



**ATLANTA COMMERCIAL**  
REAL ESTATE BROKERS

**1491 Cass White Rd,  
White, GA 30184 (Cartersville Suburb)**

R-4 ZONING

# CARTERSVILLE TOWNHOUSE PROJECT

17.45 Acres

LDP for 144 Townhomes

**\$5,600,000**

**Ibrahim Noohu**

**C: 770-757-3694**

**O: 770-240-2001**

**ibrahimeibmproperties.com**

**Harry Rosen**

**C: 404-491-6363**

**O: 770-240-2001**

**harry@harryrosenrealty.com**

**Markie Clary**

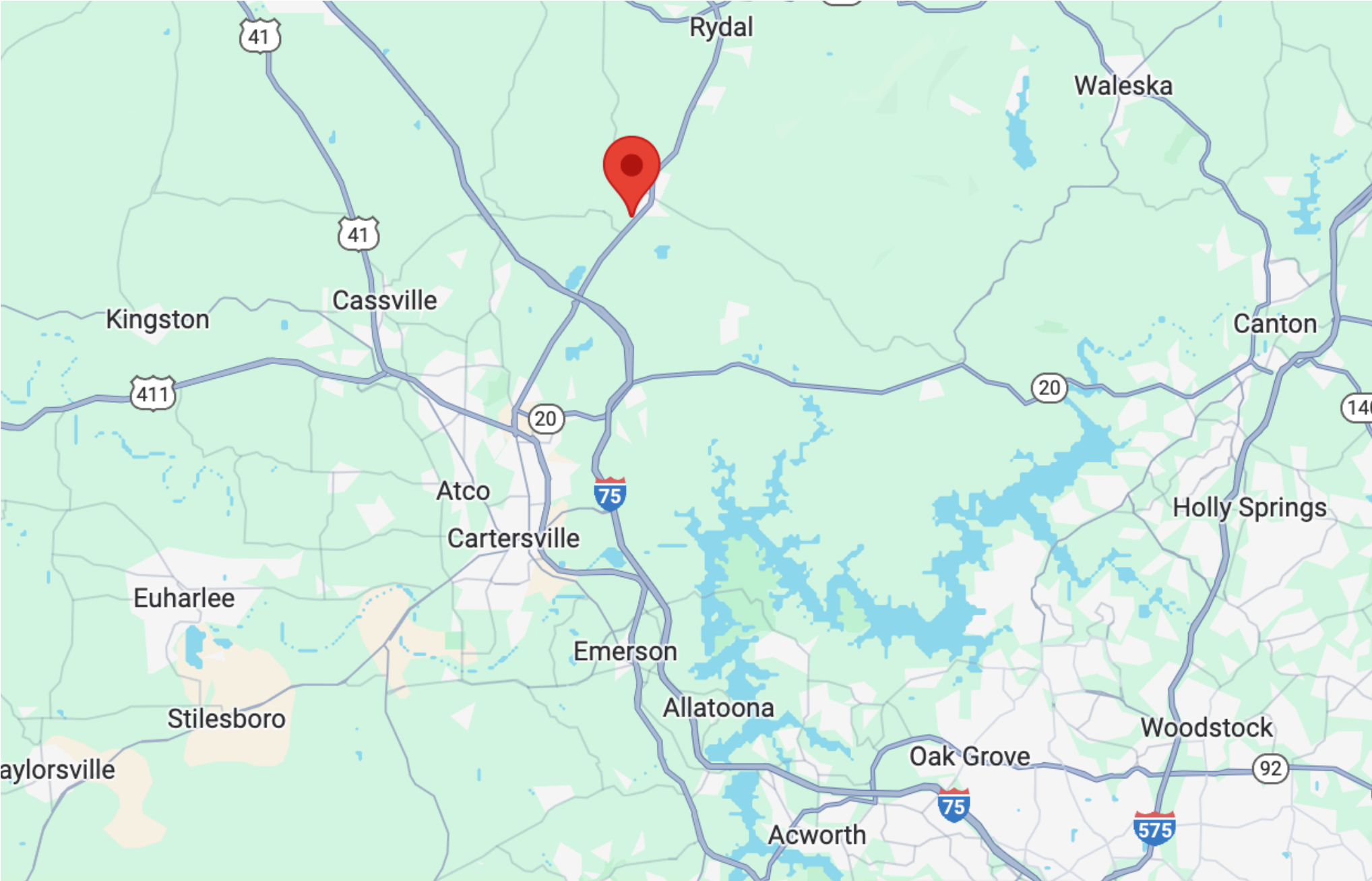
**C: 239-529-8774**

**O: 770-240-2001**

**markie@atlmetrocre.com**



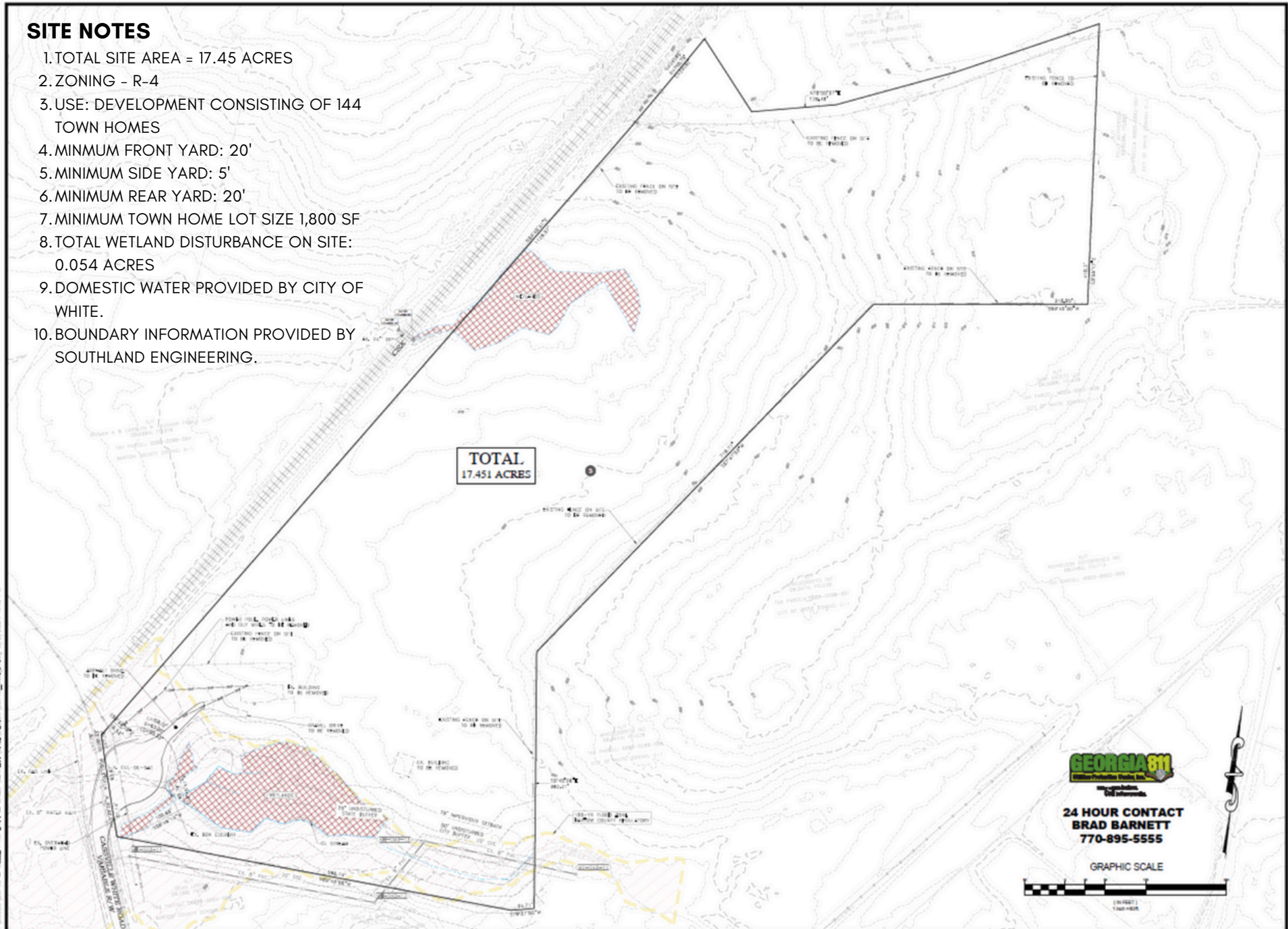
# LOCATION



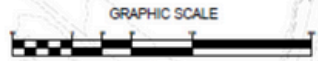
# EXISTING CONDITIONS

## SITE NOTES

1. TOTAL SITE AREA = 17.45 ACRES
2. ZONING - R-4
3. USE: DEVELOPMENT CONSISTING OF 144 TOWN HOMES
4. MINMUM FRONT YARD: 20'
5. MINIMUM SIDE YARD: 5'
6. MINIMUM REAR YARD: 20'
7. MINIMUM TOWN HOME LOT SIZE 1,800 SF
8. TOTAL WETLAND DISTURBANCE ON SITE: 0.054 ACRES
9. DOMESTIC WATER PROVIDED BY CITY OF WHITE.
10. BOUNDARY INFORMATION PROVIDED BY SOUTHLAND ENGINEERING.



**24 HOUR CONTACT  
BRAD BARNETT  
770-895-5555**



PROJECT NO. 23140	
DATE: 05/03/24	
DATE	BY

**SOUTHLAND ENGINEERING**  
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
 154.0 D.M.E. ROAD, CARTERSVILLE, GA 30130 | PH: 770.867.6666 | FAX: 770.867.6345

