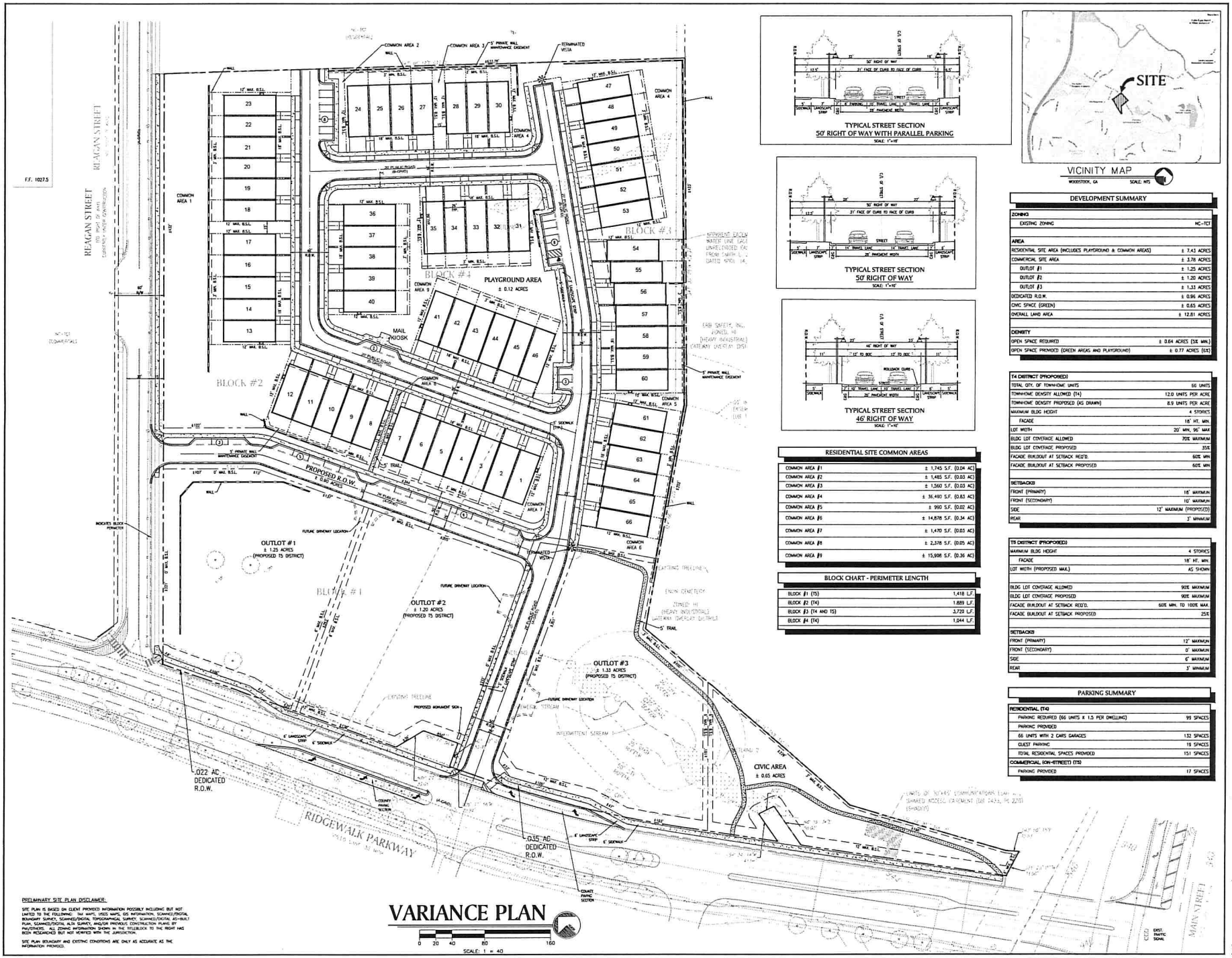

VARIANCE PLAN

0 20 40 80 160

SCALE: 1" = 40'

TYPICAL STREET SECTION
50' RIGHT OF WAY WITH PARALLEL PARKING

SCALE: 1"=10'

TYPICAL STREET SECTION
50' RIGHT OF WAY

SCALE: 1"=10'

TYPICAL STREET SECTION
46' RIGHT OF WAY

SCALE: 1"=10'

VICINITY MAP

WOODSTOCK, GA SCALE: NTS

RESIDENTIAL SITE COMMON AREAS

COMMON AREA #1	± 1,745 S.F. (0.04 AC)
COMMON AREA #2	± 1,485 S.F. (0.03 AC)
COMMON AREA #3	± 1,560 S.F. (0.03 AC)
COMMON AREA #4	± 36,490 S.F. (0.83 AC)
COMMON AREA #5	± 990 S.F. (0.02 AC)
COMMON AREA #6	± 14,878 S.F. (0.34 AC)
COMMON AREA #7	± 1,470 S.F. (0.03 AC)
COMMON AREA #8	± 2,378 S.F. (0.05 AC)
COMMON AREA #9	± 15,908 S.F. (0.36 AC)

BLOCK CHART - PERIMETER LENGTH

BLOCK #1 (T5)	1,418 L.F.
BLOCK #2 (T4)	1,889 L.F.
BLOCK #3 (T4 AND T5)	3,720 L.F.
BLOCK #4 (T4)	1,044 L.F.

