



Mayor and City Council Regular Meeting
Thursday, February 02, 2023 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 Regular Council Meeting on January 5, 2023
2. Approval of the Minutes from the Special Called Meeting on January 18, 2023
3. Appointment of Planning Commission Member
4. PPS Contract renewal
5. Public Service Recognition
6. Refund authorization request

OLD BUSINESS:

7. **PUBLIC HEARING: 2022-CD-COC-02**, Applicant: Maple Multi Family Land, LP c/o Mahaffey Pickens Tucker, LLP, Owner: Walton Georgia, LLC requests changes to 2012-CDAA-01 and 2012-CD-RZ-03 condition(s). The property is located in Land Lots 270, 271 and 275 of the 5th District and contains 113.845 acres more or less.
8. **Change of Conditions Application: 2022-CD-COC-02**, Applicant: Maple Multi Family Land, LP c/o Mahaffey Pickens Tucker, LLP, Owner: Walton Georgia, LLC requests changes to 2012-CD-AA-01 and 2012-CD-RZ-03 condition(s). The property is located in Land Lots 270, 271 and 275 of the 5th District and contains 113.845 acres more or less.

NEW BUSINESS:

9. Concept Plan Review: 2023-CONCEPT-01

STAFF COMMENTS:

MAYOR AND COUNCIL COMMENT(S):

PUBLIC COMMENTS:

ADJOURNMENT:

CITY OF DACULA
442 Harbins Rd
P. O. Box 400
Dacula, GA, 30019

COUNCIL MEETING
MINUTES
January 5, 2023

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

Mayor Trey King called the January 5, 2023 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.

Council Members Present:

Trey King, Mayor
Sean Williams, Council
Daniel Spain, Council
Denis W. Haynes, Jr., Council

Ann Mitchell, Council – Absent

City Staff Present:

Heather Coggins, Acting City Administrator
Jack Wilson, City Attorney
Brittini Nix, Director of Planning & Economic Development
Courtney Mahady, Administrative Clerk
Dana Stump, Administrative Assistant for Planning & Zoning
Angelica Schaper, Court Administrator
Chris Parks, Public Works Director
Amy White, City Marshal

II. INVOCATION:

Pastor Mark Chandler gave invocation.

III. PLEDGE OF ALLEGIANCE:

Mayor King led the Pledge of Allegiance.

IV. CONSENT AGENDA:

1. Approval of the Minutes from the Regular Council Meeting on December 1, 2022.
2. Approval of the Minutes from the Second Budget Public Hearing on December 1, 2022

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3. Appointment of Mr. Jack Wilson (175.00/hr.) for legal services
4. Appointment of Mr. Jack Wilson (175.00/hr.) as City Prosecutor
5. Appointment of Judge Bill Brogdon and Judge Jammie Taire (200.00/hr.) as City Magistrate(s)
6. Request for proposal - Janitorial services
7. Request for proposal - Dacula's 2050 Comprehensive Plan
8. Dacula Crossing improvement proposal
9. Refund authorization request

Councilman Williams motioned to approve Consent Agenda items. Councilman Spain seconded. Motion passed unanimously.

V. OLD BUSINESS:

None

VI. NEW BUSINESS:

10. Election of Mayor Pro Tem

Mayor King called for a motion to nominate Mayor Pro Tem for 2023.

Councilman Williams motioned to nominate Councilman Denis Haynes, Jr. for 2023 Mayor Pro Tem. Councilman Spain seconded. Motion passed unanimously.

11. Appointment of Planning Commission Members

Mayor King called for each councilmember's appointments for the Planning Commission for 2023.

Councilman Williams appointed Myra Montalbano
 Councilman Spain appointed Lisa Bradberry
 Councilman Haynes, Jr. appointed Gene Greeson
 Mayor King appointed Monica Francis

Councilwoman Mitchell will make her appointment on February 2, 2023.

Mayor King then requested a motion to ratify the appointments.

Councilman Spain motioned to ratify the appointments. Councilman Haynes, Jr. seconded. Motion passed unanimously.

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12. City Council oversight appointments

Mayor King called for a motion to appoint the Mayor and Council as a whole to oversee all departments in the City for 2023.

Councilman Spain motioned to appoint as described. Councilman Williams seconded. Motion passed unanimously

13. Appointment of City Chaplin

Mayor King requested a nomination for the City Chaplin for 2023.

Councilman Spain nominated Pastor Mark Chandler for City Chaplin. Councilman Haynes, Jr. seconded. Motion passed unanimously.

14. Storm water awareness presentation

Director of Planning & Economic Development, Brittini Nix, directed all attendees to the pamphlets offered to the public regarding storm water awareness entitled “When it Rains”. Ms. Nix asked that everyone be aware of this information and encouraged all attendees to help prevent storm water pollution.

VII. STAFF COMMENTS:

None

VIII. MAYOR AND COUNCIL COMMENT(S):

Councilman Williams thanked city staff for their hard work and the guests for being at the meeting.

Councilman Spain thanked city staff for their hard work during the hectic holiday season. Mr. Spain also thanked Chris Parks and the maintenance department for their hard work on the garbage routes.

Councilman Haynes, Jr. appreciated city staff for working in less than favorable conditions due to the flood and thanked everyone for their continued hard work.

IX. PUBLIC COMMENTS:

Sam Warbington, 2555 Whisper Court, Dacula, GA 30019, expressed his concern with the speeding along Hebron Church Road and requested that there be some speed control. Mr. Warbington then presented pictures of damage along Herbon Church Road due to the speeding. [pictures are on file in the clerk’s office]

Jasper Watkins, 1645 Natchez Way, Grayson, GA 30017, District 3 County Commissioner, stated that he would make sure Dacula would be kept informed on the progress of the Rowan Project.

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X. EXECUTIVE SESSION: Personnel matters

Councilman Haynes, Jr. motioned to exit regular session. Councilman Williams seconded. Motion passed unanimously. Regular session adjourned and executive session began for the purposes of personnel matters at 7:21 p.m.

Councilman Spain motioned to exit executive session and reconvene regular session. Councilman Haynes, Jr. seconded. Motion passed unanimously. Regular session reconvened at 7:42 p.m.

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

XI. ADJOURNMENT:

Councilman Spain motioned to adjourn. Councilman Haynes, Jr. seconded. Motion passed unanimously. Meeting adjourned at 7:43 p.m.

Minutes approved

Date

Signature

CITY OF DACULA

442 Harbins Rd
P. O. Box 400
Dacula, GA, 30019

COUNCIL MEETING MINUTES

January 18, 2023

I. CALL TO ORDER AND ROLL CALL OF MEMBERS:

Mayor King called the January 18, 2023 special called City Council Meeting to order at 5:35 p.m. and a roll call of the members was taken. A quorum was present.

Council Members Present:

Hugh D. King, III, Mayor
Sean Williams, Council member
Daniel Spain, Council member
Ann Mitchell, Council member
Denis Haynes, Council member was present by telephone

Also Present:

Jack Wilson, City Attorney

II. NEW BUSINESS:

The Mayor announced the purpose of the meeting to interview one candidate for employment with the City. Upon a Motion of Council Member Spain, seconded by Council Member Mitchell, the Council adjourned into executive session to conduct the interview.

After completion of the individual interviews, upon a motion duly made and seconded, the Council voted unanimously to return to regular session. The City Attorney reported there were no votes taken in executive session. The Council met to discuss personnel issues as allowed by the Open Meetings Act. The original documents required by State law were signed and delivered to the staff in accordance with the Open Meetings Act.

III. ADJOURNMENT:

Council Member Williams moved to adjourn. Council Member Spain seconded. The motion carried unanimously.

Minutes approved

Date

Signature

MEMORANDUM



DATE: January 13, 2023
TO: Mayor and City Council of Dacula
FROM: Angelica Schaper, Court Administrator
RE: PPS Contract Renewal - Dacula Municipal Court

The current contract for probation supervision between the City of Dacula and Professional Probation Services Inc. (PPS) will expire on 03/31/2023. Judge Brogdon recommends approval of a new contract.

The proposed contract is consistent with the current contract. The Pay-Only, Basic, and Pre-Trial fees have been at \$35.00 per month since 2017. In light of inflation, the significant increase in wages, and the other increased costs of providing their services, PPS has proposed to increase the supervision fees to \$40.00 in 2023. As a reminder, the offenders, not the City, pay the supervision fees.

Staff is requesting approval to execute a new contract with PPS so that we may continue to provide this service to the community.

*City of Dacula
PO Box 400
Dacula, GA 30019
770-963-7451
770-513-2187 (fax)*

**CONTRACT FOR PROBATION SUPERVISION
AND REHABILITATION SERVICES**

THIS CONTRACT made and entered into this _____ day of _____, 2023, by and between the City of Dacula, Georgia (hereinafter referred to as the "City") and Professional Probation Services, Inc. (hereinafter referred to as "PPSI"), upon the request and consent of the Chief Judge of the Dacula Municipal Court (hereinafter referred to as the "Court").

WITNESSETH:

WHEREAS, the City, authorized by O.C.G.A. §42-8-101, wishes to enter into this agreement with PPSI with the consent of the Court, and recognizes its responsibility to provide professional and effective sentencing alternatives for citizenry and offenders of the community; and

WHEREAS, PPSI is uniquely qualified and experienced in providing such comprehensive professional services and is willing to contract with the City with the approval of the Court; and

WHEREAS, the parties hereto deem it in their respective best interests and each will best be served by entering into said Contract for the provision by PPSI of such probation services as ordered by the Court.

NOW THEREFORE, in consideration of the premises and the mutual benefits and covenants provided under the terms and conditions of this Contract, the parties hereto agree as follows:

DESIGNATION BY THE CITY

The City shall designate PPSI as the sole private entity to coordinate, provide and direct probation programs and services to offenders sentenced by and under the jurisdiction of the Court.

SCOPE OF SERVICES

PPSI shall provide the services and programs for the misdemeanor offenders placed on probation by the Court which shall include the following particulars:

- A. Comply with the rules, standards, and qualifications as set forth by the Department of Community Supervision (DCS), and any subsequent changes, thereto, and the Laws of the State of Georgia.
- B. Operate under the conditions as agreed to by and between PPSI and the City, as more fully set forth in the Specifications for Probation Services attached hereto and incorporated herein by reference.
- C. Provide such services as specifically set forth in the Specifications for Probation Services for the provisions of services to offenders under the jurisdiction of the Court.
- D. Meet, maintain, and comply with all rehabilitation program offerings as specified in the Specifications for Probation Services.

- E. Maintain individual files for each offender participating in PPSI's programs in accordance with Board Rule 105-2-.14. The files will be maintained in a secured area, in a secure file cabinet, or electronically. PPSI shall maintain the confidentiality of all files, records, and papers relative to the supervision of probationers under this agreement.
- F. Provide timely and prompt reports as are, or may be required by the Court during the period of the Contract, which include, but are not limited to, statistical reports, caseload data, and other records documenting the types of program services provided and the identity of the offenders receiving such services in accordance with O.C.G.A. §42-8-108 and DCS Board Rule 105-2-.13.
- G. Provide counseling and supervision services for all persons ordered by the Court to participate in such programs during the period of the Contract and assure that PPSI is providing program services and maintaining records reflective of good business practice.
- H. Make fiscal and program records available within ten (10) working days for review and maintain financial records reflective of good business practice. Records shall be maintained in accordance with O.C.G.A. §42-8-109.2 and DCS Board Rule 105-2-.14.
- I. Bill the offender for program services provided on such forms and in such manner to conform to acceptable business practice in accordance with DCS Board Rule 105-2-.14 and 105-2-.15. The accuracy of billing is to be confirmed by providing a copy of the services and attending cost to the offender.
- J. Charge each offender participating in rehabilitation programs the reasonable cost of the program as reflected in the Specifications for Probation Services attached hereto and incorporated herein by reference. Each offender shall be charged a maximum not to exceed the program costs as specified in the Specifications for Probation Services unless it is approved in advance by the Court. Those offenders the Court shall determine to be indigent shall be ordered as such and shall be supervised at no cost in accordance with O.C.G.A. §42-8-102.
- K. Collect restitution, fines, court costs and fees, program fees, and probation fees as ordered by the Court. PPSI shall prioritize the collection of restitution before the collection of fines and probation fees pursuant to O.C.G.A. §17-14-8. PPSI shall collect funds for the Georgia Crime Victims Emergency Fund, as applicable, and forward them directly to the Georgia Crime Victims Compensation Board by the end of each month along with a corresponding remittance report pursuant to O.C.G.A. §17-15-13(f).
- L. Submit a written report to the Court as frequently as the Court requires on the amount of Court fines, costs, fees, and restitution Court ordered and collected from each offender. The report shall include the total dollar amount applied to Court ordered fines, fees, restitution, and other conviction related costs.
- M. Tender all Court fines and costs ordered and collected from offenders to the Court as frequently as the Court requires.
- N. Comply with all laws regarding confidentiality of offender records in accordance with O.C.G.A. §42-8-109.2 and DCS Board Rule 105-2-.09.
- O. Furnish a fidelity bond or letter of credit in the amount of not less than one hundred thousand (\$100,000.00) dollars as surety for the satisfactory performance of the Contract.

- P. Not profit or attempt to profit from any fines, restitution, or Court cost collected from the offender.
- Q. The Court shall assist PPSI in obtaining access to criminal histories in the Georgia Crime Information Center and National Crime Information Center through local law enforcement in order for PPSI to conduct pre-sentence or probationer investigations as may be requested. PPSI may obtain a Georgia Crime Information Center (GCIC) Originating Agency Identifier (ORI) number. The Federal Bureau of Investigation (FBI) CJIS Security Addendum is, therefore, attached hereto and incorporated herein by reference.
- R. PPSI shall employ competent and able personnel to provide services rendered hereunder and to appropriately administer this caseload. All staff shall meet qualifications as prescribed by O.C.G.A. §42-8-107 and DCS Board Rule 105-2-.09.
- S. PPSI shall have a criminal history records check made of all staff in accordance with O.C.G.A. §42-8-106.1, O.C.G.A. §42-8-107, and DCS Board Rule 105-2-.10.
- T. PPSI staff shall comply with the orientation and continuing education training required per annum as prescribed by O.C.G.A. §42-8-107, DCS Board Rule 105-2-.09, and DCS Board Rule 105-2-.12.
- U. PPSI shall make a supervision assessment of each offender and determine the reporting schedule, type of contact(s), and frequency of contact(s) pursuant to the direction of the Court. There are no minimally required contacts for pay-only cases. Probation officers shall supervise no more than 250 probationers under Basic Supervision and no more than 50 probationers under Intensive Supervision. There are no caseload size limitations regarding pay-only cases.
- V. PPSI shall coordinate and ensure compliance with community service by each probationer as ordered by the Court. PPSI will maintain records of community service participation and completion.
- W. PPSI shall coordinate with certified vendors the evaluation and assessment of probationers for drug/alcohol rehabilitation, mental health, psychological counseling, or educational programs mandated by the Court and shall require probationer's compliance. PPSI shall not specify, directly or indirectly, a particular DUI Alcohol or Drug Use Risk Reduction Program, which a probationer may or shall attend. PPSI shall conduct on-site drug and alcohol screens as determined necessary by the Court, the costs for which shall be paid by the offender as fully set forth in the Specifications for Services, attached hereto.
- X. The term "pay-only probation" means a defendant has been placed under probation supervision solely because such defendant is unable to pay the court imposed fine and statutory surcharges when such defendant's sentence is imposed. Such term shall not include circumstances when restitution has been imposed or other probation services are deemed appropriate by the court. When pay-only probation is imposed, the probation supervision fees shall be capped so as not to exceed three months of ordinary probation supervision fees.
- Y. Consecutive misdemeanor sentences shall be supervised in accordance with O.C.G.A. §42-8-103 and §42-8-103.1.

- Z. PPSI shall prepare probation violation warrants, orders, and petitions for modification/revocation of probation for submission to the Court. PPSI shall recommend the modification or revocation of probation whenever the probationer fails to substantially comply with the terms and conditions of probation. The Court shall determine what constitutes a substantial failure to comply with probation terms and conditions. Modification/Revocation proceedings shall be conducted in accordance with O.C.G.A. §42-8-102 and the Court’s Judicial Procedures.

PRETRIAL INTERVENTION AND DIVERSION PROGRAM

In accordance with O.C.G.A. §15-18-80, the prosecuting attorney of the Dacula Municipal Court is authorized to create and administer a Pretrial Intervention and Diversion Program for offenses within the jurisdiction of the Court. The purpose of such program is to provide an alternative to prosecuting offenders in the criminal justice system. Upon the request of the prosecuting attorney and with the advice and express written consent of the prosecuting attorney, the City designates PPSI as the private entity to be used for the purpose of monitoring program participants’ compliance with the Pretrial Intervention and Diversion Program. Fees for monitoring services are payable not by the City, but by the program participants. Entry into the Pretrial Intervention and Diversion Program shall be at the discretion of the prosecuting attorney.

PERIOD OF SERVICE

The performance of the aforementioned services shall commence on the 1st day of April, 2023, and shall continue with a specific expiration date of the 31st day of March, 2024. The contract shall automatically renew for specific one-year terms on April 1st each year, thereafter, under the same terms and conditions as provided herein, unless written notice to the contrary is directed to the other party not less than sixty (60) days prior to the current term’s expiration, in accordance with O.C.G.A. §36-60-13. Said automatic renewals shall continue for a maximum period of four (4) years. The contract shall absolutely terminate on March 31st, 2028. Notwithstanding anything herein, this contract may be terminated by either party without cause upon giving a sixty (60) day written notice to the other of its intention to do so.

PAYMENTS FOR SERVICES

Fees for basic services are set out in the Specifications for Probation Services, which fees are payable not by the City, but by sentenced offenders. No fees accrued pursuant to the Specifications for Probation Services shall be obligations of the City.

DEFICIENCIES IN SERVICE, TERMINATION

In the event the City determines there are deficiencies in the service and work provided by PPSI, the City shall notify PPSI in writing as to the precise nature of any such deficiencies. Within ten (10) working days of receipt of such notice, PPSI shall correct or take reasonable steps to correct the deficiencies complained of, including, if necessary, increasing the work force and/or equipment, or modifying the policies and procedures used by PPSI in performing services pursuant to this Contract. If PPSI fails to correct or take reasonable steps to correct the deficiencies within ten (10) working days, the City may declare PPSI in default and this Contract shall be declared terminated upon receipt by PPSI of notice thereof. PPSI agrees that in the event it disputes the City’s right to invoke the provisions of this paragraph, it will not seek injunctive or other similar relief, but will either negotiate a settlement of the matter with the City or seek, as its remedy, monetary damages in a Court of competent jurisdiction.

