

GENERAL INFORMATION

- OWNER:  
SHERRUS TEC HOLDINGS, LLC  
6736 BILL CARRUTH PKWY  
HIRAM, GA 30141
- BOUNDARY INFORMATION SHOWN BASED ON SURVEY (PB 75, PG 166) PREPARED BY CARLTON RAKESTRAW & ASSOCIATES DATED DECEMBER 12, 2022. TOPOGRAPHIC INFORMATION SHOWN IS FROM PAULDING COUNTY GIS DATA. ELEVATIONS REFER TO MEAN SEA LEVEL. DATUM USED WAS GA83-WF.
- SUBJECT PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE "X" (OUTSIDE 0.2% ANNUAL CHANCE FLOOD HAZARD AREA) ON COMMUNITY PANEL 13223C0137 C 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.
- THE DEVELOPER SHALL ATTEND A PRE-CONSTRUCTION CONFERENCE AT THE PROJECT SITE WITH REPRESENTATIVES OF THE CITY OF DALLAS.
- CITY OF DALLAS LAND DISTURBANCE PERMIT MUST BE DISPLAYED ON SITE AT ALL TIMES DURING CONSTRUCTION AND IN PLAIN VIEW OF A COUNTY ROAD OR STREET.

SITE INFORMATION

- SITE ADDRESS - 100 VILLAGE WALK, DALLAS, GA 30132  
PARCEL ID - 137.3.1.015.0000  
TOTAL SITE AREA - 1.05 ACRES
- CURRENT ZONING - C-1 (COMMERCIAL LOW DENSITY)
- PROPOSED USE FOR THE SITE IS RETAIL (LIQUOR STORE).
- THERE ARE NO STREAM BUFFERS KNOWN TO IMPACT THIS SITE.
- STORMWATER MANAGEMENT FOR THE SITE CONSISTS OF ONE PROPOSED STORMCEPTOR WQ DEVICE DRAINING INTO THE EXISTING STORMWATER SYSTEM INSTALLED AS PART OF THE VILLAGE AT DALLAS DEVELOPMENT.
- NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS ARE KNOWN TO EXIST ON THIS SITE.
- WATER SERVICE IS PROVIDED BY CITY OF DALLAS.
- SANITARY SEWER SERVICE IS PROVIDED BY CITY OF DALLAS.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS.
- SEE ARCHITECTURAL PLANS FOR EQUIPMENT LOCATION AND DETAILS.
- TRANSFORMER, UNDERGROUND POWER, AND LIGHTING AS SHOWN TO BE INSTALLED BY GEORGIA POWER.
- CONTRACTOR IS RESPONSIBLE FOR POWER CONNECTION FROM THE TRANSFORMER TO THE BUILDING.
- CONTRACTOR SHALL COORDINATE WITH GEORGIA POWER FOR LIGHTING, AND REMOVAL / RELOCATION OF EXISTING POWER.
- THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVEGROUND 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.
- WATER/SEWER DEVELOPMENT FEES WILL BE GIVEN AT FINAL PLAN APPROVAL BY THIS DEPARTMENT. NO WATER OR SEWER FEES WILL BE GIVEN OVER THE PHONE OR PRIOR TO PLAN APPROVAL.
- THE CONTRACTOR IS RESPONSIBLE FOR HAVING ALL UTILITIES LOCATED AND SIZES VERIFIED PRIOR TO THE START OF CONSTRUCTION.
- UTILITY ENCROACHMENT PERMITS SHALL BE APPLIED FOR PRIOR TO THE INSTALLATION OF UTILITIES INSIDE CITY RIGHT-OF-WAY.

PARKING INFORMATION

4000 SF RETAIL  
1 SPACE / 300 SF = 14 (REQ)

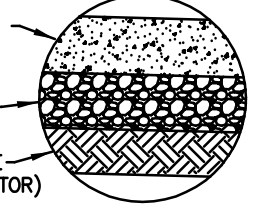
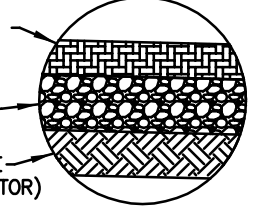
PROPOSED SPACES:  
REGULAR (9' X 18') - 13  
HANDICAP (9' X 18') - 1  
TOTAL - 14

