

Rezoning Plat

4363 Sardis Road

Hall County, Georgia Land Lot 75, 10th District, 20th Section

prepared for:

Grace of Georgia Developments, LLC
78 Lindbergh Drive NE, Unit 100
Atlanta, Georgia 30305

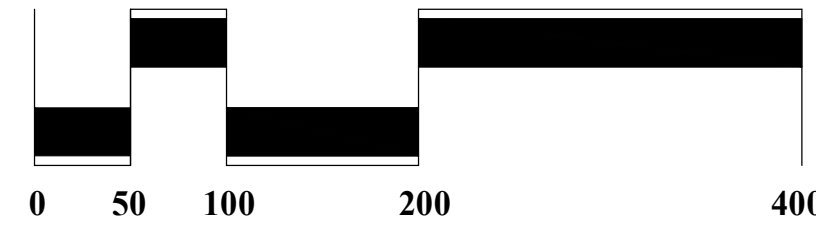
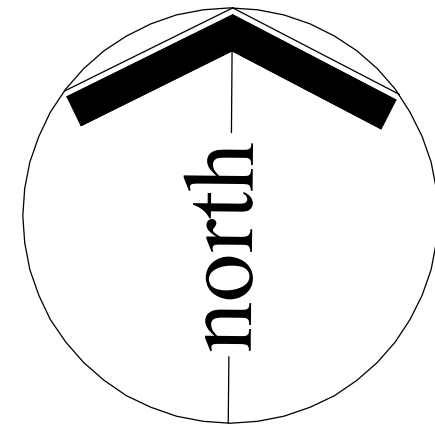
DGM

LAND PLANNING
CONSULTANTS, INC.



1635 OLD HWY 41
SUITE 112-314
KENNESAW, GA 30152

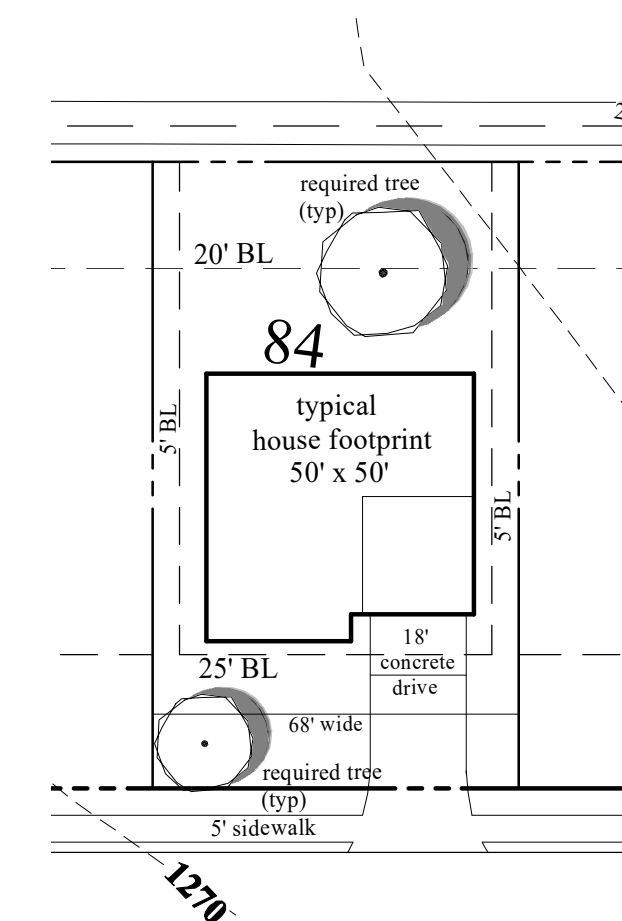
770-514-9006
DGMLPC.COM



Scale: 1" = 100'
January 30, 2024

Site Data

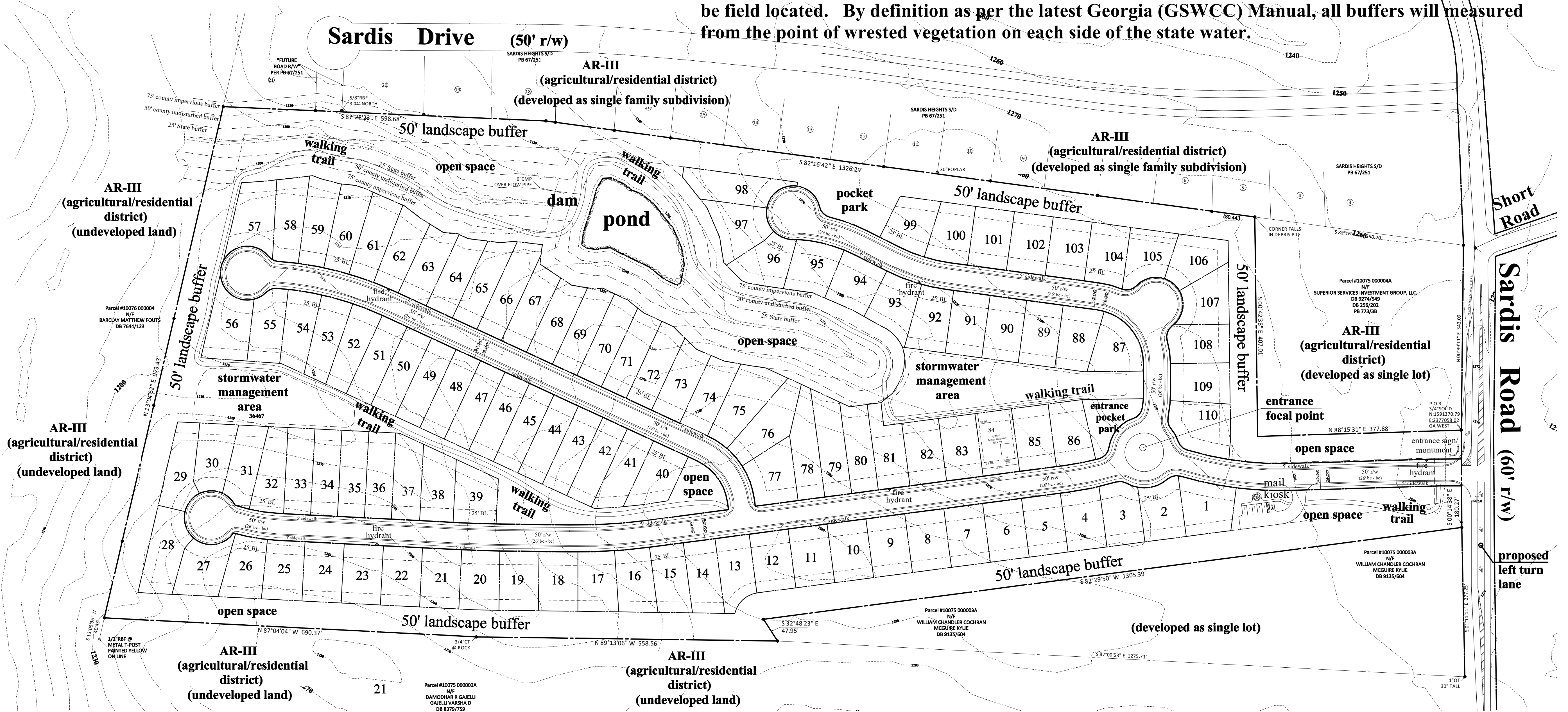
Total Site Area:	41.71 AC	Minimum Lot Width Shown: 50'
Present Zoning:	AR-III	Building Setbacks:
Proposed Zoning:	PRD	front: 25'
Total Lots Shown:	110	side: 5'
Overall density:	2.63 UN/AC	rear: 20'
Open Space Provided:	13.6 AC	
	(32.6% of total site area)	
Minimum Lot Size:	8,000 SF	
Average Lot Size:	8,221 SF	



