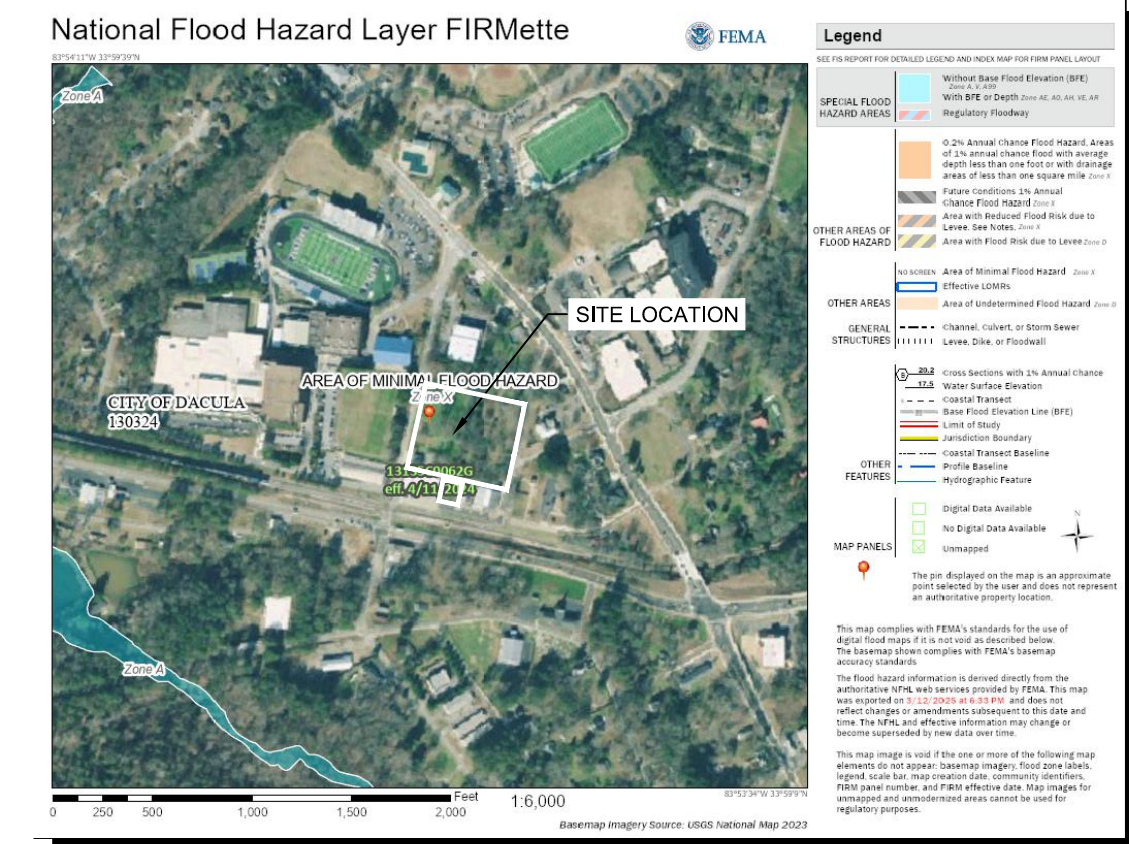
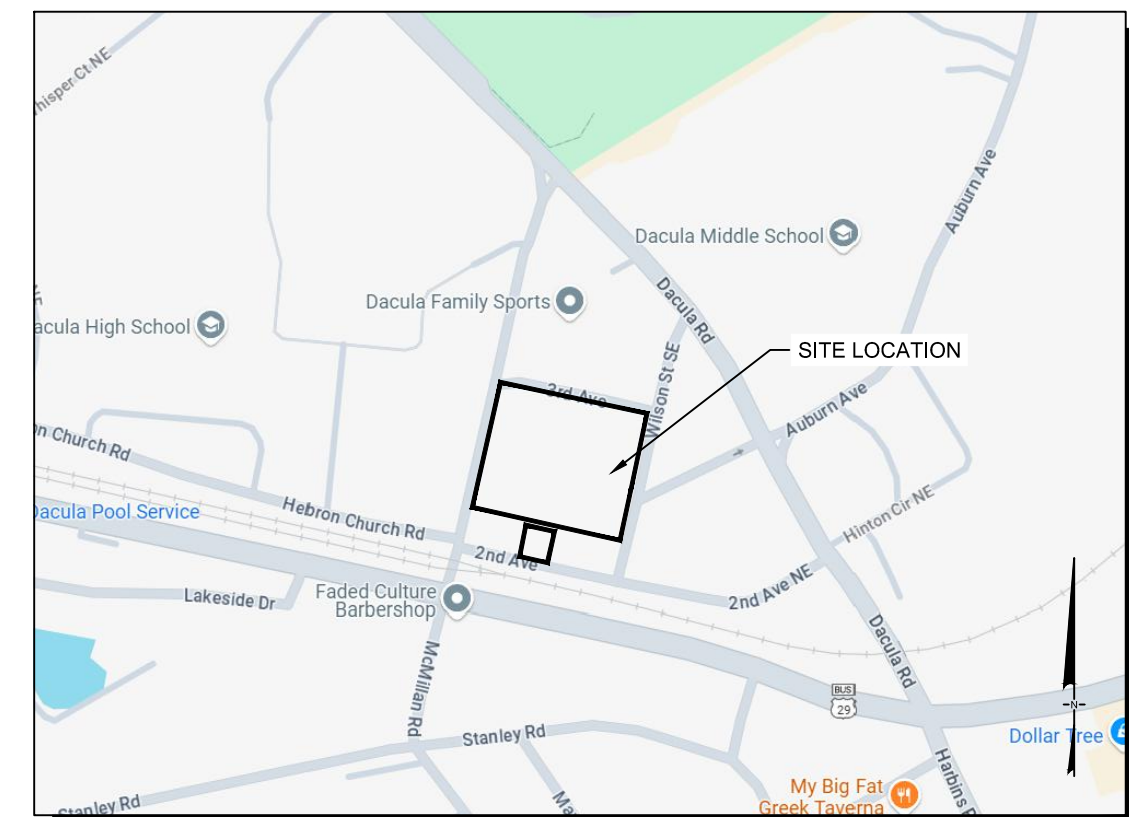




