

N/F DAVID L. LATHAM  
D.B. 2850, PG. 236 P.B.  
160, PG. 194A TAX ID.  
15-021-000083  
ZONED AR-IV  
HALL COUNTY  
VACANT

N/F  
STATE OF GEORGIA  
PB 871 PG. 239  
TAX ID. 15-021-00084  
ZONED L-1  
CITY OF GAINESVILLE  
LANIER TECHNICAL COLLEGE

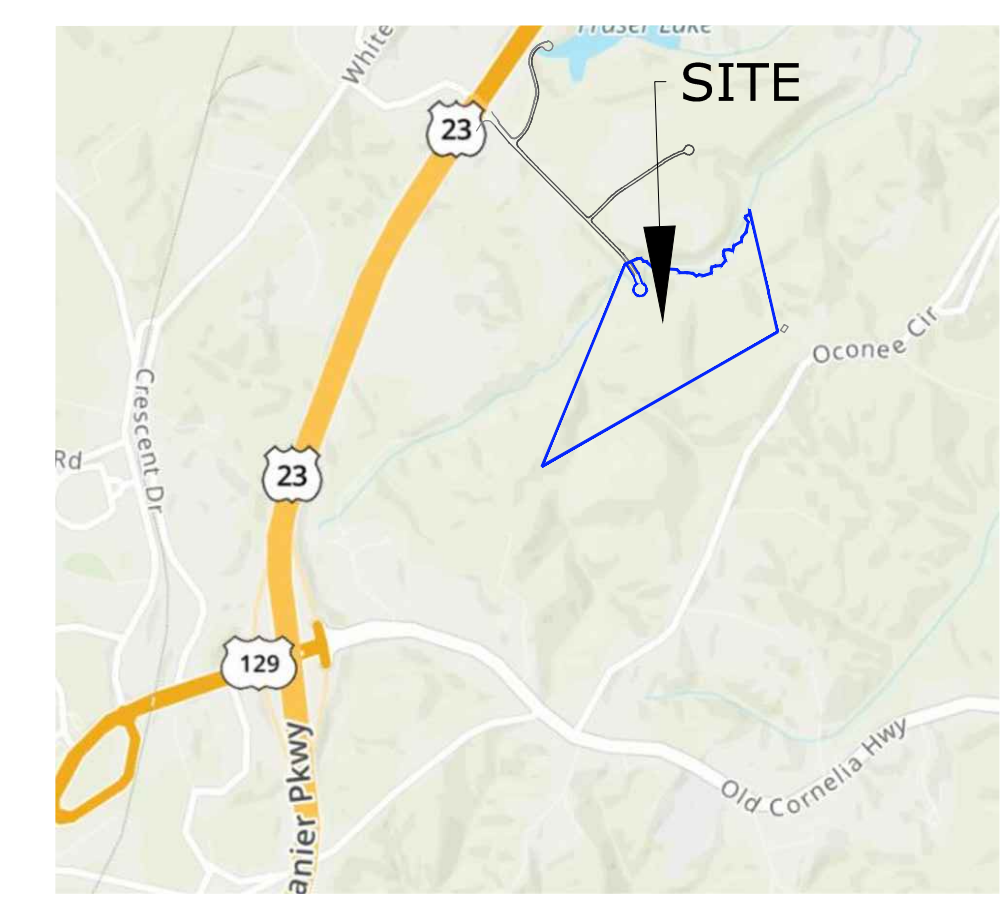
N/F  
JAMES P. MORRIS  
TAX ID. 15-021D-000046  
ZONED PUD  
CITY OF GAINESVILLE  
VACANT

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JAMES P. MORRIS  
TAX ID. 15-021D-000046  
ZONED PUD  
CITY OF GAINESVILLE  
VACANT

