



**SITE DEVELOPMENT DATA**  
 SITE ACREAGE: 45.58 ACRES (1,854,896 sq ft)  
 PARCEL ID: 15 1221 0006 & 15 1221 0003  
 CURRENT ZONING: R-4B (C) (CHEROKEE COUNTY)  
 PROPOSED ZONING: R-4 CONDITIONAL (CITY OF WOODSTOCK)  
 PROPOSED UNITS: 617 UNITS (14.5 UNITS / ACRE)  
 MULTI-FAMILY: 457 UNITS  
 TOWNHOMES: 200 UNITS

**REQUIRED SETBACKS**  
 40' FRONT  
 25' SIDE\*

**REQUIRED UNDISTURBED BUFFERS**  
 45' ADJACENT TO DC  
 0' ADJACENT TO CHEROKEE COUNTY R-30

\*ALL SETBACKS ADJACENT TO CHEROKEE COUNTY R-30 ZONING CLASSIFICATION ARE TO BE UNDISTURBED AS SHOWN.

**PROPOSED SETBACK VARIANCE**  
 40' FRONT SETBACK REDUCED TO 20'

**PROPOSED BUFFER VARIANCE**  
 ALLOW FOR ENCROACHMENT INTO 20' ADDITIONAL IMPERVIOUS BUFFER 44,800 SF  
 ALLOW FOR ENCROACHMENT INTO 50' ASPHALT ZONE BUFFER 1500 SF

**PROPOSED BUFFER VARIANCE**  
 45' BUFFER ADJACENT TO DC REDUCED TO 0'

**REQUIRED MULTI-FAMILY PARKING**  
 1.8 SPACES / 1 BED  
 0.5 SPACES PER EACH ADDITIONAL BEDROOM

NOTE: THE SUBJECT PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AS ESTABLISHED PER F.L.R.M. COMMUNITY PANEL NO. 12057C033D, DATED SEPTEMBER 29, 2006.

NOTE: THIS SITE DOES LIE WITH 200 FEET OF AN INTERMITTENT STREAM (STATE WATERS).

PLAN PREPARED BY  
 SUMMIT ENGINEERING CONSULTANTS, INC.  
 6250 SHILOH ROAD, SUITE 100  
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Date	Revision	Schedule
12/07	1	REVISED DUAL LANE

Project No.	Design By:	Drawn By:	Checked By:	Date:	Scale:
S-14-008	CH	CH	CH	10/07	1"=4'

**ZONING SITE PLAN**  
**THE HEIGHTS AT WOODSTOCK**  
 LAND LOTS 1231 & 1232 - 15th DISTRICT  
 CHEROKEE COUNTY, GEORGIA



Drawing No.  
**1 of 1**  
 15-003

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