**WHITE TOWNHOMES**  
 LOCATED IN LAND LOTS 286, 289  
 5TH DISTRICT, 3RD SECTION  
 WHITE, GEORGIA



**SHEET TITLE:**  
 EXISTING CONDITIONS  
 & DEMO PLAN

**SHEET NO.:**  
 C101

# PRELIMINARY PLAT

## SITE NOTES

- TOTAL SITE AREA = 17.45 ACRES
- ZONING - R-4
- MINIMUM FRONT YARD: 20'
- MINIMUM SIDE YARD: 5'
- MINIMUM REAR YARD: 20'
- REQUIRED BUFFER: 20' LANDSCAPE BUFFER ALONG PROPERTY LINE ADJACENT TO RESIDENTIAL ZONING.
- SIGNING AND STRIPING TO BE PROVIDED BY THE DEVELOPER ACCORDING TO THE CITY SPECIFICATIONS.
- DEVELOPER TO PROVIDE SIGNAGE TO MUTCD STANDARDS.
- ON-SITE PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- THERE ARE STATE WATERS ON SITE.
- THERE ARE WETLANDS ON SITE.
- THERE ARE NO KNOWN LANDFILLS ON SITE.
- DOMESTIC WATER PROVIDED BY CITY OF WHITE.
- BOUNDARY INFORMATION PROVIDED BY SOUTHLAND ENGINEERING. TOPOGRAPHIC INFORMATION PROVIDED BY BARTOW COUNTY GIS.
- ALL HIGHWAY PAVEMENT MARKINGS, EXCEPT PARKING SPACE LINE MARKINGS, TO BE THERMOPLASTIC. PARKING SPACE LINE MARKINGS CAN BE PAINTED.
- ALL ROAD DIMENSIONS SHOWN ARE TO BACK OF CURB, UNLESS STATED OTHERWISE.

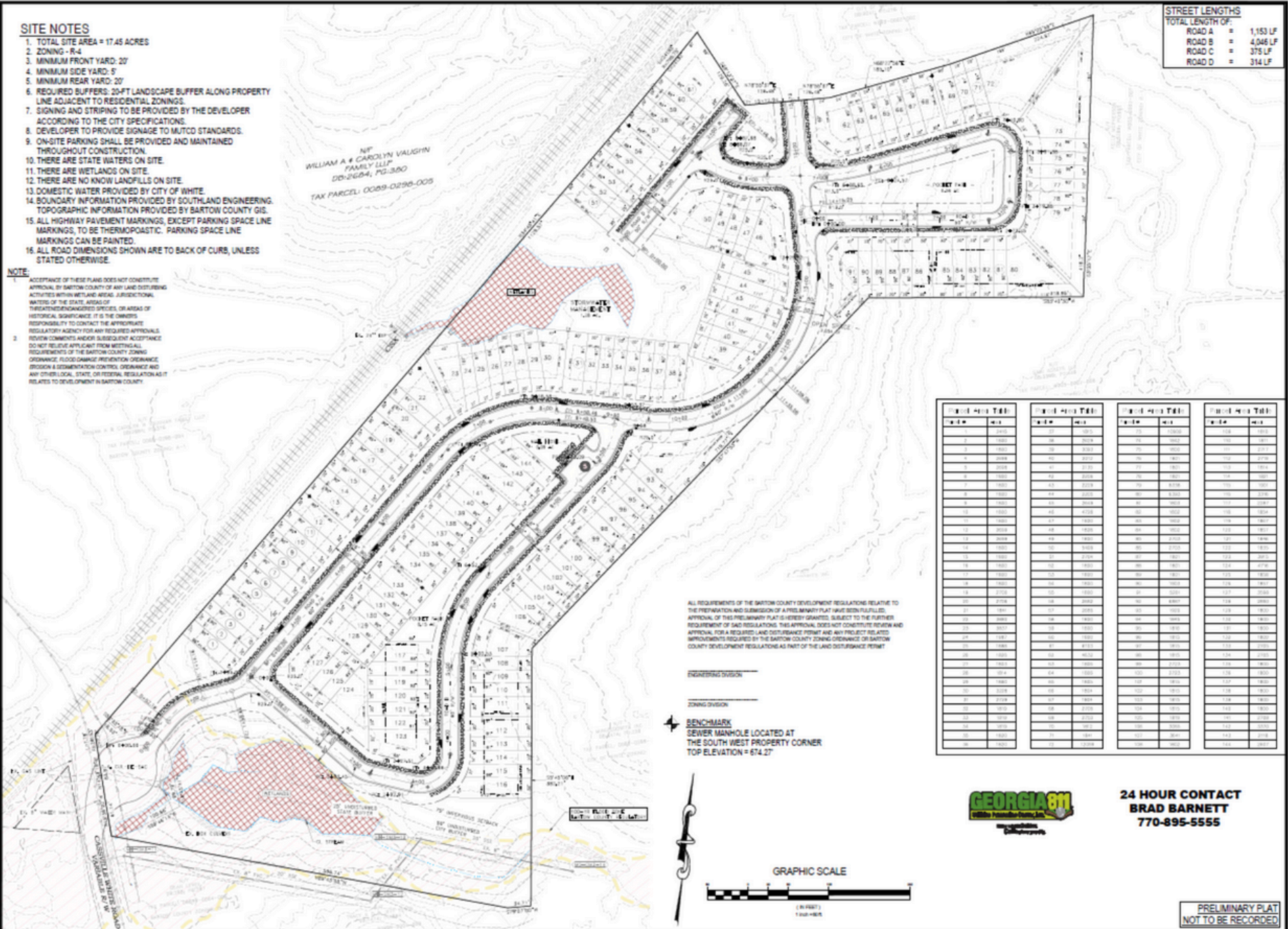
## NOTE

ACCEPTANCE OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY BARTOW COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS, JURISDICTIONAL WATERS OF THE STATE, AREAS OF ENVIRONMENTALLY SENSITIVE SPECIES, OR AREAS OF HISTORICAL SIGNIFICANCE. IT IS THE OWNER'S RESPONSIBILITY TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR ANY REQUIRED APPROVALS. REVIEW COMMENTS AND/OR SUBSEQUENT ACCEPTANCE DO NOT RELIEVE APPLICANT FROM MEETING ALL REQUIREMENTS OF THE BARTOW COUNTY ZONING ORDINANCE, FLOOD DAMAGE PREVENTION ORDINANCE, BROOKS & SEWAGE CONTROL ORDINANCE AND ANY OTHER LOCAL, STATE, OR FEDERAL REGULATIONS AS IT RELATES TO DEVELOPMENT IN BARTOW COUNTY.

