

CORPORATE SEAL



ENGINEER SEAL



2550 HERITAGE CT, SUITE 250
ATLANTA, GA 30339
TEL 770.951.2495
FAX 770.951.2496
www.longeng.com

■ SUBMITTALS (BY LETTER/REVISIONS BY NUMBER)

NO.	DATE	DESCRIPTION
08/18/2020	08/18/2020	50% CONSTRUCTION DOCUMENTS
10/15/2020	10/15/2020	80% DOCUMENTS
10/22/2020	10/22/2020	LDP APPLICATION
12/15/2020	12/15/2020	ISSUED FOR PERMIT REVIEW
11/13/2021	11/13/2021	100% CONSTRUCTION DOCUMENTS

■ APPROVED FOR CONSTRUCTION
PROJECT NUMBER: 19117.00
DATE: 01.13.2021

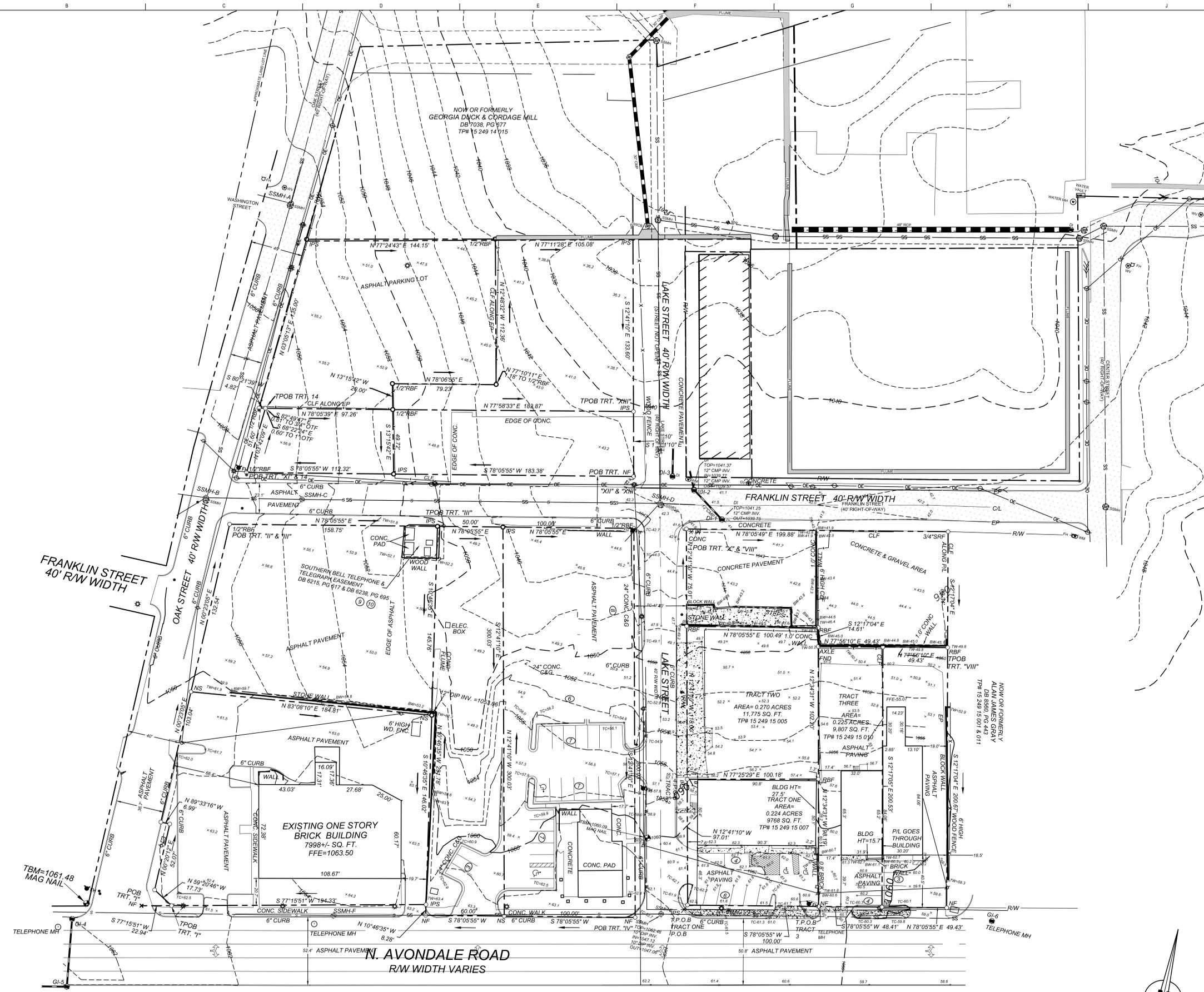


**AVONDALE TOWN
GREEN PARK**

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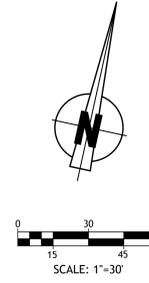
EXISTING CONDITIONS

C-1.0



THE INFORMATION SHOWN HEREON IS FOR INFORMATION ONLY AND IS NOT A SUBSTITUTE FOR THE ACTUAL SURVEY PREVIOUSLY REFERENCED. LONG ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY OR COMPLETENESS. ALL INTERPRETATIONS OR CLARIFICATIONS SHALL BE MADE DIRECTLY BY THE SURVEYOR. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AFFECTING THE WORK UNDER THIS CONTRACT.

