

Line Table		
Line #	Length	Direction
L1	26.952	S71° 04' 27.75"W
L2	27.658	S71° 41' 40.21"W
L3	29.001	S71° 00' 24.01"W
L4	29.501	S71° 43' 53.18"W
L5	29.501	S71° 43' 53.18"W
L6	49.057	S71° 43' 32.57"W
L7	30.377	S71° 46' 26.52"W
L8	19.145	S71° 36' 49.21"W
L9	19.000	S71° 44' 54.47"W
L10	45.971	S71° 42' 32.40"W
L11	60.672	N15° 21' 53.01"W
L12	38.962	N15° 22' 20.58"W
L13	59.351	N72° 50' 29.23"E
L14	15.665	N72° 50' 29.23"E
L15	3.767	N15° 24' 09.20"W
L23	8.855	N31° 30' 59.62"E
L24	15.508	N31° 30' 59.62"E
L27	21.203	S06° 57' 43.62"E
L28	4.799	S06° 57' 43.62"E
L29	26.830	S07° 00' 33.35"E
L30	48.949	S07° 00' 33.35"E
L31	37.455	S07° 00' 33.35"E
L32	10.006	S06° 57' 38.92"E
L33	42.534	N71° 23' 37.23"E
L34	16.000	N71° 22' 21.37"E
L35	21.212	N71° 23' 16.49"E
L36	26.671	N71° 23' 16.49"E
L37	4.638	N71° 23' 16.49"E
L38	17.112	N71° 23' 16.49"E
L39	21.708	N71° 23' 16.49"E
L40	10.237	N71° 23' 16.49"E
L41	29.500	N71° 23' 16.49"E
L42	16.184	N60° 42' 19.36"E
L43	37.488	S81° 00' 55.23"W
L44	9.362	N71° 28' 00.41"W
L45	33.899	N08° 00' 57.41"W
L46	23.632	N08° 00' 57.41"W
L47	46.111	S28° 49' 43.17"W
L48	49.818	S44° 07' 36.57"W
L49	8.435	S37° 13' 27.02"E
L50	11.596	N71° 23' 16.49"E
L51	30.000	N71° 23' 16.49"E
L52	13.908	N71° 23' 16.49"E
L53	17.804	S74° 32' 59.15"W
L54	37.510	N81° 00' 55.23"E
L55	54.858	N18° 36' 43.51"W
L56	64.682	N18° 36' 43.51"W
L57	64.875	N18° 36' 43.51"W
L58	61.698	N18° 36' 43.51"W
L59	61.521	N18° 36' 43.51"W
L60	61.232	N18° 36' 43.51"W
L61	61.073	N18° 12' 48.39"W
L62	60.952	S18° 36' 43.51"E
L63	60.828	S18° 36' 43.51"E
L64	37.395	N18° 36' 43.51"W
L65	39.468	S18° 36' 43.51"E
L66	40.443	N18° 36' 43.51"W
L67	43.534	S18° 36' 43.51"E
L68	45.844	S37° 13' 27.02"E
L69	44.621	S45° 52' 23.43"E
L70	9.458	N08° 00' 57.41"W
L71	33.174	N62° 55' 55.45"W
L72	27.531	S83° 08' 17.80"W
L73	10.321	S83° 08' 17.80"W
L74	19.079	S32° 36' 11.12"W

