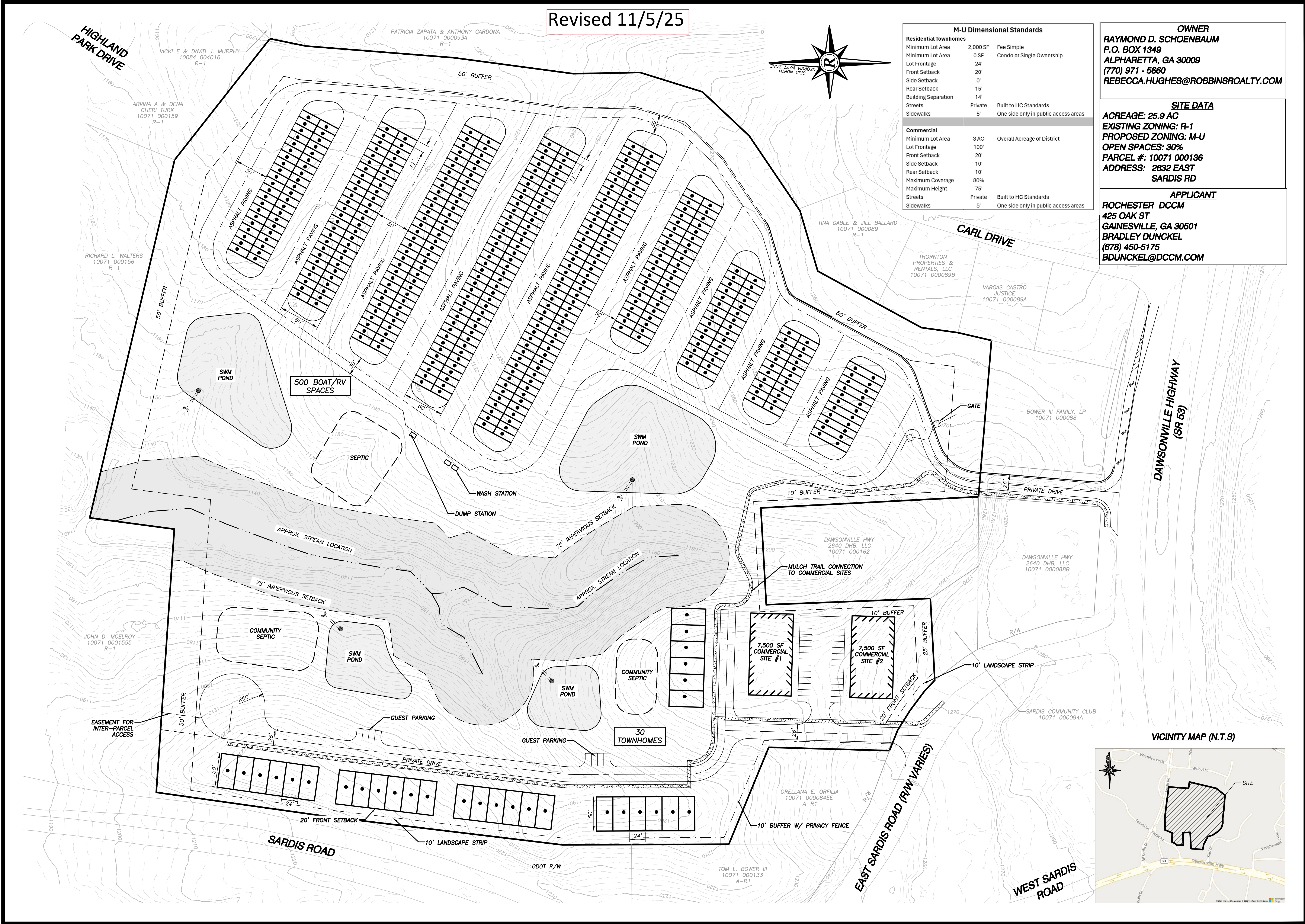
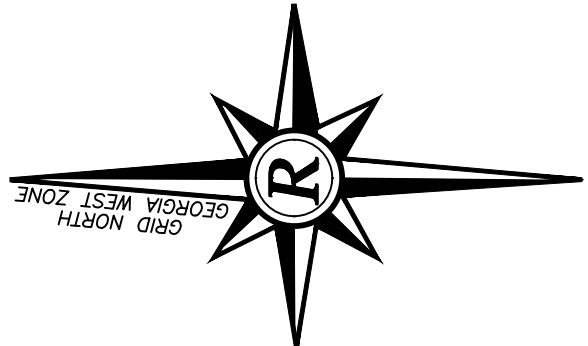




Revised 11/5/25



M-U Dimensional Standards			
Residential Townhomes			
Minimum Lot Area	2,000 SF	Fee Simple	
Minimum Lot Area	0 SF	Condo or Single Ownership	
Front Setback	24'		
Side Setback	20'		
Rear Setback	0'		
Building Separation	15'		
Streets	14'	Built to HC Standards	
Sidewalks	Private	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@ROBBINSREALTY.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



Rochester

CONCEPT MAP FOR:
EAST SARDIS ROAD TRACT

LOCATED IN:
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION

ANY CHANGES OR ALTERATIONS MADE TO THIS MAP SHALL BE THE RESPONSIBILITY OF THE DRAFTER. THE WRITTEN APPROVAL OF ROCHESTER DCCM VOUCHES THE SEAL SHOWN HEREON AND THE ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
30' 0' 60' 120'

SHEET
1
OF
1

DATE: 11/04/25
SCALE: 1" = 60'
JOB NO.: 10071 000136
DRAWN BY: TCT