DEVELOPMENT SUMMARY

ZONING	
EXISTING ZONING	NC-TCI
AREA	
RESIDENTIAL SITE AREA (INCLUDES PLAYGROUND & COMMON AREAS)	± 7.43 ACRES
COMMERCIAL SITE AREA	± 3.78 ACRES
OUTLOT #1	± 1.25 ACRES
OUTLOT #2	± 1.20 ACRES
OUTLOT #3	± 1.33 ACRES
DEDICATED R.O.W.	± 0.96 ACRES
CIVIC SPACE (GREEN)	± 0.65 ACRES
OVERALL LAND AREA	± 12.81 ACRES
DENSITY	
OPEN SPACE REQUIRED	± 0.64 ACRES (5% MIN.)
OPEN SPACE PROVIDED (GREEN AREAS AND PLAYGROUND)	± 0.77 ACRES (6%)

T4 DISTRICT (PROPOSED)

TOTAL QTY. OF TOWNHOME UNITS	66 UNITS
TOWNHOME DENSITY ALLOWED (T4)	12.0 UNITS PER ACRE
TOWNHOME DENSITY PROPOSED (AS DRAWN)	8.9 UNITS PER ACRE
MAXIMUM BLDG HEIGHT	4 STORIES
FACADE	18' HT. MIN.
LOT WIDTH	20' MIN, 96' MAX
BLDG LOT COVERAGE ALLOWED	70% MAXIMUM
BLDG LOT COVERAGE PROPOSED	55%
FACADE BUILDOUT AT SETBACK REQ'D.	60% MIN
FACADE BUILDOUT AT SETBACK PROPOSED	60% MIN
SETBACKS	
FRONT (PRIMARY)	18' MAXIMUM
FRONT (SECONDARY)	10' MAXIMUM
SIDE	12' MAXIMUM (PROPOSED)
REAR	3' MINIMUM

T5 DISTRICT (PROPOSED)

MAXIMUM BLDG HEIGHT	4 STORIES
FACADE	18' HT. MIN.
LOT WIDTH (PROPOSED MAX.)	AS SHOWN
BLDG LOT COVERAGE ALLOWED	90% MAXIMUM
BLDG LOT COVERAGE PROPOSED	90% MAXIMUM
FACADE BUILDOUT AT SETBACK REQ'D.	60% MIN. TO 100% MAX.
FACADE BUILDOUT AT SETBACK PROPOSED	25%
SETBACKS	
FRONT (PRIMARY)	12' MAXIMUM
FRONT (SECONDARY)	0' MAXIMUM
SIDE	6' MAXIMUM
REAR	3' MINIMUM

PARKING SUMMARY

RESIDENTIAL (T4)	
PARKING REQUIRED (66 UNITS X 1.5 PER DWELLING)	99 SPACES
PARKING PROVIDED	
66 UNITS WITH 2 CARS GARAGES	132 SPACES
GUEST PARKING	19 SPACES
TOTAL RESIDENTIAL SPACES PROVIDED	151 SPACES
COMMERCIAL (ON-STREET) (T5)	
PARKING PROVIDED	17 SPACES

PRELIMINARY SITE PLAN DISCLAIMER:

SITE PLAN IS BASED ON CLIENT PROVIDED INFORMATION POSSIBLY INCLUDING BUT NOT LIMITED TO THE FOLLOWING: TAX MAPS, GIS INFORMATION, SCANNED/DIGITAL BOUNDARY SURVEY, SCANNED/DIGITAL TOPOGRAPHICAL SURVEY, SCANNED/DIGITAL AS-BUILT PLAN, SCANNED/DIGITAL ALTA SURVEY, AND/OR PREVIOUS CONSTRUCTION PLANS BY PAULSON MITCHELL. ALL ZONING INFORMATION SHOWN IN THE TITLEBLOCK TO THE RIGHT HAS BEEN RESEARCHED BUT NOT VERIFIED WITH THE JURISDICTION.

SITE PLAN BOUNDARY AND EXISTING CONDITIONS ARE ONLY AS ACCURATE AS THE INFORMATION PROVIDED.

LAND PLANNERS
SITE DESIGNERS
TRANSPORTATION
LANDSCAPE ARCHITECTS

PAULSON MITCHELL INCORPORATED

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PROJECT:

PROPOSED MIXED-USE DEVELOPMENT

LAND LOTS 878, 879, 922
15TH DISTRICT, 2ND SECTION
CITY OF WOODSTOCK
CHEROKEE COUNTY, GA 30188

FOR:

TSTR ENTERPRISES, LLC

6116 NORTH CENTRAL EXPRESSWAY
SUITE 617
DALLAS, TX 75206

REVISIONS

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

24 HR EMERGENCY CONTACT
MR. PIETER KESSELS
972.569.7353

2016170c.dwg 01.05.2018

VARIANCE PLAN

SHEET V-100

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