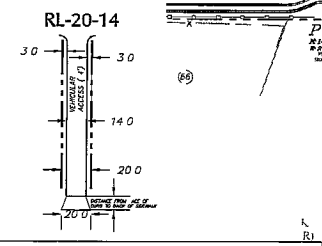
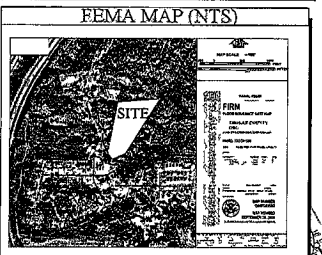


SITE DATA

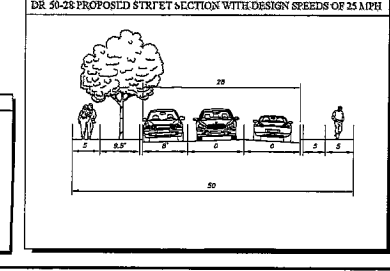
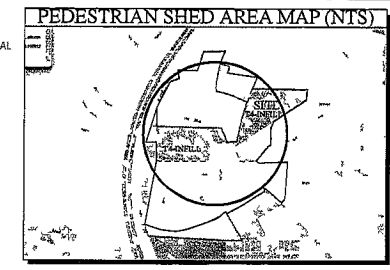
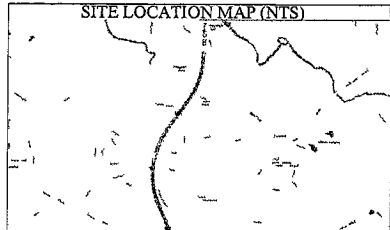
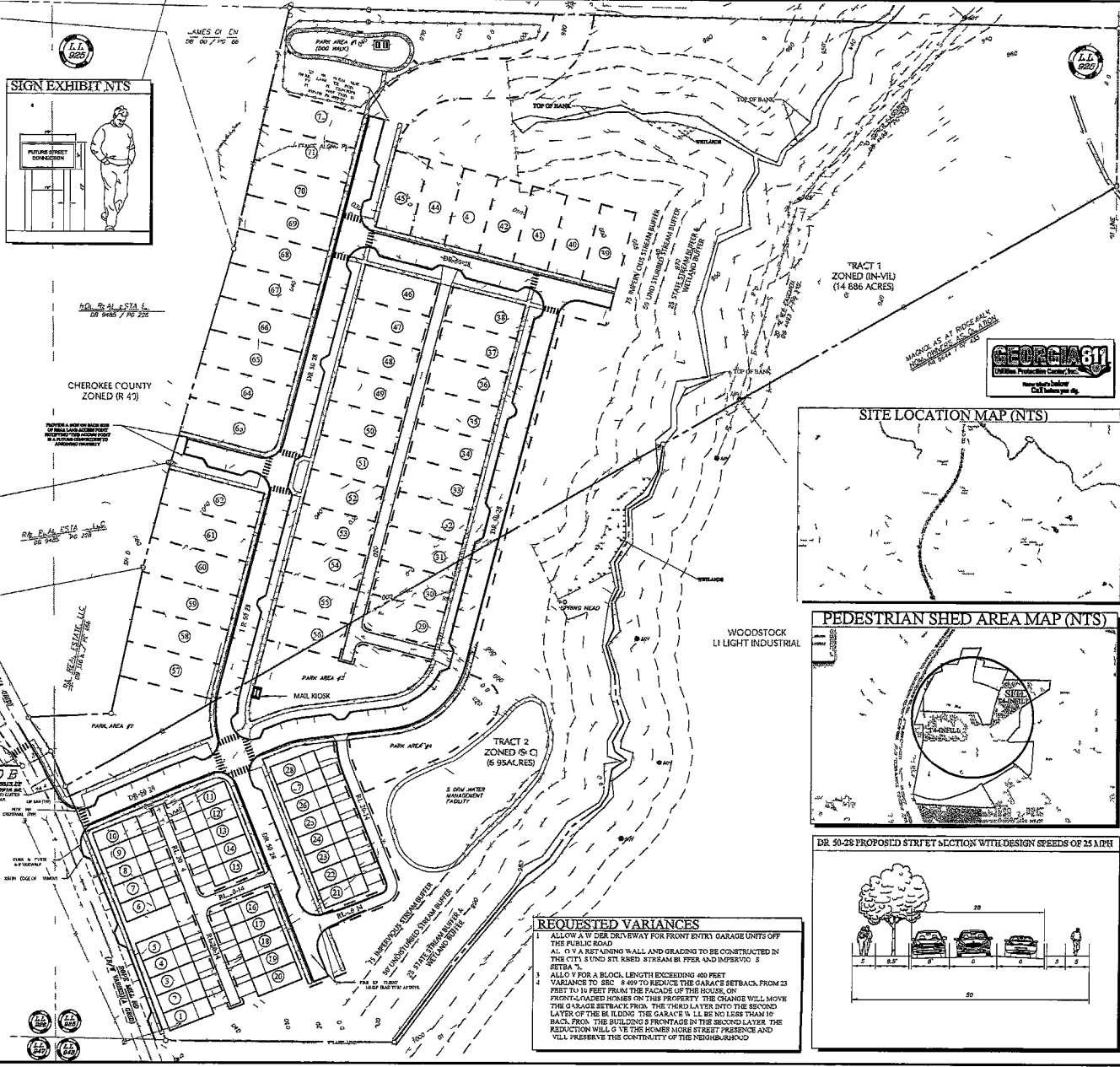
TOTAL SITE AREA	21.836 ACRES
TRACT 1	4.836 ACRES
TRACT 2	6.950 ACRES
PROPOSED ZONING	
TRACT 1	INFILL VILLAGE T4
TRACT 2	INFILL VILLAGE T4
PROPOSED ZONING	INFILL VILLAGE T4
PROPOSED SITE USE	Single Fam ly and Attached Townhomes
PEDESTRIAN SHED AREA	5,765,696.45 SQ.FT
TRANSACT DISTRICT % PERCENTAGE OF PED SHED	24.739%
SITE COMMUNITY UNIT PERCENTAGE OF PED SHED	14.49%
SPECIAL DISTRICT LOCATION	NOT APPLICABLE
DENSITY CALCULATIONS	
TOTAL UNITS	~1566
TOWNSHIP UNITS	26 UNITS
SINGLE FAMILY UNITS	48 UNITS
PROPOSED DENSITY	~72 UNITS/AC
INFILL COMMUNITY STANDARDS	
CIVIC SPACE REQUIRED	59.23%
CIVIC SPACE PROVIDED	6,400.46 AC
GREEN SPACE F	0.47 AC
GREEN SPACE P1	0.4 AC
GREEN SPACE P2	0.3 AC
GREEN SPACE P3	0.3 AC
TOTAL GREEN SPACE	1.46 AC
T4 COMMUNITY STANDARDS	
FRONT FACADE SETBACK	18 MAXIMUM
MINOR FRONT SETBACK	9 MAXIMUM
SIDE SETBACK	9 TO 12 UNBORDERED
REAR SETBACK	1.5 N.M.D.
REAR SETBACK WITH ALLEY	FROM CENTERLINE OF ALLEY