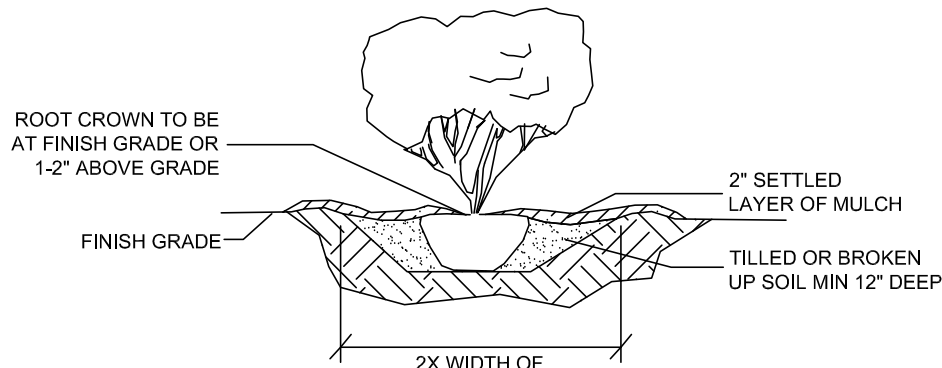
TRANSPORTATION NOTES

- CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN RIGHT-OF-WAY, AND MUST BE STORED WITHIN SITE.
- DEVELOPER & CONTRACTOR SHALL CONTACT CITY OF DALLAS CONSTRUCTION INSPECTOR TO ATTEND A PRE-CONSTRUCTION CONFERENCE AT THE PROJECT SITE PRIOR TO ANY WORK INSIDE CITY ROW.
- CONTRACTOR SHALL MATCH ALL NEW PAVEMENT, SIDEWALKS, AND/OR CURB & GUTTER WITH EXISTING AT ALL CONNECTION POINTS. PROVIDE SEALANTS AT ALL JOINTS BETWEEN EXISTING AND PROPOSED ASPHALT PAVEMENTS TO PROVIDE A SMOOTH SEAMLESS TRANSITION.

FIRE DEPARTMENT NOTE

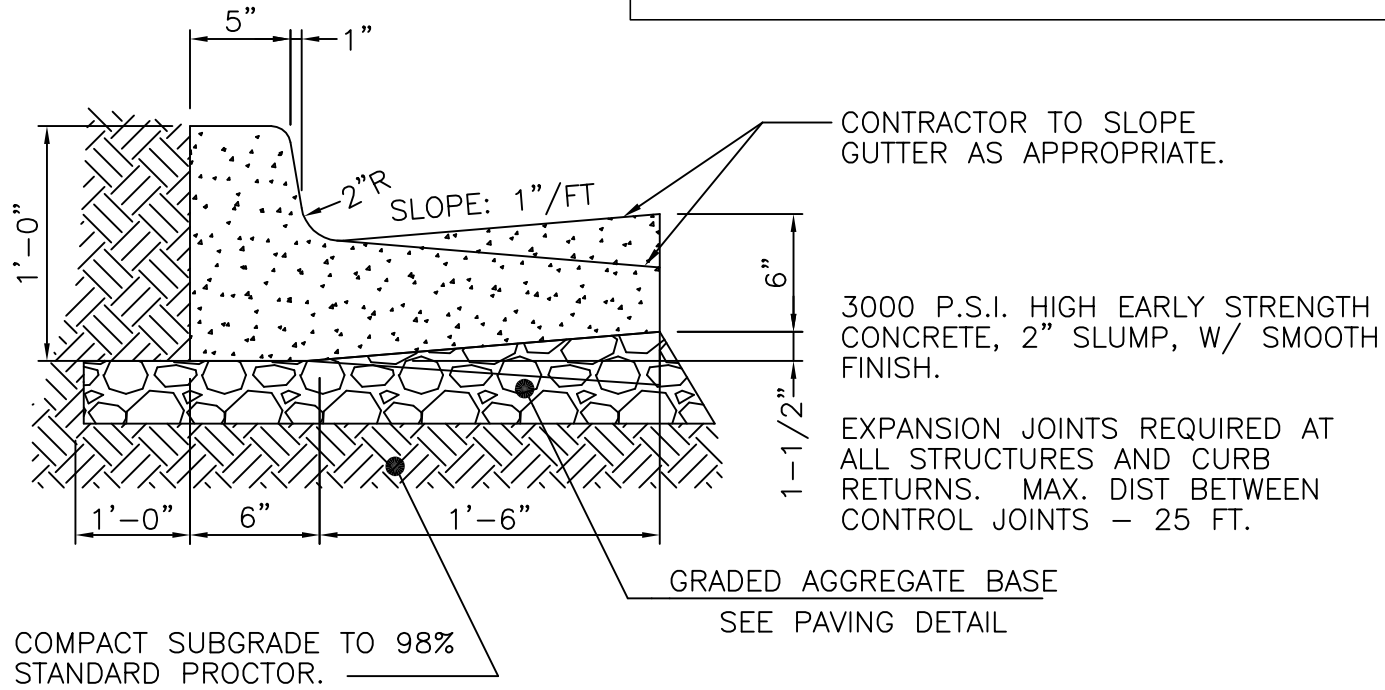
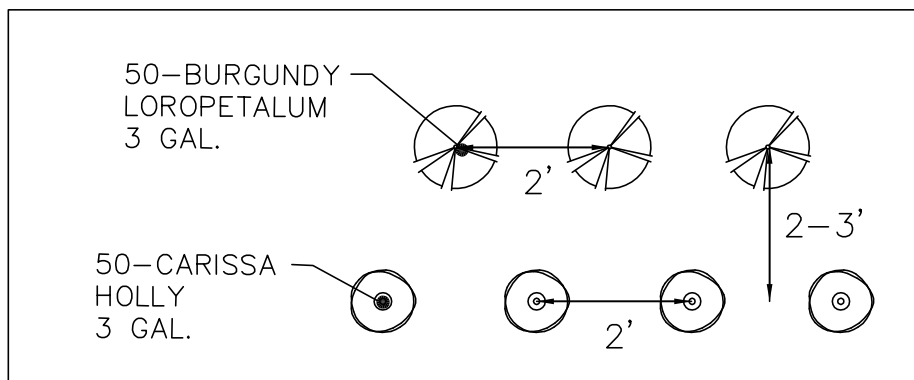
- PROVIDE KNOX-BOX RAPID ENTRY SYSTEM FOR EACH BUILDING. CAN BE ORDERED AT WWW.KNOXBOX.COM
- KNOX GATE SWITCH SHALL BE INSTALLED ON EXISTING MOTORIZED GATES IF PART OF SITE CONSTRUCTION.
- HYDRANTS SHALL BE WITHIN A 500 FOOT HOSE LAY TO THE BUILDING.
- CONTACT PAULDING COUNTY FIRE DEPARTMENT FOR 80% & 100% INSPECTIONS

