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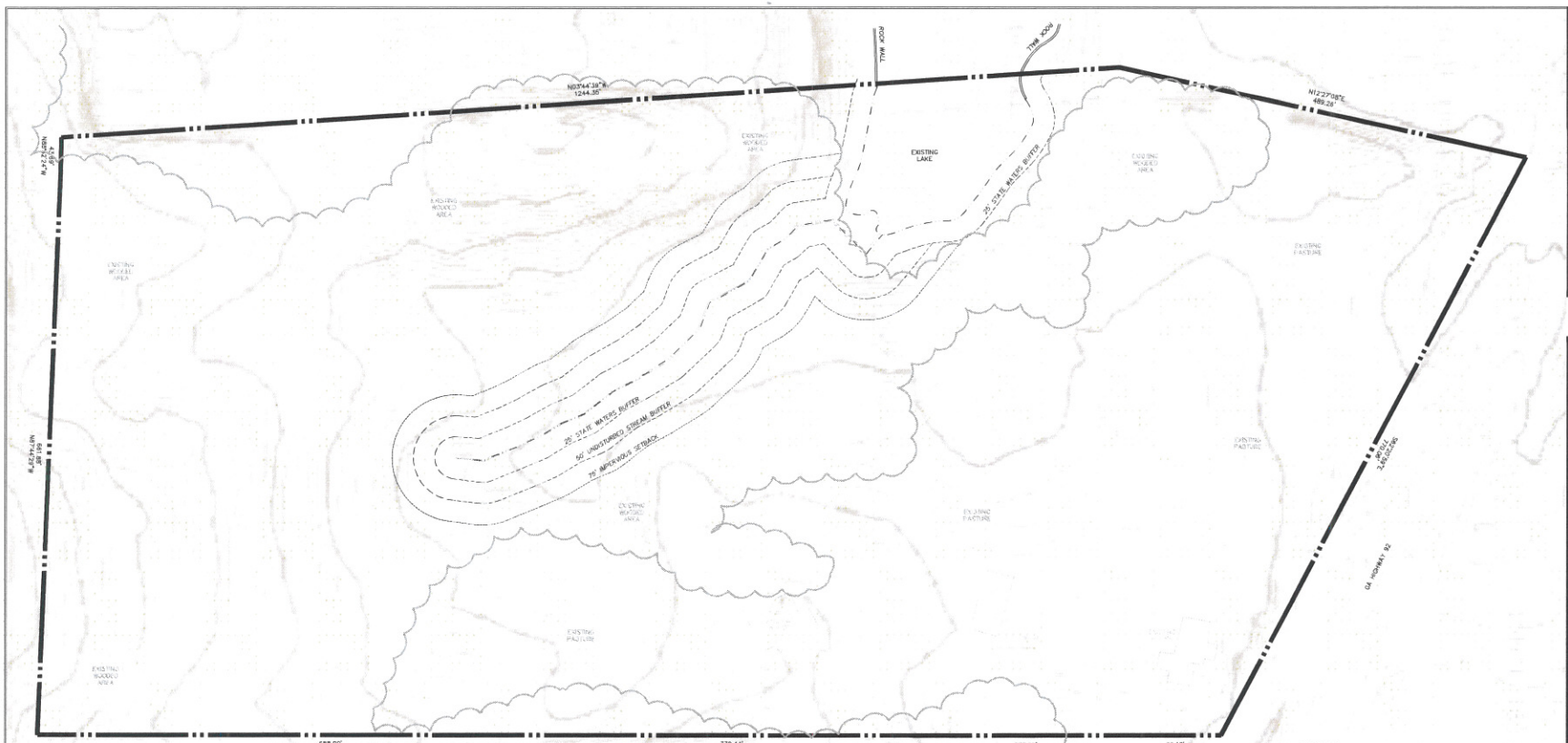
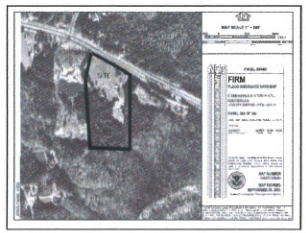
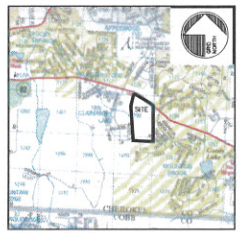




FEMA MAP
SCALE 1"=2,000'