UTILITY DISCLAIMER
UTILITIES MAY EXIST WHICH ARE NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES HAVING UTILITIES WITHIN OR ADJACENT TO THE WORK AREA. THE CONTRACTOR SHALL HAVE THE UTILITIES FIELD LOCATED AND COORDINATE WITH UTILITY COMPANIES TO HAVE THEM RELOCATED WHEN NECESSARY OR ADAPTED FOR TIE-INS.



SITE DATA NOTES

PROJECT ADDRESS: 70 N. AVONDALE ROAD
AVONDALE ESTATES, GA, 30002

OWNER: DOWNTOWN DEVELOPMENT
AUTHORITY OF AVONDALE ESTATES
21 N. AVONDALE PLAZA
AVONDALE ESTATES, GEORGIA, 30002
(404) 294-5400

ARCHITECT: STEVEN & WILKINSON
100 PEACHTREE ST #2500
ATLANTA, GEORGIA, 30303
(404) 522-8888

ENGINEER: LONG ENGINEERING, INC.
2550 HERITAGE COURT
SUITE 250
ATLANTA, GEORGIA 30339
770-951-2495

CONTACT PERSON: TBD

ZONING: CBD (CENTRAL BUSINESS DISTRICT)

BUILDING FRONT: N/A
REAR: 10 FT
SIDE: 10 FT

THE APPROXIMATE SITE AREA IS 3.74 ACRES.
THE APPROXIMATE DISTURBED AREA IS 5.74 ACRES.

PARKING SUMMARY:

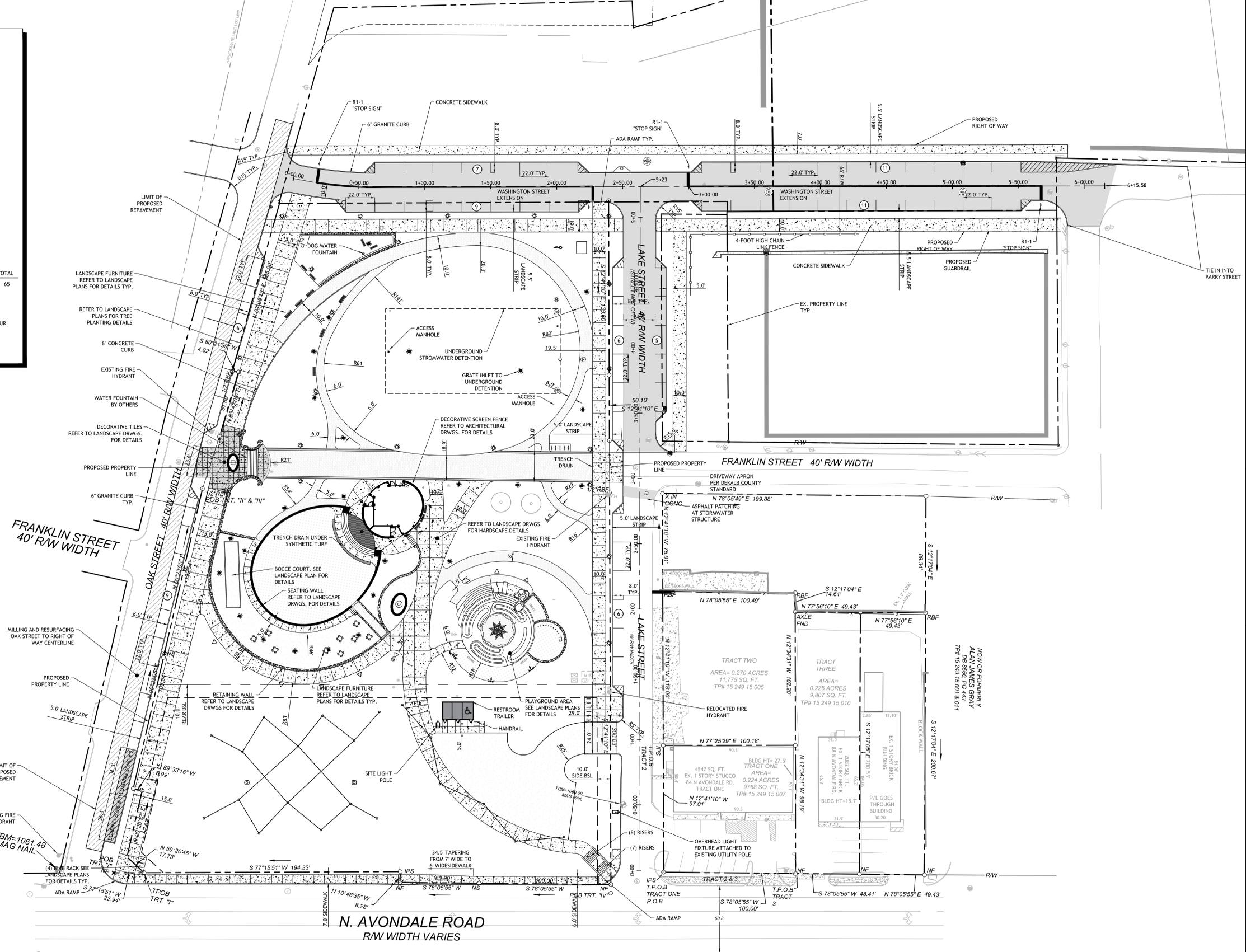
	STANDARD	HANDICAP	TOTAL
PROPOSED PARKING	63	2	65

TOTAL REQUIRED PARKING CALCULATION BASED ON PUBLIC AND SEMIPUBLIC USES FOR PLACES OF PUBLIC ASSEMBLY:
1 SPACE FOR EACH TWO EMPLOYEES PLUS 1 SPACE FOR EACH FOUR SEATS IN THE PRINCIPAL ASSEMBLY ROOM
= XXX TOTAL SPACES

TOTAL REQUIRED HANDICAP PARKING CALCULATION:
H/C PARKING = 2 SPACES

PAVING LEGEND

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (REFERENCE GEOTECH REPORT BY TERRACON CONSULTANTS, INC., DATED APRIL 9, 2020)
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT (REFERENCE GEOTECH REPORT BY TERRACON CONSULTANTS, INC., DATED APRIL 9, 2020)
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT FOR SIDEWALK WITHIN R/W (REFERENCE GEOTECH REPORT BY TERRACON CONSULTANTS, INC., DATED APRIL 9, 2020)
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT FOR DRIVEWAY APRON PER DEKALB COUNTY STANDARD
- REFER TO LANDSCAPE DRWGS FOR HARDSCAPE SURFACE DETAILS
- REFER TO LANDSCAPE DRWGS FOR HARDSCAPE SURFACE DETAILS
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STEVENS & WILKINSON

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NO.	DATE	DESCRIPTION
08/18/2020	05% CONSTRUCTION DOCUMENTS	
10/15/2020	BID DOCUMENTS	
10/22/2020	LDP APPLICATION	
12/15/2020	GSWCC DC PLAN REVIEW	
1/13/2021	100% CONSTRUCTION DOCUMENTS	

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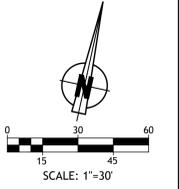
AVONDALE TOWN GREEN PARK

