

786 CLEVELAND AVE
ATLANTA, GEORGIA
+/- 2.5 ACRES

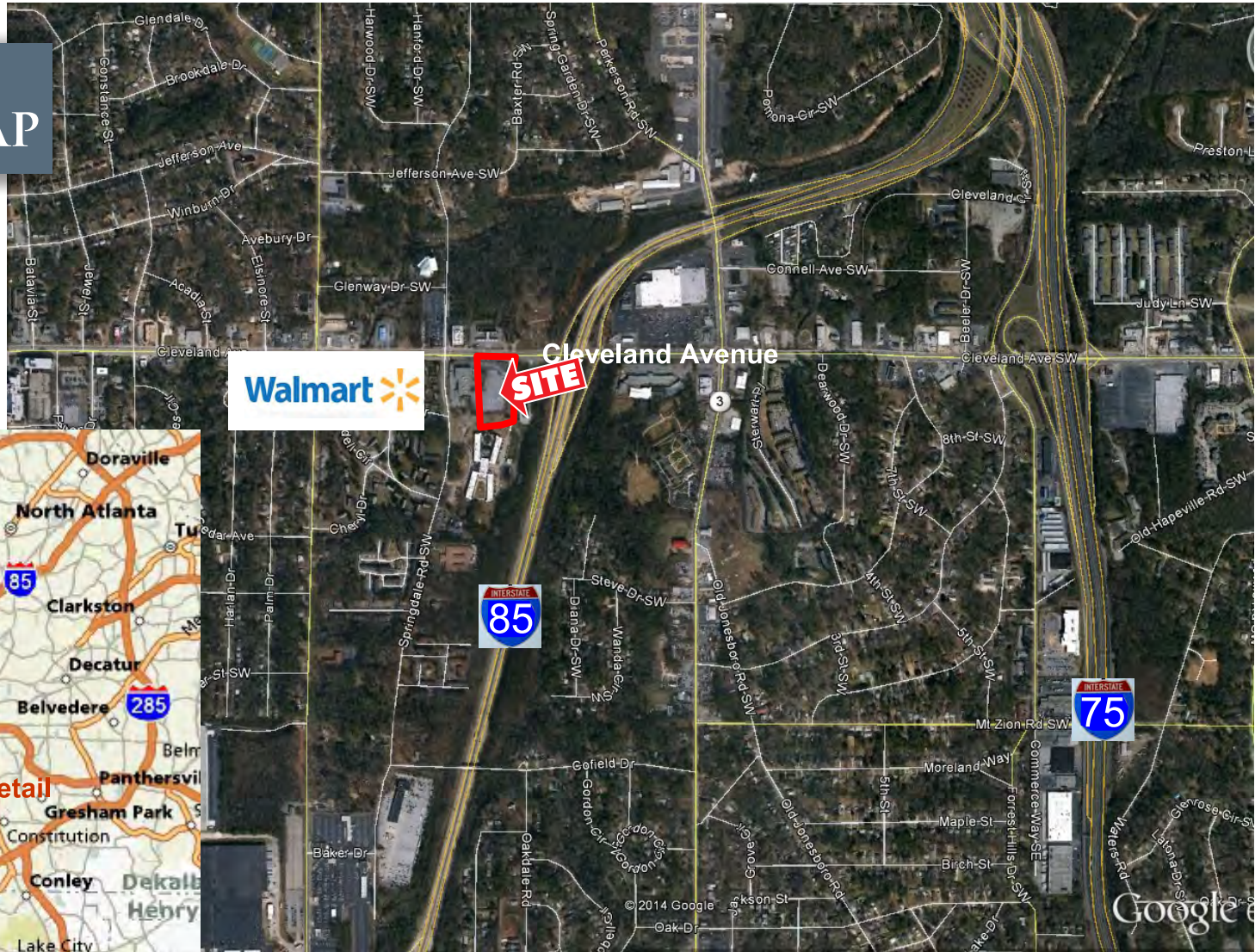
OUT PARCELS AVAILABLE

HIGH TRAFFIC / INTERSTATE VISIBILITY



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786 CLEVELAND AVE LOCATIONS MAP



