

West English Lane, College Park  
(Fulton County) GA 30337

**Reserve**

THURSDAY, MAY 25, 2023

SALE SITE: HOME 2 SUITES (OFF DELK ROAD), 2168 KINGSTON COURT, MARIETTA, GA 30067



## Features

**CALL FOR  
INFORMATION**

**770.425.1141  
or 800.479.1763  
johndixon.com**



**JOHN DIXON  
& ASSOCIATES**  
AUCTIONS • MARKETING

PROPERTY TYPE:	Residential Lot
SUBDIVISION:	n/a
LOT(S):	n/a
BEDS/BATHS:	n/a
YEAR BUILT:	n/a
SQUARE FEET:	n/a
ACREAGE:	0.7528±
TAX ID:	14016300000000
AGENT:	n/a

05/23 GAL: 2034, NCFL: 6397, SC: 002815 R

PARID: 14 016300060016  
RESOURCE ATL LLC

0 WEST ENGLISH LN

Parcel

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Parcel ID: 14 016300060016  
Property Location: 0 WEST ENGLISH LN  
Unit:  
City: COLLEGE PARK  
Neighborhood: 1455  
Improvement Strata: VA  
Property Class: R3  
Land Use Code: 100-Residential vacant \*\*  
Living Units: 0  
Acres: .7528  
Zoning: R1-  
Location: 6  
Fronting: 9 - 9  
Parking Type: 2-ON STREET  
Parking Quantity: 2  
Street 1/Street 2: 1-Paved/-  
Topo 1/Topo2/Topo3: 1-LEVEL/-/-  
Util1/Util2/Util3: 1-ALL PUBLIC/-/-

Legal

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Tax District 15

Owners

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Owners: RESOURCE ATL LLC

Mailing Address

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Address	FUL Exmp Code	ATL Exmp Code
RESOURCE ATL LLC 300 COLONIAL CENTER PKWY STE 100N ROSWELL GA 30076		



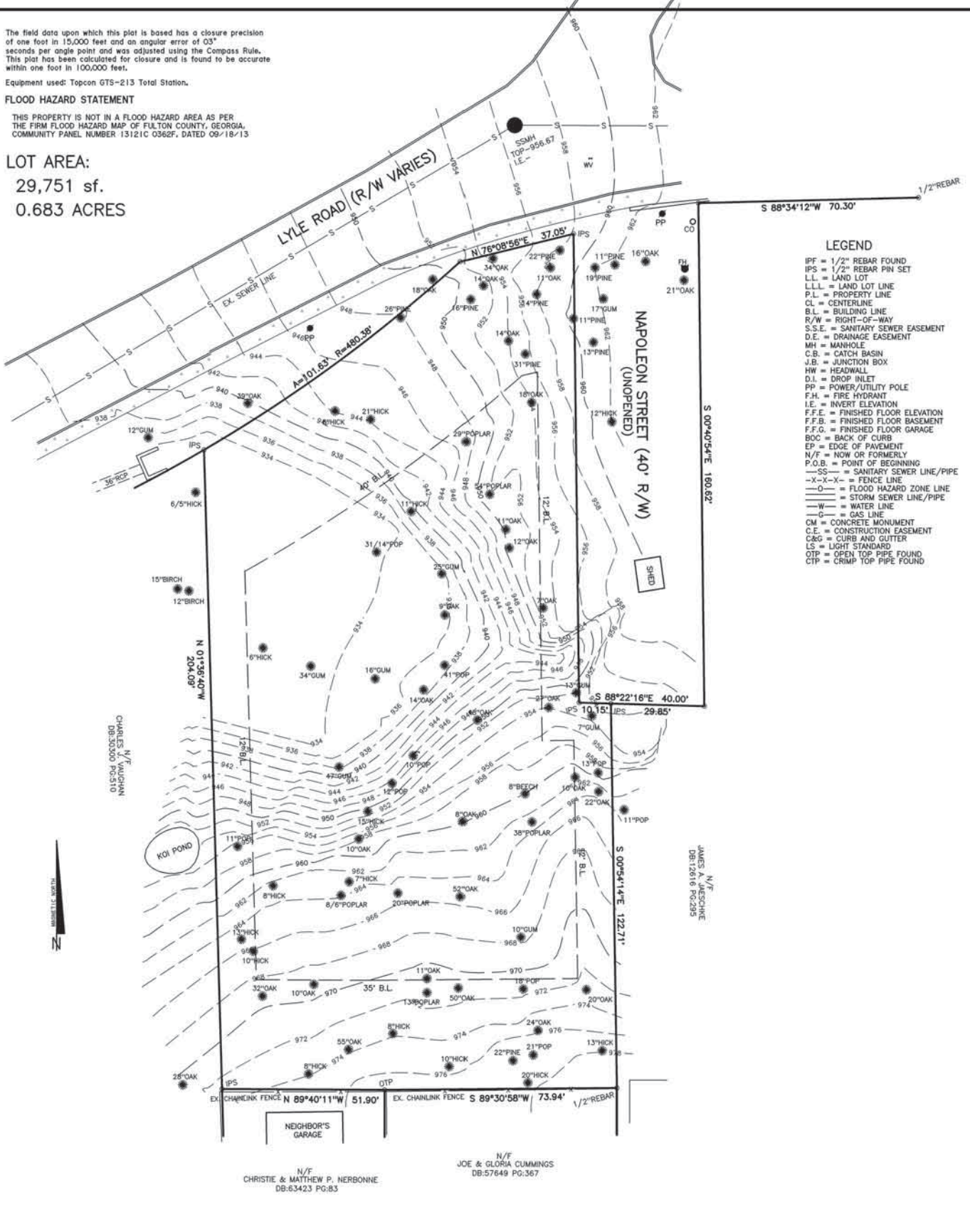
The field data upon which this plot is based has a closure precision of one foot in 15,000 feet and an angular error of 0.3" seconds per angle point and was adjusted using the Compass Rule. This plot has been calculated for closure and is found to be accurate within one foot in 100,000 feet.