Typical Lot
not to scale

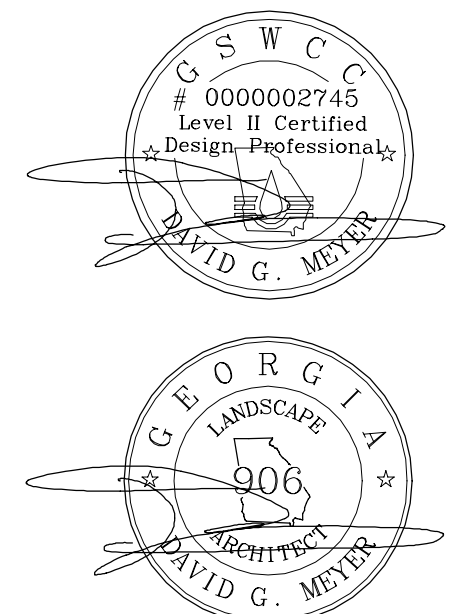
Note:

On this site plan, the location of all state waters has been estimated based on pond location, boundary survey, and topography. On construction drawings and final plat, all state waters will be field located. By definition as per the latest Georgia (GSWCC) Manual, all buffers will measured from the point of wrested vegetation on each side of the state water.

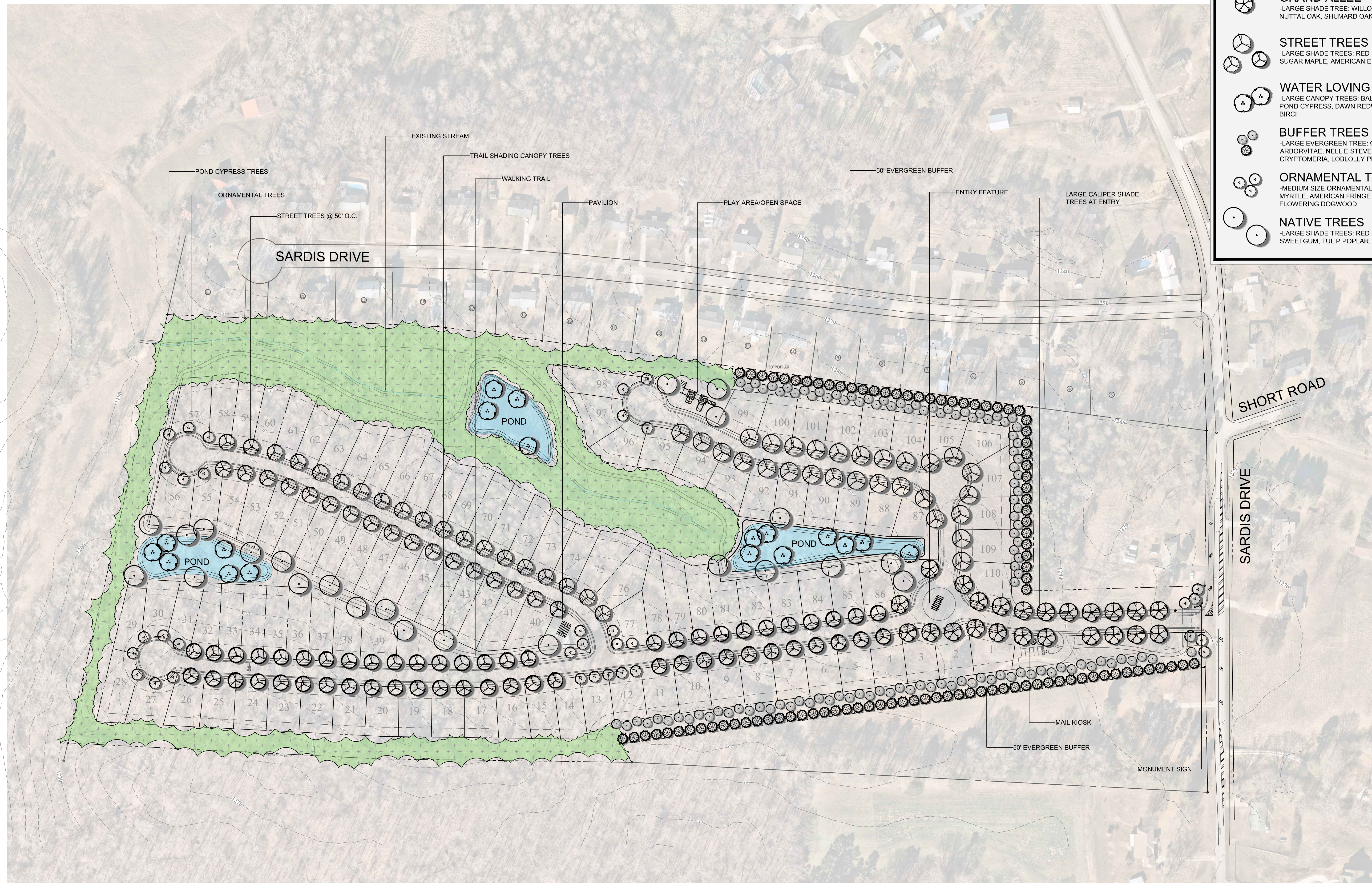


General Notes:


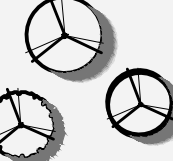

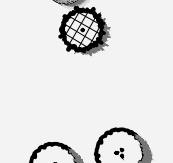
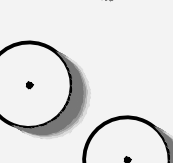

1. Boundary and topography from Hall County GIS.
2. According to Flood Insurance Rate Map (FIRM) #13139C0175G, April 4, 2018, no portion of this site contains floodplain.
3. No cemeteries are known to exist on site.
4. Streams and/or wetlands are to be determined.
5. No archeological or architectural landmarks are known to exist on site.
6. No utility easements exist on site.
7. Stormwater management and water quality structures are conceptual in size and will be revised based on hydrologic study.