DISPUTES

In the event of any controversy, claim or dispute as to the services and work performed or to be performed by PPSI, or the construction or operation of or rights and liabilities of the parties under this Contract, where the City is the complaining party, each such question shall be submitted to the Chief Judge of the Dacula Municipal Court for resolution; provided, however, in the event either party disagrees with the decisions of the Judge, that party shall have the right to litigate the matter in its entirety in a Court of competent jurisdiction. The party wishing to submit a matter to the Judge shall do so by written notice to the other party and to the Judge, which shall specify the nature of the controversy, claim or dispute. The Judge shall schedule a hearing within fifteen (15) days of such notice, at which time both parties shall present their positions. The Judge shall render a decision within seven (7) days after the date of the hearing. In the event the Judge is the complaining party, the Presiding Judge of the Gwinnett County Superior Court, or his/her designee, shall be asked to resolve the issues presented.

TRANSFER OF OPERATIONS

In the event PPSI defaults for any reason in the service provided for by this Contract, the City may, at its election and upon five (5) working days' prior written notice to PPSI, take possession of all records and other documents generated by PPSI in connection with this Contract, and the City may use the same in the performance of the services described herein. PPSI agrees to surrender peacefully said records and documents. The City shall provide PPSI with a written receipt of those items over which the City assumes exclusive control. PPSI agrees that in the event it disputes the City's right to invoke the provisions of this paragraph, it will not seek injunctive or other similar relief, but will either negotiate a settlement of the matter with the City, or seek monetary damages as its remedy in a court of competent jurisdiction.

RIGHT TO REQUIRE PERFORMANCE

The failure of the City at any time to require performance by PPSI of any provisions hereof shall in no way affect the right of the City thereafter to enforce same. Nor shall waiver by the City of any breach of any provision hereof be taken or held to be a waiver of any succeeding breach of such provision or as a waiver of any provision itself.

ACCESS TO BOOKS AND RECORDS

The City's representatives shall have access on a weekday, other than a legal State holiday, upon forty-eight (48) hours prior written notice to PPSI's representative, to all PPSI's books, records, correspondence, instructions, receipts, vouchers, and memoranda of every description pertaining to work under this Contract, for the purpose of conducting a complete independent fiscal audit for any fiscal year within the immediately preceding two (2) years, in accordance with O.C.G.A. §42-8-108, DCS Board Rule 105-2-.14, and DCS Board Rule 105-2-.19.

INSURANCE

PPSI shall provide and maintain during the life of this Contract, workers' compensation insurance and general liability with the following limits of liability:

- Workers' Compensation - Statutory
- Bodily Injury Liability - \$ 100,000 each accident
- \$ 500,000 each occurrence
- General Liability - \$1,000,000 each occurrence
- Personal & Advertising Injury - \$1,000,000 each occurrence
- Professional Liability - \$1,000,000 each occurrence

ENTIRE AGREEMENT

This Contract, including all exhibits attached hereto and incorporated herein by reference, constitutes the entire understanding and agreement between the parties hereto and supersedes any and all agreements, whether written or oral, that may exist between the parties regarding the same. No representations, inducements, promises, or agreements between the parties not embodied herein shall be of any force and effect. No amendment or modification to this Contract or any waiver of any provisions hereof shall be effective unless in writing and signed by the City and PPSI.

In witness whereof, the parties here to have executed this agreement on the day first above written.

THE CITY OF DACULA

PROFESSIONAL PROBATION SERVICES, INC.

Trey King, Mayor

Keith Ward, CEO

APPROVED BY THE DACULA MUNICIPAL COURT

William Brogdon, Chief Judge



Specifications for Services

Pay-Only Probation Supervision	\$40.00 per month. The pay-only probation supervision fees shall be capped, per O.C.G.A. §42-8-103.
Basic Probation Supervision	\$40.00 per month
Intensive Probation Supervision	\$45.00 per month
Indigent Supervision	\$0.00 – As determined and ordered by the Court
Pre-Trial/Diversion Supervision	\$40.00 per month
Electronic Monitoring	<u>\$50.00 Installation Fee +</u> RF House Arrest: \$6.75 per day Active GPS: \$10.00 per day SCRAM – Remote Breath: \$7.25 per day SCRAM – with landline: \$10.00 per day SCRAM – Alcohol Monitoring with Cellular Connector: \$12.00 per day SCRAM – Alcohol Monitoring plus House Arrest: \$15.00 per day
Alternative GPS Monitoring with Victim Notification	Shepherd System (or similar) Smart Phone Application \$55.00/\$85.00 Enrollment Fee + \$4.50 - \$5.50 per day
On-Site, Multi-Panel Drug Screen	\$25.00
Alcohol Test – Breathalyzer	\$25.00
On-Site EtG Test	\$25.00
Laboratory Confirmation Test	\$25.00
Termination Letter Administrative Fee	\$10.00 (If applicable)
Community Service Work Coordination	No Cost
Restitution Collection - Direct Disbursement to Victim	No Cost
Court and On-Line Access to the PPSI Offender Management Computer Program	No Cost For 24/7 Internet Access to all Offender Data and Activity
Transfer of Supervision	No Cost to any of our more than 40 locations nationwide
Resume and Interview Skills Development with Job Placement Assistance	No Cost
Indemnification of the Court, and Naming the Court as an Additional Insured	No Cost – Professional and General Liability

City of Dacula Public Service Recognition

Public Service Award

The Public Service Award recognizes elected city officials, appointed city officials, and city staff members who have completed 20 or more years of service for the City of Dacula and are retiring from public service.

A completed nomination form must be submitted to Dacula City Hall in order to be eligible to receive the Public Service Award.

Recipients of the Public Service Award will receive a formal proclamation recognizing his or her service to the City at a regular city council meeting scheduled by the Mayor. The date of the city council meeting will be proclaimed as his or her date of recognition (*i.e. City proclaims January 1, 2000 as Jane Smith Day*).

Furthermore, the recipient will receive an individualized plaque commemorating his or her years of service to the City.

Public Service Memorial

The Public Service Memorial recognizes elected city officials, appointed city officials, and city staff members who have completed 20 or more years of service for the City of Dacula and are deceased. Individuals may combine years of service from all three qualifying categories.

A completed nomination form must be submitted to Dacula City Hall in order to be eligible to receive the Public Service Memorial.

Recipients of the Public Service Memorial will receive a formal proclamation recognizing his or her service to the City at a regular city council meeting scheduled by the Mayor. The recipient's name will be added to the Public Service Memorial plaque located at Dacula City Hall for the public to view.

memo

To: Mayor and City Council of Dacula
From: Alethia Hyman, Tax Clerk
Date: February 2, 2023
Re: Refund Authorization Request – Overpayment of Property Taxes

During the month of January, the City had one refund request for \$796.86

As the Mayor and City Council are the taxing authority for the City, staff is requesting your approval for the following:

Nevarez, Dora	(\$796.86)	2923 Sam Calvin Drive	Taxes paid by taxpayer & escrow account
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Memorandum

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

From: Brittni Nix, Director of Planning and Economic Development

Date: November 18, 2022

Subject: 2022-CD-COC-02

Proposed Zoning: PMUD (Planned Mixed-Use District, City of Dacula)

Existing Zoning: PMUD (Planned Mixed-Use District, City of Dacula)

Size: 113.845 acres

Proposed Use: Planned Mixed-Use Development

Applicant: Maple Multi Family Land c/o Mahaffey Pickens Tucker, LLP
1550 North Brown Road, Suite 125
Lawrenceville, Georgia 30043

Owner: Walton Georgia, LLC
8800 N. Gainey Center Drive, Ste 345
Scottsdale, Arizona 85258

Location: LL 270, 271 & 275 - 5th District

Existing Land Use and Zoning:

The subject property totals 113.845 acres and is located along both sides of the Stanley Road prescriptive easement. The site is located in the southeastern quadrant of the Winder Hwy and SR 316 intersection and extends to the western boundary of the Lindenwood subdivision. The property was annexed and zoned PMUD (Planned Mixed-Use District) in February 2013 for a multi-use development including a hotel, conference center, office / commercial, and attached residential pursuant to 2012-CD-AA-01 and 2012-CD-RZ-03. The site was never developed.

The property is in close proximity to the Winder Hwy and SR 316 intersection as well as the commercial and manufacturing zoning districts located along the Winder Highway corridor to the north. Proceeding eastward along Stanley Road are single-family residential and mobile home uses. Single-family residential uses are towards the south along Pipeline Road. Furthermore, the property is adjacent to a proposed office / warehouse industrial project zoned M-1 (Light Manufacturing District) to the north, northwest and a Georgia Power easement transects the site.

The Proposed Development:

The applicant has submitted a change of conditions application to seek approval of the proposed planned mixed-use development. The previously approved planned-mixed use

development incorporated a higher number of uses. These uses included hotel, conference center, office / commercial and 613 units of attached residential. The proposed development contains office / warehouse industrial and attached residential uses. The 603 residential units proposed are split between multi-family apartments (378 units) and townhouses (225 units). Staff notes the previously approved concept plan incorporated an additional 49.25 acres and, as such, the proposed concept plan has different property boundaries.

Office / Warehouse Industrial (27.38 acres)

The applicant proposed two (2) industrial buildings within parcel E & F, located in the southwestern quadrant of the site. The total square footage of the two building equals 473,000 sf. Parcel E is located at the southwestern quadrant of the Stanley Road and Pipeline Road intersection with two (2) access points. One access point is on Stanley Road and the other is on Pipeline Road. Parcel F is adjacent to the rear of Parcel E and has one access point on Stanley Road. Parcel E and Parcel F are not interconnected. Staff notes, the 172 parking spaces do not meet the City's minimum parking space requirement for the use. The number of spaces required will fluctuate depending on the division of office and warehouse square footage. Staff recommends requiring adherence to the Zoning Resolution's minimum parking space requirements for a warehouse use (Article X, Section 1002(CC)).

The proposed warehouse industrial use is across from a 43.81 acre M-1 (Light Manufacturing District) parcel. Three (3) warehouses were approved for the subject site in 2022. The two developments are divided by the Stanley Road prescriptive easement.

Attached Residential (46.97 acres)

Multi-family Apartments (22.93 acres)

The proposed multi-family residential tract is within Parcel A as shown on the concept plan. Parcel A is located on the northern side of Stanley Road and is adjacent to the Lindenwood subdivision. Fourteen (14) multi-family apartment buildings are shown (3 stories) with a total of 378 units (16.48 units/acre). The complex includes a clubhouse and pool amenity package. The clubhouse will include leasing offices, fitness room, tech lounge, conference room, clubroom, and mailroom. The apartment complex has two access drives along Stanley Road. The proposed 662 parking spaces do not meet the City's minimum parking space requirement for the use (756 spaces). Staff recommends requiring the minimum parking spaces to meet the Zoning Resolution's parking space requirements for a residential use (Article X, Section 1002(U)).

Townhouses (24.04 acres)

Parcels B, C, and D house the townhouse portion of the planned mixed-use development. Said parcels are located on the south side of Stanley Road and are between existing single-family residential lots and the proposed office/warehouse

industrial parcel located across Pipeline Road. The townhouse parcels are comprised of 225 residential units within 40 buildings (9.36 units/acre). Each townhouse parcel has a single access drive on Stanley Road and includes open space intending for passive recreation. The proposed parking spaces meets the Zoning Resolution's minimum parking space requirements for a residential use (Article X, Section 1002(U)).

The subject application has completed a regional review through the Atlanta Regional Commission (ARC) and Georgia Regional Transportation Authority (GRTA); the reviewing authorities have recommended approval with conditions.

The City of Dacula's 2019 Comprehensive Plan labels the subject property as Regional Mixed Use on the Future Land Use Map. Regional Mixed Use Activity Centers land uses are defined as "large-scale (Over 100,000 square feet) activity centers with commercial retail, office and employment, and higher density land uses.... should be located near the intersection of major thoroughfares" (The City of Dacula, Georgia 2019 Comprehensive Plan, page 7.13). The proposed planned mixed-use development follows the description of Regional Mixed Use.

Staff notes that the applicant addressed six out of the eight listed "Implementation Policies" within the Letter of Intent. The two policies that were not directly addressed were, "encourage development of a rational network of commercial activity centers to meet the service needs of citizens while avoiding unattractive and inefficient strip development along major roads" and "encourage unique architectural design with articulated facades in order to avoid generic "Big Box" appearance." Staff recommends implementing zoning conditions to ensure the applicant meets the objective(s) of these two policies.

Variance Request

The City of Dacula's Planned Mixed-Use District provides the opportunity for the applicant to request variance(s).

- 1) The applicant has requested a variance to allow the two (2) proposed office / warehouse industrial buildings to be 50-feet in height. Application materials state the property across the street was granted a height variance. The two situations are different due to the proximity of the buildings in relation to the respective right of ways. Building E is approximately 90 feet from the Pipeline Road right-of-way at its closest point. Staff recommends denying the variance as a true hardship has not been presented for consideration.
- 2) The utilization of vinyl coated chain link fences for areas not visible from the right-of-way for the separation from various uses and buildings has been requested in the application materials. A variance is not needed per the City's Ordinances for said request. Staff recommends permitting black vinyl coated chain link fencing around stormwater management ponds, dog parks, and Parcels E & F (office / warehouse industrial use) where not visible from the right-of-way.

- 3) The applicant has requested the Mayor and City Council increase the maximum residential acreage permitted. The applicant requests a variance in order to utilize 46.97 acres) of the 113.845 acres development for residential use.

Article IX, Sec. 916(C) permits residential use to occupy a maximum of 40% of the developed land after the 25% open space requirement has been fulfilled. The variance request of allowing 46.97 acres (55.01%) of residential use is not in the spirit of the ordinance and does not permit a healthy mixture of uses with the development. Staff recommends denying the variance as a true hardship has not been presented for consideration. Adherence to the Ordinance would require limiting the residential acreage to 40% of the developed land after the 25% open space requirement has been fulfilled (34.155 acres).

Summary:

The subject development utilizes multi-family apartments and townhouses to provide a transition between the approved office / warehouse industrial concept and existing single-family residential properties along Stanley Road. Uses are centered along Stanley Road with a central green space located within the power line easement. The proposed development could complement the office and employment center components of the nearby Rowen project.

The proposed planned mixed-use development could be considered acceptable if the development adheres to staff's recommended conditions and Variances #1 and #3 are denied. Conditions should be approved and subject variances denied to ensure a healthy mixture of land uses that enhance the quality of life and provide needed services, provide a cohesive integration within the development, transportation improvements are completed, and aesthetic requirements are upheld. As such, the Department recommends the requested change of conditions application be approved with conditions and Variance #1 and #3 denied.

Comprehensive Plan:

The subject parcels are designated as Regional Mixed Use and Transportation Communications Utilities on the City of Dacula's 2030 Future Development Map.

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 Resolution 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 proposed development could provide a logical transition between the intensity of Winder Highway and established low-density residential developments located along Stanley Road if the proposed mixture of uses adheres to the Planned Mixed-Use District. Therefore, the proposed use with recommendations conditions could be considered suitable as proposed.

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

No, with the recommended conditions, negative impacts on surrounding properties would be mitigated and minimized.

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 rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?*

An increase of traffic, utility use, and school-aged children would be expected from the request. Recommended conditions are designed and expected to lessen potential burden on streets, transportation facilities, and utilities.

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

The requested zoning and affiliated concept plan is consistent with the policies and objectives of the Regional Mixed Use designation of the 2030 Future Land Use Map indicating the requested change of conditions could be considered appropriate as proposed if the proposed PMUD concept aligns with the intention of the City's Planned Mixed-Use District.

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?*

The development could adhere to the Planned Mixed-Use District if an appropriate and healthy mixture of uses are implemented per staff's recommendation to approve the change of conditions with zoning conditions and Variance #1 and #3 denied. The proposed development provides an employment center and housing opportunities.

Recommendation:

Based upon the application, the requested change of conditions is recommended for **approval with the following conditions and Variance #1 and Variance #3 denied.**

Condition Set #1

Resulting from regional review (DRI) by the Atlanta Regional Commission (ARC) & the Georgia Regional Transportation Authority (GRTA)

Attachment A - GRTA General Conditions

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.

Roadway & Site Access Improvement Conditions to GRTA Notice of Decision:

Winder Highway (SR 8/US 29) at Relocated Stanley Road (Intersection 2B)

- **Construct relocated Stanley Road as a two-lane roadway with one (1) lane in each direction**
- Construct a channelized eastbound right-turn lane along Winder Highway (SR 8/US 29)
- Construct a westbound left-turn lane along Winder Highway (SR 8/US 29)
- Construct a northbound left-turn lane and a channelized right-turn lane along Stanley Road
- Install a traffic signal when warranted and approved by GDOT

** City staff recommends amending the subject condition with the following language to be consistent with ARC and GRTA required improvement for DRI #3535 (2021-CD-COC-03), “construct relocated Stanley Road as a three-lane roadway with one (1) lane in each direction and a center two-way left-turn lane along the property frontage. Stanley Road may taper into a two-lane roadway with location approval from the City of Dacula.” (See Condition Set #2, condition # 50)*

Stanley Road at Village Broad Street / Driveway 9 (Intersection 3)

- Construct Driveway 9 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Stanley Road at Driveway 1 (Intersection 4)

- Construct Driveway 1 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Stanley Road at Driveway 2 (Intersection 5)

- Construct Driveway 2 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Pipeline Road at Driveway 3 (Intersection 6)

- Construct Driveway 3 to consist of one (1) ingress lane and one (1) egress lane under side

street stop control

Pipeline Road at Driveway 4 (Intersection 7)

- Construct Driveway 4 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Stanley Road at Driveway 5 (Intersection 8)

- Construct Driveway 5 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Stanley Road at Driveway 6 (Intersection 9)

- Construct Driveway 6 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Stanley Road at Driveway 7 (Intersection 10)

- Construct Driveway 7 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Stanley Road at Driveway 8 (Intersection 11)

- Construct Driveway 8 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Attachment B - Required Elements of the DRI Plan of Development: Conditions Related to Altering Site Plan after GRTA Notice of Decision

The on-site development will be constructed materially (substantially) in accordance with the Site Plan. Changes to the Site Plan will not require re-review from GRTA so long as the following GRTA conditions are included as part of any changes:

- All “Proposed Conditions of Approval to GRTA Notice of Decision” set forth in Attachment A are provided

Attachment C – Required Improvements to Serve the DRI

As defined by the *GRTA DRI Review Procedures*, a “Required Improvement means a land transportation service or access improvement which is necessary in order to provide a safe and efficient level of service to residents, employees and visitors of a proposed DRI.”

