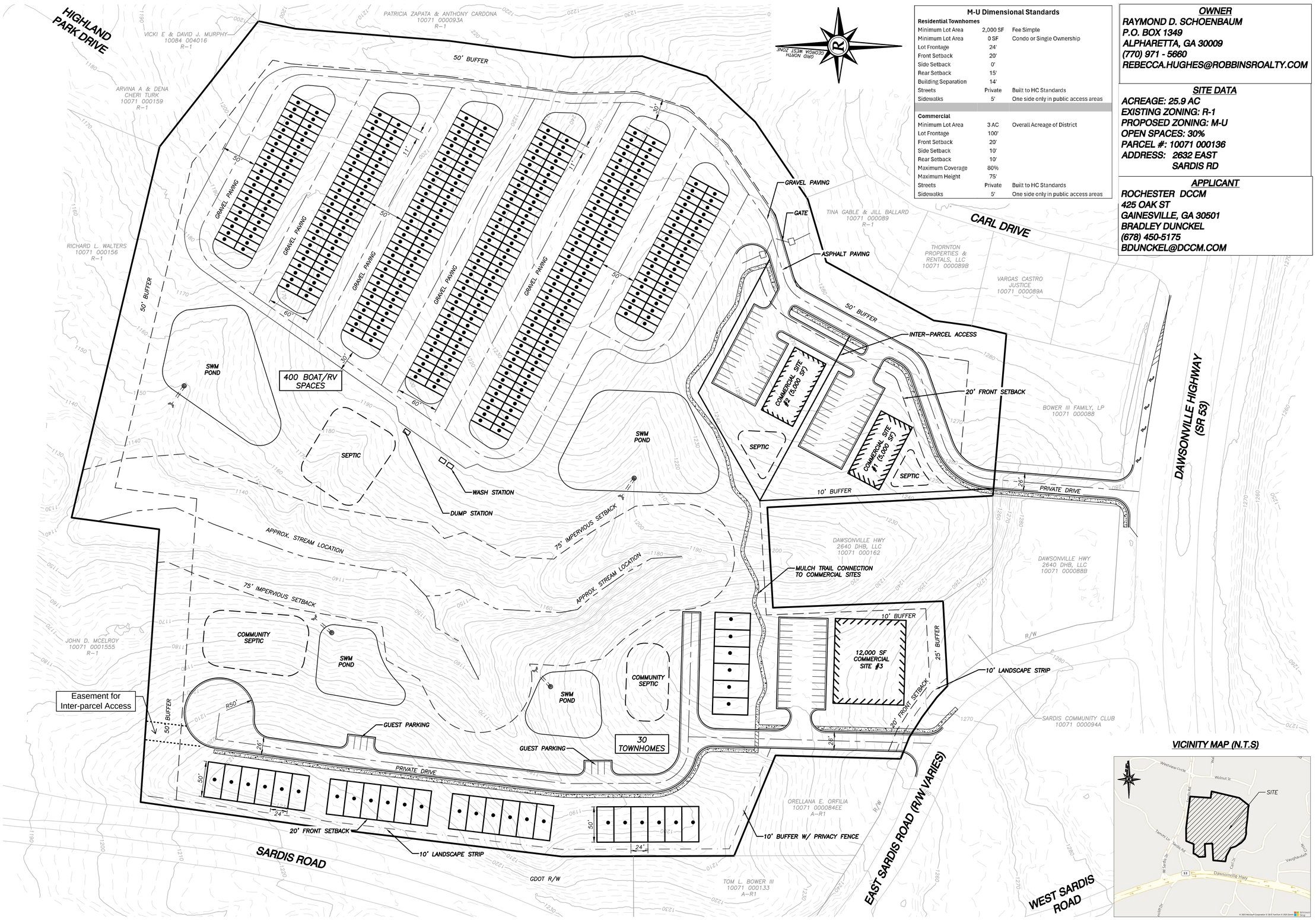

M-U Dimensional Standards		
Residential Townhomes		
Minimum Lot Area	2,000 SF	Fee Simple
Minimum Lot Area	0 SF	Condo or Single Ownership
Lot Frontage	24'	
Front Setback	20'	
Side Setback	0'	
Rear Setback	15'	
Building Separation	14'	
Streets	Private	Built to HC Standards
Sidewalks	5'	One side only in public access areas
Commercial		
Minimum Lot Area	3 AC	Overall Acreage of District
Lot Frontage	100'	
Front Setback	20'	
Side Setback	10'	
Rear Setback	10'	
Maximum Coverage	80%	
Maximum Height	75'	
Streets	Private	Built to HC Standards
Sidewalks	5'	One side only in public access areas

OWNER

RAYMOND D. SCHOENBAUM
P.O. BOX 1349
ALPHARETTA, GA 30009
(770) 971 - 5660
REBECCA.HUGHES@ROBBINSROALTY.COM

SITE DATA

ACREAGE: 25.9 AC
EXISTING ZONING: R-1
PROPOSED ZONING: M-U
OPEN SPACES: 30%
PARCEL #: 10071 000136
ADDRESS: 2632 EAST SARDIS RD

APPLICANT

ROCHESTER DCCM
425 OAK ST
GAINESVILLE, GA 30501
BRADLEY DUNCKEL
(678) 450-5175
BDUNCKEL@DCCM.COM

VICINITY MAP (N.T.S)

Rochester | DCCM
Rochester & Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 | rochester-dccm.com

CONCEPT MAP FOR:
EAST SARDIS ROAD TRACT

LOCATED IN:
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION
		REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE CONSENT OF ROCHESTER & ASSOCIATES DCCM VOIDS THE SEAL SHOWN HEREON AND ANY LIABILITY ASSOCIATED WITH THIS PROJECT. CONTACT ROCHESTER & ASSOCIATES FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
30' 0' 60' 120'

SHEET 1 OF 1

DATE: 09/23/25
SCALE: 1" = 60'
JOB NO. G225107.PRP
DWG NO. 3SLOP.dwg
DRAWN BY: TCT