

**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

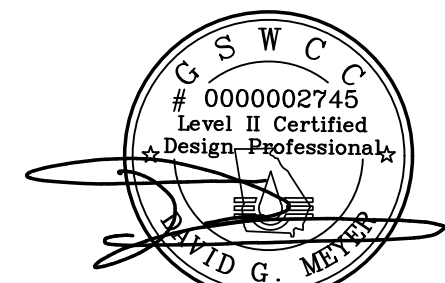
## DGM

LAND PLANNING  
CONSULTANTS, INC.



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

770-514-9006  
DGMLPC.COM



**General Notes:**

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.

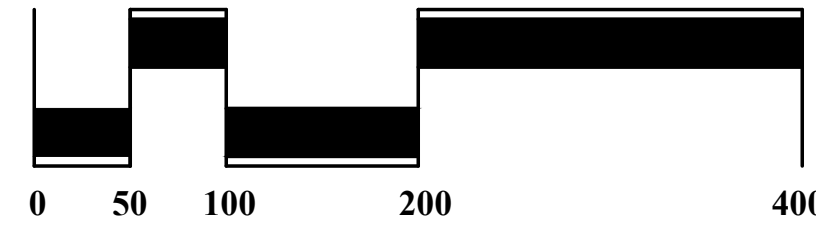
### Site Data

**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:** 4,848 SF \*(Lot 121)  
**Average Lot Size:** 7,019 SF

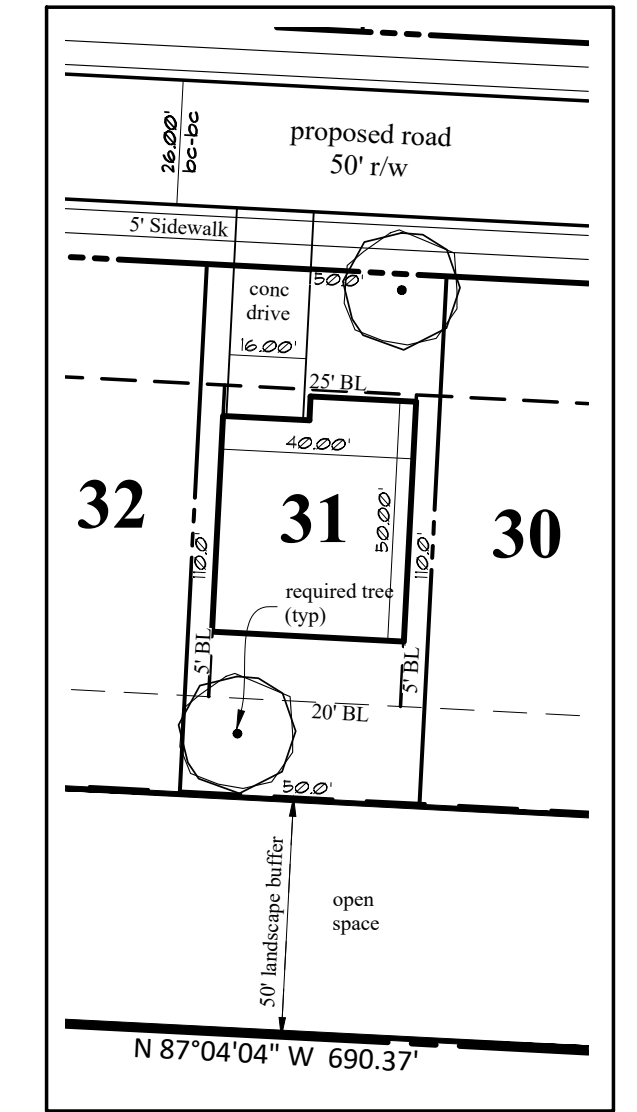
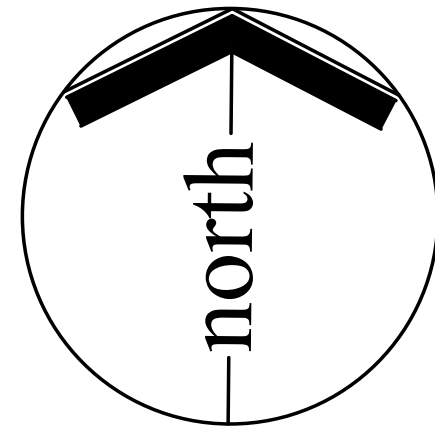
**Hall County P&Z**  
**Received**  
**December 5, 2023**

**Lot Size Breakdown:**

Qty:	Size:
3	4000-5000 SF
44	5000- 6000 SF
16	6000-7000 SF
14	7000-8000 SF
48	8000+ SF



Scale: 1" = 100'  
November 30, 2023



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

