

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

TRACT 2 - GREEN SPACE

N/F STATE OF GEORGIA
PB 871 PG. 239
TAX ID. 15-021-00004
ZONED L-1

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

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

N/F JONATHAN C. WILLIAMSON
D.B. 4569, PG. 26
TAX ID. 15-021-000146
ZONED AR-IV

TRACT 1 - APARTMENTS

SITE DATA

CURRENT ZONING	L-1 GAINESVILLE
PROPOSED ZONING	R-MF HALL COUNTY
OVERLAY DISTRICT	N. OCONEE WPD ZONE

FRONT YARD	30' (SEE VARIANCE)
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	5.1%
PROPOSED BLDG COVERAGE	25%
MAX IMPERVIOUS SURFACE	19.1%
PROP'S IMPERVIOUS	25% OF TOTAL LAND (EXCL PARKING AREAS)
MIN LANDSCAPED OPEN SPACE	7 UNITS / AC
PROPOSED RESIDENTIAL DENSITY	6.2 UNITS / AC
DENSITY SHOWN	58.27± AC
TOTAL SITE AREA	55.45 AC
R-MF SITE AREA (AFTER R/W)	

TRACT 1 - APARTMENTS	
AREA	37.11± AC
# OF UNITS SHOWN	342
REQ'D PARKING (1.5 SP / UNIT)	513 SPACES
PROVIDED PARKING	577 SPACES
STANDARD	547 SPACES
HANDICAP	30 SPACES

TRACT 2 - GREEN SPACE	
AREA	18.34± AC

RIGHT OF WAY TRACT	2.82± AC
---------------------------	----------

VARIANCES

VARIANCE REQUESTED TO REDUCE THE FRONT SETBACK FROM 40FT PLUS FIVE FEET PER STORY OVER TWO STORY TO 30FT TOTAL. REF. SECTION 17.300.020.B OF THE UNIFIED LAND DEVELOPMENT CODE

TAX PARCEL IDS

PIN: 15021 000085



VICINITY MAP

NOT TO SCALE

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



Concept Site Plan

DOULGERAKIS CONSULTING ENGINEERS, INC.
planning • civil engineering • sanitary 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

THIS DRAWING IS THE PROPERTY OF DOULGERAKIS CONSULTING ENGINEERS, INC. AND IS NOT TO BE COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.
© 2014 DOULGERAKIS CONSULTING ENGINEERS, INC.

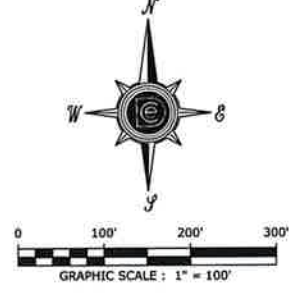
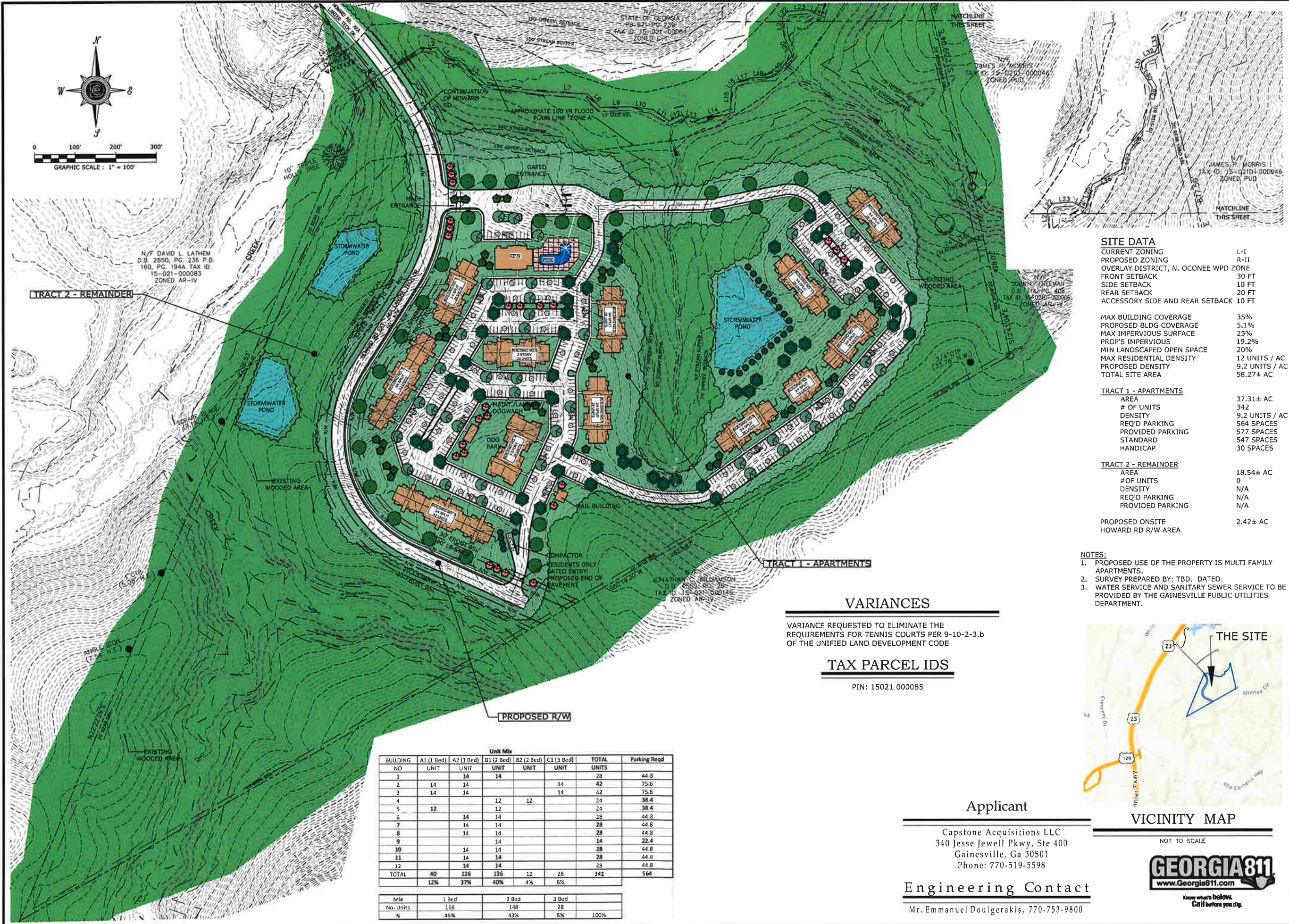
NO.	DATE	REVISION