The Required Improvements in the study network were identified in the Review Package as necessary to bring the level of service up to an applicable standard before the build-out of the proposed project. These requirements are identified in Sections 1 and 2 of this Attachment. Section 1 contains improvements that do not require GRTA approval at this time because they are to be constructed prior to the completion of the DRI Plan of Development. However, GRTA approval shall be required in the event state and/or federal funds are proposed at a later date to be used for any portion of the improvements described in Section 1. Section 2 contains improvements that require GRTA approval prior to the expenditure of state and/or federal funding. Subject to the conditions set forth in Attachment A and Attachment B, GRTA approves the expenditure of state/and or federal funding for the improvements contained in Section 2.

Section 1:

General Conditions of Approval to GRTA Notice of Decision:

Pedestrian, Bicycle and Transit Facilities

- Provide pedestrian connectivity between all buildings and uses.

Roadway Improvement Conditions to GRTA Notice of Decision:

Winder Highway (SR 8/US 29) at Relocated Stanley Road (Intersection 2B)

- **Construct relocated Stanley Road as a two-lane roadway with one (1) lane in each direction**
- Construct a channelized eastbound right-turn lane along Winder Highway (SR 8/US 29)
- Construct a westbound left-turn lane along Winder Highway (SR 8/US 29)
- Construct a northbound left-turn lane and a channelized right-turn lane along Stanley Road
- Install a traffic signal when warranted and approved by GDOT

** City staff recommends amending the subject condition with the following language to be consistent with ARC and GRTA required improvement for DRI #3535 (2021-CD-COC-03), “construct relocated Stanley Road as a three-lane roadway with one (1) lane in each direction and a center two-way left-turn lane along the property frontage. Stanley Road may taper into a two-lane roadway with location approval from the City of Dacula.”(See Condition Set #2, condition # 50)*

Stanley Road at Village Broad Street / Driveway 9 (Intersection 3)

- Construct Driveway 9 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Stanley Road at Driveway 1 (Intersection 4)

- Construct Driveway 1 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Stanley Road at Driveway 2 (Intersection 5)

- Construct Driveway 2 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Pipeline Road at Driveway 3 (Intersection 6)

- Construct Driveway 3 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Pipeline Road at Driveway 4 (Intersection 7)

- Construct Driveway 4 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Stanley Road at Driveway 5 (Intersection 8)

- Construct Driveway 5 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Stanley Road at Driveway 6 (Intersection 9)

- Construct Driveway 6 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Stanley Road at Driveway 7 (Intersection 10)

- Construct Driveway 7 to consist of one (1) ingress lane and one (1) egress lane under side street stop control

Stanley Road at Driveway 8 (Intersection 11)

- Construct Driveway 8 to consist of one (1) ingress lane and one (1) egress lane under side street stop control.

Section 2:

Roadway Improvement Conditions to GRTA Notice of Decision:

- There are no further recommendations for this project

Condition Set #2

Conditions of the City of Dacula

Concept Plan and Land Use

- 1) The property shall be developed in accordance with the conceptual site plan prepared by Kimley-Horn entitled TCR - Dacula dated October 3, 2022 with modification required to adhere to the approved zoning conditions. Any discrepancies between the subject concept plan and the approved zoning conditions/City Ordinances shall not be interpreted as an administrative variance. Development plans must adhere to the approved zoning conditions for the site and City Ordinances.

Any substantial deviation from the approved conceptual plan and / or remaining conditions of zoning shall be resubmitted to the City Council for consideration. The City Administrator shall determine what constitutes substantial deviation.

- 2) The following uses in the Planned Mixed-Use Zoning District shall be prohibited and made part of the owner's restrictive covenants: adult entertainment establishments, log splitting operations or storage lots, mobile home leasing or sales lots, taxi cab, limousine, or other for hire vehicle services (excluding public or private ambulatory services), solid waste transfer stations, the storage or warehousing of caustic or hazardous materials, animal rendering plants, bulk petroleum or natural gas plant and/or storage facilities, landfills, composting facilities, fertilizer manufacturing, foundries, heavy equipment rental or repair, hardship mobile homes, incinerators, junkyards, lawnmower repair shops, livestock feedlots, materials recovery facility, pawn shops, title loan and check cashing facilities, poultry houses, the raising of dangerous animals for profit or gain, privately owned septic treatment facilities, stack houses, stand-alone crematories, truck stops and/or semi storage lots.
- 3) The following uses in the Planned Mixed-Use Zoning District shall be allowed with the approval of a Special Use Permit by the Mayor and City Council of the City of Dacula: contractor's offices with outdoor storage, machine/welding/radiator or muffler repair shops, vehicle rental (without driver), churches and/or religious facilities that are not located in a standalone building or structure, automotive sales lots, general auto repair, tire stores, muffler shops, boat sales establishments, crematories as an accessory to a funeral home, equipment rental sales or service (excluding heavy equipment) with associated outside storage, helicopter landing pads, mini-warehouse / personal storage facilities, fleet vehicle parking lots, tattoo and body piercing parlors, pool or billiard halls, liquor and/or package stores, van, moving or truck rental (i.e. U-Haul, Ryder) or any other non-specified commercial and/or industrial business or use that could require outside storage.
- 4) All forms of on-site outdoor storage shall be subject to Special Use Permit approval by the Mayor and City Council. Garages within the multi-family development shall be allowed.

- 5) Fast food restaurants with or without drive-thru windows and/or curb service shall not be permitted. A fast food restaurant shall be defined as any establishment which dispenses food for consumption on or off the premises, and which has the following characteristics: a limited menu, items prepared in advance or prepared or heated quickly, no table orders, and food served in disposable wrapping or containers. Said definition shall exclude restaurants with drive-thru services whose primary product focuses on specialty coffees or donuts.
- 6) Master covenants and deed restriction shall be made part of this development and will cover the entire planned mixed-use development. The covenants, at minimum, shall adhere to Section 916(D)(8) of the Zoning Resolution and must be approved by the City prior to final plat approval.
- 7) The open space shall not be subdivided, and the open space shall be owned and maintained by a mandatory property owners' association. The deed to the mandatory property's association shall require that the open space be perpetually maintained as open space subject only to the development of Gwinnett County / City of Dacula trail system and approved utilities easements.
- 8) A natural pedestrian walking trail with location markers connecting Parcel A, Parcel B, Parcel C, and Parcel D to the Central Green Space shall be required. The trail shall follow the natural stream where appropriate.
- 9) The Central Green Space shall be developed in accordance with "Greenspace Option 2" dated November 10, 2022 and a pedestrian walking trail, at minimum.
- 10) Residential acreage shall not exceed 40 percent of the land that can be developed after the 25 percent open space requirement has been satisfied. Detached dwelling units shall not exceed five (5) units per acre. Attached dwelling units shall not exceed thirteen (13) units per acre.
- 11) For any zoning map amendment for which the City Council is not the applicant, and upon which a development permit, building permit, or certificate of occupancy has not been issued within twenty-four (24) months of the date of approval of said amendment, the City Council may review the zoning district classification of the property and determine whether the zoning shall be continued or initiated for rezoning.

Such properties may first be reviewed by the Planning Commission, which shall make such findings and recommendations as it deems appropriate.

Architectural Design

- 12) Architectural design of industrial / warehouse facilities shall comply with the following performance guidelines:
 - (1) Building facades shall be of architectural treatments of glass and / or brick, stone, stucco, or tilt-up concrete subject to review and approval of the City of Dacula.

- (2) Contrasting accent colors of any wall, awning or other feature (other than dark green or brick red) shall be limited to no more than 15% of the total area for any single facade.
- (3) Buildings shall incorporate live plant material growing immediately in front of or on the building.
- (4) All mechanical, HVAC and like systems shall be screened from street level view (within 300 feet) on all sides by an opaque wall or fence of brick, stucco, split-faced block or wood.
- (5) Any accessories provided such as railings, benches, trash receptacles and / or bicycle racks shall complement the building design and style.
- (6) Walls visible from roadways or parking areas shall incorporate changes in building material / color.

Final architectural plans and color palate shall be submitted to the Department of Planning and Development for approval. The Department reserves the right to deny the architectural plans and color palate if they do not capture the intent of the condition to provide structures with quality materials and pleasing visual interest.

- 13) The fronts and visible sides of commercial building exteriors shall be constructed of brick, stone, stacked stone, stucco, EIFS, tilt-up concrete, and/or glass. The rear of the structures shall be finished with brick, stone, stucco, tilt-up concrete, glass, split faced block (CMU), painted block on the rear of the structures, or any combination thereof. Non-residential structures may contain accents of fiber-cement siding in addition to the primary construction materials. The Department of Planning and Development shall decide what is considered rear of the structure (if any). All non-residential buildings shall be constructed with flat roofs with architectural treatments to include canopies and varying parapet heights. A combination of pitched roofs and architectural parapet treatments shall be allowed with City approval. The appearance of flat roof structures shall be avoided. Mansard style roofs shall be prohibited. Ground mounted mechanical, HVAC and like systems shall be screened on all sides by an opaque wall of brick, stucco, split faced block or wood. Elevated or roof mounted mechanical, HVAC and like systems shall be positioned in such a way as to not be visible from the front street level or surface parking areas of the development. Architectural design shall lend the appearance of multi-tenant occupancy; facades of multi-tenant buildings shall have varied parapet height. Final architectural plans and color palate shall be submitted to the Department of Planning and Development for approval. The Department reserves the right to deny the architectural plans and color palate if they do not capture the intent of the condition to provide structures with quality materials and pleasing visual interest.
- 14) Townhouse building exteriors shall, at a minimum, be constructed of fiber cement siding with accents of brick, stone, stacked stone, stucco, or cedar shake on all sides to provide visual interest. Accent materials must be present on each unit with variation between adjoining units.

Vinyl siding shall be prohibited except as used for maintenance free accent elements such as soffits, and window casings. Residential buildings shall be constructed with a pitched roof, minimum 4 to 12 pitch, or flat roof with architectural treatments to include canopies and parapets of varying heights to avoid the appearance of a flat roof. A combination of pitched roofs and architectural parapet treatments shall be allowed with City approval. Ground mounted mechanical, HVAC and like systems shall be screened from public view by an opaque wall of brick, stucco, split faced block or wood, or landscaping. Elevated or roof mounted mechanical, HVAC and like systems shall be positioned in such a way as to not be visible from the front street level or parking areas of the development. Final architectural plans and color palate shall be submitted to the Department of Planning and Development for approval. The Department reserves the right to deny the architectural plans and color palate if they do not capture the intent of the condition to provide quality structures with pleasing visual interest.

- 15) Architectural design of multi-family structures shall be developed in accordance with the elevations/renderings entitled Hammond Center dated January 4, 2021. Any substantial deviation shall be resubmitted to the City Council for consideration. The City Administrator or his/her designee shall determine what constitutes substantial deviation.
- 15) Multi-family apartment buildings and facilities shall be limited to a maximum of 3-stories.
- 16) Nonresidential buildings shall be limited to a maximum height of 40-feet.
- 17) Attached residential units shall be a minimum of 750 square feet for single bedroom and 1,100 square feet for two bedroom, and 1,200 square feet for three bedrooms.
- 18) Any accessories provided such as railings, benches, trash receptacles and / or bicycle racks shall complement the building design and style.
- 19) Chain link fence shall be prohibited except around the stormwater management ponds, any dog parks, and where not visible from the right-of-way within Parcels E & F (office / warehouse industrial use). All chain link fences shall be black vinyl.
- 20) All trash dumpsters shall be screened by an enclosure using the same exterior building material as the adjacent occupied buildings. Pickup shall be limited to the hours of 7:00 a.m. to 9:00 p.m. Monday through Saturday. Dumpster enclosures shall remain closed, locked, and in good repair at all times.

Landscaping and Parking

- 21) A ten (10) foot wide landscape strip from the proposed right-of-way shall be provided along both sides of Stanley Road. The landscape strip shall be planted so as to not impede site distance along Stanley Road.
 - a. Provide non-ornamental shade trees spaced 30-feet on-center along the proposed Stanley Road right-of-way. All street trees shall be a minimum 3-inch caliper (dbh) at the time of planting. Street trees shall be planted at least six-feet from back-of-curb subject to review and approval of the City of Dacula.

Street trees shall be of one or a combination of the following species:

1. Willow Oak
2. Overcup Oak
3. Nuttall Oak
4. Pin Oak
5. Shumard Oak
6. Lacebark Elm
7. Japanese Zelkova

22) A ten (10) foot wide landscape strip from right-of-way shall be provided along both sides of Pipeline Road. The landscape strip shall be planted so as to not impede site distance along Pipeline Road.

- a. Provide non-ornamental shade trees spaced 30-feet on-center along the Pipeline Road right-of-way. All street trees shall be a minimum 3-inch caliper (dbh) at the time of planting. Street trees shall be planted at least six-feet from back-of-curb subject to review and approval of the City of Dacula.

Street trees shall be of one or a combination of the following species:

1. Willow Oak
2. Overcup Oak
3. Nuttall Oak
4. Pin Oak
5. Shumard Oak
6. Lacebark Elm
7. Japanese Zelkova

23) Provide a 10-foot wide landscaped buffer along the side and rear property lines of developing parcels, units, or phases. Landscape buffers shall be planted with a single row of Leyland Cypress or Cryptomeria trees, planted 30-foot on center. The buffer can be eliminated after a Building Permit has been issued on adjacent property.

24) Landscaping and fencing shall be provided around all stormwater ponds. Fencing shall remain closed, locked, and in good repair at all times. Proposed landscaping shall adhere to best management practices and provide visual interest and screening. Landscaping plans shall be reviewed and approved by the Department of Planning and Development.

25) A parking lot landscape plan shall be submitted to the City for approval prior to a development permit issuance. At a minimum, the landscape plan shall include monument sign locations and should insure that each parking island/strip will have a minimum of one (1) ornamental shade tree per 25 feet. Fifty (50) percent of all parking area trees shall be a minimum of 2-inch dbh caliper and fifty (50) percent shall be a minimum of 3-inch dbh caliper.

- 26) Parking spaces shall adhere to the minimum requirement as stated in Article X, Section 1002 of the Zoning Resolution.
- 27) Parking lot lighting shall be directed in toward the property so as not to shine directly into adjacent properties. Interior street lights shall be black, decorative, and utilize downward illumination or frosted globes only. Design rendering and lighting specification shall be subject to review and approval by the City Administrator or his/her designee.
- 28) Natural vegetation shall remain on the property until issuance of a land disturbance permit.
- 29) A specimen tree survey shall be provided for review. Specimen trees on-site shall be saved when feasible.

Signage and Advertising

- 30) The subject site shall be limited to one (1) off-site multi-tenant project monument sign located out of the right-of-way at the intersection of Winder Highway and relocated Stanley Road as long as written notarized permission from the property owner is provided to the City prior to permit issuance. The monument sign shall not exceed a maximum of 20-foot in height, is limited to a maximum 150-square foot of advertising space, and shall be constructed with a brick or masonry base (minimum two feet in height) matching the materials of the buildings. The sign shall be located so as to not impede site distance along Winder Highway. Neon or self-illuminating ground signs shall be prohibited. Sign location and design criteria are subject to review and approval by the City of Dacula.
- 31) Ground signage shall be limited to one monument-type sign for each parcel. Each sign is limited to a maximum 50-square foot of advertising space. Monument signs shall not exceed a maximum of 6-foot in height and shall be constructed with a brick or masonry base (minimum two feet in height) matching the materials of the buildings. Neon or self-illuminating ground signs shall be prohibited. Signs shall be set back 15 feet from Stanley Road and Pipeline Road right-of-way and located so as to not impede site distance along Stanley Road and Pipeline Road. Sign location and design subject to review and approval by the City of Dacula.
- 32) Temporary signage shall be regulated and/or permitted as stated in Article XII (Signs and Advertising) of the City of Dacula Zoning Resolution with the following exceptions:
- a. Business specific temporary signage must be mounted flush onto or against existing permitted structures within the development.
 - b. Temporary signage shall be prohibited on individual residential units.
- 33) Live human advertisement shall be prohibited within the subject area. To include, but not necessarily be limited to, sign spinners, twirlers, dancers, clowns, and / or other similar temporary advertising methods commonly provided by costumed or animated humans.

- 34) Tents, free-standing-canopies, streamers or roping decorated with flags, tinsel, decorative balloons, hot-air balloons or other similar materials shall be prohibited on the site. Yard and sail signs shall be permitted for residential leasing purposes only.
- 35) Oversized signs or billboards shall be reviewed and permitted separately and must abide by the procedures and regulations as stated in Article XII of the Zoning Resolution.

Transportation and Infrastructure

- 36) A Traffic Impact Study shall be provided prior to the issuance of a development permit. Prior to the issuance of the first certificate of occupancy, the applicant shall make any improvements recommended by the traffic impact study, provided the improvements are approved by the City of Dacula and Gwinnett County Department of Transportation respectively.
- 37) Applicant/developer shall pay its proportionate share of the costs of a traffic signal at the intersection of Winder Hwy and relocated Stanley Road when warranted.
- 38) The entire section of Stanley Road and Pipeline Road within the development shall be improved and paved with asphalt to the City of Dacula/Gwinnett County performance standards respectively. Stanley Road improvements shall meet existing asphalt to ensure a continuous paved road. Road improvements shall be fully installed and functional prior to the issuance of a certificate of occupancy for any portion of the development.
- 39) The developer/ owner shall, at its expense, construct all improvements associated with a phase of construction including, but not limited to, paving and striping roadways, curb, gutter, road signage, and installation of all water and sewer infrastructure necessary for the development of that phase prior to the issuance of any certificate of occupancy permits for that phase of work.
- 40) It shall be the responsibility of the applicant to secure at no cost to the City and/or Gwinnett County, all necessary right-of-way to implement the required improvements.
- 41) Ownership and maintenance of drives, roads, side streets, alleys, and/or parking lots found on the subject site shall be the responsibility of the developer and/or private property owner.
- 42) All new utility lines shall be located underground. The developer shall be responsible for the relocation of public or private utilities and stormwater infrastructure.
- 43) Utilities shall be placed on the developer's property whenever possible, appropriate access and maintenance easements shall be filed at the time of final plat approval for any one parcel or section of the subject development.
- 44) Provide inter-parcel access (curb cuts) where possible to contiguous parcels of the mixed use development.

