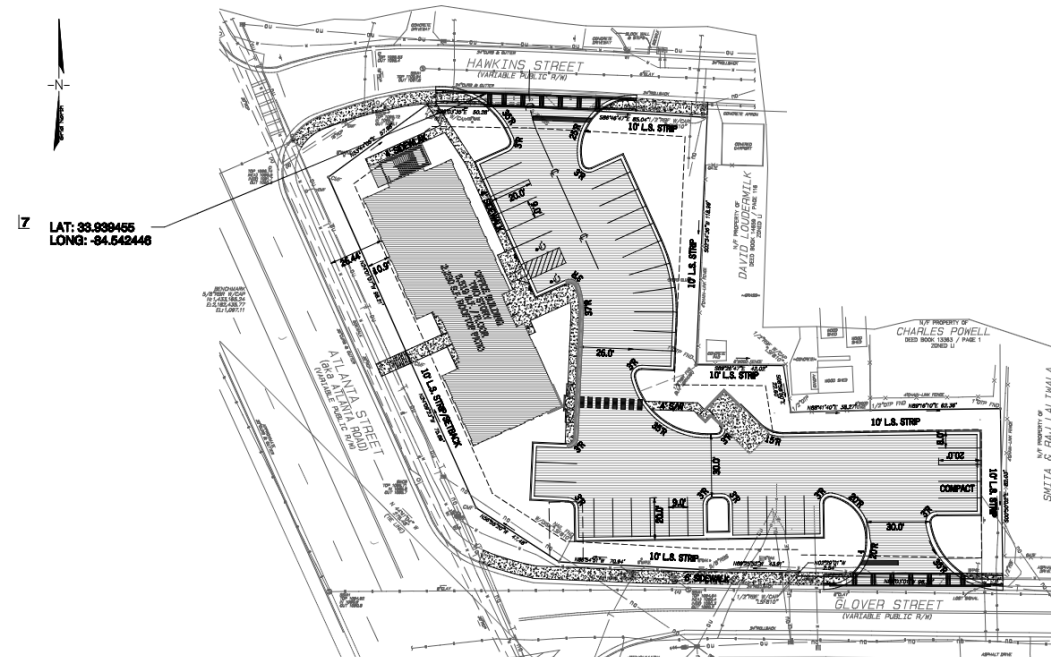
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THE SCOPE OF THIS PROJECT IS TO REDEVELOP 547 ATLANTA STREET TO CONSTRUCT A 13,280 SF OFFICE BUILDING WITH SITE IMPROVEMENTS TO ADDRESS PARKING, ACCESS, LANDSCAPING, STORMWATER, & UTILITIES ON THE 0.940 AC PROPERTY. THE PROPOSED IMPROVEMENTS WILL DISTURB 1.074 ACRES, CREATE 0.691 AC OF NEW IMPERVIOUS SURFACE TOTAL.

[illegible]

## LOCATION MAP



LOCATED IN  
City of Marietta, Georgia

**SEPTEMBER 2024**

- 1 COVER SHEET
- 2 EXISTING CONDITIONS PLAN
- 3 DEMO & INITIAL EROSION CONTROL
- 4 SITE PLAN
- 5 UTILITY PLAN
- 6 GRADING AND DRAINAGE PLAN
- 7 STORM SEWER PROFILES
- 8 STORMWATER MANAGEMENT FACILITY
- 9 STORMTECH ORDERING PLAN
- 10 INTERMEDIATE EROSION CONTROL PLAN
- 11 FINAL EROSION CONTROL PLAN
- 12-13 EROSION CONTROL DETAILS
- 14 ESPCP PLAN
- 15 LANDSCAPE PLAN
- 16-19 DEVELOPED DRAINAGE PLAN
- 20 CONSTRUCTION DETAILS
- 21 FIRE ACCESS PLAN
- 22 SITE LIGHTING PLAN

**OWNER:** GLOVER STREET PARTNERS III, LLC  
**(PRIMARY PERMITTEE)** 400 GLOVER STREET  
MARIETTA, GA 30080  
EMAIL: BETSY@BANKODESIGN.COM  
PHONE: 678.202.4812

**5 DEVELOPER:** GLOVER STREET PARTNERS III, LLC  
400 GLOVER STREET  
MARIETTA, GA 30060

**24-HR  
CONTACT:** BETSY DISTLER  
678.202.4812  
BETSY@BANKODESIGN.COM

**SITE NAME:** 547 ATLANTA STREET  
**SITE ADDRESS:** 547 ATLANTA STREET  
MARIETTA, GA 30060

LAND LOT: 290  
SECTION: 17TH  
COUNTY: COBB  
TAX ID #: 17029000190

JURISDICTION:	CITY OF MARIETTA
ZONING:	CRC - COMMUNITY RETAIL COMMERCIAL, CCDD TIER B
PROPERTY AGERAGE:	0.979 ACRES
DISTURBED AREA:	1.074 ACRES
EXISTING IMPERVIOUS AREA:	0.371 ACRES (37.9%) ONSITE
FINAL IMPERVIOUS AREA:	0.968 ACRES (98.9%) ONSITE
	0.086 ACRES OFFSITE
IMPERVIOUS AREA INCREASE:	0.320 ACRES



**Cover Sheet Prepared For:**

**Developer:**  
**GLOVER STREET  
PARTNERS III, LLC**

400 GLOVER STREET  
MARIETTA, GA 30060

DATE: SEP 22, 2024

LAND LOT:	290
DIST:	17TH
SECTION:	N/A
CITY:	MARIETTA
COUNTY:	COBB
STATE:	GEORGIA
JOB NUMBER:	2024.013
SHEET NUMBER:	

1

1 OF 22 SHEET



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Call before you dig.**  
UTILITY PROTECTION CENTER  
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770.882.4344











