

Zoning Summary Chart (AHJ = City of Dacula)			
Zoning District:	M1 - Light Manufacturing District		
Proposed Use:	INDUSTRIAL WAREHOUSE/DISTRIBUTION PROJECT		
Land District	5th District		
Land Lot	270 & 271		
Parcel Number	R5270 001 & R5271 009		
Zoning Regulation: (Lease Area)	ZONING DISTRICT: M1	PROPOSED: M1	Compliant
Minimum Lot Size	43,560 SF	43.82 ACRE (1,908,482 SF)	Y
Minimum Front Yard Setback	50 FT (MINOR STREET); 50 FT (MAJOR STREET)	50 FT (MINOR STREET); 50 FT (MAJOR STREET)	Y
Minimum Rear Yard Setback	20 FT	20 FT	Y
Minimum Side Yard Setback	20 FT	20 FT	Y
Maximum Improved Lot Coverage	--	--	Y
Maximum Building Coverage	--	--	Y
Minimum Lot Width	100 FT	100 FT	Y
Minimum Lot Depth	NONE	NONE	Y
Maximum FAR	--	--	Y
Minimum Parking *	304 (1 PER 2,000 SF GROSS STORAGE AREA)	448 CAR SPACES	Y
Trailer Parking	--	177 TRAILER SPACES	Y

* THERE IS NO CODE LIMITING THE MAXIMUM PARKING ALLOWED

GENERAL INFORMATION:
DATE OF DRAWINGS: 2/14/2022
JURISDICTIONAL BOUNDARIES: CITY OF DACULA, GWINNETT COUNTY

GENERAL INFORMATION:
SITE AREA: 43.82 ACRES

NATURAL FEATURES:
A TRIBUTARY TO HOPKINS CREEK RUNS ALONG THE SOUTH RIGHT-OF-WAY OF WINDER HIGHWAY. THERE ARE WETLANDS ASSOCIATED WITH THE CREEK AND ARE SHOWN ON THE PLAN.

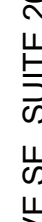
LOCATION, SIZE & CHARACTER:
 BUILDING 1: 238,700 SQ. FT., 1 STORY WAREHOUSE
 BUILDING 2: 238,700 SQ. FT., 1 STORY WAREHOUSE
 BUILDING 3: 131,040 SQ. FT., 1 STORY WAREHOUSE
 TOTAL PROPOSED BUILDING AREA: 608,440 SQ. FT.
 DENSITY CALCULATION (FAR): 3.14

- SITE NOTES**
1. EXISTING CONDITIONS HEREIN ARE FROM AERIAL MAPPING AND GIS.
 2. STANLEY ROAD RELOCATION FROM GDOT FILE PROVIDED BY THE CLIENT DATED OCTOBER 2020.
 3. THIS CONCEPT WAS PREPARED STRICTLY BASED UPON THE INFORMATION REFERENCED ABOVE AND A PRELIMINARY REVIEW OF THE MUNICIPAL ZONING AND LAND DEVELOPMENT REQUIREMENTS. THIS SITE PLAN IS NOT INTENDED FOR CONSTRUCTION AND SHOULD NOT BE USED FOR THAT PURPOSE.
 4. THE FEASIBILITY OF SECURING THE REQUISITE LOCAL, COUNTY AND STATE AGENCY APPROVALS NECESSARY TO PERMIT THE PROPOSED DEVELOPMENT PROGRAM CANNOT BE ASSESSED AT THIS TIME DUE TO THE PRELIMINARY NATURE OF THE AVAILABLE INFORMATION. THIS PLAN IS NOT INTENDED TO BE USED FOR DETAILED ZONING ANALYSIS AND THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE UPON THE COMPLETION OF ADDITIONAL DUE DILIGENCE EFFORTS, WHICH MAY INCLUDE MEETING WITH THE JURISDICTIONAL AGENCIES.
 5. SANITARY SEWER TO BE CONNECTED TO THE HOPKINS CREEK SEWER LINE ONCE INSTALLED AND ACTIVE.
 6. BOUNDARY INFORMATION SHOWN HEREON FROM BOUNDARY SURVEY FOR KIMLEY-HORN (DISPATCH DACULA), PREPARED BY TERAMARK LAND SURVEYING, INC. DATED 01/15/2021.
 7. PROPERTY CONSIST OF 2 EXISTING TRACTS. TRACT 1 TAX PARCEL ID R5270 001 DB 57524 PG. 800, DB. 56953 PG. 617, 625, & 633. TRACT 2 TAX PARCEL ID R5271 009 DB. 56669 PG. 713.
 8. ADDITIONAL PARKING IS PROVIDED TO ACCOMMODATE THE FUTURE OFFICE USE WITHIN THE WAREHOUSE BUILDINGS THAT CANNOT BE DEFINED AT THIS TIME.

OWNER / DEVELOPER:
CARTER USA
1440 DUTCH VALLEY PLACE
SUITE 1200
ATLANTA, GA 30324
BRADY PANIS
770-722-8231
bpanis@carterusa.com

ENGINEER:
KIMLEY-HORN
11720 AMBER PARK DRIVE
SUITE 600
ALPHARETTA, GA
A. REID IARWIN, P.E.
770-545-6106
reid.irwin@kimley-horn.com

ENGINEER:
KIMLEY-HORN
11720 AMBER PARK DRIVE
SUITE 600
ALPHARETTA, GA
JOHN WALKER, P.E., PTOE
678-793-4836
john.walker@kimley-horn.com

<p>DRI #3535</p> <p>PROJECT WHIPLASH</p> <p>INDUSTRIAL DEVELOPMENT</p> <p>1860 WINDER HWY, DACULA, GA. GWINNETT COUNTY</p>		 <p>Know what's below. Call before you dig.</p>		<p>CARTER ACQUISITIONS, LLC</p> <p>39 GEORGIA AVE SE, SUITE 200 ATLANTA, GA 30312</p>		<p>KHA PROJECT</p> <p>TBD</p>		<p>Kimley»Horn</p> <p>© 2020 KIMLEY-HORN AND ASSOCIATES, INC. 11775 KIMLEY-HORN DRIVE, SUITE 4000 ALPHARETTA, GEORGIA 30009 PHONE (770) 619-4280 WWW.KIMLEY-HORN.COM</p>		<p>FOR REVIEW</p>		<p>No.</p> <p>REVISIONS</p> <p>DATE</p> <p>BY</p>	
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