SCALE: 1" = 100'
DATE: 7-19-22
JOB. NO. 1904
SHEET. 1

NOT FOR CONSTRUCTION

BUILDING NO	Unit Mix					TOTAL UNITS	Parking Req'd
	A1 (1 Bed) UNIT	A2 (1 Bed) UNIT	B1 (2 Bed) UNIT	B2 (2 Bed) UNIT	C1 (3 Bed) UNIT		
1		14	14			28	44.8
2	14	14			14	42	75.6
3	14	14			14	42	75.6
4			12	12		24	38.4
5	12		12			24	38.4
6		14	14			28	44.8
7		14	14			28	44.8
8		14	14			28	44.8
9		14	14			28	44.8
10		14	14			28	44.8
11		14	14			28	44.8
12		14	14			28	44.8
TOTAL	40	126	136	12	28	342	564
	12%	37%	40%	4%	8%		

Mix	1 Bed	2 Bed	3 Bed	
No. Units	166	148	28	
%	49%	43%	8%	100%



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

TRACT 2 - REMAINDER

TRACT 1 - APARTMENTS

VARIANCES

VARIANCE REQUESTED TO ELIMINATE THE REQUIREMENTS FOR TENNIS COURTS PER 9-10-2-3.b OF THE UNIFIED LAND DEVELOPMENT CODE

TAX PARCEL IDS

PIN: 15021 000085

PROPOSED R/W

BUILDING NO	Unit Mix					TOTAL UNITS	Parking Req'd
	A1 (1 Bed) UNIT	A2 (1 Bed) UNIT	B1 (2 Bed) UNIT	B2 (2 Bed) UNIT	C1 (3 Bed) UNIT		
1		14	14			28	44.8
2	14	14			14	42	75.6
3	14	14			14	42	75.6
4			12	12		24	38.4
5	12					12	19.2
6		14	14			28	44.8
7		14	14			28	44.8
8		14	14			28	44.8
9			14			14	22.4
10		14	14			28	44.8
11		14	14			28	44.8
12		14	14			28	44.8
TOTAL	40	126	136	12	28	342	564
	12%	37%	40%	4%	8%		

Mix	1 Bed	2 Bed	3 Bed	
No. Units	166	148	28	
%	49%	43%	8%	100%

SITE DATA

CURRENT ZONING	R-II
PROPOSED ZONING	R-II
OVERLAY DISTRICT, N. OCONEE WPD ZONE	
FRONT SETBACK	30 FT
SIDE SETBACK	10 FT
REAR SETBACK	20 FT
ACCESSORY SIDE AND REAR SETBACK	10 FT

MAX BUILDING COVERAGE	35%
PROPOSED BLDG COVERAGE	5.1%
MAX IMPERVIOUS SURFACE	25%
PROP'S IMPERVIOUS	19.2%
MIN LANDSCAPED OPEN SPACE	20%
MAX RESIDENTIAL DENSITY	12 UNITS / AC
PROPOSED DENSITY	9.2 UNITS / AC
TOTAL SITE AREA	58.27± AC