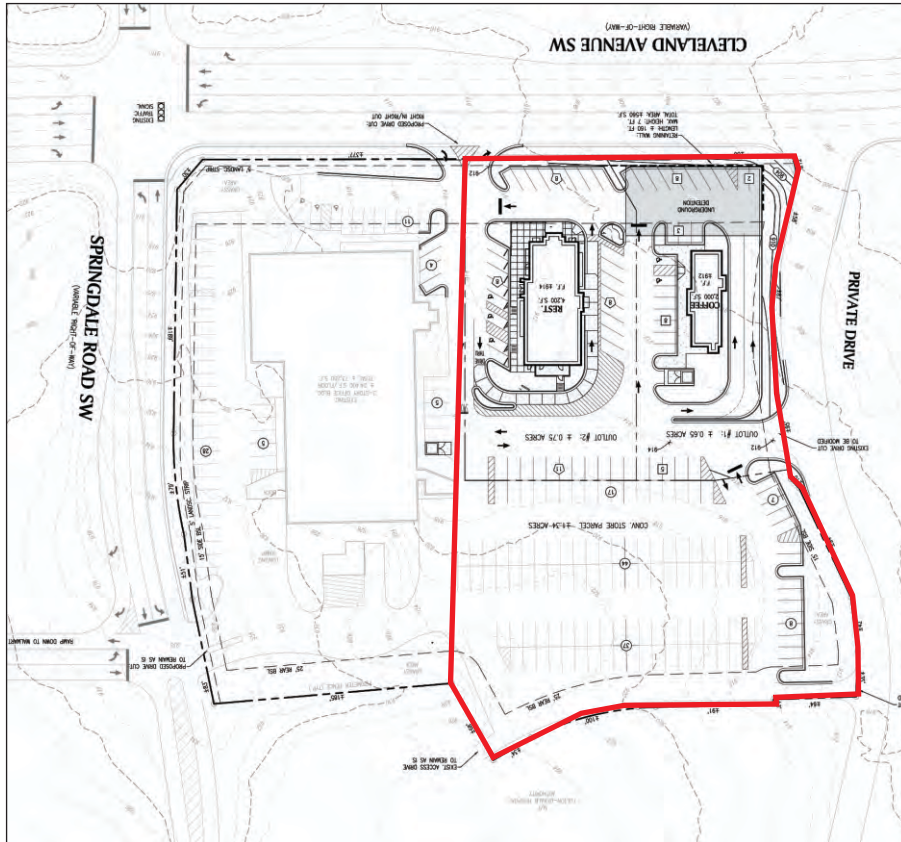
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786 CLEVELAND AVE MARKET OVERVIEW

