PARKING SUMMARY		
	REQUIRED	PROVIDED
REGULAR SPACES	245	OFF-STREET - 225
	0	ON-STREET - 15
COMPACT SPACES	0	0
HANDICAP SPACES		
REGULAR SPACES:	7	13
VAN SPACES:	0	0
ELECTRIC SPACES	0	5
TOTAL	252	258

CONNECT TO EXISTING EDGE OF ASPHALT

(TIE-LINE) S27°52'50"E 504.08'

SOUTH MAIN STREET (VARIABLE R/W)

EDGE OF ASPHALT

FLUME

CPED

S27°24'15"E 421.19'

S27°14'53"E 246.03'

S27°07'37"E 337.84'

3/4"OTP FND

1/2"RBR FND

CONCRETE

78'

R25'

14'

28'

60'

30.00'

N62°35'45"W 30.00'

S27°24'15"E 30.00'

6'

5'

PROPOSED PROPERTY LINE

6 FT LANDSCAPE STRIP

5 FT SIDEWALK

PID:06032A B006
ZONED M-1

PROPOSED PROPERTY LINE

20' SETBACK

APPROXIMATE CLAYTON COUNTY TAX PARCEL LINE

APPROXIMATE LAND LOT LINE

APPROXIMATE LAND LOT & DISTRICT LINE

SCRAPE BLADE FND

DISTRICT 6
DISTRICT 5

LL 1

LL 32

LL 240

286 S. MAIN ST
1-STORY BRICK BUILDING
2,351 SF (FOOTPRINT)

294 S. MAIN ST
1-STORY BRICK BUILDING
3,135 SF (FOOTPRINT)

TIMBER WALL

EDGE OF ASPHALT

OVERHANG

AC UNIT

298 S. MAIN ST
1-STORY FRAME BUILDING
2,281 SF (FOOTPRINT)

6'WOOD FENCE

GATE

APPROXIMATE CLAYTON COUNTY TAX PARCEL LINE

BARN

SHED

STEPS

288 S. MAIN ST
1-STORY BRICK BUILDING
2,075 SF (FOOTPRINT)

PORCH

AC UNIT

APPROXIMATE CLAYTON COUNTY TAX PARCEL LINE

APPROXIMATE CLAYTON COUNTY TAX PARCEL LINE

BUILDING 1

BUILDING 2

R844'

R15'

R20'

R46'

R3'

R81'

R40'

R25'

R10'

R4'

R5'

R6'

R2'

22'

26'

18'

9'

8'

5'

6'

10'

24'

37'

12'

7

8

9

10

5

4

3

2

1

EV

RETAINING WALL (DESIGNED BY OTHERS)

PROPOSED PROPERTY LINE

MODULAR BLOCK RETAINING WALL (DESIGNED BY OTHERS)

1/8"RBR FND

N27°26'27"W 244.22'

6'CHAIN-LINK FENCE

CONCRETE WALL GUARDRAIL

PLAYGROUND AREA (DESIGNED BY OTHERS)

25' STATE BUFFER

50' UNDISTURBED BUFFER

75' PARKING BUFFER

DUMPSTER ENCLOSURE (DESIGNED BY OTHERS)

150' DE

MODULAR BLOCK RETAINING WALL (DESIGNED BY OTHERS)

PROPOSED PROPERTY LINE

MATCHLINE - SEE SHEET CS102

0 40 80
20 60
SCALE: 1"=40'

P:\LEI PROJECTS\20512 ESTORIA MF\04 DRAWINGS\41 CIVIL DRAWINGS\20512_4_CS.DWG

REVISIONS			
REV #	DATE	DESCRIPTION	REQUESTED BY

2550 HERITAGE COURT, STE 250
ATLANTA, GA 30339
TEL 770.951.2495, FAX 770.951.2496
www.oneatlas.com

ATLAS #20512

ESTORIA MULTIFAMILY
294 S MAIN ST
JONESBORO, GA 30236
DISTRICTS 5, 6

GEORGIA

SITE PLAN

DATE	04/03/2026
DESIGN QC:	DM
CADD QC:	AP
DESIGNED BY:	DM
DRAWN BY:	ZF

SHEET
CS101

NOT ISSUED FOR CONSTRUCTION

	PARKING SUMMARY	
	REQUIRED	PROVIDED
REGULAR SPACES	245 0	OFF-STREET - 225 ON-STREET - 15
COMPACT SPACES	0	0
HANDICAP SPACES REGULAR SPACES: VAN SPACES:	 7 0	 13 0
ELECTRIC SPACES	0	5
TOTAL	252	258

MATCHLINE - SEE SHEET CS101

BUILDING 2

BUILDING 3

RETAINING WALL (DESIGNED BY OTHERS)

MODULAR BLOCK RETAINING WALL (DESIGNED BY OTHERS)

PROPOSED PROPERTY LINE

PLAYGROUND AREA (DESIGNED BY OTHERS)

DUMPSTER ENCLOSURE (DESIGNED BY OTHERS)

25' STATE BUFFER

50' UNDISTURBED BUFFER

75' PAVEMENT BUFFER

6' CHAIN-LINK FENCE

CONCRETE WALL GUARDRAIL

9174 TARA BOULEVARD
1-STORY METAL BUILDING

APPROXIMATE LAND LOT & DISTRICT LINE

LL 32

LL 240

APPROXIMATE CLAYTON COUNTY TAX PARCEL LINE

55' SETBACK

BRICK WALL

PROPOSED GUARD RAIL TO TIE INTO EXISTING

PROPOSED GUARD RAIL

SIGHT DISTANCE LEFT LENGTH OF 570 LF

LINE OF SIGHT LEFT ALIGNMENT

PROPOSED STOP BAR

PROPOSED STOP AND "NO LEFT TURN" SIGN

15 FT OFFSET FROM EDGE OF PAVEMENT

-DETENTION POND-

-RIPRAP-

GUARDRAIL

SIDEWALK

30" CURB & GUTTER

100' TAPER

225' STORAGE

EDGE OF ASPHALT

-GRASS ISLAND-

APPROXIMATE EDGE OF STRIPING

TARA BOULEVARD
(VARIABLE R/W)
GDOT PI 0013741

P:\LEI PROJECTS\20512 ESTORIA MF\04 DRAWINGS\41 CIVIL DRAWINGS\20512_4_CS.DWG

0 20 40 60 80

SCALE: 1"=40'

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ESTORIA MULTIFAMILY

294 S MAIN ST
JONESBORO, GA 30236

DISTRICTS 5, 6

GEORGIA

SITE PLAN

GWCC LEVEL II CERT. #91681, EXPIRES 08/11/2026

DATE	04/03/2026
DESIGN QC:	DM
CADD QC:	AP
DESIGNED BY:	DM
DRAWN BY:	ZF

SHEET
CS102

NOT ISSUED FOR CONSTRUCTION