

**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



**General Notes:**

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

### Site Data

Total Site Area: 41.71 AC  
Present Zoning: AR-III  
Proposed Zoning: PRD  
Total Lots Shown: 125  
Overall Density: 2.99 UN/AC  
Open Space Provided: 13.7 AC (32.8% of total site area)  
Minimum Lot Size: 5,001 SF  
Average Lot Size: 7,017 SF

Minimum Lot Width Shown: 50'

**Building Setbacks:**

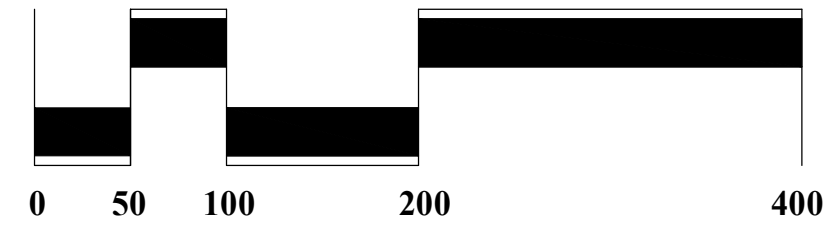
front: 25'  
side: 5'  
rear: 20'

**Note:**

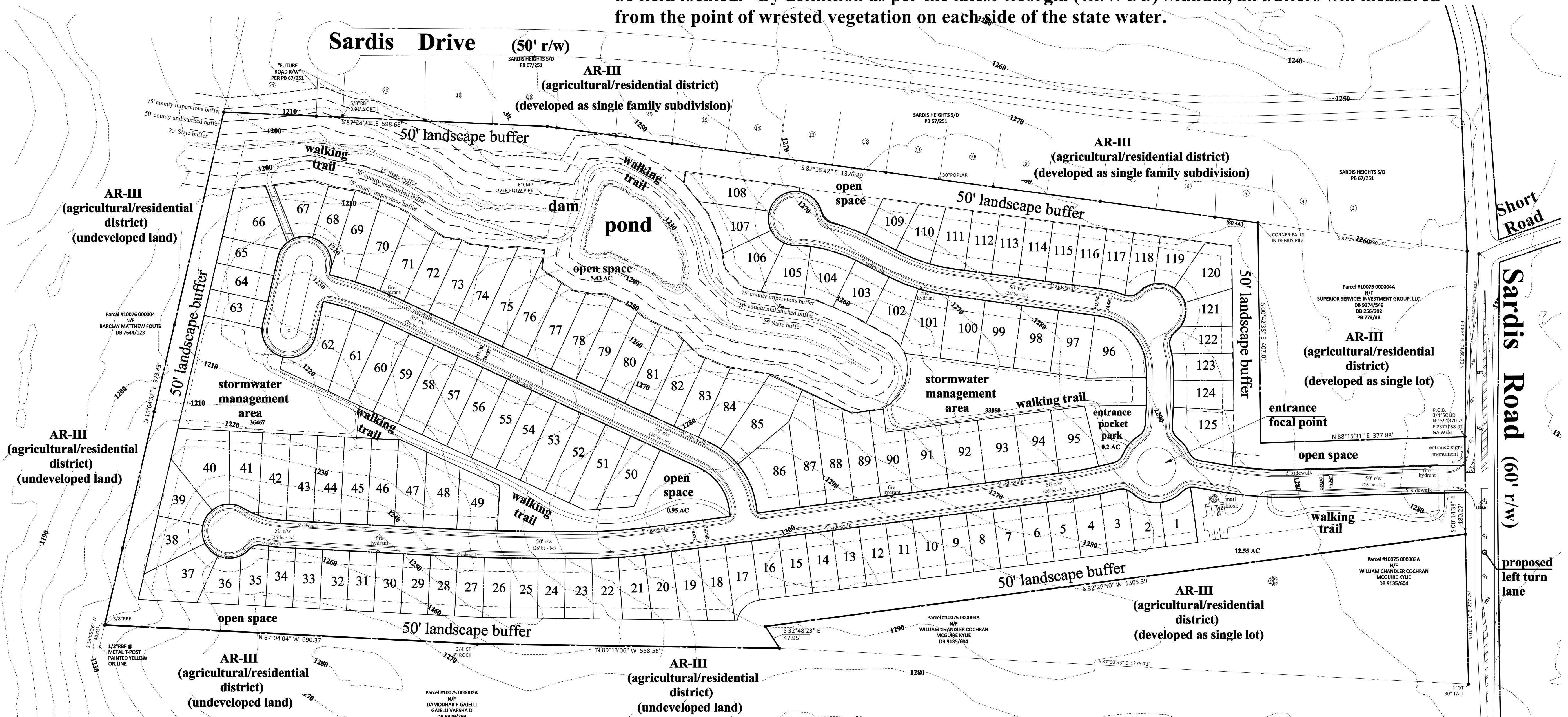
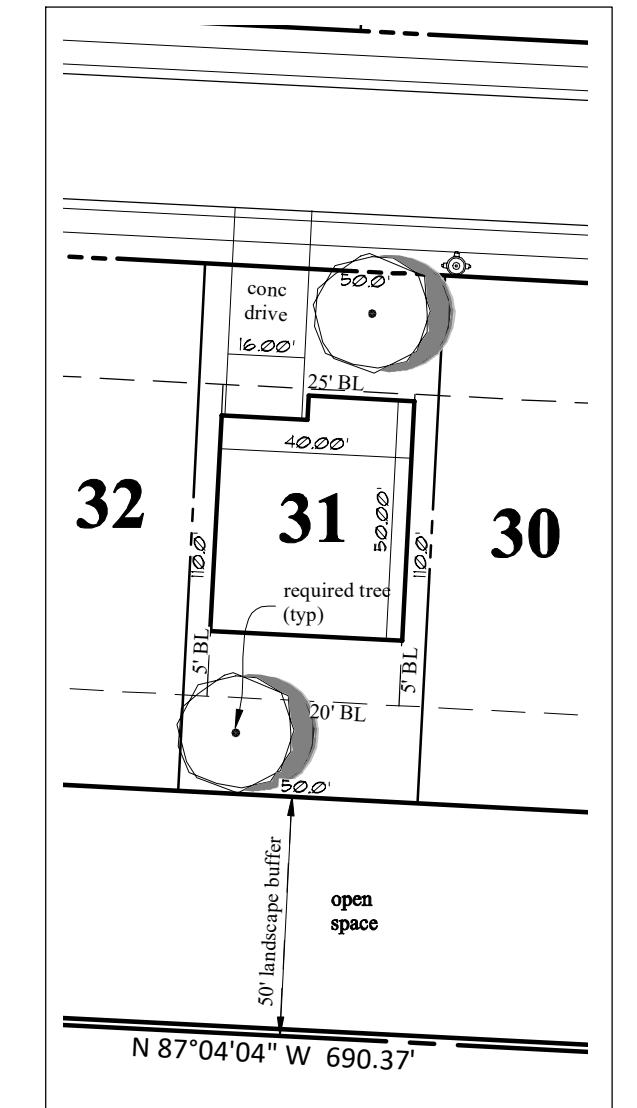
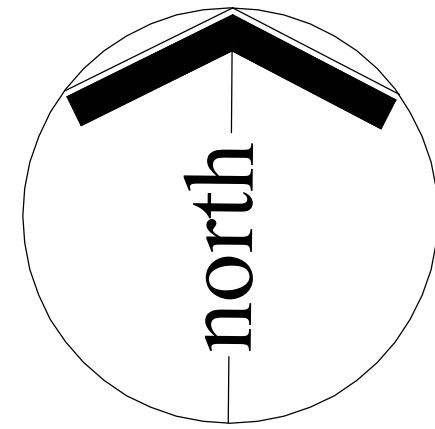
On this site plan, the location of all state waters has been estimated based on pond location, boundary survey, and topography. On construction drawings and final plat, all state waters will be field located. By definition as per the latest Georgia (GSWCC) Manual, all buffers will be measured from the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