STREET LENGTHS	
TOTAL LENGTH OF:	
ROAD A	= 1,153 LF
ROAD B	= 4,046 LF
ROAD C	= 375 LF
ROAD D	= 314 LF

PROJECT NO.:	
DATE:	
2514D	05/03/24

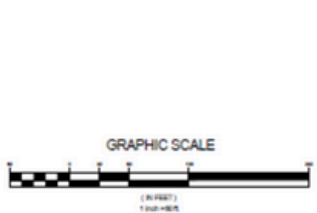
**SOUTHLAND ENGINEERING**  
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
 11400 W. ROAD, CARTERSVILLE, GA 30702 PH: 770.382.0440 FAX: 770.607.5151



Lot #	Area (sq ft)	Area (sq ft)	Area (sq ft)	Area (sq ft)	
1	2400	22	1811	73	12600
2	1880	16	2024	14	1662
3	1880	16	2024	14	1662
4	2000	17	2172	15	1800
5	2000	17	2172	15	1800
6	1880	16	2024	14	1662
7	1880	16	2024	14	1662
8	1880	16	2024	14	1662
9	1880	16	2024	14	1662
10	1880	16	2024	14	1662
11	1880	16	2024	14	1662
12	2000	17	2172	15	1800
13	2000	17	2172	15	1800
14	1880	16	2024	14	1662
15	1880	16	2024	14	1662
16	1880	16	2024	14	1662
17	1880	16	2024	14	1662
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62	1880	16	2024	14	1662
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97	1880	16	2024	14	1662
98	1880	16	2024	14	1662
99	1880	16	2024	14	1662
100	1880	16	2024	14	1662

ALL REQUIREMENTS OF THE BARTOW COUNTY DEVELOPMENT REGULATIONS RELATIVE TO THE PREPARATION AND SUBMISSION OF A PRELIMINARY PLAT HAVE BEEN FULFILLED. APPROVAL OF THIS PRELIMINARY PLAT IS HEREBY GRANTED, SUBJECT TO THE FURTHER REQUIREMENT OF SAID REGULATIONS. THIS APPROVAL DOES NOT CONSTITUTE REVIEW AND APPROVAL FOR A REQUIRED LAND DISTURBANCE PERMIT AND ANY PROJECT RELATED IMPROVEMENTS REQUIRED BY THE BARTOW COUNTY ZONING ORDINANCE OR BARTOW COUNTY DEVELOPMENT REGULATIONS AS PART OF THE LAND DISTURBANCE PERMIT.

ENGINEERING DIVISION  
 ZONING DIVISION  
 BENCHMARK  
 SEWER MANHOLE LOCATED AT THE SOUTH WEST PROPERTY CORNER TOP ELEVATION = 674.27