VICINITY MAP
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GRID NORTH

0 30' 60' 120' 240'
SCALE: 1"=60'

CP&E
CHRISTOPHER PLANNING & ENGINEERING

GSWCC LEVEL II CERTIFIED
DESIGN PROFESSIONAL #05744
(EXP. 02.17.2015)

280 SETTINDOWN COURT
ROSWELL, GEORGIA 30075
PHONE 770.331.7303
FAX 678.352.1515

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ZONING PLAN
EXISTING SITE RESOURCE MAP

FOR:

S.R. 92 BUTTERWORTH TRACT

LAND LOTS 1178 & 1199
15TH DISTRICT, 2ND SECTION
CITY OF WOODSTOCK
CHEROKEE COUNTY, GEORGIA

FOR:

ASHTON ATLANTA RESIDENTIAL, LLC

3820 MANSELL ROAD
SUITE 300
ALPHARETTA, GA 30022
PHONE 770.642.6123

REVISIONS

DATE: OCTOBER 4, 2013

CP&E DRAWING NO: 2013136Z1.dwg

EXISTING SITE RESOURCE MAP

SHEET NO. 1 OF 1

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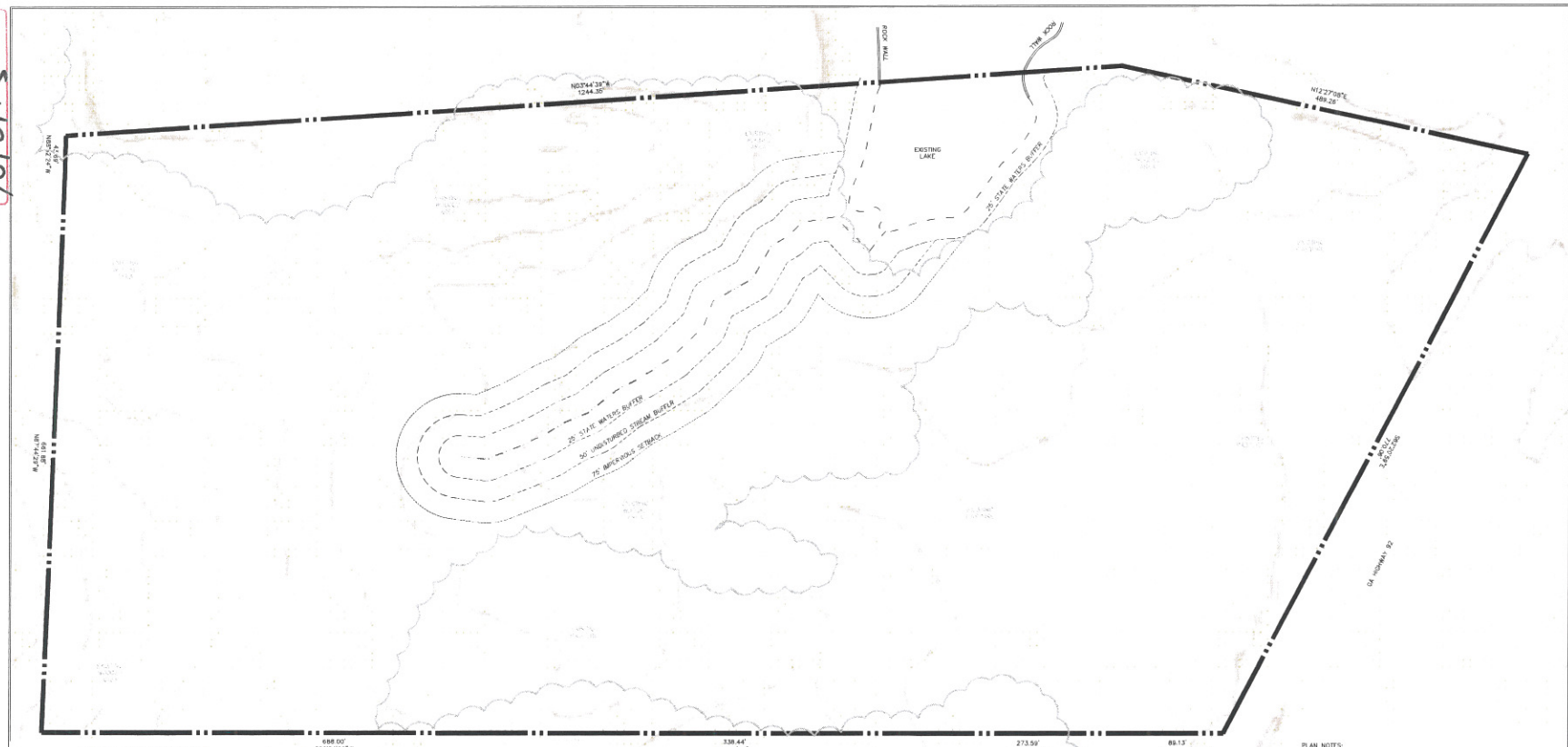
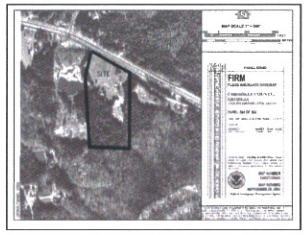
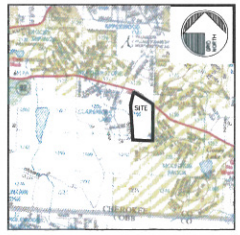




