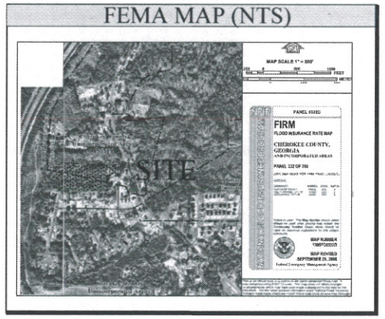
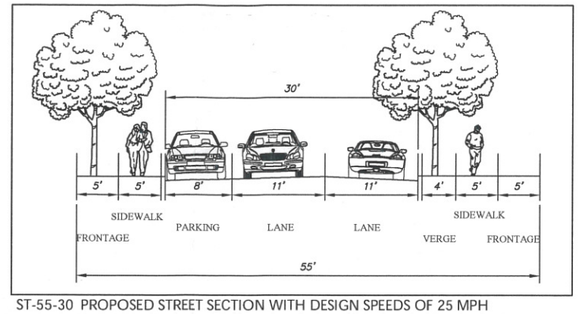
## SITE DATA:

| | |
|---|---|
| TOTAL SITE AREA | 13.56 ACRES |
| **ZONING** | |
| CURRENT ZONING | R-1 |
| PROPOSED ZONING | INFILL VILLAGE - T4 |
| **DENSITY CALCULATIONS** | |
| SINGLE FAMILY LOTS | 39 LOTS (45' x 105' TYP.) |
| FRONT LOADED | 13 LOTS |
| REAR LOADED | 26 LOTS |
| TOWNHOME UNITS | 32 LOTS |
| TOTAL LOTS/ UNITS | 71 LOTS/UNITS |
| PROPOSED TRACT I DENSITY | 5.23 LOTS/ACRE |
| **INFILL - COMMUNITY STANDARDS** | |
| CIVIC SPACE REQUIRED | 5 - 20% (.67 - 2.72 AC) |
| CIVIC SPACE PROVIDED | 9.0% (1.25 ACRE) |
| CIVIC LOT (FIREHOUSE) | .75 ACRE |
| OPEN SPACE & DOG PARK | .50 ACRE |
| **T4 - COMMUNITY STANDARDS** | |
| FRONT FACADE SETBACK | 18' MAXIMUM |
| MINOR FRONT SETBACK | 10' MAXIMUM |
| FRONT LOADED GARAGE SETBACK | 20' FROM FRONT FACADE |
| SIDE SETBACK | 0' TO 6' COMBINED |
| REAR SETBACK | 3' MINIMUM |
| REAR SETBACK WITH ALLEY | 15' FROM CENTERLINE OF ALLEY |

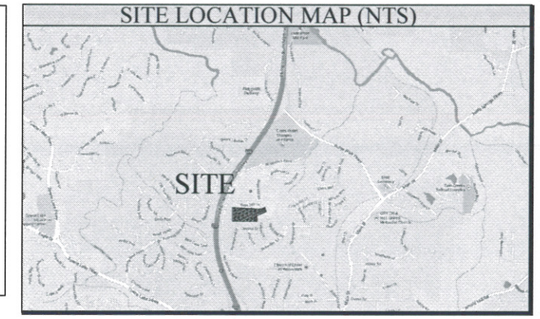
## FEMA MAP (NTS)

