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'

N82°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

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

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

EDGE OF ASPHALT

OVERHANG

AC UNIT

TIMBER WALL

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

6'WOOD FENCE

GATE

BARN

SHED

STEPS

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

PORCH

BUILDING 1

BUILDING 2

BUILDING 4

SCRAPE BLADE FND

APPROXIMATE LAND LOT LINE

APPROXIMATE LAND LOT & DISTRICT LINE

DISTRICT 6
DISTRICT 5

LL 1
LL 32
LL 240

RETAINING WALL (DESIGNED BY OTHERS)

MODULAR BLOCK RETAINING WALL (DESIGNED BY OTHERS)

ADA PARKING SIGNAGE (TYP.)

PLAYGROUND AREA (DESIGNED BY OTHERS)

DUMPSTER ENCLOSURE (DESIGNED BY OTHERS)

25' STATE BUFFER

50' UNDISTURBED BUFFER

75' PAVEMENT BUFFER

150' DEAD END DISTANCE

1/8"RBR FND

N27°26'27"W 244.22'

6'CHAIN-LINK FENCE

CONCRETE WALL GUARDRAIL

MATCHLINE - SEE SHEET CS102

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

SHEET
CS101

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

NOT ISSUED FOR CONSTRUCTION

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

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

MATCHLINE - SEE SHEET CS101

BUILDING 2

BUILDING 3

BUILDING 4

RETAINING WALL (DESIGNED BY OTHERS)

MODULAR BLOCK RETAINING WALL (DESIGNED BY OTHERS)

PROPOSED PROPERTY LINE

ADA PARKING SIGNAGE (TYP.)

PLAYGROUND AREA (DESIGNED BY OTHERS)

DUMPSTER ENCLOSURE (DESIGNED BY OTHERS)

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

35' SETBACK

PROPOSED STOP BAR

PROPOSED STOP AND "NO LEFT TURN" SIGN

15 FT OFFSET FROM EDGE OF PAVEMENT

LINE OF SIGHT LEFT ALIGNMENT

PROPOSED GUARD RAIL

PROPOSED GUARD RAIL TO TIE INTO EXISTING

SIGHT DISTANCE LEFT LENGTH OF 570 LF

-DETENTION POND-

-RIPRAP-

225' STORAGE

100' TAPER

EDGE OF ASPHALT

-GRASS ISLAND-

30" CURB & GUTTER

GUARDRAIL

SIDEWALK

TARA BOULEVARD
(VARIABLE R/W)

APPROXIMATE EDGE OF STRIPING

SCALE: 1"=40'

0 20 40 60 80

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

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