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

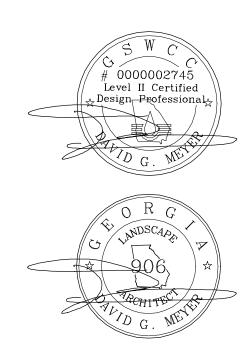


LAND PLANNING CONSULTANTS, INC.



1635 OLD HWY 41 **SUITE 112–314** KENNESAW, GA 30152

770-514-9006 **DGMLPC.COM** 



#### 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
- 4. Streams and/or wetlands are to be
- 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.

### Site Data

41.71 AC **Total Site Area: Present Zoning: AR-III PRD Proposed Zoning:** 125 **Total Lots Shown:** 

**Overall Density:** 2.99 UN/AC

13.7 AC (32.8% of total site area) **Open Space Provided:** 

**Minimum Lot Size:** 5,001 SF 7,017 SF **Average Lot Size:** 

Minimum Lot Width Shown: 50'

#### **Building Setbacks:**

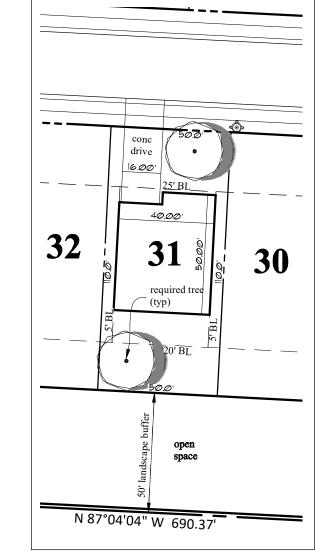
**January 13, 2024** 

25' front: side:

Note: 20' rear:

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

Lot Size Breakdown: Size: **Qty:** 5000-6000 SF 6000-7000 SF **15** 7000-8000 SF **13** 8000+ SF



**Typical Lot** Scale: 1" = 40'

#### from the point of wrested vegetation on each side of the state water. Sardis **Drive** (50' r/w)AR-ÌII (agricultural/residential district) (developed as single family subdivision) 50 landscape buffer **AR-III** (agricultural/residential district) (developed as single family subdivision) open 50' landscape buffer **AR-III** Short space dam 67 (agricultural/residential Road 109 66 district) pond 110 111 112 113 114 115 116 117 118 119 107 69 CORNER FALLS IN DEBRIS PILE (undeveloped land) Sardis 120 105 104 103 N/F SUPERIOR SERVICES INVESTMENT GROUP, LLC DB 9274/549 DB 256/202 PB 773/3B 121 Parcel #10076 000004 100 99 AR-III 122 (agricultural/residential 61 123 60 / district) Road (developed as single lot) stormwater 58 stormwater 124 57 management walking trail 83 management 56 84 entrance entrance 55 / focal point 125 pocket 1220 E:2377058.02 GA WE\$T AR-III N 88°15'31" E 377.88' (agricultural/residential open space 88 district) 87 **/50** 42 (undeveloped land) 43 44 45 46 space walking trail mail kiosk walking trail /38 50' landscape buffer Parcel #10075 000003A proposed N/F WILLIAM CHANDLER COCHRAN MCGUIRE KYLIE left turn 32 31 29 30 28 **AR-III** lane (agricultural/residential Parcel #10075 000003A open space district) 50' landscape buffer ---- N/F WILLIAM CHANDLER COCHRAN MCGÜRE KYLIE \$ 32°48'23" E 47.95' (developed as single lot) 1/2"RBF @ METAL T-POST PAINTED YELLOV ON LINE N 89°13'06" W 558.56' **AR-III AR-III** (agricultural/residential (agricultural/residential district) district) Parcel #10075 000002A N/F DAMODHAR R GAJELLI GAJELLI VARSHA D DB 8379/759 (undeveloped land) (undeveloped land)

#### Typical Lot Layouts

## 4363 Sardis Road

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

#### prepared for:

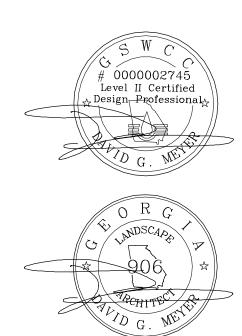
Grace of Georgia Developments, LLC 78 Lindbergh Drive NE, Unit 100 Atlanta, Georgia 30305

