

COUNTY CLERK
 Plat Book 414 Page 142
 Filed and Recorded 11/13/2018 11:29:00 AM
 2018-0291674
 Cathelene Robinson
 Clerk of Superior Court
 Fulton County, GA
 Participant IDs: 4068785422

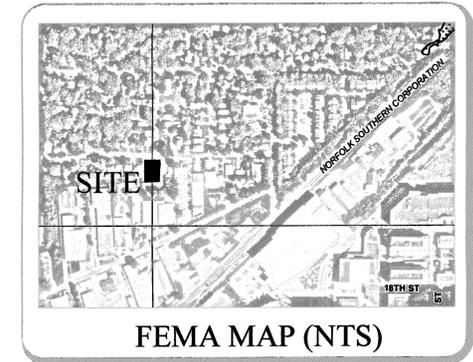
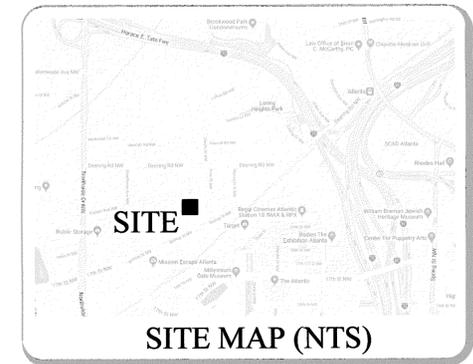
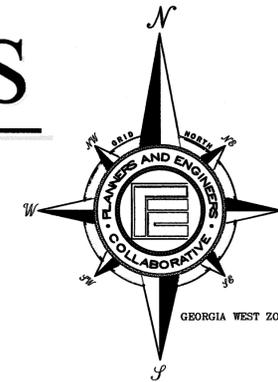
TRABERT AVENUE TOWNHOMES

PHASE 1, UNITS 1-10
 A MASTER PLANNED RESIDENTIAL DEVELOPMENT

432 TRABERT AVENUE
 ATLANTA, GA 30309

FOR:
TRABERT DEVELOPMENT, LLC

5775 GLENRIDGE DRIVE
 SUITE 100
 ATLANTA, GA 30328
 PHONE: 404-459-6081



NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION SUPPLIED AND TO THE SURVEYOR'S BEST KNOWLEDGE ARE APPROXIMATELY AS SHOWN. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
2. I HAVE EXAMINED THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR FULTON COUNTY, GEORGIA AND INCORPORATED AREAS, COMMUNITY PANEL NUMBER 13121C0242F, PANEL 242 OF 490, EFFECTIVE DATE SEPTEMBER 18, 2013 AND FOUND NO PORTION OF THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "A" (AREAS OF 100 YEAR FLOOD). THE PROPERTY SHOWN HEREON TO FALL WITHIN A DESIGNATED FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD).
3. THIS SITE IS TIED TO GRID NORTH BASED ON GPS OBSERVATIONS ADJUSTED BY PLANNERS AND ENGINEERS COLLABORATIVE IN FEBRUARY 2018. NORTH AMERICAN DATUM OF 1983 (NAD83), NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), GEORGIA WEST ZONE STATE PLANE COORDINATES.
4. THE TERM "CERTIFICATION" RELATING TO PROFESSIONAL ENGINEERING AND LAND SURVEYING SERVICES SHALL MEAN A SIGNED STATEMENT BASED UPON FACTS AND KNOWLEDGE KNOWN TO THE REGISTRANT AND IS NOT A GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED.
5. STORM DRAINAGE FACILITIES SHOWN ON THIS PLAT ARE NECESSARY FOR THE PROPER DRAINAGE OF THE SUBDIVISION. THE CITY OF ATLANTA WILL NOT BE HELD RESPONSIBLE FOR EROSION OR OVERFLOW CAUSED BY THE STORM DRAINAGE FACILITIES OR NATURAL DRAINAGE CONDITIONS NOR RESPONSIBLE FOR EXTENSIONS OF STORM DRAINS.
6. SITE ADDRESS: 432 TRABERT AVENUE, CITY OF ATLANTA, FULTON COUNTY, GA
7. THE PURPOSE OF THIS PLAT IS TO CREATE LOTS AS ZERO LOT LINE TYPE SUBDIVISION.
8. LOTS 1-10 BUILDINGS ARE CURRENTLY UNDER CONSTRUCTION.
9. THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR TRABERT AVENUE TOWNHOMES WERE RECORDED ON _____, 2018 IN DEED BOOK _____ PAGES _____.
10. WATER AND SANITARY SEWER TO BE PROVIDED BY THE CITY OF ATLANTA.
11. PROPERTY IS SUBJECT TO STORMWATER MANAGEMENT FACILITY INSPECTION AND MAINTENANCE INDEMNIFICATION AGREEMENT IN DB 56342, PG 409.