Equipment used: Topcon GTS-213 Total Station.

**FLOOD HAZARD STATEMENT**

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER THE FIRM FLOOD HAZARD MAP OF FULTON COUNTY, GEORGIA, COMMUNITY PANEL NUMBER 13121C 0362F, DATED 09/18/13

**LOT AREA:**  
29,751 sf.  
0.683 ACRES



**LEGEND**

- 1/2" REBAR FOUND
- 1/2" REBAR PIN SET
- LL = LAND LOT
- LL.L = LAND LOT LINE
- P.L = PROPERTY LINE
- CL = CENTERLINE
- B.L = BUILDING LINE
- R/W = RIGHT-OF-WAY
- S.S.E. = SANITARY SEWER EASEMENT
- D.E. = DRAINAGE EASEMENT
- MH = MANHOLE
- C.B. = CATCH BASIN
- J.B. = JUNCTION BOX
- HW = HEADWALL
- D.I. = DROP INLET
- PP = POWER/UTILITY POLE
- F.H. = FIRE HYDRANT
- I.E. = INVERT ELEVATION
- F.F.E. = FINISHED FLOOR ELEVATION
- F.F.B. = FINISHED FLOOR BASEMENT
- F.F.G. = FINISHED FLOOR GARAGE
- B.O.C. = BACK OF CURB
- EP = EDGE OF PAVEMENT
- N/F = NOW OR FORMERLY
- P.O.B. = POINT OF BEGINNING
- SS- = SANITARY SEWER LINE/PIPE
- X-X- = FENCE LINE
- D = FLOOD HAZARD ZONE LINE
- - - = STORM SEWER LINE/PIPE
- W- = WATER LINE
- G- = GAS LINE
- CM = CONCRETE MONUMENT
- C.E. = CONSTRUCTION EASEMENT
- C&G = CURB AND GUTTER
- LS = LIGHT STANDARD
- OTP = OPEN TOP PIPE FOUND
- CTP = CRIMP TOP PIPE FOUND



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 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.

*RWR*

07/23/21



ROBERT W. RICHARDSON, GA RLS #3419

DATE

**ALPHA LAND SERVICES**  
P.O. BOX 1651  
LOGANVILLE, GA 30052  
ENGINEERING & LAND SURVEYING  
OFF: 770.896.4054 EMAIL: ROBERT@ALPHALANDSURVEYOR.COM

SURVEY FOR  
**#0 WEST ENGLISH LANE**  
TAX PARCEL: 14-0163-0006-001-6

REVISION:	LAND LOT: 163	LOT: BLOCK:
DISTRICT: 14TH	SUB: 14TH	SUB: BLOCK:
GEORGIA COUNTY	AREA = 0.683 ACRES	JOB No. 21-07-426
FIELD DATE: 07/20/21	PLAT DATE: 07/23/21	
REF. PLAT: PB. 21 P. 62		



Date: February 14, 2023

Memorandum

Project #: 64350

From: Eric Nicoletti, PE

Re: English Lane Tract, Parcel 14-0163-0006-001-6, 0.68 acres

VHB was tasked with performing a waters verification on the approximately 0.68 acre tract depicted on the Survey for #0 West English Lane, dated July 23, 2021.

The field work was performed on February 11, 2023. A pedestrian survey of the property was performed by Eric Nicoletti, of VHB. No rainfall had occurred in the proposed project area within the previous 24 hours, and the last recorded rainfall was 0.15 inch overnight from February 9 - 10, 2023, as measured at the United States Geologic Survey (USGS) Gage No. 02203603, South River at Springdale Road, Atlanta, Georgia (USGS, 2022).