- 45) All vehicular access onto the proposed private drive must meet the City of Dacula's project access improvement standards of a public road. All improvements shall be provided by the developer.
- 46) A five-foot sidewalk shall be required adjacent to both sides of proposed Stanley Road and Pipeline Road right-of-way. The sidewalk location shall be reviewed and approved by the City of Dacula and Gwinnett County Department of Transportation respectively.
- 47) Sidewalks shall be constructed with an additional 2-foot by 8-foot pad approximately every 300 linear feet to accommodate pedestrian amenities such as benches, planters, 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.
- 48) Provide decorative light poles / fixtures along proposed Stanley Road and Pipeline Road right-of-way. Street lights shall be staggered, 150 feet on-center. Light poles shall be black and a maximum 20 feet high. All street lighting shall be subject to review and approval of the City of Dacula and Gwinnett County Department of Transportation. Where applicable, streetlights shall be placed adjacent to required pedestrian amenity sidewalk pads. Street light service fees and maintenance are the responsibility of the property owners association. A separate lighting plan showing type of light and locations shall be submitted to the City for review and approval.
- 49) A sign prohibiting truck access at the intersection of Stanley Road and Pipeline Road shall be required adjacent to the Stanley Road right-of-way / dedicated easement at the end of the proposed Stanley Road improvements.
- 50) Amend ARC and GRTA condition, "construct relocated Stanley Road as a two-lane roadway with one (1) lane in each direction" with the following language, "construct relocated Stanley Road as a three-lane roadway with one (1) lane in each direction and a center two-way left-turn lane along the property frontage. Stanley Road may taper into a two-lane roadway with location approval from the City of Dacula" The amended language is consistent with ARC and GRTA required improvement for DRI #3535 and City Council approved 2021-CD-COC-03.

Private Access

- 51) It is the responsibility of the owner and/or developer to provide pass codes, keys, and/or up to date contact information for controlled entrance locations to the Dacula Marshal's Department, Gwinnett County Police Department, and Gwinnett County Fire Department.
- 52) Contact information for any maintenance associations, homeowner associations, property owners association and/or private security company's shall be submitted and updated regularly with the Dacula Marshal's Department and the Dacula Planning and Development Department.

- 53) Controlled access for the multi-family parcel shall consist of gates, swing fences, entry posts, or other similar mechanism to control vehicular or pedestrian movement.

Grading and Phasing

- 54) Prior to the issuance of a Land Disturbance Permit or Development Permit for mass grading of residential uses exceeding 10 acres, the Developer or Land Owner will submit a “Bond Stabilization and Landscape Plan” to the City of Dacula which will provide for the permanent stabilization of disturbed area(s) via rye grass seeding, tree replanting and landscaping in accordance with the City’s Development Regulations and these conditions of zoning. Tree replanting along the frontage of both sides of Stanley Road and Pipeline Road shall include non-ornamental shade trees spaced 30-feet on-center, six feet from the right-of-way or pavement edge of the private drive. All street trees shall be a minimum 2-inch caliper (dbh) at the time of planting. Interior replanting of disturbed areas shall include five (5) two-inch caliper trees (DBH) per acre.

Once the “Bond Stabilization and Landscape Plan” has been approved by the City Administrator or designee, and prior to the issuance of any Land Disturbance or Development Permit, Developer or Land Owner shall post a performance bond in favor of the City of Dacula to guarantee the replanting of the disturbed acreage in accordance with the City’s Development Regulations and these conditions of zoning. The performance bond amount shall be equal to \$15,000.00 per acre disturbed. The bond shall be in the form of a Letter of Credit from an FDIC insured institution or an insurance company in good standing with the Georgia Insurance Commissioner’s office, authorized to do business in Georgia, and rated “A” or better by the rating agency A.M. Best. The Surety must also be listed on the U.S. Department of Treasury’s Circular 570. The City staff shall approve the form of the performance bond and the qualifications of the surety prior to execution of the bond.

In the event that Developer/Land Owner has not obtained a building permit within twelve (12) months of the issuance of the Land Disturbance or Development Permit, whichever is first issued, then the City of Dacula will redeem the performance bond [or equivalent security acceptable to the City of Dacula] to fund the implementation of the Bond Stabilization and Landscape Plan. The performance bond [or equivalent security acceptable to the City of Dacula] will terminate and/or be surrendered or returned once the improvements shown in the Bond Stabilization and Landscape Plan have been completed or a building permit is issued on any parcel of the development.

- 55) The initial free-standing multi-family phase of the development shall be limited to 200 units. No other multi-family permits shall be issued until a minimum of 200,000 square feet of non-residential floor area have been permitted and granted a certificate of occupancy.

56) Site grading adjacent to access points shall be consistent in elevation to the proposed Stanley Road right-of-way to ensure adequate sight distance.

Condition Set #3

Approved Conditions of requested variances, variations, and waivers to City ordinances and regulations.

- 1) Residential acreage shall not exceed 40 percent of the land that can be developed after the 25 percent open space requirement has been satisfied. Detached dwelling units shall not exceed five (5) units per acre. Attached dwelling units shall not exceed thirteen (13) units per acre.
- 2) Chain link fence shall be prohibited except around the stormwater management ponds, any dog parks, and where not visible from the right-of-way within Parcels E & F (office / warehouse industrial use). All chain link fences shall be black vinyl.
- 3) Nonresidential buildings shall be limited to a maximum height of 40-feet.



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 <u>Maple Multi Family Land, LP c/o Mahaffey Pickens Tucker, LLP</u>	NAME <u>Walton Georgia, LLC</u>
ADDRESS <u>1550 NORTH BROWN ROAD, SUITE 125</u>	ADDRESS <u>8800 N. Gainey Center Drive, Ste 345</u>
CITY <u>Lawrenceville, GA, 30043</u>	CITY <u>Scottsdale</u>
STATE <u>Georgia</u> ZIP <u>30043</u>	STATE <u>Arizona</u> ZIP <u>85258</u>
PHONE <u>770 232 0000</u> FAX <u>678 518 6880</u>	PHONE _____ FAX <u>480-586-8216</u>

APPLICANT IS THE:

- OWNER'S AGENT
- PROPERTY OWNER
- CONTRACT PURCHASER

CONTACT PERSON Shane Lanham
 COMPANY NAME Mahaffey Pickens Tucker, LLP
 ADDRESS 1550 NORTH BROWN ROAD, SUITE 125
Lawrenceville, GA, 30043
 PHONE 770 232 0000 FAX 678 518 6880

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

PRESENT ZONING DISTRICT(S) PMUD REQUESTED ZONING DISTRICT PMUD change in conditions
 LAND LOT(S) 270, 271, & 275 PARCEL # Multiple--See attached DISTRICT(S) L.D. 5 ACREAGE +/- 113.845
 PROPOSED DEVELOPMENT OR SPECIAL USE REQUESTED _____
Change in Conditions of Planned Mixed-Use Development

RESIDENTIAL DEVELOPMENT:

NO. OF LOTS/DWELLINGS UNITS 603
 DWELLING UNIT SIDE (SQ. FT.) Min. 750 sf

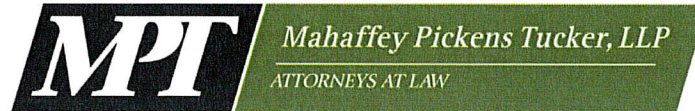
NON-RESIDENTIAL DEVELOPMENT:

NO. OF BUILDINGS/LOTS 2
 TOTAL GROSS SQ. FEET +/- 473,200

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 2022-CD-COC-02



Matthew P. Benson
 Catherine W. Davidson
 Gerald Davidson, Jr.*
 Rebecca B. Gober
 Brian T. Easley
 Christopher D. Holbrook

Shane M. Lanham
 Jeffrey R. Mahaffey
 Jessica R. Pickens
 Steven A. Pickens
 Andrew D. Stancil
 R. Lee Tucker, Jr.

*Of Counsel

**LETTER OF INTENT FOR CHANGE IN CONDITIONS APPLICATION OF MAPLE
 MULTI FAMILY LAND SE, LP**

Mahaffey Pickens Tucker, LLP submits the attached change in conditions application (the “Application”) on behalf of Maple Multi Family Land SE, LP (the “Applicant”), relating to a proposed mixed-use development on an approximately 113.85-acre assemblage of land (the “Property”) located along both sides of Stanley Road near its intersection with Pipeline Road. The Property is designated as within the Regional Mixed-Use character area on the City of Dacula 2019 Comprehensive Plan Future Land Use Map and is currently zoned PMUD pursuant to City of Dacula annexation and rezoning case numbers 2012-CD-AA-01 and 2012-CD-RZ-03 (the “Original PMUD”).

The Original PMUD was approved in 2013 to allow a maximum of 2,500,000 square feet of non-residential uses and 613 residential units. The proposed development would provide a total of 603 residential units and 473,200 square feet of non-residential land uses. The residential component would include a mix of 378 multifamily residential units and 225 single-family attached townhome units. The non-residential component would provide a total of 473,200 square feet in two buildings of office/warehouse industrial buildings. The proposed non-residential component would complement recent industrial rezoning approvals on adjacent land which was also a component of the Original PMUD. The proposed development is compatible with

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surrounding land uses and zoning classifications, is in line with the land use policies of the City of Dacula 2019 Comprehensive Plan (the “Comp Plan”), and would also provide an appropriate transition of land uses from more intense industrial and commercial uses located along Stanley Road and Winder Highway (State Route 8 and U.S. Route 29) and less intense single-family residential uses located to the east along Stanley Road.

The Property is adjacent to land zoned M-1, C-2, TRD, R-1200, and RA-200 with the commercial and industrial zoning classifications focused to the west near and along Winder Highway. The proposed development is designed to complement the existing land use mix and provide an appropriate transition from more intense land uses to uses that are less intense. Specifically, industrial land uses would step down to multifamily residential uses which would step down to single-family attached townhomes before stepping down again to existing single-family detached residences. Accordingly, the proposed non-residential component is located on the westerly portion of the Property. The proposed development would also enjoy convenient access to Winder Highway as well as University Parkway (State Route 316). This access would be significantly enhanced by the proposed new interchange at Winder Highway and University Parkway. In fact, the recent rezoning of adjacent land to M-1 contemplates the relocation of the Stanley Road Winder Highway intersection to provide adequate distance from the new interchange. Moreover, the proposed Sugarloaf Parkway extension would cross over Stanley Road just east of the Property and would also include an expanded interchange at University Parkway to the southeast. The extended Sugarloaf Parkway would provide a limited access connection all the way to a new interchange at Interstate 85 just east of the Mall of Georgia. These regional transportation improvements further enhance the vehicular connectivity of the Property and would provide residents and employees with convenient access to major transportation corridors.

The proposed development is also compatible with the land use policy of the Comp Plan which designates the Property as within the Regional Mixed-Use character area. The Comp Plan encourages large-scale development of these areas and encourages “warehousing/distribution” and “high density residential (greater than 6 units/acre)” as allowed land uses. The proposed development would also further several of the identified “implementation policies” as outlined below:

- **Encourage developers to provide infrastructure improvements to mitigate major traffic impacts.** The Applicant anticipates providing significant infrastructure improvements along Stanley Road in order to serve the proposed development. Moreover, the Applicant anticipates that the Application would trigger a Development of Regional Impact (DRI) review which involves multiple local and state agencies including the Georgia Regional Transportation Authority (GRTA), the State Road and Tollway Authority (SRTA), the Georgia Department of Transportation (GDOT), and the Gwinnett Department of Transportation.
- **Use planned infrastructure expansion to support development in areas identified as suitable for such development in the Comprehensive Plan.** The Applicant anticipates improving Stanley Road from a substandard roadway to accommodate traffic generated by the proposed development. Other infrastructure improvement projects such as the Sugarloaf Parkway Extension and new interchanges along University Parkway would further support continued economic development in this area of the City.
- **Encourage development that provides appropriate employment opportunities to serve our current and future population.** The proposed non-residential component would provide high-quality jobs for current and future residents of the City and would spur additional redevelopment and new development opportunities.
- **Encourage new development to locate in suitable locations close to transportation and infrastructure resources.** As described above, the proposed development is located in close proximity to major transportation corridors.
- **Encourage development whose design, landscaping, lighting, signage, and scale add value to the community.** The proposed development would provide attractive landscaping, architecture, signage, and appropriately-scaled development given the context of surrounding land uses.
- **Encourage shared parking and master planned development in order to minimize parking needs.** The proposed development is designed to provide efficient on-site parking for the proposed uses and would also include pedestrian connectivity to encourage non-vehicular modes of travel. Residents of the proposed development would be able to walk or bike to proposed employment uses in the immediate area as well as expanding commercial and retail uses along Winder Highway.

The proposed development would also include multiple on-site amenities for residents to firmly establish a sense of place and provide opportunities for community engagement. The proposed multifamily residential component would provide multiple amenities for residents including a pool and clubhouse. The proposed clubhouse would include an open concept design with leasing offices, fitness room, tech lounge, clubroom, conference room, and a mail room all under one roof. The townhome components would provide passive amenities for residents including pocket parks and smaller green/open spaces for dog-walking, exercise, and recreation. Additionally, the proposed development would include a large, centrally-located and publicly-accessible green space.

Additionally, the Applicant respectfully requests three variances from the requirements of the Zoning Resolution of the City of Dacula (the "ZO"). First, the Applicant respectfully requests a variance to allow an increased building height for the industrial portion of the site to 50 feet. This proposed building height is compatible with building heights of recently-approved projects in the vicinity of the Property and will allow the Applicant to develop the Property in a manner allowing the safe and efficient operation of the property. Second, the Applicant requests to provide vinyl-coated chain link fencing in certain areas of the Property for safety and to provide appropriate separation from various uses and buildings. While such fencing is permitted around stormwater management facilities and dog parks, pursuant to the ZO, the Applicant also requests to provide that style fencing where not visible from adjacent right-of-way. Fencing visible from the ROW would be provided in accordance with the ZO. Third, the Applicant requests a variance from Section 916(C)(3) of the ZO relating to the required land use mix of projects within the PMUD zoning classification. Specifically, the Applicant is requesting to provide a maximum of 55.01% of the gross land area as residential uses as set forth on the site plan submitted with the Application.

Provided open space totals approximately 39.5 acres of the Property. As mentioned above, the subject property of this Application is a component of the larger Original PMUD which was approved in 2012. A large portion of the Original PMUD (approximately 42.9 acres) was recently rezoned to the M-1 (Light Manufacturing District) zoning classification. Moreover, all of the residential areas depicted on the final site plan for the Original PMUD are located on the Property. Accordingly, the proposed development is compatible with the land use mix and location of residential uses of the Original PMUD. While the Applicant understands that off-site M-1 tract cannot be included in land use mix calculations for the proposed development, it respectfully submits that considering that land area together with the Property as within the broader context of land located along Stanley Road which was part of the Original PMUD is appropriate.

The proposed development is compatible with existing land uses and zoning classifications of the surrounding area, is in line with the policy and intent of the Comp Plan, and is an appropriate land use due to the Property's proximity to major transportation corridors including Sugarloaf Parkway, University Parkway, and Winder Highway. The Applicant welcomes the opportunity to meet with staff of the City of Dacula Planning and Development Department to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Application filed herewith. The Applicant respectfully requests your approval of the Application.

Respectfully submitted this 18th day of November, 2022.

