

# Rezoning Plat

## 4363 Sardis Road

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

Prepared for:

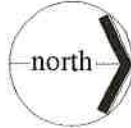
Grace of Georgia Developments, LLC  
78 Lindbergh Drive NE, Unit 100  
Atlanta, Georgia 30305



LAND PLANNING  
CONSULTANTS, INC.



1635 Old Hwy 41  
SUITE 112-314  
KANSAS, GA 30143  
770-514-9006  
DGM.LP.C.COM



January 30, 2024

### Site Data

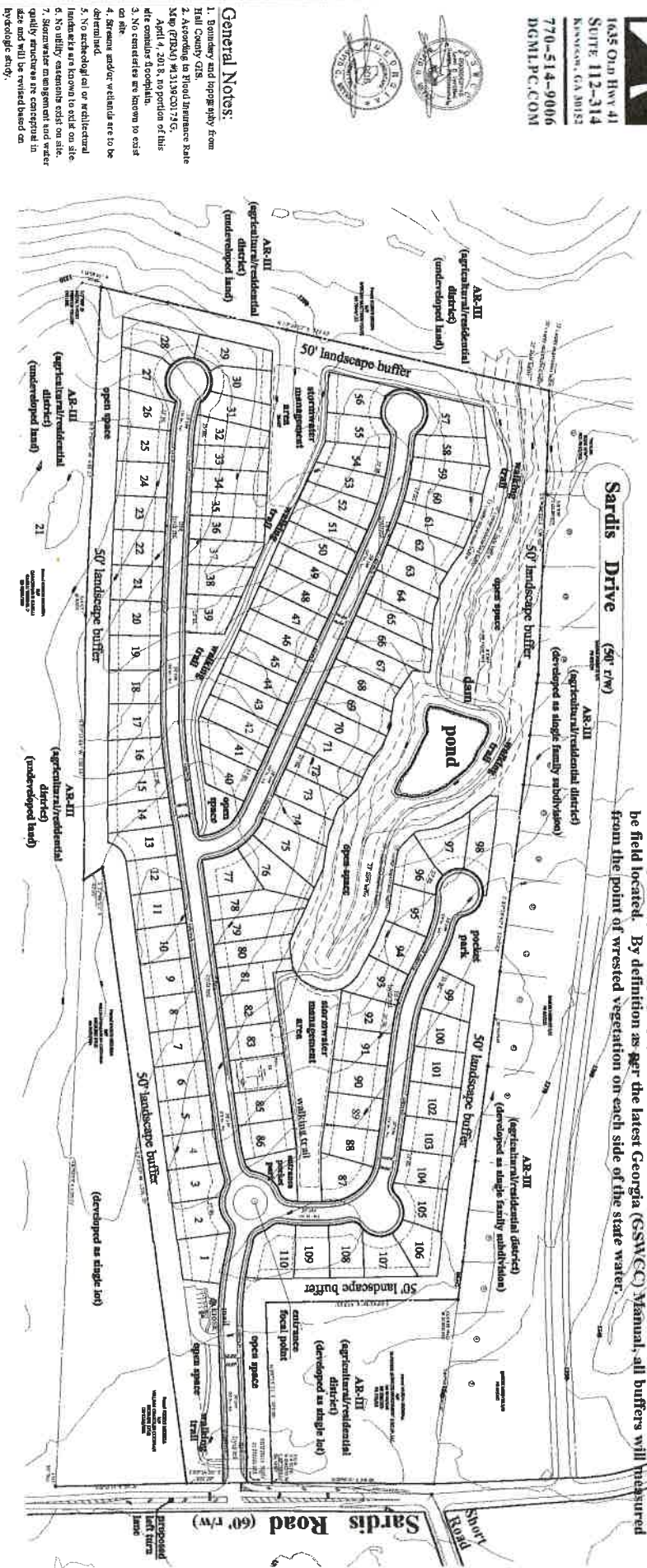
Total Site Area:	41.71 AC
Present Zoning:	AR-III
Proposed Zoning:	PRD
Total Lots Shown:	110
Overall density:	2.63 UN/AC
Open Space Provided:	13.6 AC (32.6% of total site area)
Minimum Lot Size:	8,000 SF
Average Lot Size:	8,221 SF

Minimum Lot Width Shown:	50'
Building Setbacks:	
front:	25'
side:	5'
rear:	20'

### Note:

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 (GSW(C)) Manual, all buffers will be measured from the point of wretted vegetation on each side of the state water.

**Typical Lot**  
not to scale



### General Notes:

1. Boundary and topography from Hall County GIS.
2. According to Flood Insurance Rate Map (FIRM) #1319201735, April 4, 2018, no portion of this site contains floodplains.
3. No easements are known to exist on site.
4. Stormwater management areas to be determined.
5. No archaeological or prehistoric resources are known to exist on site.
6. No utility easements exist on site.
7. Stormwater management and water quality structures are conceptual in nature and will be verified based on hydrologic study.