REFERENCES

1. BOUNDARY / ASBUILT AND TOPOGRAPHIC SURVEY FOR TEH WOODBERY GROUP, PREPARED BY AARROW SURVEYING, DATED 11/19/14, SIGNED AND SEALED BY LANNES K. BURKHALTER, REGISTERED LAND SURVEYOR IN THE STATE OF GEORGIA, LICENSE NUMBER 2581.
2. LAND DEVELOPMENT PLANS FOR TRABERT AVENUE TOWNHOMES, PREPARED BY EBERLY & ASSOCIATES, DATED 11/10/15, SIGNED AND SEALED BY KEVIN S. EDWARDS, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF GEORGIA, LICENSE NUMBER 025453, APPROVED ON 07/15/2016 BY CITY OF ATLANTA.

ZLL-18-063
 PLANS APPROVED FOR
 SPECIAL ADMINISTRATIVE PERMIT
 ZERO LOT LINE SUBDIVISION
 Director, Bureau of Planning Date 11-8-18

434-452 PLATEAU PLACE (EVEN #'S)
 UNITS 1-10 ONLY

SITE DATA:

| | |
|--|-----------------------------|
| TOTAL SITE AREA | 1.043 ACRES |
| ZONING JURISDICTION | CITY OF ATLANTA |
| EXISTING ZONING | MR-4B |
| BUILDING DATA | |
| TOTAL TOWNHOMES | 18 UNITS |
| TYPICAL PRODUCT TYPE | 20' REAR LOADED |
| TYPICAL UNIT SIZE | 20' X 42.5' |
| SIDEWALK REQUIREMENTS | |
| STREET FURNITURE/TREE PLANTING ZONE | 5 FEET |
| SIDEWALK/CLEAR ZONE | 6 FEET |
| SUPPLEMENTAL ZONE | 10 FEET |
| *ALL MEASUREMENTS ARE TAKEN FROM BACK OF CURB. | |
| PARKING REQUIREMENTS | |
| MINIMUM PARKING REQUIREMENTS | 0.81 SPACES / UNIT |
| | 29 UNITS * 0.81 = 15 SPACES |
| PARKING PROVIDED(2 SPACES/UNIT) | 36 SPACES |
| HANDICAP SPACES | 0 SPACES |
| GUEST PARKING | 0 SPACES |
| TOTAL PARKING PROVIDED | 36 SPACES |



SURVEYING CONTACT:
 CHRIS SANFORD, RLS
 PLANNERS AND ENGINEERS
 COLLABORATIVE
 350 RESEARCH COURT
 NORCROSS, GEORGIA 30092
 PHONE: 770-451-2741
 FAX: 770-451-3915
 EMAIL: csanford@pecat.com

