SITE NOTES:

1) ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED PARKING LOT ARE SHOWN AT THE FACE OF CURB. ALL PROPOSED DIMENSIONS USED TO SHOW THE GEOMETRIC LAYOUT OF THE PROPOSED BUILDING LOCATION ARE GIVEN AT THE OUTSIDE FACE OF THE BUILDING CORNERS. ALL CURB RADII ARE GIVEN AT THE FACE OF CURB.

2) CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN THE EXISTING CONDITIONS IN THE FIELD AND THE SURVEY SHOWN ON THE PLANS BEFORE PROCEEDING WITH ANY NEW CONSTRUCTION.

3) CONTRACTOR IS RESPONSIBLE FOR CORRECT HORIZONTAL AND VERTICAL ALIGNMENT OF ALL TIES BETWEEN PROPOSED AND EXISTING PAVEMENTS, CURB AND GUTTER, SIDEWALKS, WALLS, AND UTILITIES.

4) SEE ARCHITECTURAL PLANS FOR BUILDING FLOOR PLAN DIMENSIONS, DOOR LOCATIONS, SITE LIGHTING PLAN, AND OTHER ARCHITECTURAL DETAILS.

5) ALL BUFFERS, TREE SAVE AREAS, AND UNDISTURBED AREAS SHALL BE CLEARLY IDENTIFIED BY FLAGGING AND/OR FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

6) ALL CONSTRUCTION RELATED PERMITS DURING THE CONSTRUCTION PHASE OF THIS PROJECT ARE THE RESPONSIBILITY OF THE OWNER, ALL EROSION, SEDIMENT CONTROL AND TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO ANY GRADING.

7) CITY OF DALLAS ACCEPTS NO RESPONSIBILITY FOR THE AMERICANS WITH DISABILITIES ACT (ADA), EXCEPT FOR NOTIFICATION REQUIREMENT. THE OWNER/DEVELOPER IS SOLELY RESPONSIBLE FOR COMPLIANCE FOR SAID ACT.

8) CONTRACTOR SHALL COORDINATE WITH THE CITY/COUNTY JURISDICTION AND WATER AND SEWER JURISDICTION INSPECTORS REGARDING ALL CERTIFICATE OF OCCUPANCY REQUIREMENTS AND COORDINATE WITH THE ENGINEER APPROXIMATELY 8 WEEKS PRIOR TO ANTICIPATED CERTIFICATE OF OCCUPANCY DATE REGARDING ANY ITEMS REQUIRING APPROVAL OR CERTIFICATIONS BY THE ENGINEER.

9) CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.

10) REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING ELECTRICAL PLAN.

11) ALL GENERAL CONTRACTOR WORK TO BE COMPLETED (EARTHWORK, FINAL UTILITIES, AND FINAL GRADING) BY THE MILESTONE DATE IN PROJECT DOCUMENTS.

12) CONTRACTOR SHALL REFER TO ARCHITECT'S PLANS & SPECIFICATIONS FOR ENTRY LOCATION OF ALL WATER, SEWER SERVICE, ELECTRICAL, TELEPHONE & GAS SERVICE. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO AVOID CONFLICTS & ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH THE REGULATORY AGENCY AS TO THE LOCATION & TIE-INS/CONNECTIONS TO THEIR FACILITIES.

13) THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL AREAS INDICATED TO REMAIN UNDISTURBED OR TO REMAIN AS BUFFERS, ALL PROPERTY CORNERS, & REPLACING ALL PINS ELIMINATED OR DAMAGED DURING CONSTRUCTION.

14) CONTRACTOR IS RESPONSIBLE FOR REPAIRS OR DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION, SUCH AS, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC., REPAIRS SHALL BE EQUAL TO OR BETTER THAN EXISTING CONDITIONS.

15) THE SOURCE OF THE WATER SUPPLY WILL BE PAULDING COUNTY WATER SYSTEM.

16) THE SOURCE OF THE SANITARY SANITARY SEWER SYSTEM WILL BE DALLAS UTILITIES.

