



GENERAL INFORMATION

- OWNER / APPLICANT:  
GRACE BAPTIST CHURCH OF MABLETON INC.  
5790 POWDER SPRINGS RD SW  
POWDER SPRINGS, GA 30127  
C/O JOSHUA BELT 404-268-5227
- BOUNDARY INFORMATION SHOWN IS BASED ON A DEEDS AND PLATS OF RECORD. NO FIELD WORK HAS BEEN COMPLETED BY CRA AT THIS TIME.
- SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" ON COMMUNITY PANEL 13223C0173C OF THE FLOOD INSURANCE RATE MAPS FOR PAULDING COUNTY PREPARED BY F.E.M.A. DATED SEP. 29, 2006.
- THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE-GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED TO THE SURVEYOR. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES/STRUCTURES.
- EXISTING IMPROVEMENTS SHOWN WERE TAKEN FROM AERIAL IMAGERY AND PREVIOUS SURVEYS.

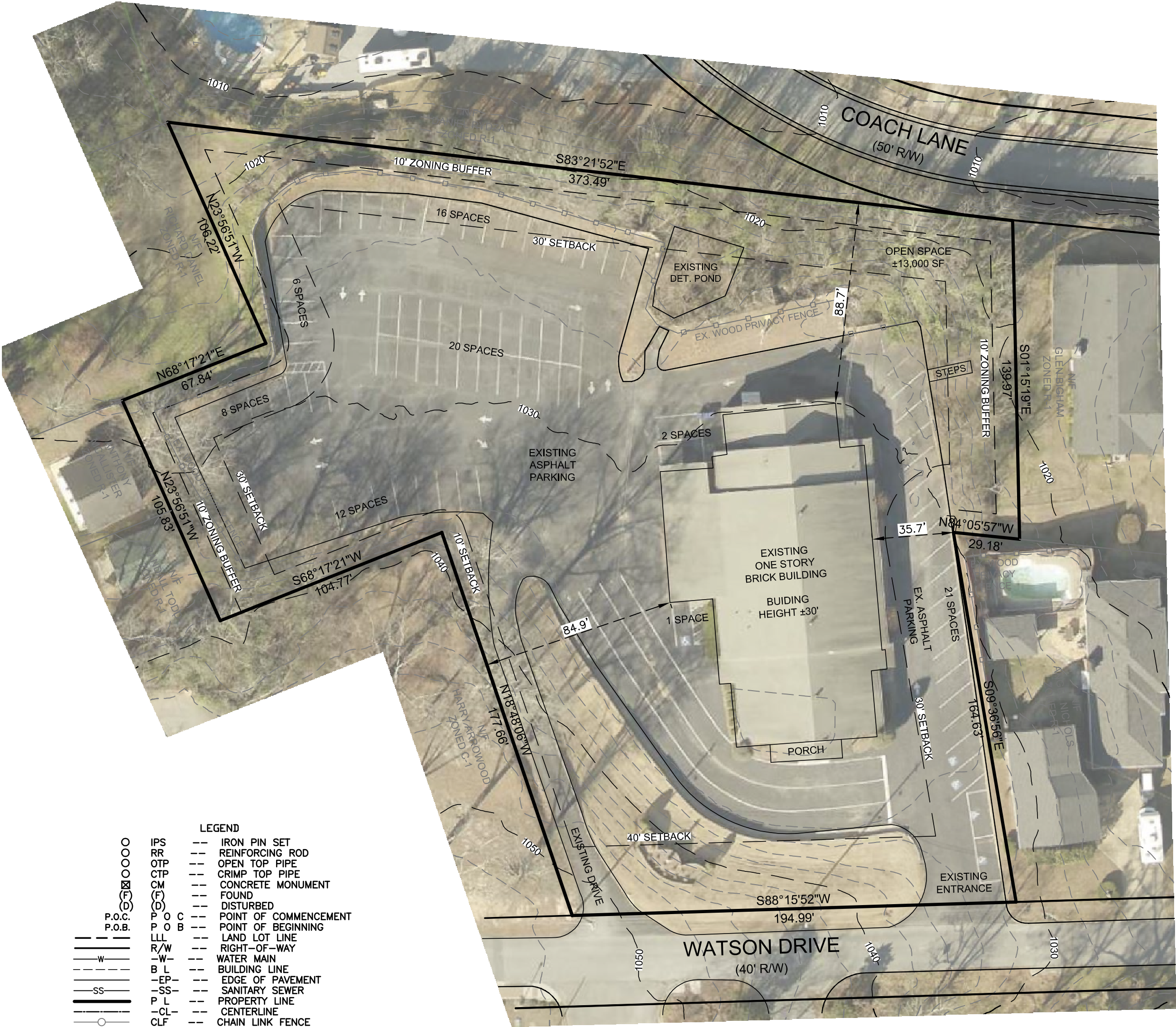
SITE / ZONING INFORMATION

- SITE ADDRESS - 123 WATSON DR, DALLAS, GA 30132  
TAX PARCEL # - 116.3.4.010.0000
- THE PROPOSED USE FOR THIS SITE IS A CHURCH.
- CURRENT ZONING IS C-1 (COMMERCIAL LOW DENSITY)
- LOT REQUIREMENTS  
MINIMUM LOT SIZE - ONE ACRE  
MINIMUM ROAD FRONTAGE - 50 FEET  
MINIMUM LOT WIDTH - 100 FEET  
MAXIMUM BUILDING HEIGHT - 45 FEET
- NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE.
- WATER SERVICE PROVIDED BY THE CITY OF DALLAS.
- SANITARY SEWER SERVIVE PROVIDED BY THE CITY OF DALLAS.
- NO EASEMENTS ARE KNOWN TO IMPACT THIS SITE
- MINIMUM BUILDING SETBACKS  
FRONT - 30 FEET  
SIDE - 10 FEET  
REAR - 20 FEET
- PARKING REQUIREMENTS  
1 SPACE PER 4 FIXED SEATS IN THE MAIN AUDITORIUM  
PROPOSED SEATS IN MAIN AUDITORIUM - 297  