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham
Attorneys for the Applicant

11.10.2022

LANDSCAPE ARCHITECTURE | DESIGN + PLANNING

GREENSPACE OPTION 1

DACULA | GREENSPACE CONCEPTS

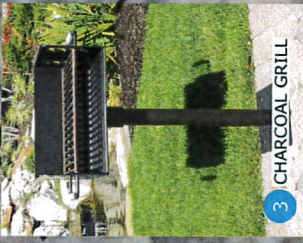
FOR TRAMMELL CROW RESIDENTIAL



5 JOGGING PATH (Quarter Mile Loop)



4 PAVILION



3 CHARCOAL GRILL



2 SWING BENCH



1 OPEN FIELD (Approximately 100' x 300')



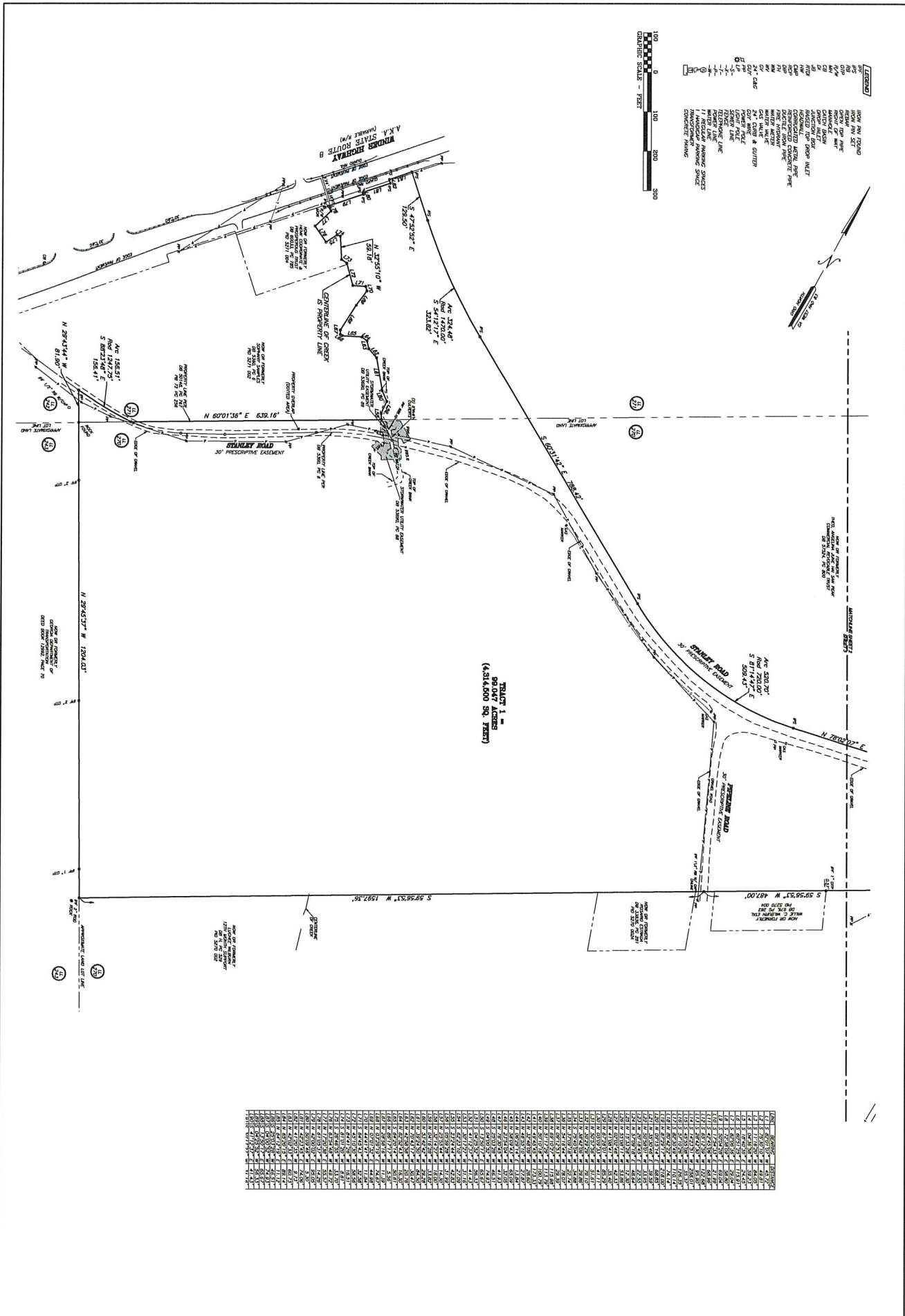
11.16.2022

GREENSPACE OPTION 2

LANDSCAPE ARCHITECTURE | DESIGN + PLANNING

DACULA | GREENSPACE CONCEPTS

DR. TRAMMELL CROW RESIDENTIAL



Lot	Area (Acres)	Area (Sq. Feet)
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3

SHEET 3 OF 3

DATE: 02/15/2023

CHD: SSM/MS

DWG: TCR/SMS

LSV: KAY/MAN

ALTA/NPS LAND TITLE SURVEY

FOR

MAPLE MULTI-FAMILY LAND SE, L.P.

LAND LOTS 270, 271 & 275 5TH DISTRICT

CITY OF DACULA, GWINNETT COUNTY, GEORGIA

TSS

TECHNICAL SURVEY SERVICES

10400 W. GATHERING WAY

ALPHARETTA, GA 30201

PH: 770.241.1100

WWW.TSSURVEYS.COM

No	Revision	Date
1	REVISED PER COMMENTS	10/14/2022
2	REVISED PER COMMENTS	10/25/2022
3	REVISED TO REFLECT PROPERTY PER PSA	11/15/2022

Field Date: 09/14/2022

Scale: 1" = 100'

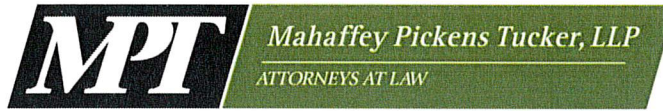
Overall Tract

All that tract or parcel of land lying and being in Land Lots 270 and 271 of the 5th District, City of Dacula, Gwinnett County, Georgia and being more particularly described as follows:

BEGINNING at a 1 inch open top pipe found at the Land Lot corner common to Land Lots 270, 271, 274 and 275; thence running along the Land Lot line common to Land Lots 270 and 275 the following courses: South 29° 27' 22" East a distance of 548.17 feet to a 1/2 inch rebar found; thence South 29° 25' 47" East a distance of 1044.24 feet to a 1/2 inch rebar found at the terminus of the northerly Right of Way of Stanley Road (60' R/W); thence along said terminus South 29° 26' 20" East a distance of 35.10 feet to a point in Stanley Road; thence leaving said Land Lot line and running along the centerline of Stanley Road South 87° 49' 24" East a distance of 31.72 feet to a point in Stanley Road; thence South 25° 55' 44" East a distance of 32.98 feet to an iron pin set on the southerly Right of Way of Stanley Road; thence running along said southerly Right of Way of Stanley Road the following courses: thence North 88° 37' 42" East a distance of 62.45 feet to an iron pin set; thence North 82° 19' 20" East a distance of 102.40 feet to an iron pin set; thence North 79° 28' 20" East a distance of 101.40 feet to an iron pin set; thence North 77° 45' 25" East a distance of 267.36 feet to an iron pin set; thence running along said Right of Way of Stanley Road North 01° 41' 42" West a distance of 30.52 feet an iron pin set; thence North 77° 42' 09" East a distance of 115.00 feet to an iron pin set; thence leaving Stanley Road and running South 07° 03' 16" East a distance of 125.99 feet to a point; thence South 25° 03' 28" West a distance of 46.51 feet to a point; thence South 04° 00' 52" West a distance of 74.93 feet to a point; thence South 13° 50' 17" East a distance of 65.67 feet to a point; thence South 04° 25' 52" West a distance of 56.33 feet to a point; thence South 41° 12' 37" East a distance of 41.43 feet to a point; thence South 30° 17' 27" West a distance of 31.16 feet to a point; thence South 62° 23' 10" West a distance of 27.09 feet to a point; thence South 23° 24' 44" West a distance of 42.83 feet to a point; thence South 05° 59' 28" West a distance of 31.99 feet to an iron pin set; thence South 22° 08' 29" West a distance of 192.01 feet to a 1/2 inch open top pipe found; thence South 60° 52' 29" West a distance of 214.22 feet to a 1 inch rebar found; thence North 31° 38' 26" West a distance of 312.93 feet to an iron pin set; thence North 25° 55' 44" West a distance of 14.30 feet to a point in the centerline of Hopkins Creek; thence running along said centerline of Hopkins Creek the following courses: South 82° 01' 07" West a distance of 45.72 feet to a point; thence South 75° 30' 10" West a distance of 49.81 feet to a point; thence South 11° 16' 20" West a distance of 52.71 feet to a point; thence South 11° 16' 20" West a distance of 31.34 feet to a point; thence South 04° 36' 58" West a distance of 59.23 feet to a point; thence South 18° 40' 36" East a distance of 24.45 feet to a point; thence South 60° 51' 25" East a distance of 115.91 feet to a point on the top of a 48" ductile iron pipe; thence South 82° 06' 36" East a distance of 29.04 feet to a point; thence South 72° 38' 09" East a distance of 58.80 feet to a point; thence South 50° 04' 28" East a distance of 69.04 feet to a point; thence South 17° 54' 33" East a distance of 21.99 feet to a point; thence South 42° 45' 06" West a distance of 68.96 feet to a point; thence South 65° 12' 59" West a distance of 122.68 feet to a point; thence South 28° 42' 30" West a distance of 95.90 feet to a point; thence South 14° 23' 51" West a distance of 258.01 feet to a point; thence South 45° 55' 08" West a distance of 35.37 feet to a point; thence South 57° 10' 26" West a distance of 126.35 feet to a point; thence South 82° 30' 49" West a distance of 110.14 feet to a point; thence North 80° 42' 22" West a distance of 74.14 feet to a point; thence North 87° 29' 17" West a distance of 218.00 feet to a point at the intersection of Hopkins Creek and an unnamed creek; thence leaving the centerline of Hopkins Creek and running along the centerline of said unnamed creek the

following courses: North 09° 15' 14" East a distance of 68.85 feet to a point; thence North 35° 30' 46" East a distance of 39.59 feet to a point; thence North 50° 58' 01" West a distance of 33.95 feet to a point; thence North 20° 18' 45" East a distance of 22.55 feet to a point; thence North 57° 09' 18" East a distance of 48.64 feet to a point; thence North 15° 33' 28" West a distance of 12.30 feet to a point; thence North 55° 08' 11" West a distance of 53.86 feet to a point; thence North 02° 02' 46" West a distance of 42.33 feet to a point; thence North 41° 08' 41" West a distance of 35.40 feet to a point; thence North 67° 28' 01" West a distance of 85.29 feet to a point; thence North 05° 09' 33" West a distance of 41.11 feet to a point; thence North 50° 57' 56" West a distance of 51.61 feet to a point; thence North 30° 29' 29" West a distance of 79.10 feet to a point; thence North 38° 42' 06" West a distance of 29.86 feet to a point; thence South 75° 40' 04" West a distance of 34.88 feet to a point; thence North 37° 09' 18" West a distance of 22.74 feet to a point; thence North 54° 16' 44" West a distance of 78.07 feet to a point; thence North 09° 12' 53" West a distance of 29.39 feet to a point; thence North 69° 10' 27" West a distance of 115.98 feet to a point; thence North 51° 17' 29" West a distance of 113.79 feet to a point; thence North 50° 10' 18" West a distance of 100.79 feet to a point; thence North 49° 45' 45" West a distance of 173.33 feet to a point; thence North 32° 48' 09" West a distance of 28.60 feet to a point; thence North 46° 55' 10" West a distance of 27.87 feet to a point; thence North 06° 29' 14" East a distance of 13.84 feet to a point; thence North 58° 09' 43" West a distance of 65.09 feet to a point; thence North 23° 54' 04" West a distance of 32.05 feet to a point; thence North 76° 30' 45" West a distance of 41.93 feet to a point; thence leaving said unnamed creek and running South 59° 56' 53" West a distance of 487.00 feet to a 1/2 inch rebar with cap found in the middle of Pipeline Road, a gravel road within a 30 foot Prescriptive Easement; thence South 59° 56' 53" West a distance of 1597.36 feet to a 2 inch rod found at a rock on the Land Lot line common to Land Lots 243 and 270; thence running along said Land Lot line North 29° 45' 37" West a distance of 1204.03 feet to a rock found at the corner common to Land Lots 242, 243, 270 and 271; thence running along the Land Lot line common to Land Lots 242 and 271 North 29° 43' 44" West a distance of 81.90 feet to a point in the aforementioned Prescription Easement of Stanley Road; thence running along Stanley Road and a curve to the left an arc length of 156.51 feet, (said curve having a radius of 1247.75 feet, with a chord bearing of South 88° 23' 48" East, and a chord length of 156.41 feet) to a point at the intersection of Stanley Road and the Land Lot line common to Land Lots 270 and 271; thence leaving Stanley Road and running along said Land Lot line North 60° 01' 36" East a distance of 639.16 feet to a point in the centerline of an unnamed creek; thence running along said unnamed creek the following courses: North 32° 14' 27" West a distance of 16.00 feet to a point; thence North 04° 16' 28" West a distance of 33.82 feet to a point; thence North 53° 42' 42" West a distance of 29.28 feet to a point; thence North 39° 24' 50" West a distance of 84.50 feet to a point; thence North 70° 43' 17" West a distance of 30.47 feet to a point; thence North 42° 58' 58" West a distance of 20.76 feet to a point; thence North 82° 52' 43" West a distance of 16.30 feet to a point; thence South 64° 20' 14" West a distance of 50.61 feet to a point; thence North 86° 17' 17" West a distance of 5.56 feet to a point; thence North 28° 56' 16" West a distance of 11.39 feet to a point; thence North 03° 29' 19" East a distance of 74.67 feet to a point; thence North 07° 01' 32" East a distance of 44.98 feet to a point; thence North 44° 41' 41" West a distance of 11.84 feet to a point; thence South 64° 45' 43" West a distance of 32.58 feet to a point; thence North 45° 10' 30" West a distance of 58.56 feet to a point; thence North 84° 41' 26" West a distance of 16.51 feet to a point; thence North 32° 55' 10" West a distance of 59.18 feet to a point; thence South 81° 01' 20" West a distance of 8.61 feet to a point; thence South 26° 46' 55" West a distance of 33.70 feet to a point; thence North 63° 54' 48" West a distance of 49.72 feet to a point;

thence North 17° 20' 38" East a distance of 55.57 feet to a point; thence leaving said centerline of an unnamed creek North 61° 05' 37" West a distance of 14.26 feet to an iron pin set on the southeasterly Right of Way of Winder Highway (Variable R/W); thence running along said Right of Way the following courses: North 42° 00' 02" East a distance of 95.05 feet to an iron pin set; thence North 50° 09' 46" West a distance of 5.30 feet to an iron pin set; thence North 42° 23' 45" East a distance of 74.06 feet to an iron pin set; thence North 41° 20' 35" West a distance of 9.73 feet to an iron pin set; thence North 42° 02' 33" East a distance of 60.73 feet to an iron pin set; thence leaving said Right of Way South 47° 52' 52" East a distance of 129.50 feet to an iron pin set; thence running along a curve to the left an arc length of 324.48 feet, (said curve having a radius of 1470.00 feet, with a chord bearing of South 54° 12' 17" East, and a chord length of 323.82 feet) to an iron pin set; thence South 60° 31' 42" East a distance of 788.42 feet to an iron pin set; thence running along a curve to the left an arc length of 520.70 feet, (said curve having a radius of 720.00 feet, with a chord bearing of South 81° 14' 47" East, and a chord length of 509.43 feet) to an iron pin set; thence North 78° 02' 07" East a distance of 336.73 feet to an iron pin set; thence running along a curve to the left an arc length of 214.97 feet, (said curve having a radius of 970.00 feet, with a chord bearing of North 71° 41' 11" East, and a chord length of 214.53 feet) to an iron pin set; thence North 65° 20' 15" East a distance of 89.14 feet to an iron pin set; thence North 64° 12' 19" East a distance of 11.12 feet to a point; thence North 23° 16' 03" West a distance of 53.94 feet to a point; thence North 21° 41' 46" West a distance of 509.85 feet to a point; thence North 76° 43' 26" West a distance of 127.97 feet to a point; thence North 31° 11' 44" West a distance of 300.98 feet to a 2 inch open top pipe found on the Land Lot line common to Land Lots 270 and 271; thence running along said Land Lot line North 60° 03' 39" East a distance of 917.68 feet to a 1 inch open top pipe found and the TRUE POINT OF BEGINNING. Said tract contains 113.845 Acres (4,959,097 Square Feet).



Matthew P. Benson
Catherine W. Davidson
Gerald Davidson, Jr.*
Rebecca B. Gober
Brian T. Easley
Christopher D. Holbrook
Jessica P. Kelly

Shane M. Lanham
Jeffrey R. Mahaffey
Steven A. Pickens
Gabrielle H. Schaller
Andrew D. Stancil
R. Lee Tucker, Jr.

*Of Counsel

VIA HAND DELIVERY TO:

Ms. Brittni Nix, AICP
Director of Planning & Economic Development
City of Dacula
442 Harbins Road
Dacula, GA 30019

Re: Allora Dacula Application Materials – Certification of Professional Services

Dear Ms. Nix:

I am writing on behalf of my client, the Applicant in the above-referenced Change in Conditions application, to certify that the services of two or more professionals were utilized in design of the proposed development. Those professionals include:

Robert W. Lamkin, AIA, NCARB
Hensley Lamkin Rachel, Inc.
14881 Quorum Drive, Suite 550, Dallas, TX 75254

Trae Adams, PLA | Partner
b+c Studio, Inc.
Land Planning and Landscape Architecture
1320 Ellsworth Industrial Blvd | Suite A-1400 | Atlanta, GA 30318

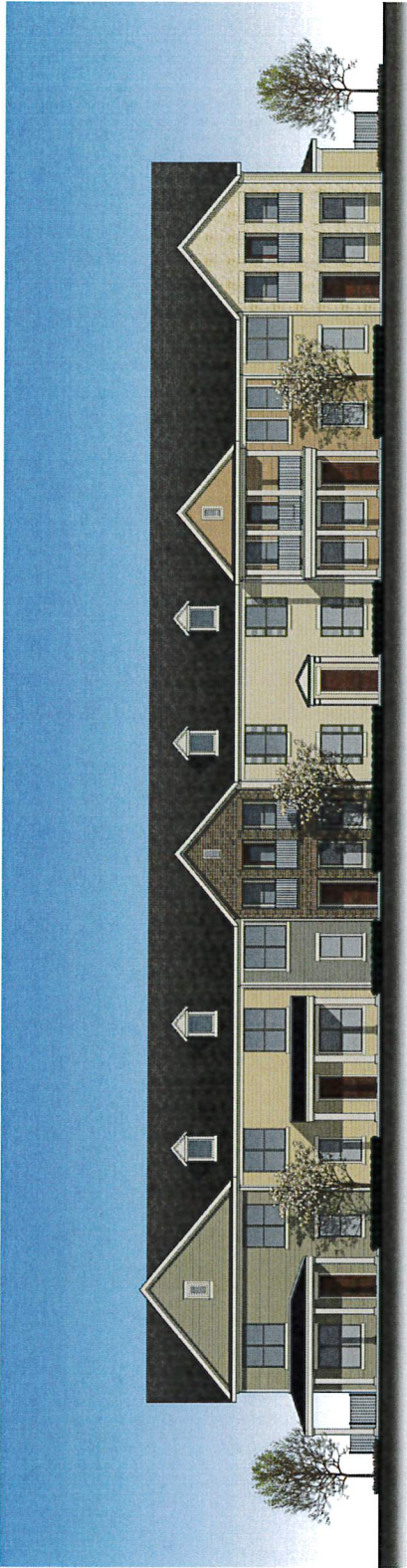
Jessica Hoover, P.E.
Kimley-Horn
11720 Amber Park Drive, Suite 600
Alpharetta, GA 30009

