

VICINITY MAP
N.T.S.

SITE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- FENCE OR RAILING
- 24" CONCRETE CURB AND GUTTER (SEE DETAIL)
- STOP BAR (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- "NO PARKING FIRE LANE" SIGN
- "YIELD" (PAVEMENT MARKING)
- DIRECTIONAL ARROWS (PAVEMENT MARKING)
- "ONLY" DIRECTIONAL ARROW (PAVEMENT MARKING)
- "STOP" SIGN (R1-1)
- HANDICAP STALL AND DESIGNATED VAN STALL
- WHEEL STOP
- A.D.A. STD RAMP (WITH WARNING STRIP)
- GROUP OF FOUR GUARD POSTS
- RETAINING WALL (BY OTHERS)
- PARKING SPACE COUNT 9'x18'
- STORM SEWER GRATE
- PRECAST CATCH BASIN
- SITE LIGHTING FIXTURES
- FUTURE/PROPOSED SIGNAL
- RAMP SLOPE (DOWNWARD)
- SIGN (PER CITY STD.)

OSA - OUTPARCEL 5
WOODSTOCK WALK
PREPARED FOR
HORIZON GROUP PROPERTIES & CBL PROPERTIES
CITY OF WOODSTOCK, CHEROKEE COUNTY, GEORGIA
15TH DISTRICT, 2ND SECTION

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JOB NO: 13100
DWG NAME: 13000-PROJ