Line Table		
Line #	Length	Direction
L75	43.811	N06° 51' 42.20"W
L76	46.369	S81° 59' 02.59"W
L77	49.465	S06° 54' 44.50"E
L78	34.523	N15° 51' 19.30"W
L79	29.142	N15° 51' 19.30"W
L80	29.599	N15° 51' 19.30"W
L81	30.198	N15° 51' 19.30"W
L82	31.684	N15° 51' 19.30"W
L83	57.659	N67° 38' 17.25"E
L84	71.373	N67° 35' 24.68"E
L85	34.672	N67° 45' 35.52"E
L86	52.212	N67° 37' 22.12"E
L87	64.619	N67° 38' 17.25"E
L88	39.298	S06° 57' 43.62"E
L89	43.782	S06° 57' 43.62"E
L93	3.339	S32° 11' 16.01"W
L94	24.364	S31° 30' 59.62"E
L95	6.544	S32° 29' 26.00"W
L99	16.910	S74° 35' 50.80"W
L100	4.667	S15° 31' 39.90"E
L101	36.993	S15° 31' 39.90"E
L102	36.212	N67° 37' 22.12"E
L103	13.733	N38° 21' 24.85"E
L104	26.011	N38° 21' 24.85"E
L105	27.355	N38° 21' 24.85"E
L106	28.558	N60° 40' 47.24"E
L107	17.448	N63° 35' 34.67"E
L108	43.761	N22° 22' 37.88"W
L109	39.264	S39° 01' 21.93"E
L110	60.586	N22° 22' 37.88"W
L111	35.528	N51° 38' 35.15"W
L112	47.352	N43° 34' 03.91"E
L113	17.482	N43° 34' 03.91"E
L114	23.199	N22° 22' 37.88"W
L115	26.523	N22° 22' 37.88"W
L116	41.608	N22° 22' 37.88"W
L117	31.356	N56° 25' 31.04"W
L118	73.461	S66° 43' 58.66"W
L119	74.753	S66° 43' 58.66"W
L120	32.407	S19° 35' 24.46"E
L121	10.352	S19° 35' 24.46"E
L122	19.715	S19° 35' 24.46"E
L123	6.859	S19° 35' 24.46"E
L124	12.322	S19° 35' 24.46"E
L125	11.340	S46° 25' 56.09"E
L126	28.256	S46° 25' 56.09"E
L127	3.722	S46° 25' 56.09"E
L128	29.201	S46° 25' 56.09"E
L129	41.182	N68° 29' 29.02"E
L130	43.873	N68° 29' 29.02"E
L131	37.162	N19° 50' 21.89"W
L132	68.709	N68° 29' 29.02"E
L133	61.656	N68° 29' 29.02"E
L134	59.688	N68° 29' 29.02"E

Curve Table			
Curve #	Length	Radius	Delta
C1	27.295	830.993	001.8819
C2	1.750	262.610	000.3818
C3	21.778	262.610	004.7515
C4	21.935	227.697	005.5196
C5	39.890	227.500	010.0462
C6	42.994	227.500	010.8279
C7	32.293	227.500	008.1331
C8	48.203	107.500	025.6916
C9	28.950	107.500	015.4301
C10	29.608	142.500	011.9048
C11	30.664	142.500	012.3291
C12	45.062	142.500	018.1182
C13	53.000	192.500	015.7749
C14	58.470	192.500	017.4032
C15	26.726	192.500	007.9548