**24 HOUR CONTACT  
 BRAD BARNETT  
 770-895-5555**

PRELIMINARY PLAT  
 NOT TO BE RECORDED

**WHITE TOWNHOMES**  
 LOCATED IN LAND LOTS 298, 299  
 5TH DISTRICT, 3RD SECTION  
 WHITE, GEORGIA



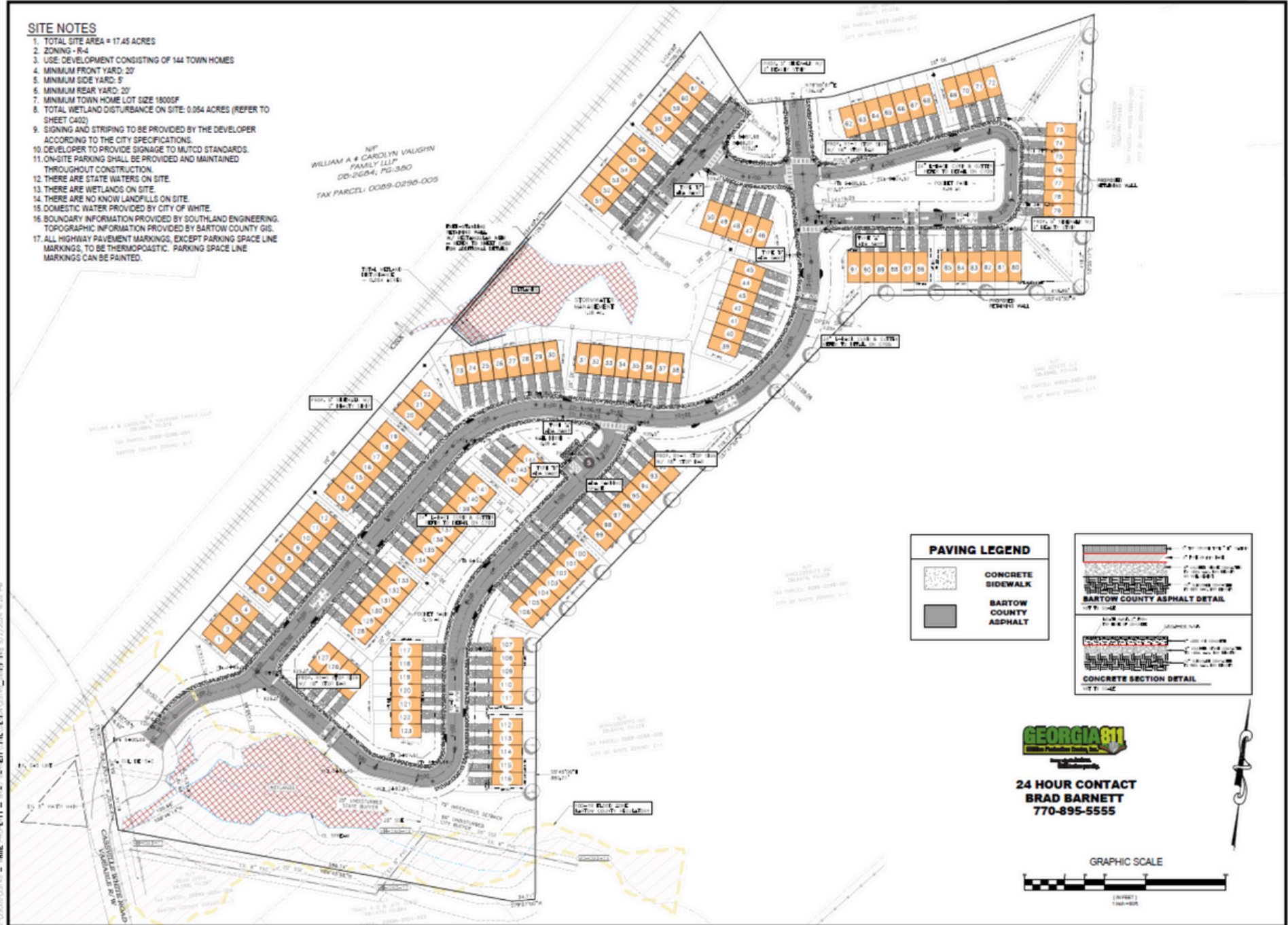
PROJECT TITLE:  
 PRELIMINARY PLAT

SHEET NO. 1  
 C200

# OVERALL SITE PLAN

## SITE NOTES

1. TOTAL SITE AREA = 17.45 ACRES
2. ZONING - R-4
3. USE: DEVELOPMENT CONSISTING OF 144 TOWN HOMES
4. MINIMUM FRONT YARD: 20'
5. MINIMUM SIDE YARD: 5'
6. MINIMUM REAR YARD: 20'
7. MINIMUM TOWN HOME LOT SIZE 1800SF
8. TOTAL WETLAND DISTURBANCE ON SITE: 0.054 ACRES (REFER TO SHEET C402)
9. SIGNING AND STRIPING TO BE PROVIDED BY THE DEVELOPER ACCORDING TO THE CITY SPECIFICATIONS.
10. DEVELOPER TO PROVIDE SIGNAGE TO MUTCD STANDARDS.
11. ON-SITE PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
12. THERE ARE STATE WATERS ON SITE.
13. THERE ARE WETLANDS ON SITE.
14. THERE ARE NO KNOWN LANDFILLS ON SITE.
15. DOMESTIC WATER PROVIDED BY CITY OF WHITE.
16. BOUNDARY INFORMATION PROVIDED BY SOUTHLAND ENGINEERING. TOPOGRAPHIC INFORMATION PROVIDED BY BARTOW COUNTY GIS.
17. ALL HIGHWAY PAVEMENT MARKINGS, EXCEPT PARKING SPACE LINE MARKINGS, TO BE THERMOPLASTIC. PARKING SPACE LINE MARKINGS CAN BE PAINTED.



**PAVING LEGEND**

- CONCRETE
- SIDEWALK
- BARTOW COUNTY ASPHALT

**BARTOW COUNTY ASPHALT DETAIL**

1" = 1" HORIZ

1" = 1" VERT

**CONCRETE SECTION DETAIL**

1" = 1" HORIZ

1" = 1" VERT



**24 HOUR CONTACT**  
**BRAD BARNETT**  
**770-895-5555**



PROJECT NO: 23145  
 DATE: 05/03/24

**SOUTHLAND ENGINEERING**  
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
 1143 DUBLI ROAD, CARTERSVILLE, GA 30208 PH: 770.922.6640 FAX: 770.827.5551