FEMA MAP
SCALE 1"=2,000'



VICINITY MAP
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0 30' 60' 120' 240'
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DESIGN PROFESSIONAL #05744
(EXP. 02.17.2015)

280 SETTINDOWN COURT
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ZONING PLAN
EXISTING SITE RESOURCE MAP

FOR:

S.R. 92 BUTTERWORTH TRACT

LAND LOTS 1178 & 1199
15TH DISTRICT, 2ND SECTION
CITY OF WOODSTOCK
CHEROKEE COUNTY, GEORGIA

FOR:

ASHTON ATLANTA RESIDENTIAL, LLC

3820 MANSELL ROAD
SUITE 300
ALPHARETTA, GA 30022
PHONE 770.642.6123

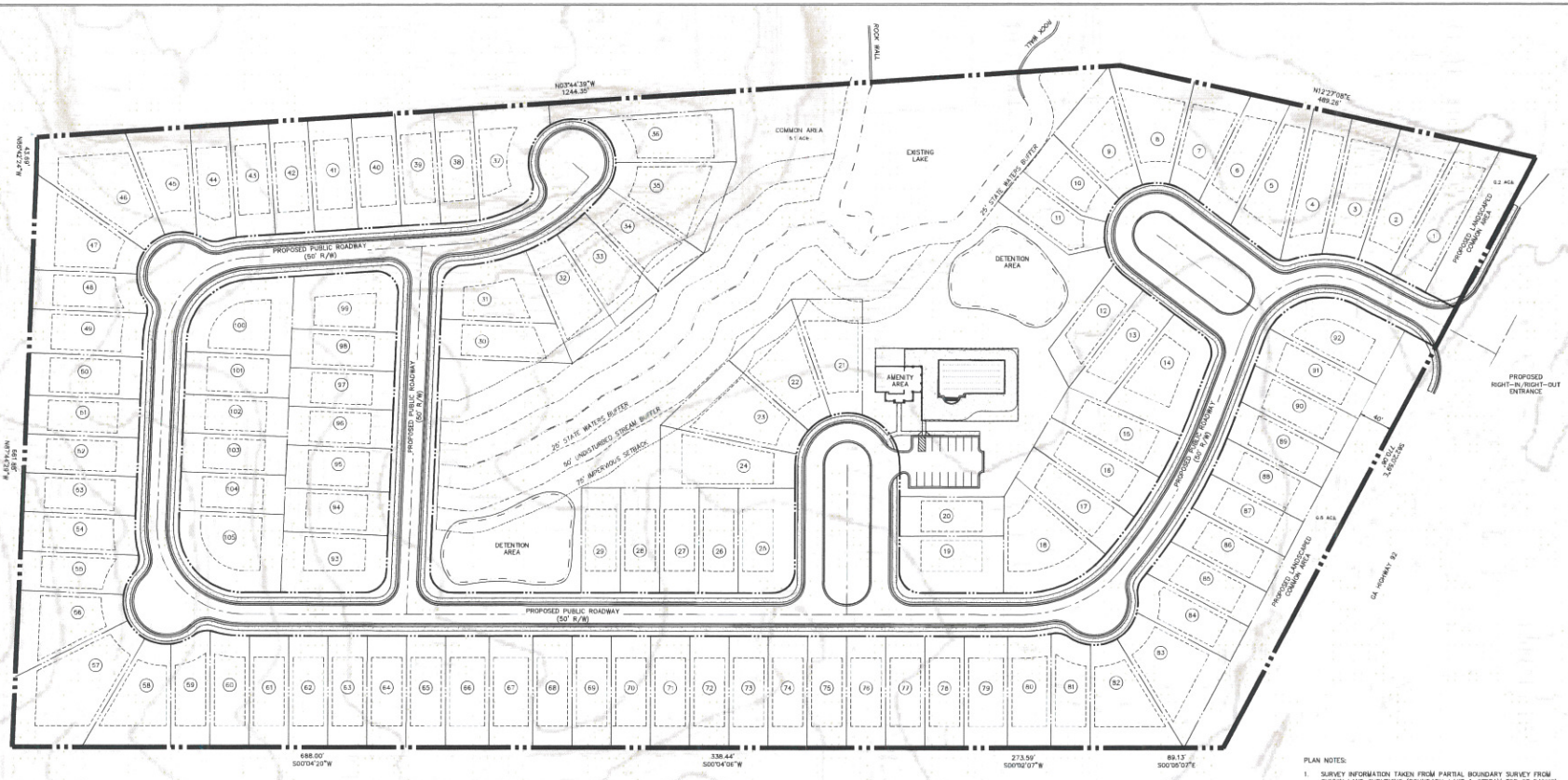
REVISIONS

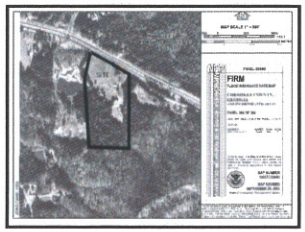
DATE:
OCTOBER 4, 2013

CP&E DRAWING NO:
2013136Z1.dwg

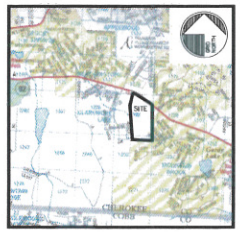
EXISTING SITE RESOURCE MAP

SHEET NO. 1 OF 1





FEMA MAP
SCALE 1"=2,000'



VICINITY MAP
SCALE 1"=2,000'

SITE ANALYSIS

OVERALL SITE AREA		26.75 ACRES±
LOTS PROPOSED		135 LOTS
DENSITY PROPOSED		3.93 UNITS/AC
COMMON AREA PROPOSED		5.8 ACs± (21.7%)
R3-A ZONING CRITERIA		
MAXIMUM DENSITY		4.0 UNITS/AC
MINIMUM LOT AREA		5,000 S.F.*
MINIMUM LOT WIDTH PROPOSED		45 FEET
BUILDING SETBACKS	FRONT	25 FEET
	SIDE	5 FEET*
	REAR	25 FEET

* CONCURRENT VARIANCE REQUIRED

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CP&E
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ZONING PLAN

FOR:

S.R. 92 BUTTERWORTH TRACT

LAND LOTS 1178 & 1199
15TH DISTRICT, 2ND SECTION
CITY OF WOODSTOCK
CHEROKEE COUNTY, GEORGIA

FOR:

ASHTON ATLANTA RESIDENTIAL, LLC

3820 MANSELL ROAD
SUITE 300
ALPHARETTA, GA 30022
PHONE 770.642.6123

REVISIONS

DATE: OCTOBER 4, 2013

CP&E DRAWING NO: 201313621.dwg

ZONING PLAN

SHEET NO. Z.1

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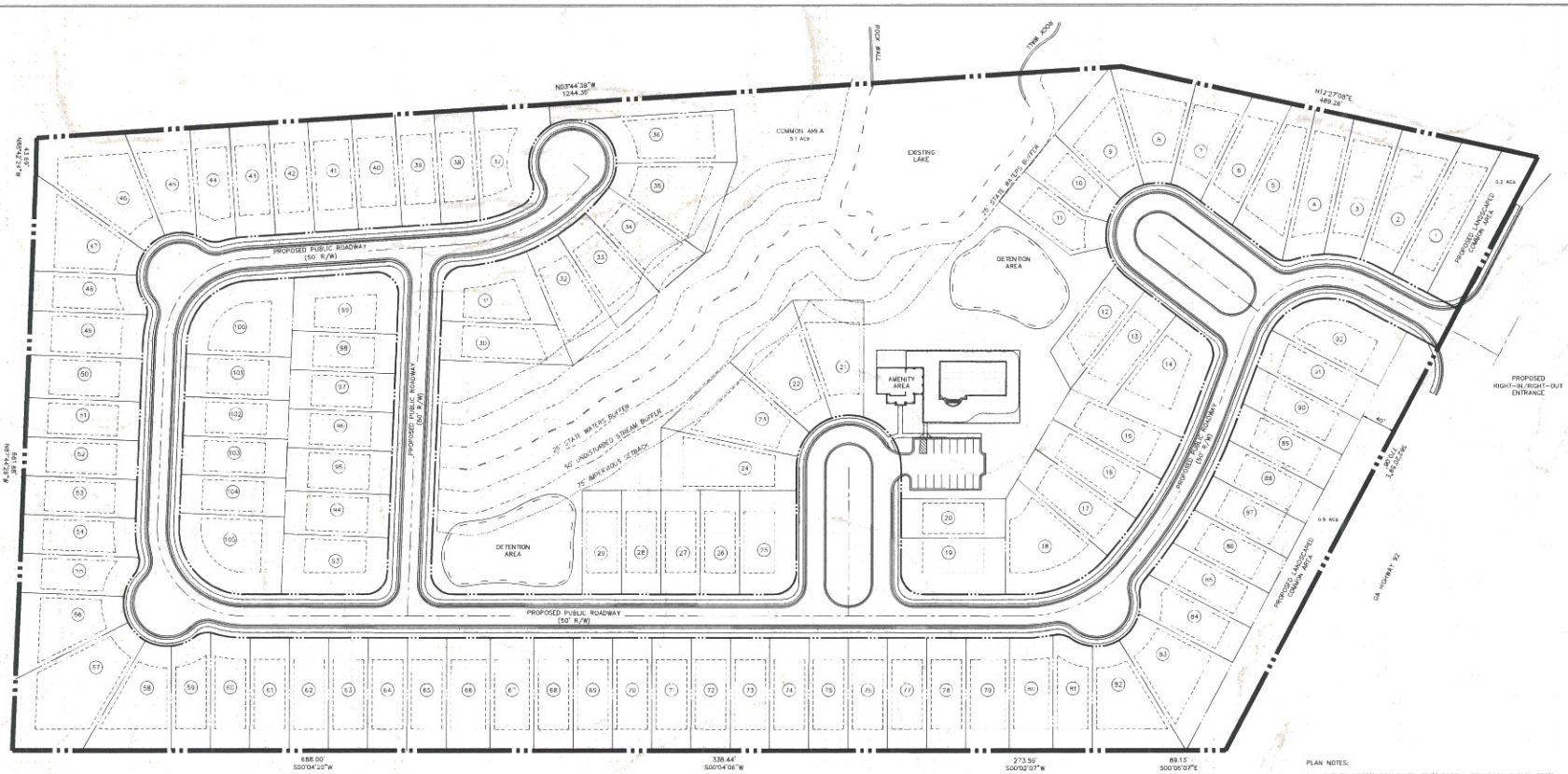
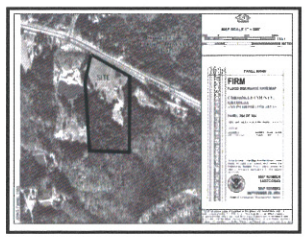
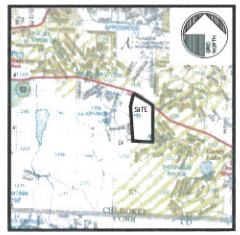




FEMA MAP

SCALE 1"=2,000'



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S.R. 92 BUTTERWORTH TRACT

LAND LOTS 1178 & 1199
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CHEROKEE COUNTY, GEORGIA

FOR:

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REVISIONS

DATE: OCTOBER 4, 2013

CP&E DRAWING NO: 2013136Z1.dwg

ZONING PLAN

SHEET NO. Z.1

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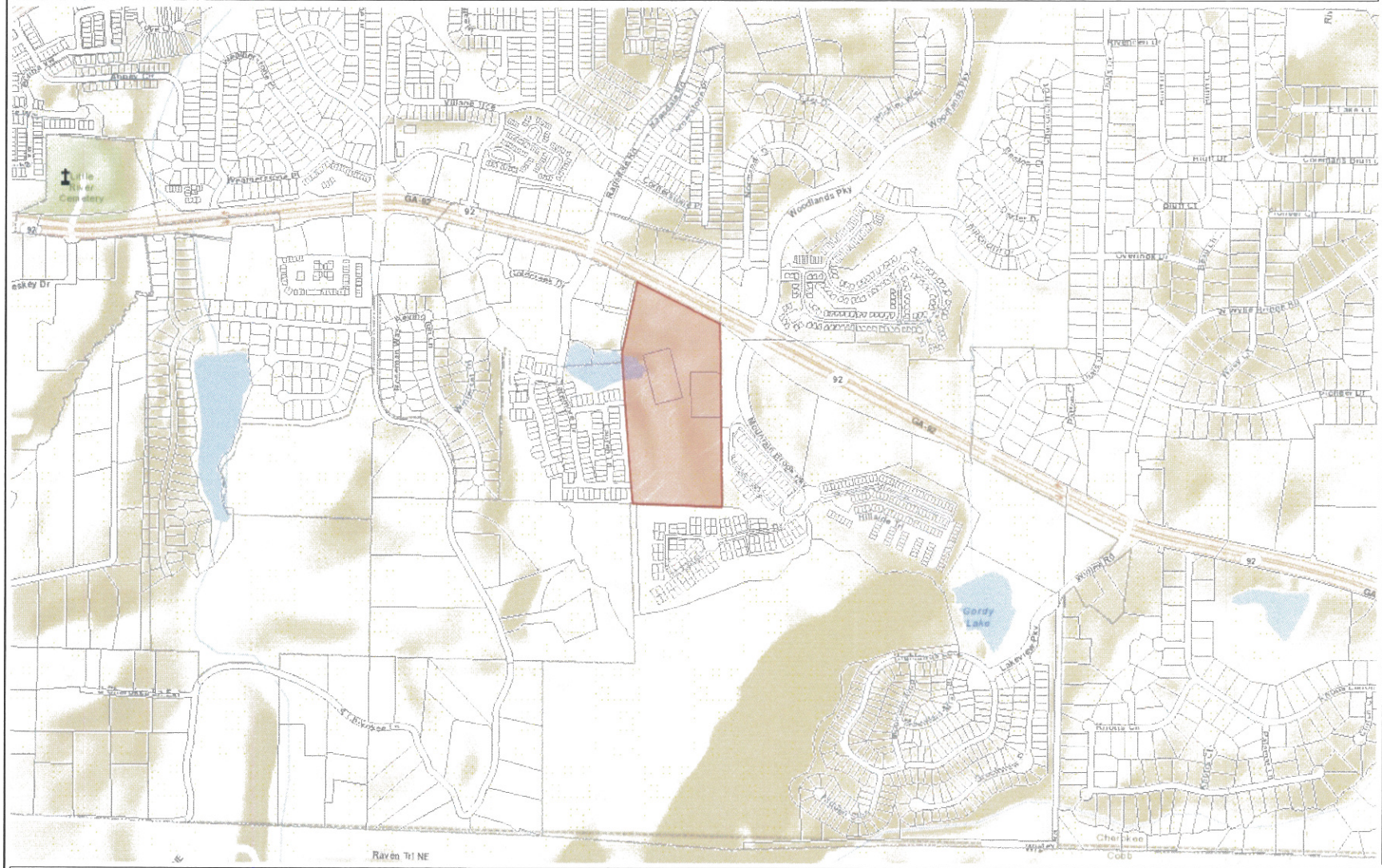
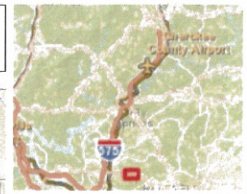
Location Map

Cherokee County, GA





Legend

- City and County Boundaries
- Churches
- Schools
- Tax Parcels
- World Street Map

1: 10,672

0.3 0 0.17 0.3 Miles

© Cherokee County GIS

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Notes

This map was automatically generated using Geocortex Essentials.

