

DEVELOPMENT SUMMARY

ZONING	EXISTING ZONING	DT-RO
AREA	SITE AREA	7.20 ACRES
DENSITY	OPEN SPACE REQUIRED	1.44 ACRES (20%)
	OPEN SPACE PROVIDED (STREAM BUFFERS NOT INCLUDED)	1.47 ACRES (21%)
	OPEN SPACE PROVIDED (INCLUDING STREAM BUFFERS)	3.66 ACRES (52%)
	TOTAL NUMBER OF UNITS	57 UNITS
	DENSITY	7.92 UNITS/ACRE
	MAXIMUM BUILDING HEIGHT	40 FEET
SETBACKS (PERIMETER)	FRONT SUPPLEMENTAL ZONE	0 FEET
	SIDE	5 FEET
	REAR	20 FEET

PARKING SUMMARY

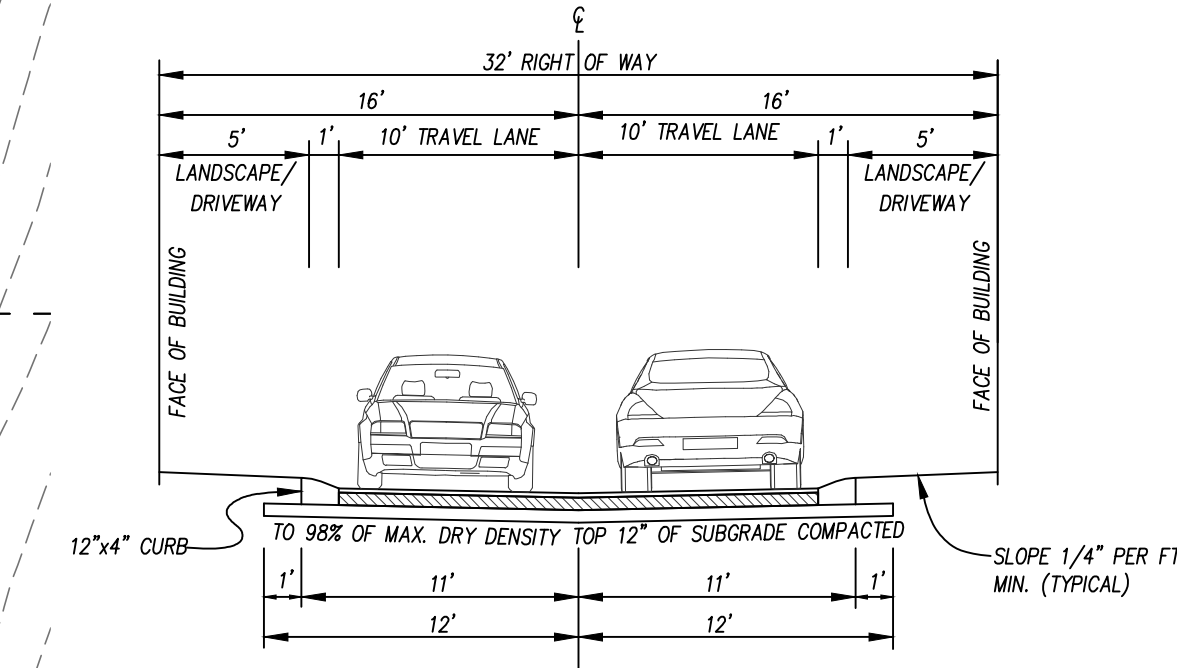
PARKING REQUIRED (57 UNITS x 2 SPACES PER UNIT)	114 SPACES
PARKING PROVIDED	
57 UNITS WITH 2 CAR GARAGES	114 SPACES
GUEST PARKING	35 SPACES
TOTAL SPACES PROVIDED	149 SPACES

- ### VARIANCE SUMMARY
1. REQUIRE NO ALLEYS.
 2. ALLOW 22' ROAD SECTION AS SHOWN ON THIS PLAN.
 3. REQUIRE NO STREET TREES; HOWEVER TREES WILL BE PLANTED IN OPEN SPACE.
 4. ALLOW SIDEWALKS AS SHOWN.
 5. REDUCE SUPPLEMENTAL ZONE TO 0'.
 6. ALLOW IMPERVIOUS AREA IN 75' IMPERVIOUS STREAM BUFFER AS SHOWN.
 7. ALLOW GRADING INTO 50' UNDISTURBED STREAM BUFFER AS SHOWN.
 8. DO NOT REQUIRE COMMERCIAL PROPERTY ALONG FRONTAGE.
 9. REDUCE REQUIREMENT FOR GLAZING TO 0% ON FIRST FLOOR OF FRONT LOADED TOWNHOMES TO ALLOW FOR 2 CAR DECORATIVE GARAGE DOORS.

BUFFER/IMPERVIOUS SURFACE ENCROACHMENTS

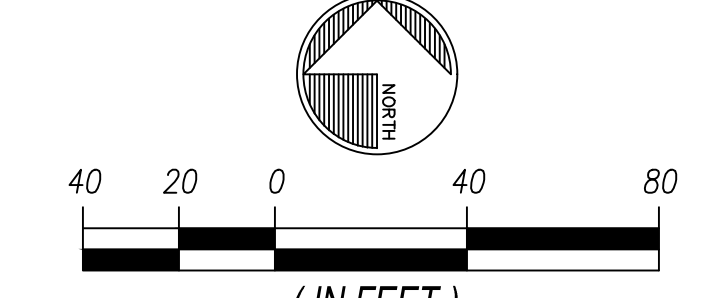
	25' STATE	50' CITY	75' CITY
UNDISTURBED BUFFER			
EXISTING CONDITIONS	1,453 SF	11,009 SF	12,929 SF
VARIANCE PLAN	0 SF	5,904 SF	7,064 SF

* VARIANCE PLAN DISTURBANCE AND IMPERVIOUS AREAS SHOWN AFTER NEW BUFFERS ARE ESTABLISHED FROM ARMY CORP. OF ENGINEER'S PERMIT.

