

OWNER/ DEVELOPER:

LENNAR

1000 Holcomb Woods Pkwy.,
Building 200 - Suite 200
Roswell, GA 30076
P: 770.670.2740
F: 770.670.2741

24-HOUR CONTACT:

JIM BOWERSOX
PHONE: 404.597.5973

PROJECT:

HANEY ROAD TRACT

LAND LOT 993 & 994
15th DISTRICT, 2nd SECTION
CITY OF WOODSTOCK
CHEROKEE COUNTY, GEORGIA

SHEET TITLE:

ZONING CONCEPT PLAN

DRAWING DATE: NOVEMBER 11, 2012

DRAWING SCALES:

HORIZONTAL SCALE: 1" = 100'

VERTICAL SCALE: N/A



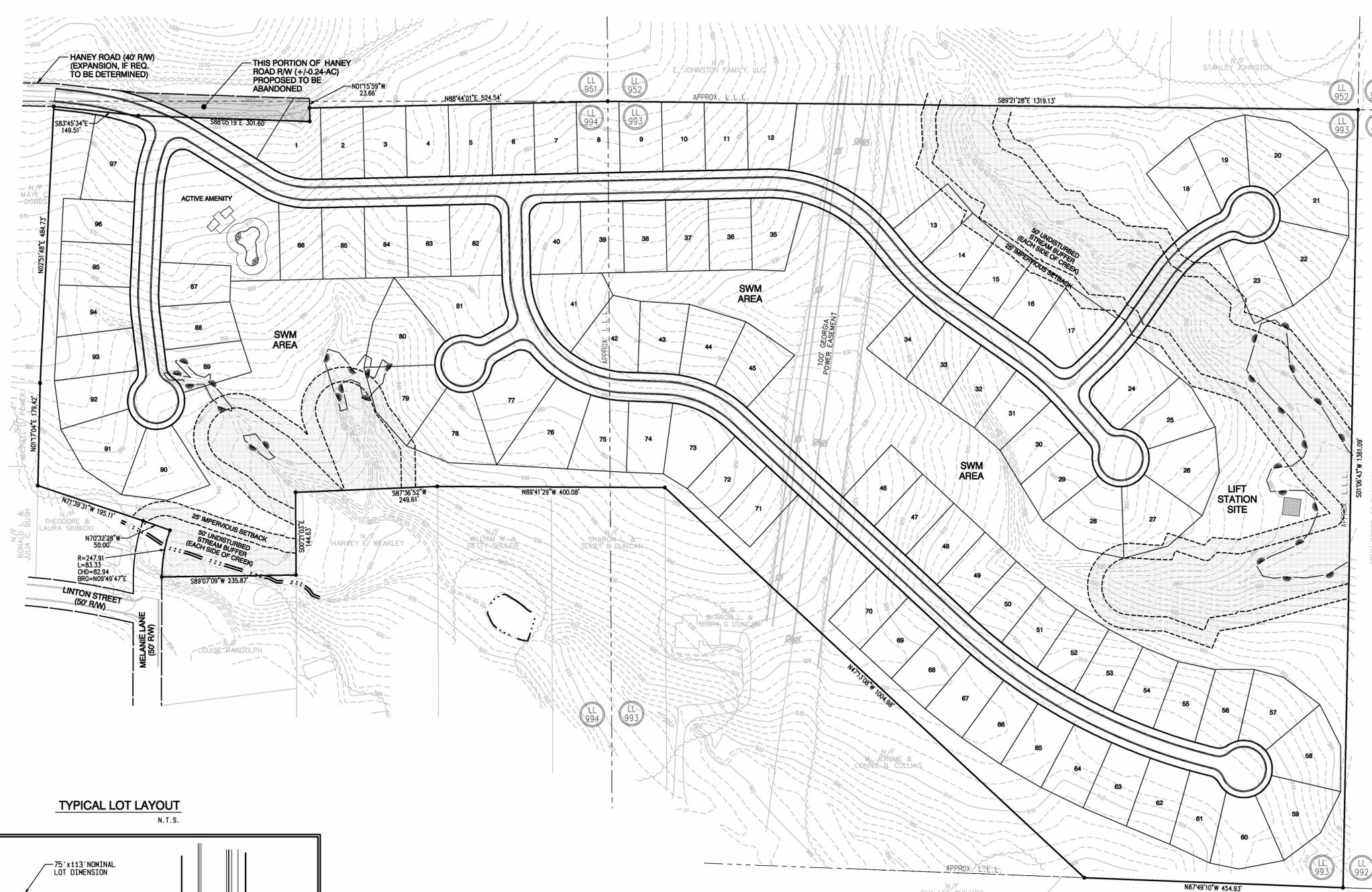
SHEET REVISIONS

NO.	DESCRIPTION	DATE

SHEET ZCP-1

GENERAL NOTES:

- Applicant:**
Lennar-Georgia
1000 Holcomb Woods Parkway
Building 200 Suite 200
Roswell, Ga. 30076
Office: (770) 670-2740
Fax: (770) 670-2741
- Property Owner:**
Land Investment Partners, LLC
2303 Cumberland Parkway
Atlanta, Georgia 30339
Office: (770) 436-3400
Fax: (770) 436-3484
- Project Engineer:**
TerraTory Design, LLC
R. Judson Hall, PE, RLA
475 Tribble Gap Road
Suite 302
Cumming, Georgia 30040
P: 877-890-7770
F: 800-659-2470
Email: jhall@territory.com
- 24-hour Contact (Applicant):**
Jim Bowersox
P: (404) 597-5973
- Zoning Information:**
Existing Zoning: DT-VLR
Proposed Zoning: R-2 (Variances requested)
Proposed Variances Requested:
1. Lot area: Reduction to 8,500-SF Minimum.
2. Setbacks:
Front: 20'
Rear (Internal): 20'
Rear (Adj. to tract boundary): 20'
Minor Side: 5'
Building Separation: 10-feet between foundations
Major Side: 10' (Side adjacent to a R/W)
3. No tract buffering requirement.
- Site Data:**
Total Project Area: 49.26-Acres
No. of Lots: 97
Proposed Density: 1.97-LUPA
Proposed Common Area: 19.34-Acres (39.3%)
- No portion of this property is encumbered by a FEMA Mapped flood prone area as depicted on FEMA FIRN Map No. FM13037C0332D, dated September 26, 2006. Please see the depiction of this firm panel (in FIRMette form) with lot overlay on this sheet.
