



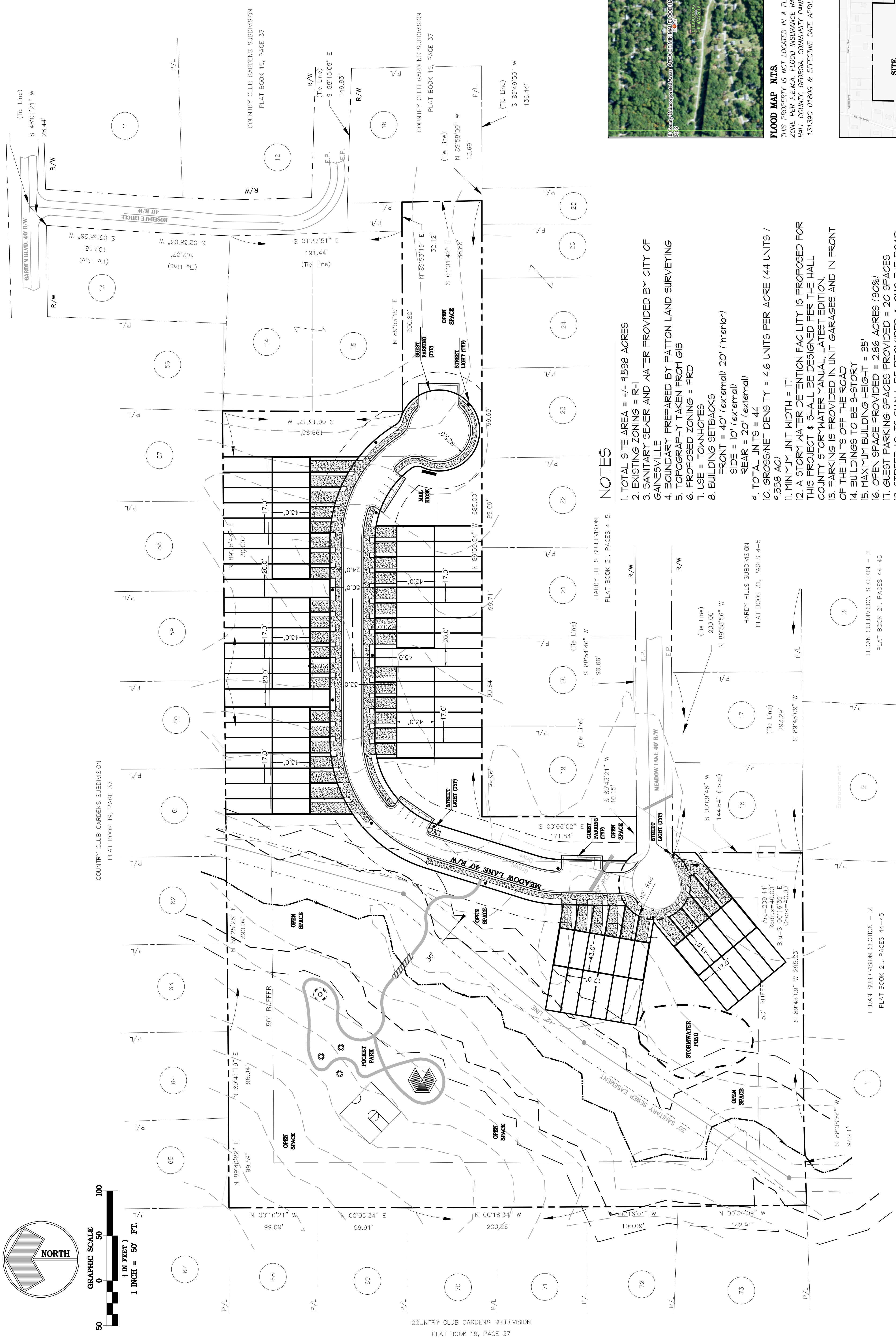
www.daydesigngroup.com
 P.O. BOX 848
 BUFORD, GA 30515
 (770) 271-4676
 (706) 389-8568
 DAY DESIGN GROUP, Inc.

CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 SITE PLANNING

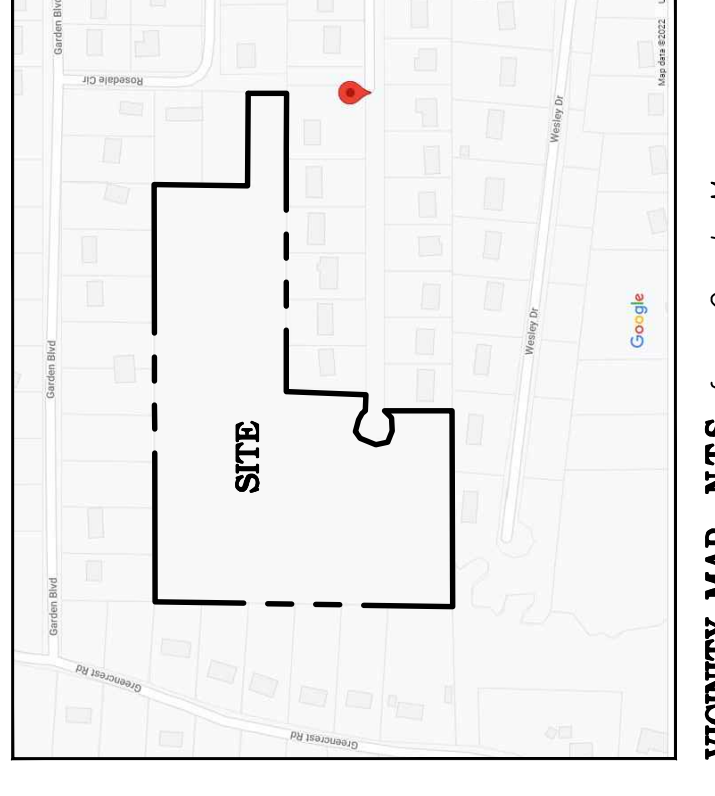
REZONING CONCEPTUAL SITE PLAN
 FOR
THE GARDENS ON MEADOW LANE
 A TOWNHOME COMMUNITY
 LOCATED IN
 LAND LOT 105, 10TH DISTRICT, PARCEL 10105 004089
 3596 MEADOW LANE, HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS

DATE: 02/28/22
 DRAWN BY: BHD
 JOB NO.: 22-107
 SHEET
1
 OF
1



FLOOD MAP N.T.S.
 THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE PER F.E.M.A. FLOOD INSURANCE RATE MAPS OF HALL COUNTY, GEORGIA. COMMUNITY PANEL NOS. 13139C 0180C & EFFECTIVE DATE APRIL 4, 2018



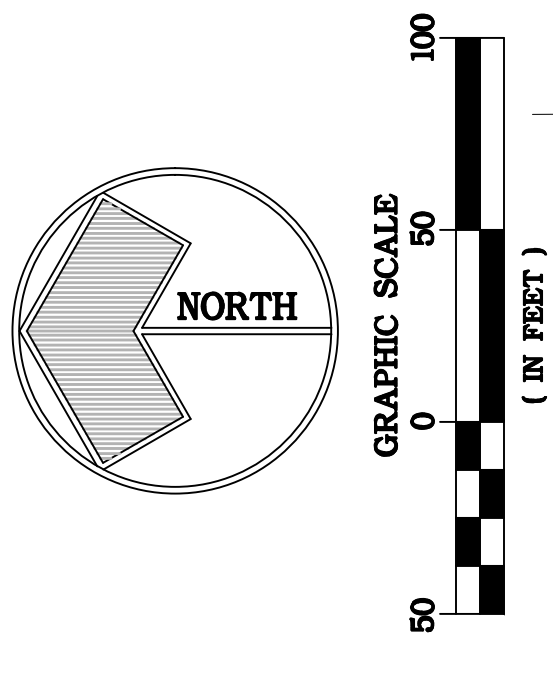
VICINITY MAP N.T.S. from Google Maps

NOTES

- TOTAL SITE AREA = +/- 91538 ACRES
- EXISTING ZONING = R-1
- SANITARY SEWER AND WATER PROVIDED BY CITY OF GAINESVILLE
- BOUNDARY PREPARED BY PATTON LAND SURVEYING
- TOPOGRAPHY TAKEN FROM GIS
- PROPOSED ZONING = FRD
- USE = TOWNHOMES
- BUILDING SETBACKS
 FRONT = 40' (external) 20' (interior)
 SIDE = 10' (external)
 REAR = 20' (external)
- TOTAL UNITS = 44
- GROSS/NET DENSITY = 4.6 UNITS PER ACRE (44 UNITS / 91538 AC)
- MINIMUM UNIT WIDTH = 11'
- A STORY WATER DETENTION FACILITY IS PROPOSED FOR THIS PROJECT & SHALL BE DESIGNED PER THE HALL COUNTY STORMWATER MANUAL, LATEST EDITION
- PARKING IS PROVIDED IN UNIT GARAGES AND IN FRONT OF THE UNITS OFF THE ROAD
- BUILDINGS TO BE 3-STORY
- MAXIMUM BUILDING HEIGHT = 35'
- OPEN SPACE PROVIDED = 2.86 ACRES (30%)
- GUEST PARKING SPACES PROVIDED = 20 SPACES
- STREETLIGHTS SHALL BE PROVIDED ALONG THE ROAD PER POWER COMPANY DESIGN