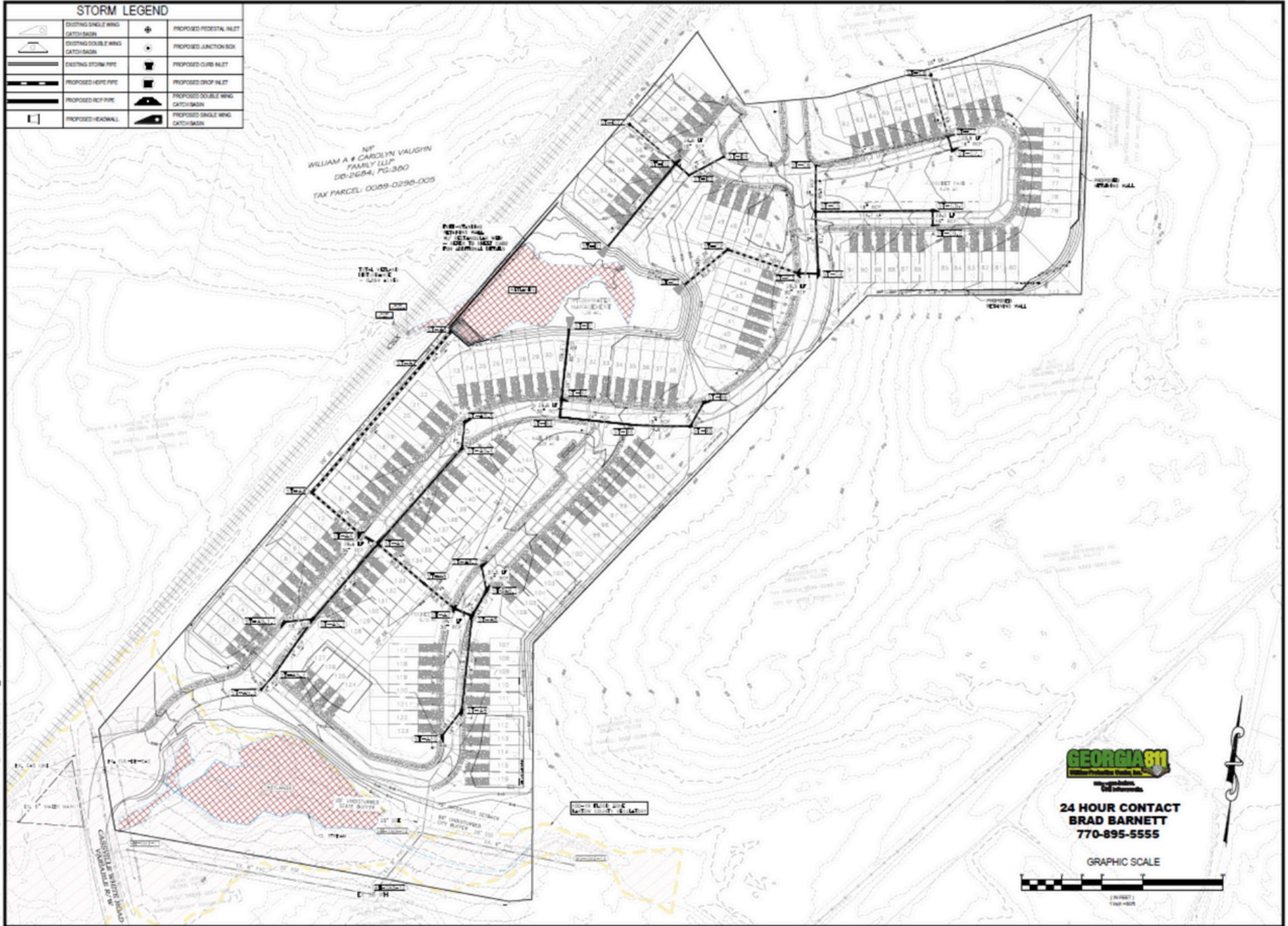
**WHITE TOWNHOMES**  
 LOCATED IN LAND LOTS 268, 289  
 5TH DISTRICT, 3RD SECTION  
 WHITE, GEORGIA

**MEET TITLE:**  
 OVERALL SITE PLAN

**SHEET NO.:**  
 C201

# GRADING AND DRAINAGE PLAN

STORM LEGEND	
	EXISTING SINGLE WING CATCH BASIN
	EXISTING DOUBLE WING CATCH BASIN
	EXISTING STORM PIPE
	PROPOSED SLOPE PIPE
	PROPOSED TOP PIPE
	PROPOSED HEADWALL
	PROPOSED PEDESTAL INLET
	PROPOSED JUNCTION BOX
	PROPOSED CURB INLET
	PROPOSED DROP INLET
	PROPOSED DOUBLE WING CATCH BASIN
	PROPOSED SINGLE WING CATCH BASIN



**24 HOUR CONTACT  
BRAD BARNETT  
770-895-5555**



PROJECT NO.:	23145
DATE:	05/03/24
SCALE:	
DATE:	
SCALE:	
DATE:	
SCALE:	
DATE:	
SCALE:	

**SOUTHLAND ENGINEERING**  
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
 114 OLD MILL ROAD, CARTERSVILLE, GA 30120 PH: 770.382.0460 FAX: 770.807.2519