### Methodology

Jurisdictional Waters of the U.S. are defined by 33 CFR Part 328.3 (b) and are protected by Section 404 of the Clean Water Act (33 USC 1344), which is administered and enforced by the U.S. Army Corps of Engineers (USACE). Delineations generally are performed using the 1987 Corps of Engineers Wetlands Delineation Manual and further refined by the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Eastern Mountains and Piedmont Region* (Version 2.0) (USACE, 2012).

The USACE Manual is the legally mandated system for identifying Section 404 jurisdictional wetlands and is based upon satisfying the three criteria of hydrophytic vegetation, hydric soils, and wetland hydrology. Generally, areas must possess field evidence of all three parameters in order to be designated as jurisdictional wetlands.

Buffered state water are identified in general accordance with the *Field Guide for Determining the Presence of State Waters that Require a Buffer* (Georgia Environmental Protection Division, September 2017). In addition, the *Identification Methods for the origins of Intermittent and Perennial Streams V 4.11* (NC DWQ, 2010) was used to characterize any channels found onsite.

The national wetlands inventory database and USDA soil maps were reviewed prior to the site visit; neither indicated probable presence of state or federal waters onsite. A photo log (Appendix A) is provided, field forms describing the resources encountered on the property (Appendix B).

### Findings

One channel was identified onsite. The feature enters the property from the east, in a deep cut. The feature exhibited weak continuity of bed and bank, and channel structure. Deposition was noted in an around the channel; the result of upstream erosion. No baseflow was noted and no soil-based evidence of a high water table was noted. Upland plants were noted throughout the channel and no aquatic fauna or flora were noted. Upstream of the property, channel incision increased however, substrate sorting was less apparent and other hydrogeomorphic, hydrologic and biological indicators of streams remained low. This channel is not a buffered state water or federally jurisdictional feature .

A small koi pond is located to the west of the property exhibits no outfall/outflow; therefore, the pond would not be eligible as a state or federal water. No other features were noted.

# Appendix A

## Photography Log

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PROJECT NUMBER

64350

CLIENT



LOCATION

English Lane

College Park, GA



Representative photo of non-buffered channel looking up-gradient



Representative photo of non-buffered channel looking down-gradient



Soils exhibiting high chroma, indicative of a non-hydric environment



Down-cut gully as the channel enters the property.



# Appendix B

## Field Notes

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PROJECT NUMBER

64350

CLIENT



LOCATION

English Lane

College Park, GA

NC DWQ Stream Identification Form Version 4.11

Date: Feb 11, 2023	Project/Site: Eng Ln	Latitude: 33.66577
Evaluator: Eric J. Wolcott	County: Fulton	Longitude: -84.45727
Total Points: 13 Stream is at least intermittent if $\geq 19$ or perennial if $\geq 30^*$	Stream Determination (circle one) Ephemeral Intermittent Perennial	Other e.g. Quad Name:

A. Geomorphology (Subtotal = )

	Absent	Weak	Moderate	Strong
1* Continuity of channel bed and bank	0	1	2	3
2. Sinuosity of channel along thalweg	0	1	2	3
3. In-channel structure: ex. riffle-pool, step-pool, ripple-pool sequence	0	1	2	3
4. Particle size of stream substrate	0	1	2	3
5. Active/relict floodplain	0	1	2	3
6. Depositional bars or benches	0	1	2	3
7. Recent alluvial deposits	0	1	2	3
8. Headcuts	0	1	2	3
9. Grade control	0	0.5	1	1.5
10. Natural valley	0	0.5	1	1.5
11. Second or greater order channel	No = 0		Yes = 3	

\*artificial ditches are not rated; see discussions in manual

B. Hydrology (Subtotal = )

12. Presence of Baseflow	0	1	2	3
13. Iron oxidizing bacteria	0	1	2	3
14. Leaf litter	1.5	1	0.5	0
15. Sediment on plants or debris	0	0.5	1	1.5
16. Organic debris lines or piles	0	0.5	1	1.5
17. Soil-based evidence of high water table?	No = 0		Yes = 3	

C. Biology (Subtotal = )

18. Fibrous roots in streambed	3	2	1	0
19. Rooted upland plants in streambed	3	2	1	0
20. Macroinvertebrates (note diversity and abundance)	0	1	2	3
21. Aquatic Mollusks	0	1	2	3
22. Fish	0	0.5	1	1.5
23. Crayfish	0	0.5	1	1.5
24. Amphibians	0	0.5	1	1.5
25. Algae	0	0.5	1	1.5
26. Wetland plants in streambed	FACW = 0.75; OBL = 1.5 Other = 0			

\*perennial streams may also be identified using other methods. See p. 35 of manual.

Notes:

Sketch:

