Mayor and City Council Regular Meeting

Thursday, July 02, 2026 at 7:00 PM

Dacula City Hall, Council Chambers

442 Harbins Rd. | P.O. Box 400 | Dacula, Georgia 30019 | (770) 963-7451

Agenda

CALL TO ORDER AND ROLL CALL OF MEMBERS:

INVOCATION:

PLEDGE OF ALLEGIANCE:

CONSENT AGENDA:

1. Approval of the Minutes from the Special Called Meeting on June 1, 2026
2. Approval of the Minutes from the Worksession on June 4, 2026
3. Approval of the Minutes from the Regular Meeting on June 4, 2026
4. Renaming the Public Service Memorial to Wendell R. Holcombe Public Service Memorial
5. Bid results for Brookton Chase Court and Brookton Downs Subdivision improvements
6. Change Order - Maple Creek Park entrance and intersection improvement

OLD BUSINESS:

NEW BUSINESS:

7. **PUBLIC HEARING: 2026-CD-COC-01**, Applicant: MSP Developers, LLC, Owner: MRP27, LLC requests change of conditions to the 2006-CD-RZ-10 condition(s). The property is located in Land Lot 273 of the 5th district and contains 2.50 acres more or less.
8. **Change of Conditions Application: 2026-CD-COC-01**, Applicant: MSP Developers, LLC, Owner: MRP27, LLC requests change of conditions to the 2006-CD-RZ-10 condition(s). The property is located in Land Lot 273 of the 5th district and contains 2.50 acres more or less.

STAFF COMMENTS:

MAYOR AND COUNCIL COMMENT(S):

PUBLIC COMMENTS:

EXECUTIVE SESSION: Personnel, real property, and legal matters

ADJOURNMENT:

Mayor and City Council Special Called Meeting

Monday, June 01, 2026 at 5:30 PM

Dacula City Hall, Conference Room

442 Harbins Rd. | P.O. Box 400 | Dacula, Georgia 30019 | (770) 963-7451

Minutes

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

Mayor King called the June 1, 2026 Special Called Meeting to order at 5:22 p.m. and a roll call of the members was taken. A quorum was present. He welcomed everyone to the meeting.

Councilmembers Present:

Mayor Trey King
Councilmember Sean Williams
Councilmember Jason Shelton
Councilmember Ann Mitchell
Councilmember Denis W. Haynes, Jr.

City Staff Present:

Brittni Nix, City Administrator
Jack Wilson, City Attorney
Courtney Mahady, Assistant City Clerk
Hayes Taylor, City Planner
Kevin Whigham, City Engineer
Amy White, Chief Marshal

II. NEW BUSINESS:

Mayor and Council discussed the following item.

1. City Core discussion

III. ADJOURNMENT:

Motion to adjourn made by Councilmember Mitchell, Seconded by Councilmember Haynes, Jr..
Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

Meeting adjourned at 9:12 p.m.

Minutes approved _____ _____

Date *Signature*

Mayor and City Council Worksession

Thursday, June 04, 2026 at 6:00 PM

Dacula City Hall, Council Chambers

442 Harbins Rd. | P.O. Box 400 | Dacula, Georgia 30019 | (770) 963-7451

Minutes

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

Meeting started at 6:01 p.m.

Councilmembers Present:

Mayor Trey King
Councilmember Sean Williams
Councilmember Jason Shelton
Councilmember Ann Mitchell
Councilmember Denis W. Haynes, Jr.

City Staff Present:

Brittni Nix, City Administrator
Jack Wilson, City Attorney
Courtney Mahady, Assistant City Clerk
Hayes Taylor, City Planner
Dana Stump, Administrative Assistant for Planning & Development
Kevin Whigham, City Engineer
Amy White, Chief Marshal
Stephen Mayer, Director of Finance

II. OLD BUSINESS:

None

III. NEW BUSINESS:

1. Rezoning Application: 2026-CD-RZ-02

   City Planner, Hayes Taylor, discussed the rezoning application.

2. Sanjo Street improvement project: Change Order #01

   City Administrator, Brittni Nix, discused the Sanjo Street improvement project change order.

3. The Georgia Municipal Association 457(b) Deferred Compensation Plan

   City Administrator, Brittni Nix, dicussed the Georgia Municipal Association 457(b) Compensation Plan.

IV. MARSHAL UPDATE:

Amy White provided the marshal update.

V. CITY ADMINISTRATOR UPDATE:

Brittni Nix provided the city administrator update.

VI. MEMBER COMMENT(S) / QUESTION(S):

Mayor and Council expressed their appreciation to staff and the Marshal's Office for their hard work and support during the Memorial Day Parade. Councilmember Haynes, Jr. also extended a special thanks to Councilmembers Williams and Shelton for their participation and support in walking in the Memorial Day Parade.

VII. ADJOURNMENT:

Meeting adjourned at 6:23 p.m.

Minutes approved _____ _____

Date *Signature*

Mayor and City Council Regular Meeting

Thursday, June 04, 2026 at 7:00 PM

Dacula City Hall, Council Chambers

442 Harbins Rd. | P.O. Box 400 | Dacula, Georgia 30019 | (770) 963-7451

Minutes

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

Mayor King called the June 4, 2026 Council Meeting to order at 7:00 p.m. and a roll call of the members was taken. A quorum was present. He welcomed everyone to the meeting.

Councilmembers Present:

Mayor Trey King
Councilmember Sean Williams
Councilmember Jason Shelton
Councilmember Ann Mitchell
Councilmember Denis W. Haynes, Jr.

City Staff Present:

Brittni Nix, City Administrator
Jack Wilson, City Attorney
Courtney Mahady, Assistant City Clerk
Hayes Taylor, City Planner
Dana Stump, Administrative Assistant for Planning & Development
Amy White, Chief Marshal

II. INVOCATION:

Pastor Jeff Rogers gave the invocation.

III. PLEDGE OF ALLEGIANCE:

Mayor King led the Pledge of Allegiance.

IV. CONSENT AGENDA:

1. Approval of the Minutes from the Special Called Meeting on April 29, 2026
2. Approval of the Minutes from the Worksession on May 7, 2026
3. Approval of the Minutes from the Regular Meeting on May 7, 2026
4. Sanjo Street improvement project: Change Order #01
5. The Georgia Municipal Association 457(b) Deferred Compensation Plan

Motion to approve consent agenda items as listed made by Councilmember Shelton, Seconded by Councilmember Haynes, Jr..
Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

V. OLD BUSINESS:

None

VI. NEW BUSINESS:

6. **PUBLIC HEARING: 2026-CD-RZ-02**, Applicant: EVAA, LLC, Owner: EVAA, LLC requests rezoning from OI (Office-Institutional District) to C-1 (Neighborhood Commercial District). The property is located in Land Lot 303 of the 5th District and contains 1.829 acres more or less.

Motion to open the public hearing made by Councilmember Haynes, Jr., Seconded by Councilmember Williams.
Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

City Planner, Hayes Taylor, presented the staff case report for the rezoning application. The applicant is requesting rezoning from OI (Office-Institutional District) to C-1 (Neighborhood Commercial District). Mr. Taylor stated staff recommends approval with conditions.

Applicant Representative, Dr. Kallu, spoke in favor of the application.

No public comments

Motion to close the public hearing made by Councilmember Williams, Seconded by Councilmember Haynes, Jr..
Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

7. **Rezoning Application: 2026-CD-RZ-02**, Applicant: EVAA, LLC, Owner: EVAA, LLC requests rezoning from OI (Office-Institutional District) to C-1 (Neighborhood Commercial District). The property is located in Land Lot 303 of the 5th District and contains 1.829 acres more or less.

Motion to approve with staff's recommended conditions made by Councilmember Shelton, Seconded by Councilmember Williams.
Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

VII. STAFF COMMENTS:

None

VIII. MAYOR AND COUNCIL COMMENT(S):

Councilmember Williams thanked staff for their continued hard work and for the effort put into the Memorial Day Parade.

Councilmember Shelton also expressed his thanks and noted to the rezoning applicant that the Mayor and Council are committed to supporting the success of all local businesses.

Councilmember Mitchell echoed this sentiment, stating that she too wants to see all local businesses succeed.

Councilmember Haynes, Jr., agreed as well, noting that he also wants to see all local businesses succeed.

IX. PUBLIC COMMENTS:

Albert Rother expressed his concerns about data centers and asked the City Council to consider measures that would limit their construction in Dacula.

X. EXECUTIVE SESSION: Personnel, real property, and legal matters

Motion to enter executive session at 7:15 p.m. for the purposes of real property and personnel matters made by Councilmember Mitchell, Seconded by Councilmember Haynes, Jr..
Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

Motion to exit executive session at 8:04 p.m. made by Councilmember Shelton, Seconded by Councilmember Mitchell.
Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

City Attorney, Jack Wilson, reported no votes were taken in executive session. The Council met to discuss personnel, real property, and legal matters as allowed by the Open Meetings Act.

Mayor King requested a motion to amend the agenda to add the hiring of a new employee.

Motion to amend the agenda made by Councilmember Williams, Seconded by Councilmember Mitchell.
Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

XI. HIRE NEW EMPLOYEE:

Mayor King requested a motion to hire Samuel Huerta as Public Works Crew Member at $17/hour with benefits. Mr. Huerta has an anticipated start date of Monday, June 8, 2026.

Motion to hire Samuel Huerta as Public Works Crew Member made by Councilmember Williams, Seconded by Councilmember Shelton.
Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

XII. ADJOURNMENT:

Motion to adjourn made by Councilmember Haynes, Jr., Seconded by Councilmember Mitchell. Voting Yea: Councilmember Williams, Councilmember Shelton, Councilmember Mitchell, Councilmember Haynes, Jr.

Meeting adjourned at 8:05 p.m.

HONORING OUR PAST, BUILDING OUR FUTURE
EST. CITY OF 1905
DACULA

MEMO

TO: Mayor and City Council of the City of Dacula

FROM: Brittni Nix, City Administrator

DATE: June 26, 2026

SUBJECT: Bid results for Brookton Chase Court and Brookton Downs Subdivision improvements

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The City requested bids for the approved Brookton Chase Court and Brookton Downs Subdivision Asphalt Repaving Project. The project includes full depth reclamation (FDR) for Brookton Chase Court and milling/repaving for Brookton Downs Subdivision.

The bid results are below:

Allied Paving Contractors, Inc. - $485,000.00

Blount Construction Company, Inc. - $553,014.58

East Coast Grading, Inc. - $574,674.10

Georgia Paving, a Sunland Company - $646,802.34

MHB Paving, Inc. - $578,553.42

Shepco Paving, Inc. -$571,918.00

Sunbelt Asphalt - $577,777.77

The lowest qualified bid was $485,000 from Allied Paving Contractors, Inc., which is less than the opinion of probable construction cost (OPCC) of $982,712.95 dated September 24, 2025. The City has been awarded $100,548.04 of FFY-2026 Local Maintenance Improvement Grant (LMIG) funding and $110,528.08 of FY-2026 LRA. The remainder of the project will be funded through SPLOST. Staff recommends awarding the bid to Allied Paving Contractors, Inc., and authorizing the Mayor and City Administrator to execute all necessary documents to implement the subject project.

HONORING OUR PAST, BUILDING OUR FUTURE
EST. CITY OF 1905
DACULA

June 23, 2026

Mayor & Council
City of Dacula
442 Harbins Road,
P.O. Box 400,
Dacula, GA, 30019

RE: Bid Evaluation & Recommendation
City of Dacula 2025 LMIG/2026 LRA – Brookton Chase Court & Brookton Downs Subdivision Asphalt Repaving Project

Dear Mayor & Council,

We have reviewed the bids which were submitted to the City of Dacula on June 18, 2026, for the "City of Dacula 2025 LMIG/2026 LRA – Brookton Chase Court & Brookton Downs Subdivision Asphalt Repaving Project". The Bidders and their bid amounts are listed below beginning with the apparent lowest Bidder for work described in Section 00 300 and set forth as Total Bid in the Bid Proposal Form.

Bid Submitted By:	Addenda #1 Attached	Bid Bond Attached	Total Bid
**** Allied Paving Contractors, Inc.**	**X**	**X**	**$485,000.00**
Blount Construction Company, Inc.	X	X	$553,014.58
Shepco Paving, Inc.	X	X	$571,918.00
East Coast Grading, Inc.	X	X	$574,674.10
Sunbelt Asphalt	X	X	$577,777.77
MHB Paving, Inc.	X	X	$578,553.42
Georgia Paving, a Sunland Company	X	X	$646,802.34

**Bid Bonds verified for authenticity and for bonding capacity for Performance & Payment Bonds.*
***Apparent Low Bidder*

Based on our evaluation of the bids outlined above, we recommend that the City of Dacula issue a "Letter of Intent" stating that the "City of Dacula 2025 LMIG/2026 LRA – Brookton Chase Court & Brookton Downs Subdivision Asphalt Repaving Project" be awarded to Allied Paving Contractors, Inc. with a Total Bid in the amount of **Four Hundred Eighty-Five Thousand and 00/100 Dollars ($485,000.00)** with said amounts determined as representing the lowest,

responsive, responsible bid for the Work as illustrated by the Bid Documents and Drawings entitled "City of Dacula 2025 LMIG/2026 LRA – Brookton Chase Court & Brookton Downs Subdivision Asphalt Repaving Project" dated May 7th, 2026.

It is recommended that the City should state in their "Letter of Intent" to the successful Contractor that the following documentation should be provided to the City prior the processing of any payments for the work. The Letter of Intent shall be accompanied by a "draft" Contract for their review and use in securing Performance and Payment bonds. The successful Contractor shall provide the following documents on or before commencing work.

1. Performance / Payment Bonds for 100% of Contract Amount.
2. Schedule of Values (Breakdown of Bid Amounts).
3. Certificate of Insurance.
4. List of Sub-Contractors to be performing work on this Project.
5. Georgia Security and Immigration Sub-Contractors Affidavit.

The actual Contract will be signed and sealed by the City and the Contractor upon receipt of the above documentation. The "Notice to Proceed" will be issued by a date agreed upon by the City and the Contractor. Once issued by the City and accepted by the successful Contractor, work shall begin within 10 days of the date of the Notice to Proceed which will be set by the city.

Should you have any questions, please feel free to call.

Sincerely,
City of Dacula



Kevin D. Whigham, P.E.
City of Dacula, City Engineer
KDW/BN

City of Dacula 2025 LMIG/2026 LRA – Brookton Chase Court & Brookton Downs Subdivision Asphalt Repaving Project			
June 18, 2026 @ 2:30pm **Bid Submitted By:**	**Addenda #1 Attached**	**Bid Bond Attached**	**Base Bid**
****Allied Paving Contractors, Inc.**	**X**	**X**	**$485,000.00**
Blount Construction Company, Inc.	X	X	$553,014.58
Shepco Paving, Inc.	X	X	$571,918.00
East Coast Grading, Inc.	X	X	$574,674.10
Sunbelt Asphalt	X	X	$577,777.77
MHB Paving, Inc.	X	X	$578,553.42
Georgia Paving, a Sunland Company	X	X	$646,802.34
Sealed Bids opened & reviewed by: Kevin D. Whigham, P.E. **Recorded Bids by: Brittni Nix**			

**** Apparent Low Bidder**

HONORING OUR PAST, BUILDING OUR FUTURE
EST. CITY OF 1905
DACULA

MEMO

TO: Mayor and City Council of the City of Dacula

FROM: Brittni Nix, City Administrator

DATE: June 29, 2026

SUBJECT: Change Order - Maple Creek Park entrance and intersection improvement

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During construction of the Maple Creek Park entrance and intersection improvement project, the Engineer (Bowman) and Contractor (Bowen & Watson) discovered that additional work is needed to properly construct the raised intersection when accounting for the road grade. As such, additional storm structures are needed to redirect stormwater off the road and into a storm ditch. The proposal also includes two decorative streetlights to better illuminate the left side of the park entrance and relocating utility boxes away from the sidewalk. The total cost is $60,946.43

Staff recommends approving PCO 079-R1. Approval would allow the Contractor to move forward with the coordinated construction effort and stay on track to open the road August 1. Staff notes that the Change Orders would be funded using SPLOST.

BOWEN & WATSON CONSTRUCTION

PCO #079

Bowen & Watson Inc
2802 HIGHWAY 17 ALT
Toccoa, Georgia 30577-7440
Phone: 7068863197

Project: 561 - Dacula City Core
2506 Sanjo Street
Dacula, Georgia 30019

Prime Contract Potential Change Order #079: Added swales at Maple Creek Park

TO:	City of Dacula	**FROM:**	Bowen & Watson Inc 2802 HIGHWAY 17 ALT Toccoa, Georgia 30577-7440
PCO NUMBER/REVISION:	079 / 1	**CONTRACT:**	561 - Dacula City Core
REQUEST RECEIVED FROM:	Todd Ford **(Bowen & Watson Inc)**	**CREATED BY:**	Todd Ford **(Bowen & Watson Inc)**
STATUS:	Pending - In Review	**CREATED DATE:**	6/29/2026
REFERENCE:		**PRIME CONTRACT CHANGE ORDER:**	None
FIELD CHANGE:	No		
LOCATION:		**ACCOUNTING METHOD:**	Amount Based
SCHEDULE IMPACT:	0 days	**PAID IN FULL:**	No
EXECUTED:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$60,946.43

POTENTIAL CHANGE ORDER TITLE: Added swales at Maple Creek Park

CHANGE REASON: Allowance

POTENTIAL CHANGE ORDER DESCRIPTION: *(The Contract Is Changed As Follows)*
CE - 079 - Added swales at Maple Creek Park
Added swales at Maple Creek Park entrance and other changes per the attached RFP #8-R2 drawings. Includes addition of Type DD street lights on each side of Maple Creek Park entrance. Excludes relocate existing water meters and backflow that are located in new sidewalk. If these need to be relocated, then it will be covered in separate change proposal. Bowen & Watson will coordinate with Georgia Power to relocate existing guy wires, but if there are added cost from Georgia Power to relocate guy wires, then added cost shall be covered under separate change proposal.

ATTACHMENTS:
224002 DCC RFP #08R2- Updated 6-22-26.pdf

#	Budget Code	Description	Amount
1	2-100.S SITEWORK	Added swales, river rock and asphalt demo	$33,673.20
2	3-781.M REBAR	Ramp rebar change (PLUG)	$500.00
3	5-105.S STRUCTURAL STEEL	Steel plate for sidewalk swale	$1,908.00
4	16-001.S ELECTRICAL	Added Type DD site lights at park entrance	$18,273.78
5	2-100.S SITEWORK	Relocate existing water meters and backflow boxes	$1,692.00
		Subtotal:	**$56,046.98**
		Sales Tax (6.00%):	$30.00
		Labor Burden (45.00%):	$0.00
		Fee (B&W Work) (20.00%):	$100.00
		Fee (Sub Work) (7.50%):	$4,166.02
		P&P Bond (1.00%):	$603.43
		Grand Total:	**$60,946.43**

Margaret Beaty (Lindsay Pope Brayfield & Assoc)	City of Dacula	Bowen & Watson Inc 2802 HIGHWAY 17 ALT Toccoa, Georgia 30577-7440
		Todd Ford 6/29/26
SIGNATURE DATE	SIGNATURE DATE	SIGNATURE DATE

Balance Site Inc.

TITLE: Maple Park entrance changes w/swales

PROJECT: Dacula City Core
Dacula City Core

TO: Attn: Todd Ford
Bowen & Watson Construction
2802 GA Hwy 17 Alt
Toccoa GA 30577

PROPOSED CHANGE ORDER
NO. 19
DATE: 06/22/2026

SUBMITTED:
COMPLETED:
REQUIRED:

Num	Item	Description	Ref	Qty	Unit	Unit Price	Amount
1		Sawcut Asphlat Street		0.000		0.00	0.00
2		Strid Steer		19.000	Per Hr.	160.00	3,040.00
3		Minis Ex.		16.000	Per Hr.	160.00	2,560.00
4		Hand Labor		75.000	Per Man Hr.	75.00	5,625.00
5		Rive Stone 0.5"-1.5" size		13.000	Ton	275.00	3,575.00
6		Rive Stone 2"-5" size		13.000	Ton	285.00	3,705.00
7		River Edge Stone 6"-12"		8.000	Pallets	732.00	5,856.00
8		Seed and Straw Grass Swale		1.000	Each	1,400.00	1,400.00
9		Demo Asphalt in Street & Export		1.000	Each	1,100.00	1,100.00
10		Cut Street added areas to subgrade		1.000	Each	1,200.00	1,200.00

Item Total:	$28,061.00
20% OH&P:	$5,612.20
Total:	$33,673.20

APPROVAL

By: _____ **By:** _____

Date: 06/22/2026 **Date:** _____

Tri Scapes

Comparison quote for swale and river rock - not used (as B&W is carrying Balance Site cost for same work)

Branch	Atlanta	Created Date	6/24/2026
Reference	CO_03_ADD_Maple Creek Entrance Park_(Dacula City Core)_R2	Prepared By	Jessica Chafin
		Email	jchafin@triscapes.com
		Contact Name	Allen Menard

Category Location	Product	Description	Quantity	UOM	Unit Price	TSI Total Price
	Edge Boulder, 6"-12"	Tennessee Fieldstone Thick Long Stack, At River Rock Swale Area Only	36.00	TN	$450.11	$16,203.96
	River Rock	1 Part Bulk Stone Alabama Brown 1/4" - 1", 2 Parts Bulk River Cobble 3" - 6". At River Rock Swale Area Only, 6" Depth	68.00	TN	$459.00	$31,212.00
	Filter Fabric	At River Rock Swale Area Only	3,000.00	SF	$0.46	$1,380.00
					Subtotal:	**$48,795.96**

Approval

Company/Owner/Representative: _____

Authorized Signature: _____

Date: _____

**********NOTE: Prices good for 30 Days**********

Benco Welding Company Inc
PO Box 476
Winder GA 30680
770-586-5802 Office
770-586-5804 Fax

CHANGE ORDER

Dacula Core

6/25/26

Attn: Todd Ford

Adding (1) 4' x 6' x 3/8" Steel Plate for Sidewalk Swale

Material	**$1,500.00**
Sales Tax	**$90.00**
Erection	**$0.00**
20% Overhead	**$318.00**

The total, sales tax included is $1,908.00

EXCLUDE: Drawings.

QUALIFY: Furnish steel plate as shown on revised RFP #08 drawing for sidewalk swale.

This price is good for 30 days from date of change order above

Please sign and date confirming acceptance of this change order in its entirety.

See below for locations where added material was indicated on reviewed approvals

Printed Name_____

Sign_____ **Date**_____

ESTIMATE

J & I Cordon Electric, LLC
2996 Lawrenceville Hwy
Lawrenceville, Georgia 30044

quickbooks@cordonelectric.com
+1 (770) 682-1706
www.cordonelectric.com

Bowen & Watson Inc.:Dacula City Core

Bill to
Bowen & Watson Inc.
2506 Sanjo Street,
Dacula, GA 30019

Estimate details
Estimate no.: 26174
Estimate date: 06/29/2026

Project Number: 2524916

Description	Qty	Rate	Amount
DACULA CITY CO#15 ADDITION OF 2 POLE LIGHTS DD- AND INSTALLATION= 3 MEN 2 DAYS		$3,900.00	$3,900.00
2- DD POLE FIXTURES = 4850.00 #8 THHN= 200' 1'' PVC = 200' FITTING- CONNECTORS - - -		$11,029.56	$11,029.56
OHP	0.2	$14,929.56	$2,985.91
BOND	0.02	$17,915.47	$358.31
	Total		**$18,273.78**

Note to customer

DACULA CITY CO#15 ADDITION OF 2 POLE LIGHTS DD- AND INSTALLATION=
3 MEN 2 DAYS

Accepted date **Accepted by**

Balance *Site* **Inc.**

TITLE: Relocate existing 1" meter Maple park entrance

PROJECT: Dacula City Core
Dacula City Core

TO:

PROPOSED CHANGE ORDER

NO. **20**

DATE: 06/29/2026

SUBMITTED:

COMPLETED:

REQUIRED:

Num	Item	Description	Ref	Qty	Unit	Unit Price	Amount
1		1" Pipe		20.000	LF	3.00	60.00
2		Curb Storp brass		1.000	Each	350.00	350.00
3		Labor		4.000	Man Hr.	75.00	300.00
4		Equipment		4.000	Per Hr.	175.00	700.00

Item Total: $1,410.00

20% OH&P: $282.00

Total: $1,692.00

APPROVAL

By: _____ **By:** _____

Date: 06/29/2026 **Date:** _____

REQUEST FOR PROPOSAL NO.: 08

PROJECT: Maple Creek Park:
Entrance Improvements

LPB PROJECT NUMBER: 224002

DATE: 01/15/26

BY: Kiry Ly

OWNER: Brittni Nix
City of Dacula
442 Harbins Road
Dacula, GA 30019

CONTRACTOR: Todd Ford - B&W
Bowen & Watson
2802 Highway 17 Alt.
Toccoa, GA 30577

The following is a Request for Proposal issued on the Owner's request that pricing be established for the changed or revised item as listed below:

Provide a price to the Owner for revision to the following item as shown on the attached revised drawings: G000, G001, C201, C303, C1.0, C2.0, C3.0, C4.0, AS100, AS101, and AS102 (+E001 for Reference)

1. Maple Creek Entrance: Monument sign, Demolition, Landscaping, Brick pilaster/alum fence along McMillan and various improvements.

R1 - 3/20/26: Maple Creek sign with hours of operation.

R2 - Drawings dated '6/15/26 RFP#8 UPDATED PLANS': Added C201 and C303 to coordinate with Landscape Revisions. Updated C1.0, C2.0, C3.0, & C4.0 and provided narrative for changes

The following paragraph must be attached to all change order proposals: "I swear and affirm under criminal penalties for false swearing that the costs shown herein do not exceed current costs for like services or materials and do not exceed the actual cost to the Contractor therefore and that the quantities shown do not exceed actual requirements".

Please respond immediately with itemized breakdown and unit cost of material and labor, as well as quantities of material to be added.

This is not a work authorization. No work should be conducted toward these changes unless specific written direction is given by the Owner or Architect.

Bowman

June 15, 2026

Mr. Kevin D. Whigham, P.E., M.Asce
City Engineer
City of Dacula, Ga.
Via Email: kevin.whigham@daculaga.gov

RE: Revision to Maple Creek Park Entrance Project.

Dear Mr. Whigham,

The following revisions to the listed plan sheets from the RFP#8 dated 01/15/2026. Note that the original plans were based on an aerial photograph and therefore was a sketch plan. The revised plans have been adjusted to a limited site survey

SHEET C1.0 DEMOLITION PLAN

1. Reduce limits of asphalt demolition at the Dacula Core side of McMillan Road and area of +/- 1,210 sqft. This area is part of Dacula Core and has nothing that would be demolished in addition to what was to be demolished as shown in the Dacula Core plans.
2. Reduce limits of asphalt demolition in the Maple Creek Park Entrance and area if +/- 878 sqft. Note the reduction does not consider the difference in alignment from the original sketch plan and the current plan layout.
3. Add +/- 491 sqft of existing sidewalk demolition, this was not designated on original sketch plan.
4. Add Demolition of +/- 15 LF of existing curb & gutter.

SHEET C2.0 SITE PLAN

1. Reduce proposed asphalt pavement +/- 878 sqft.
2. Add concrete sidewalk +/- 462 sqft due to original plan not showing limits of sidewalk on the side of entrance towards Sanjo Street.
3. Add relocation of wheel stops at existing gravel parking area adjacent to entrance drive.
4. Add +/- 90 LF of 3’ wide, 6” deep swale between existing concrete path and gravel parking, seed and mulch for permanent grassing.
5. At Sanjo Street side of raised table, remove 3’ ramp and add 8’ ramp to table.
6. At Harbins Road side of raised table, remove 3’ ramp and add 5.4’ ramp to table.
7. Delete 1,210 sqft of asphalt and landscape island from Dacula Core Project, Replace with raised table intersection.
8. Reduce length of brick fence +/- 9’ from Sketch due to inaccurate property line location.
9. Add +/- 15 LF of Spill Curb and Gutter to drain towards roadway.

SHEET C3.0 SLEEVING AND PAVING DETAILS

1. Updated Vehicular Tabletop Section Detail. Revised ramp length from 3’ typical to 8’ on Sanjo Street Side and 5.4’ on Harbins Road Side.

4174 Silver Peak Parkway, Suwanee, Georgia 30024
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SHEET C4.0 OVERALL LANDSCAPE SHCEDULE & DETAILS

1. Add River Rock Swale.
2. Add River Rock Swale Detail.
3. The quantity and type of landscaping did not change, just the location adjusted from the Sketch to the Plan Layout.

Should you have any questions or comments please feel free to contact me at any time.

Best Regards,



Richard Helms
Civil Designer III,
Bowman Consulting

MAPLE CREEK PARK

425 MCMILLAN RD, DACULA, GA 30019

OWNER:

CITY OF DACULA

442 HARBINS ROAD DACULA, GA 30019

ARCHITECT:

LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.

344 WEST PIKE STREET, LAWRENCEVILLE, GA 30046

770-963-8989

SITE PLANNER & CIVIL ENGINEERS:

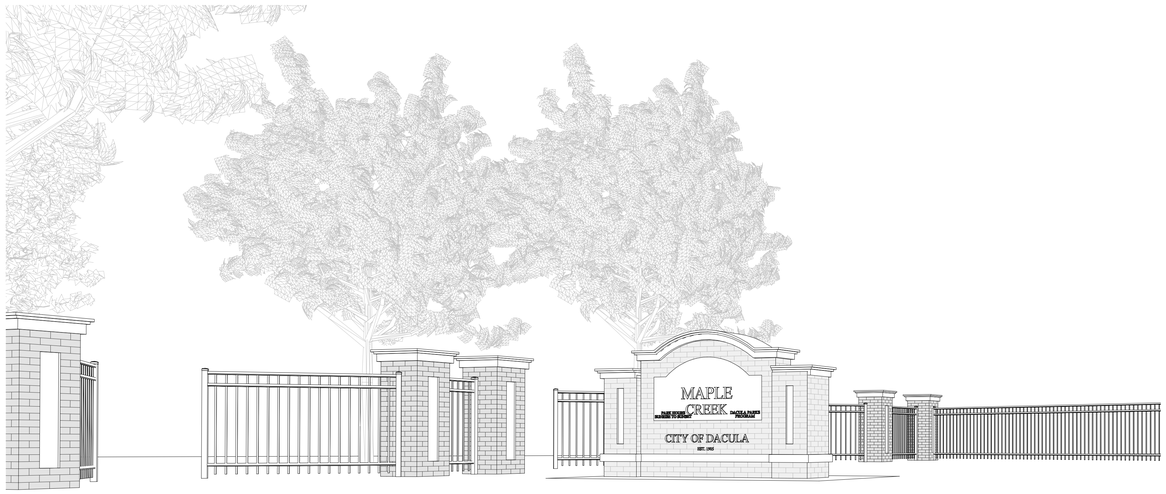
BOWMAN CONSULTING GROUP

4174 SILVER PEAK PKWY, SUWANEE, GA 30024

770-932-6550

INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
GENERAL	
G000	COVER SHEET
G001	GENERAL NOTES AND PROJECT DATA
LANDSCAPE	
C1.0	DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	SLEEVING AND PAVING DETAILS
C4.0	OVERALL LANDSCAPE SCHEDULE & DETAILS
ARCHITECTURAL	
AS100	MAPLE STREET SITE PLAN
AS101	ENLARGED SITE PLAN
AS102	MAPLE CREEK MONUMENT SIGNS
ELECTRICAL	
E001	SITE PLAN (FOR REFERENCE ONLY)



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LAWRENCEVILLE, GA 30046
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STATE OF GEORGIA
CHINH ERIC PHAN
CERTIFICATE NO. RA-031624
REGISTERED ARCHITECT
03-19-25

EDITION:

RFP #08	01-08-2026
CONFORMED SET	05-08-2025

DRAWN BY: DF
CHECKED BY: MB

CITY OF DACULA
442 HARBINS ROAD
DACULA, GA 30019

COVER SHEET

MAPLE CREEK SIGNAGE
425 MCMILLAN RD, DACULA, GA 30019

CURRENT REV. DATE:

PROJECT NO.: 224002

G000

MAPLE CREEK PARK

425 MCMILLAN RD, DACULA, GA 30019

OWNER:

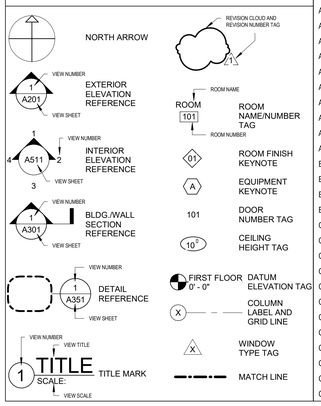
CITY OF DACULA

442 HARBINS ROAD DACULA, GA 30019

VICINITY MAP



REFERENCE SYMBOLS



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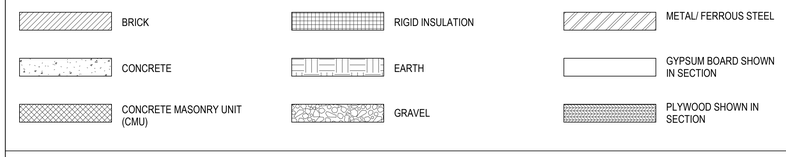

ISSUE DATES

ISSUE	DATE
XXXXXXXX	XXXXXXXX

ABBREVIATION	TERM	ABBREVIATION	TERM	ABBREVIATION	TERM	ABBREVIATION	TERM	ABBREVIATION	TERM
@	AT	C/R	CLASSROOM	EXT	EXTERIOR	LAV	LAVATORY	SPL	SPLASH
&	AND	CT	CERAMIC TILE	FE	FIRE EXTINGUISHER	LVR	LOUVER	SQ	SQUARE
AB	ANCHOR BOLT	CF/CJ	CONTRACTOR FURNISHED/ CONTRACTOR INSTALLED	FEC	FIRE EXTINGUISHER CABINET	LT	LIGHT	SS	STAINLESS STEEL; SERVICE SINK
ATC	ACOUSTICAL TILE CEILING	DBL	DOUBLE	FOB	FACE OF BRICK	MACH	MACHINE	ST	STAIN
A/C	AIR CONDITIONING	DTL	DETAIL	FOC	FACE OF COLUMN	MAINT	MAINTENANCE	STL	STEEL
ACST	ACOUSTIC	DF	DRINKING FOUNTAIN	FO CMU	FACE OF CMU	MAX	MAXIMUM	STOR	STORAGE
ADJ	ADJUSTABLE; ADJOINING; ADJACENT	DIAG	DIAGONAL	FD	FLOOR DRAIN	MB	MARKERBOARD	SUSP	SUSPENDED
AFF	ABOVE FINISHED FLOOR	DIA	DIAMETER	FF	FINISH FLOOR	MECH	MECHANICAL	SP	STAND PIPE
AFG	ABOVE FINISHED GRADE	DIM	DIMENSION	FG	FINISH GRADE	MIN	MINIMUM	TB	TACKBOARD
ALUM	ALUMINUM	D/R	DINING ROOM	FIN	FINISH	MISC	MISCELLANEOUS	TC	TEXTURE COATING
APPROX	APPROXIMATE	DISP	DISPENSER	FLR	FLOOR	MR	MOISTURE RESISTANT	TEXT	TEXTURE
ASC	ABOVE SUSPENDED CEILING	DN	DOWN	FR	FIRE RESISTANT; FRAME	MT	MOUNT	THR	THRESHOLD
AUTO	AUTOMATIC	DR	DRAPERY	FOS	FACE OF STUD	MTD	MOUNTED	T	TOP
BF	BARRIER FREE	DRESS	DRESSING	GA	GAUGE	MTL	METAL	TO CONC	TOP OF CONCRETE
BFA	BARRIER FREE ACCESSIBLE	DRK	DARK	GL	GLASS	NC	NON-COMBUSTIBLE	TOP	TOP OF PAVING
BM	BEAM	DWG	DRAWING	GPDW	GYPSUM DRYWALL	NIC	NOT IN CONTRACT	TOW	TOP OF WALL
BOT	BOTTOM	EA	EACH	HB	HOSE BIBB	NTS	NOT TO SCALE	TR	TREAD
CAB	CABINET	EB	EXPANSION BOLT	HC	HOLLOW CORE	OC	ON CENTER	TYP	TYPICAL
CER	CERAMIC	EF	EACH FACE	HD	HEAD; HUB DRAIN	OF	OUTSIDE FACE	UNO	UNLESS NOTED OTHERVISE
CJ	CONTROL JOINT	EIFS	EXTERIOR INSULATION FINISH SYSTEM	HDWR	HARDWARE	OF/CI	OWNER FURNISHED/ CONTRACTOR INSTALLED	V	VERTICAL
CL	CENTERLINE	EJ	EXPANSION JOINT	HM	HOLLOW METAL	OF/OI	OWNER FURNISHED/ OWNER INSTALLED	VCT	VINYL COMPOSITION TILE
CLG	CEILING	ELEV	ELEVATION	H	HORIZONTAL			VEST	VESTIBULE
CLR	CLEAR; COLOR	EVTR	ELEVATOR	HT	HEIGHT			W	WIDTH
CMU	CONCRETE MASONRY UNIT	EQ	EQUAL	ID	IDENTIFICATION			WI	WITH
CPT	CARPET	EQUIP	EQUIPMENT	IF	INSIDE FACE			WC	WALL COVERING
CO	CLEAN OUT	EW	EACH WAY	INSUL	INSULATION			WD	WOOD
COL	COLUMN	EWC	ELECTRIC WATER COOLER	INT	INTERIOR			WH	WALL HYDRANT
CONC	CONCRETE	EXIST	EXISTING	JAN	JANITOR			WI	WROUGHT IRON
CONT	CONTINUOUS	EXP	EXPOSED	LAM	LAMINATED			WR	WATER RESISTANT

SCOPE OF WORK

THE SCOPE OF WORK FOR MAPLE CREEK PARK CONSISTS OF A NEW BRICK MONUMENT SIGN, ALUMINUM FENCING ALONG WITH BRICK PILASTERS AT ENTRY ALONG WITH NEW PAVED ENTRYWAY.

PROJECT DATA

CONSTRUCTION CODES:

- International Building Code (ICC): 2018 Edition with 2020, 2022, 2024 & 2025 Amendments
- National Electrical Code (NFPA): 2023 Edition
- International Fuel Gas Code (ICC): 2018 Edition with 2020, 2022 Amendments
- International Mechanical Code (ICC): 2018 Edition with 2020, 2024 Amendments
- International Plumbing Code (ICC): 2018 Edition with 2020, 2022, 2023,2024 Amendments and Gwinnett County Amendments
- International Energy Conservation Code (ICC): 2015 Edition with 2020, 2022, 2023 Amendments
- Gwinnett County Construction Code (2015 Edition)

FIRE CODES:

- Gwinnett County Ordinance for Fire Protection and Life Safety (2012 Edition)
- NFPA Codes and Standards: Current Adopted Editions (*)
- NFPA 101 Life Safety Code: 2018 Edition (*)
- International Fire Code (ICC): 2018 Edition (*)
- O.C.G.A. Title 25 (State Fire Law)
- O.C.G.A. Title 30 (Access to and Use of Public Facilities by Persons with Disabilities)
- 2010 ADA Standards

* Referenced codes are modified by the State Fire Marshal per Ch. 120-3-3 of Rules and Regulations of the Safety Fire Commissioner)

FIRE SERVICES ___-___ ____ HEALTH ___-___ ____
WATER POLLUTION ___-___ ____ WATER ___-___ ____

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STATE OF GEORGIA
CHINH ERIC PHAN
CERTIFICATE NO. RA-031547
REGISTERED ARCHITECT
03-19-25

EDITION:

RFP #08	01-08-2026
CONFORMED SET	05-08-2025

DRAWN BY: DY
CHECKED BY: MB

CITY OF DACULA
442 HARBINS ROAD
DACULA, GA 30019

GENERAL NOTES AND PROJECT DATA
MAPLE CREEK SIGNAGE
425 MCMILLAN RD, DACULA, GA 30019

CURRENT REV. DATE:

PROJECT NO.: 224002

G001

SANJO STREET IMPROVEMENTS BY OTHERS

SANJO STREET (30' R/W)

MAXEY STREET (30' R/W)

MCMILLAN ROAD (R/W VARIES)

FORTUNE DRIVE (50' R/W)

EXISTING RIGHT OF WAY

PROPOSED RIGHT OF WAY

CITY HALL

CITY HALL MAIN ENTRANCE DOOR

ADA PATH 268 LF

ADDENDUM #1

DRIVE

FUTURE 2 STORY OFFICE BLDG. #1

FUTURE 2 STORY OFFICE BLDG. #2

FUTURE 2 STORY OFFICE BLDG. #3

FUTURE 2 STORY OFFICE BLDG. #4

FUTURE 2 STORY OFFICE BLDG. #5

FUTURE 2 STORY OFFICE BLDG. #6

FUTURE 2 STORY OFFICE BLDG. #7

FUTURE 2 STORY OFFICE BLDG. #8

FUTURE 2 STORY OFFICE BLDG. #9

FUTURE 2 STORY OFFICE BLDG. #10

FUTURE RESTAURANT RETAIL BLDG. #1

FUTURE RESTAURANT RETAIL BLDG. #2

FUTURE RESTAURANT RETAIL BLDG. #3

FUTURE 2 LEVEL RETAIL BLDG. #4

RESTROOM

STAGE

4" AMPHITHEATER

EXISTING CEMETERY

GATE

SPEED HUMP SIGN 10 MPH SIGN @ 100' FROM INTERSECTION

BRICK FENCE WITH PEDESTRIAN GATE AND VEHICULAR GATES

TIE TO EXISTING WALKING PATH

TYPICAL, MOVE WHEELSTOPS

EXISTING EDGE OF ASPHALT PAVEMENT

TIE TO EXISTING ASPHALT PAVEMENT

RIVER ROCK SWALE

SPILL CURB

CONCRETE FLUME AND STEEL TREAD PLATE AT SIDEWALK

REMOVE CURB CUT AND APRON WITH CURB & GUTTER WITH SIDEWALK AND GRASS STRIP TO MATCH EXISTING BRICK FENCE WITH PEDESTRIAN GATE AND VEHICULAR GATES

MATCH LINE A-A

MATCH LINE B-B

LEGEND		
LABEL	DESCRIPTION	DETAIL
A	CONCRETE SIDEWALK	2 / C702
B	24" CONCRETE CURB & GUTTER	1 / C702
C	DECORATIVE PAVER	
D	STANDARD PARKING SPACE	5 / C702
E	ADA PARKING SPACE	5 / C702
F	CURB RAMP	2 / C703
G	ADA PARKING SIGN	5 / C702
H	STOP SIGN & POST	6, 7 / C702
I	24" STOP BAR	3 / C702
J	STOP FOR PEDESTRIAN SIGN & POST	
K	GA.DOT STANDARD CROSSWALK TRAFFIC MARKING	8 / C702
L	STANDARD PARALLEL PARKING SPACE	
M	30" DOT STANDARD CONCRETE CURB & GUTTER	1D / C702
N	LAWN (GRASSED) SEATING AREA FOR AMPHITHEATER	
O	PAVILION (15' x 30')	
P	RESTROOM BUILDING	
Q	ADA DETECTIBLE STRIP	3 / C703
R	MOUNTABLE CONCRETE CURB AND GUTTER	10 / C702
S	FLAG POLE	
T	CONCRETE DRIVEWAY APRON	
U	MAIL BOX	
V	SEAT WALL	
W	RETAINING WALL WITH HANDRAIL	7 / C703
X	STANDARD DUTY ASPHALT PAVEMENT	4A / C702
Y	HEAVY DUTY ASPHALT PAVEMENT	4B / C702
Z	DUMPSTER & BOLLARDS	2 / C705
AA	DUMPSTER SCREEN WALL	1 / C705
BB	GADOT STANDARD TYPE-W GUARDRAIL	1 / C704
CC	DOUBLE YELLOW LINE, 20' LENGTH	3 / C702
DD	HEAVY DUTY PAVERS, REF. HARDSCAPE	
EE	FLUSH CURB	
FF	ADA DETECTABLE WARNING STRIP	
GG	RAMP AND CURB	
HH	WHEELSTOP	

NOTE:

1. THE GROUND AND FLOOR SURFACES ALONG ACCESSIBLE ROUTES AND WALKS, RAMPS, STAIRS, AND CURB RAMPS, SHALL BE STABLE, FIRM, SLIP-RESISTANT, AND SHALL COMPLY WITH RULE 120-3-20-.16&19. (REVIEWER CONTACT INFORMATION: ERICA BRANNEN, ERICA.BRANNEN@GWINNETTCOUNTY.COM, 678-518-6026)

GRAPHIC SCALE 1"=30'

24 HOUR CONTACT
CITY OF DACULA
BRITTNI NIX
BRITTNI.NIX@DACULAGA.GOV
770-983-7451

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SITE PLAN
ADMINISTRATION BUILDING
COMPLEX PROJECT
CITY OF DACULA, GA
GWINNETT COUNTY

CONSULTANT PROJECT #
LPB JOB #224002

PLAN STATUS	
10/10/24	50% CD SET
11/21/24	75% CD SET
01/23/25	PERMIT SET
01/29/25	FOR CONSTRUCTION
03/14/25	BID SET
04/03/25	ADDENDUM #1
06/11/25	CCD#3
09/24/25	SI #06
03/20/26	GWCODOT COORD.
05/13/26	PARKING ADJUSTMENT
06/15/26	RFP #6 UPDATED PLANS
05/08/2025	CONFORMED SET

DATE	DESCRIPTION

JAR	RWH	KDW
DESIGN	DRAWN	CHKD

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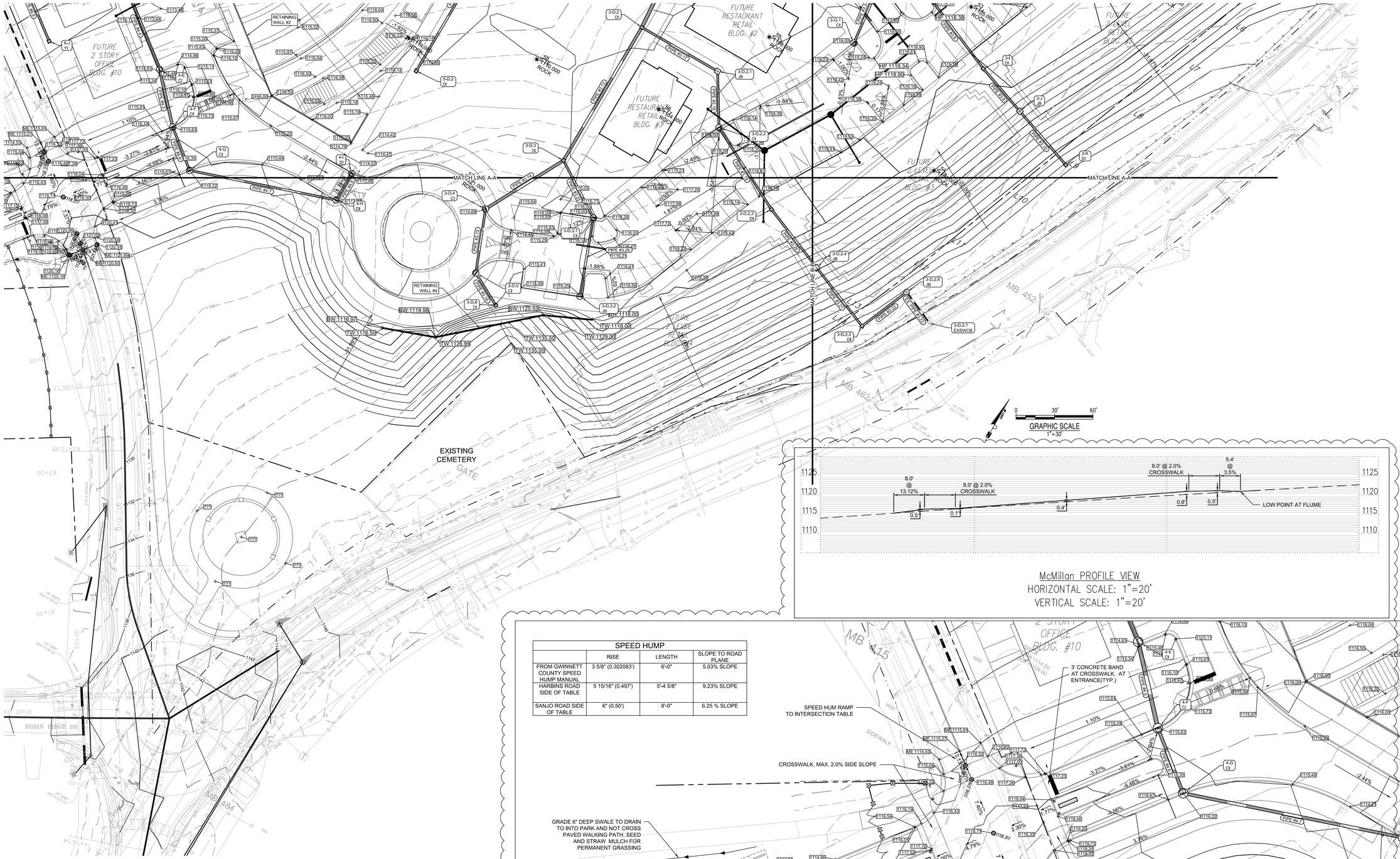
JOB No. 200523-01-001
DATE : June 16, 2026
FILE No.
SHEET No. C201


FUTURE 2 STORY OFFICE BLDG. #10
FUTURE RESTAURANT RETAIL BLDG. #2
FUTURE RESTAURANT RETAIL BLDG. #3
FUTURE 2 LEVEL RETAIL BLDG. #4
FUTURE 2 LEVEL RETAIL BLDG. #5
RETAINING WALL #2
RETAINING WALL #4
MATCH LINE A-A
MATCH LINE B-B
EXISTING CEMETERY
GATE
HARBINS ROAD (R/W VARIES)
ROBIN RIDGE DR
SIDEWALK
PIPE #2.13
PIPE #3.26
PIPE #4.7
PIPE #5.13
PIPE #5.14
PIPE #5.15
PIPE #5.16
PIPE #5.17
PIPE #5.18
PIPE #5.19
PIPE #5.20
PIPE #5.21
PIPE #5.22
PIPE #5.23
PIPE #5.24
PIPE #5.25
PIPE #5.26
PIPE #5.27
PIPE #5.28
PIPE #5.29
PIPE #5.30
PIPE #5.31
PIPE #5.32
PIPE

DEMOLITION PLAN
MAPLE CREEK PARK ENTRANCE PROJECT
DACULA, GEORGIA

GWINNETT COUNTY

CITY OF DACULA, GA

CONSULTANT PROJECT #
LPB JOB #224002

PLANS STATUS	
01-14-2026	RFP
06-15-2026	RFP #6 UPDATED PLANS

DATE	DESCRIPTION
TY	DP
DESIGN	DRAWN	CHKD
TY	TY	
SCALE	1:10
JOB No.	200523-01-001
DATE :	June 22, 2026
FILE No.	
SHEET No.	C1.0

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GRAPHIC SCALE
1"=10'
0 10' 20'

REMOVE EXISTING ASPHALT

REMOVE EXISTING CONCRETE SIDEWALK

REMOVE EXISTING CHAINLINK FENCE

KEEP AND PROTECT EXISTING UTILITIES IN PLACE. RELOCATE TOP OF COVER TO MATCH PROPOSED ELEVATION

REMOVE EXISTING SIGN

REMOVE TREES, TYP.

KEEP AND PROTECT EXISTING NEIGHBORING FENCE

REMOVE EXISTING CURB/ CURB AND GUTTER

SIDEWALK

KEEP AND PROTECT EXISTING NEIGHBORING FENCE

REMOVE TREES ONLY IF IT IS IN CONFLICT WITH THE PROPOSED FENCE

SWCB
TOP=1114.20
OUT=1109.00

MB 415

SIGN(TYP.)

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SITE PLAN
MAPLE CREEK PARK ENTRANCE PROJECT
DACULA, GEORGIA

GWINNETT COUNTY

CITY OF DACULA, GA

CONSULTANT PROJECT #
LPB JOB #224002

PLANS STATUS	
01-14-2026	RFP
06-15-2026	RFP #6 UPDATED PLANS

DATE	DESCRIPTION	
TY	TY	DP
DESIGN	DRAWN	CHKD

SCALE 1:10

JOB No. 200523-01-001

DATE : June 22, 2026

FILE No.

SHEET No. C2.0

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GRAPHIC SCALE
1"=10'
0 10' 20'

MCMILLAN ROAD

MB 475

MB 475

ENTRANCE SIGN BY OTHERS, REFER TO ARCHITECTURAL PLANS
BRICK PEDESTRIAN CROSSWALK
HEAVY DUTY CONCRETE
HARD WIRED HAWK LIGHT
TRUNCATED DOME PAVERS, TYP.
CONCRETE RAMP
SOLAR POWERED "RAISED CROSSWALK AHEAD" SIGN w/ 10 MPH SUB SIGN
CONCRETE FLUME AND TREAD PLATE
3' WIDE, 6" DEEP SWALE, RIVER ROCK
BRICK FENCE
EXISTING RESIDENTIAL FENCE
BOLLARDS
COLUMNS AND FENCE BY OTHERS, REFER TO ARCHITECTURAL PLANS
STRIPING
3' WIDE 6" DEEP SWALE, SEED & STRAW MULCH

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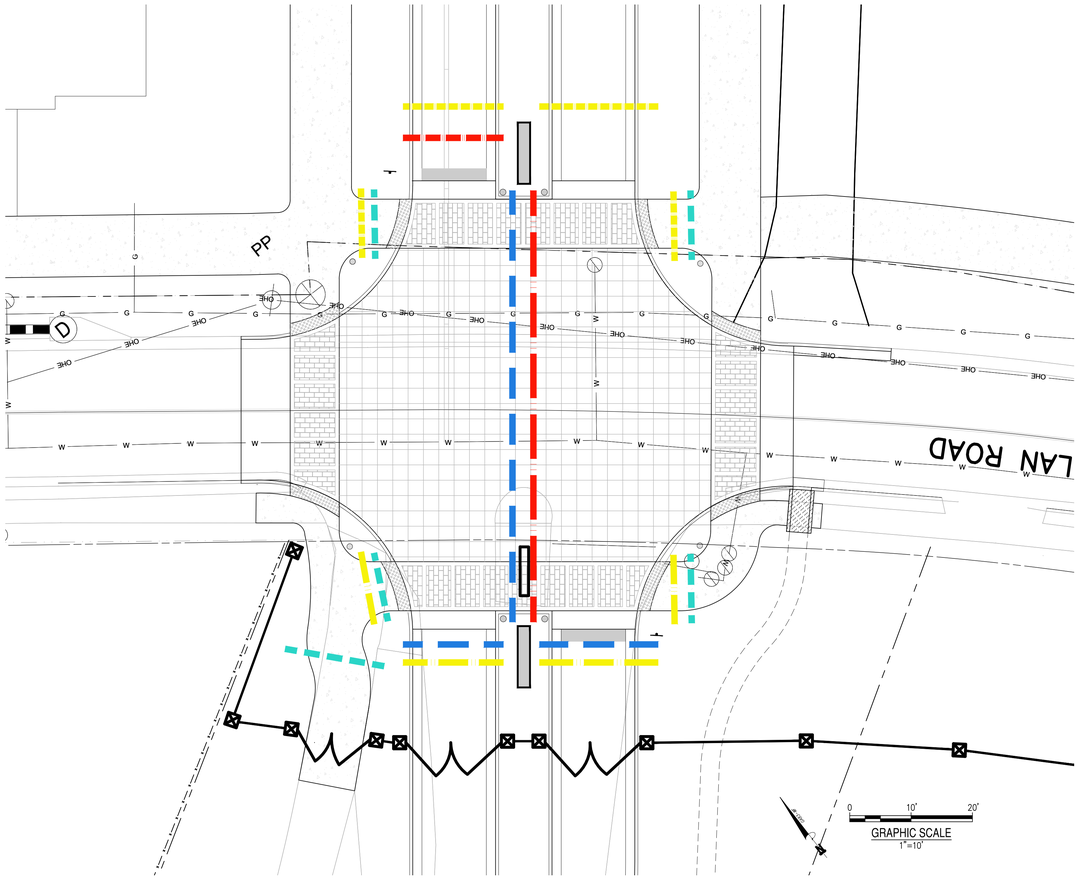
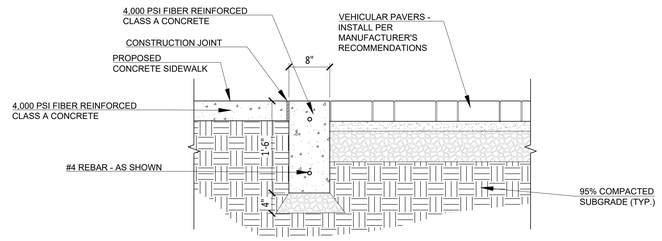
June 22, 2026



1 SLEEVING PLAN
SCALE: 1' = 10'-0"

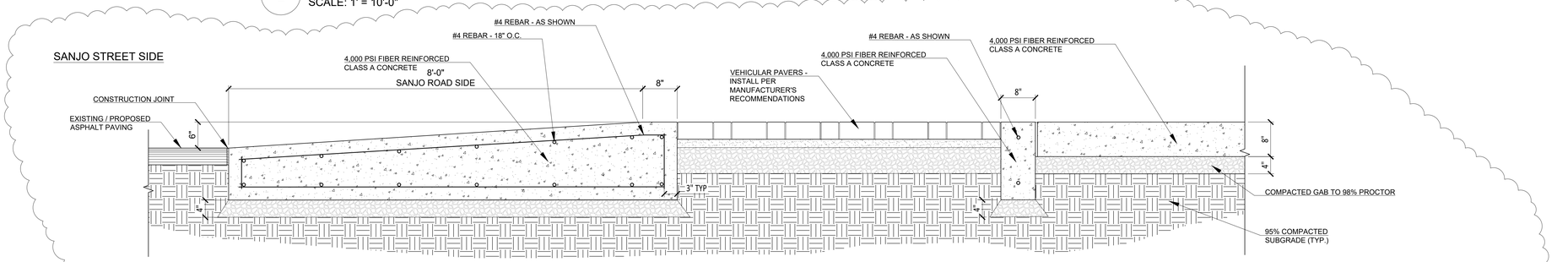
SLEEVING LEGEND

- 4" SCHEDULE 40 PVC
- 2" SCHEDULE 40 PVC
- 4" SCHEDULE 80 PVC
- 2" SCHEDULE 80 PVC



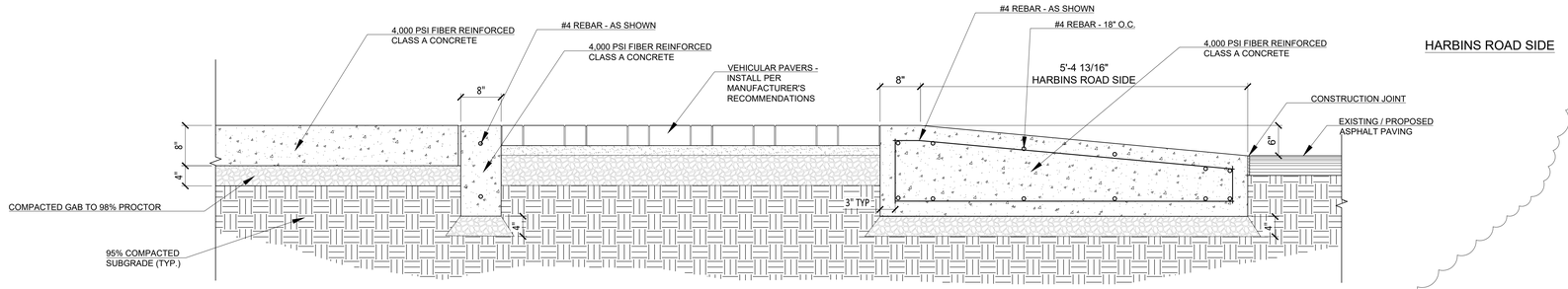
CROSS SECTION

3 VEHICULAR TABLETOP SECTION AT SIDEWALK
SCALE: 1' = 1"



CROSS SECTION

2 VEHICULAR TABLETOP SECTION
SCALE: 1' = 1"



CROSS SECTION

2A VEHICULAR TABLETOP SECTION
SCALE: 1' = 1"

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SLEEVING AND PAVING DETAILS
MAPLE CREEK PARK
ENTRANCE PROJECT
DACULA, GEORGIA
GWINNETT COUNTY
CITY OF DACULA, GA

CONSULTANT PROJECT #
LPB JOB #224002

PLAN STATUS	
01-14-2026	RFP #8
06-15-2026	RFP #8 UPDATED PLANS

DATE	DESCRIPTION	
TY DESIGN	TY DRAWN	DP CHKD

SCALE	1:10
JOB No.	200523-01-001
DATE :	June 22, 2026
FILE No.	
SHEET No.	C3.0

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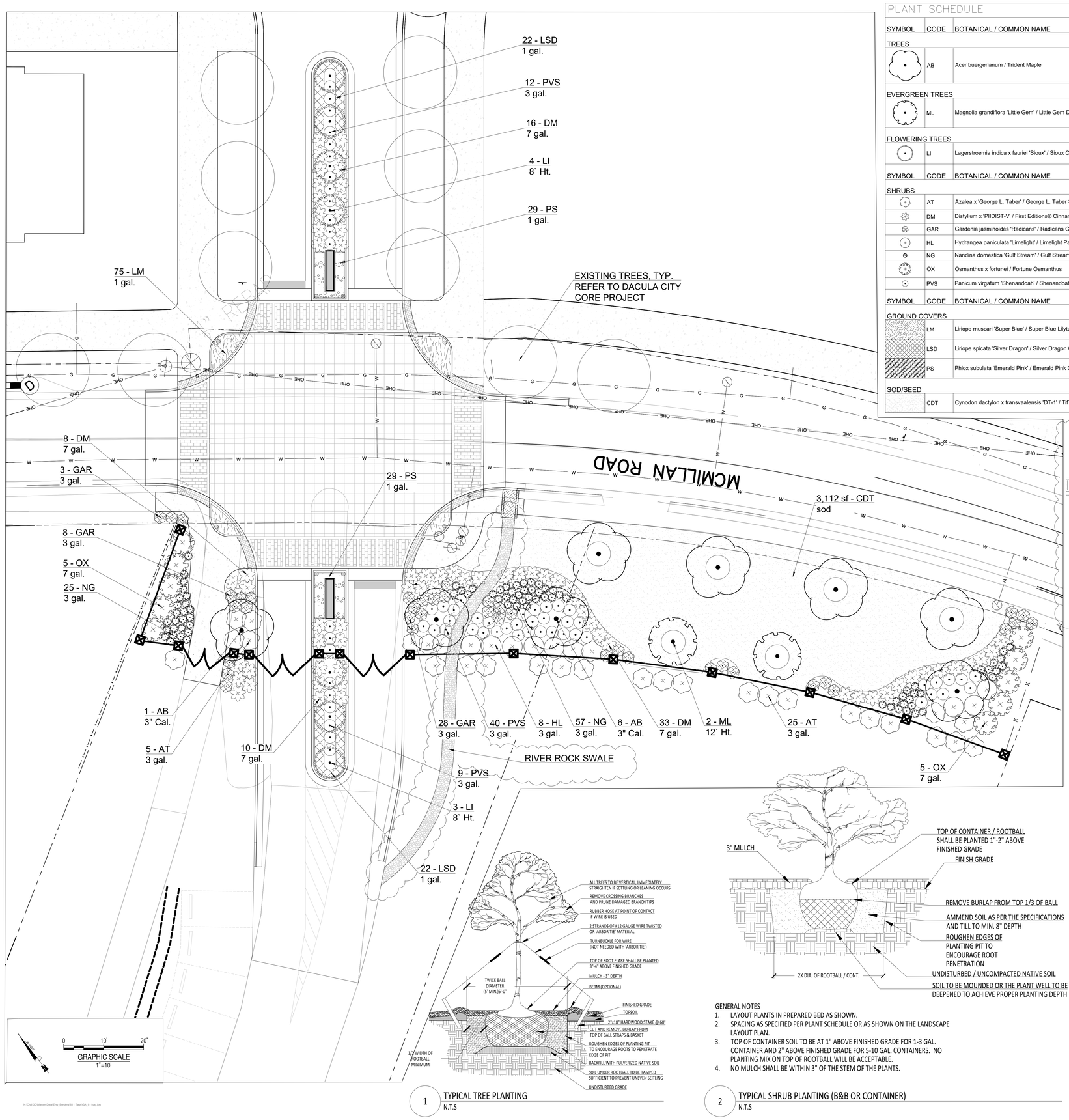
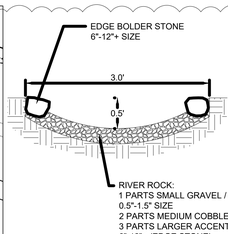


PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	MIN. SIZE	CONTAINER		QTY	REMARKS
TREES							
	AB	Acer buergerianum / Trident Maple	3" Cal.	B&B		8	Straight leader, no split leaders acceptable, free of disease and insects.
EVERGREEN TREES							
	ML	Magnolia grandiflora 'Little Gem' / Little Gem Dwarf Southern Magnolia	12` Ht.	B&B		2	Full to ground, free of disease and insects.
FLOWERING TREES							
	LI	Lagerstroemia indica x fauriei 'Sioux' / Sioux Crape Myrtle	8` Ht.	B&B		7	Free of disease and insects.
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	REMARKS
SHRUBS							
	AT	Azalea x 'George L. Taber' / George L. Taber Southern Indica Azalea	3 gal.	Pot	60" o.c.	30	
	DM	Distylium x 'PIIDIST-V' / First Editions® Cinnamon Girl® Distylium	7 gal.	Pot	48" o.c.	67	
	GAR	Gardenia jasminoides 'Radicans' / Radicans Gardenia	3 gal.	Pot	36" o.c.	39	
	HL	Hydrangea paniculata 'Limelight' / Limelight Panicle Hydrangea	3 gal.	Pot	60" o.c.	8	
	NG	Nandina domestica 'Gulf Stream' / Gulf Stream Heavenly Bamboo	3 gal.	Pot	24" o.c.	82	
	OX	Osmanthus x fortunei / Fortune Osmanthus	7 gal.	Pot	72" o.c.	10	
	PVS	Panicum virgatum 'Shenandoah' / Shenandoah Switch Grass	3 gal.	Pot	36" o.c.	61	
SYMBOL	CODE	BOTANICAL / COMMON NAME			SPACING	QTY	REMARKS
GROUND COVERS							
	LM	Liriope muscari 'Super Blue' / Super Blue Lilyturf			18" o.c.	75	
	LSD	Liriope spicata 'Silver Dragon' / Silver Dragon Creeping Lilyturf			24" o.c.	44	
	PS	Phlox subulata 'Emerald Pink' / Emerald Pink Creeping Phlox			18" o.c.	58	
SOD/SEED							
	CDT	Cynodon dactylon x transvaalensis 'DT-1' / TifTuf™ Bermudagrass				3,112 sf	



4 RIVER ROCK SWALE DETAIL
N.T.S

LANDSCAPE NOTES:

TOPPING TREES IS NOT ALLOWED. TREES REMOVED OR HAVING THEIR TOPS CUT AFTER COMPLIANCE WITH THIS ORDINANCE SHALL BE REPLACED WITH THE EQUIVALENT INCHES OF REMOVED TREES.

ALL BUFFERS AND TREE SAVE AREAS ARE TO BE CLEARLY IDENTIFIED WITH PROTECTIVE FENCING PRIOR TO COMMENCEMENT OF ANY LAND DISTURBANCE.

DECIDUOUS TREES SHALL BE AT LEAST 2 INCHES IN DIAMETER AND EVERGREEN TREES SHALL BE AT LEAST 6 FEET IN HEIGHT AT TIME OF PLANTING.

THINNING IS ALLOWED AND MAY INCLUDE MANUAL REMOVAL OF NON-SPECIMEN TREES WITHIN THE CRITICAL ROOT ZONE OR DRIPLINE OF THE SPECIMEN TREE IN THE LANDSCAPE INSTALLATION PHASE OF DEVELOPMENT ONLY. THINNING INCLUDES MANUAL REMOVAL (NO MOTORIZED/ WHEELED OR TRACK VEHICLES ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE SPECIMEN TREE).

NON-VEGETATIVE MATERIAL TO BE REMOVED MANUALLY.

A COMMERCIAL APPLICATOR LICENSE AND A PESTICIDE CONTRACTOR LICENSE ARE REQUIRED BY THE CONTRACTOR IF THE USE OF HERBICIDES ARE NECESSARY FOR NOXIOUS PLANT MATERIAL REMOVAL.

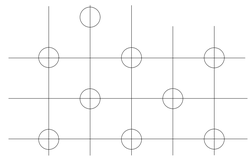
APPROVAL OF THESE PLANS DOES NOT CONSTITUTE APPROVAL BY GWINNETT COUNTY OF ANY LAND DISTURBING ACTIVITIES WITHIN WETLAND AREAS. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO CONTACT THE APPROPRIATE REGULATORY AGENCY FOR APPROVAL OF ANY WETLAND DISTURBANCE.

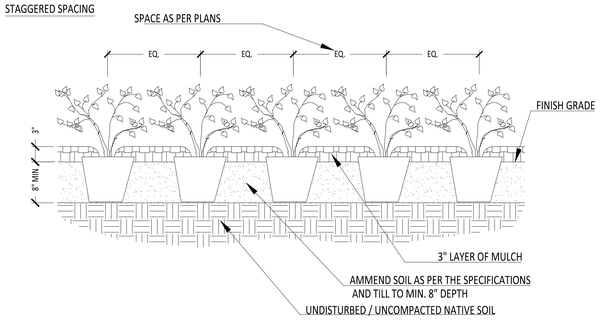
IT IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN ANY DETENTION FACILITY CONSTRUCTED ON THEIR PROPERTY AND TO ENSURE THE FACILITY IS FREE OF OBSTRUCTION, SILT, OR DEBRIS.

1 TYPICAL TREE PLANTING
N.T.S

GENERAL NOTES
1. LAYOUT PLANTS IN PREPARED BED AS SHOWN.
2. SPACING AS SPECIFIED PER PLANT SCHEDULE OR AS SHOWN ON THE LANDSCAPE LAYOUT PLAN.
3. TOP OF CONTAINER SOIL TO BE AT 1" ABOVE FINISHED GRADE FOR 1-3 GAL. CONTAINER AND 2" ABOVE FINISHED GRADE FOR 5-10 GAL. CONTAINERS. NO PLANTING MIX ON TOP OF ROOTBALL WILL BE ACCEPTABLE.
4. NO MULCH SHALL BE WITHIN 3" OF THE STEM OF THE PLANTS.

2 TYPICAL SHRUB PLANTING (B&B OR CONTAINER)
N.T.S


STAGGERED SPACING



GENERAL NOTES
1. LAYOUT PLANTS IN PREPARED BED AS SHOWN.
2. SPACING AS SPECIFIED PER PLANT SCHEDULE OR AS SHOWN ON THE LANDSCAPE LAYOUT PLAN.
3. TOP OF CONTAINER SOIL TO BE AT 1" ABOVE FINISHED GRADE FOR 1-3 GAL. CONTAINER. CONTAINERS. NO PLANTING MIX ON TOP OF CONTAINER SOIL WILL BE ACCEPTABLE.
4. NO MULCH SHALL BE WITHIN 3" OF THE STEM OF THE PLANTS.

3 TYPICAL PERENNIAL PLANTING
N.T.S

Bowman
Certificate of Authorization License No. LSF001241

Bowman Consulting Group Ltd
4174 Silver Peak Parkway
Suwanee, GA 30024
Phone: (770) 932-6550

www.bowman.com

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OVERALL LANDSCAPE SCHEDULE & DETAILS

MAPLE CREEK PARK
ENTRANCE PROJECT

GWINNETT COUNTY

CITY OF DACULA, GA

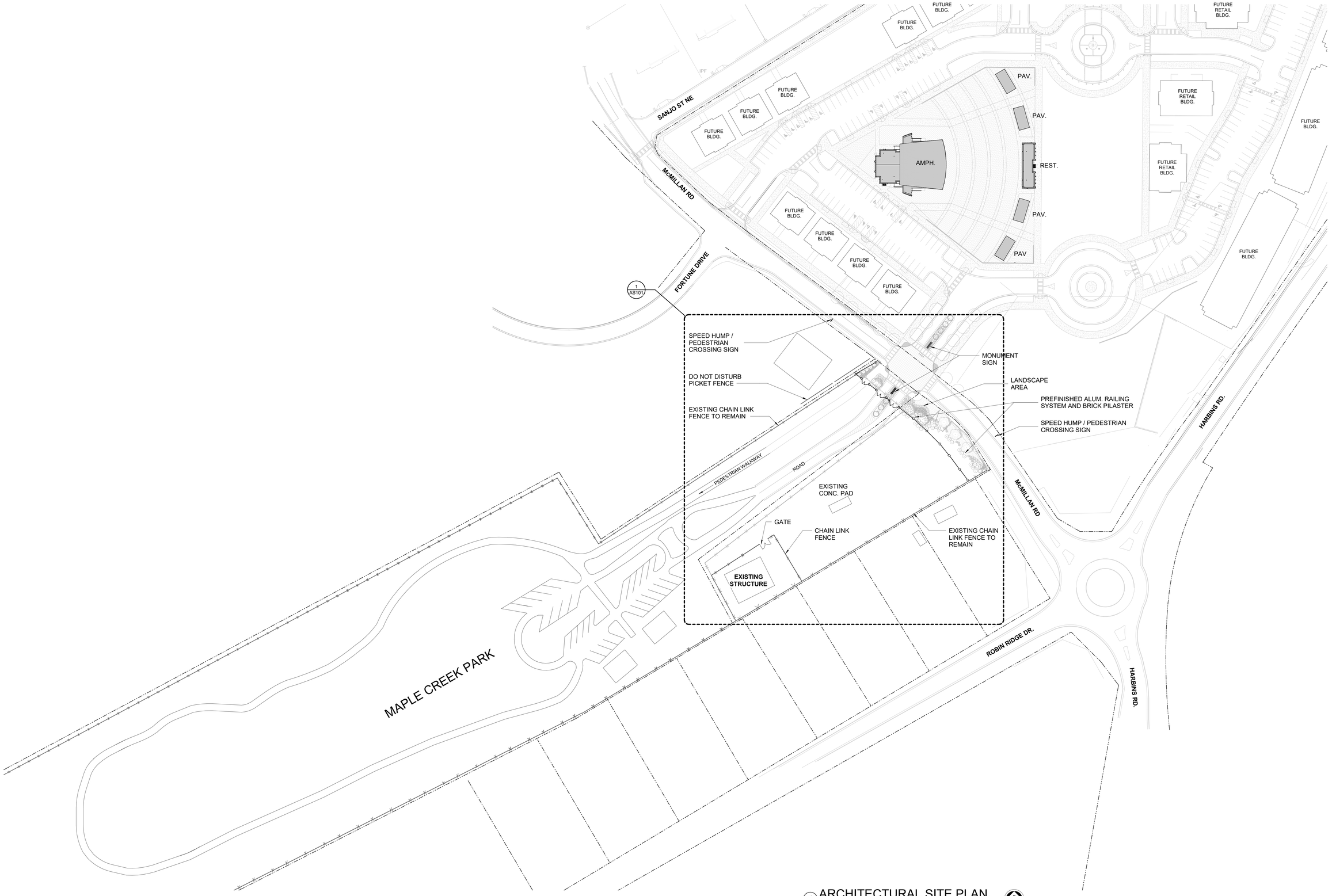
CONSULTANT PROJECT #
LPB JOB #224002

PLAN STATUS	
01-14-2026	RFP #9
06-15-2026	RFP #9 UPDATED PLANS

DATE	DESCRIPTION	
TY DESIGN	TY DRAWN	DP CHKD
SCALE		1:10
JOB No.		200523-01-001
DATE :		June 22, 2026
FILE No.		
SHEET No.		C4.0

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY BOWMAN CONSULTING SHALL BE WITHOUT LIABILITY TO BOWMAN CONSULTING.

June 22, 2026
File Path:V:\200523 - City of Dacula\200523-01-001 (ENG) - Administrative Building\Engineering\Engineering Plans\+200523-01001-Maple Creek Entrance.dwg
N:\Civil 3D\Master Data\Eng_Borders\911 Tags\GA_911tag.jpg



1 ARCHITECTURAL SITE PLAN.
1" = 50'-0"

NOTE:
SEE SHEET C1.0 FOR DEMOLITION PLAN

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LINDSAY POPE BRAYFIELD

STATE OF GEORGIA
CHINH ERIC PHAN
CERTIFICATE NO. RA025447
REGISTERED ARCHITECT
03-19-25

EDITION:

RFP #08	01-08-2026
CONFORMED SET	05-08-2025

DRAWN BY:	DF
CHECKED BY:	MB

CITY OF DACULA
442 HARBINS ROAD
DACULA, GA 30019

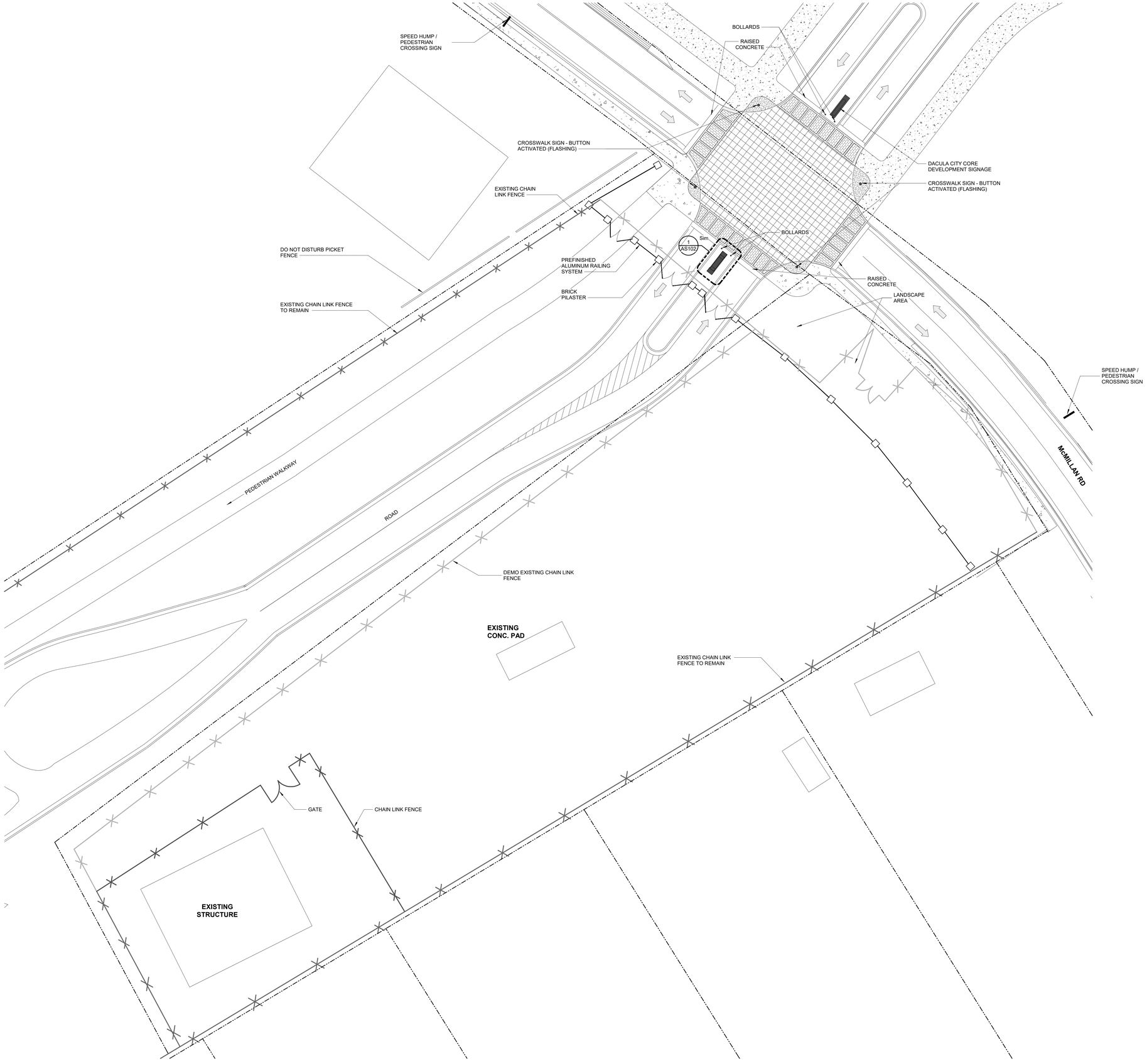
MAPLE STREET SITE PLAN

MAPLE CREEK SIGNAGE
425 MCMILLAN RD, DACULA, GA 30019

CURRENT REV. DATE:

PROJECT NO : 224002

AS100



1 PAVER AT CROSSWALK - ALT
1/16" = 1'-0"

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STATE OF GEORGIA
CHINH ERIC PHAN
CERTIFICATE NO. RA-031564
REGISTERED ARCHITECT
03-19-25

EDITION:

RFP #08	01-08-2026
CONFORMED SET	05-08-2025

DRAWN BY:	Author
CHECKED BY:	Checker

CITY OF DACULA
442 HARBINS ROAD
DACULA, GA 30019

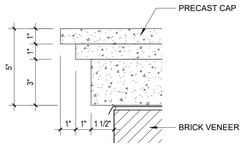
ENLARGED SITE PLAN

MAPLE CREEK SIGNAGE
425 MCMILLAN RD, DACULA, GA 30019

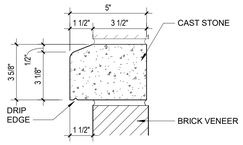
CURRENT REV. DATE:

PROJECT NO.: 224002

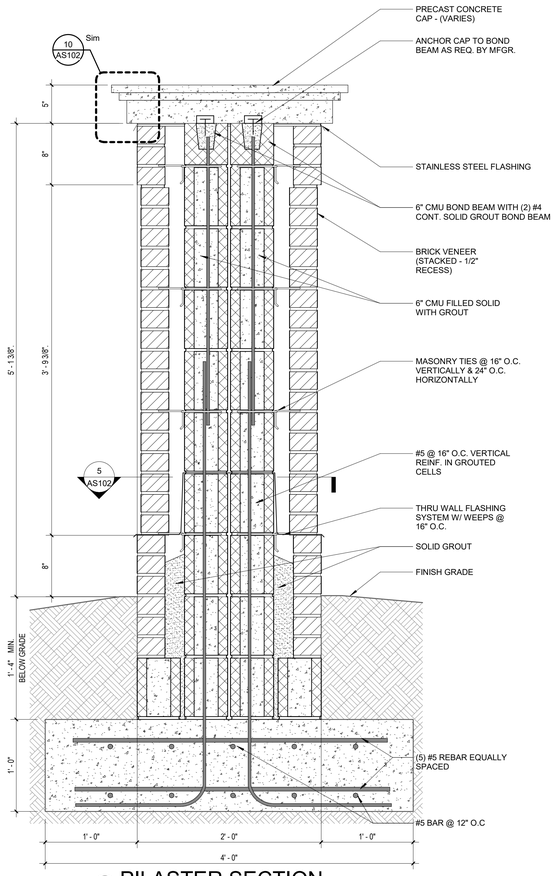
AS101



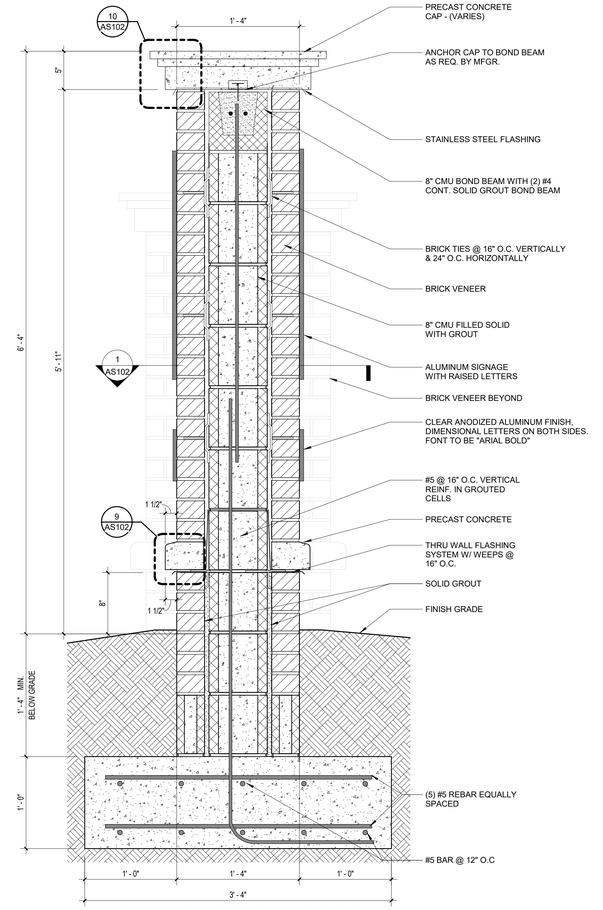
10 DETAIL
3" = 1'-0"



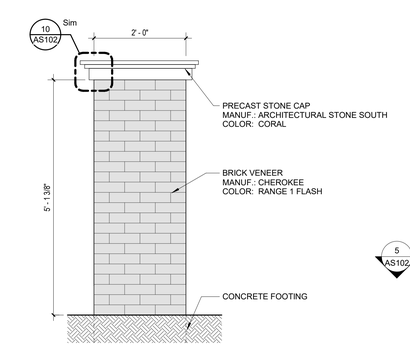
9 DETAIL
3" = 1'-0"



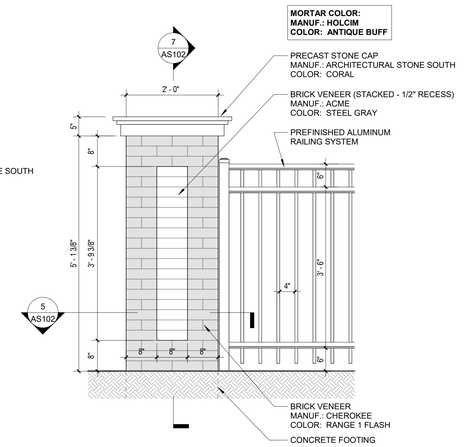
7 PILASTER SECTION
1 1/2" = 1'-0"



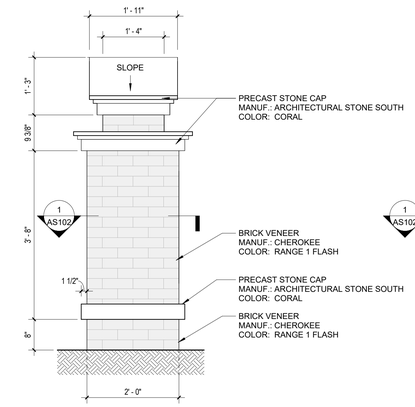
3 MONUMENT SIGN SECTION
1 1/2" = 1'-0"



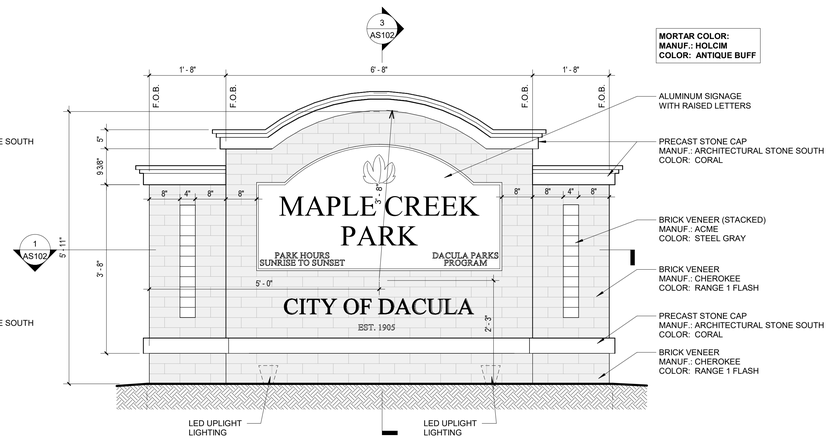
8 PILASTER ELEVATION
3/4" = 1'-0"



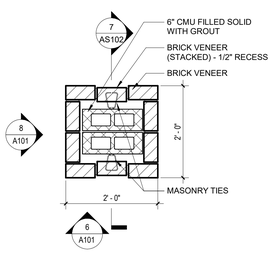
6 PILASTER ELEVATION
3/4" = 1'-0"



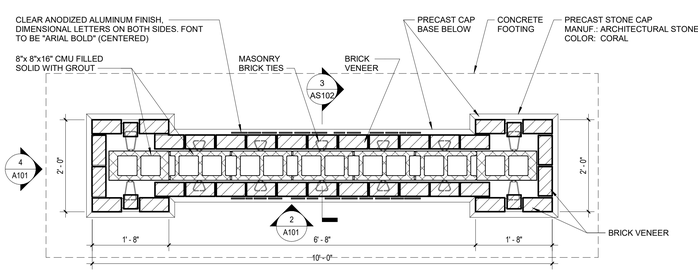
4 MONUMENT SIGN ELEVATION
3/4" = 1'-0"



2 MONUMENT SIGN ELEVATION
3/4" = 1'-0"



5 PILASTER AND RAILING SYSTEM
3/4" = 1'-0"



1 MONUMENT SIGN
3/4" = 1'-0"

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STATE OF GEORGIA
KHINH ERIC PHAN
CERTIFICATE NO. RA-031847
REGISTERED ARCHITECT
03-19-25

EDITION:

RFP #08	01-08-2026
CONFORMED SET	05-08-2025

DRAWN BY:	Author
CHECKED BY:	Checker

CITY OF DACULA
442 HARBINS ROAD
DACULA, GA 30019

MAPLE CREEK MONUMENT SIGNS

MAPLE CREEK SIGNAGE
425 MCMILLAN RD, DACULA, GA 30019

CURRENT REV. DATE:

PROJECT NO.: 224002

AS102

HONORING OUR PAST, BUILDING OUR FUTURE
EST. CITY OF 1905
DACULA

Memorandum

TO: City of Dacula Planning Commission / City of Dacula Mayor and City Council

FROM: Hayes Taylor, City Planner

DATE: June 23, 2026 *(Amended June 30, 2026)*

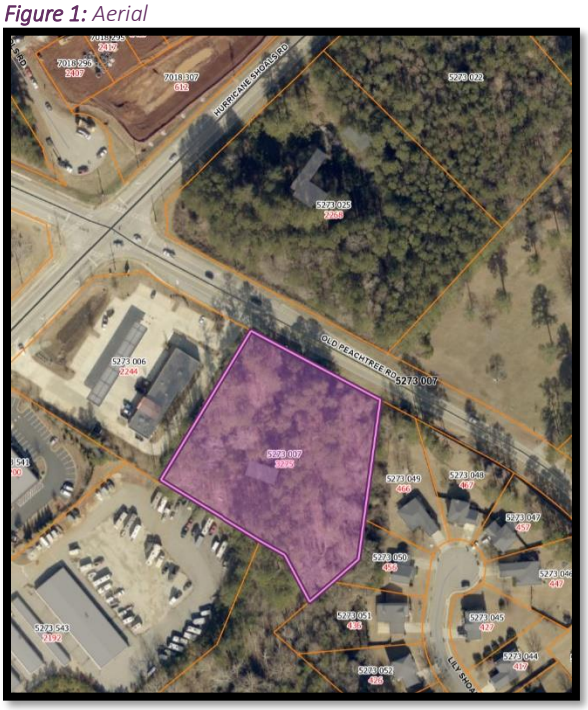
CASE(S): **2026-CD-COC-01**

Executive Summary

Applicant MSP Developers, LLC has submitted a request for changes to the approved conditions for zoning actions 2006-CD-RZ-10 and 2006-CD-AA-06. The change of conditions would decouple the parcel from a previously approved site plan and allow for the development of a multi-tenant retail project. The site is roughly 315 ft from the Hurricane Shoals Rd and Old Peachtree Rd intersection, and is designated as Community Node within the Dacula 2050 Comprehensive Plan. The parcel currently contains a vacant residential structure.

General information about the project is provided below. The application documents are available following the staff report.

Figure 1: Aerial



Property and Surrounding Land Use Information	
Address	3275 Old Peachtree Rd
Parcel ID #	5273 007
Current Zoning	C-2 (General Business District)
Proposed Zoning	C-2 (General Business District)
Current Development	Vacant

2050 Comprehensive Plan Character Area	Community Node
Street	Old Peachtree Rd
Surrounding Neighborhood	
North	C-2 (General Business District, *City*)
South	R100 (Single Family Residence, *County*)
East	R-140 (Single-Family Residence, *County*)
West	C-2 (General Business District, *City*) & AG (Agricultural District, *City)*
Recommendation	
Staff	Approval with staff conditions.

Zoning History

The property was annexed into the City of Dacula and was zoned C-2 to allow for a commercial development. The subject portion of the approved 2006 assemblage project was designated as a daycare facility via 2006-CD-AA-10 and 2006-CD-RZ-06. The five (5) parcel assemblage did not move forward. Since 2006, the four (4) other parcels have been developed for a variety of separate uses. The subject site is the final property originally approved via the 2006 zoning actions yet to be developed.

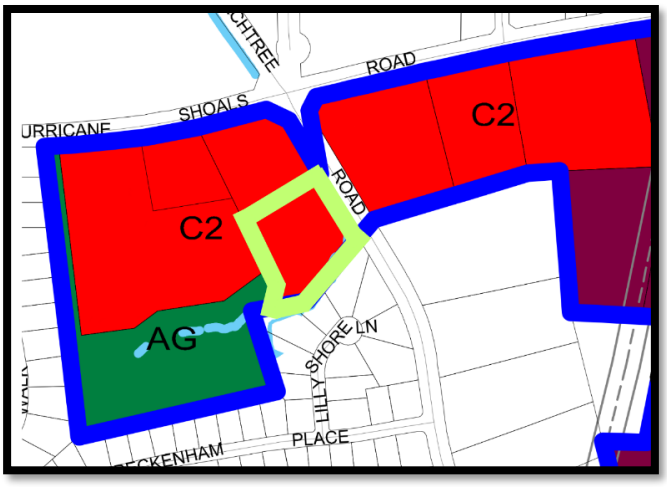
Existing Land Use and Zoning

Application materials request a change of conditions for the subject ±2.5-acre parcel. The site presently contains a vacant residential structure, vegetation, and a stream.

The parcel is southwest of the Hurricane Shoals Rd and Old Peachtree Rd intersection, and abuts:

- an unincorporated residential subdivision to the south, zoned R100 (*County*), a large lot single-family residence, zoned AG (*City*);
- and a self-storage facility, zoned C-2 (*City*) to the east; and
- a gasoline service station, zoned C-2 (*City*), to the north.

Figure 2: Surrounding Zoning



Across Old Peachtree Rd are undeveloped and vacant commercially zoned parcels within both the County and City.

The Proposed Development



The submitted site plan shows four (4) commercial buildings, totaling 14,000 s.f. of commercial space, sixty (60) shared parking spaces, a dumpster pad, a deceleration lane, and internal sidewalks. The concept plan designates 10,000 s.f. for medical use, and the remaining 4,000 s.f. for retail. The application materials state that end users will be determined at a later date.

The letter of intent emphasizes that the 2006 site plan and conditions tied to the daycare facility project restrict the development of the site. The applicant requests relief from conditions that require the property to be developed according to the previous site plan, the requirement of Leyland Cypress trees within the residential buffer, the landscape frontage requirements, and provision that requires the developer provide a traffic signal at the Hurricane Shoals Rd intersection, which has already been installed. Additionally, the application materials maintain that updated conditions would allow the proposed project to more closely align with the development patterns within the corridor, which have evolved since the 2006 conditions were approved.

Analysis

Change of Conditions Request

The change of conditions request is suitable, considering the nearby commercial development, and lack of amenities for nearby residents. The requested modifications to the approved conditions would allow for redevelopment of the vacant parcel by relieving the applicant from the requirements to install street lights that are no longer widely used and to remove the mandate to install a traffic signal that was installed over a decade ago, while allowing the applicant to develop the site in accordance with a contemporary site plan. Additionally,

the application provides the City with an opportunity to update the approved conditions to better correspond with the growth along Old Peachtree Rd.

Comprehensive Plan Consistency

The subject property is designated as part of the Community Node Character Area of the City of Dacula's Future Land Use Map. The character area's main objective is to "provide an appropriate transition between land uses and intensity" by encouraging the development of vacant parcels (Dacula 2050 Comprehensive Plan pg. 60). The description calls for mixed-use developments with non-residential ground floor uses to be "oriented toward the street with direct pedestrian access" to serve nearby residences. The subject application generally complies with the character area's objective of developing vacant parcels, providing pedestrian oriented infrastructure, and appropriately transitioning between uses through the submitted site plan's backloaded parking and stream buffer compliance bordering the existing residential neighborhood.

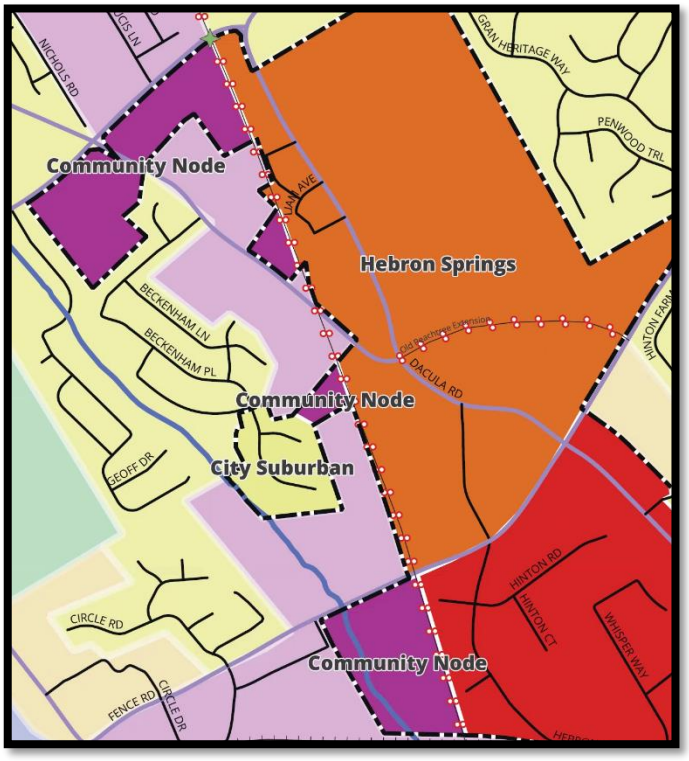


Figure 4 2050 Future Land Use Map (Community Node shown in dark purple).

Recommendation:

Based upon the application, the Change of Conditions request is recommended for approval. Staff's recommended conditions are available following the Standards Governing Exercise of Zoning Power.

The Department notes the Planning Commission recommended approval with staff's recommended conditions, which carried 4-0, for the subject change of conditions at the June 29, 2026, Planning Commission Public Hearing.

The analysis of the application should be made based upon the "Standards Governing Exercise of the Zoning Power" as stated in Section 1702 of the 2000 Zoning Ordinance of the City of Dacula.

1. ***Whether the proposed change of conditions will permit a use that is suitable in view of the use and development of an adjacent and nearby property?***

The requested change of conditions could be considered consistent with the nearby commercial uses along Old Peachtree Rd. The proposed change of conditions may facilitate the redevelopment of a vacant commercial lot in the corridor, and expand amenities for nearby residents, while maintaining a commercial intensity that is compatible with both existing commercial and adjacent residential use.

2. ***Whether the proposed change of conditions will adversely affect the existing use or usability of adjacent or nearby properties?***

   If approved, the recommended conditions would help mitigate any negative impacts.

3. ***Whether the property to be affected by the proposed change of conditions has a reasonable economic use as currently zoned?***

   Yes, the property has reasonable economic use as currently zoned.

4. ***Whether the proposed change of conditions will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?***

   The proposed use is not expected to create excessive or burdensome use for utilities, existing streets, transportation facilities, or schools.

5. ***Whether the proposed change of conditions request is in conformity with the policy and intent of the Land Use Plan?***

   The site is designated as part of the Community Node Character Area of the City of Dacula's Future Land Use Map. The character area calls for an appropriate transition between uses and intensities, while supporting local employment. The policies and objects include a mixing of uses, a pedestrian oriented development pattern, and redevelopment of underutilized parcels. The requested change of conditions would enable the applicant to redevelop the vacant parcel, extend pedestrian infrastructure, and provide the called for amenities for nearby residents within the corridor.

6. ***Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed change of conditions?***

   A senior-oriented apartment building and townhome community are located in the northern quadrants of the Hurricane Shoals Rd and Old Peachtree Rd intersection. Residents routinely walk over half a mile to the Dacula Rd Publix shopping center, known as Dacula Village. Roughly 80% of the route from the intersection to the retail center does not have pedestrian infrastructure. Should the change of conditions be approved, the proposed development would increase the number of amenities available to the nearby residents accessible by sidewalk.

Recommended Conditions

Changes from the 2006-CD-RZ-10 & 2006-CD-VAA-006 zoning conditions are highlighted. Additions are shown in bold and deletions in ~~strikethrough~~.

1. The following uses in the C-2 Zoning district shall be prohibited and made part of the owner's restrictive covenants: Adult entertainment establishments, automotive body repair shops, automotive muffler, brake, tune-up, oil change, repair shops or tire stores, automotive sales or service facilities, boat sales establishments, boarding and rooming houses, building supply centers, contractor's offices with outdoor storage, equipment rental sales or service, ~~hotels or motels,~~ lawnmower repair shops, storage lots, machine/welding/radiator repair shops, mobile home leasing or sales lots, taxi cab, **drive-thrus**, **gas stations,** or limousine services, vehicle rental establishments.
2. All building exteriors shall be constructed of brick, stone or stucco. ~~All buildings shall be constructed with a pitched roof, minimum 4 to 12. Mechanical, HV AC and like systems shall be screened from street level on all sides by an opaque wall of brick, stucco, split faced block or wood. Architectural roof design of multi-tenant occupancy buildings shall include varied depth and parapet height. Final architectural plans shall be submitted to the City for approval.~~ **All buildings shall have flat roofs with architectural treatments to include canopies/awnings, parapets, and bulkheads below the windows. Mechanical, HVAC and like systems shall be screened from street level on all sides by an opaque wall of brick, stucco, split faced block, or similar material approved by the Department of Planning and Development. Architectural design shall lend the appearance of multi-tenant occupancy; facades of multi-tenant buildings shall be varied in depth and parapet height. Final architectural plans and color palette shall be submitted to the Department of Planning and Development for approval.**
3. A fifteen (15) foot wide landscape strip shall be provided along the Commercial tract frontage of Old Peachtree Road. All landscape strips shall be planted with minimum 6-foot-high ornamental shade tree spaced 25 feet on center. **The trees shall be supplemented with understory shrubs and plantings.**
4. A parking lot landscape plan shall be submitted to the City for approval. ~~At a minimum, the plan shall include that each parking island/strip have a minimum 6 foot high ornamental shade tree planted for every 40 square feet of parking island/strip area.~~ **The parking lot landscape plan shall include a minimum of twenty (20) ornamental shade trees, per the submitted concept plan. No more than 20 spaces may be constructed of pervious paving systems. Porous pavers are prohibited.**
5. The ~~Zoning Buffer~~ **The undisturbed buffer** shall be reduced to 50 feet along the southern property line. In addition to the undisturbed 50 foot buffer~~, a row of Leyland Cypress shall be planted along the interior of the edge of the buffer. Trees shall be at least eight (8) feet high at time of planning and spaced 12 feet apart on center~~**, the developer shall provide a landscape**

strip for screening. The landscape strip shall be planted with a row of privacy trees that are a minimum 6-feet in height and 2.5-inch dbh caliper. Privacy trees shall be supplemented with understory shrubs.

Landscape buffer trees shall be a combination of the following or a native alternative:

a. American Holly

b. Eastern Hemlock

c. Eastern Redcedar

d. Loblolly

e. Sweetbay Magnolia

f. Southern Wax Myrtle

g. Washington Hawthorn

h. White Pine

i. Virginia Pine

6. No outdoor storage shall be permitted on site.
7. A 5-foot-wide sidewalk shall be constructed on the property frontage of Old Peachtree Road**. The sidewalk shall be constructed with an additional 2-foot by 8-foot pad approximately every 300 linear feet to accommodate pedestrian amenities such as benches, commercial bicycle racks, and trash containers. All such required amenities shall be decorative, commercial-quality fixtures. Sidewalk design and placement of any of these amenities shall be reviewed and approved by the City of Dacula.**
8. All transportation improvements shall be approved by the City of Dacula and Gwinnett County Department of Transportation prior to issuance of a development permit. The number, location and design of all access driveways will be subject to review and approval by the Gwinnett D.O.T. and the City of Dacula. Prior to the issuance of the first building permit, the developer will acquire and/or donate all necessary right-of-way and easements. Design and construct a center turn lane along the property frontage. All design and construction will be subject to review and approval by the Gwinnett D.O.T. and the City of Dacula. All other street widening improvements (ie: deceleration lanes) shall be installed prior to issuance of any certificate of occupancies for the development. ~~Prior to the issuance of a Development Permit, the developer shall contribute $15,000.00 to the Gwinnett D.O.T. for a future signal at the intersection of Old Peachtree and Hurricane Shoals Roads.~~
9. Provide streetlights along all public right-of-way utilizing decorative light pole/fixtures. ~~Light source shall be high pressure sodium~~. Streetlights shall be 150 feet on center. Light poles shall be black and maximum ~~25~~ **20** feet high. **Light pole design is subject to approval by the City Administrator**

or his/her designee.

10. Parking lot lighting shall be directed in towards the property so as to minimize the impact on nearby residential properties. A separate lighting plan shall be submitted to the City for approval.

11. ~~All trash dumpsters shall be screened by an enclosure using the same exterior building material as the adjacent occupied buildings.~~ **The dumpster pad enclosure shall be the same material and architectural design as the principal buildings. Dumpster enclosures shall remain closed, locked, and in good repair at all times.** Pickup shall be limited between the hours of 7:00 a.m. to 7:00 p.m. Monday through ~~Friday~~ **Saturday.**

~~12. Install an 8-foot high solid screen fence adjacent to the enhanced interior buffer line. Fence material and type shall be submitted to the City for approval. The structural and visual characteristics of the fence shall be maintained at all times.~~

13. ~~Ground signs shall be monument type only with indirect lighting. Neon or self illuminating ground signs shall be prohibited~~. **Ground signage shall be limited to one monument-type sign. The monument sign shall be constructed with a base matching the materials of the buildings. All signage shall be indirectly lit. Neon signs shall be prohibited. Sign location and design subject to review and approval by the City of Dacula.**

14. ~~The property generally shall be developed as approved by the Mayor and City Council. Any substantial deviation from the approved Conceptual Plan and/or conditions of zoning shall be resubmitted to the City Council for approval. The City Administrator shall determine what constitutes substantial deviation.~~ **The property shall be developed in accordance with the conceptual site plan titled "Dacula Office Buildings" submitted May 8, 2026. Substantial deviation from the approved conditions of zoning shall be resubmitted to the Mayor and City Council for consideration. The City Administrator shall determine what constitutes substantial deviation.**

15. **The buildings fronting Old Peachtree Rd shall have a minimum setback of twenty (20) feet of the right-of-way.**

16. **Specimen trees on-site shall be saved when feasible. Feasibility shall be determined by the City Administrator or his/her designee.**

17. **Natural vegetation shall remain on the property until issuance of a land disturbance permit.**

18. **The developer shall provide a minimum of 60 parking spaces.**

19. **An internal sidewalk shall be required to connect all interior buildings and the sidewalk along the right-of-way.**

20. **Storm water pond, if provided, shall be enclosed by a chain link fence, and the appropriate screening/landscaping.**

21. **All new utility lines shall be located underground. The developer shall be responsible for the relocation of public or private utilities and stormwater infrastructure.**

22. **No tents, canopies, temporary banners, streamers or roping decorated with flags, tinsel, or other similar material shall be displayed, hung, or strung on the site without appropriate permit(s). No decorative balloons or hot-air balloons shall be displayed on the site.**

23. **Live human advertisements shall be prohibited within the subject area. This includes, but is not limited to, sign spinners, twirlers, dancers, clowns, and / or other similar temporary advertising methods commonly provided by costumed or animated humans.**

City of Dacula
P. O. Box 400
Dacula, GA 30019
(770) 962-0055 / Fax (770) 513-2187

REZONING/ CHANGE OF CONDITIONS/ SPECIAL USE PERMIT APPLICATION

AN APPLICATION TO AMEND THE OFFICIAL ZONING MAP OF THE CITY OF DACULA, GEORGIA.
(Please Type or Print using BLACK INK)

APPLICANT *	**PROPERTY OWNER ***
NAME Milap Patel	NAME MRP27, LLC
ADDRESS 5455 Creek Indian Trail	ADDRESS 2541 Northmont Parkway
CITY Douglasville	CITY Duluth
STATE Georgia ZIP 30135	STATE Georgia ZIP 30097
PHONE (470) 313-1717 FAX	PHONE (678) 800-4027 FAX

APPLICANT IS THE:

- ☒ OWNER'S AGENT
- ☐ PROPERTY OWNER
- ☐ CONTRACT PURCHASER

** Include any person having a property interest and/or a financial interest in any business entity having property interest (use additional sheets if necessary).*

CONTACT PERSON Milap Patel
COMPANY NAME MSP Developers, LLC
ADDRESS 5455 Creek Indian Trail
Douglasville, GA 30135
PHONE (470) 313-1717 FAX
EMAIL mpatel@mspdevelopers.com

PRESENT ZONING DISTRICT(S) 5th REQUESTED ZONING DISTRICT 5th
LAND LOT(S) 273 PARCEL # 5 273007 DISTRICT(S) 5 th ACREAGE 2.5 0
PROPOSED DEVELOPMENT *OR* SPECIAL USE REQUESTED
Change of Conditions - Commercial medical office, retail

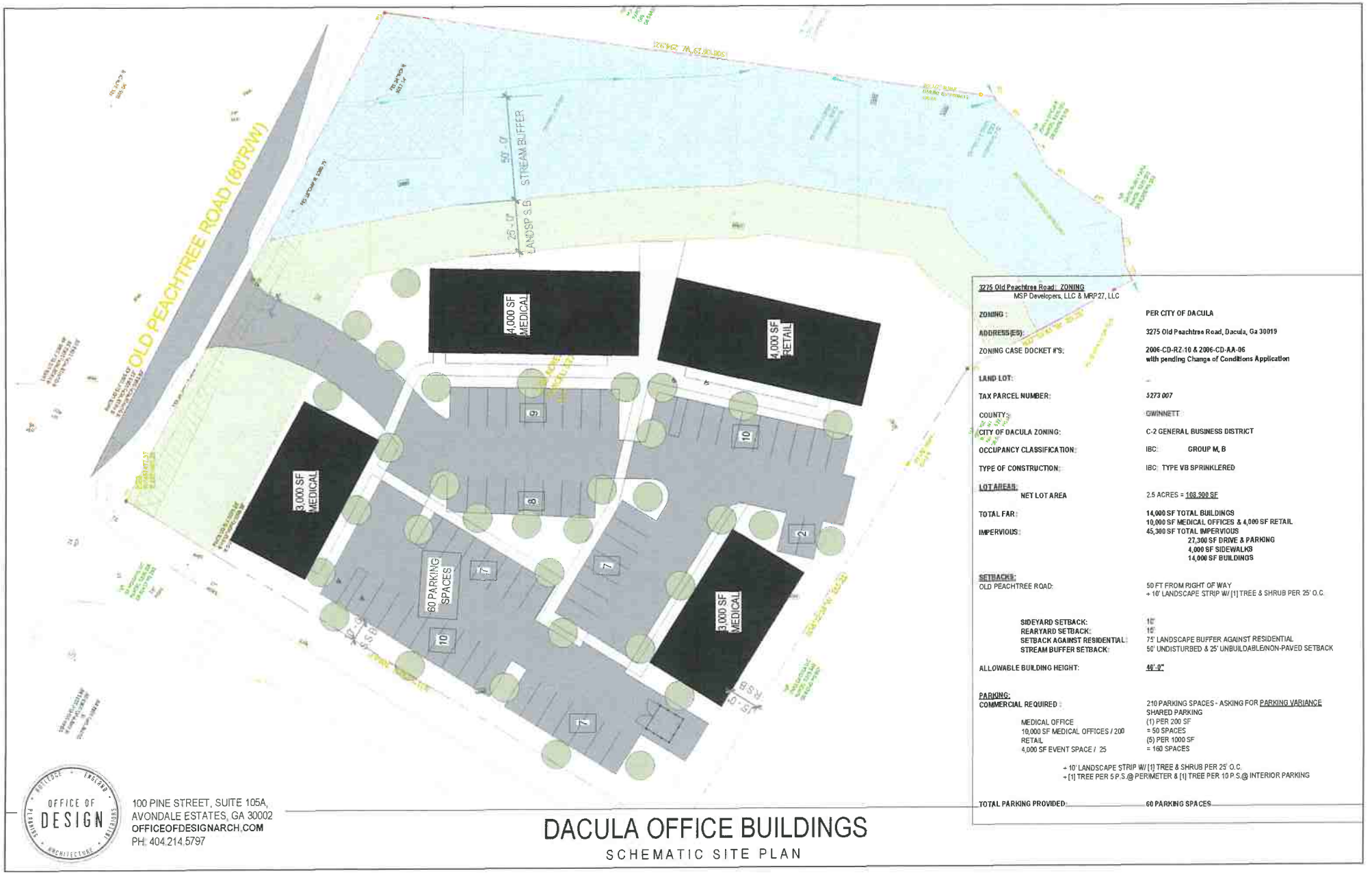
RESIDENTIAL DEVELOPMENT:
NO. OF LOTS/DWELLINGS UNITS
DWELLING UNIT SIDE (SQ. FT.)

NON-RESIDENTIAL DEVELOPMENT:
NO. OF BUILDINGS/LOTS 4
TOTAL GROSS SQ. FEET 14,000

LETTER OF INTENT & LEGAL DESCRIPTION OF PROPERTY

* * * PLEASE ATTACH A **"LETTER OF INTENT"** EXPLAINING WHAT IS PROPOSED and TYPED **"LEGAL DESCRIPTION"** OF PROPERTY TO BE AMENDED * * *

CASE NUMBER 2026-CD-COC-01



3275 Old Peachtree Road: ZONING
MSP Developers, LLC & MRP27, LLC

ZONING:	PER CITY OF DACULA
ADDRESS(ES):	3275 Old Peachtree Road, Dacula, Ga 30019
ZONING CASE DOCKET #'S:	2006-CD-RZ-10 & 2006-CD-AA-06 with pending Change of Conditions Application
LAND LOT:	-
TAX PARCEL NUMBER:	5273 007
COUNTY:	GWINNETT
CITY OF DACULA ZONING:	C-2 GENERAL BUSINESS DISTRICT
OCCUPANCY CLASSIFICATION:	IBC: GROUP M, B
TYPE OF CONSTRUCTION:	IBC: TYPE VB SPRINKLERED
LOT AREAS: NET LOT AREA	2.5 ACRES = 108,900 SF
TOTAL FAR:	14,000 SF TOTAL BUILDINGS 10,000 SF MEDICAL OFFICES & 4,000 SF RETAIL
IMPERVIOUS:	45,300 SF TOTAL IMPERVIOUS 27,300 SF DRIVE & PARKING 4,000 SF SIDEWALKS 14,000 SF BUILDINGS
SETBACKS: OLD PEACHTREE ROAD:	50 FT FROM RIGHT OF WAY + 10' LANDSCAPE STRIP W/ [1] TREE & SHRUB PER 25' O.C.
SIDEYARD SETBACK:	15'
REARYARD SETBACK:	15'
SETBACK AGAINST RESIDENTIAL:	75' LANDSCAPE BUFFER AGAINST RESIDENTIAL
STREAM BUFFER SETBACK:	50' UNDISTURBED & 25' UNBUILDABLE/NON-PAVED SETBACK
ALLOWABLE BUILDING HEIGHT:	40'-0"
PARKING: COMMERCIAL REQUIRED:	210 PARKING SPACES - ASKING FOR PARKING VARIANCE SHARED PARKING
MEDICAL OFFICE 10,000 SF MEDICAL OFFICES / 200	(1) PER 200 SF = 50 SPACES
RETAIL 4,000 SF EVENT SPACE / 25	(5) PER 1000 SF = 160 SPACES
	+ 10' LANDSCAPE STRIP W/ [1] TREE & SHRUB PER 25' O.C. + [1] TREE PER 5 P.S.@ PERIMETER & [1] TREE PER 10 P.S.@ INTERIOR PARKING
TOTAL PARKING PROVIDED:	60 PARKING SPACES

OFFICE OF DESIGN
100 PINE STREET, SUITE 105A,
AVONDALE ESTATES, GA 30002
OFFICEOFDESIGNARCH.COM
PH: 404.214.5797

DACULA OFFICE BUILDINGS

SCHEMATIC SITE PLAN

LETTER OF INTENT
Change of Conditions Application
3275 Old Peachtree Road NE
City of Dacula, Georgia

Applicant: MSP Developers, LLC
Property Location: 3275 Old Peachtree Road, Dacula, GA
Zoning: C-2 (General Business District)
Request: Change of Conditions

Purpose of Request
This application requests a Change of Conditions to a previously approved zoning case associated with Annexation Case 2006-CD-AA-06 and Rezoning Case 2006-CD-RZ-10. The subject property was rezoned to C-2 General Business District in 2006 subject to conditions tied to the development of a daycare facility and an associated conceptual site plan that was never constructed.

The requested Change of Conditions will remove daycare-specific development limitations and allow the property to develop in a manner consistent with current market conditions and the evolving commercial character of the Old Peachtree Road corridor.

Proposed Development
The proposed development is a neighborhood-scale commercial project consisting of medical office and retail buildings with supporting service-oriented uses permitted within the C-2 zoning district. Final tenant mix will be determined during lease-up and will remain consistent with development guidelines and compatibility with surrounding corridor development. The site layout has been conceptually designed to align building area with available shared parking capacity.

The proposed development will:
- utilize existing frontage along Old Peachtree Road
- comply with City access and transportation coordination requirements
- incorporate required stormwater management facilities
- meet all applicable buffering and landscape standards
- remain consistent with surrounding commercial development patterns

Final site layout details will be confirmed during Land Disturbance Permit review.

Alignment with Current Comprehensive Plan
The proposed development is consistent with the planning objectives and long-term vision outlined within the City of Dacula Comprehensive Plan, particularly as it relates to encouraging coordinated commercial growth, enhancing corridor development, expanding professional and medical service opportunities, and promoting quality non-residential

investment within the City. The proposed medical office and supporting commercial development represents a low-intensity commercial use compatible with the surrounding area while providing additional services, economic activity, and reinvestment into an already commercially zoned property. The requested change of conditions will allow the site to develop in a manner more consistent with current market demands, modern development standards, and the evolving character and needs of the surrounding corridor. The proposal also supports the City's goals of encouraging thoughtful redevelopment and maximizing the usability of commercially designated properties served by existing infrastructure and transportation corridors.

Existing Zoning Conditions

The 2006 zoning approval included conditions specific to a daycare facility concept plan. That development did not proceed, and several conditions now restrict reasonable commercial development of the property under current corridor conditions.
This application requests modification of those conditions to:

- remove daycare-specific conceptual plan limitations
- allow flexibility for permitted C-2 office and service commercial uses
- update transportation-related requirements to reflect current agency review standards
- maintain architectural quality and buffering requirements consistent with City expectations

Consistency with Surrounding Development

The subject property is located along the Old Peachtree Road corridor, which has experienced continued commercial growth since the original annexation approval. Nearby properties include commercial, institutional, and transitional residential uses supported by access to arterial transportation infrastructure.

The requested Change of Conditions allows development consistent with this established pattern while maintaining compatibility with adjacent properties.

Infrastructure and Transportation

The proposed development is expected to function as a low- to moderate-intensity commercial project utilizing existing roadway access and available utility infrastructure. Any required improvements to access, frontage, or traffic operations will be coordinated with the City of Dacula, and governing Department of Transportation during the development plan review process.

Public Benefit

Approval of this Change of Conditions will:

- Enable reinvestment in a currently undeveloped parcel
- Support additional employment opportunities
- Expand the City's commercial tax base
- Allow development consistent with current planning objectives along the corridor and current developments.
- Replace outdated conditions associated with a project and master plan that was never executed.

Response to Previously Approved Zoning Conditions

Rezoning Case 2006-CD-RZ-10

The following responses address the conditions of zoning approved under Annexation Case 2006-CD-AA-06 and Rezoning Case 2006-CD-RZ-10. The original conditions were adopted in conjunction with a conceptual daycare facility that was never constructed. The applicant respectfully requests that the conditions be updated to reflect the proposed neighborhood-scale medical office, retail, and supporting commercial development permitted within the C-2 zoning district.

Condition 1
The condition restricts several otherwise permitted uses within the C-2 zoning district. These restrictions were associated with the originally proposed daycare facility and are no longer necessary. The applicant requests removal of this condition. Future uses of the property will comply with the permitted uses established within the C-2 zoning district.

Condition 2
This condition establishes exterior material and architectural roof form requirements. The applicant agrees to maintain high-quality exterior architectural materials consistent with City standards. Flexibility is requested to allow building forms appropriate for multi-tenant retail and medical office, subject to review and approval by the City during the permitting process.

Condition 3
This condition requires a fifteen (15) foot landscape strip along the frontage of Old Peachtree Road. The applicants would like to request a variance to reduce the frontage buffer and or the landscape buffer along the stream that already has a natural stream buffer. The property is significantly reduced by the amount of useable land with the current buffers in place. A 2.5-acre lot is reduced to 1.3 acers of buildable space given the current restriction.

Condition 4
This condition requires submission of a parking lot landscape plan. The applicant agrees to comply with this condition in accordance with City requirements at the time of development.

Condition 5
This condition establishes a reduced zoning buffer along the southern property line and specifies Leyland Cypress plantings. The applicant agrees to provide buffers consistent with current City landscape requirements. Flexibility is requested regarding plant species to allow substitution with City-approved materials consistent with current standards.

Condition 6
This condition prohibits outdoor storage on the site. The applicant agrees to comply with this condition.

Condition 7
This condition requires installation of a five (5) foot sidewalk along the Old Peachtree Road frontage. The applicant agrees to construct sidewalk improvements in accordance with City of Dacula and Gwinnett County standards in effect at the time of development.

Condition 8
This condition addresses transportation improvements, access coordination, right-of-way dedication, and a contribution toward a future traffic signal.

The applicant agrees that transportation improvements, including access configuration, right-of-way dedication if required, and any necessary turn lane improvements, will be coordinated with the City of Dacula and Gwinnett County Department of Transportation during development plan review.

The condition also requires a contribution of $15,000 toward a future traffic signal at the intersection of Old Peachtree Road and Hurricane Shoals Road. Because signal improvements at this intersection have since been constructed as part of subsequent corridor development activity, the applicant respectfully requests removal of this contribution requirement.

Condition 9
This condition requires installation of decorative street lighting within the public right-of-way. The applicant agrees to provide street lighting in accordance with City standards in effect at the time of development.

Condition 10
This condition requires parking lot lighting to be directed inward toward the property. The applicant agrees to comply with this condition and will submit a lighting plan for review during the development plan approval process.

Condition 11
This condition requires screening of dumpster enclosures and establishes pickup hour limitations. The applicant agrees to provide dumpster enclosures screened in accordance with City requirements. Flexibility is requested regarding operational limitations, which are typically addressed during site plan approval.

Condition 12
This condition requires installation of an eight (8) foot solid screen fence adjacent to the

interior buffer line. The applicant agrees to provide fencing where required in accordance with current City buffer regulations.

Condition 13
This condition restricts ground signage to monument-style signage with indirect lighting. The applicant agrees to comply with this condition.

Condition 14
This condition requires development of the property in substantial conformance with the previously approved conceptual daycare site plan. Because that conceptual plan was never constructed and is no longer representative of the proposed development, the applicant respectfully requests removal of this condition and approval of development generally consistent with the updated concept plan submitted with this application.

Summary
The requested Change of Conditions updates the entitlement framework established in 2006 to reflect current corridor conditions, infrastructure availability, and market demand while maintaining compatibility with surrounding properties and the City's Comprehensive Plan. The applicant respectfully requests a review and approval.

Respectfully submitted,

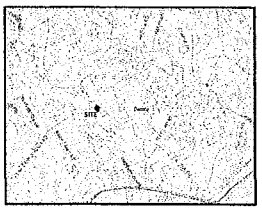
MSP Developers, LLC

By: _____

Milap Patel

Authorized Agent

5/1/2026



VICINITY MAP
SCALE: NTS
SOURCE: USGS

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S63°11'33"W	2.03
L2	S44°13'09"W	22.06
L3	S64°22'20"W	18.18
L4	S37°26'20"W	16.01
L5	S33°55'21"W	27.84
L6	S84°32'51"W	22.79
L7	S64°45'10"W	7.68

OLD PEACHTREE ROAD (80'R/W)

S62°04'53"E 265.00'

N58°12'58"W 265.21'

N27°59'41"W 89.76'

N31°52'14"E 309.63'

N31°50'38"E 284.63'

2.50 ACRES
PARCEL: 5273 007

POB
N1,457,477.37
E2,671,400.29

CONCRETE SIDEWALK

GAS H.H.

POWER POLE

SWCB

FIRE HYDRANT

WM

WV

DW

CMP

CHP

OHP

FENCE

CHAINLINK FENCE

GRAVEL DRIVEWAY

DRIVEWAY ESMT (DB 49247 PG 54)

PERMANENT DRAINAGE ESMT (DB 49247 PG 46)

PERMANENT CONSTRUCTION ESMT (DB 49247 PG 50)

N/F
GKK COLUMBIA LLC
PARCEL: 5273 006
DB 60117 PG 292

N/F
HUI ZHAO
PARCEL: 5273 049
DB 58677 PG 811

N/F
WWS DACULA LLC
PARCEL: 5273 043
DB 61545 PG 007

N/F
GEORGE BOSCAN
PARCEL: 5273 5AA
DB 59434 PG 345

N/F
JOHNA TINTLAR
PARCEL: 5273 050
DB 63356 PG 159

N/F
DAVID RUBIN TAPIA
PARCEL: 5273 051
DB 63356 PG 153

DILAPIDATED STRUCTURE

CENTERLINE CREEK

CENTERLINE CREEK GOES UNDERGROUND

CENTERLINE CREEK PERENNIAL

IPF 1/2" REBAR

IPF 1/2" REBAR - CRIMPED

IPS - CRIMP 30' OFF EL CREEK

COMPED

TRANSFORMER

7.10

LEGEND
ABBREVIATIONS

CMP	= CORRUGATED METAL PIPE
COM	= COMMUNICATIONS
FES	= FLARED END SECTION
FH	= FIRE HYDRANT
GW	= GUY WIRE
HH	= HANDHOLE
IE	= INVERT ELEVATION
IPF	= IRON PIN FOUND
IPS	= IRON PIN SET
JB	= JUNCTION BOX
LP	= LIGHT POLE
PED	= PEDESTAL
POB	= POINT OF BEGINNING
PP	= POWER POLE
RCP	= REINFORCED CONCRETE PIPE
R/W	= RIGHT-OF-WAY
SSMH	= SANITARY SEWER MANHOLE
SWCB	= SINGLE WING CATCH BASIN
WM	= WATER METER
WV	= WATER VALVE

SYMBOLS

= COMMUNICATIONS PEDESTAL
= FIRE HYDRANT
= LIGHT POLE
= POWER POLE
= PROPERTY CORNER
= WATER METER
= WATER VALVE

LINES

= CREEK
= FENCE
= OVERHEAD POWER

SURVEY DATA

TOTAL AREA:	2.50 ACRES
ERROR OF CLOSURE PLAT:	1:67,105
ERROR OF CLOSURE FIELD:	1:46,377
ANGULAR ERROR:	8" PER ANGLE POINT
ADJUSTED BY:	COMPASS ADJUSTMENT
EQUIPMENT USED:	TRIMBLE S5 ROBOTIC TOTAL STATION CARLSON BRX7 EAGLE & ROVER/ eGPS NETWORK
FIELD WORK COMPLETED ON:	03/03/2026

SURVEY REFERENCES

1. GWINNETT COUNTY PB 31 PAGE 135
2. GWINNETT COUNTY DB 51209 PAGE 614
3. GWINNETT COUNTY PB 129 PAGE 356
4. GWINNETT COUNTY PB 69 PAGE 186

GENERAL NOTES

1. THE SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON OR ENTITIES NAMED HEREON. NO EXPRESS OR IMPLIED WARRANTIES WITH RESPECT TO THE INFORMATION SHOWN HEREON TO BE EXTENDED TO ANY PERSONS OR ENTITIES OTHER THAN THOSE SHOWN HEREON.
2. RIGHT-OF-WAY LINES SHOWN ON THIS SURVEY THAT ARE NOT ACTUAL BOUNDARIES OF THE SUBJECT TRACT(S) ARE DEPICTED GRAPHICALLY AND ARE SHOWN APPROXIMATELY FOR INFORMATIONAL PURPOSES ONLY. SAID RIGHT-OF-WAY LINES SHOULD NOT BE UTILIZED FOR DESIGN PURPOSES.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. THIS PROPERTY IS SUBJECT TO ANY CONDITIONS OF WHICH A TITLE SEARCH WOULD REVEAL.
4. SITE DATUM WAS ESTABLISHED BY GPS UTILIZING eGPS NETWORK. HORIZONTAL DATUM IS BASED ON NAD83 (2011) GEORGIA WEST ZONE. VERTICAL DATUM IS BASED ON NAVD 88.
5. IPS (IRON PIN SET) IS 1/2" RE-BAR WITH CAP; NS (NAIL SET) IS MAGNAIL.
6. THE LOCATION OF UNDERGROUND UTILITIES ARE TAKEN FROM VISIBLE EVIDENCE, CONSTRUCTION PLANS AND/OR PREVIOUS SURVEYS AND SHOULD BE CONSIDERED APPROXIMATE. OTHER UNDERGROUND UTILITIES MAY BE LOCATED ON THIS PROPERTY. PIPE SIZES ARE TAKEN FROM CONSTRUCTION PLANS AND/OR PREVIOUS SURVEYS WHERE NOT VERIFIABLE.
7. SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" AS SHOWN BY FIRM COMMUNITY PANEL NO 13135C0026D DATED 4-11-2024 (COMMUNITY NUMBER 135105, GWINNETT COUNTY, GEORGIA) AND IS NOT IN A SPECIAL FLOOD HAZARD ZONE AREA.
8. THE LOCATION OF THE CREEK SHOWN ON THIS SURVEY IS PROVIDED BASED ON FIELD OBSERVED WATER FLOW. A DETERMINATION OF STATE WATERS, WETLANDS OR WATERS OF THE UNITED STATES HAS NOT BEEN MADE.
9. THERE WAS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
10 THERE WAS NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.

SURVEY CERTIFICATION

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDED INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF SEWER, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

Joshua Lee Burgess
NAME: JOSHUA LEE BURGESS
REGISTRATION/LICENSE NUMBER: 3592 (GEORGIA)
DATE OF EXPIRATION: DECEMBER 31, 2026

GEORGIA REGISTERED LAND SURVEYOR No. 3592 PROFESSIONAL JOSHUA LEE BURGESS

SHEET 1 OF 1	BOUNDARY AND TOPOGRAPHIC SURVEY	3275 OLD PEACHTREE RD NE, DACULA, GA 30019	SCALE: 1" = 20'	ISSUE #	DATE	REVISIONS
		5TH LAND DISTRICT LAND LOT 273	0 20 40 60	1	03/03/26	SEALED SURVEY
		PARCEL 5273 007	scale feet	2	03/18/26	ADDED EASEMENTS AND LINE TABLE
		CITY OF DACULA GWINNETT COUNTY, GA				
		DRAWN BY: CHECKED BY:				

PREPARED FOR: FOR MSP DEVELOPERS

BLUE LANDWORKS
CONSULTING ENGINEERS & SURVEYORS
LICENSE # 3592/2018
LICENSE # 1000344
3015 WEST HANCO STREET
SUITE H200
SUGAR HILL, GEORGIA 30518
TELEPHONE: (678) 894-4588
INFO@BLUELANDWORKS.COM
WWW.BLUELANDWORKS.COM

CHICAGO TITLE INSURANCE COMPANY®

EXHIBIT A

The Land is described as follows:

All that tract or parcel of land lying and being in the City of Dacula as well as Land Lot 273 of the 5th Land District of Gwinnett County, Georgia, containing 2.5 acres as shown on a survey prepared by Joshua Lee Burgess, Georgia Registered Land Surveyor No. 3592, Blue Landworks, last revised March 18, 2026 and being more particularly described as follows:

Beginning at an iron pin set (1/2" rebar w/cap) said pin being on the southwestern margin of Old Peachtree Rd (80' R/W) and having the state plane coordinates of **N:1457477.37 E:2371400.23** Georgia West zone said pin being the **True Point of Beginning.**

Thence continuing along said margin South 62 degrees 04 minutes 53 seconds East 265.00 feet to an iron pin set (1/2" rebar w/cap);

Thence departing said margin South 08 degrees 06 minutes 19 seconds West 294.92 feet to a point in the centerline of a creek;

Thence continuing along said creek centerline South 63 degrees 11 minutes 33 seconds West 2.03 feet to a point;

Thence South 44 degrees 13 minutes 09 seconds West 22.06 feet to a point;

Thence South 64 degrees 22 minutes 20 seconds West 18.18 feet to a point;

Thence South 37 degrees 26 minutes 20 seconds West 16.01 feet to a point;

Thence South 33 degrees 55 minutes 21 seconds West 27.84 feet to a point;

Thence South 84 degrees 32 minutes 51 seconds West 22.79 feet to a point;

Thence South 64 degrees 45 minutes 10 seconds West 7.68 feet to a point;

Thence departing said creek North 27 degrees 59 minutes 41 seconds West 89.76 feet to an iron pin set (1/2" rebar w/cap);

Thence North 58 degrees 12 minutes 58 seconds West 265.21 feet to an iron pin set (1/2" rebar w/cap);

Thence North 31 degrees 52 minutes 14 seconds East 309.63 feet to an an iron pin set (1/2" rebar w/cap) said pin being on the southwestern margin of Old Peachtree Rd (80' R/W) said pin being the **True Point of Beginning.**

APPLICANT CERTIFICATION

The undersigned is authorized to make this application and is aware that if an application is denied, no application or re-application affecting the same property shall be acted upon within twelve (12) months from the date of last action unless waived by the City.

Signature of Applicant _____ *Date* 5/6/26

Type or Print Name/Title HILAP S PATEL CEO

Notary Public _____ *Date* 05/06/2026

SYLVIE SAYAVONGSA RAFFRAY
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Dec 21, 2026

PROPERTY OWNER CERTIFICATION

The undersigned, or as attached, is the record owner of the property considered in this application and is aware that if an application is denied, no application or re-application affecting the same land shall be acted upon within twelve (12) months from the date of last action unless waived by the City.

Signature of Property Owner _____ *Date* 05/06/2026

Type or Print Name/Title Rishi Patel / Owner

Notary Public _____ *Date* 05/06/2026

SYLVIE SAYAVONGSA RAFFRAY
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Dec 21, 2026

FOR ADMINISTRATIVE USE ONLY

DATE RECEIVED 5-8-26 RECEIVED BY H. Taylor Jr. FEE $1,000 RECEIPT #

LAND LOT 273 DISTRICT 5th PARCEL # 5273 007 HEARING DATE

6-29-26 & 7-2-26

ACTION TAKEN TBD

SIGNATURE H. H Taylor Jr. DATE 6-24-26

STIPULATIONS

City of Dacula
P. O. Box 400
Dacula, GA 30019
(770) 962-0055 / Fax (770) 513-2187

DISCLOSURE OF CAMPAIGN CONTRIBUTIONS

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more the Mayor and/or a member of the City Council or a member of the Dacula Planning Commission.

☐ Yes ☒ No

If the answer is *Yes*, please complete the following section:

Name of Government Official	**Contributions** *(All which aggregate to $250.00+)*	**Contribution Date** *(within last 2 years)*

Have you, within the two years immediately preceding the filing of this application, made gifts having in the aggregate a value of $250.00 or more to the Mayor and/or a member of the City Council or a member of the Dacula Planning Commission.

☐ Yes ☒ No

If the answer is *Yes*, please complete the following section:

Name of Government Official	**Description of Gifts** *(Valued aggregate $250.00+)*	**Date Gift was Given** *(within last 2 years)*

(Attach additional sheets if necessary to disclose or describe all contributions/gifts)

CONFLICT OF INTEREST CERTIFICATION

The undersigned, making application for rezoning/SUP, has complied with the Official Code of Georgia, Section 36-67A-1, et. seq, Conflict of Interest in Zoning Actions and has submitted or attached the required information on the forms provided.

Signature of Applicant _____ *Date* 5/6/26

Type or Print Name/Title MILAP S PATEL CEO

Signature of Applicant' Attorney N/A *Date* _____

Type or Print Name/Title N/A

Notary Public _____ *Date* 5/6/2026

(Notary Seal)

SYLVIE SAYAVONGSA RAFFRAY
Notary Public - State of Georgia
Gwinnett County
My Commission Expires Dec 21, 2026

Official Use Only

DATE RECEIVED 5-8-26 ZONING CASE NUMBER 2026-CD-COC-01

RECEIVED BY H. Taylor

MSP Developers, LLC
5455 Creek Indian Trail
Douglasville, GA 30135
(470) 313-1717
Date: 4/17/2026
Applicant: Milap Patel/MSP Developers, LLC

Response to Impact Analysis Statement

A. Suitability relative to nearby properties

- **a.** The proposed Change of Conditions request is suitable in view of the surrounding development pattern along Old Peachtree & Hurricane Shoals Road, which consists of primarily of commercial uses, institutional uses, and residential areas. The subject property is located along a corridor intended to support neighborhood-serving commercial activity and professional services. The proposed development is consistent with this context and represents a compatible continuation of the area's evolving land use pattern.

B. Whether the request adversely affects nearby property usability

- **a.** The proposed Change of Conditions will not adversely affect the use or usability of adjacent or nearby properties. The development is aimed at consisting of low-to-moderate intensity commercial uses such as medical office, and neighborhood-serving retail which are compatible with nearby development patterns. Any DOT, Site access, buffering, stormwater management, and parking will be designed to meet or exceed applicable local jurisdiction requirements and current IBC code requirements.

C. Whether the property has reasonable economic use under current conditions

- **a.** While the property retains theoretical economic use under its current zoning conditions, those conditions were established under earlier planning assumptions dated in 2006 that do not fully reflect the developments around it that now have occurred along with current market demand, corridor development trends, or infrastructure realities along. The requested Change of Conditions will allow the property to be developed in a manner more consistent with current economic conditions and surrounding land uses, thereby supporting appropriate reinvestment in the corridor.

D. Whether the request creates excessive burden on infrastructure.

- **a.** The proposed development is not expected to create an excessive or burdensome impact on existing streets, transportation facilities, utilities, or public services. The anticipated scale of development is consistent with typical and current local neighborhood-serving commercial projects and will utilize existing infrastructure capacity. Any required frontage improvements, access coordination, or stormwater facilities will be addressed during site development plan review.

E. Whether the request conforms to the Comprehensive Plan

- **a.** The proposed Change of Conditions is consistent with the intent of the City of Dacula Comprehensive Plan, which supports appropriate commercial development along established roadway corridors and encourages reinvestment in strategically located parcels capable of serving nearby residential growth. The request advances those objectives by facilitating a compatible commercial development pattern along Old Peachtree Road.

F. Other conditions supporting approval

- **a.** Since the original annexation and zoning approval in 2006, the property has remained undeveloped under conditions tied to a specific daycare facility concept plan that was never constructed. Development patterns along Old Peachtree and Hurricane Shoals Road have evolved significantly since that time, including additional commercial rezonings, roadway improvements, and increased demand for neighborhood-serving office and retail service uses. The requested Change of Conditions updates the entitlement framework to reflect current corridor conditions and allows the property to develop in a manner consistent with present-day planning objectives and infrastructure realities and what the surrounding area has developed into at the current time.

Proposed Project Information

Name of Proposed Project: 3275 Old Peachtree Road Commercial Development
Developer/Applicant: MSP Developers, LLC
Telephone: 470-313-1717
Fax: -
Email(s): mpatel@mspdevelopers.com

Economic Impacts

Estimated Value at Build-Out:
Approximately $4,000,000 – $6,000,000 at full build-out depending on tenant occupancy and final use mix.

Will the proposed project generate population and/or employment increases in the area? If yes, what would be the major infrastructure and facilities improvement needed to support the increase?
Yes. The proposed development will support new employment opportunities associated with medical office, service retail, and community-serving commercial uses. Supporting infrastructure improvements primarily include driveway access coordination with GDOT, utility service connections, and standard stormwater management facilities consistent with City and County development requirements.

How many short-term and /or long-term jobs will the development generate?
Short-term construction employment: approximately 15–25 jobs during construction.
Long-term employment: approximately 30–60 permanent jobs depending on tenant occupancy mix.

Estimated annual local tax revenues (i.e., property tax, sales tax) likely to be generated by the proposed development:
Estimated annual property tax revenues are projected to exceed $50,000 annually at stabilization, with additional sales tax revenues generated depending on tenant occupancy mix.

Is the regional work force sufficient to fill the demand created by the proposed project?
Yes. The regional workforce within Gwinnett County and surrounding employment centers is sufficient to support staffing demand generated by the proposed development.

Community Facilities & Infrastructure Impacts

Water Supply

Name of water supply provider for this site:
Gwinnett County Department of Water Resources

What is the estimated water supply demand to be generated by the project, measured in Gallons Per Day (GPD)?
Estimated water demand: approximately 1,500–2,500 gallons per day (GPD).

Is sufficient water supply capacity available to serve the proposed project?
Yes

If no, are there any current plans to expand existing water supply capacity?
-

If there are plans to expand the existing water supply capacity, briefly describe below:
Not required for this development.

If water line extension is required to serve this project, how much additional line (in feet) will be required?
No off-site water line extension anticipated beyond standard service connection. Minor on-site extension may be required to connect to existing frontage infrastructure.

Wastewater Disposal

What is the estimated sewage flow to be generated by the project, measured in Gallons Per Day (GPD)?
Estimated sanitary sewer demand: approximately 1,500–2,500 gallons per day (GPD).

Name of wastewater treatment provider for this site:
Gwinnett County Department of Water Resources

Is sufficient wastewater treatment capacity available to serve this proposed project?
Yes

If no, are there any current plans to expand existing wastewater treatment capacity?

If there are plans to expand existing wastewater treatment capacity, briefly describe below:

If sewer line extension is required to serve this project, how much additional line (in feet) will be required?
Approx. 300 LF sewer line extension & 2 manholes dedicated to the jurisdiction

Land Transportation

How much traffic volume is expected to be generated by the proposed development, in peak hour vehicle trips per day?
Approximately 75–125 peak-hour vehicle trips expected based on anticipated commercial use mix.

List any traffic and/or road improvements being made and how they would affect the subject area.
Proposed improvements include driveway access coordination with GDOT, internal circulation planning, and compliance with all required deceleration lane or frontage improvement requirements as determined during permitting review.

Solid Waste Disposal

How much solid waste is the project expected to generate annually (in tons)?
Estimated solid waste generation: approximately 20–40 tons annually.

Is sufficient landfill capacity available to serve this proposed project?
Yes

If no, are there any current plans to expand existing landfill capacity?

-

If there are plans to expand existing landfill capacity, briefly describe below:

-

Will any hazardous waste be generated by the development? If yes, please explain below:

No hazardous waste generation anticipated beyond standard commercial occupancy waste streams.

Stormwater Management

What percentage of the site is projected to be impervious surface once the proposed development has been constructed?

40% - 60%

Is the site located in a water supply watershed?

No

If yes, list the watershed(s) name(s) below:

-

Describe any measures proposed (such as buffers, detention or retention ponds, and/or pervious parking areas) to mitigate the project's impacts on stormwater management:

75' Landscape/stream buffer against residential & 50' undisturbed/unbuildable/non-paved setbacks

Environmental Quality

Is the development located within or likely to affect any of the following:

1. Water supply watersheds?

No

2. Significant groundwater recharge areas?

No

3. Wetlands?

No

4. Protected river corridors?

Located near a stream but has buffers in place, development will not affect any protected river corridors.

5. Floodplains?

No

6. Historic resources?

No

7. Other environmentally sensitive resources?

None, per Phase 1 Study

If you answered yes to any question 1-7 above, describe how the identified resource(s) may be affected below:

Other Facilities

What intergovernmental impacts would the proposed development generate for:

Schools?
No significant impact anticipated,

Libraries?
No significant impact anticipated,

Fire, Police, or EMS
The development will be served by existing municipal emergency services and will contribute additional tax revenue supporting those services.

Other community services/resources (day care, health care, low income, non-English speaking, elderly, etc.)?
No significant additional demand anticipated beyond normal commercial service levels.

Additional Comments:

The proposed development represents a neighborhood centered, low-impact commercial project consistent with surrounding land uses and existing zoning intent. The project will generate additional employment opportunities, increase the local tax base, and utilize existing infrastructure capacity without requiring major off-site improvements. All site and building engineering will be completed in coordination with local jurisdiction and current building codes.

Item 7.

Outlook

Fw: 3275 Old Peachtree Rd DOT

From Kyle O'Neal <ko@bluelandworks.com>
Date Thu 4/2/2026 12:43 PM
To Milap Patel <mpatel@mspdevelopers.com>

Email from Brent Hodges below.

Kyle O'Neal, PLS
Survey Director

Blue Landworks, LLC

Office: 678-928-9064
Cell: 770-714-2540

From: John Nicol <jn@bluelandworks.com>
Sent: Friday, March 13, 2026 11:12 AM
To: Kyle O'Neal <ko@bluelandworks.com>
Subject: FW: 3275 Old Peachtree Rd

John Nicol, PE

Blue Landworks LLC
www.bluelandworks.com

678-889-3450 direct office
678-472-4808 mobile/text

From: Hodges, Brent <Brent.Hodges@gwinnettcounty.com>
Sent: Friday, March 13, 2026 11:08 AM
To: John Nicol <jn@bluelandworks.com>
Subject: RE: 3275 Old Peachtree Rd

Good Morning John,

Regarding the driveway design and configuration of the proposed site shown below, much would depend on what the proposed use for the site will be. Old Peachtree Road is classified as a minor arterial, and therefore the right-turn deceleration lane would indeed be required. With the fact that this section of OPR has a 45mph speed limit, and a daily volume of over 6,000 vehicles; a left turn lane may be required. This would, again, depend on the use of the site per the ITE trip generation manual. Per our left turn lane guidelines, anything at (20) or more peak hour inbound left turns would warrant the LTL.

Other things to keep in mind: As shown below in the aerial, there is now an existing c-store directly to the west of the site with a driveway that is as close to the property line as possible. So, preferably, the driveway for this site could be moved as far to the eastern end of the frontage as possible to accommodate a longer deceleration lane. Also, will there be inter-parcel vehicular connectivity with the c-store site? The driveway to the c-store, directly to the west of the site, has a driveway that operates as a full-in/right-out, so it restricts left turns out of the site due to the proximity to the signal and WB left turn lane storage from OPR to HSR.

Thank you.