**Lot Size Breakdown:**

Qty:	Size:
49	5000- 6000 SF
15	6000-7000 SF
13	7000-8000 SF
48	8000+ SF



January 13, 2024



*Typical Lot Layouts*

# 4363 Sardis Road

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

**prepared for:**

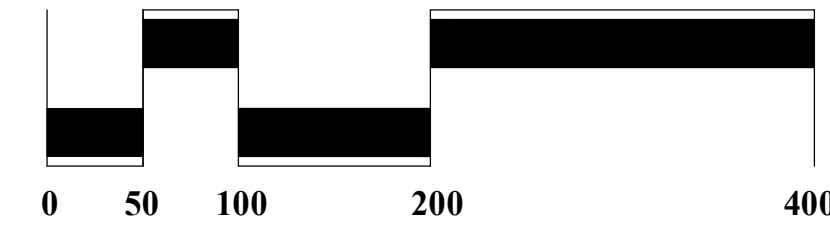
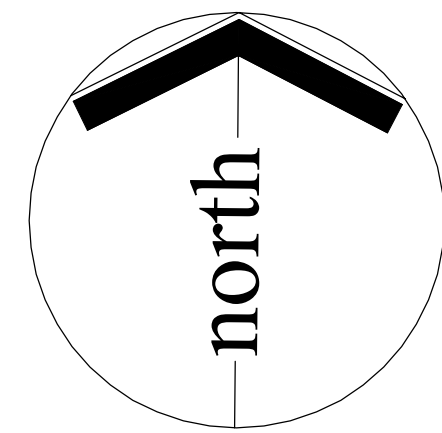
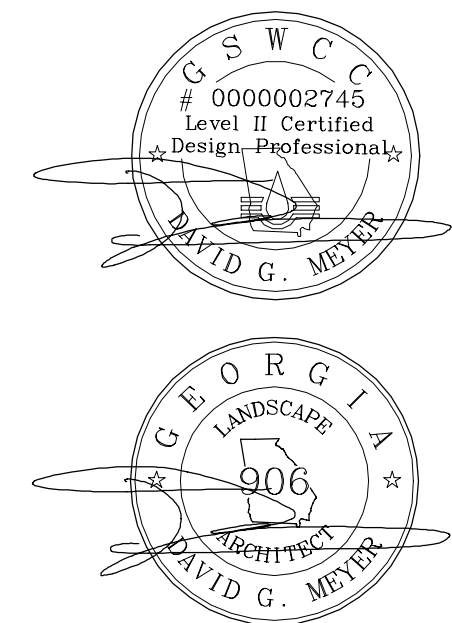
Grace of Georgia Developments, LLC  
78 Lindbergh Drive NE, Unit 100  
Atlanta, Georgia 30305

**DGM**  
LAND PLANNING  
CONSULTANTS, INC.



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

770-514-9006  
DGMLPC.COM



Scale: 1" = 100'  
January 13, 2024

## Site Data

Total Site Area: 41.71 AC  
Present Zoning: AR-III  
Proposed Zoning: PRD  
Total Lots Shown: 125  
Overall Density: 2.99 UN/AC  
Open Space Provided: 13.7 AC (32.8% of total site area)  
Minimum Lot Size: 5,001 SF  
Average Lot Size: 7,017 SF