SITE DATA

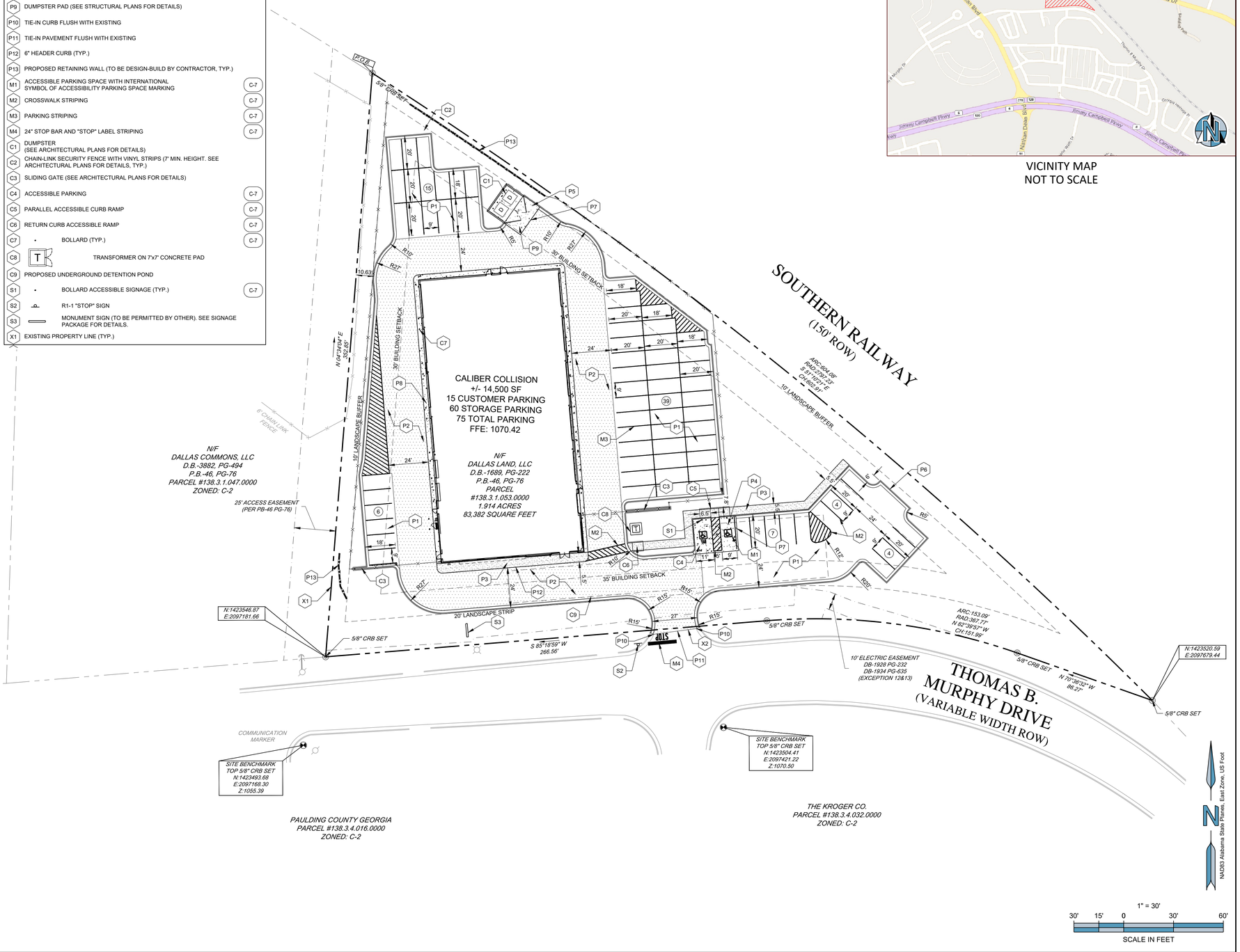
PROJECT:		AUTO-BODY SHOP WITH ASSOCIATED INFRASTRUCTURE
ZONING:		C-2 (COMMERCIAL DENSITY)
FUTURE LAND USE DESIGNATION:		C-2 (COMMERCIAL DENSITY)
PARCEL IDENTIFICATION NUMBER:		138.3.1.053.000
TOTAL SITE AREA:		1.91 AC.
DISTURBED AREA:		1.90 AC.
IMPERVIOUS SURFACE AREA MAXIMUM (%)		1.53 AC. (80.0%)
IMPERVIOUS SURFACE AREA PROPOSED (%):		1.19 AC. (62.3%)
PERVIOUS SURFACE AREA PROPOSED (%):		0.72 AC. (37.7%)
LANDSCAPE STRIP -	FRONT:	35 FT
	SIDE:	30 FT
	REAR:	30 FT
BUILDING SETBACK -	FRONT:	35 FT
	SIDE:	10 FT
	REAR:	10 FT
BUILDING FLOOR AREA:	TOTAL GROUND:	14,500 S.F.
BUILDING HEIGHT:		26
BUILDING HEIGHT (MAX.):		60
PARKING RATIO REQUIRED -	SERVICE & STORAGE:	3 SPACES / BAY
PARKING MAX. ALLOWED (CUSTOMER SPACES):		21 SPACES
PARKING PROVIDED (CUSTOMER SPACES):		15 SPACES
PARKING PROVIDED (STORAGE):		60 SPACES
ACCESSIBLE PARKING REQUIRED:		2 SPACES
ACCESSIBLE PARKING PROVIDED:		2 SPACES
MINIMUM PARKING STALL DIMENSION:		9' X 18'
PROPOSED PARKING STALL DIMENSION:		9' X 20' AND 9' X 18'