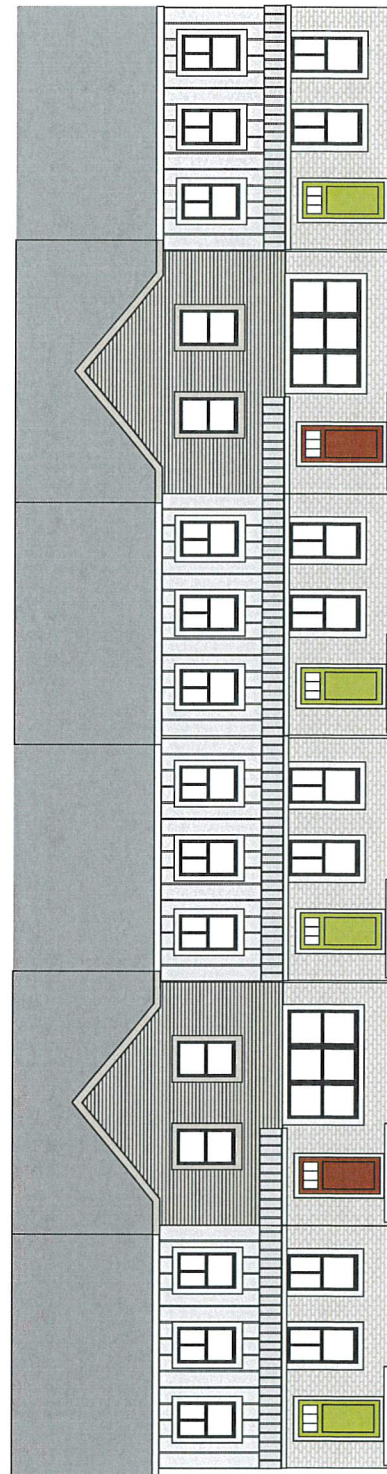
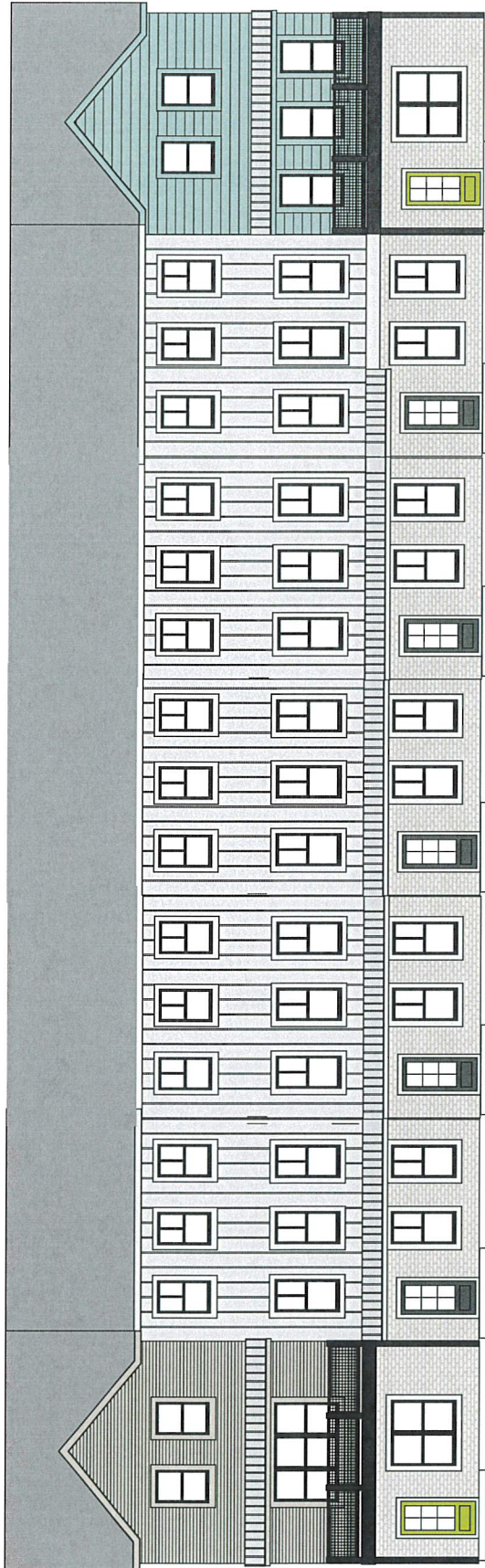
Sincerely yours,

MAHAFFEY PICKENS TUCKER, LLP

Shane Lanham

Shane M. Lanham







TCR
TRAMMELL CROW RESIDENTIAL

CLUBHOUSE

-  PANEL
SW 6235
FOGGY DAY
-  HARDIE SIDING
SW 7004
SNOWBOUND
-  HARDIE SIDING
SW 6234
UNCERTAIN GRAY
-  FASCIA/SOFFIT
SW 7076
CYBERSPACE
-  PALMETTO
KINGSMILL
-  TANKO
SHADOW GREY

**ALLORA GAINESVILLE
GAINESVILLE, GA**

#21600

09.08.2022

Item 7.



TCR
TRAMMELL CROW RESIDENTIAL

CLUBHOUSE

PANEL
SW 6235
FOGGY DAY

HARDIE SIDING
SW 7004
SNOWBOUND

HARDIE SIDING
SW 6234
UNCERTAIN GRAY

FASCIA/SOFFIT
SW 7076
CYBERSPACE

PALMETTO
KINGSMILL

TANKO
SHADOW GREY

**ALLORA GAINESVILLE
GAINESVILLE, GA**

#21600

09.08.2022

Item 7.



TCR
TRAMMELL CROW RESIDENTIAL

BUILDING - TYPE I - FRONT



PANEL
FOGGY DAY



HARDIE SIDING
SNOWBOUND



HARDIE SIDING
UNCERTAIN GRAY



FASCIASOFFT
SKYDIVE
CYBERSPACE



WATSONTOWN
MANHATTAN SERIES
SLATE



ACME
STEELE GRAY



TAMKO
VIRGINIA SLATE

ALLORA GAINESVILLE
GAINESVILLE, GA

#21600

05.18.2022

Item 7.

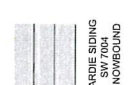


TCR
 TRAMMELL CROW RESIDENTIAL

BUILDING - TYPE I - BACK



PANEL
 FOGGY DAY



HARDIE SIDING
 SNOWBOUND



HARDIE SIDING
 SKYLINE
 UNCERTAIN GRAY



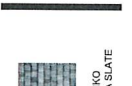
FASCESOFFIT
 SKY 7076
 CYBERSPACE



WATSON
 MANHATTAN SERIES
 SLATE



ACME
 STEELE GRAY



TAMKO
 VIRGINIA SLATE

#21600

ALLORA GAINESVILLE
GAINESVILLE, GA

05.18.2022

Item 7.



BUILDING - TYPE I - FRONT

ALORA GAINESVILLE
GAINESVILLE, GA
 #21600
 05.18.2022

- 
 PANEL
 FOSSIL GRAY
- 
 HARDIE SIDING
 SNOWBOUND
- 
 HARDIE SIDING
 UNCERTAIN GRAY
- 
 FASCIA/SOFFT
 NETWORK GRAY
- 
 WATSTOWN
 MANHATTAN SERIES
 SLATE
- 
 ACME
 STEELE GRAY
- 
 TAMKO
 VIRGINIA SLATE

TCR
 TRAMMELL CROW RESIDENTIAL



Item 7.



BUILDING - TYPE I - BACK



PANEL
SW 6258
FOGGY DAY



HARDIE SIDING
SW 7008
SNOWBOUND



HARDIE SIDING
SW 6254
UNCERTAIN GRAY



FASCIASOFFIT
SW 7073
NETWORK GRAY



WATSOONTOWN
MANHATTAN SERIES
SLATE



ACME
STEELE GRAY



TAMKO
VIRGINIA SLATE

#21600

**ALLORA GAINESVILLE
GAINESVILLE, GA**

05.18.2022

Item 7.

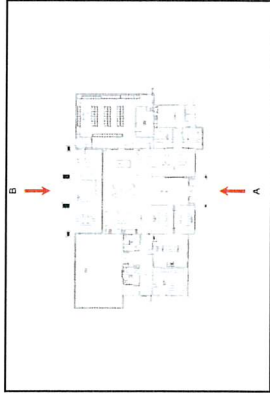


HAMMOND CENTER
CLUBHOUSE DESIGN
 TCR-RALEIGH, NC

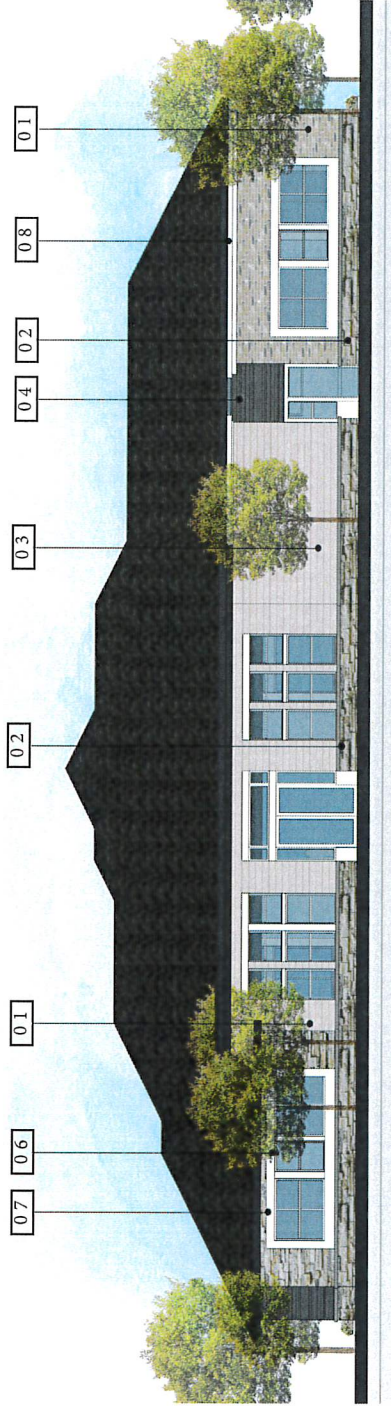




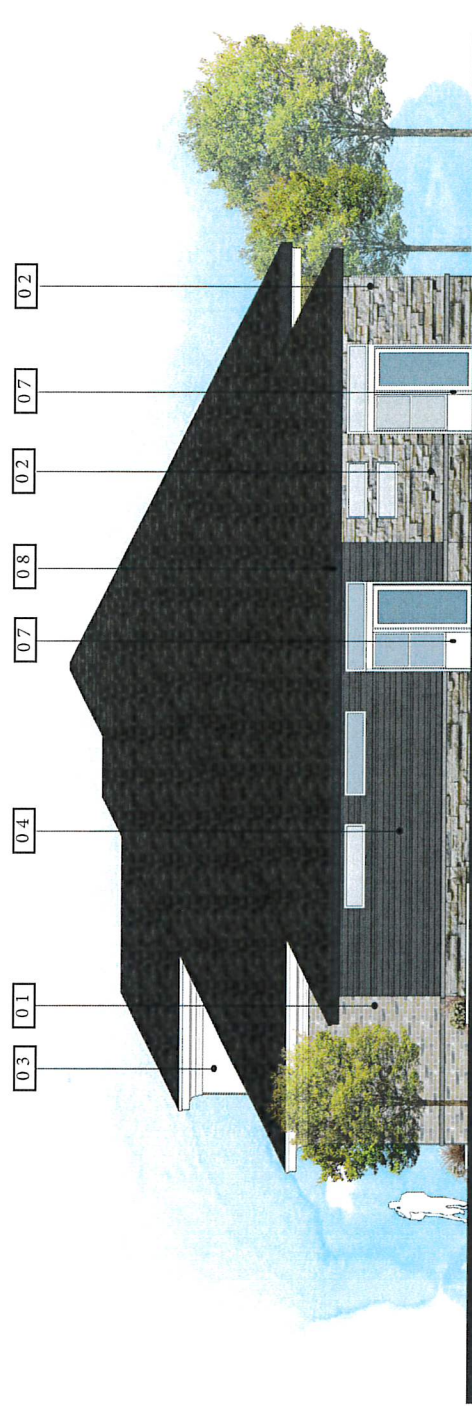
1 ELEVATION A - CLUBHOUSE



TAG NO.	MATERIAL INFORMATION
01	BRICK - 01
02	STONE - 01
03	CEMENTITIOUS LAP - 02
04	CEMENTITIOUS LAP - 02
05	BOARD & BATTEN - 01
06	VINYL WINDOW
07	VINYL WINDOW TRIM
08	FRIEZE BOARD



2 ELEVATION B - CLUBHOUSE



1 ELEVATION C - CLUBHOUSE



2 ELEVATION D - CLUBHOUSE



TAG NO.	MATERIAL INFORMATION
01	BRICK - 01
02	STONE -01
03	CEMENTITIOUS LAP -02
04	CEMENTITIOUS LAP -02
05	BOARD & BATTEN - 01
06	VINYL WINDOW
07	VINYL WINDOW TRIM
08	FRIEZE BOARD



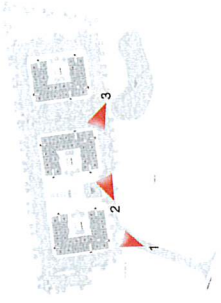
VIEW 1 - MAIN ENTRANCE



VIEW 2 - AMENITY CORNER & BUILDING PERSPECTIVE VIEW



VIEW 3 - BUILDING CORNER VIEW

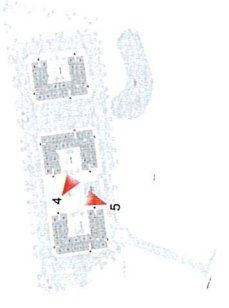




VIEW 4 - POOL / COURTYARD



VIEW 5 - COURTYARD CORNER

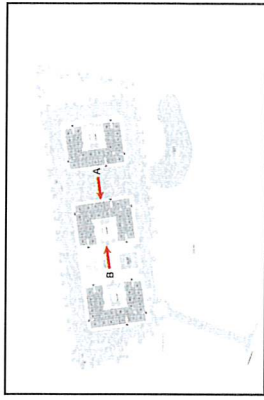




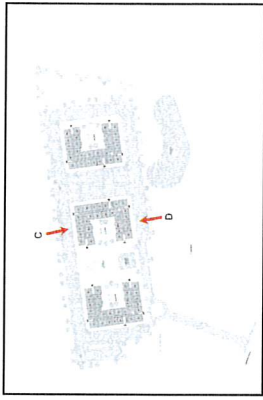
1 ELEVATION A - BLDG 3000



2 ELEVATION B - BLDG 3000



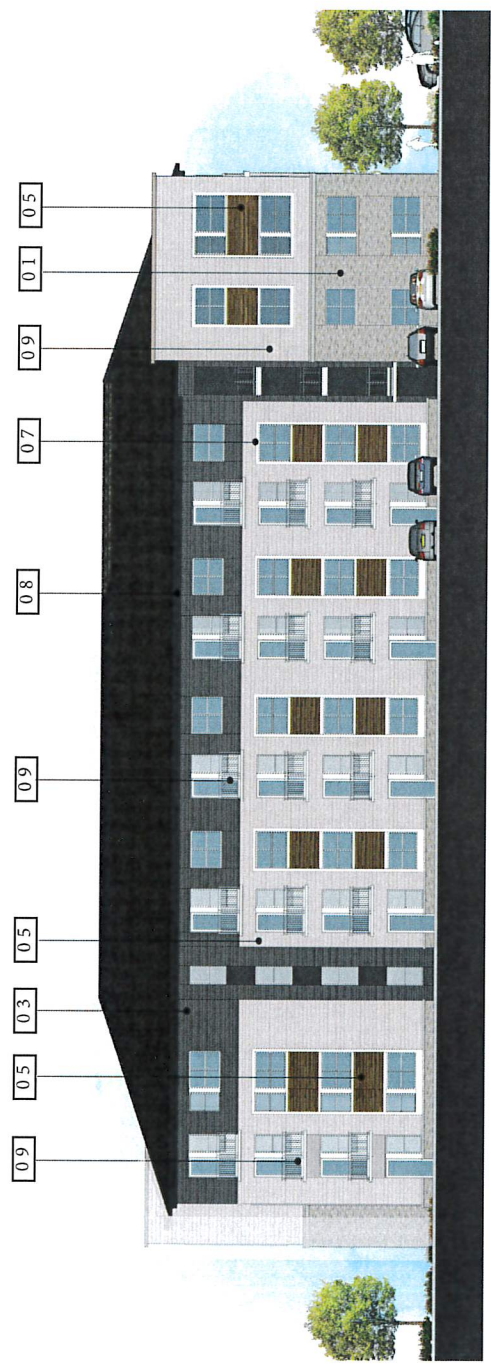
TAG NO.	MATERIAL INFORMATION
01	BRICK - 01
02	CEMENTITIOUS LAP -01
03	CEMENTITIOUS LAP -02
04	CEMENTITIOUS LAP -03
05	VINYL LAP SIDING (WOOD)- 01
06	VINYL WINDOW
07	VINYL WINDOW TRIM
08	FRIEZE BOARD
09	PICKET RAILING



TAG NO.	MATERIAL INFORMATION
01	BRICK - 01
02	CEMENTITIOUS LAP -01
03	CEMENTITIOUS LAP -02
04	CEMENTITIOUS LAP -03
05	VINYL LAP SIDING (WOOD)- 01
06	VINYL WINDOW
07	VINYL WINDOW TRIM
08	FRIEZE BOARD
09	PICKET RAILING