BLDG MATRIX

BUILDING TYPE	NO.	TOTAL
8 UNIT	2	16
1 UNIT	1	5
6 UNIT	3	18
5 UNIT	1	5
4 UNIT	0	0
3 UNIT	1	3
TOTAL	44	44



OWNER/DEVELOPER
 TUCKER MULTIFAMILY DEVELOPMENT
 3596 MEADOW LANE
 GAINESVILLE, GA, 30506
 (404) 449-9856

24-HOUR CONTACT
 MR. TYRUS BROWN
 (404) 449-9356

ENGINEERING CONTACT:
 DAY DESIGN GROUP, INC.
 BRYAN H. DAY
 (770) 271-4676
 bhd@daydesigngroup.com

SURVEY CONTACT
 PATTON LAND SURVEYING
 419 BRADFORD STREET
 GAINESVILLE, GA 30503
 CHRIS PATTON
 770-532-6492

COUNTRY CLUB GARDENS SUBDIVISION
 PLAT BOOK 19, PAGE 37

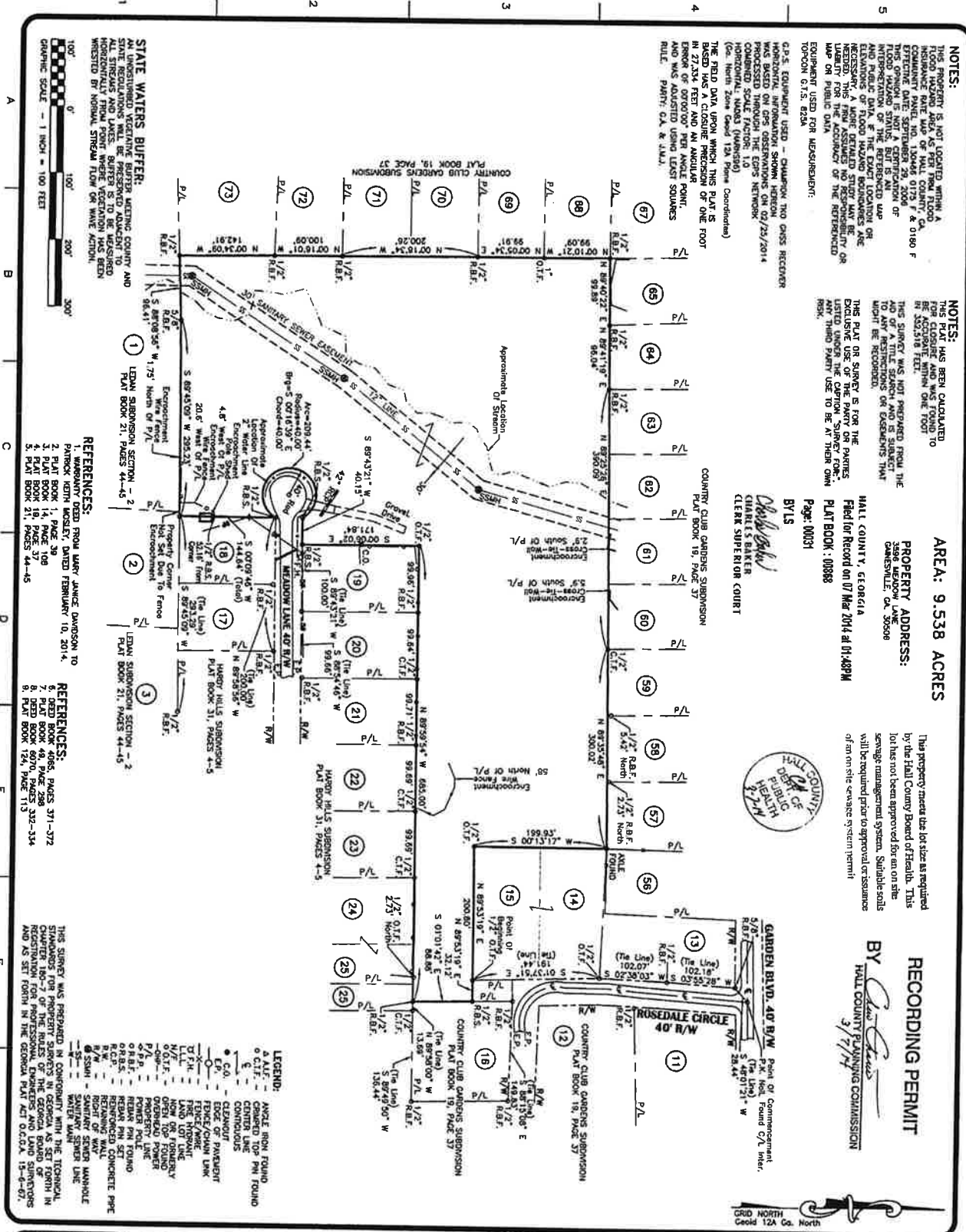
COUNTRY CLUB GARDENS SUBDIVISION
 PLAT BOOK 19, PAGE 37