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SITE PLAN

C-3.0

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10/19/2020	BD	DOCUMENTS
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1/13/2021		100% CONSTRUCTION DOCUMENTS

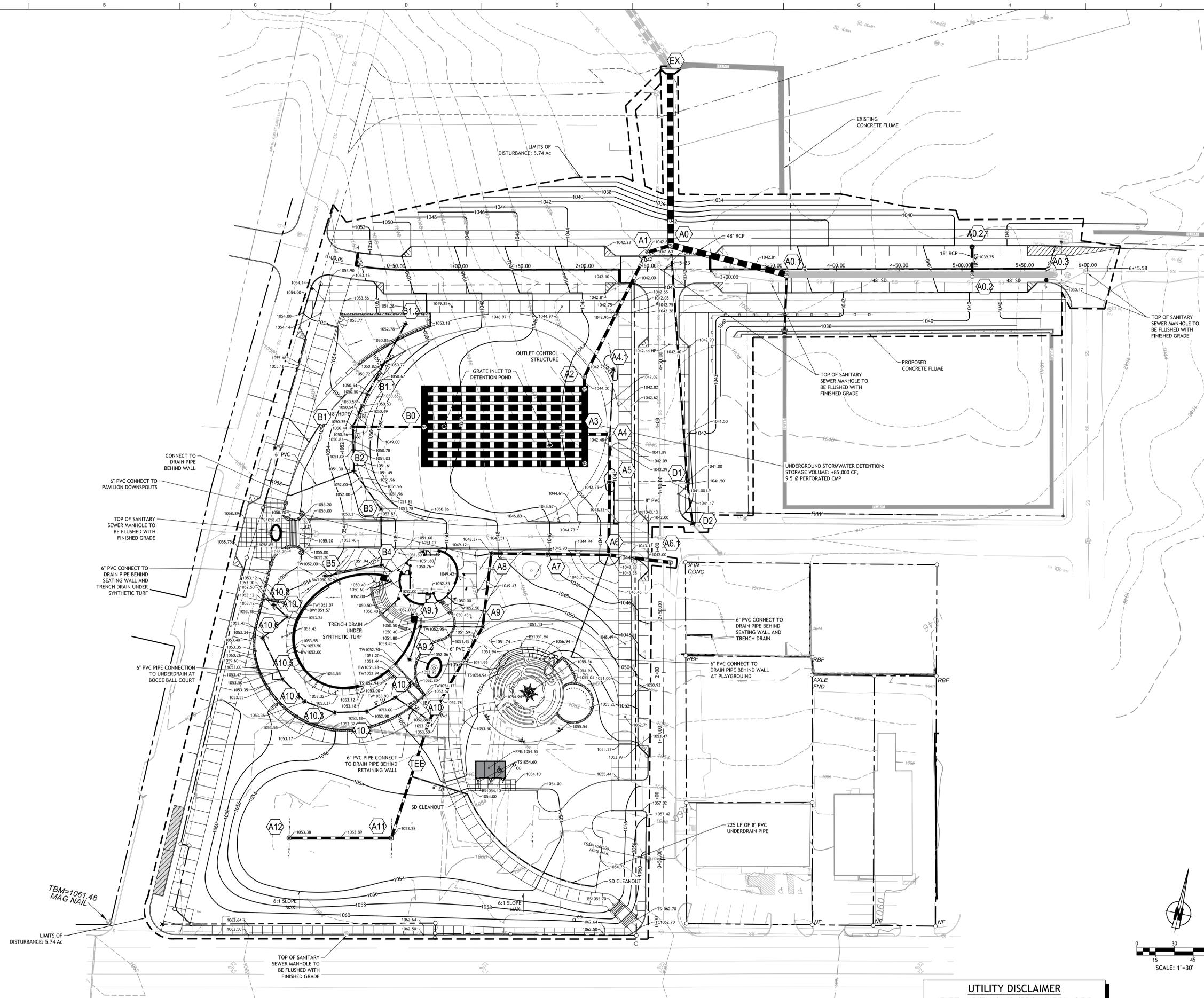
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GREEN PARK