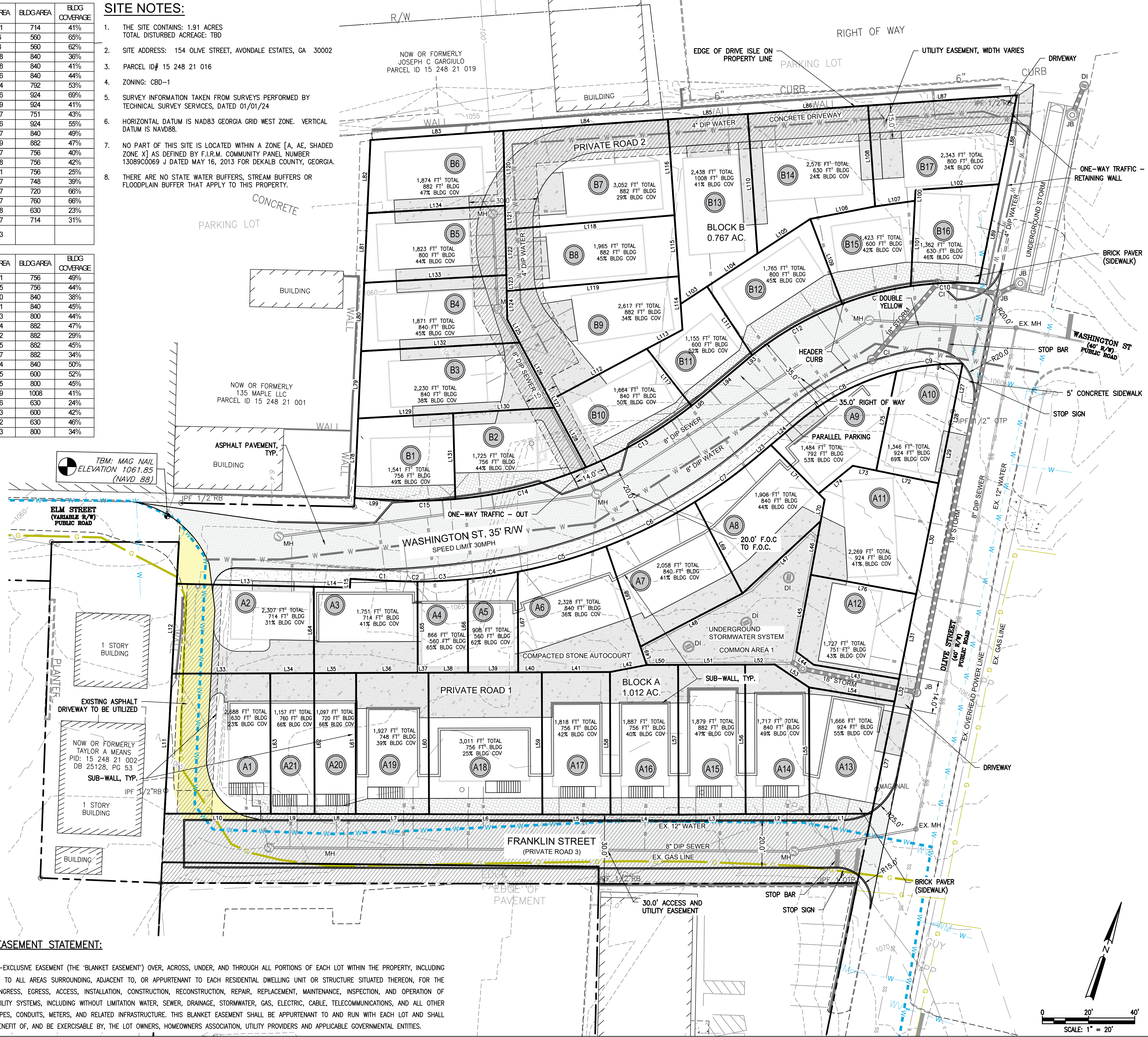
LOT I.D.	LOT AREA	BLDG AREA	BLDG COVERAGE
A1	1751	714	41%
A2	866	560	65%
A3	908	560	62%
A4	2328	840	36%
A5	2058	840	41%
A6	1906	840	44%
A7	1484	792	53%
A8	1346	924	69%
A9	2269	924	41%
A10	1727	751	43%
A11	1666	924	55%
A12	1717	840	49%
A13	1879	882	47%
A14	1887	756	40%
A15	1818	756	42%
A16	3011	756	25%
A17	1927	748	39%
A18	1097	720	66%
A19	1157	760	66%
A20	2688	630	23%
A21	2307	714	31%
COMMON AREA 1	2543		

LOT I.D.	LOT AREA	BLDG AREA	BLDG COVERAGE
B1	1541	756	49%
B2	1725	756	44%
B3	2230	840	38%
B4	1871	840	45%
B5	1823	800	44%
B6	1874	882	47%
B7	3052	882	29%
B8	1965	882	45%
B9	2617	882	34%
B10	1664	840	50%
B11	1155	800	52%
B12	1765	800	45%
B13	2439	1008	41%
B14	2576	630	24%
B15	1423	600	42%
B16	1362	630	46%
B17	2343	800	34%

SITE NOTES:

- THE SITE CONTAINS: 1.91 ACRES TOTAL DISTURBED ACREAGE: TBD
- SITE ADDRESS: 154 OLIVE STREET, AVONDALE ESTATES, GA 30002
- PARCEL ID# 15 248 21 016
- ZONING: CBD-1
- SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY TECHNICAL SURVEY SERVICES, DATED 01/01/24
- HORIZONTAL DATUM IS NAD83 GEORGIA GRID WEST ZONE. VERTICAL DATUM IS NAVD88.
- NO PART OF THIS SITE IS LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13089C0069 J DATED MAY 16, 2013 FOR DEKALB COUNTY, GEORGIA.
- THERE ARE NO STATE WATER BUFFERS, STREAM BUFFERS OR FLOODPLAIN BUFFER THAT APPLY TO THIS PROPERTY.

LOT I.D.	LOT AREA	BLDG AREA	BLDG COVERAGE
B1	1541	756	49%
B2	1725	756	44%
B3	2230	840	38%
B4	1871	840	45%
B5	1823	800	44%
B6	1874	882	47%
B7	3052	882	29%
B8	1965	882	45%
B9	2617	882	34%
B10	1664	840	50%
B11	1155	800	52%
B12	1765	800	45%
B13	2439	1008	41%
B14	2576	630	24%
B15	1423	600	42%
B16	1362	630	46%
B17	2343	800	34%

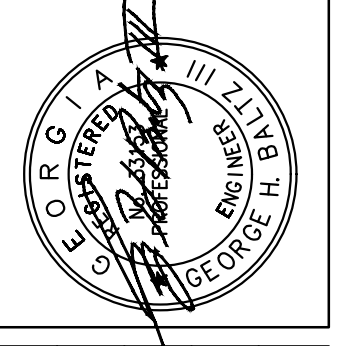


BLANKET EASEMENT STATEMENT:

A BLANKET, NON-EXCLUSIVE EASEMENT (THE 'BLANKET EASEMENT') OVER, ACROSS, UNDER, AND THROUGH ALL PORTIONS OF EACH LOT WITHIN THE PROPERTY, INCLUDING BUT NOT LIMITED TO ALL AREAS SURROUNDING, ADJACENT TO, OR APPURTENANT TO EACH RESIDENTIAL DWELLING UNIT OR STRUCTURE SITUATED THEREON, FOR THE PURPOSES OF INGRESS, EGRESS, ACCESS, INSTALLATION, CONSTRUCTION, RECONSTRUCTION, REPAIR, REPLACEMENT, MAINTENANCE, INSPECTION, AND OPERATION OF UTILITIES AND UTILITY SYSTEMS, INCLUDING WITHOUT LIMITATION WATER, SEWER, DRAINAGE, STORMWATER, GAS, ELECTRIC, CABLE, TELECOMMUNICATIONS, AND ALL OTHER UTILITY LINES, PIPES, CONDUITS, METERS, AND RELATED INFRASTRUCTURE. THIS BLANKET EASEMENT SHALL BE APPURTENANT TO AND RUN WITH EACH LOT AND SHALL INURE TO THE BENEFIT OF, AND BE EXERCISABLE BY, THE LOT OWNERS, HOMEOWNERS ASSOCIATION, UTILITY PROVIDERS AND APPLICABLE GOVERNMENTAL ENTITIES.

Prepared By:
**CRESCENT VIEW
ENGINEERING, LLC:**
211 Fraser Street
Marietta, GA 30060
078-528-8410
www.crescentvieweng.com

Prepared For:
ATMOS Project, LLC
197 VALLEY ROAD
DAWSONVILLE, GA 30534
404-557-7374



DESIGNED
A. RAVAT
DRAWN
A. RAVAT
CHECKED
P. ZHANG
IN CHARGE
G.H. BALTZ
DATE
6 MAY 2026

PRELIMINARY PLAT

REV	DATE	BY	DESCRIPTION

CONSTRUCTION PLANS FOR:
HEDGEWOOD MAPLE STREET
LAND LOT 248, 15TH DISTRICT
AVONDALE ESTATES, DEKALB COUNTY, GEORGIA

CVE PI # 26-009

SHEET NO.
P-1