Drawing name: K:\ALP_LAP\000_SARDIS ROAD\CAD\Plan\Sheet\1-00_HARDSCAPE PLAN.dwg L1-00 CONCEPT MASTER PLAN Feb 02, 2024 7:39am by catherine.henderson



TREE LEGEND

-  **GRAND ALLEE**
-LARGE SHADE TREE: WILLOW OAK, NUTTAL OAK, SHUMARD OAK
-  **STREET TREES**
-LARGE SHADE TREES: RED MAPLE, SUGAR MAPLE, AMERICAN ELM.
-  **WATER LOVING TREES**
-LARGE CANOPY TREES: BALD CYPRESS, POND CYPRESS, DAWN REDWOOD, RIVER BIRCH
-  **BUFFER TREES**
-LARGE EVERGREEN TREE: GREEN GIANT ARBORVITAE, NELLIE STEVEN HOLLY, CRYPTOMERIA, LOBLOLLY PINE, MAGNOLIA
-  **ORNAMENTAL TREES**
-MEDIUM SIZE ORNAMENTAL TREE: CRAPE MYRTLE, AMERICAN FRINGE TREE, FLOWERING DOGWOOD
-  **NATIVE TREES**
-LARGE SHADE TREES: RED OAK, SWEETGUM, TULIP POPLAR.

Kimley»Horn
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ATLANTA, GEORGIA 30309
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WWW.KIMLEY-HORN.COM

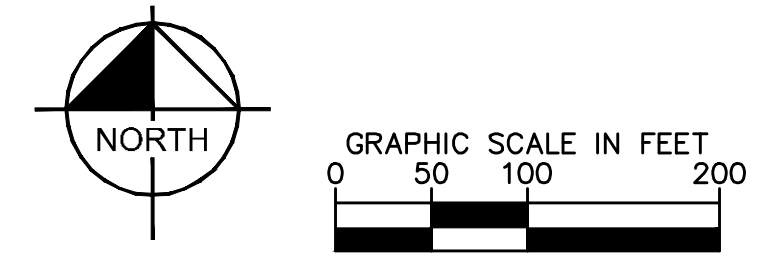
PREPARED FOR
GRACE OF GEORGIA DEVELOPMENTS
78 LINDBERGH DRIVE NE, UNIT 100
ATLANTA, GEORGIA 30305