OWNER/DEVELOPER CONTACT:
 ADAM BROWN
 TRABERT DEVELOPMENT, LLC
 5775 GLENRIDGE DRIVE
 SUITE 100
 ATLANTA, GA 30328
 PHONE:

| ADDRESSES | | |
|-----------|---------|---------------|
| UNIT | ADDRESS | |
| 1 | 452 | PLATEAU PLACE |
| 2 | 450 | PLATEAU PLACE |
| 3 | 448 | PLATEAU PLACE |
| 4 | 446 | PLATEAU PLACE |
| 5 | 444 | PLATEAU PLACE |
| 6 | 434 | PLATEAU PLACE |
| 7 | 436 | PLATEAU PLACE |
| 8 | 438 | PLATEAU PLACE |
| 9 | 440 | PLATEAU PLACE |
| 10 | 442 | PLATEAU PLACE |
| 11 | 447 | PLATEAU PLACE |
| 12 | 445 | PLATEAU PLACE |
| 13 | 443 | PLATEAU PLACE |
| 14 | 441 | PLATEAU PLACE |
| 15 | 439 | PLATEAU PLACE |
| 16 | 437 | PLATEAU PLACE |
| 17 | 435 | PLATEAU PLACE |
| 18 | 433 | PLATEAU PLACE |

| AREA TABLE | |
|------------|---------|
| UNIT | SQ. FT. |
| 1 | 1069 |
| 2 | 996 |
| 3 | 996 |
| 4 | 997 |
| 5 | 992 |
| 6 | 1076 |
| 7 | 994 |
| 8 | 993 |
| 9 | 994 |
| 10 | 991 |

The field data upon which this map or plat is based has a closure precision of one foot in 70,722 feet and an angular error of "00' 00' 01" per angle point and was adjusted using the compass adjustment rule.

This map or plat has been calculated for closure and is found to be accurate to within one foot in 185,035 feet.

EQUIPMENT USED:

ANGULAR: TOPCON TOTAL STATION

LINEAR: TOPCON TOTAL STATION

SURVEYOR CERTIFICATION

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.

Michael Sanford MICHAEL C. SANFORD 11-5-18
 Signature Printed Name Date
 Registered Ga. Land Surveyor

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 ■ CIVIL ENGINEERING ■ LAND SURVEYING

350 RESEARCH COURT PEACHTREE CORNERS, GEORGIA 30092
 (770)451-2741 ■ WWW.PECATL.COM
 C.O.A.# LSF00004

| REV | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| 5 | | | |
| 4 | | | |
| 3 | | | |
| 2 | | | |
| 1 | | | |