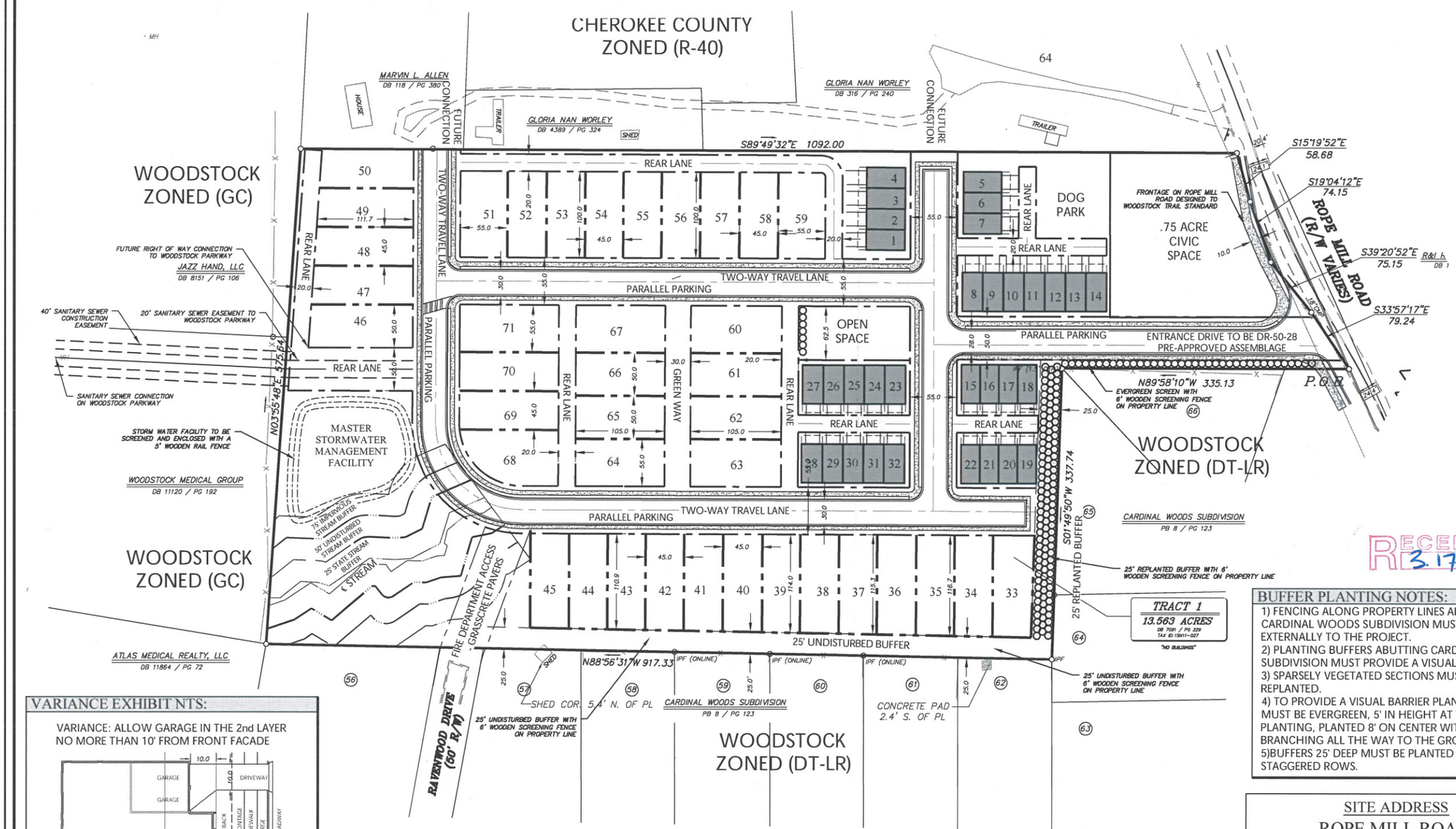



ST-55-30 PROPOSED STREET SECTION WITH DESIGN SPEEDS OF 25 MPH

## SITE LOCATION MAP (NTS)

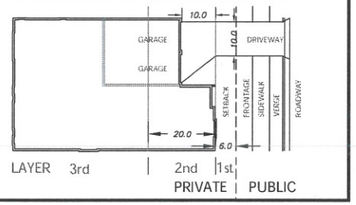



RECEIVED 3.17.14

## VARIANCE EXHIBIT NTS:

VARIANCE: ALLOW GARAGE IN THE 2nd LAYER NO MORE THAN 10' FROM FRONT FACADE




## BUFFER PLANTING NOTES:

1) FENCING ALONG PROPERTY LINES ABUTTING CARDINAL WOODS SUBDIVISION MUST FACE EXTERNALLY TO THE PROJECT.
2) PLANTING BUFFERS ABUTTING CARDINAL WOODS SUBDIVISION MUST PROVIDE A VISUAL BARRIER.
3) SPARSELY VEGETATED SECTIONS MUST BE REPLANTED.
4) TO PROVIDE A VISUAL BARRIER PLANT MATERIALS MUST BE EVERGREEN, 5' IN HEIGHT AT TIME OF PLANTING, PLANTED 8' ON CENTER WITH BRANCHING ALL THE WAY TO THE GROUND.
5)BUFFERS 25' DEEP MUST BE PLANTED IN 3 STAGGERED ROWS.

SITE ADDRESS
ROPE MILL ROAD

24 HOUR CONTACT:
EYAL LIVNAT @ 770-294-6543

811 Know what's below. Call before you dig.

# Rope Mill Lane @ Rope Mill Road

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CITY OF WOODSTOCK
CHEROKEE COUNTY
GEORGIA

LAND LOTS 925, 926
DISTRICT 15, SECTION 2


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## REVISIONS:

| NO. | DATE | BY | DESCRIPTION |
|---|---|---|---|


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SHEET TITLE
# REZONING SITE PLAN

0 30 60 120 180

SCALE: 1" = 60'
DATE: October 15, 2013
PROJECT: 13216.00

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J. WOOD

Z-8
SHEET