

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 302, OF THE 5TH DISTRICT, TOWN OF DACULA, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT LOCATED AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF THIRD AVENUE (VARIABLE PUBLIC RIGHT OF WAY) & THE WESTERLY RIGHT OF WAY LINE OF WILSON STREET (60' PUBLIC RIGHT OF WAY) AND THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE; S12°48'43"W A DISTANCE OF 199.96 FEET TO A POINT;

THENCE S12°42'12"W A DISTANCE OF 64.79 FEET TO A POINT; THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE N78°02'10"W A DISTANCE OF 399.24 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF BROAD

STREET (80' PUBLIC RIGHT OF WAY); THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE N12°42'00"E A

DISTANCE OF 69.95 FEET TO A POINT;

THENCE N76"11"25"W A DISTANCE OF 19.39 FEET TO A POINT; THENCE N14°15'46"E A DISTANCE OF 193.75 FEET TO A POINT LOCATED AT THE INTERSECTION OF SAID EASTERLY RIGHT OF WAY LINE OF BROAD STREET & THE SAID

SOUTHERLY RIGHT OF WAY LINE OF THIRD AVENUE; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE S78°54'51"E A

DISTANCE OF 213.79 FEET TO A POINT; THENCE S77"15'24"E A DISTANCE OF 200.00 FEET TO A POINT, WHICH IS THE TRUE POINT OF BEGINNING.

TRACT OR PARCEL CONTAINS 109,488 SQUARE FEET OR 2.514 ACRES.

LEGAL DESCRIPTION - TRACT 2

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 302, OF THE 5TH DISTRICT, TOWN OF DACULA, GWINNETT COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BEGIN AT A POINT LOCATED AT THE WESTERLY RIGHT OF WAY LINE OF WILSON STREET (60' PUBLIC RIGHT OF WAY); THENCE LEAVING SAID WESTERLY RIGHT OF WAY LINE S12°42'12"W A DISTANCE OF

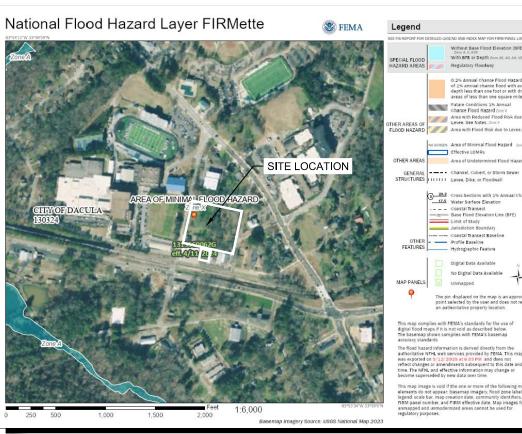
74.99 FEET TO A POINT; THENCE N77°26'27"W A DISTANCE OF 174.65 FEET TO A FOUND IRON PIN; THENCE S12°36'51"W A DISTANCE OF 88.34 FEET TO A FOUND PK NAIL LOCATED ON THE NORTHERLY RIGHT OF WAY LINE OF SECOND AVE (50' PUBLIC RIGHT OF WAY); THENCE CONTINUING ALONG SAID NORTHERLY RIGHT OF WAY LINE N76°54'13"W A

DISTANCE OF 50.84 FEET TO A FOUND PK NAIL; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE N12°52'46"E A DISTANCE OF 88.32 FEET TO A POINT;

THENCE N77°23'10"W A DISTANCE OF 175.22 FEET TO A POINT LOCATED ON THE EASTERLY RIGHT OF WAY LINE OF BROAD STREET (80' PUBLIC RIGHT OF WAY); THENCE CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE N13°35'30"E A DISTANCE OF 70.23 FEET TO A POINT;

THENCE LEAVING SAID EASTERLY RIGHT OF WAY LINE S78°02'10"E A DISTANCE OF 399.24 FEET TO A POINT, WHICH IS THE TRUE POINT OF BEGINNING.

TRACT OR PARCEL CONTAINS 33,515 SQUARE FEET OR 0.769 ACRES.

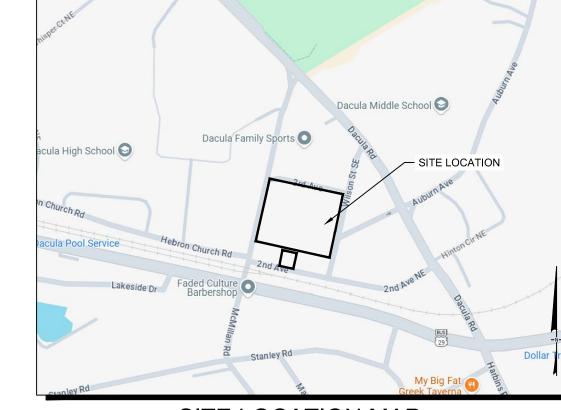


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### FEMA FIRM MAP

NOT TO SCALE



## SITE LOCATION MAP

SITE DATA: 3.286 ACRES (142,876 SF) TOTAL SITE AREA R-TH TRACT AREA 2.51 ACRES (109,335) C-2 TRACT AREA .77 ACRES (33,541) OI, C1,C2 & R1200 EXISTING ZONING R-TH/DOD & C-2/DOD (DOWNTOWN OVERLAY PROPOSED ZONING CITY OF DACULA, GEORGIA ZONING JURISDICTION SETBACK REQUIREMENTS BUILD TO ZONE 0' - 10' 0' (BETWEEN ADJACENT TOWNHOSE & SIDE SETBACK ROWHOUSE) REAR SETBACK 0' REAR ALLEY/ 10' NO ALLEY REQUIRED BUFFERS DEVELOPMENT STANDARDS MAX. BUILDING HEIGHT 40 FEET 20' X 50' REAR LOADED ROWHOUSES 40 UNITS 15.9 DUA (40 UNITS / 2.51 ACRES) TOTAL SITE DENSITY PROVIDED MAX. DENSITY ALLOWED NO MAX IN DOWNTOWN OVERLAY DISTRICT NEW RETAIL PROPOSED 6,000 SF EXISTING COMMERCIAL TO REMAIN 1,100 SF **OPEN SPACE CALCULATIONS** OPEN SPACE REQUIRED 35,065 SF (25% OF TOTAL SITE AREA) 35,540 SF (25.5% OF TOTAL SITE AREA) OPEN SPACE PROPOSED

P: (770) 451-2741 F: (770) 451-3915

WWW.PEC.PLUS



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** 

**103 & 107 BROAD STREET** DACULA, GEORGIA 30019

CITY OF DACULA JURISDICTION

CITY OF DACULA

MUNICIPALITY PROJECT #

#### REVISIONS

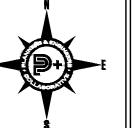
THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

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

## ZONING MASTER PLAN

SCALE: DATE: PROJECT:

1" = 30' 08/07/2025 25062.00A



SHEET

24 HOUR CONTACT: DOUGLAS INGRAM

Know what's **below. Call** before you dig.

40 SPACES (2 SPACES/ DWELLING UNIT) 160 SPACES (2 GARAGE + 2 DRIVEWAY SP.)

30 SPACES

13 SPACES

25 SPACES (5 SPACES/ 1,000 SF FLOOR AREA

ARKING REQUIREMENTS

TOWNHOME PARKING REQUIRED

TOWNHOME PARKING PROVIDED

MIN. RETAIL PARKING REQUIRED

ADDITIONAL STREET PARKING PROVIDED

RETAIL PARKING PROVIDED

NO. DATE BY DESCRIPTION