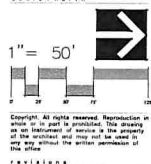


**MAIN ST
AND DUPREE**
LAND LOT 1003, 15TH DISTRICT, 2ND SECTION
Cherokee County, GA

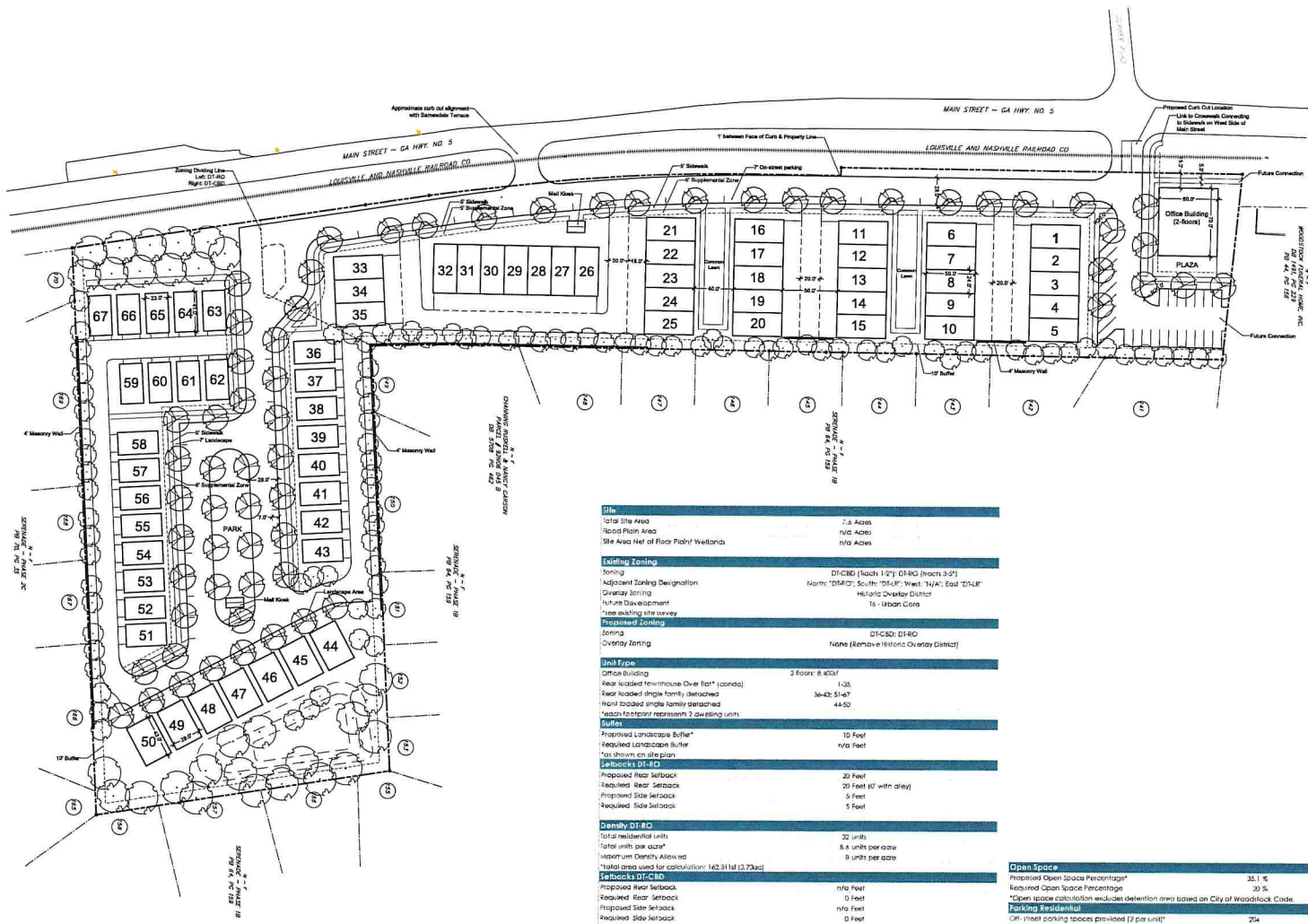


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PROJECT TITLE
Main St and Dupree
Site Plan
Woodstock, GA

PREPARED BY
Pope and Land
3350 Cumberland Blvd, Suite 300
Atlanta, GA 30339

DATE
October 01, 2018



Site	
Site Area	7.8 Acres
Buildable Area	N/A Acres
Site Area Net of Flood Plain Wetlands	N/A Acres
Existing Zoning	
Zoning	D1-CBD (Rach 12'), D1-RD (Incls 3-5)
Adjacent Zoning Designation	North: "D1-RD", South: "D1-R", West: "N/A", East: "D1-R"
Overlay Zoning	Historic Overlay District
Future Development	14 - Urban Core
Use existing site survey	Yes
Proposed Zoning	
Zoning	D1-CBD, D1-RD
Overlay Zoning	None (Remove Historic Overlay District)
Build Type	
Office Building	2 Floors: 8,400'
Rear loaded townhouse Over lot** (condos)	1-35
Rear loaded single family detached	36-42, 51-47
Front loaded single family detached	44-50
Rear loaded townhouse 2 dwelling units	
Setbacks	
Proposed Landscape Buffer*	10 Feet
Required Landscape Buffer	n/a feet
*As shown on site plan	
Proposed Setbacks	
Proposed Rear Setback	20 Feet
Required Rear Setback	20 Feet (0' with alley)
Proposed Side Setback	5 Feet
Required Side Setback	5 Feet
Density D1-CBD	
Total residential units	22 units
Total units per acre*	8.4 units per acre
Maximum Density Allowed	8 units per acre
*Total area used for calculation: 142.31 sf (3.73ac)	
Density D1-RD	
Proposed Rear Setback	n/a feet
Required Rear Setback	0 feet
Proposed Side Setback	n/a feet
Required Side Setback	0 feet
Density D1-RD	
Total residential units	20 units
Total units per acre*	17.9 units per acre
Maximum Density Allowed	12 units per acre
*Total area used for calculation: 141.85sf (3.63ac)	
Open Space	
Proposed Open Space Percentage*	28.1 %
Required Open Space Percentage	20 %
*Open space calculation excludes detention area based on City of Woodstock Code	
Parking Requirements	
On-street parking spaces provided (2 per unit)	274
Off-street parking spaces provided	35
Total parking spaces provided	243
Each residential (townhouse) 2 dwelling units	
Parking Office	
Parking spaces provided*	26
*Shared parking agreement to be negotiated with neighboring property to the north	

The building types, building footprints, walkway locations, open space locations, wall locations, parking locations, private alley locations, use locations, provide parking, provide open space, and lot lines that are shown on the site plan are for illustrative purposes only and may be altered to the extent allowed by the district regulation or City-approved variances thereto.

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