LAND LOT(S) 148
 DISTRICT 17th

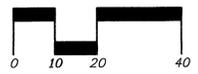
ZERO LOT LINE PLAT
 FOR
 TRABERT AVENUE TOWNHOMES
 PHASE 1, UNITS 1-10

CITY OF ATLANTA

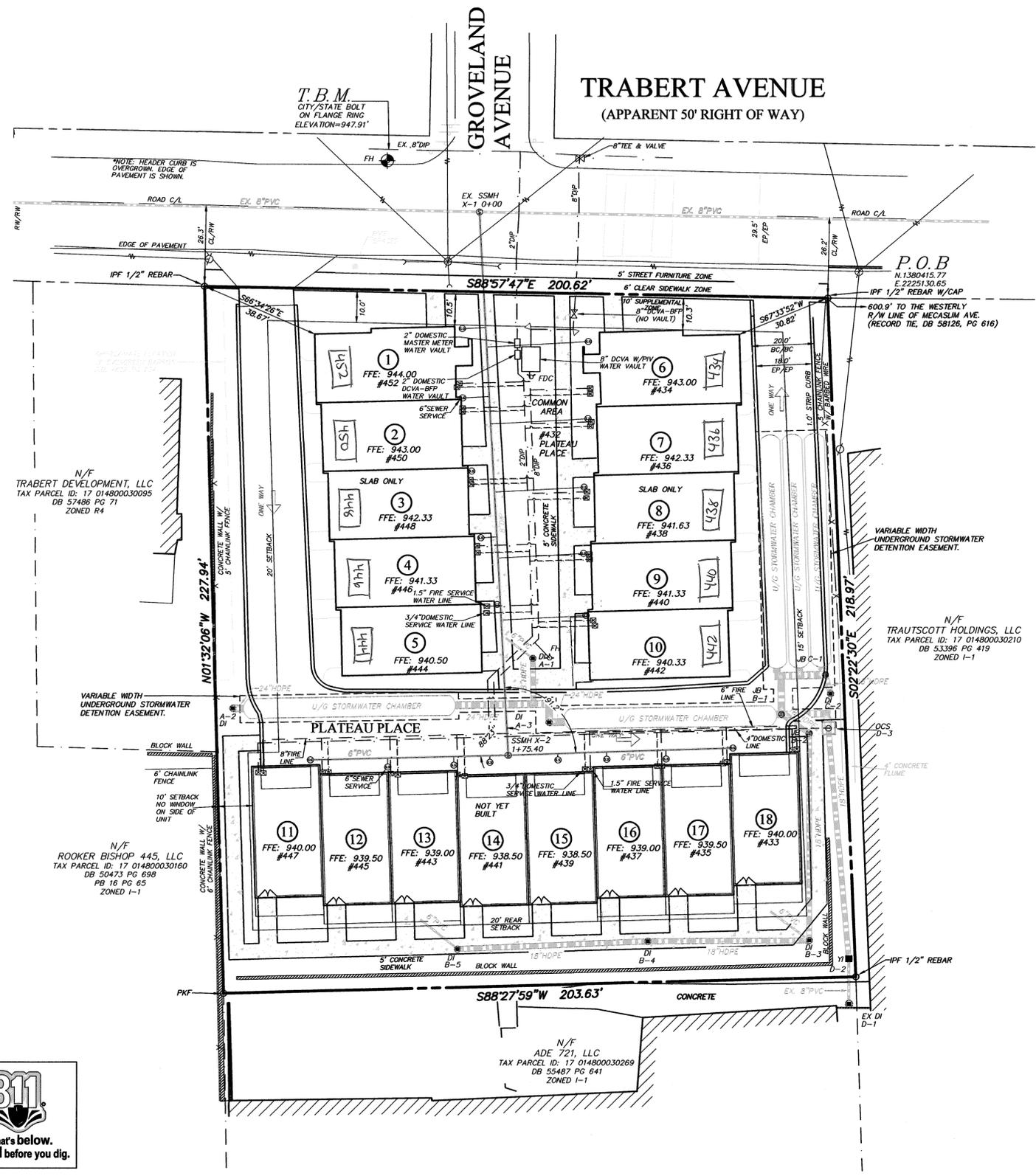
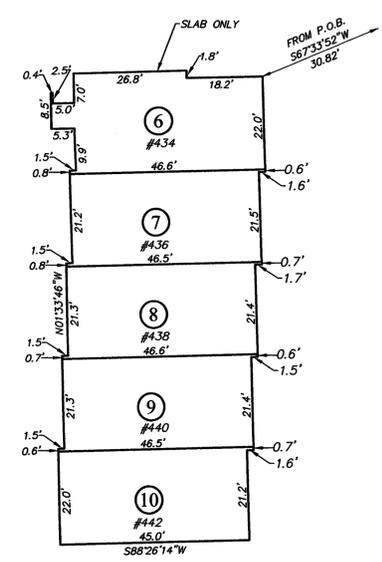
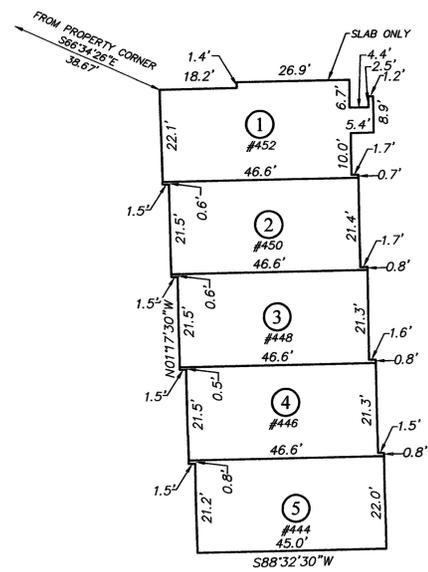
FULTON COUNTY
 GEORGIA



