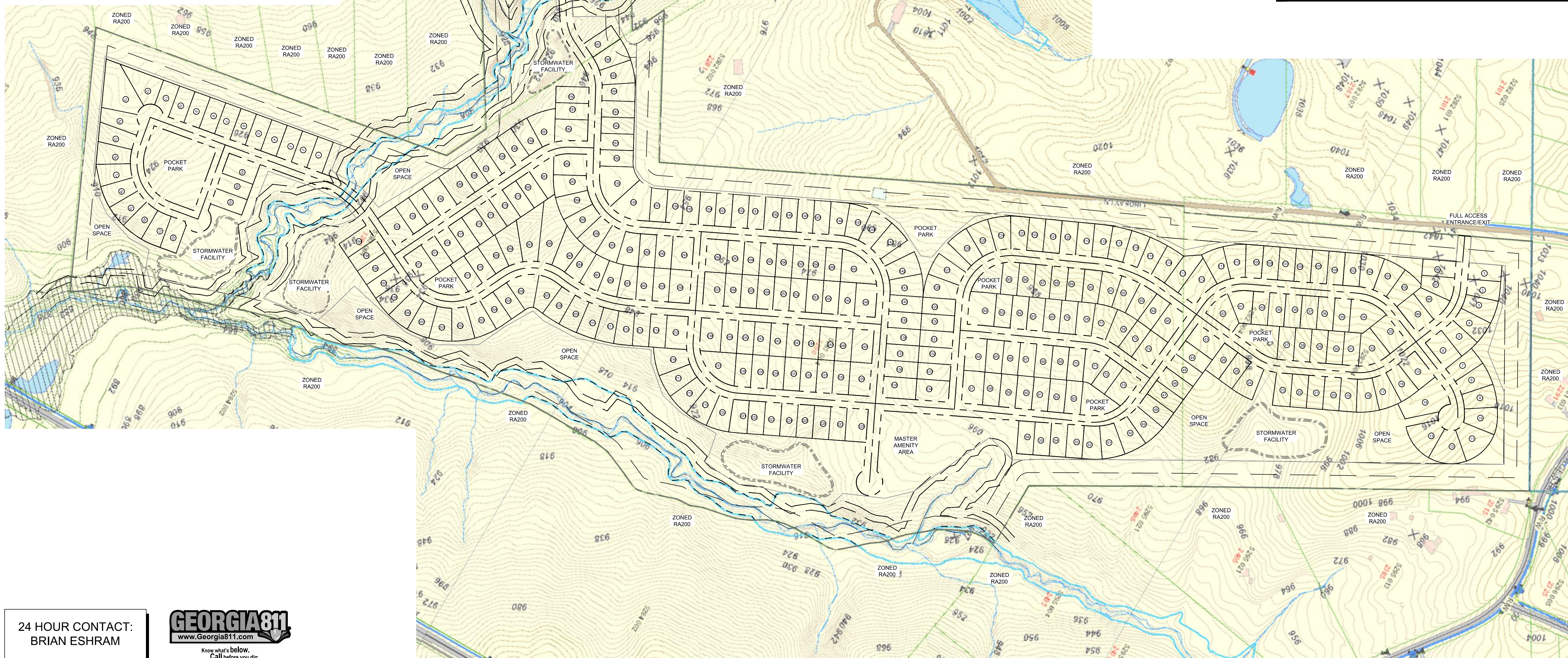




24 HOUR CONTACT:
BRIAN ESHRAM

GEORGIA811
www.Georgia811.com

Know what's below.
Call before you dig.

SITE DATA	
TOTAL LAND AREA	+/-152.86 ACRES
ZONING	
EXISTING ZONING	RA200
PROPOSED ZONING	OSC - OPEN SPACE CONSERVATION DISTRICT
ZONING JURISDICTION	WINNETT COUNTY, GEORGIA
USE CALCULATIONS	
TOTAL SITE AREA	+/-152.86 ACRES
FLOOD HAZARD/ ELECTRICAL TRANS ESMT.	6.16 ACRES
1/2 TOTAL FLOOD HAZARD/ELECTRIC ESMT AREA	3.08 ACRES
NET SITE AREA	149.78 ACRES
MAX. NET SITE DENSITY ALLOWED	2.5 UNITS PER ACRE
SINGLE FAMILY DETACHED 62'x125' LOTS (TYP)	325 LOTS
NET SITE DENSITY PROVIDED	2.17 UPA
GROSS SITE DENSITY PROVIDED	2.13 UPA
SETBACK REQUIREMENTS	
FRONT SETBACK	25 FEET
MINOR FRONT/MAJOR SIDE SETBACK	25 FEET
SIDE SETBACK	7.5 FEET
REAR SETBACK	30 FEET
TRANSITIONAL BUFFER	50 FEET (ABUTTING RA200 ZONED PROPERTY)
LANDSCAPE STRIP	50 FEET (ABUTTING ROAD FRONTAGE)
MAX. BUILDING HEIGHT	35 FEET
DEVELOPMENT STANDARDS	
MIN LOT SIZE	7,500 SQ FT (SEWER)
MIN LOT WIDTH	60 FEET
MIN HEATED FLOOR AREA	1,400 SQ FT
MAX BUILDING HEIGHT	35 FEET
OPEN SPACE CALCULATIONS	
MIN. CONSERVATION SPACE REQUIRED	38.2 ACRES (25% OF TOTAL SITE AREA)
MIN PRIMARY CONSERVATION SPACE	15% OF TOTAL CONSERVATION SPACE
PRIMARY CONSERVATION SPACE PROVIDED	45.25 ACRES (29.6% OF CONSERVATION SPACE)
SECONDARY CONSERVATION SPACE PROVIDED	0.0 ACRES (0.0% OF CONSERVATION SPACE)
TOTAL CONSERVATION SPACE PROVIDED	0.0 ACRES (0.0% OF TOTAL SITE AREA)
PARKING REQUIREMENTS	
MIN. PARKING SPACES REQUIRED	00 SPACES (3 SP/ DWELLING UNIT)
MAX. PARKING SPACES REQUIRED	00 SPACES (6 SP/ DWELLING UNIT)
PARKING PROVIDED	00 SPACES (2 GARAGE + 2 DRIVEWAY SP.)
GUEST PARKING PROVIDED	00 SPACES
TOTAL PARKING SPACES PROVIDED	00 SPACES (0.0 SP/ DWELLING UNIT)

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

**LINDSAY LANE at
NEW HOPE RD.**

**A MASTER PLANNED RESIDENTIAL
DEVELOPMENT**

AT

3200 LINDSAY LANE & 2454 LUKE
EDWARDS ROAD
DACULA, GEORGIA 30019

GWINNETT COUNTY JURISDICTION

FOR

INLINE COMMUNITIES, LLC.

MUNICIPALITY PROJECT #

REVISIONS

[illegible]

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

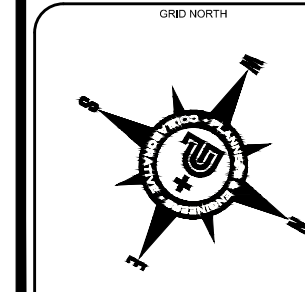
PRELIMINARY

NOT TO BE RELEASED FOR CONSTRUCTION

CONCEPTUAL MASTER PLAN



SCALE: 1" = 200'
DATE: 04/04/2023
PROJECT: 23061.00



C2