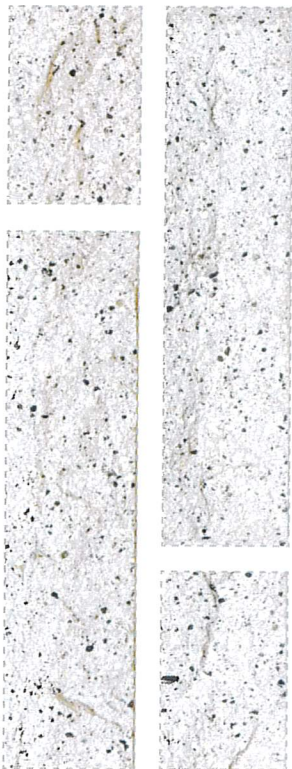
1 ELEVATION C – BLDG 3000



2 ELEVATION D – BLDG 3000



PERSPECTIVE VIEW



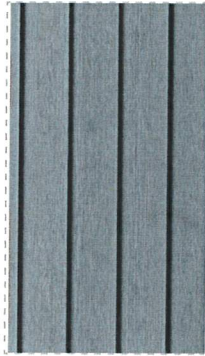
BRK 01-620 GRAY-ROCKFACE-TYLOR BRICK



VINYL 01

VPI VINYL WINDOW SYSTEM

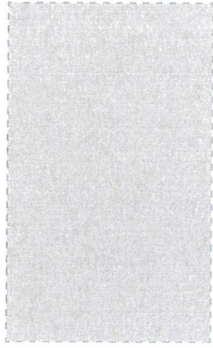
SW 7757 HIGH REFLECTIVE WHITE



CLS 01

CEMENTITIOUS LAP SIDING

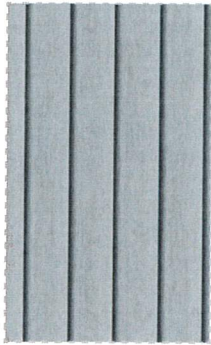
WEB GRAY - SW 7075



CLS 04

CEMENTITIOUS LAP SIDING

DRIFT OF MIST - SW 9166



CLS 02

CEMENTITIOUS LAP SIDING

REFLECTION - SW 7661



CPL 03

CEMENTITIOUS PANEL

BLACK MAGIC SW 6991



CLS 03

CEMENTITIOUS LAP SIDING

WOOD FINISH

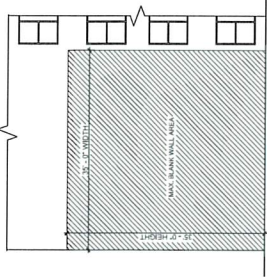


FRIEZE BOARD

BLACK MAGIC SW 6991

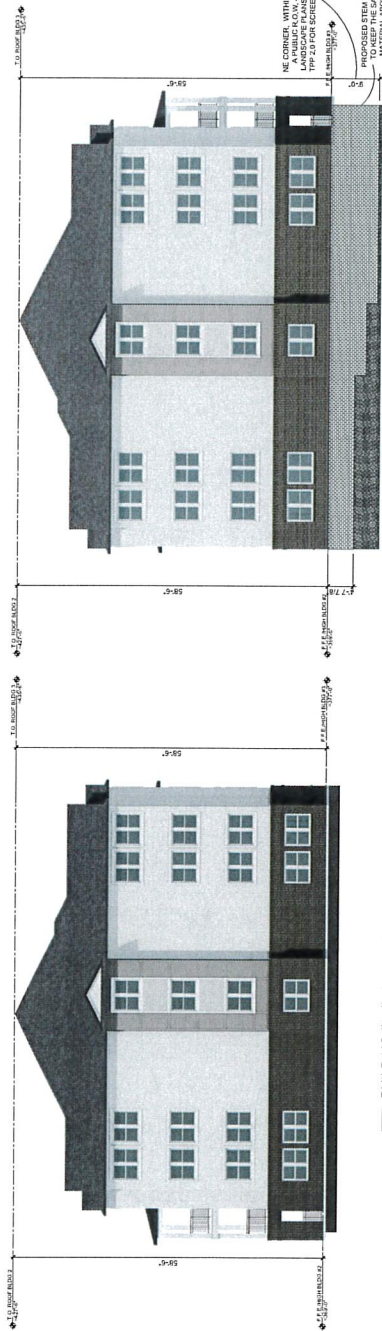
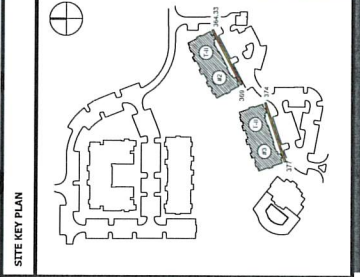
REVISIONS

NO.	DATE	DESCRIPTION
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2	08/14/2024	ISSUED FOR PERMIT
3	08/14/2024	ISSUED FOR PERMIT
4	08/14/2024	ISSUED FOR PERMIT
5	08/14/2024	ISSUED FOR PERMIT
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65	08/14/2024	ISSUED FOR PERMIT
66	08/14/2024	ISSUED FOR PERMIT
67	08/14/2024	ISSUED FOR PERMIT
68	08/14/2024	ISSUED FOR PERMIT
69	08/14/2024	ISSUED FOR PERMIT
70	08/14/2024	ISSUED FOR PERMIT
71	08/14/2024	ISSUED FOR PERMIT
72	08/14/2024	ISSUED FOR PERMIT
73	08/14/2024	ISSUED FOR PERMIT
74	08/14/2024	ISSUED FOR PERMIT
75	08/14/2024	ISSUED FOR PERMIT
76	08/14/2024	ISSUED FOR PERMIT
77	08/14/2024	ISSUED FOR PERMIT
78	08/14/2024	ISSUED FOR PERMIT
79	08/14/2024	ISSUED FOR PERMIT
80	08/14/2024	ISSUED FOR PERMIT
81	08/14/2024	ISSUED FOR PERMIT
82	08/14/2024	ISSUED FOR PERMIT
83	08/14/2024	ISSUED FOR PERMIT
84	08/14/2024	ISSUED FOR PERMIT
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86	08/14/2024	ISSUED FOR PERMIT
87	08/14/2024	ISSUED FOR PERMIT
88	08/14/2024	ISSUED FOR PERMIT
89	08/14/2024	ISSUED FOR PERMIT
90	08/14/2024	ISSUED FOR PERMIT
91	08/14/2024	ISSUED FOR PERMIT
92	08/14/2024	ISSUED FOR PERMIT
93	08/14/2024	ISSUED FOR PERMIT
94	08/14/2024	ISSUED FOR PERMIT
95	08/14/2024	ISSUED FOR PERMIT
96	08/14/2024	ISSUED FOR PERMIT
97	08/14/2024	ISSUED FOR PERMIT
98	08/14/2024	ISSUED FOR PERMIT
99	08/14/2024	ISSUED FOR PERMIT
100	08/14/2024	ISSUED FOR PERMIT



BUILDING AVERAGE GRADE

BLOCK	TYPE	MIN. HEIGHT	MAX. HEIGHT
BLOCK #2 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #3 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #4 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #5 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #6 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #7 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #8 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #9 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #10 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #11 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #12 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #13 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #14 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #15 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #16 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #17 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #18 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #19 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #20 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #21 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #22 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #23 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #24 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #25 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #26 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #27 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #28 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #29 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #30 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #31 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #32 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #33 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #34 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #35 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #36 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #37 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #38 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #39 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #40 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #41 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #42 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #43 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #44 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #45 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #46 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #47 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #48 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #49 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #50 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #51 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #52 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #53 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #54 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #55 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #56 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #57 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #58 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #59 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #60 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #61 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #62 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #63 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #64 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #65 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #66 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #67 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #68 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #69 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #70 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #71 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #72 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #73 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #74 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #75 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #76 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #77 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #78 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #79 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #80 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #81 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #82 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #83 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #84 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #85 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #86 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #87 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #88 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #89 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #90 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #91 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #92 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #93 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #94 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #95 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #96 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #97 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #98 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #99 (TYPE II)	TYPE II	30'-0"	30'-0"
BLOCK #100 (TYPE II)	TYPE II	30'-0"	30'-0"



PROJECT NO: ALLORA PINES

MAPLE MULTI-FAMILY LAND SE, L.P.

CITY: DALLAS

DD DATE SET: 08/14/2024

PENDING ISSUE SET: -

PERMIT ISSUE SET: -

PROJECT ID: 21493

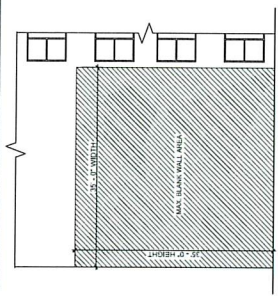
SHEET NO: A1.2

BUILDING TYPE II EXTERIOR ELEVATIONS

Item 7.

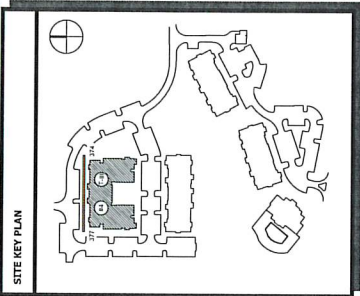
BLANK WALL AREA

APPLICABLE CODES:
 UNIFIED DEVELOPMENT ORDINANCE:
 MAX. BLANK WALL SHALL NOT EXCEED 35 LINEAR FEET IN EITHER DIRECTION
 APPLICABLE TO ALL WALLS EXCEPT 25' W
 BLOCK 1 (TYPE II): COMPLIES
 BLOCK 2 (TYPE III): COMPLIES
 BLOCK 3 (TYPE III): COMPLIES
 BLOCK 4 (TYPE III): COMPLIES
 BLOCK 5 (TYPE III): COMPLIES
 *THERE ARE NO BLANK WALL AREAS THAT EXCEED 35' IN HEIGHT OR WIDTH.



BUILDING AVERAGE GRADE

BUILDING AVERAGE GRADE	LOW	HIGH	AVERAGE
BLOCK 1 (TYPE II)	377'-0"	378'-0"	377'-6"



ROBERT K. JAMES
 NC LICENSE NO. 8179
 PRELIMINARY DRAWING
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 NOT FOR GOVERNMENTAL REVIEW

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ALLORA PINES

MAPLE MULTI-FAMILY LAND SE, L.P.

City Submitted: 04/17/23
 ID Number: -
 Pricing Issue Set: -
 Permit Issue Set: -
 Project ID: 24045
 Sheet No.:

A1.3A
 BUILDING TYPE III
 EXTERIOR ELEVATIONS

Item 7.



02 BUILDING #4 (TYPE III) - REAR ELEVATION
 SCALE: 3/32" = 1'-0"

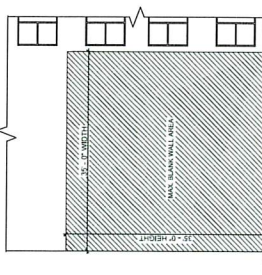


01 BUILDING #4 (TYPE III) - FRONT ELEVATION
 SCALE: 3/32" = 1'-0"

REVISIONS

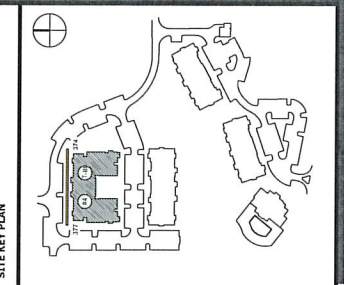
BLANK WALL AREA

APPLICABLE CODE:
 UNIFIED DEVELOPMENT ORDINANCE
 1. MAX BLANK WALL SHALL NOT EXCEED 35 LINEAR FEET IN EITHER DIRECTION
 2. MAX BLANK WALL SHALL NOT EXCEED 10% OF TOTAL WALL AREA
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 99. MAX BLANK WALL SHALL NOT EXCEED 10% OF TOTAL WALL AREA
 100. MAX BLANK WALL SHALL NOT EXCEED 10% OF TOTAL WALL AREA



BUILDING AVERAGE GRADE

BLDG BLDG #4 (TYPE III)	HIGH	LOW	AVERAGE
	37'-0"	36'-0"	36'-6"



ROBERT H. LAMPSON
 ARCHITECT
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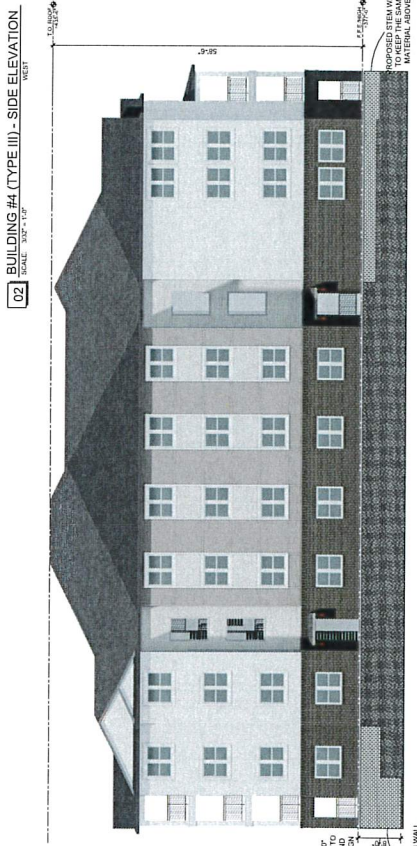
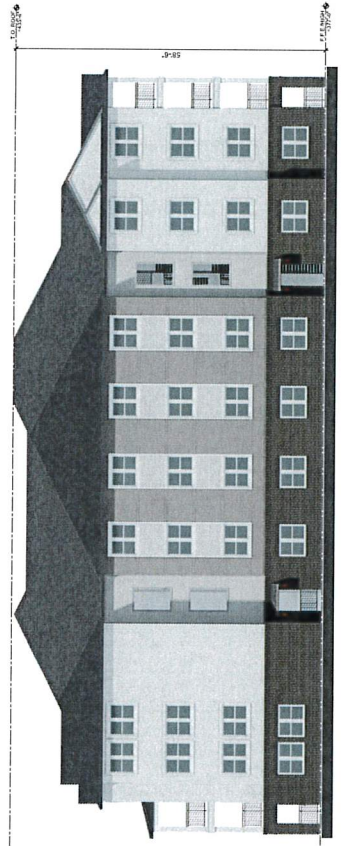
Project Title:
**ALLORA
 PINES**

MAPLE
 MULTI-FAMILY
 LAND SE, L.P.

City Submarket: 041322
 DD Issue Set: -
 Pricing Issue Set: -
 Permit Issue Set: -
 Project ID: 21493
 Sheet No.:

A1.3B
 BUILDING TYPE III
 EXTERIOR ELEVATIONS

Item 7.

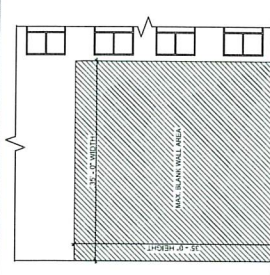


THE CORNER, NOT WITHIN 30\"/>

REVISIONS

BLANK WALL AREA

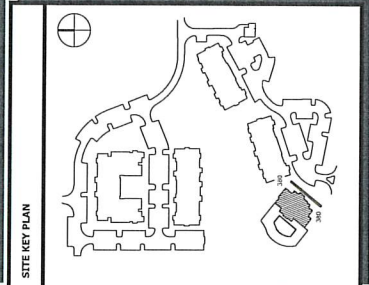
APPLICABLE CODES:
LIMITED DEVELOPMENT ORDINANCE
MAX BLANK WALL SHALL NOT EXCEED 35 LINEAR FEET IN EITHER DIRECTION
MAX BLANK WALL SHALL NOT EXCEED 10% OF TOTAL WALL AREA
BLANK 1 (TYPE II): COMPLETES
BLANK 2 (TYPE II): COMPLETES
BLANK 3 (TYPE III): COMPLETES
BLANK 4 (TYPE III): COMPLETES
* THERE ARE NO BLANK WALL AREAS THAT EXCEED 35' IN HEIGHT OR WIDTH



BUILDING AVERAGE GRADE

HIGH	LOW	AVERAGE
386'-0"	386'-0"	386'-0"

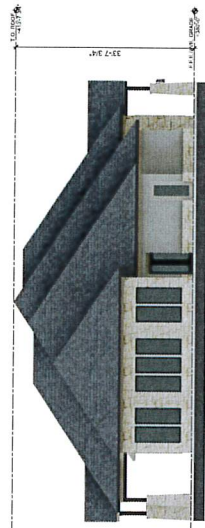
BLDG CLUBHOUSE



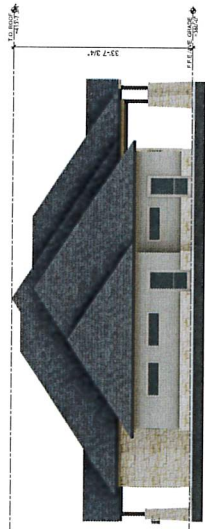
City Submittal: 08.17.22
DD Issue Set: -
Pricing Issue Set: -
Permit Issue Set: -
Project: 21493
Sheet No. A1.4

A1.4
CLUBHOUSE
EXTERIOR ELEVATIONS

Item 7.