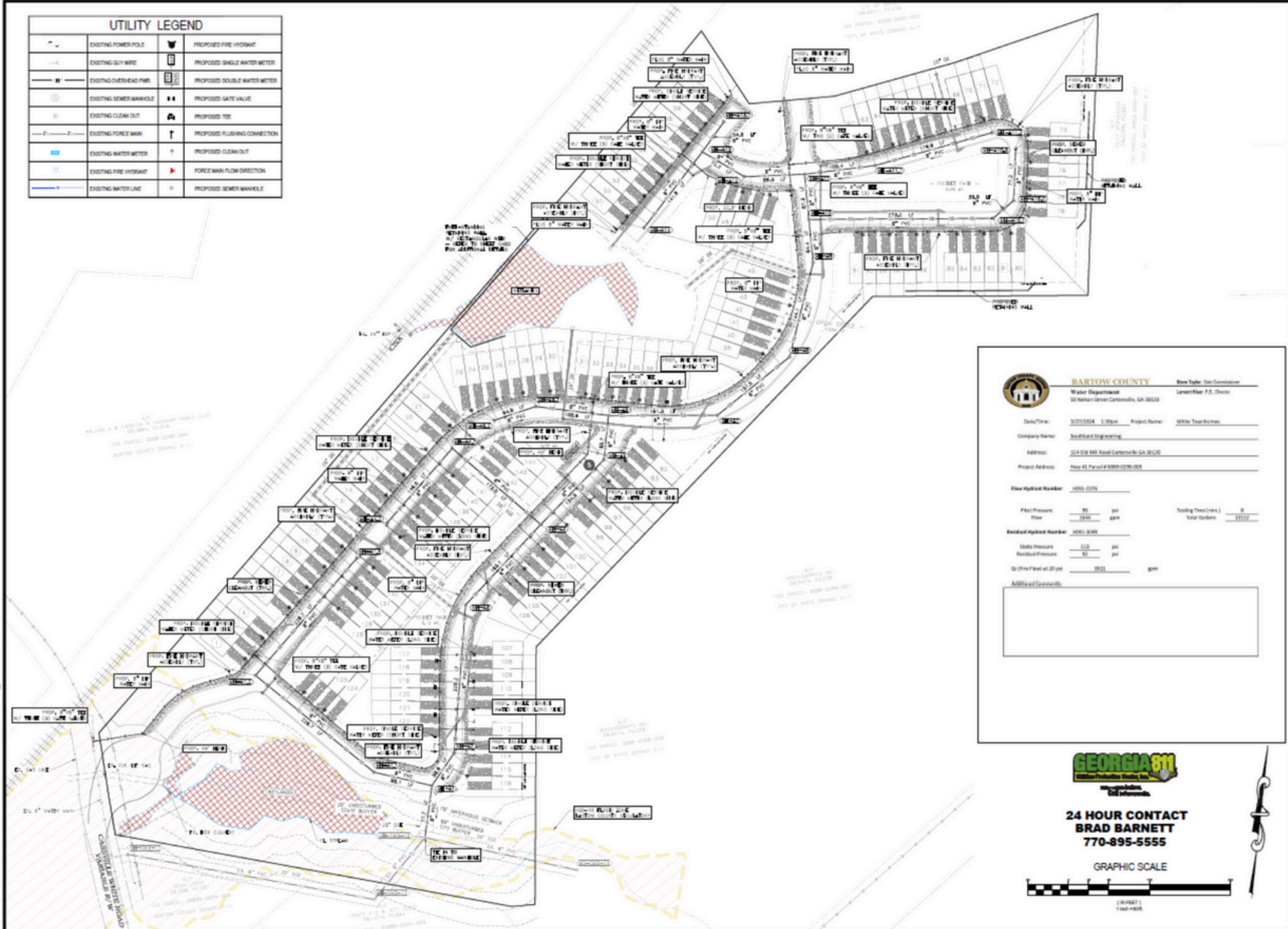
**WHITE TOWNHOMES**  
 LOCATED IN LAND LOTS 286, 299  
 5TH DISTRICT, 3RD SECTION  
 WHITE, GEORGIA



SHEET TITLE:	GRADING AND DRAINAGE PLAN
SHEET NO.:	C401

# UTILITY PLAN

UTILITY LEGEND	
	EXISTING POWER POLE
	EXISTING GUY WIRE
	EXISTING OVERHEAD PIPE
	EXISTING SEWER MANHOLE
	EXISTING CLEAN OUT
	EXISTING FORCE MAIN
	EXISTING WATER METER
	EXISTING FIRE HYDRANT
	EXISTING WATER LINE
	PROPOSED FIRE HYDRANT
	PROPOSED SINGLE WATER METER
	PROPOSED DOUBLE WATER METER
	PROPOSED GATE VALVE
	PROPOSED TEE
	PROPOSED FLUSHING CONNECTION
	PROPOSED CLEAN OUT
	FORCE MAIN FLOW DIRECTION
	PROPOSED SEWER MANHOLE



**BARTOW COUNTY**  
 Water Department  
 50 Nelson Street, Bartow, FL 34133  
 Board Chair: Joe C. Taylor, Sr. Commissioner  
 Board Member: Leonard Klier, P.E., Director

Date/Time: 3/27/2014, 1:30pm Project Name: White Townhomes  
 Company Name: Southland Engineering  
 Address: 114 Old Mill Road, Cartersville, GA 30130  
 Project Address: Tract 43 Parcel 6889-0276-025

Flow Hydrant Number: 4881-0276  
 First Pressure: 80 psi  
 Second Pressure: 62 psi  
 Static Pressure: 110 psi  
 G (One Foot at 20 psi): 2523 gpm

Trailing Time (min.): 0  
 Year (Years): 11/12

Additional Comments:



**24 HOUR CONTACT  
 BRAD BARNETT  
 770-895-5555**

GRAPHIC SCALE



PROJECT NO.:	23145
DATE:	05/03/24
SHEET NO.:	1
TOTAL SHEETS:	1

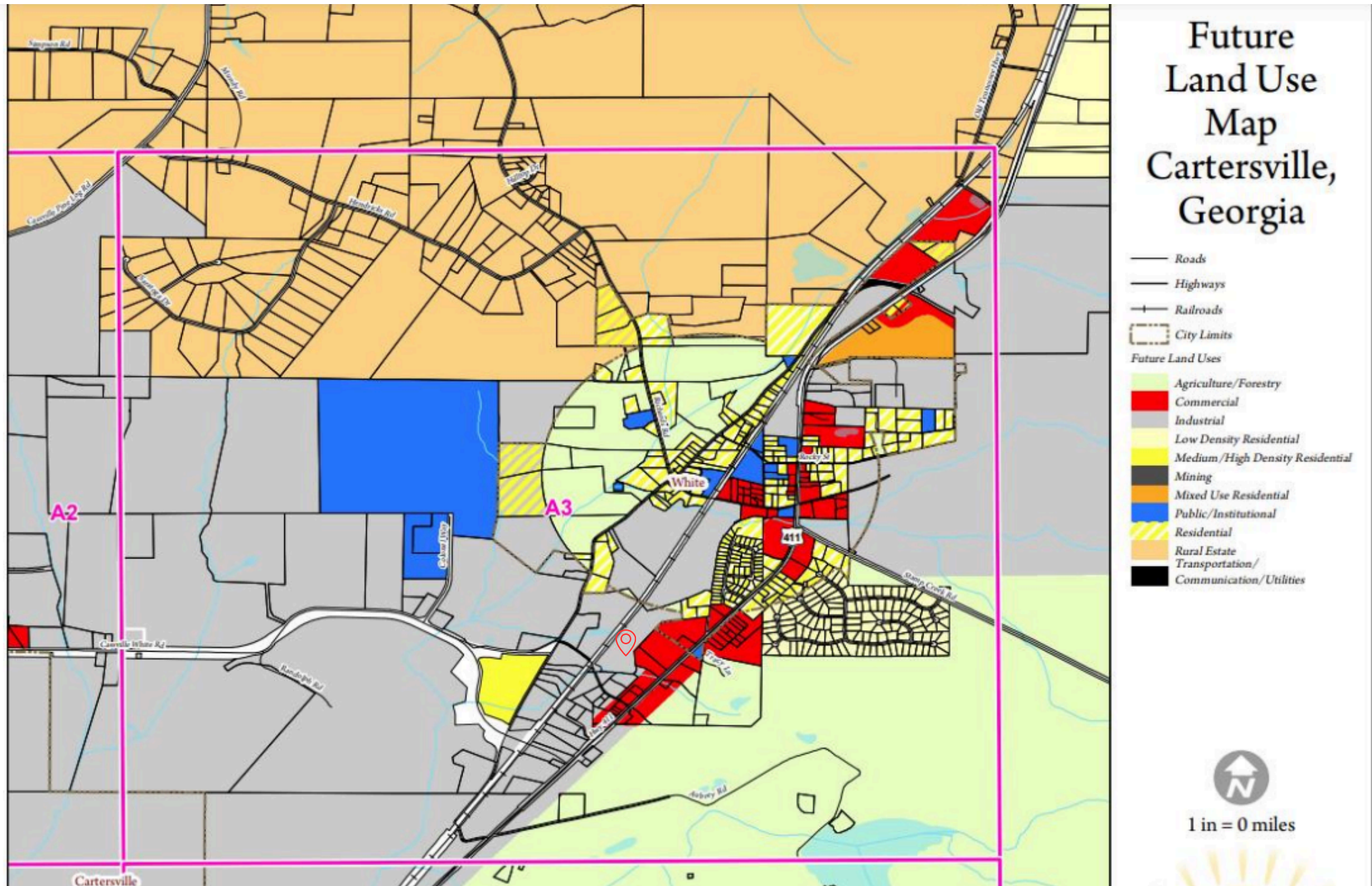
**SOUTHLAND ENGINEERING**  
 CIVIL ENGINEERS - LAND SURVEYORS - LAND PLANNERS  
 114 OLD MILL ROAD, CARTERSVILLE, GA 30130 PH 770.892.0440 FAX 770.807.2511

**WHITE TOWNHOMES**  
 LOCATED IN LAND LOTS 268, 299  
 5TH DISTRICT, 3RD SECTION  
 WHITE, GEORGIA



PROJECT TITLE:	UTILITY PLAN
SHEET NO.:	C301

# FUTURE USE MAP





# UPCOMING DEVELOPMENTS

Hanwha Advanced Materials Georgia:

Qcells Supplier to Invest \$147 Million in Cartersville Manufacturing Facility

Qcells, will invest more than \$2.5 billion to expand its solar module manufacturing operations in Georgia. Qcells will build a new facility in Cartersville and add a third facility to its Dalton location, creating more than 2,500 new jobs in northwest Georgia.

Hyundai & SK On:

Hyundai Motor Group and SK On To Build EV Battery Facility in Bartow County

SUNMAX Tech:

Establishing production and manufacturing operation base in Adairsville, Georgia. The facility, spanning 300,000 square feet, is set to commence Phase I operations in May 2024.

See more information on Bartow County website: <https://locationofchoice.com/index.php/news>

[Demographic Data](#)

# DISCLAIMER



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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by in compliance with all applicable fair housing and equal opportunity laws.

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions

Atlanta Commercial Real Estate Brokers is a Division of Atlanta Communities with an office address of 3113 Roswell Road, Suite 101 Marietta, GA 30062 and a direct phone number of 770-240-2001