**SITE DATA**

CURRENT ZONING	L-1 GAINESVILLE
PROPOSED ZONING	R-MF HALL COUNTY
OVERLAY DISTRICT	N. OCONEE WPD ZONE
FRONT YARD	40'
SIDE YARD	10' + 5' PER STORY ABOVE 2
REAR YARD	20' + 5' PER STORY ABOVE 2
(NO APT. SHALL BE LESS THAN 40' FROM ADJOINING PROPERTY LINE)	
ACCESSORY BLDGS UNDER 144 SF	5 FT SIDE AND REAR SETBACK
MAX BLDG HEIGHT	MUST CONFORM TO STATE OR COUNTY FIRE CODE REGULATION NOT SPECIFIED IN ORD.
MAX BUILDING COVERAGE	5.9%±
PROPOSED BLDG COVERAGE	25%
MAX IMPERVIOUS SURFACE	19.2%±
PROP'S IMPERVIOUS	25% OF TOTAL LAND (EXCL. PARKING AND DETENTION AREAS)
MIN LANDSCAPED OPEN SPACE	50%±
PROPOSED OPEN SPACE	10 UNITS / AC
MAXIMUM RESIDENTIAL DENSITY	6.43 UNITS / AC
DENSITY SHOWN	58.27± AC
TOTAL SITE AREA	0.755± AC
PROPOSED R/W AREA	57.515± AC
R-MF SITE AREA (AFTER R/W)	
# OF UNITS SHOWN	370
REQ'D PARKING (1.5 SP / UNIT)	555 SPACES
PROVIDED PARKING	716 SPACES
STANDARD	678 SPACES
HANDICAP	38 SPACES

- NOTES:**
1. PROPOSED USE OF THE PROPERTY IS MULTI FAMILY APARTMENTS.
  2. BOUNDARY INFORMATION PROVIDED BY OTHERS AND IS BASED ON PLAT BY APALACHEE LAND SURVEYING, INC DATED: 10-20-13. TOPOGRAPHIC INFORMATION IS FROM HALL COUNTY GIS.
  3. WATER SERVICE AND SANITARY SEWER SERVICE TO BE PROVIDED BY THE GAINESVILLE PUBLIC UTILITIES DEPARTMENT.



**VICINITY MAP**

NOT TO SCALE

# Concept Site Plan

**DOULGERAKIS CONSULTING ENGINEERS, INC.**  
planning \* engineering \* sanitary engineering  
civil engineering  
400 Abbey Court, Alpharetta, Georgia 30004, phone: 770-753-9800

# Capstone at Inland Crossing

LOCATED IN 411 G.M.D., GAINESVILLE, HALL COUNTY, GEORGIA  
OWNER AND/OR DEVELOPER:  
**Capstone Acquisitions, LLC.**  
340 JESSE JEWELL PARKWAY, STE 400, GAINESVILLE, GEORGIA 30501, PHONE: 770-519-5598

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NO.	DATE	REVISION

SCALE: 1" = 100'  
DATE: 9-14-22  
JOB NO. 1904  
SHEET 1

NOT FOR CONSTRUCTION

PROPOSED R/W  
±0.755 AC

PROJECT SITE  
±57.515 AC

## TAX PARCEL IDS

PIN: 15021 000085

**Preliminary Unit Mix (subject to change prior to development)**

BUILDING	A1 (1 Bed)	A2 (1 Bed)	B1 (2 Bed)	B2 (2 Bed)	C1 (3 Bed)	TOTAL	Parking Req'd
1		14	14			28	42
2		14	14			28	42
3		12	12			24	36
4	14	14			14	42	63
5	14	14			14	42	63
6			12	12		24	36
7		14	14			28	42
8		14	14			28	42
9		14	14			28	42
10		14	14			28	42
11		14	14			28	42
12		14	14			28	42
13		14	14			28	42
TOTAL	28	152	150	12	28	370	555
	8%	41%	41%	3%	8%		

Mix	1 Bed	2 Bed	3 Bed	
No. Units	180	162	28	
%	49%	44%	8%	100%

## Applicant

Capstone Acquisitions LLC  
340 Jesse Jewell Pkwy, Ste 400  
Gainesville, Ga 30501  
Phone: 770-519-5598

## Engineering Contact

Mr. Emmanuel Doulgerakis, 770-753-9800



Know what's below.  
Call before you dig.