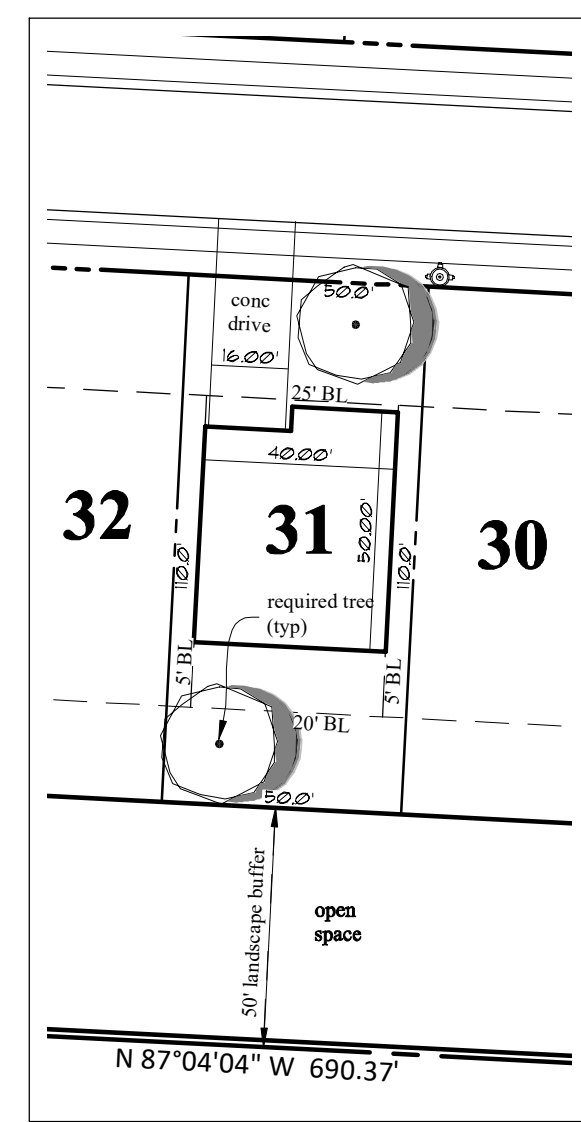
Minimum Lot Width Shown: 50'

**Building Setbacks:**

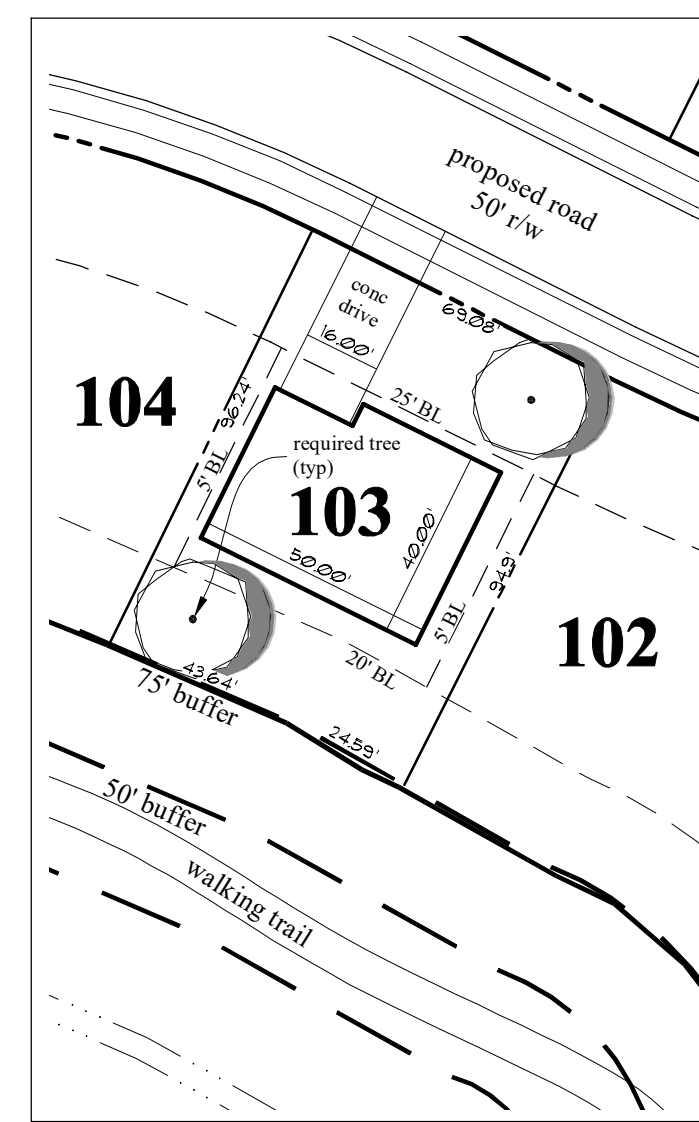
front: 25'  
side: 5'  
rear: 20'