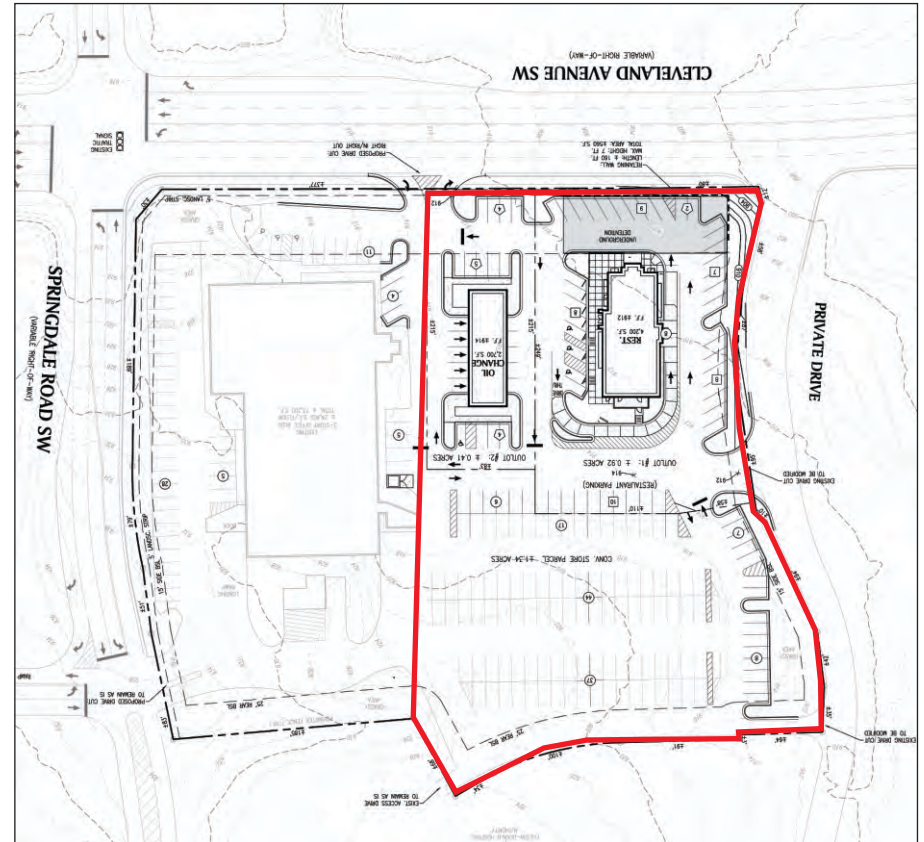


786 CLEVELAND AVE SITE PLAN

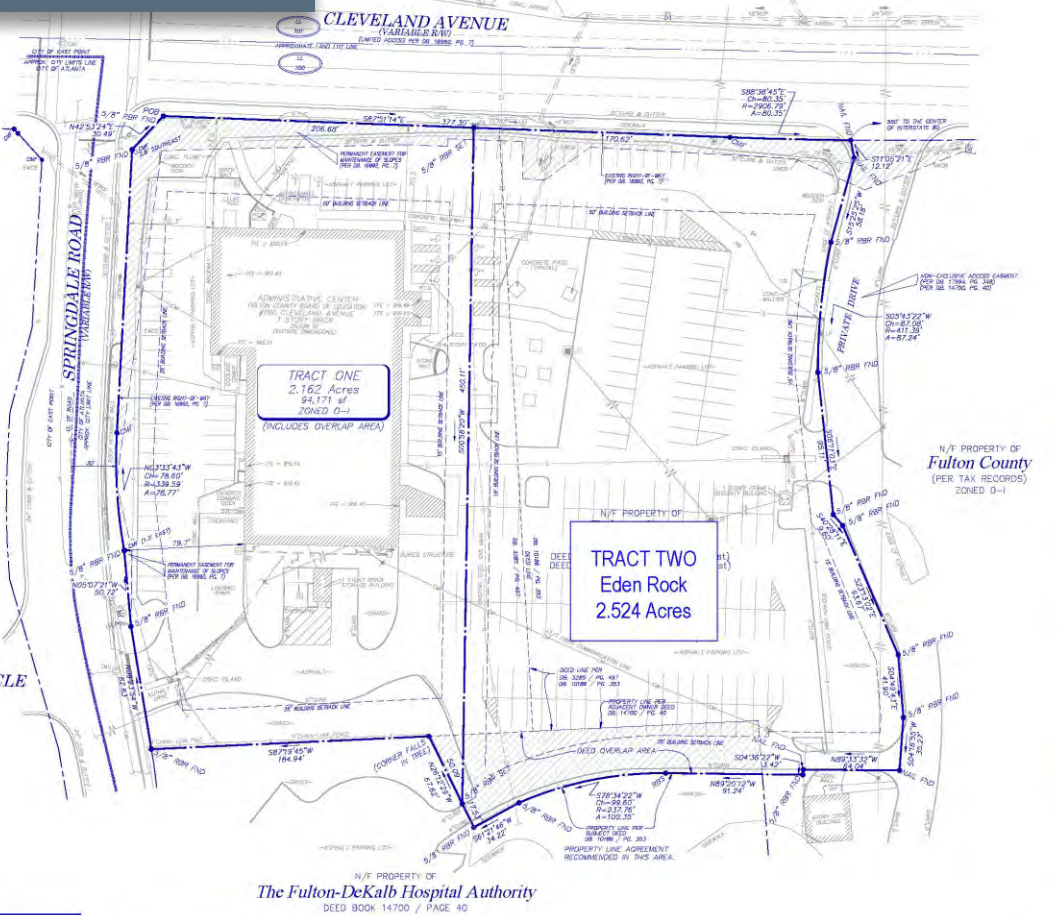
OPTION 1



OPTION 2



786 CLEVELAND AVE SITE PLAN



GENERAL NOTES

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON IS TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.

THIS PROPERTY IS NOT LOCATED A SPECIAL FLOOD HAZARD AREA BASED ON THE FLOOD INSURANCE RATE MAP FOR THIS AREA. THE MAP NUMBER FOR THIS AREA IS 13020C00R, AND THE DATE OF SAID MAP IS 8/18/2013. THIS DETERMINATION WAS MADE BY GRAPHICALLY DETERMINING THE POSITION OF THIS SITE ON SAID FIRM MAPS UNLESS OTHERWISE NOTED.

THE HORIZONTAL DATUM FOR THIS SURVEY IS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD83) FROM GPS OBSERVATIONS PERFORMED BY GEOSURVEY, LTD.

HORIZONTAL AND VERTICAL DATUM CHECKED TO FULTON COUNTY GPS MONUMENT NO. 104XL.

THE SITE IS ZONED CITY OF ATLANTA "O-1" (OFFICE/INSTITUTIONAL DISTRICT). THE WINDOW YARD SETBACKS ARE:
FRONT - 50 FEET
SIDE - 10 FEET
REAR - 25 FEET

PLEASE NOTE: ZONING AND SETBACKS SHOULD BE CONFIRMED AND VERIFIED BY PLANNING AND ZONING PRIOR TO DESIGN OR CONSTRUCTION ACTIVITIES.

THE ORIGINAL FIELD DATA FOR THIS SURVEY WAS COLLECTED IN JULY 2014. THE SITE WAS INSPECTED FOR CHANGES ON NOVEMBER 21, 2017, AND THE SURVEY WAS UPDATED TO REFLECT SAID CHANGES.