HARDY HILLS SUBDIVISION
 PLAT BOOK 31, PAGES 4-5

HARDY HILLS SUBDIVISION
 PLAT BOOK 31, PAGES 4-5

LEDAN SUBDIVISION SECTION - 2
 PLAT BOOK 21, PAGES 44-45

LEDAN SUBDIVISION SECTION - 2
 PLAT BOOK 21, PAGES 44-45



NOTES:
 THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS SHOWN ON THE COMMUNITY PANEL NO. 130445 0173 F & 0180 F THIS DATE SEPTEMBER 29, 2008 OR FLOOD HAZARD STATUS, BUT IS AN INDICATION OF THE REFERENCED MAP. ELEVATIONS OF FLOODED HEAVY BOUNDARIES ARE NOT SHOWN. A MORE DETAILED STUDY MAY BE NECESSARY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
 EQUIPMENT USED FOR MEASUREMENT:
 TOPCON G.T.S. 8234

NOTES:
 THIS PLAT HAS BEEN CALCULATED TO BE ACCURATE WITHIN ONE FOOT OR LESS. THIS SURVEY WAS NOT PREPARED FROM THE RECORDS OF A TITLE SEARCH AND IS SUBJECT TO ANY DISCREPANCIES THAT MIGHT BE RECORDED.
 THE DATE OF SURVEY IS FOR THE PURPOSES OF THE CLERK SUPERIOR COURT LISTED UNDER THE CLERK SUPERIOR COURT. ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.

AREA: 9.538 ACRES

PROPERTY ADDRESS:
 HALL COUNTY, GEORGIA
 GAINESVILLE, GA 30606

RECORDING PERMIT
 BY *David G. Patton*
 HALL COUNTY PLANNING COMMISSION

This property meets the lot size as required by the Hall County Board of Health. This lot has not been approved for an on-site sewage management system. Suitable soils will be required prior to approval or issuance of an on-site sewage system permit!



Page: 0031
 BY *Charles Walker*
 CLERK SUPERIOR COURT

REGISTERED PROFESSIONAL LAND SURVEYORS
 P.O. BOX 256
 GAINESVILLE, GA 30603
 PHONE: (770) 532-6492
 FAX: (770) 532-1996
 www.pattonsurveying.com



SURVEYED BY: G.A. & J.M.J.
 COMPUTATIONS BY: C.M.P.

DRAFTED BY: R.G.W.
 CHECKED BY: C.M.P.

PATRICK KEITH MOSLEY

BEING A PORTION OF TRACT No. 25 OF THE SAM DUNLAP FARM
 PLAT BOOK 1, PAGE 39 & PLAT BOOK 14, PAGE 108

— LOCATED IN —
**LAND LOT 105 - 10th LAND DISTRICT
 HALL COUNTY, GEORGIA**

RETRACEMENT / BOUNDARY SURVEY FOR:
 SHEET NUMBER:
 1 of 1
 SCALE: 1" = 100'
 SURVEY DATE: 02/25/2014
 PLAT DATE: 02/27/2014
 JN. 14-037

REFERENCES:
 1. WATERSHIP DEED FROM MARY JAVICE DAWSON TO PATRICK KEITH MOSLEY, DATED FEBRUARY 10, 2014.
 2. PLAT BOOK 1, PAGE 39
 3. PLAT BOOK 14, PAGE 108
 4. PLAT BOOK 49, PAGE 288
 5. PLAT BOOK 21, PAGES 44-45

REFERENCES:
 6. DEED BOOK 4665, PAGES 371-372
 7. PLAT BOOK 49, PAGE 288
 8. DEED BOOK 1500, PAGES 232-234
 9. PLAT BOOK 1501, PAGES 113