| CONCRETE PAVING SPECIFICATIONS                                                     |                                                                                                                            |
|------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
|  | 6" CONCRETE<br>3000 PSI MIN.<br>4" COMPACTED GAB<br>(98% STANDARD PROCTOR)<br>COMPACTED SUBGRADE<br>(98% STANDARD PROCTOR) |
| PARKING LOT PAVING SPECIFICATIONS                                                  |                                                                                                                            |
|  | 2" TOPPING<br>6" COMPACTED GAB<br>(98% STANDARD PROCTOR)<br>COMPACTED SUBGRADE<br>(98% STANDARD PROCTOR)                   |

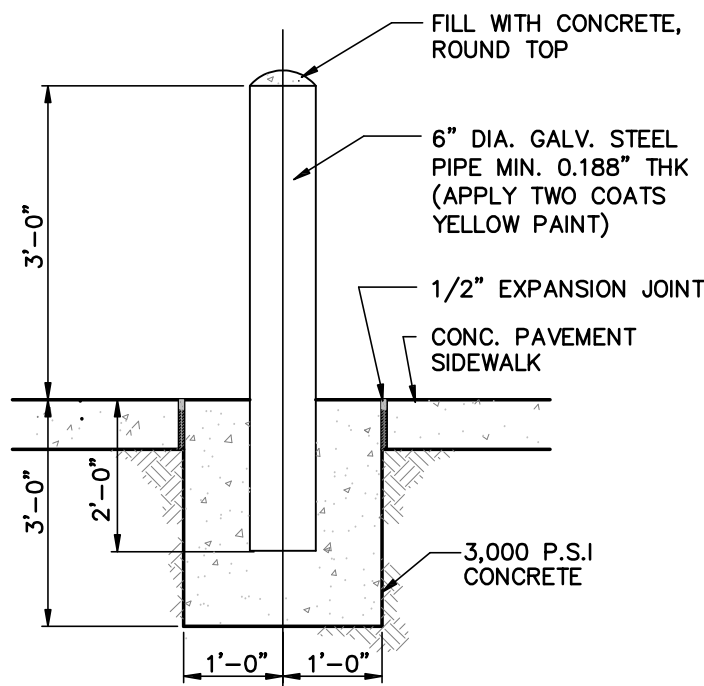


TYP. SHRUB PLANTING  
INDIVIDUAL PLANTING DETAIL  
NOT TO SCALE

LANDSCAPE ENHANCEMENT STRIP  
TYP. SHRUB PLACEMENT

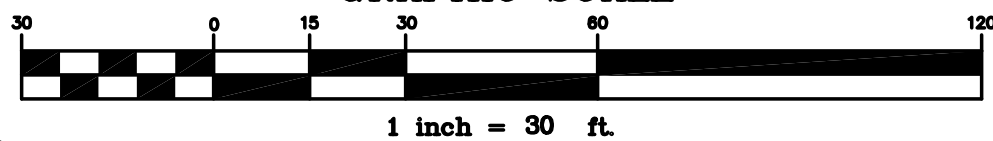


24" CONCRETE CURB & GUTTER DETAIL  
N.T.S.