Gwinnett vibrantly connected
Brent Hodges | Zoning and Development Review Manager | Office of Strategic Transportation Planning & Innovation | Department of Transportation | Gwinnett County Government |
678.639.8815 | 446 West Crogan St., Suite 410, Lawrenceville GA, 30046 | www.gwinnettcounty.com

From: John Nicol <jn@bluelandworks.com>
Sent: Friday, March 13, 2026 10:21 AM
To: Hodges, Brent <Brent.Hodges@gwinnettcounty.com>
Subject: 3275 Old Peachtree Rd

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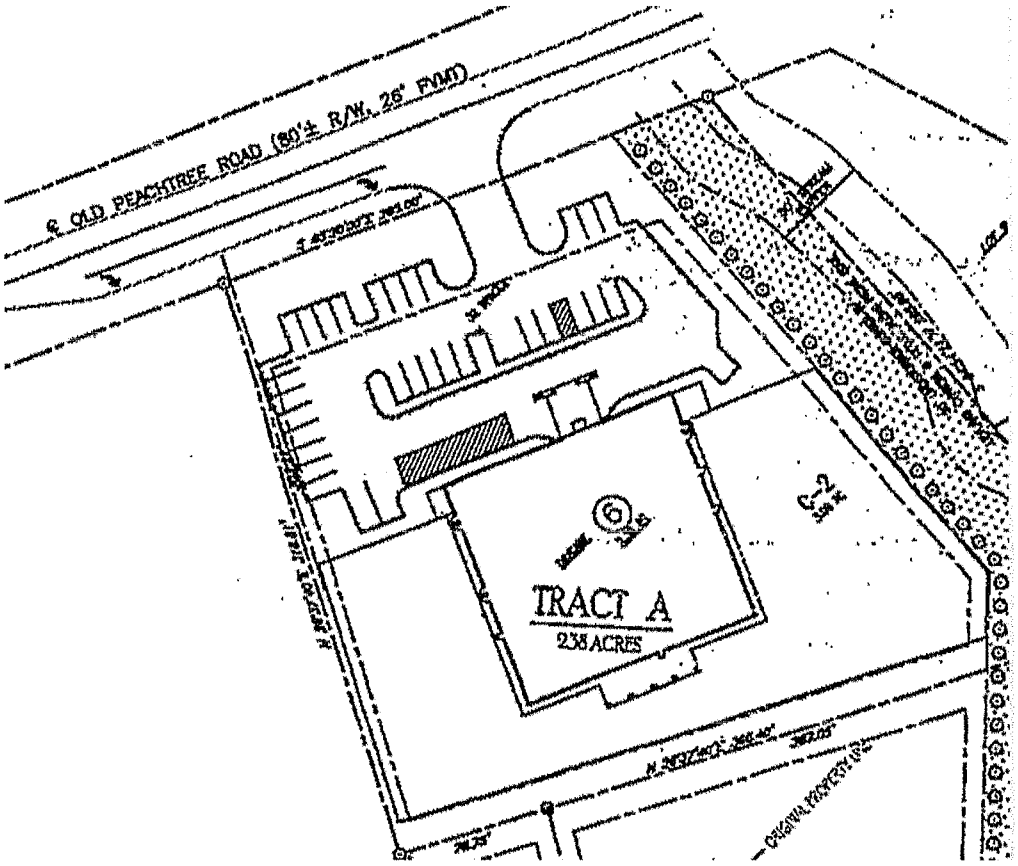
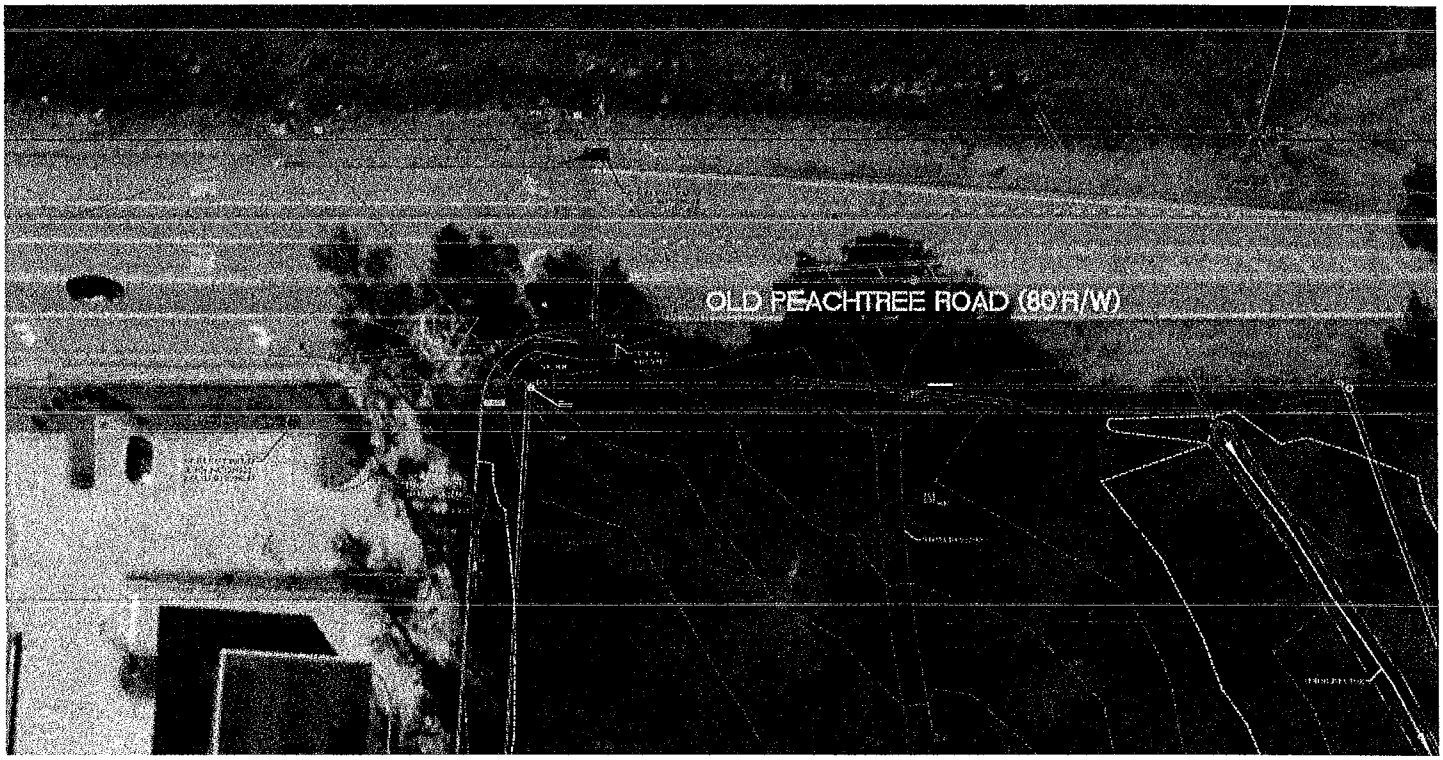
Good morning Brent – reaching out to you to see if you could assist with understanding the subject property entrance requirements. Our client is looking to develop the parcel as a commercial property, and I was wondering what would need to be done for an entrance. I have attached a current survey of the undeveloped property and a snapshot below from the rezoning case in 2006, I'm not sure exactly what the configuration for proposed commercial building and parking lot will be but it should be similar to the layout below. The entrance will be approximately 400 feet from the intersection with Hurricane Shoals Rd. Also snapshot below of the aerial with the turn lane and striping in front of the property.

Thanks for any help you can provide

Item 7.





John Nicol, PE

Blue Landworks LLC
www.bluelandworks.com

678-889-3450 direct office
678-472-4808 mobile/text

Outlook

RE: Sewer Extension for Medical Office development

From Vemuru, Raghu <Raghunatha.Vemuru@gwinnettcounty.com>
Date Tue 3/17/2026 4:11 PM
To Milap Patel <mpatel@mspdevelopers.com>

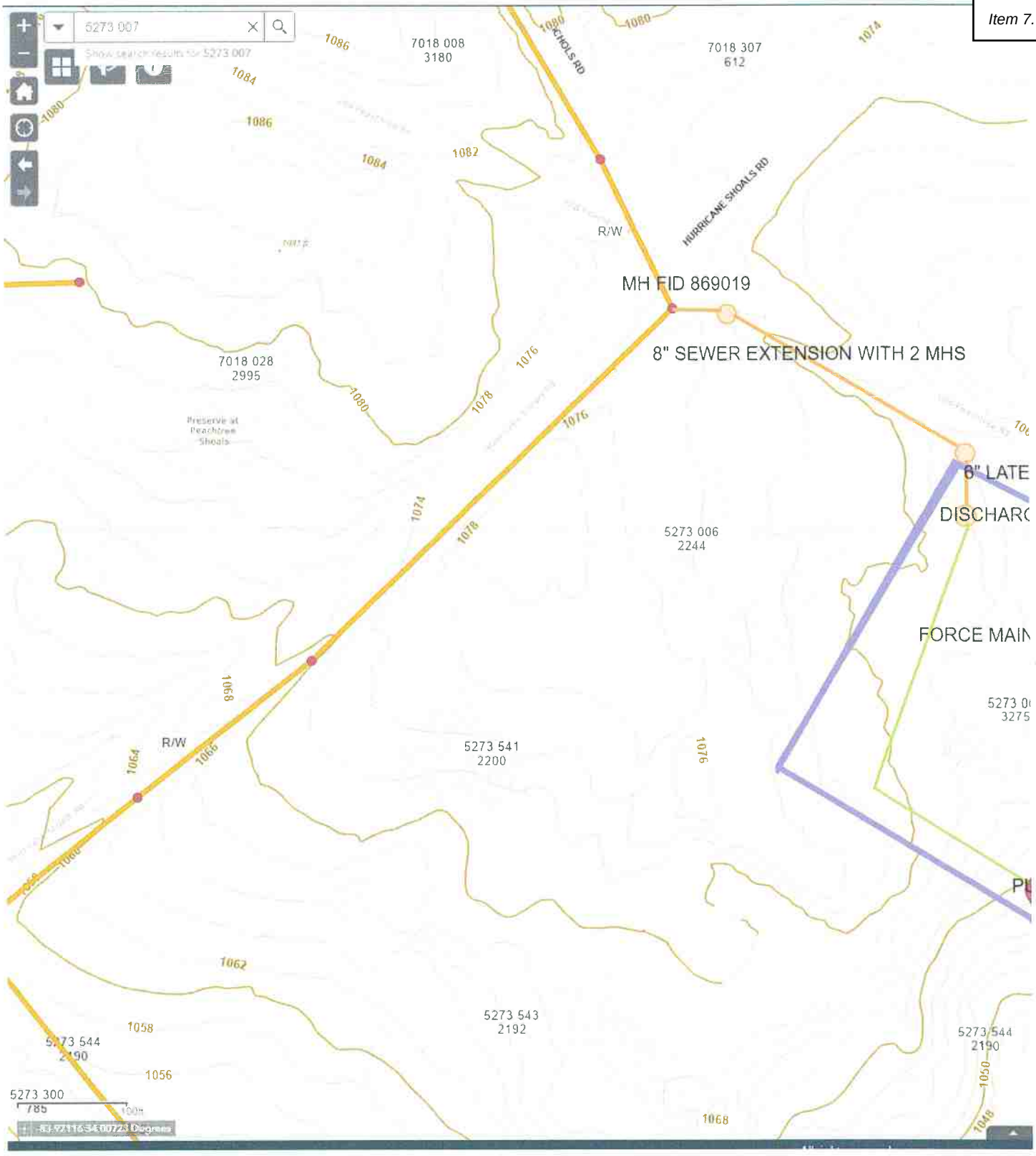
Mr. Patel,

Here is the summary of our conversation this morning. The parcel 5273 007 can have sewer service with following facilities and tie into the Gwinnett County public sewer system manhole FID 869019 located at the intersection of Old Peachtree Road and Hurricane Shoals Road:

- A private pump station located at the Southeast corner (lowest point) of parcel 5273 007
- Force main from the pump station carrying sewage to the discharge (poly concrete)manhole located in Northwest corner of the parcel
- 6" sewer lateral from discharge manhole to a manhole on new sewer extension constructed by the development along Old Peachtree Road
- 8" sewer extension with two manholes constructed and dedicated to the County.

For your information I have also attached two GIS clips summarizing our discussion. Feel free to call me if you have questions.

Item 7.



Raghunatha Vemuru, PE | Engineer V
Department of Water Resources | Gwinnett County Government
Phone Number (678.376.6752 | 684 Winder Highway, Lawrenceville, GA 30045www.gwinnettcounty.com |
raghunatha.vemuru@gwinnettcounty.comLearn more about
Gwinnett County Water Resources at www.gwinnettH2O.com

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Item 7.

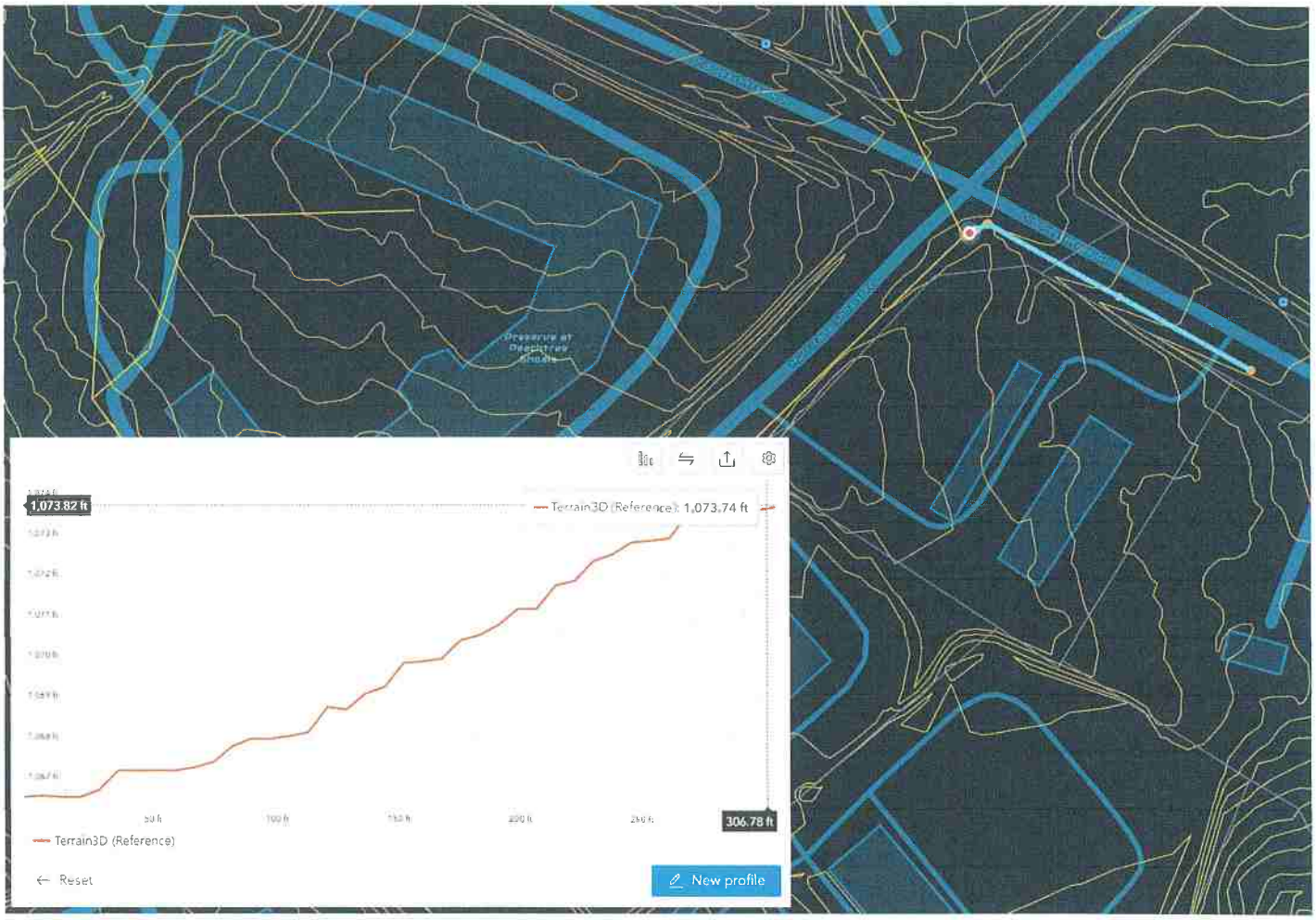
From: Barnard, Nicholas <Nicholas.Barnard@gwinnettcounty.com>
Sent: Tuesday, March 17, 2026 11:00 AM
To: Vemuru, Raghu <Raghunatha.Vemuru@gwinnettcounty.com>
Cc: mpatel@mspdevelopers.com
Subject: Sewer Extension for Strip Mall Development

Good morning,

The CC'd customer called today asking about running sewer to 3275 Old Peachtree Rd (PIN: **5273 007**). They are trying to develop the parcel with an event hall, retail/restaurant space, etc.

Customer is a Mr. Patel with MSP Developers, and their number is **470.313.1717**.

There's a line to the north, but it's about 7 ft. uphill along the right-of-way. (1066.6 ft. to 1073.74 ft.)



There's also a line about 180 ft. to the south, but they would need private easements and, potentially, an aerial crossing to get it across the stream. I wasn't sure about the procedure or requirements for aerial crossings.

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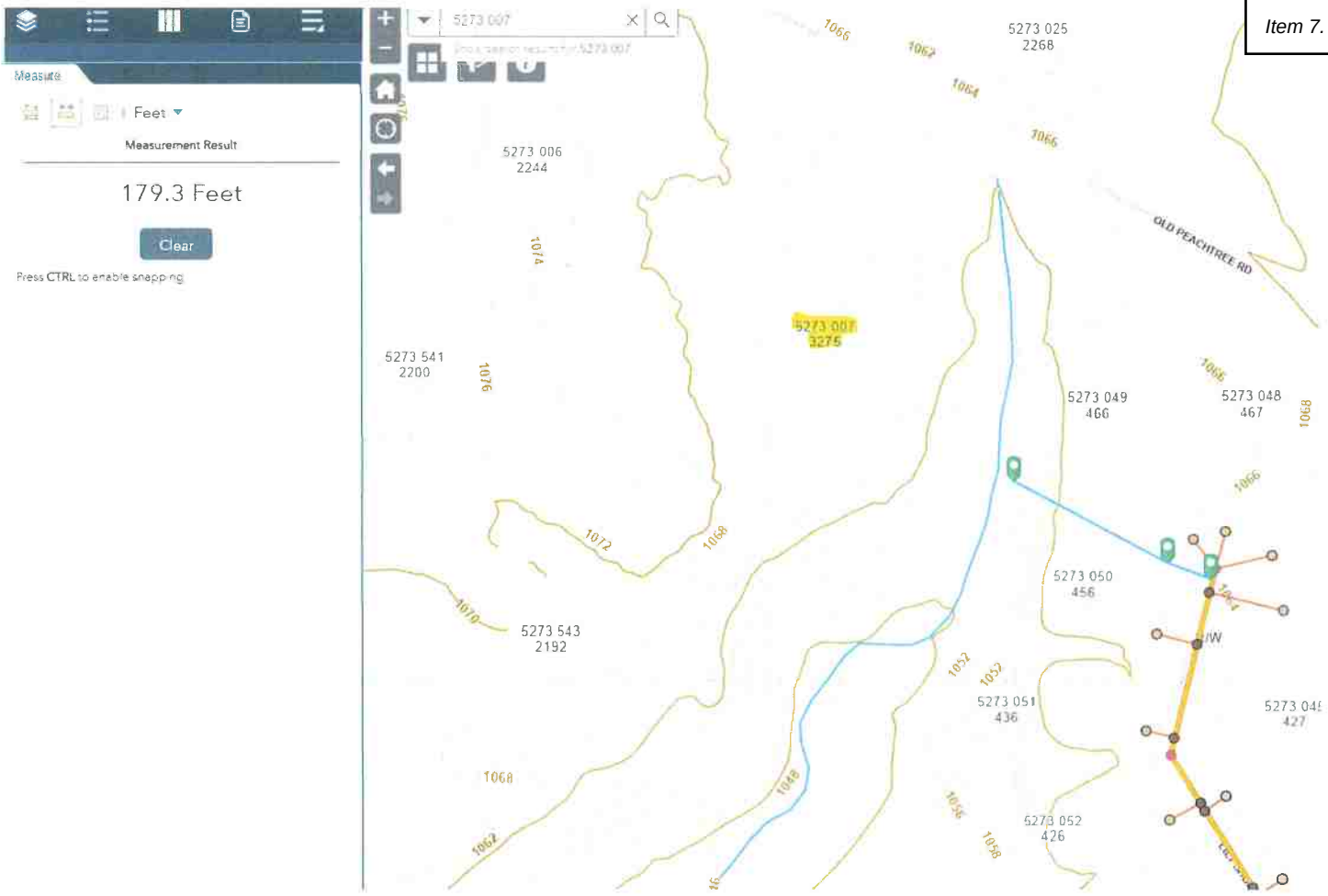

If they follow the public right-of-way, it's about 850 ft. -

Item 7.



Let me know if you need any more info!

Thank you,

Nicholas Barnard | GIS Analyst II | Infrastructure Support
Department of Water Resources | Gwinnett County Government
Customer Service: 678-376-6800| Office (Personal): 678-376-6733
684 Winder Highway, Lawrenceville, GA 30045
www.gwinnettcounty.com | nicholas.barnard@gwinnettcounty.com

Adjoining Property Owners

1. ZHAO HUI & ZHANG HONG - PARCEL NO. 5273-049 | 466 LILY SHOALS LN DACULA, GA 30019

2. JOHN SINCLAIR - PARCEL NO. 5273-050 | 456 LILY SHOALS LN DACULA, GA 30019

3. RUBIN DAVID TAPIA & VANESSA NATALIE LLIVISACA - PARCEL NO. 5273-051 | 436 LILY SHOALS LN DACULA, GA 30019

4. GEORGE BORCEAN - PARCEL NO. 5273-544 | 2190 HURRICANE SHOALS RD DACULA, GA 30019

5. VWSS DACULA, LLC - PARCEL NO. 5273-543 | 1830 S BANNOCK ST UNIT 200 DENVER, CO 80223

6. GX HOLDING, LLC - PARCEL NO. 5273-541 | 2244 HURRICANE SHOALS RD DACULA, GA 30019

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Sent To JOHN SINCLAIR
Street and Apt. No., or PO Box No. 456 LILY SHOALS LN
City, State, ZIP+4® DACULA GA 30019

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☐ Adult Signature Restricted Delivery $
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Total Postage and Fees $7.47

Sent To RUBIN DAVID TARA & VANESSA LUNGALA
Street and Apt. No., or PO Box No. 430 LILY SHOALS LN
City, State, ZIP+4® DACULA, GA 30019

9589 0710 5270 3710 7810 37

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