MATCHLINE - SEE SHEET CG101

AREA OF BUFFER IMPACT
APPROXIMATELY 15.100 SF

PROPOSED PROPERTY LINE

FFE = 894.03

FFE = 905.03

FFE = 893.22

FFE = 902.50

FFE = 913.50

50' UNDISTURBED BUFFER

75' PAVEMENT BUFFER

CONCRETE WALL
GUARDRAIL

9174 TARA BOULEVARD
1-STORY METAL BUILDING

TARA BOULEVARD
(AKA U.S. HIGHWAY 41/19)
(SPEED LIMIT = 55 MPH)

(TIE-LINE)
N41° 54'47"W 330.55

EDGE OF ASPHALT

-GRASS ISLAND-

-DETENTION POND-

-RIPRAP-

GUARDRAIL
SIDEWALK

30"CURB & GUTTER

BRICK WALL

CHAIN LINK FENCE

SCALE: 1"=40'

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

REVISIONS			
REV #	DATE	DESCRIPTION	REQUESTED BY

ATLAS #20512

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

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

GRADING & DRAINAGE PLAN - SPOT ELEV.

GEORGIA REGISTERED
08/15/2025
No. PE046874
PROFESSIONAL
ENGINEER
DAVID G.R. MCKENNEY

CONCC LEVEL II CERT. #P1681, EXPIRES 08/31/2026

DATE	08/15/2025
DESIGN QC:	DM
CADD QC:	AP
DESIGNED BY:	DM
DRAWN BY:	ZF

SHEET
CG104

NOT ISSUED FOR CONSTRUCTION

	PARKING SUMMARY	
	REQUIRED	PROVIDED
REGULAR SPACES	245 0	OFF-STREET - 234 ON-STREET - 15
COMPACT SPACES	0	0
HANDICAP SPACES REGULAR SPACES: VAN SPACES:	 7 0	 12 0
ELECTRIC SPACES	0	5
TOTAL	252	266

MATCHLINE - SEE SHEET CS101

AREA BUFFER IMPACT APPROXIMATELY 6,750 SF

126 LF

72'-1 3/4"

54'-9"

42'-1 1/2"

RETAINING WALL (DESIGNED BY OTHERS)

MODULAR BLOCK RETAINING WALL (DESIGNED BY OTHERS)

PROPOSED PROPERTY LINE

ADA RAMP TYPE B

ADA PARKING SIGNAGE (TYP.)

ADA PARKING

BUILDING 2

BUILDING 4

BUILDING 3

ADA SIGNAGE (TYP.)

ADA PARKING

ADA SIGNAGE

PLAYGROUND AREA (DESIGNED BY OTHERS)

DUMPSTER ENCLOSURE (DESIGNED BY OTHERS)

EXTERIOR GATHERING AREA (DESIGNED BY OTHERS)

ADA RAMP AND HANDRAILS

ADA SIGNAGE (TYP.)

25' STATE BUFFER

50' UNDISTURBED BUFFER

75' PAVEMENT BUFFER

150' DEAD END DISTANCE

6' CHAIN-LINK FENCE

CONCRETE WALL GUARDRAIL

BRICK WALL

APPROXIMATE CLAYTON COUNTY TAX PARCEL LINE

APPROXIMATE LAND LOT & DISTRICT LINE

LL 32

LL 240

9174 TARA BOULEVARD
1-STORY METAL BUILDING

TARA BOULEVARD
(VARIABLE R/W)
(AKA U.S. HIGHWAY 41/19)
(SPEED LIMIT = 55 MPH)

GUARDRAIL
SIDEWALK
30" CURB & GUTTER
EDGE OF ASPHALT
GRASS ISLAND

-DETENTION POND-
-RIPRAP-

PROPOSED END CAP TO BE INSTALLED
LINE OF SIGHT
LEFT
ALIGNMENT

15 FT OFFSET FROM EDGE OF PAVEMENT

SIGHT DISTANCE LEFT
LENGTH OF 520 LF

SCALE: 1"=40'

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

REVISIONS

REV #	DATE	DESCRIPTION	REQUESTED BY

ATLAS #20512

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

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

SITE PLAN

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

DATE	08/15/2025
DESIGN QC:	DM
CADD QC:	AD
DESIGNED BY:	DM
DRAWN BY:	ZF

SHEET
CS102

NOT ISSUED FOR CONSTRUCTION