

LOCATION MAP

GENERAL NOTES:

- BOUNDARY INFORMATION SHOWN ON THIS PLAN IS BASED ON AS-BUILT AND BOUNDARY RETRACEMENT SURVEY FOR CHRISTOPHER DAVID ROE BY CLAYROOT LAND SURVEYS DATED DECEMBER 22, 2020.
- CONTOUR LINES SHOWN ON THIS PLAN ARE BASED ON FIELD DATA FROM ONLINE DATA AVAILABLE AT [HTTPS://COAST.NOAA.GOV/DATAVIEWER/#/LIDAR/SEARCH](https://coast.noaa.gov/dataviewer/#/lidar/search).
- THERE ARE NO STATE WATERS LOCATED ON THE PROPERTY.
- THERE ARE NO KNOWN CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS WITH THE PROPERTY.
- THERE ARE NO KNOWN UTILITY EASEMENTS WITHIN THE SUBJECT PROPERTY.
- PROPERTY IS CURRENTLY SERVED BY PUBLIC SEWER SYSTEM. NO CHANGES ARE PROPOSED TO AFFECT THE EXISTING SEWER TAP.
- PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER SYSTEM. NO CHANGES ARE PROPOSED TO AFFECT THE EXISTING WATER TAP.
- THERE ARE NO DETENTION, RETENTION, OR WATER QUALITY AREAS IDENTIFIED ON SITE. THE SUBJECT SITE IS PART OF A MASTER DEVELOPMENT THAT WAS DEVELOPED PRIOR TO THE CITY OF DALLAS REQUIRING STORMWATER MANAGEMENT FACILITIES.

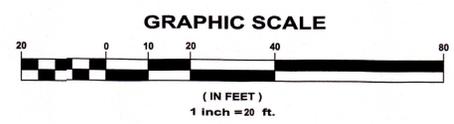
DEVELOPMENT DATA:

- Property is currently Zoned: I-1
- Total Area: 1.20 Acres
- Proposed Use:
Contractors Service
Existing Area: 7,400 S.F.
Proposed Area: 9,900 S.F.
- Minimum Lot Width: 100 Feet
- Minimum Lot Size: 1.0 Acres
- Building Setbacks:
Front - 30'
Side - 10'
Rear - 20'
- Sewer: Public
- Water: Public
- Maximum Lot Coverage:
Buildings & Structures - 50%
All Impervious Surfaces - 75%
- Existing Lot Coverage:
Buildings & Structures - 15%
All Impervious Surfaces - 67%
- Proposed Lot Coverage:
Buildings & Structures - 19%
All Impervious Surfaces - 68%
- Parking Requirements:
1 Space per 500 SF Net Floor Area
= 2,400 SF / 500 = 5 Req'd Spaces
11 Existing Spaces Provided

24 HR. CONTACT
CHRIS ROE
404-867-8857



Know what's below.
Call before you dig.



FLOOD NOTE: NO PORTIONS OF THIS PROPERTY LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON PAULDING COUNTY, GEORGIA F.E.M.A. FLOOD RATE INSURANCE MAP, COMMUNITY PANEL NUMBER 13223C0143C, DATED SEP. 29, 2006.

REVISIONS

PERSPECTIVE ENGINEERING
www.perspectiveeng.com
4255 Wade Green Road, #625
Kennesaw, Georgia 30144
Ph: (678) 567-1203
GA SOS Eng. Firm Lic #PEF003958

JULIAN

JOB NUMBER: 2025-764
DRAWN BY: J.L.J.

DWG.: 2025-764.DWG
DATE: 12/18/25

PROJECT NAME
105 WHITE PARK DRIVE
LAND LOT 455, 2ND DISTRICT, 3RD SECTION
CITY OF DALLAS, PAULDING COUNTY, GEORGIA

CLIENT NAME
CROE PROPERTIES LLC
3708 BUCHANAN HWY
DALLAS, GEORGIA 30157

SEAL

VARIANCE
SITE
PLAN