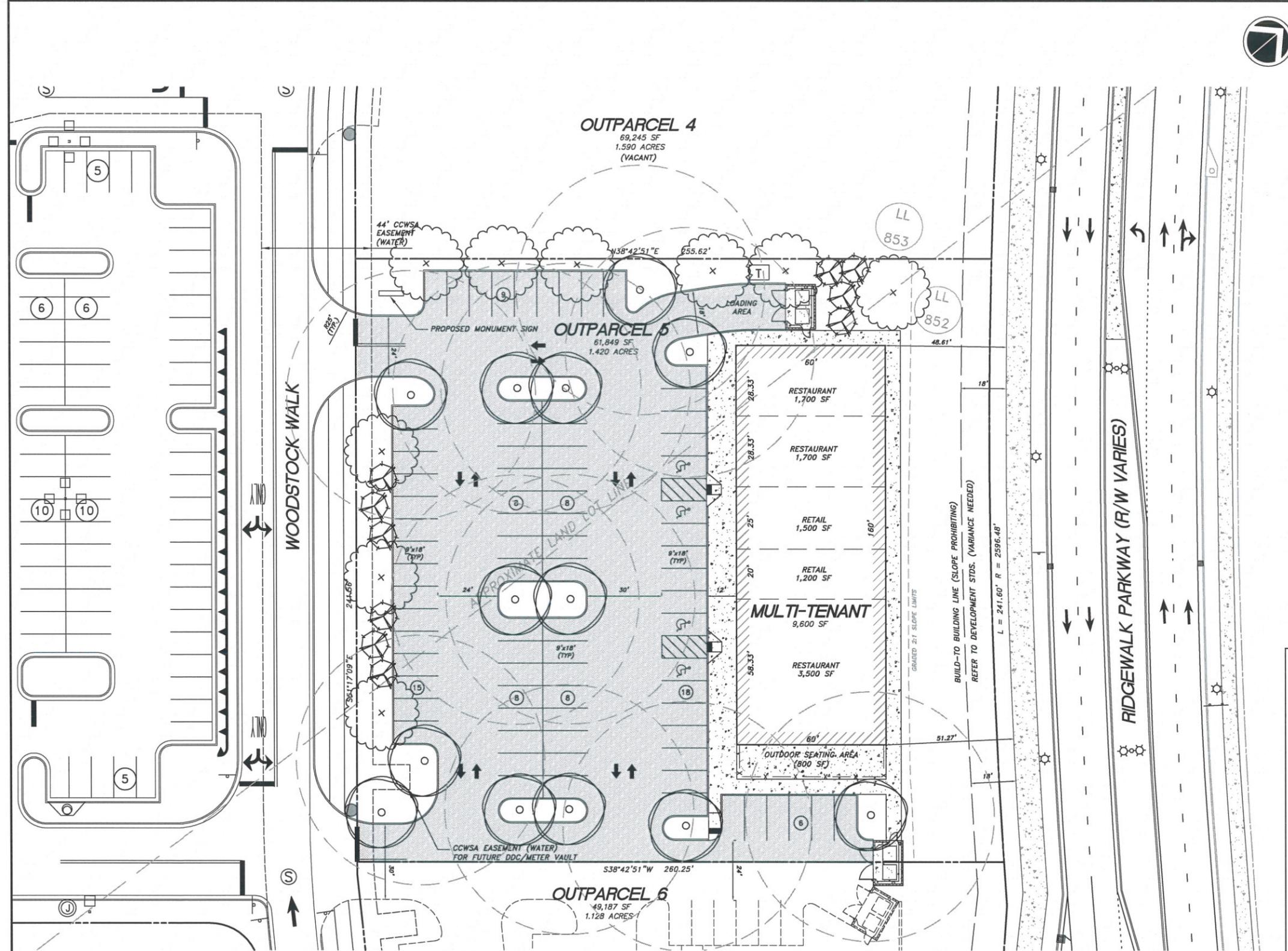
VARIANCE EXHIBIT

SHEET:
1 of 1

DATE: 2/28/2014

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NOT ISSUED FOR CONSTRUCTION



PARKING LOT TREE CALCULATIONS

NO. PARKING SPACES	SIZE OF SPACES / FT.	SPACE DEPTH / FT.	AREA/ SQ. FT.
80 x	9.0 x	18.0 =	12,960.00
TOTAL PARKING SPACE AREA			12,960.00
12,960.00 / 1,140 = 11.36 = 12 (NO. OF TREES REQUIRED)			
12 TREES PROVIDED			
TREE DENSITY (VARIANCE REQUESTED)			
(22) PROPOSED 4" CAL. TREES AT 0.7 UNITS = 15.4 UNITS			
(10) PROPOSED 3" CAL. TREES AT 0.6 UNITS = 6.0 UNITS			
21.4 UNITS PROVIDED (15.07 UNITS PER ACRE)			

PROJECT DATA

OWNER/APPLICANT:
ATLANTA OUTLET OUTPARCELS LLC (OUTPARCEL 5)
CITY OF WOODSTOCK, CHEROKEE COUNTY, GEORGIA

SITE DATA

- TOTAL SITE AREA = 1.42 AC (61,853 SF, 100%)
- MAX IMPERVIOUS AREA (70%) = 0.99 AC (43,298 SF, 70%)
- PROPOSED IMPERVIOUS AREA = 1.04 AC (45,148 SF, 73%)
- PROPOSED PERVIOUS AREA = 0.38 AC (16,705 SF, 27%)

BUILDING DATA

- RESTAURANT BUILDING AREA = 6,900 SF (0.11 FAR)
- RETAIL BUILDING AREA = 2,700 SF (0.04 FAR)
- TOTAL RESTAURANT/RETAIL BUILDING AREA = 9,600 SF (0.15 FAR)

PARKING DATA

- PARKING REQUIRED (1/200 SF RESTAURANT) = 35
- PARKING REQUIRED (1/300 SF RETAIL STORE) = 9
- TOTAL PARKING REQUIRED = 44
- TOTAL PARKING PROVIDED = 80

SETBACKS

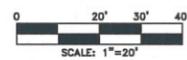
- SETBACKS PER CITY OF WOODSTOCK. ONLY A "BUILD TO" LINE IS SHOWN

SITE INFORMATION

- MAXIMUM HEIGHT OF BUILDING = 60 FT.
- MINIMUM HEIGHT OF BUILDING = 20 FT.

REQUESTED SITE VARIANCES

- A MINIMUM 2" CALIPER TREE TO BE PLANTED 20' O.C. BETWEEN THE "BUILD TO" LINE AND PUBLIC RIGHT-OF-WAY. THE EXISTING 2:1 SLOPE WITHIN THIS AREA MAKES THIS PROBLEMATIC; THEREFORE A VARIANCE TO REMOVE THIS REQUIREMENT IS NEEDED.
- A TREE UNIT DENSITY OF 20/ACRE IS REQUIRED FOR OUTPARCELS LARGER THAN 1.0 ACRE. CURRENT SITE PLAN LAYOUT CAN SUPPORT APPROXIMATELY 15 UNITS PER ACRE; THEREFORE A VARIANCE TO REDUCE THE TREE DENSITY FROM 20 TO 15 IS NEEDED.
- THE BUILDING WILL NOT BE LOCATED AT THE EDGE OF THE "BUILD TO" LINE DUE TO TOPOGRAPHIC HARDSHIPS; THEREFORE A VARIANCE TO ALLOW THE BUILDING TO BE SET FURTHER BACK FROM THE RIGHT-OF-WAY IS NEEDED. THIS IS SIMILAR TO THE ALREADY APPROVED BUILDING LOCATION IN OUTPARCEL 6.
- ANY EXCESSIVE PARKING, BEYOND MINIMUM CODE, TO BE STANDARD ASPHALT PAVEMENT TO MATCH PROPOSED CONDITIONS AND NOT POROUS PAVERS OR POROUS PAVEMENT.
- VARIANCE REQUIRED TO EXCEED MAXIMUM IMPERVIOUS PERCENTAGE.
- A VARIANCE TO ALLOW THE DUMPSTER TO BE LOCATED ON THE SIDE OF THE BUILDING.



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