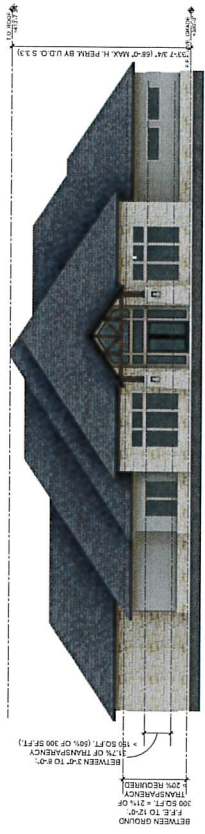
03 CLUBHOUSE - SIDE ELEVATION (SOUTHWEST)
SCALE: 3/32" = 1'-0"



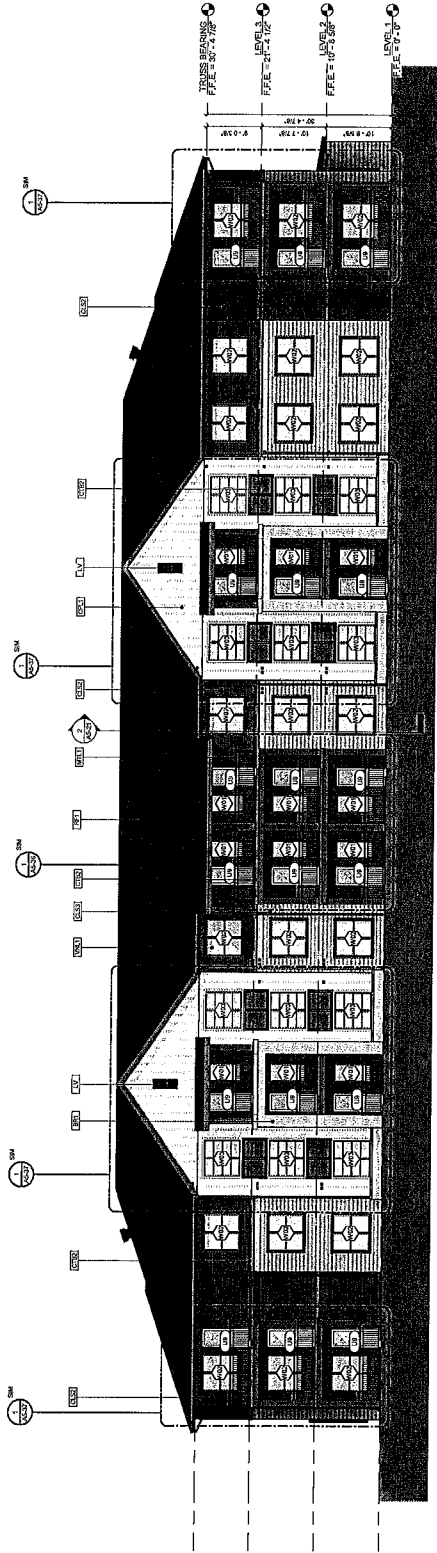
04 CLUBHOUSE - SIDE ELEVATION (NORTHEAST)
SCALE: 3/32" = 1'-0"



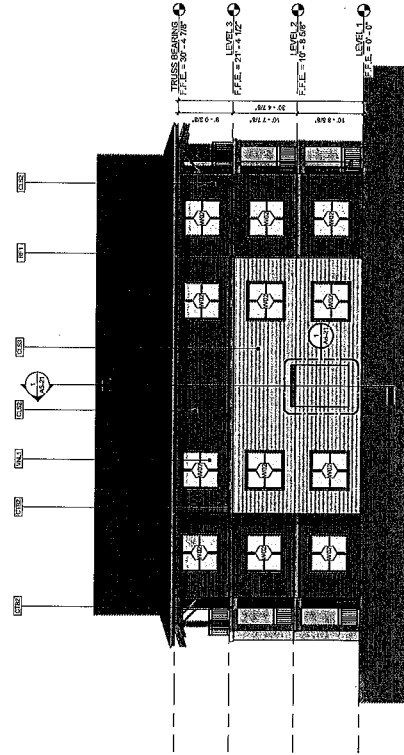
02 CLUBHOUSE - REAR ELEVATION (NORTHWEST)
SCALE: 3/32" = 1'-0"



01 CLUBHOUSE - FRONT ELEVATION (SOUTHEAST)
SCALE: 3/32" = 1'-0"
SEE FACING PRIMARY STREET - CLUBHOUSE

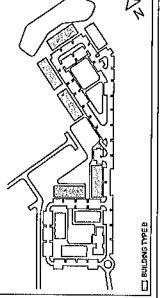


2 BUILDING B - BACK ELEVATION
1/8" = 1'-0"



1 BUILDING B - LEFT ELEVATION
1/8" = 1'-0"

KEY PLAN



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OFFICE OF ZONING & DEVELOPMENT

APPROVED: SPECIAL ADMINISTRATIVE PERMIT

with Red-Lines with Conditions Revision

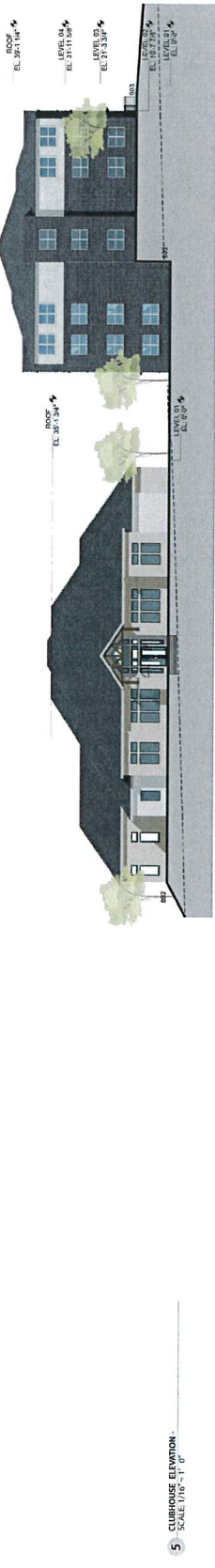
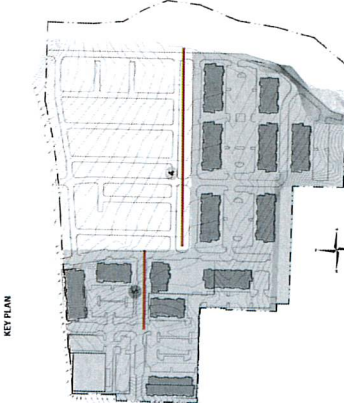
DATE: 06/22/2022

APPLICANT: Alex Davis

PROJECT: SAP-22-010

MATERIAL LEGEND:

	BRICK WESTCHESTER		PANEL SW 7004 INDOOR/OUT		STUCCO SW 7004 INDOOR/OUT
	ACME DOW GRAY		BRICK ACME DOW GRAY		STUCCO ACME DOW GRAY
	FASCIA CLOVE GRAY		ROOF COMPOSITE SHINGLE		ROOF ASPHALT SHINGLE



TO: Mayor and City Council of the City of Dacula
FROM: Brittni Nix, Director of Planning and Economic Development
DATE: January 11, 2023
SUBJECT: Concept plan review: 2023-CONCEPT-01

The City of Dacula received a concept plan application to utilize 2190 Hurricane Shoals Road for single-family residential use. Said concept plan requires Council authorization, as the zoning conditions on the property requires the City Council to approve a proposed concept plan prior to development (2015-CD-RZ-03).

The concept plan and applicant materials propose a single-family dwelling with a pool and pool house. Said plan meets the City's Development Regulations and the proposed use is permitted under the City's Agricultural (AG) District.

Staff notes that approval of the concept plan does not waive any building permit requirements or regulations. The Owner must apply for a building permit and be approved prior to construction. Per Section R106.1 of the International Residential Code (IRC), the building official may require additional construction documents prior to permit issuance when special conditions exist. Applicable site conditions include an existing pond, sanitary sewer easement, and no curb cut to allow direct access from Hurricane Shoals Road. To reduce the introduction of adverse impacts, staff considers it reasonable to require additional documents as listed in Condition #3 below.

Considering the above, staff recommends approving the concept plan for a single-family dwelling and accessory structures with the following conditions:

- 1) The property shall be developed in accordance with the conceptual site plan. Any substantial deviation from the approved conceptual plan shall be resubmitted to the City Council for consideration. The City Administrator shall determine what constitutes substantial deviation.
- 2) The proposed elevation, building materials, and colors shall be approved by the City prior to building permit issuance. The façades of the dwelling shall be constructed of brick, stone, or stucco with accents of fiber shake, board and batten, or fiber cement siding. The sides and rear shall be constructed of brick, stone, stucco, concrete fiber, or similar material.

- 3) Additional construction materials listed below are required prior to building permit issuance:
- A Georgia Licensed Engineer shall analyze the existing pond dam for safety, structural integrity, and appropriate drainage and provide a stamped letter to the City of Dacula detailing his/her findings. The letter shall state that daily use of a private drive will have no adverse impacts on the structural integrity of the dam or, shall provide corrective actions if it is determined the pond dam is not to standards. Said recommended corrective actions shall bring the pond dam to standards and be implemented at the expense of the developer/owner.
 - A residential drainage plan (RDP) shall be reviewed and approved by the City Engineer prior to building permit issuance.
 - Provide authorization from Gwinnett County to encroach and construct a 10-foot wide gravel private drive within the sanitary sewer easement located on-site.
 - Provide authorization from Gwinnett County for direct access onto Hurricane Shoals right-of-way (curb cut).

Best Regards,

Brittni Nix, Director of Planning & Economic Development

LEGEND :

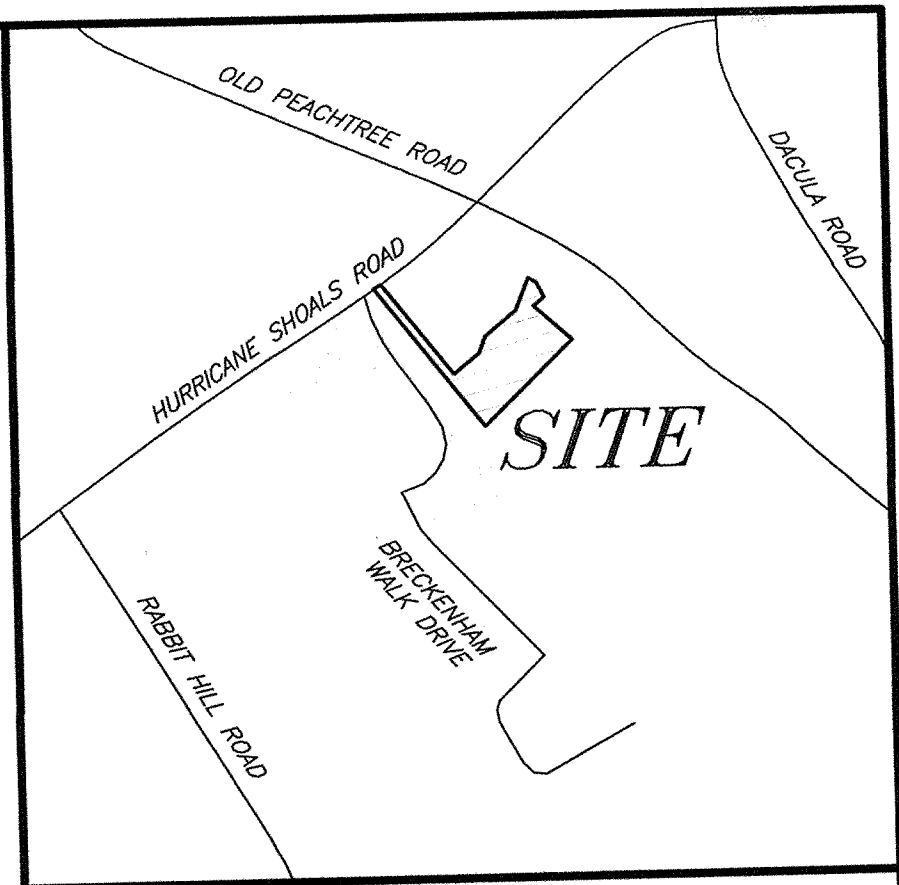
POB	POINT OF BEGINNING
LLL	LAND LOT LINE
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY
CTF	CRIMP TOP FOUND
RBF	REBAR FOUND
OTF	OPEN TOP FOUND
RBS	REBAR SET
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
DIP	DUCTILE IRON PIPE
PVC	POLYVINYLCHLORIDE PIPE
SWCB	SINGLE WING CATCH BASIN
DWCB	DOUBLE WING CATCH BASIN
CI	CURB INLET
DI	DROP INLET
OCS	OUTLET CONTROL SYSTEM
JB	JUNCTION BOX
FES	FLARED END SECTION
HW	HEAD WALL
WI	WER INLET
SSMH	SANITARY SEWER MANHOLE
CO	CLEAN OUT
INV	INVERT
-OHP-	OVERHEAD POWER LINE
-OTL-	OVERHEAD TELEPHONE LINE
-UT-	UNDERGROUND TELEPHONE LINE
EO	ELECTRIC OUTLET
UP	UTILITY POLE
-P-	UNDERGROUND POWER LINE
PP	GUY WIRE
PP	POWER POLE
L/P	LIGHT POLE
C/A/T	CABLE/INTERNET/TELEPHONE
-W-	FIRE HYDRANT
WM	WATER LINE
WM	WATER METER
WV	WATER VALVE
VM	VALVE MARKER
SI	SIGN POST
BL	BUILDING LINE
CL	CENTERLINE
EP	EDGE OF PAVEMENT
SP	SAMPLING POINT
Mp	MONITORING POINT
*	WETLANDS
SL	STREET LIGHT

TOTAL AREA: 6.70 ACRES
PROPERTY ZONING - AG

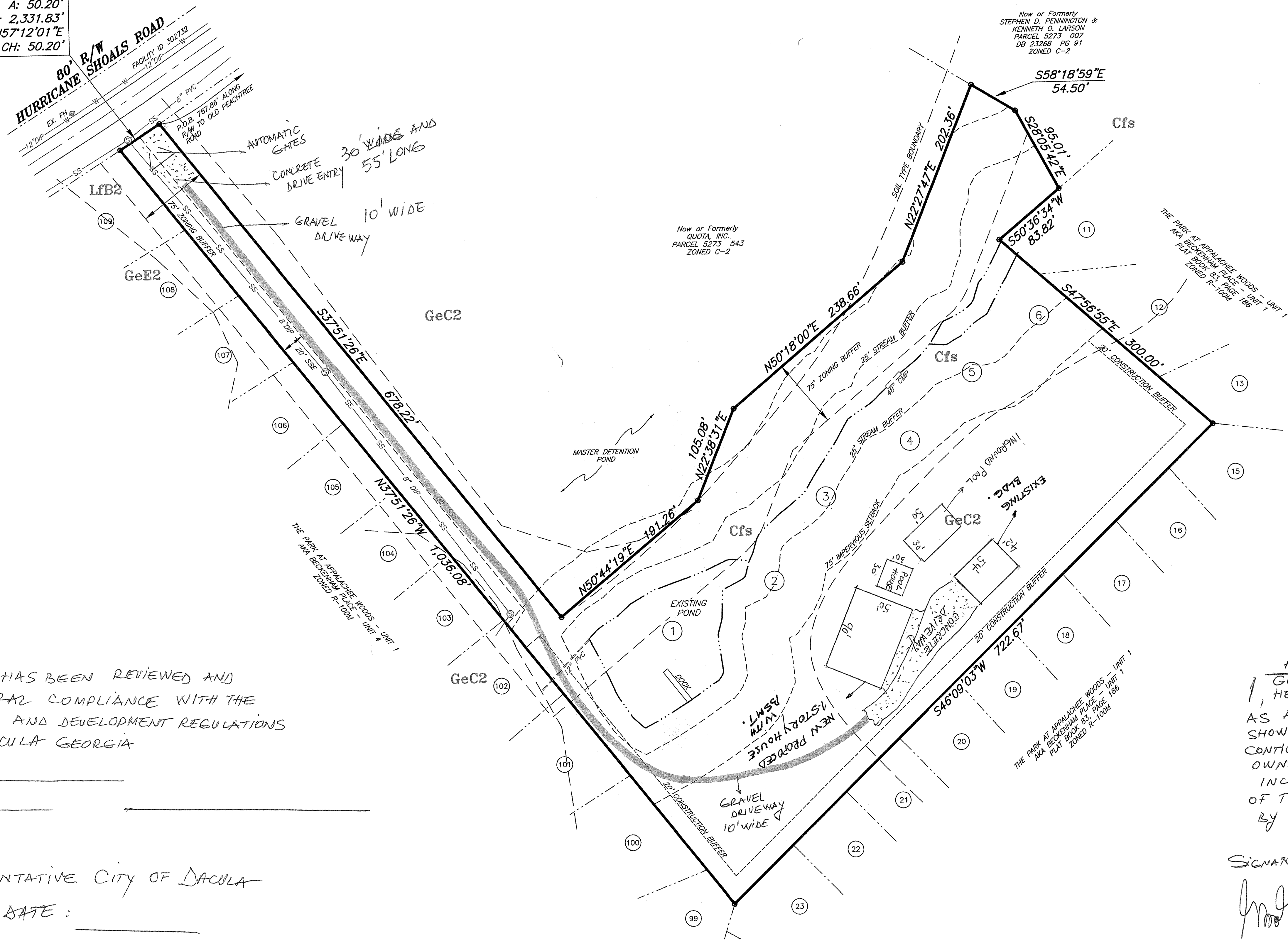
OWNER/DEVELOPER:
 DIXIE REALTY, LLC
 CLIFF HILL - PRESIDENT
 P.O. BOX 1817
 DACULA, GEORGIA 30019

24 HR CONTACT:
 CLIFF HILL
 PHONE: (404) 667-9996

DESIGNER/ENGINEER:
 RINGO ABERNATHY & ASSOCIATES, INC.
 174 DACULA ROAD
 DACULA, GEORGIA 30019
 CONTACT: KEVIN RINGO
 PHONE: (770) 962-8456



A: 50.20'
 R: 2,331.83'
 N57°12'01"E
 CH: 50.20'



THIS CONCEPT PLAN HAS BEEN REVIEWED AND APPROVED FOR GENERAL COMPLIANCE WITH THE ZONING RESOLUTION AND DEVELOPMENT REGULATIONS OF THE CITY OF DACULA GEORGIA

PLANNING REPRESENTATIVE CITY OF DACULA
 DATE: _____

AUTHORIZATION STATEMENT
 I, GEORGE BORCEAN OWNER/SUITOR, HEREBY SUBMIT THIS CONCEPT PLAN AS AUTHORIZED OWNER OF ALL PROPERTY SHOWN THEREON, AND CERTIFY THAT ALL CONTIGUOUS PROPERTY UNDER MY OWNERSHIP OR CONTROL IS INCLUDED WITHIN THE BOUNDARIES OF THIS CONCEPT PLAN, AS REQUIRED BY THE DEVELOPMENT REGULATIONS.

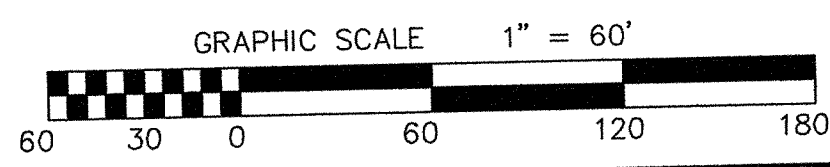
SIGNATURE: OWNER
 DATE: 01.04.2023



KNOW WHAT'S BELOW. CALL BEFORE YOU DIG
 IF YOU DIG IN GEORGIA - CALL FIRST!

THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND ABOVE GROUND OBSERVATION. THE SURVEYOR AND/OR ENGINEER MAKE NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION. THE SIZE, LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON EXCAVATION. PRIOR TO BEGINNING ANY EARTH DISTURBING ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.

- THIS DRAWING IS NOT FOR RECORDING.
- THIS DRAWING IS NOT FOR CONSTRUCTION.
- BOUNDARY NOT SURVEYED BY RINGO ABERNATHY & ASSOCIATES, INC.



RINGO ABERNATHY & ASSOCIATES
 CONSULTANTS SURVEYORS ENGINEERS PLANNERS
 174 DACULA ROAD - DACULA, GA. 30019
 Phone (770) 962-8456

COUNTY/CITY:	DACULA/GWINNETT
LAND LOT/DISTRICT:	273/5th
PARCEL(S):	5273 544
DATE:	03/05/2021
SCALE:	1" = 60'
JOB NO.:	20314

PLAT FOR: GEORGE BORCEAN / OWNER
CLIFF HILL

REVISIONS	NO.	DATE

SHEET 1 OF 1