

VACANT LAND LOCATED IN LAND LOT 277, 5TH DISTRICT, SITUATED ALONG ALCOVY ROAD, DACULA, GWINNETT COUNTY, GA PARCEL ID: R5277 03B, R5277 017, AND R5277 062 (SPLIT) 500201.90 SQ. FEET ± 11.48 ACRES ±

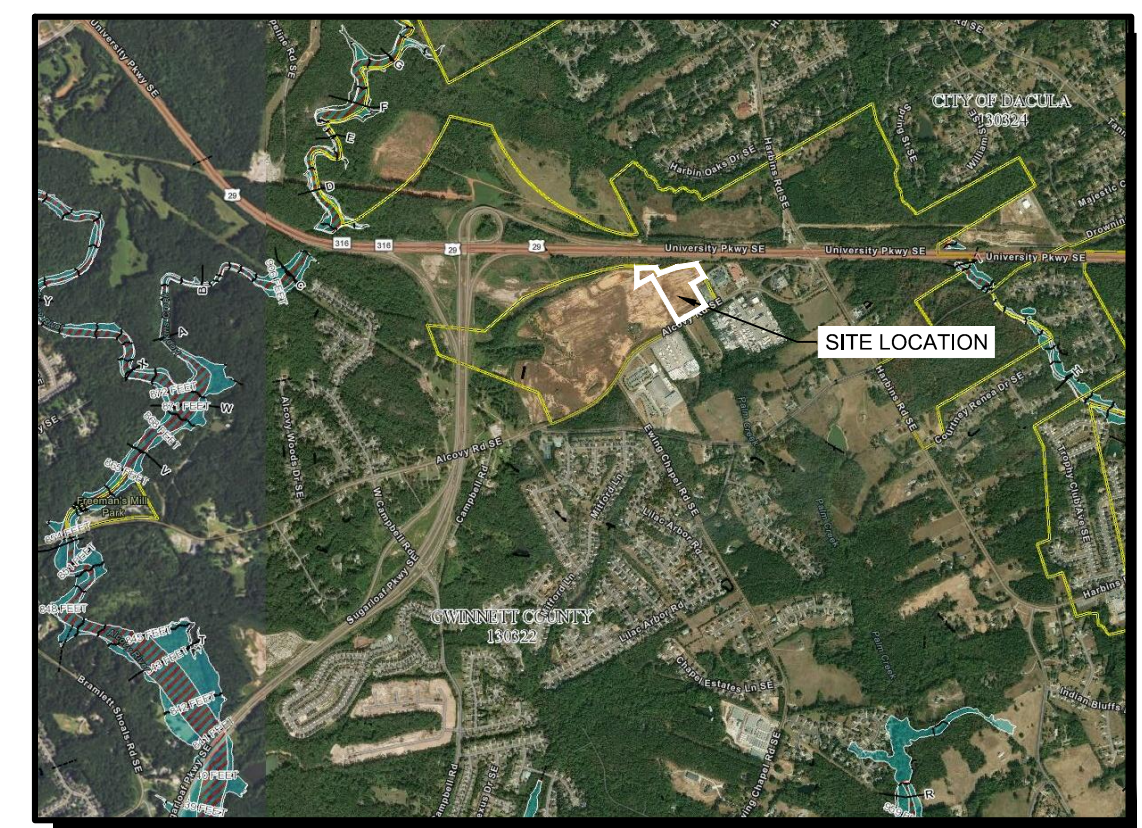
PARCEL ID: R5277 062 ADDRESS: ALCOVY RD OWNER: STURDIVANT RODDY ZONED TRD

PARCEL ID: R5277 016 ADDRESS: 2273 ALCOVY RD OWNER: GWINNETT COUNT ZONED C1

PARCEL ID: R5277 083 ADDRESS: 2243 ALCOVY RD OWNER: HARYANA INVESTMENTS LLC ZONED C3



SITE LOCATION MAP NOT TO SCALE



FEMA FIRM MAP NOT TO SCALE

| SITE DATA: | |
|-----------------------------------|---|
| SITE AREA | 11.48 ACRES |
| ZONING | |
| EXISTING ZONING | C-3 |
| PROPOSED ZONING | R-TH |
| ZONING JURISDICTION | CITY OF DACULA |
| USE CALCULATIONS | |
| NET SITE AREA | 11.31 ACRES |
| SETBACK REQUIREMENTS | |
| FRONT SETBACK (LANDSCAPE SETBACK) | 50 FEET |
| SIDE SETBACK | 40 FEET |
| INTERNAL YARD REQUIREMENTS | A 20-FOOT GRASSED OR LANDSCAPED STRIP SHALL BE PROVIDED BETWEEN ALL BUILDINGS AND INTERIOR DRIVEWAYS/ STREETS |
| REAR SETBACK | 40 FEET |
| MAX. BLDG. HEIGHT | 35 FEET |
| DEVELOPMENT STANDARDS | |
| MINIMUM LOT SIZE | 5 ACRES |
| MAX. DENSITY ALLOWED | 8 UPA |
| PROPOSED 24' X 50' TOWNHOMES | 84 UNITS |
| PROPOSED NET SITE DENSITY | 7.4 UPA |
| MINIMUM UNIT WIDTH | 22 FEET FOR TOWNHOMES |
| MINIMUM UNIT HEATED FLOOR AREA | 1,800 SQ/FT |
| MIN MAX UNITS PER BUILDING | MIN: 3 UNITS MAX: 8 UNITS |
| OPEN SPACE CALCULATIONS | |
| OPEN SPACE REQUIRED | 1.72 ACRES (15%) |
| OPEN SPACE PROVIDED | 1.85 ACRES (16.1%) |
| PARKING REQUIREMENTS | |
| PARKING REQUIRED | 242 SPACES (3 SP/UNIT) |
| PARKING PROVIDED | 336 SPACES (2 DRIVEWAY & 2 GARAGE) |
| GUEST PARKING PROVIDED | 10 SPACES |
| TOTAL PARKING PROVIDED | 346 SPACES (4.12 SP/UNIT) |

NOTES:
 1. EMERGENCY VEHICLE TURNAROUND REQUIREMENTS SHALL BE COMPLIED WITH.
 2. ALL SHOWN STREETS SHALL BE PRIVATE WITH GATED ACCESS.

ALCOVY RD @ EWING CHAPEL RD

A MASTER PLANNED RESIDENTIAL DEVELOPMENT FOR DR HORTON - ATLANTA EAST DIVISION
 1371 DOGWOOD DRIVE SW
 CONYERS, GA 30012
 EMAIL: SSBUTLER@DRHORTON.COM
 PHONE: 770-616-8950

PLANNERS AND ENGINEERS COLLABORATIVE
 SITE PLANNING | LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | LAND SURVEYING
 350 RESEARCH COURT | PEACHTREE CORNERS, GEORGIA 30092 | (770) 451-2741 | FAX (770) 451-9915

REVISIONS:

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

This drawing is the property of Planners and Engineers Collaborative and is not to be copied in whole or in part. It is not to be used on any other project and is to be returned upon request. © Planners and Engineers Collaborative.

CONCEPTUAL MASTER PLAN



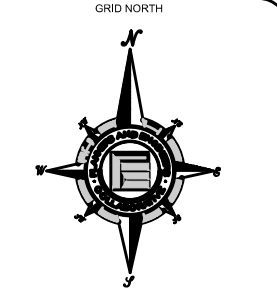
SCALE: 1" = 50'
 DATE: JUNE 19, 2020
 PROJECT: 19007.00B

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

24 HOUR CONTACT:
 SCOTT BUTLER
 770-616-8950



C8
 SHEET