**Lot Size Breakdown:**

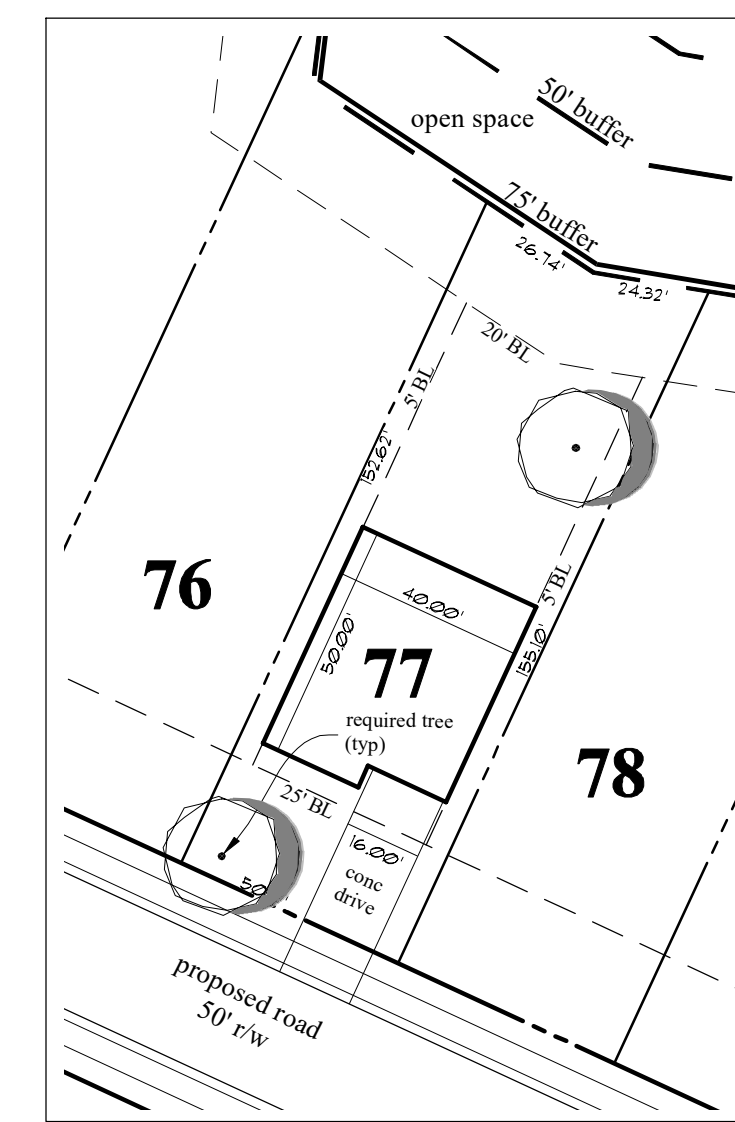
Qty:	Size:
49	5000- 6000 SF
15	6000-7000 SF
13	7000-8000 SF
48	8000+ SF