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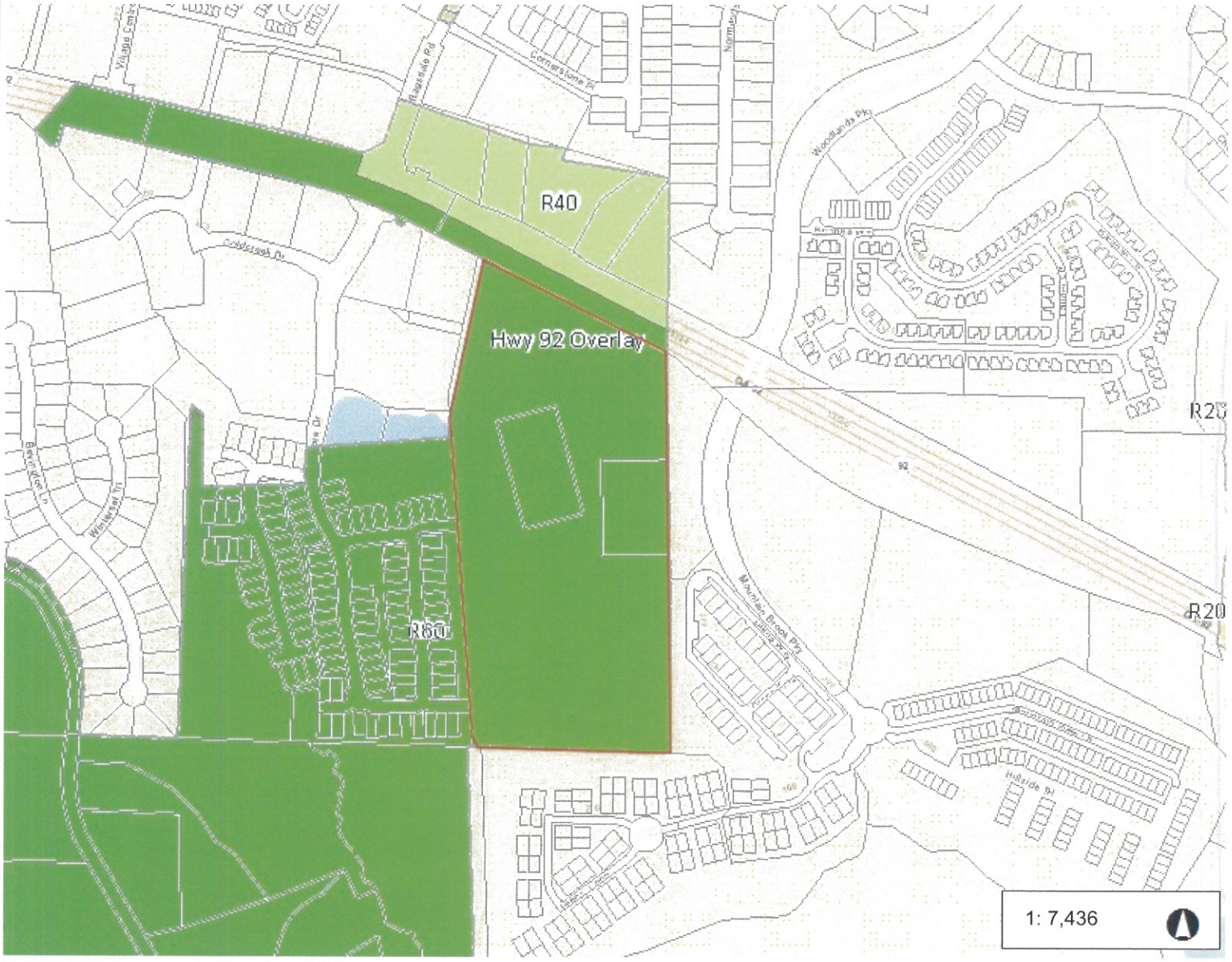
Cherokee County, GA



Legend

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- Churches
- Schools
- Tax Parcels
- Zoning
  - AG
  - R80
  - R60
  - R40
  - R30
  - R20
  - R15
  - R10
  - RD3
  - RA
  - RZL
  - RTH
  - RM10
  - RM16
  - PUD
  - TND
  - OI
  - NC
  - GC
  - HC
  - LI
  - HI
- World Street Map

Notes

1,239.4 0 619.71 1,239.4 U.S. Survey Feet

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Woodstock Zoning Map
Public Hearing Application for Ashton Atlanta Residential, LLC

LEGEND

ZONING CODES

- DT-CI - Civic/Institutional
- DT-CBD - Central Business District
- DT-GC - General Commercial
- DT-CMU - Commercial Mixed Use
- DT-OS - Open Space
- DT-VLR - Very Low-Density Residential
- DT-LR - Low-Density Residential
- DT-MR-A- Medium-Density Residential
- DT-RO Residential/Office
- NC - Neighborhood Commercial
- GC - General Commerial
- LI - Light Industrial
- HI - Heavy Industrial
- OSI - Office Space/Institutional
- PUD - Planned Unit Development
- RD - Rural District
- R-1 - Single Family Residential
- R-2 - Single Family Residential
- R-3 - Medium Density Residential
- R-4 - High Density Residential
- SL - Senior Living
- DT-HO - Historic Zone
- RR - Railroad District

This district includes all railroad right-of-way (boundaries undetermirable).