REQUIRED SPACES (297 / 4 = 75 REQUIRED SPACES)  
EXISTING PARKING SPACES PROVIDED - 86

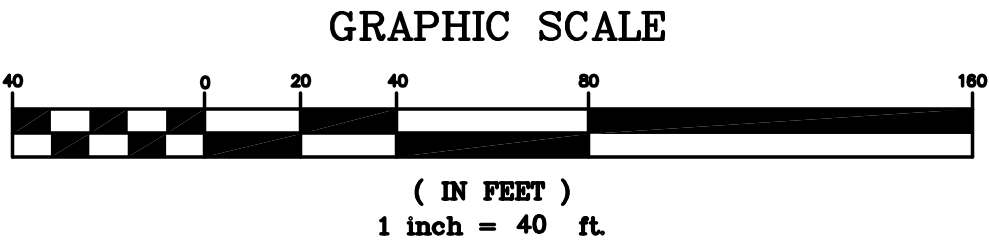
AREA  
2.16 ACRES

WAIVER REQUEST  
THE OWNER IS REQUESTING A WAIVER FOR THE ARTERIAL STREET FRONTAGE REQUIREMENT FOR PLACES OF WORSHIP. WATSON DRIVE IS NOT CLASSIFIED AS A ARTERIAL STREET, HOWEVER THE ENTRANCE TO THIS SITE IS LOCATED 475 FEET FROM S.R. 61 (CONFEDERATE AVE).

TO HELP MAINTAIN THE FLOW OF TRAFFIC ALONG WATSON DRIVE THE OWNER AGREES TO PAY THE COST OF PROVIDING A TRAFFIC CONTROL OFFICER DURING PEAK USAGE TIMES.



LEGEND	
---	IRON PIN SET
---	REINFORCING ROD
---	OPEN TOP PIPE
---	CRIMP TOP PIPE
---	CONCRETE MONUMENT
---	FOUND
---	DISTURBED
---	POINT OF COMMENCEMENT
---	POINT OF BEGINNING
---	LAND LOT LINE
---	RIGHT-OF-WAY
---	WATER MAIN
---	BUILDING LINE
---	EDGE OF PAVEMENT
---	SANITARY SEWER
---	PROPERTY LINE
---	CENTERLINE
---	CHAIN LINK FENCE
---	BARBED WIRE FENCE
---	POWER POLE
---	GUY WIRE
---	FIRE HYDRANT
---	WATER METER
---	GATE VALVE
---	SANITARY SEWER EASEMENT
---	CORRIGATED METAL PIPE
---	REINFORCED CONCRETE PIPE
---	DRAINAGE AREA
---	ELEVATION
---	DRAINAGE EASEMENT
---	BENCH MARK



**C**ARLTON RAKESTRAW & ASSOCIATES  
REGISTERED LAND SURVEYORS  
2203 CHARLES HARDY PKWY DALLAS, GEORGIA 30157  
PHONE: 770-443-2200 FAX: 770-443-2300

PROJECT NO: 25-011  
PLOT FILE # 20-011 SEP  
DATE: 2-25-25  
DRAWN BY: W.C.R.3  
APPROVED BY: W.C.R.

LOCATED IN LAND LOT(S) - 230  
2nd DISTRICT, 3rd SECTION  
DALLAS, PAULDING COUNTY, GEORGIA

SPECIAL EXCEPTION PLOT PLAN FOR  
**GRACE BAPTIST CHURCH**