- ### SITE NOTES
1. THE CONTRACTOR SHALL CALL THE UTILITIES PROTECTION CENTER (CALL BEFORE YOU DIG) TELEPHONE NUMBER (800) 368-4111 FOUR (4) DAYS BEFORE EXCAVATION.
 2. BEFORE FINAL PLAT OWNERS MUST SUBMIT A MAINTENANCE AGREEMENT ESTABLISHING A MECHANISM FOR MAINTAINING CIVIC SPACES WITH THE RESERVATION OF SPACE BEING DEDICATED TO THE CITY OF WOODSTOCK.
 3. ROW SHALL BE DEDICATED BEFORE FINAL PLAT FOR THE FIRE ACCESS AND THE FUTURE WALKWAYS, PARKING ACCESS LOCATED AT THE WESTERN PROPERTY LINE.
 4. ALL REAR ALLEYS SHALL HAVE CONCRETE BARRIER TOP.
 5. RETAINING WALLS AND FENCE WALLS MUST HAVE AN ENGINEER DESIGNED AND PERMITTED SEPARATELY. NO WALL CONSTRUCTION IS ALLOWED UNTIL A WALL PERMIT.
 6. PARK FRONTAGE C SHALL BE USED FOR PUBLIC FRONTAGE. THE PRIVATE FRONTAGE TYPES SHALL BE OTHER A LAWN/FRONTED LAWN/STREETFRONTAGE.
 7. BUILDING COVERAGE NOT TO EXCEED 70% OF LOT AREA.



SITE ADDRESS
ROPE MILL ROAD

24 HOUR CONTACT
WAYNE CLARK @ 770-539-0773



REQUESTED VARIANCES

1. ALLOW A WIDER DRIVEWAY FOR FRONT ENTRY GARAGE UNITS OFF THE PUBLIC ROAD.
2. ALL CITY A RETAINING WALL AND GRADING TO BE CONSTRUCTED IN THE CITY'S UNDERSIDE STREAM BED PER AND IMPROVED 2 SETBACK.
3. ALLOW FOR A BLOCK LENGTH EXCEEDING 400 FEET.
4. VARIANCE TO SIDE SETBACK TO REDUCE THE GARAGE SETBACK FROM 23 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 BUILDING. THE BUILDING'S FRONTAGE IN THE SECOND LAYER, THE REDUCTION WILL GIVE THE HOMES MORE STREET PRESENCE AND WILL PRESERVE THE CONTINUITY OF THE NEIGHBORHOOD.

ROPE MILL STATION II
A MASTER PLANNED MIXED USE COMMUNITY
FRONT DOOR COMMUNITIES

PLANNERS AND ENGINEERS COLLABORATIVE
SITE PLANNING & LANDSCAPE ARCHITECTURE & CIVIL ENGINEERING & LAND SURVEYING
330 RESEARCH COURT • NOKKOSSE, GEORGIA 30062 • (770) 451-2741 • FAX (770) 451-3815 • WWW.PEACOL.COM

CITY OF WOODSTOCK
CURRENT COUNTY RECORD

WOODSTOCK, GA 30189
SUITES 200
2809 PACER FERRY ROAD SE
PHONE: 770-539-0773

REVISIONS:

NO.	DATE	BY	DESCRIPTION

MASTER
SITE PLAN

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

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

CLAWD LEVEL, DIES ON PRESSURE UNALtered. CERTIFICATION #20000002500. 07-03-05

Z-1
SHEET

FEB 05 2016