FORM BASED CODE

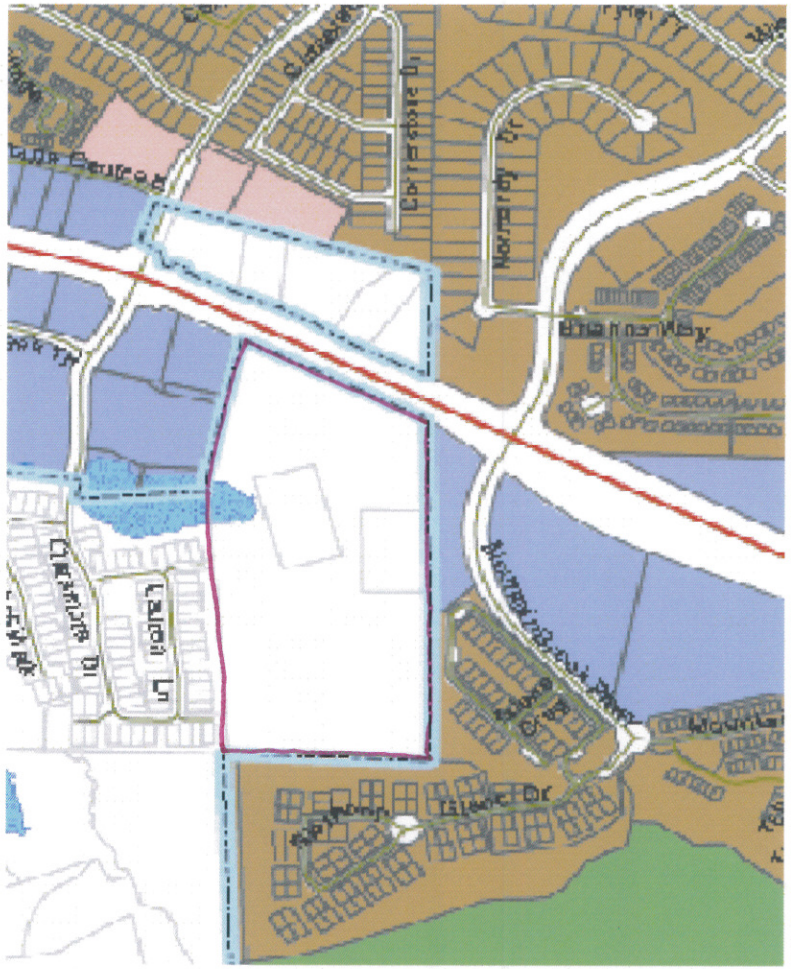
- NC-VIL - New Community Village
- NC-TCT - New Community Town Center
- IN-VIL - Infill Village
- IN-TCT - Infill Town Center
- County Boundary
- City Limits
- Downtown District
- Parcels
- County Parcels
- Major Roads
- Streets
- Railroads
- Streams
- Lakes

DATE OF ADOPTION
August, 2012

CERTIFICATION
THIS IS TO CERTIFY THAT THIS IS THE OFFICIAL ZONING MAP FOR THE CITY OF WOODSTOCK, GEORGIA AS REFERRED TO IN THE ZONING ORDINANCE OF THE CITY OF WOODSTOCK, GEORGIA

DONNIE HENRIQUES, MAYOR

RHONDA PEZZELLO
CITY CLERK



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Woodstock Future Land Use Map
Public Hearing Application for Ashton Atlanta Residential, LLC

Legend

- Railroads
- Major Roads
- Streets
- Lakes & Streams
- County Boundary
- Lakes
- Parcels

Character Areas

- T1 - Natural Preserve
- T2 - Estate Living
- T3 - Suburban Living
- T4 - Neighborhood Living
- T4 - Neighborhood Village Center
- T5 - Urban Village
- T6 - Urban Core

Special Districts

- CVC - Community Village Center
- RAC - Regional Activity Center
- WPC - Workplace Center
- TOD - Transit Oriented Development

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