PLEASE NOTE: THERE IS A 6-INCH (OR GREATER AT BREAST HEIGHT) AND LARGER WERE LOCATED FOR THIS SURVEY.

SURVEY REFERENCES

1. PLATONIC LAND TITLE SURVEY FOR "MILLMART REAL ESTATE BUSINESS TRUST, II," PREPARED BY GEOSURVEY, LTD., DATED 11-09-2012, LAST REVISED ON 3-4-2013.
2. DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS FOR CLEVELAND AVENUE (MIDDLEWAY SYLVAN ROAD TO I-85 FEDERAL AID PROJECT NO. W-9080-1), G.D.C.T. PL. NO. 12913AG, DATED NOV. 24, 1981, AND LAST REVISED ON 3-28-1984.
3. BOUNDARY SURVEY FOR FULTON COUNTY SCHOOL SYSTEM PREPARED BY GEOSURVEY, LTD. DATED JULY 7, 2014 PREPARED BY GEOSURVEY, LTD. G.S. JOB NO. 2014-0760.

DRAINAGE STATEMENT

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 DRAINAGE.

OWNER'S ACKNOWLEDGEMENT

I, the owner of the land shown on this plat and whose name is subscribed hereon, and in person or through a duly authorized agent having proper power of attorney, acknowledge that this plat was made from an actual survey and observes to the use of the public, zoning, all streets, zoning, drainage, assessments and public places thereon shown for the purposes and considerations therein expressed.

By _____ Date _____
Owner

By _____ Date _____
Agent

SURVEYOR ACKNOWLEDGEMENT

I, the undersigned, certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision.