FEMA FIRM MAP
NOT TO SCALE



SITE LOCATION MAP

NOT TO SCALE

<u>SITE DATA:</u>	
TOTAL SITE AREA	3.286 ACRES (142,876 SF)
R-TH TRACT AREA	2.51 ACRES (109,335)
C-2 TRACT AREA	.77 ACRES (33,541)
<u>ZONING</u>	
EXISTING ZONING	OL, C1,C2 & R1200
PROPOSED ZONING	R-THDOD & C-2/DOD (DOWNTOWN OVERLAY DISTRICT)
ZONING JURISDICTION	CITY OF DACULA, GEORGIA
<u>SETBACK REQUIREMENTS</u>	
BUILD TO ZONE	0' - 10'
SIDE SETBACK	0' (BETWEEN ADJACENT TOWNHOUSE & ROWHOUSE)
REAR SETBACK	0' REAR ALLEY/ 10' NO ALLEY
REQUIRED BUFFERS	N/A
<u>DEVELOPMENT STANDARDS</u>	
MAX. BUILDING HEIGHT	40 FEET
20' x 50' REAR LOADED ROWHOUSES PROVIDED	40 UNITS
TOTAL SITE DENSITY PROVIDED	15.9 DUA (40 UNITS / 2.51 ACRES)
MAX. DENSITY ALLOWED	NO MAX IN DOWNTOWN OVERLAY DISTRICT
NEW RETAIL PROPOSED	6,000 SF
EXISTING COMMERCIAL TO REMAIN	1,100 SF
<u>OPEN SPACE CALCULATIONS</u>	
OPEN SPACE REQUIRED	35,065 SF (25% OF TOTAL SITE AREA)
OPEN SPACE PROPOSED	35,540 SF (25.5% OF TOTAL SITE AREA)
<u>PARKING REQUIREMENTS</u>	
TOWNHOME PARKING REQUIRED	40 SPACES (2 SPACES/ DWELLING UNIT)
TOWNHOME PARKING PROVIDED	160 SPACES (2 GARAGE + 2 DRIVEWAY SP.)
MIN. RETAIL PARKING REQUIRED	25 SPACES (5 SPACES/ 1,000 SF FLOOR AREA)
RETAIL PARKING PROVIDED	30 SPACES
ADDITIONAL STREET PARKING PROVIDED	13 SPACES

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Planners & Engineers Collaborative+

LAND PLANNING + LANDSCAPE ARCHITECTURE + CIVIL ENGINEERING
ARBORISTS + SURVEYING & CONSTRUCTION + WATER RESOURCES

350 RESEARCH COURT STE 200
PEACHTREE CORNERS, GA 30092

PROJECT

DACULA OLD TOWN DISTRICT

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

AT

103 & 107 BROAD STREET
DACULA, GEORGIA 30019

CITY OF DACULA JURISDICTION

FOR

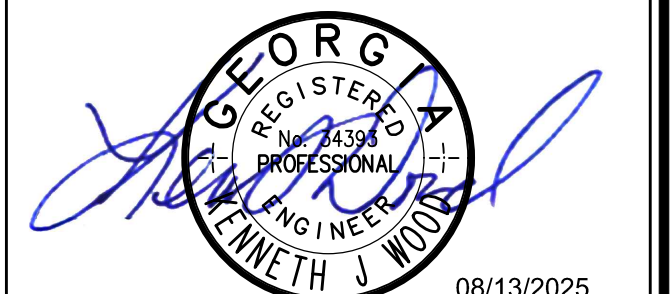
CITY OF DACULA

MUNICIPALITY PROJECT #

REVISIONS

[illegible]