- This site contains wetlands:** Impacts to those wetlands are unknown at the time of submittal of this plan. If impacts become necessary during design and/or grading of the project, the applicant must first obtain a wetland alteration, Section 404 Permit from the Corps of Engineers prior to disturbing any jurisdictional wetlands. The wetlands depicted on this drawing were including in the electronic file referenced below.
- Boundary and topographic information shown on this plan was provided to this firm in electronic format in 2006 by Priske-Jones Southeast Company (No longer in business).
- This Consultant has no knowledge or information pertaining to the following potential encumbrances on this tract:
 - Trees 9-inches or greater at DBH.
 - Rock outcroppings.
 - Groundwater recharge areas.
 - Wildlife habitats that might include populations of endangered or threatened species.
 - Locations with the tract boundary that may have archeological significance, including cemeteries or burial grounds.
 - Any inclusion of this site in the State or local historical surveys.
 - The location of USGS survey control monuments.
- The soil types on this project generally are mapped by the NRCS as Chewacla-Cartecay Complex, Gwinnett Sandy loams and Hayesville Sandy Loams.
- This property is bound to the north by the Woodstock Knoll development, zoned R-1 (with variances) and being actively developed as single-family detached houses. The eastern edge of the property is land owned by the U.S. Army Corps of Engineers. The properties on the western and southern sides of the tract are zoned as DT-VLR but exist primarily as large tract, single-family detached lots.



TYPICAL LOT LAYOUT
N.T.S.

