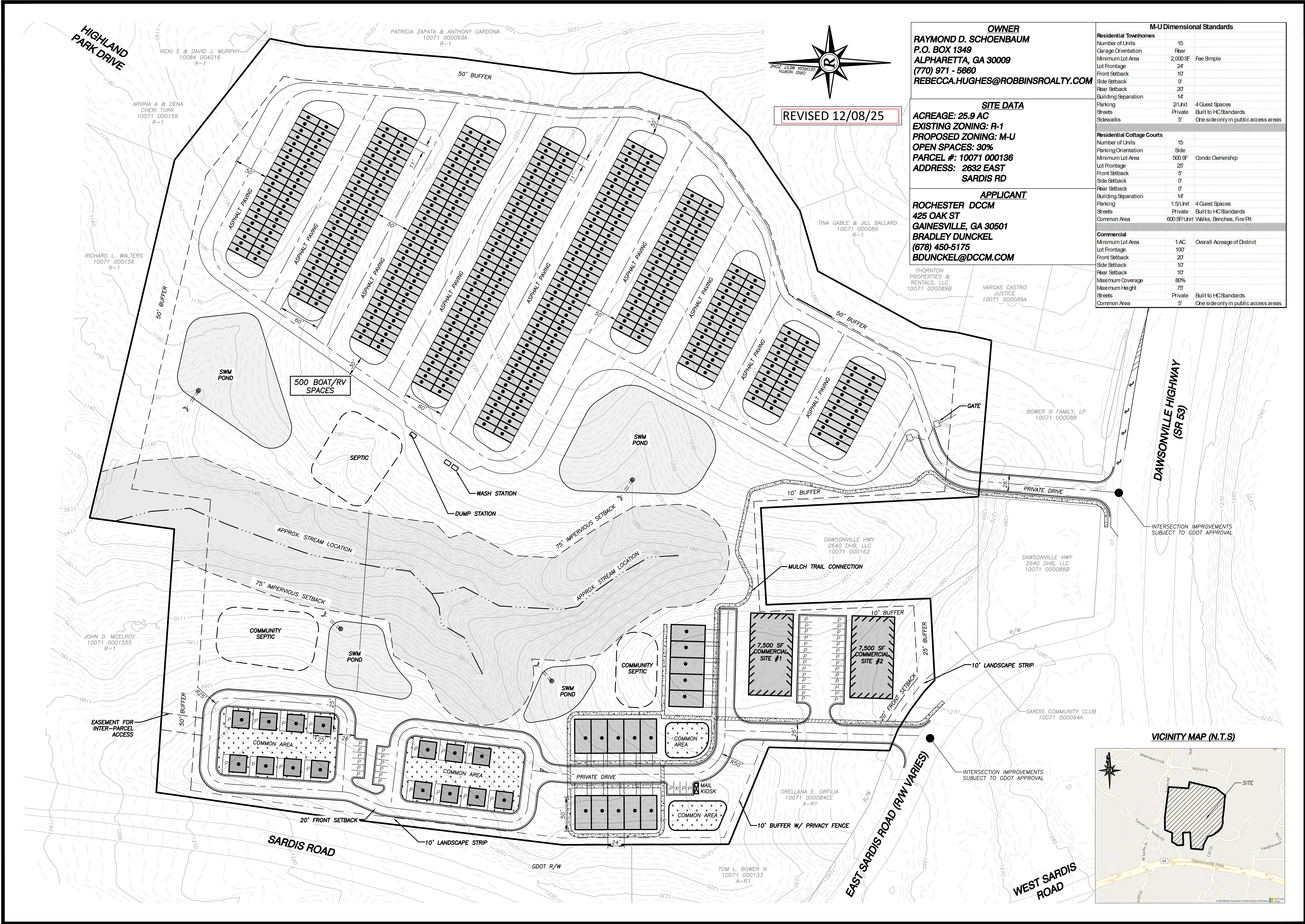




REVISED 12/08/25

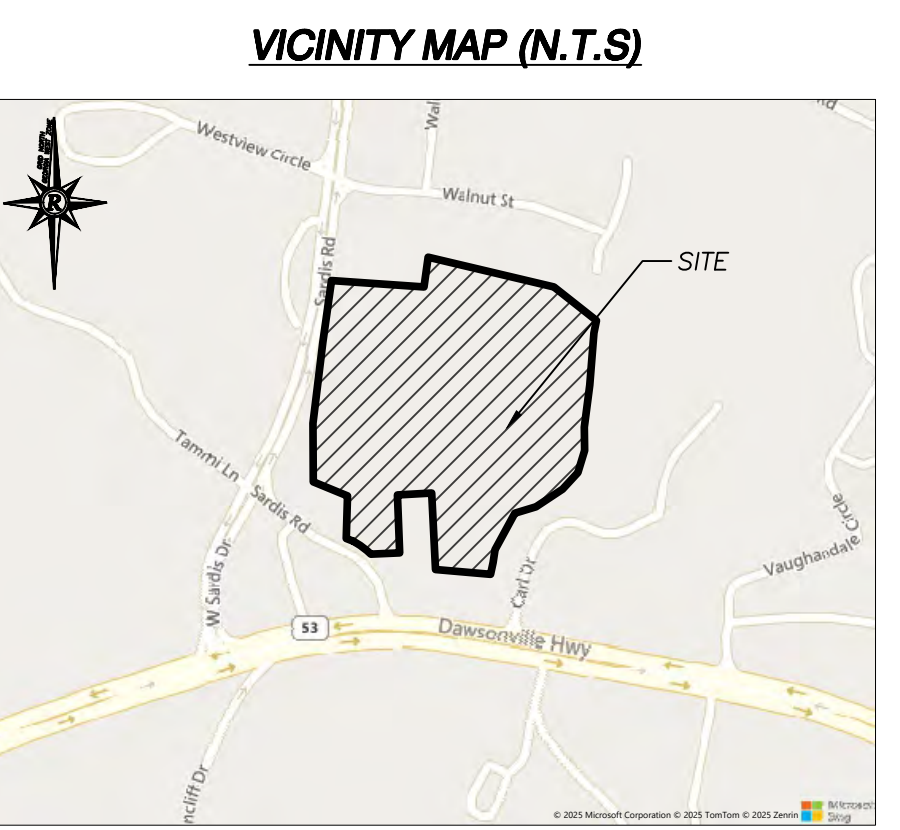
North Arrow

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

M-U Dimensional Standards			
Residential Townhomes			
Number of Units	15		
Garage Orientation	Rear		
Minimum Lot Area	2,000 SF	Fee Simple	
Lot Frontage	24'		
Front Setback	10'		
Side Setback	0'		
Rear Setback	20'		
Building Separation	14'		
Parking	2/Unit	4 Guest Spaces	
Streets	Private	Built to HC Standards	
Sidewalks	5'	One side only in public access areas	
Residential Cottage Courts			
Number of Units	15		
Parking Orientation	Side		
Minimum Lot Area	500 SF	Condo Ownership	
Lot Frontage	25'		
Front Setback	5'		
Side Setback	0'		
Rear Setback	0'		
Building Separation	14'		
Parking	1.5/Unit	4 Guest Spaces	
Streets	Private	Built to HC Standards	
Common Area	600 SF/Unit	Walks, Benches, Fire Pit	
Commercial			
Minimum Lot Area	1 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	
Common Area	5'	One side only in public access areas	



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

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

NO.	DATE	DESCRIPTION

GRAPHIC SCALE: 30' 0' 60' 120'

SHEET
1
OF
1

DATE: 11/24/25
SCALE: 1" = 60'
JOB NO.: 2509-000136
DRAWN BY: SCD/eng
DRAWN BY: TCT