DRAWN BY: MN
 CHECKED BY: MCS
 FILE NO.: 17216.00
 DATE: 08/08/2018
 SCALE: 1" = 20'



DATE OF FIELD WORK: 07/19/2018

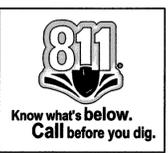


ZLL-18-063
PLANS APPROVED FOR
SPECIAL ADMINISTRATIVE PERMIT
ZERO LOT LINE SUBDIVISION
Director, Bureau of Planning
Date 11-8-18

#434-432 PLATEAU PLACE (EVEN #'S)
UNITS 1-10 ONLY

- LEGEND**
- # IRON PIN FOUND (# Re-Rod unless noted otherwise)
 - # IRON PIN SET (# Re-Rod unless noted otherwise)
 - # IRON PIN WITH CAP FOUND
 - POINT
 - OP OPEN TOP PIPE FOUND
 - CP CRIMP TOP PIPE FOUND
 - AN ANGLE IRON
 - # IRON PK NAIL FOUND
 - # IRON PK NAIL SET
 - # CM CONCRETE MONUMENT FOUND
 - # RW RIGHT OF WAY MONUMENT FOUND
 - # UP UTILITY POLE (CARRIES MULTIPLE UTILITIES)
 - # PWR POWER POLE (WOOD)
 - # SLP SERVICE POLE W/ LIGHT
 - # PWR POWER POLE W/ GUY WIRE
 - # OHP OVERHEAD POWER / TELEPHONE LINE
 - # EM ELECTRIC METER
 - # WV WATER VALVE
 - # FH FIRE HYDRANT
 - # WM WATER METER
 - # GM GAS METER
 - # SWSL STORM SEWER LINE
 - # SMCB SINGLE MING CATCH BASIN
 - # DMCB DOUBLE MING CATCH BASIN
 - # CI CURB INLET
 - # DI DROP INLET
 - # JB JUNCTION BOX
 - # SSL SANITARY SEWER LINE
 - # SSC SANITARY SEWER CLEANOUT
 - # SSM SANITARY SEWER MANHOLE
 - # TB TELEPHONE BOX
 - # TM TELEPHONE MANHOLE
 - # MW MONITORING WELL
 - # FOM FIBER OPTIC MARKER
 - # UWL UNDERGROUND WATER LINE
 - # UGL UNDERGROUND GAS LINE
 - # UEL UNDERGROUND ELECTRIC LINE
 - # UTL UNDERGROUND TELEPHONE LINE
 - # UCL UNDERGROUND CABLE LINE
 - # UFL UNDERGROUND FIBER OPTIC LINE

- ABBREVIATIONS**
- APPROX APPROXIMATE
 - BM BENCH MARK
 - C&G CURB & GUTTER
 - CMR CORRUGATED METAL PIPE
 - CL CENTERLINE
 - DB DEED BOOK
 - DIP DUCTILE IRON PIPE
 - DNR DIRECTION
 - INV INVERT
 - P.O.B. POINT OF BEGINNING
 - SWCB SINGLE MING CATCH BASIN
 - DMCB DOUBLE MING CATCH BASIN
 - PB PLAT BOOK
 - N/F NOW OR FORMALLY
 - RCP REINFORCED CONCRETE PIPE
 - LP LIGHT POLE
 - LPP LAMP POST



SHEET 2 OF 2

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| REV | DATE | DESCRIPTION | BY |
|-----|------|-------------|----|
| 5 | | | |
| 4 | | | |
| 3 | | | |
| 2 | | | |
| 1 | | | |

ZERO LOT LINE PLAT
FOR
TRABERT AVENUE TOWNHOMES
PHASE I, UNITS 1-10

LAND LOT(S) 148
DISTRICT 17th

CITY OF ATLANTA

FULTON COUNTY
GEORGIA



DRAWN BY: MN
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