BOLLARD DETAIL  
N.T.S.

GRAPHIC SCALE



CLIENT

SHERRUS TEC HOLDINGS, LLC

SHEET. NAME

PROPOSED SITE PLAN

SHEET NUMBER

2

24 HOUR CONTACT

ALLEN WHITE  
770-318-9282



CARLTON RAKESTRAW  
& ASSOCIATES

REGISTERED LAND  
SURVEYORS & PLANNERS

2203 CHARLES HARDY PKWY  
DALLAS, GEORGIA 30157  
INFO@CRASURVEYING.COM  
770-443-2200



1350 CHURCH ST EXT, NE  
SUITE 200  
MARIETTA, GA 30060  
OFFICE (770) 955-5574

PEF004730  
EXP. 6/30/2026  
WWW.ARDURRA.COM

|              |           |
|--------------|-----------|
| PROJECT NO.  | 11-035    |
| PLOT FILE #  | B&TB&L CP |
| DATE:        | 3-5-26    |
| DRAWN BY:    | CDRWCR3   |
| APPROVED BY: | CDR       |

B&T BEER & LIQUOR  
LOCATED IN LAND LOT(S): 374  
2ND DISTRICT, 3RD SECTION  
CITY OF DALLAS, PAULDING COUNTY, GEORGIA

SEE SHEET 7 FOR  
CONSTRUCTION DETAILS

REQUESTED WAIVERS

- REDUCE PARKING AREA SETBACK TO 5' ALONG R/W [7.02(2)(4)(i)(4)]  
REMOVE BYCYCLE SPACE REQUIREMENT [7.02(2)(20)2]  
REMOVE 20' LANDSCAPE SCREEN ALONG VILLAGE WALK [7.05(6)(a)]  
WASTE CONTAINER LOCATION [7.05(10)(a)]  
REDUCE SIDEWALK TO 6' ALONG BUILDING [7.18(5)(e)]  
REDUCE DRIVE THRU TURNING RADIUS [8.09(6)(a)(iv)]

| LINE TABLE |             |        |  |
|------------|-------------|--------|--|
| LINE       | BEARING     | LENGTH |  |
| L1         | N51°15'54"E | 28.28  |  |
| L2         | S48°09'37"E | 16.34  |  |

| CURVE TABLE |        |        |             |        |
|-------------|--------|--------|-------------|--------|
| CURVE       | LENGTH | RADIUS | BEARING     | CHORD  |
| C1          | 115.08 | 275.00 | S71°44'46"E | 114.25 |
| C2          | 37.18  | 12.00  | S57°15'25"E | 23.99  |
| C3          | 31.66  | 275.00 | S51°27'30"E | 31.64  |

LANDSCAPE PLANTING AREA NOTE

3 GALLON EVERGREEN SHRUBS WITH MATURE HEIGHT OF 30" MUST BE INSTALLED IN A STAGGERED DOUBLE ROW ARRANGEMENT AT A RATE OF 18 PER 35 LINEAR FEET OF PUBLIC ROAD FRONTAGE WHERE A VEHICULAR USE AREA IS ADJACENT TO PUBLIC ROAD FRONTAGE.

TYPICAL SHRUB PLANTING, INDIVIDUAL PLANTING HOLE NOTES

- DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
- SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
- SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
- IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
- IF B&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
- BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
- PLACE PINE STRAW OR BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 1 TO 3 INCHES.

| LEGEND |                         |
|--------|-------------------------|
| IPS    | IRON PIN SET            |
| RR     | REINFORCING ROD         |
| OT     | OPEN TOP PIPE           |
| CTP    | CRIMP TOP PIPE          |
| CM     | CONCRETE MONUMENT       |
| (5)    | FOUND                   |
| (D)    | DISTURBED               |
| P.O.C. | POINT OF COMMENCEMENT   |
| P.O.B. | POINT OF BEGINNING      |
| LL     | LAND LOT LINE           |
| R/W    | RIGHT-OF-WAY            |
| -W-    | WATER MAIN              |
| B.L.   | BUILDING LINE           |
| -EP-   | EDGE OF PAVEMENT        |
| -SS-   | SANITARY SEWER          |
| P.L.   | PROPERTY LINE           |
| -CL-   | CENTERLINE              |
| CLF    | CHAIN LINK FENCE        |
| BWF    | BARBED WIRE FENCE       |
| P      | POWER LINE              |
| PP     | POWER POLE              |
| GW     | GUY WIRE                |
| FH     | FIRE HYDRANT            |
| WM     | WATER METER             |
| GV     | GATE VALVE              |
| SSE    | SANITARY SEWER EASEMENT |
| S.S.E. |                         |