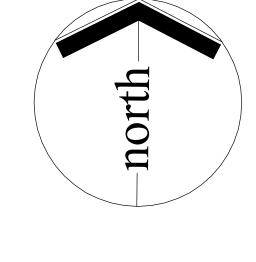
**DGM** LAND PLANNING

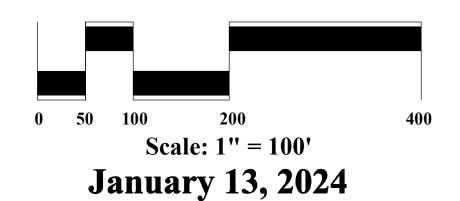




1635 OLD HWY 41 **SUITE 112–314** KENNESAW, GA 30152







### Site Data

**Total Site Area:** 41.71 AC **Present Zoning: AR-III** PRD **Proposed Zoning:** 125 **Total Lots Shown:** 

**Overall Density:** 2.99 UN/AC

**Open Space Provided:** 13.7 AC (32.8% of total site area)

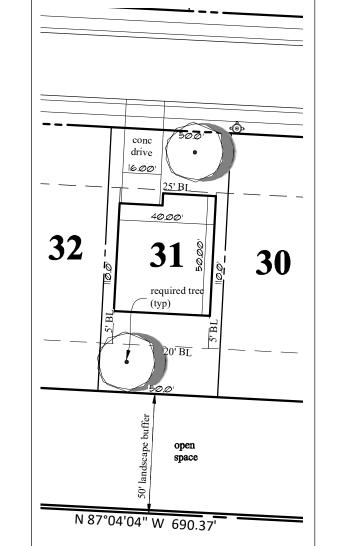
**Minimum Lot Size:** 5,001 SF 7,017 SF **Average Lot Size:** Minimum Lot Width Shown: 50'

**Building Setbacks:** 

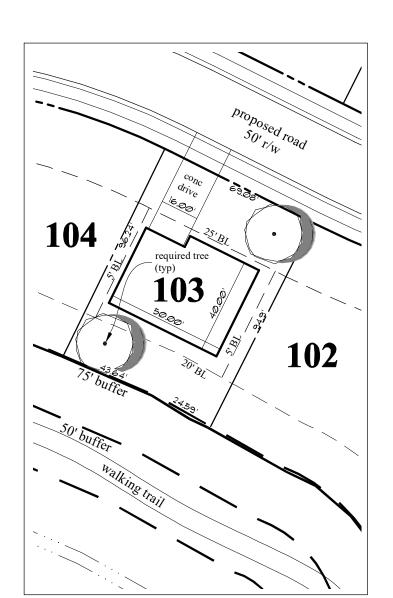
25' front: side: 20' rear:

Lot Size Breakdown: **Qty:** Size: 5000-6000 SF **49** 6000-7000 SF 7000-8000 SF 48 8000+ SF

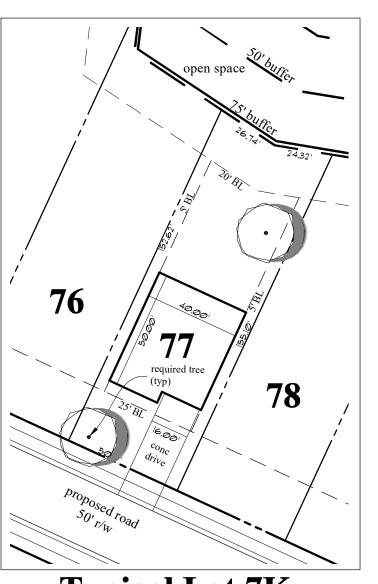
770-514-9006 DGMLPC.COM



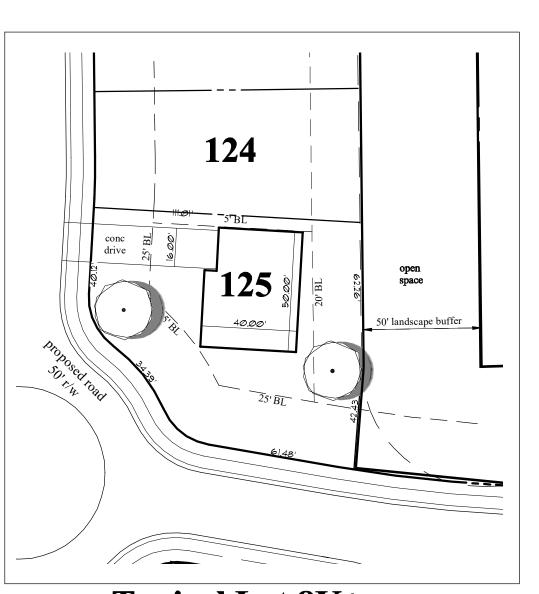
Typical Lot 5K Scale: 1'' = 40'5,500 SF



**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:

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

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.