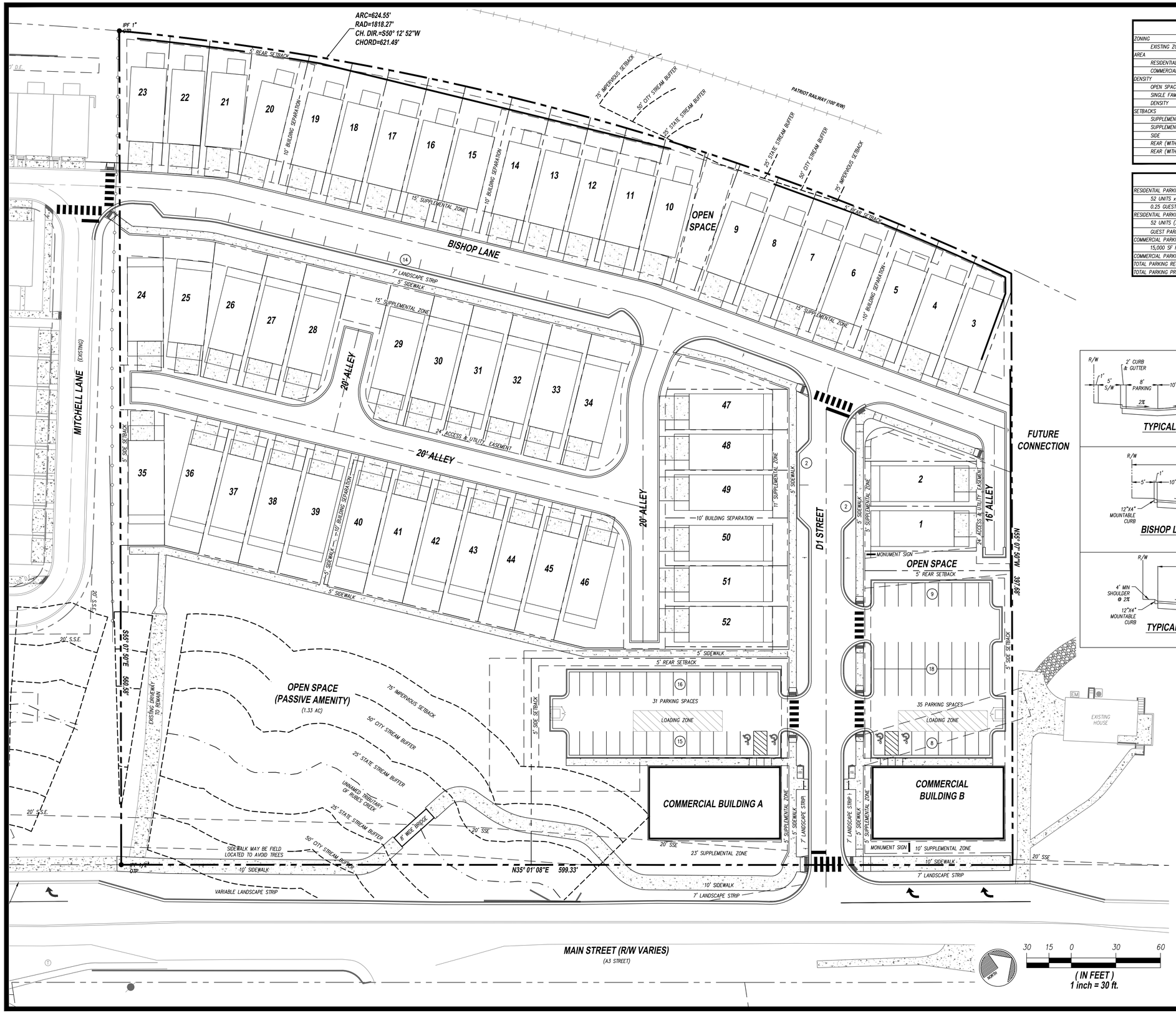
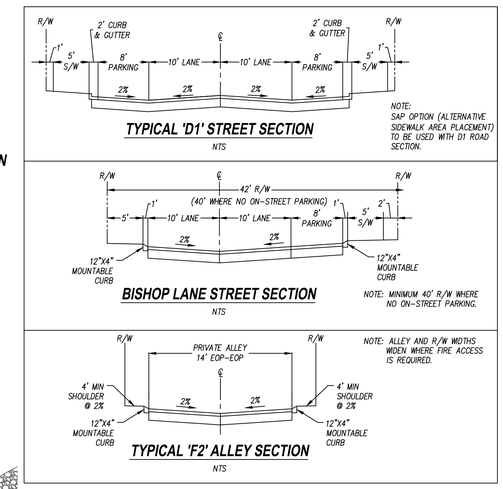


DEVELOPMENT SUMMARY

ZONING	
EXISTING ZONING	DT-RO
AREA	
RESIDENTIAL SITE AREA	5.88 ACRES
COMMERCIAL SITE AREA	0.97 ACRES
DENSITY	
OPEN SPACE	1.4 ACRES (20%)
SINGLE FAMILY DETACHED	52 UNITS
DENSITY	7.6 UNITS/ACRE
SETBACKS	
SUPPLEMENTAL ZONE (INTERIOR)	VARIES
SUPPLEMENTAL ZONE (MAIN ST)	10 FEET
SIDE	0 FEET
REAR (WITH ALLEY)	0 FEET
REAR (WITHOUT ALLEY)	5 FEET

PARKING SUMMARY

RESIDENTIAL PARKING REQUIRED	
52 UNITS x 2 SPACES PER UNIT	104 SPACES
0.25 GUEST SPACES PER UNIT	13 SPACES
RESIDENTIAL PARKING PROVIDED	
52 UNITS (2 CARS IN GARAGE)	104 SPACES
GUEST PARKING	18 SPACES
COMMERCIAL PARKING REQUIRED	
15,000 SF RETAIL (3.33 SPACES / 1,000 SF)	50 SPACES
COMMERCIAL PARKING PROVIDED	66 SPACES
TOTAL PARKING REQUIRED	167 SPACES
TOTAL PARKING PROVIDED	188 SPACES



24 HOUR CONTACT:
JEFF SMITH
404.328.6280

GEORGIA811
Utilities Protection Center, Inc.
Know what's **below.**
Call before you dig.

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

RIDGE PLANNING AND ENGINEERING
1290 KENNESTONE CIRCLE - BLDG A
SUITE 200 - MARIETTA, GA 30066
OFFICE 770.938.9000

VARIANCE PLAN

NORTH MAIN MIXED USE

LAND LOTS 923 & 950
15TH DISTRICT
CITY OF WOODSTOCK, GEORGIA

OWNER/DEVELOPER

RIDGE DEVELOPMENT GROUP, LLC
1290 KENNESTONE CIRCLE
BLDG A, SUITE 200

GEORGIA REGISTERED No. 27321 PROFESSIONAL ENGINEER JEFFREY M. SMITH

REVISIONS

VARIANCE PLAN

V100

18016 VARIANCE PLAN 52 LOTS.DWG 01/29/20

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