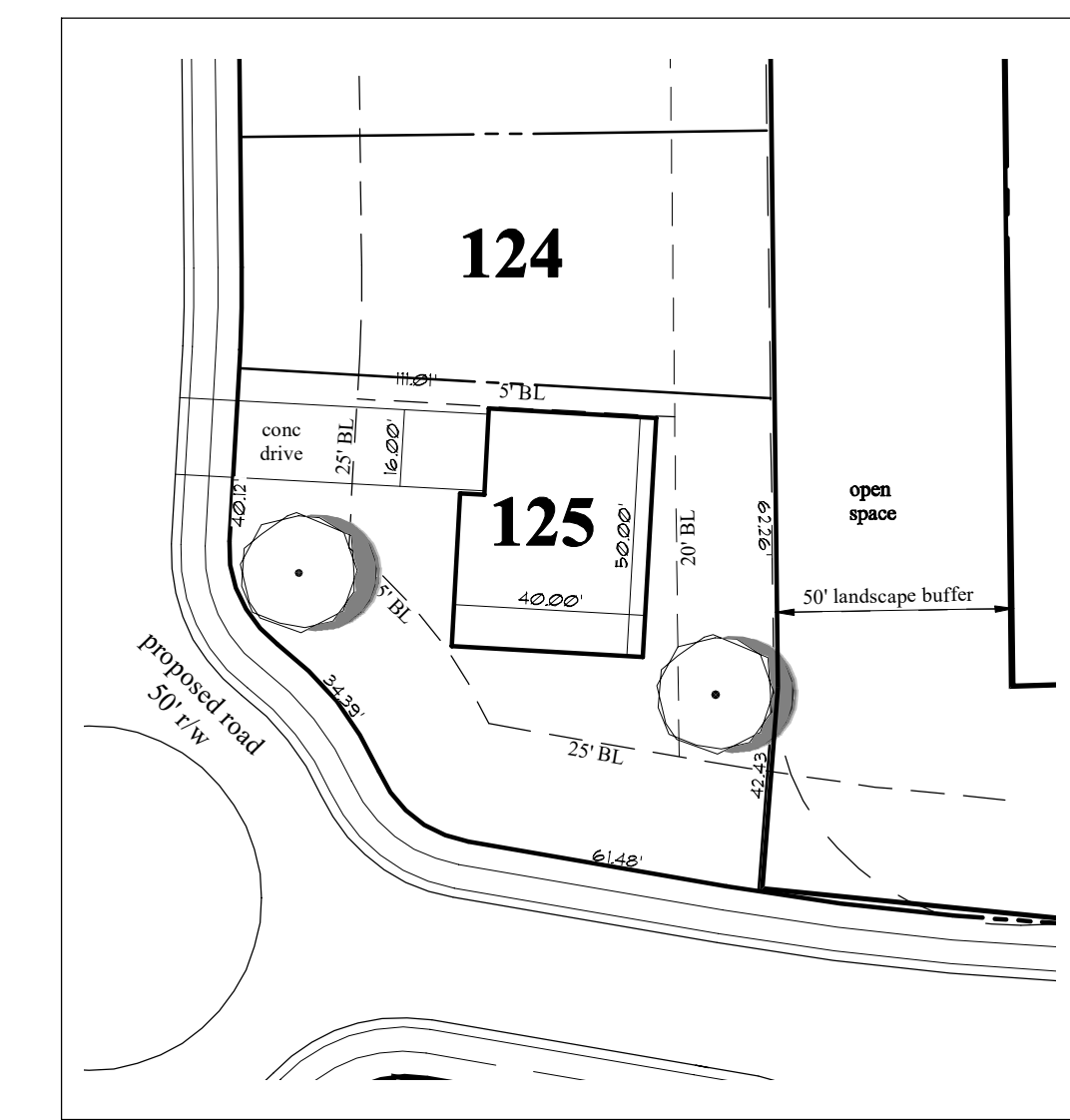
**Typical Lot 5K**  
Scale: 1" = 40'  
5,500 SF



**Typical Lot 6K**  
Scale: 1" = 40'  
6,501 SF



**Typical Lot 7K**  
Scale: 1" = 40'  
7,557 SF



**Typical Lot 8K+**  
Scale: 1" = 40'  
10,529 SF

**General Notes:**

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