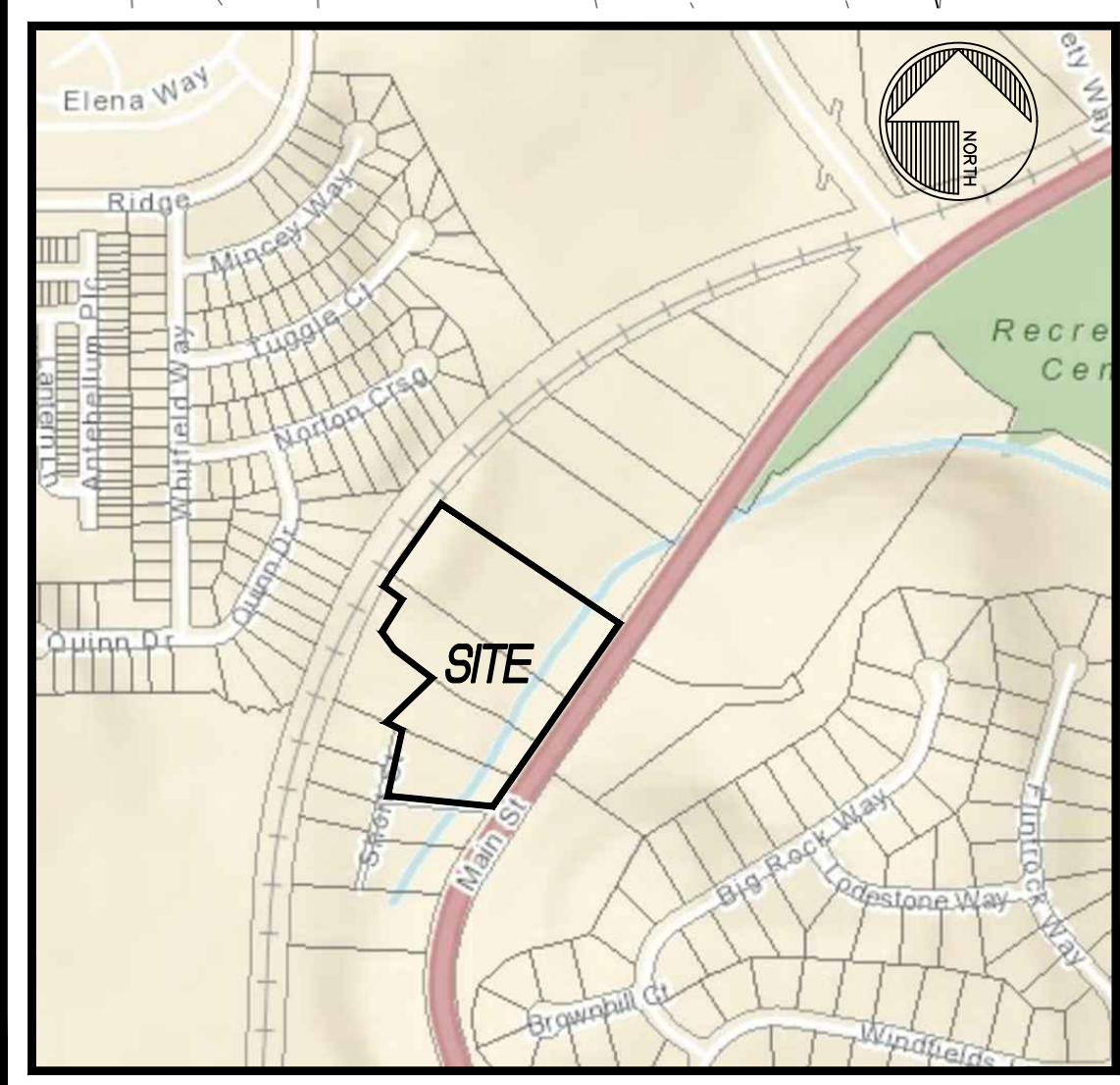


TYPICAL SECTION

24 HOUR CONTACT:
JEFF SMITH
 404.328.6280



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.



VICINITY MAP
 1"=500'

RIDGE PLANNING AND ENGINEERING
 1290 KENNESTONE CIRCLE - BLDG D
 SUITE 100 - MARIETTA, GA 30066
 OFFICE 770.938.9000

VARIANCE PLAN
 7784 MAIN STREET
 LAND LOTS 923 AND 950
 15th DISTRICT, 2nd SECTION
 WOODSTOCK, GEORGIA

OWNER/DEVELOPER
LDS PARTNERS, LLC
 20 HEADS OVERLOOK COURT
 ATLANTA, GEORGIA 30328

GSWCC CERTIFICATION NUMBER: 36629
 EXPIRATION DATE: 08.01.2018



REVISIONS

VARIANCE PLAN
V100