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GRADING &
DRAINAGE PLAN

C-4.0

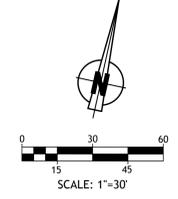


TOTAL SITE AREA = 3.74 AC
DISTURBED AREA = 5.74 AC

NOTE:
NO GRADED SLOPE
SHALL EXCEED 2H:1V



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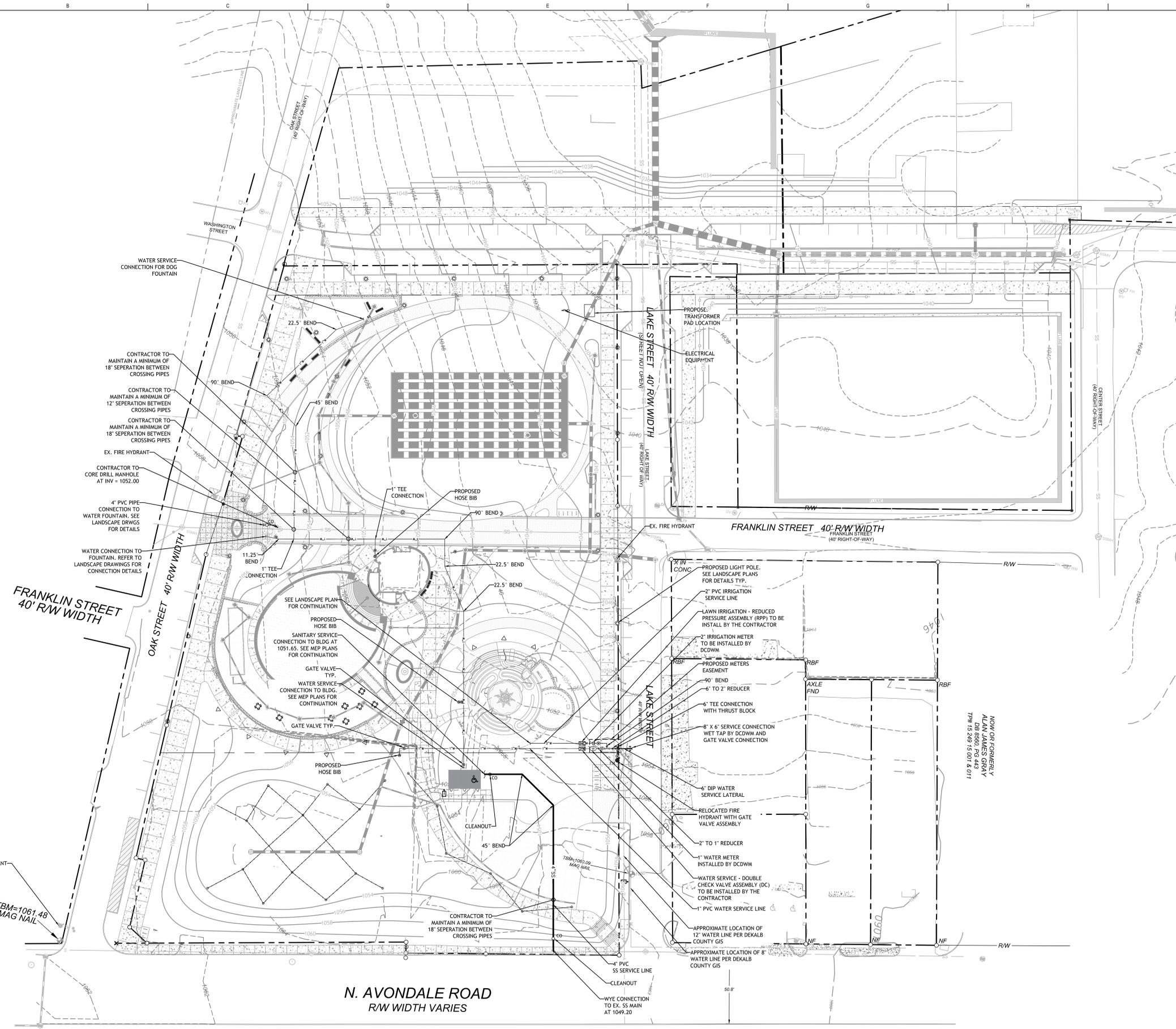


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UTILITY PLAN

C-5.0



N. AVONDALE ROAD
R/W WIDTH VARIES

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