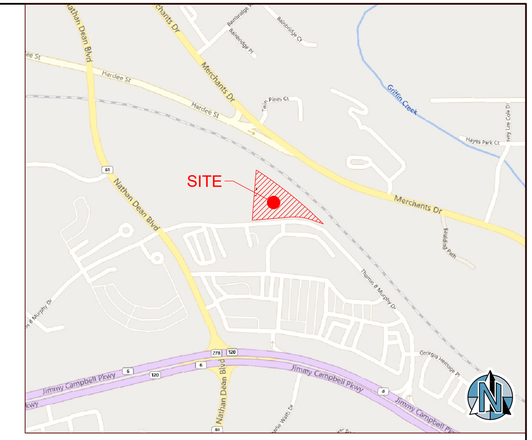
LINE LEGEND

- PROPERTY LINE
- PROPOSED BUILDING WALLS
- PROPOSED CURB AND GUTTER
- PROPOSED CHAINLINK FENCE
- PROPOSED RETAINING WALL

KEY PLAN, SYMBOL LEGEND, & DETAIL REFERENCE

P1	STANDARD DUTY ASPHALT PAVING (TYP.)	C-6
P2	HEAVY DUTY ASPHALT PAVING (TYP.)	C-6
P3	CONCRETE SIDEWALK PAVING (TYP.)	C-6
P4	STANDARD DUTY CONCRETE PAVING (TYP.)	C-6
P5	HEAVY DUTY CONCRETE PAVING (TYP.)	C-6
P6	24" CONCRETE CURB AND GUTTER (TYP.)	C-6
P7	CONCRETE / ASPHALT TRANSITION (TYP.)	C-6
P8	2' WIDE CONCRETE APRON (SEE STRUCTURAL PLANS FOR DETAILS)	
P9	DUMPSTER PAD (SEE STRUCTURAL PLANS FOR DETAILS)	
P10	TIE-IN CURB FLUSH WITH EXISTING	
P11	TIE-IN PAVEMENT FLUSH WITH EXISTING	
P12	6" HEADER CURB (TYP.)	
P13	PROPOSED RETAINING WALL (TO BE DESIGN-BUILD BY CONTRACTOR, TYP.)	
M1	ACCESSIBLE PARKING SPACE WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY PARKING SPACE MARKING	C-7
M2	CROSSWALK STRIPING	C-7
M3	PARKING STRIPING	C-7
M4	24" STOP BAR AND "STOP" LABEL STRIPING	C-7
C1	DUMPSTER (SEE ARCHITECTURAL PLANS FOR DETAILS)	
C2	CHAIN-LINK SECURITY FENCE WITH VINYL STRIPS (7' MIN. HEIGHT. SEE ARCHITECTURAL PLANS FOR DETAILS, TYP.)	
C3	SLIDING GATE (SEE ARCHITECTURAL PLANS FOR DETAILS)	
C4	ACCESSIBLE PARKING	C-7
C5	PARALLEL ACCESSIBLE CURB RAMP	C-7
C6	RETURN CURB ACCESSIBLE RAMP	C-7
C7	BOLLARD (TYP.)	C-7
C8	TRANSFORMER ON 7'x7' CONCRETE PAD	
C9	PROPOSED UNDERGROUND DETENTION POND	
S1	BOLLARD ACCESSIBLE SIGNAGE (TYP.)	C-7
S2	R1-1 "STOP" SIGN	
S3	MONUMENT SIGN (TO BE PERMITTED BY OTHER). SEE SIGNAGE PACKAGE FOR DETAILS.	
X1	EXISTING PROPERTY LINE (TYP.)	





VICINITY MAP
NOT TO SCALE

ENGINEER:

FORESITE group

Foresite Group, LLC
51 12th Street South
Birmingham, AL 35233

o | 205.397.0370
f | 844.272.0997
w | www.foresitegroup.net

DEVELOPER:

CROSS development

CROSS DEVELOPMENT
4317 MARSH RIDGE
CARROLLTON, TX 75010
(727) 348-1240

CONTACT: JAKE SEATON

PROJECT:

CALIBER COLLISION®
RESTORING THE RHYTHM OF YOUR LIFE®

166 THOMAS B MURPHY DRIVE
DALLAS, GA 30132
LAND LOT 378, DISTRICT 2, SECTION 3
PARCEL #: 138.3.1.053.000

SEAL:

GEORGIA REGISTERED No. PE052609 PROFESSIONAL ENGINEER MICAH C. HATLEY

01/29/2026

REVISIONS	DATE

PROJECT MANAGER:	NRS
DRAWING BY:	CAH
JURISDICTION:	DALLAS, GA
DATE:	2026-01-21
TITLE:	

SITE PLAN

SHEET NUMBER:

C-3

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 1641.042

GEORGIA811 Utilities Protection Center, Inc.
Know what's below. Call before you dig.

Plotted on: 1/29/2026 12:56:32 PM
By: ELISSYN CARTER
P:\Projects\1641.042 CALIBER COLLISION DALLAS, GA_CIVIL CD\CAD\C3D\C3.3 SITE PLAN.DWG