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



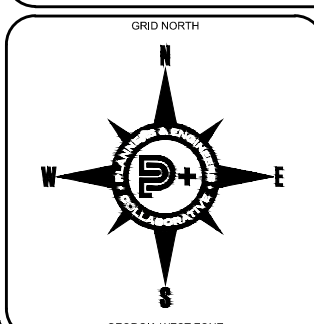
08/13/2025

GSWCC LEVEL II DESIGN PROFESSIONAL
CERTIFICATION # 0000059389 EXP. 10/31/2027

ZONING MASTER PLAN



SCALE: 1" = 30'
DATE: 08/07/2025
PROJECT: 25062.00A



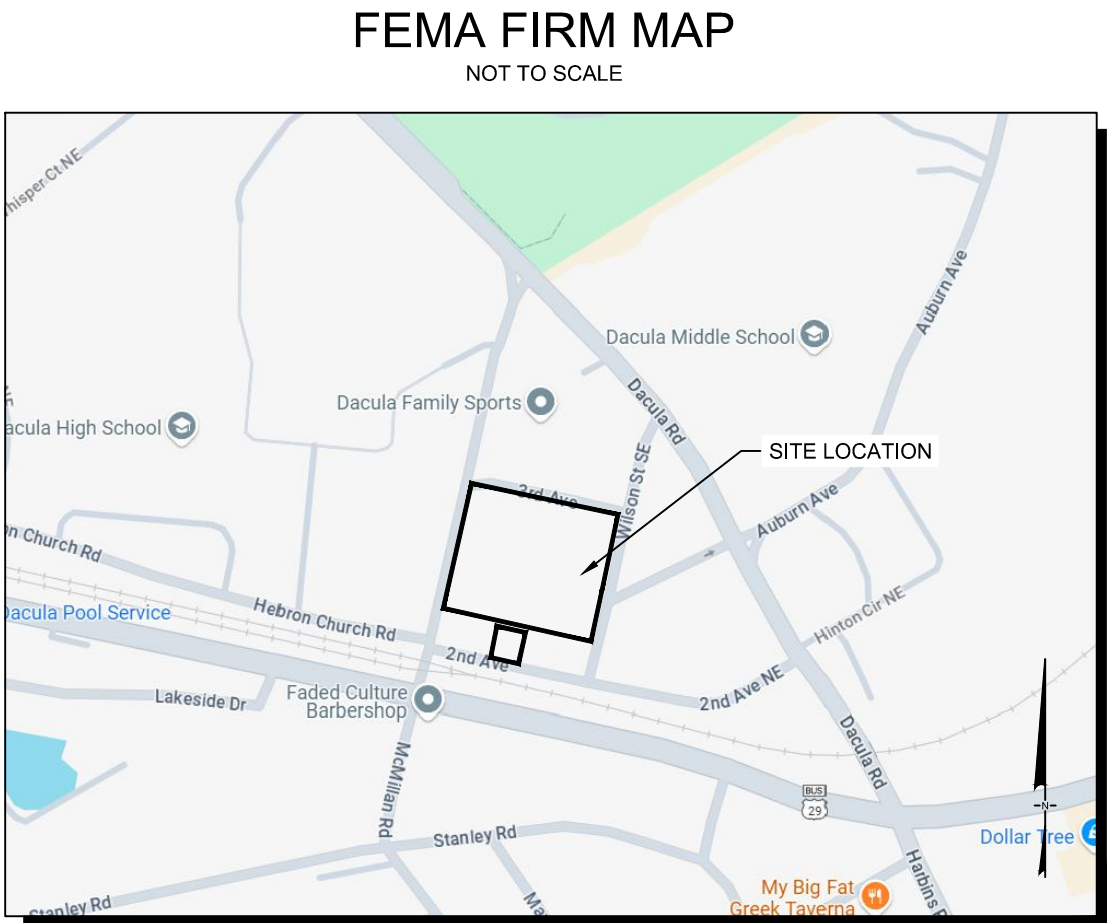
Z1

SHEET

24 HOUR CONTACT:
DOUGLAS INGRAM



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[illegible]

ZONING MASTER PLAN

0 15 30 60 90

SCALE: 1" = 30'

DATE: 08/07/2025

PROJECT: 25062.00A

SPID NORTH

Z1

SHEET

GEORGIA WEST ZONE