

	SITE SUM	MARY
SITE AF	REA	
	SITE AREA:	8.82 ACR
	TOTAL NUMBER OF UNITS:	54 UNI
	MAXIMUM DENSITY:	8 UNITS PER AC
	PROPOSED DENSITY:	6.01 UNITS PER AC
ZONING	CLASSIFICATION	
	EXISTING JURISDICTION:	GWINNETT COUN
	PROPOSED JURISDICTION:	CITY OF DACULA (TO ANNE
	EXISTING ZONING:	RA2
	PROPOSED ZONING:	R-
EXTERI	OR YARD REQUIREMEN	TS
	FRONT YARD:	
BUILDI	NG SUMMARY	
	MIN. BUILDING AREA:	1800 S
	BUILDING DIMENSIONS:	24' X
PARKIN	IG SUMMARY	
	REQUIRED PARKING PER UNIT	T: 4 PER UN
	PARKING REQ. (AMENITY):	1 SPACE/ 5 LO
		11 SPAC
	PARKING PROV.:	10 SPAC
	STANDARD STALL DIMENSION	IS: 9' x

NOTES

1) A 50-FOOT WIDE LANDSCAPED SETBACK SHALL BE PROVIDED BETWEEN ALL BUILDINGS AND INTERIOR DRIVEWAYS / STREETS.

2) A 20-FOOT GRASSED OR LANDSCAPED STRIP SHALL BE PROVIDED BETWEEN ALL BUILDINGS AND INTERIOR DRIVEWAYS / STREETS.

3) ALL PARCEL AND STREET DATA OBTAINED FROM GWINNETT COUNTY GIS.



© 2025 GASKINS + LECRAW, INC. 3475 CORPORATE WAY SUITE A DULUTH, GA 30096 PHONE - 678.546.8100 www.gaskinslecraw.com

PEF008127

REVISIONS:								
							-	CHECKED BY:
								DRAWN BY:
								DATE

PROJECT

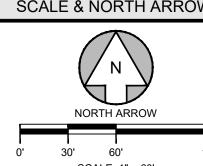
OVY RD SE, DACULA, GA 30019
268, DISTRICT 5, PARCEL 5268 009

SEAL:

1/2/2025

CALL BEFORE YOU DIG





) '	1 30' SC	60' CALE: 1" = 60	1:
	DES	SIGN INF	O:
AWN	BY:		Р
SIGN	ED BY:		Р
VIEW	ED BY:		J
B #:	<u> </u>		02520

CONCEPT PLAN

EX1

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization by Gaskins + LeCraw, Inc. shall be without liability to Gaskins + LeCraw, Inc. Copyright Gaskins + LeCraw, Inc., 2025