No.	ISSUANCE AND REVISION DESCRIPTIONS	DATE	BY

PROJECT
4363 SARDIS ROAD
PREPARED FOR
GRACE OF GEORGIA DEVELOPMENTS, LLC

GSWCC NO. (LEVEL II)	
DRAWN BY	CLH
DESIGNED BY	EHS/CLH
REVIEWED BY	EHS
DATE	02/01/2024
PROJECT NO.	017989000

TITLE
CONCEPT LANDSCAPE MASTER PLAN
SHEET NUMBER
L1-00



PRELIMINARY: NOT FOR CONSTRUCTION

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GRAND ALLEE



NUTTALL OAK



SHUMARD OAK



WILLOW OAK

BUFFER TREES



GREEN GIANT ARBORVITAE



NELLIE STEVENS HOLLY



CRYPTOMERIA

STREET TREES



RED MAPLE



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FLOWERING DOGWOOD

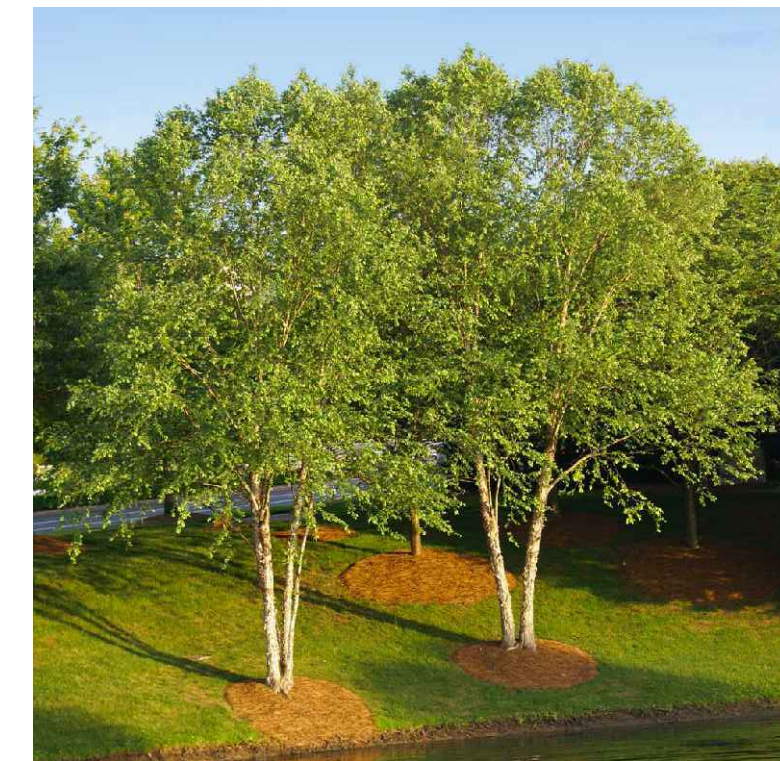
WATER LOVING TREES



BALD CYPRESS



DAWN REDWOOD



RIVER BIRCH

NATIVE TREES



RED OAK



SWEETGUM



TULIP POPLAR

SITE FEATURES

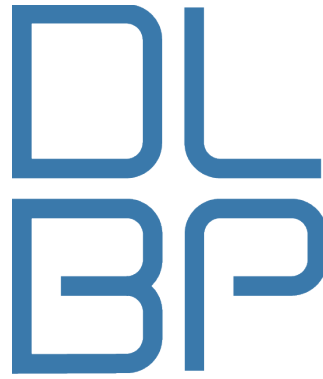


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REVIEWED BY	EHS
DATE	02/01/2024
PROJECT NO.	017989000
TITLE	CONCEPT LANDSCAPE IMAGES
SHEET NUMBER	L2-00

PRELIMINARY: NOT FOR CONSTRUCTION

Drawing name: K:\ALP_LAP\000_SARDIS ROAD\CAD\Plan\Sheet\L2-00_HARDSCAPE PLAN.dwg L2-00 CONCEPT LANDSCAPE IMAGERY Feb 02, 2024 7:43am by: catharina.henderson



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www.dlbp.us

**4363 SARDIS RD
SARDIS PARK
TREE SCREENING AND BUFFERS VISUAL REPRESENTATIONS**

January 30, 2024

ILLUSTRATIVE REPRESENTATION FOR SARDIS PARK:



PRECEDENT IMAGES:



Tree buffers for Riverside Drive Neighborhood in Sandy Springs



Tree buffers in front of Junction at Vinings apartments: 2101 Paces Ferry Rd SE, Smyrna, GA 30080