TRACT 1 - APARTMENTS

AREA	37.31± AC
# OF UNITS	342
DENSITY	9.2 UNITS / AC
REQ'D PARKING	564 SPACES
PROVIDED PARKING	577 SPACES
STANDARD HANDICAP	547 SPACES
HANDICAP	30 SPACES

TRACT 2 - REMAINDER

AREA	18.54± AC
# OF UNITS	0
DENSITY	N/A
REQ'D PARKING	N/A
PROVIDED PARKING	N/A

PROPOSED ONSITE HOWARD RD R/W AREA 2.42± AC

- NOTES:**
1. PROPOSED USE OF THE PROPERTY IS MULTI FAMILY APARTMENTS.
 2. SURVEY PREPARED BY: TBD. DATED:
 3. WATER SERVICE AND SANITARY SEWER SERVICE TO BE PROVIDED BY THE GAINESVILLE PUBLIC UTILITIES DEPARTMENT.



VICINITY MAP

NOT TO SCALE



Know what's Below. Call before you dig.

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

Concept Site Plan

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

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

THIS DRAWING IS THE PROPERTY OF DOULGERAKIS CONSULTING ENGINEERS, INC. AND IS NOT TO BE COPIED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT AND IS TO BE RETURNED UPON REQUEST.
©2016 DOULGERAKIS CONSULTING ENGINEERS, INC.

NO.	DATE	REVISION

SCALE: 1" = 100'

DATE: 7-19-22

JOB NO. 1904

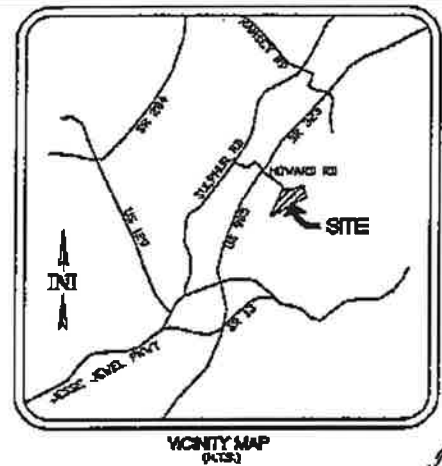
SHEET 1

NOT FOR CONSTRUCTION

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

BOUNDARY CALLS

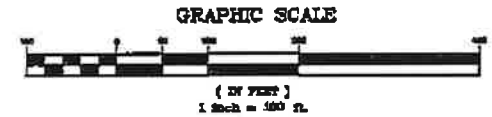
L1	N65°30'42"E	141.46	L20	S16°42'23"W	9.67
L2	N06°10'11"E	36.54	L21	S43°22'04"E	54.84
L3	S30°37'43"E	38.55	L22	S74°33'33"E	19.22
L4	S07°20'11"E	22.02	L23	S58°43'47"E	37.96
L5	S46°42'57"E	88.22	L24	S54°41'46"E	38.00
L6	S82°39'07"E	141.85	L25	S71°39'59"E	54.90
L7	S08°52'30"E	313.62	L26	S58°00'21"E	77.51
L8	S41°20'38"E	44.48	L27	S29°28'18"E	44.28
L9	N08°48'55"E	77.20	L28	S34°43'45"E	43.70
L10	S02°43'44"E	54.70	L29	S42°24'45"E	48.88
L11	S83°33'53"E	50.12	L30	S01°11'16"E	25.92
L12	N62°20'43"E	32.21	L31	S20°07'21"E	24.23
L13	S77°30'07"E	45.88	L32	S48°31'20"E	24.70
L14	N72°24'52"E	83.00	L33	S20°49'49"E	31.03
L15	N01°44'43"E	52.46	L34	S13°12'06"E	23.42
L16	N30°17'06"E	18.87	L35	S83°18'29"E	21.54
L17	N71°53'09"E	37.22	L36	S42°48'28"E	35.89
L18	N87°12'51"E	54.80	L37	S60°16'11"E	24.13
L19	N41°21'16"E	30.08			



N/F
DAVID L. LATHEN
D.B. 2850, PG. 236
P.B. 150, PG. 194A
TAX ID. 15-021-00083
ZONED AR-IV

N/F
JONATHAN E. WILLIAMSON
D.B. 4569, PG. 28
TAX ID. 15-021-000146
ZONED AR-IV

N/F
JOHN E. FREEMAN
D.B. 714, PG. 408
TAX ID. 15-021-000006
ZONED AR-IV



Copyright
© 2018
MYERS & COMPANY, INC.
ALL RIGHTS RESERVED.
This drawing is the property of Myers & Company, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Myers & Company, Inc.

Seal

MYERS & CO.
Civil engineers

P.O. BOX 824
GAINESVILLE, GA 30603
770-537-3783
404myers-mail-ca.com

Project Description
HOWARD ROAD
TO WYNOMES
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

DATE 7-18-18
JOB NO. 18-05
Sheet Title
COMPOSITE
PLAT

Revisions
SHEET
R-1