David Heister
David L. Heister
Georgia Registered
Land Surveyor # 3042

GEORGIA SURVEYOR CERTIFICATION

As required by subsection (c) of O.C.G.A. Section 14-2-87, this plat has been prepared by a land surveyor and approved by appropriate local jurisdiction for recording as evidenced by approved, certified 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 the intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys promulgated by 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 14-2-87.

David L. Heister
David L. Heister
Georgia Registered
Land Surveyor # 3042

LEGEND

STANDARD ABBREVIATIONS	STANDARD SYMBOLS	STANDARD SYMBOLS	STANDARD SYMBOLS
AC AIR CONDITIONER	⊕	⊕	⊕
BU BUREAU	⊖	⊖	⊖
BS BUILDING SETBACK LINE	—#—	—#—	—#—
CB CURB BULL	—W—	—W—	—W—
CM CORRUGATED METAL PIPE	—P—	—P—	—P—
CONCRETE MONUMENT	⊙	⊙	⊙
CS CURB	⊘	⊘	⊘
DC DRAINAGE	⊗	⊗	⊗
DEED COMMUNICATION FEEDBACK	⊚	⊚	⊚
DM DRAINAGE	⊛	⊛	⊛
DP DRAINAGE	⊜	⊜	⊜
DR DOUBLE RIB HIGH FIVE	⊝	⊝	⊝
DS DOUBLE WING CATCH BASIN	⊞	⊞	⊞
FD FENCE	⊟	⊟	⊟
FO FOUNDATION	⊠	⊠	⊠
FR FLOOR	⊡	⊡	⊡
GS GAS METER	⊢	⊢	⊢
HD HANDICAPPED	⊣	⊣	⊣
IN INVERT	⊤	⊤	⊤
IR IRON	⊥	⊥	⊥
JA JUNCTION BOX	⊦	⊦	⊦
KP KRYPTON	⊧	⊧	⊧
LP LANDSCAPE LIGHT	⊨	⊨	⊨
MP MANHOLE	⊩	⊩	⊩
OP OPEN TOP PIPE	⊪	⊪	⊪
PP POWER METER	⊫	⊫	⊫
PS POINT OF BEGINNING	⊬	⊬	⊬
PC POINT OF COMMENCEMENT	⊭	⊭	⊭
RFC REINFORCED CONCRETE PIPE	⊮	⊮	⊮
RR RIB REINFORCING BAR	⊯	⊯	⊯
SF SMOKE	⊰	⊰	⊰
SS SANITARY SEWER	⊱	⊱	⊱
SW SINGLE WIRE CATCH BASIN	⊲	⊲	⊲
TR TRANSFORMER	⊳	⊳	⊳

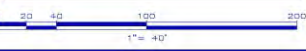
UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON LOCATION OF MARKINGS PROVIDED BY:
UTILISURVEY, LLC
514 GUNNELLA LANE
PEACHTREE CITY, GEORGIA 30269

THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPREHENSIVE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. UNDERGROUND UTILITIES NOT OBSERVED OR LOCATED UTILIZED THIS TECHNIQUE MAY EXIST ON THIS SITE BUT NOT BE SHOWN, AND MAY BE FOUND UPON EXCAVATION. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE.

INFORMATION REGARDING MATERIAL AND SIZE OF UTILITIES IS BASED ON RECORDS ACQUIRED FROM THE UTILITY OWNERS.

GRAPHIC SCALE



786 CLEVELAND AVE
I-85 VIEW



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786 CLEVELAND AVE
BIRDS EYE VIEW



VIEW LOOKING SOUTHWEST

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786 CLEVELAND AVE
PROPERTY BOUNDARY



Site of
New Walmart.
(This photo
was taken be-
fore Walmart
was built.)

786 CLEVELAND AVE
DRIVEWAY VIEWS



Driveway from Springdale Road In-
to the Walmart parking lot. This
Photo was taken standing on the
Property.



Driveway ramps up from Walmart Parking
lot to Springdale Road. When stopping at
Springdale the Property is directly ahead.