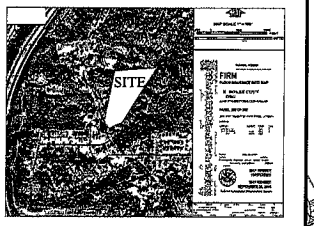
SITE DATA

TOTAL SITE AREA	2 836 ACRES
TRACT	14 886 ACRES
TRACT 2	6 950 ACRES
PROPOSED ZONING	
CURRENT ZONING	
TRACT #	INFILL VILLAGE T4
TRACT #	SLC
PROPOSED ZONING	
TRACT #	INFILL VILLAGE T4
TRACT #	INFILL VILLAGE T4
PROPOSED SITE USE	Sing e Fam y and Attached Townhomes
PEDESTRIAN SHED AREA	5 765 656 45 SQ FT
TRANSECT DISTRICT T4 PERCENTAGE OF PED SHED	26 739%
SITE COMMUNITY UNIT PERCENTAGE OF PED SHED	16 497%
SI ECIAL DISTRICT LOCATION	NC T AI PLK AILE
DENSITY CALCULATIONS	
TOTAL UNITS	7 Units
TOWNHOME UNITS	28 1 nits
SINGLE FAMILY UNITS	44 U nits
PROPOSED DENSITY	3 90 UNITS/ACRE
INFILL COMMUNITY STANDARDS	
CIVIC SPACE REQU RED	5 209 1 59-4 37% AC
CIVIC SPACE PROVIDED	6 68% (1 65 AC)
GREEN SPACE #	0 47 AC
GREEN SPACE #2	0 4 AC
GREEN SPACE #3	0 3 AC
GREEN SPACE #4	0 25 AC
TOTAL SITE OPEN SPACE	46 AC
T4 COMMUNITY STANDARDS	
FRONT FACADE SETBACK	9 MAXIMUM
MINOR FRONT SETBACK	10 M NIMUM
S DE SETBACK	6 TO 6 COMBINED
REAR SETBACK	3 h N MUM
REAR SETBACK WITH ALLEY	FROM CENTERLINE OF ALLEY

SITE NOTES

1. THE CONTRACTOR MUST CALL THE UTILITIES PROTECTION CENTER "CALL BEFORE YOU DIG" TELEPHONE NUMBER (1-800-282- 411 FOUR (4) DAYS BEFORE EXCAVATION
2. BEFORE FINAL PLAT OWNER MUST SUBMIT A MAINTENANCE AGREEMENT ESTABLISHING A MECHANISM FOR MAINTAINING CIVIC SPACES (WITH THE EXCEPTION OF SPACE BEING DEDICATED TO THE CITY OF WOODSTOCK.
3. R/W SHALL BE DEDICATED BEFORE FINAL PLAT FOR THE FIRE ACCESS AND THE FUTURE WOODSTOCK PARKWAY ACCESS ENDING AT THE WESTERN PROPERTY LINE
4. ALL REAR ALLEYS SHALL HAVE 6" CONCRETE BANDS AT EOP
5. RETAINING WALLS AND POND WALLS MUST HA E AN ENGINEERED DESIGN AND PERMITTED SEPARATELY NO WALL CONSTRUCTION IS ALLOWED WITHOUT A WALL PERMIT
6. PUBLI FRONTAGE S SHALL BE USED FOR PUBLIC FRONTAGES THE PRIVATE FRONTAGE TYPES HALL BE EITHER A LAWN FENCED LAWN STOOP OR TERRACE
7. BUILDING COVERAGE NOT TO EXCEED 70% OF LOT AREA

FEMA MAP (NTS)

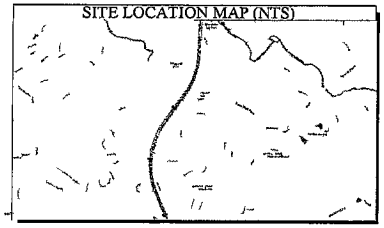


SIGN EXHIBIT NTS

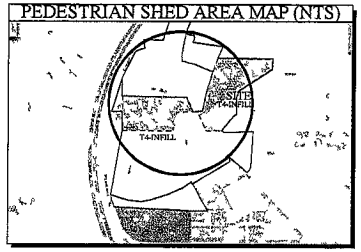
SOILS INFORMATION

THE EXISTING SOILS ON SITE CONSIST OF
MCE2– MADISON GRAVELLY SANDY CLAY LOAM, 2 TO 6 PERCENT SLOPES, ERODED
TaE TALLAPOOSA FINE SANDY LOAM, 5 TO 25 PERCENT SLOPES

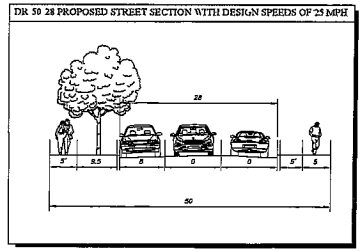
SITE LOCATION MAP (NTS)



PEDESTRIAN SHED AREA MAP (NTS)



DR 50 28 PROPOSED STREET SECTION WITH DESIGN SPEEDS OF 25 MPH

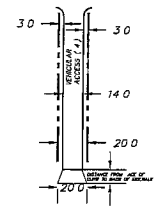


REQUESTED VARIANCES

1. ALLOW A W DER DRIVEWAY FOR FRONT ENTRY GARAGE UNITS OFF THE PUBLIC ROAD
2. ALLOW A RETAINING WALL AND GRADING TO BE CONSTRUCTED IN THE C TY'S UND STURBED STREAM BUFFER AND MPERVIOUS SETBACK.
3. ALLOW FOR A BLOCK LENGTH EXCEEDING 400 FEET.
4. VARIANCE TO SEC 18 400 TO REDUCE THE GARAGE SETBACK FROM FEET TO 10 FEET FROM THE FACADE OF THE HOUSE, ON FRONT-LOADED HOMES ON THIS PROPERTY THE CHANGE WILL MOVE THE GARAGE SETBACK, FROM THE THIRD LAYER INTO THE SECOND LAYER OF THE B LDING THE GARAGE WILL BE NO LESS THAN 9' BACK FROM THE B ILDING S FRONTAGE IN THE SECOND LAYER THE REDU TION W LL GIVE THE HOMES MORE STREET PRESENCE AND W LL PRESERVE THE CONTINUITY OF THE NE GHBORHOOD

GEORGIA 811 Utilities Protection Center, Inc. Know what's below. Call before you dig.

RL-20-14



SITE ADDRESS
ROPE MILL ROAD

24 HOUR CONTACT
WAYNE CLARK @ 770-539-0773

ROPE MILL STATION II

A MASTER PLANNED MIXED USE COMMUNITY
FRONT DOOR COMMUNITIES
2849 PACES FERRY ROAD SE
SUITE 530
ATLANTA GEORGIA 30339
PHONE 770-539-0773

LAND LOTS 925, 926
DISTRICT 2, SECTION 2

CITY OF WOODSTOCK
CHEROKEE COUNTY
GEORGIA

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REVISIONS:

NO	DATE	BY	DESCRIPTION

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SHEET TITLE
RESOURCES PLAN

SCALE 1 = 60
DATE FEBRUARY 1 2016
PROJECT 13216 01A

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

GEORGIA REGISTERED PROFESSIONAL ENGINEER 2/9/2016

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000050089 EXP 10 0 5

SHEET R-1

FEB 0 5 2016