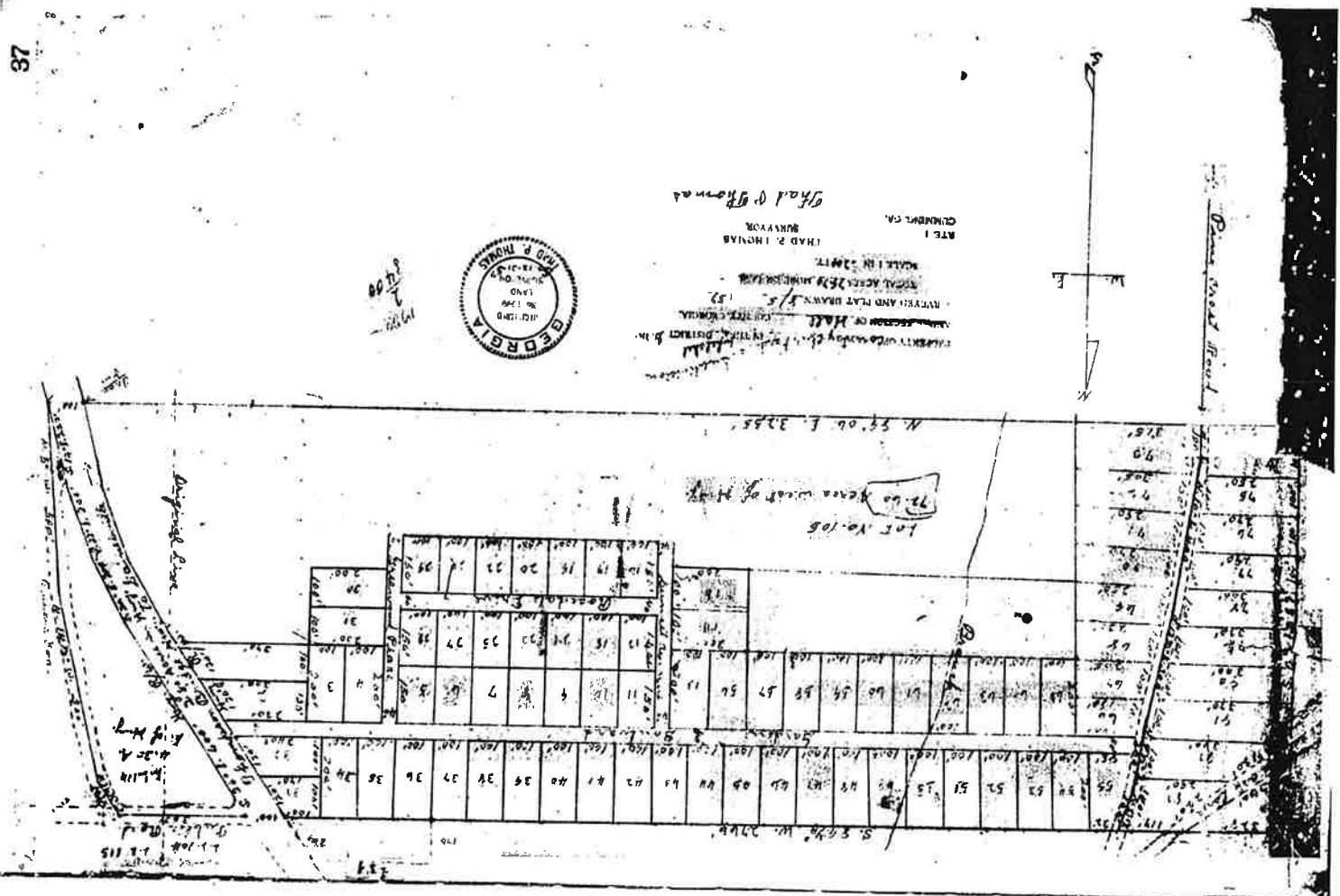
THIS SURVEY WAS PREPARED IN CONFORMANCE WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA WITH THE TECHNICAL CHAPTER 160-7 OF THE RULES OF THE GEORGIA BOARD OF SURVEYING AND MAPPING PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

STATE WATERS BUFFER:
 AN UNDISTURBED VEGETATIVE BUFFER MEETING COUNTY AND ALL STATE REQUIREMENTS BEING PRESERVED ADJACENT TO ALL STREAMS AND LAKES BEING PRESERVED ADJACENT TO HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN DISTURBED BY NORMAL STREAM FLOW OR WAVE ACTION.



A B C D E F G
 1 2 3 4 5

26



STATE OF GEORGIA
 COUNTY OF HALL
 SURVEYOR
 THAD S. THOMAS
 MADE IN 2011
 TOTAL ACRES 26.9 HUNDRETHS
 NETTED AND PLAT DRAWN 5/5/11
 PLAT SECTION OF HALL COUNTY, GEORGIA
 PLAT NO. 105
 72-60 Areas west of Hwy

2/20/11
 10/20/11

