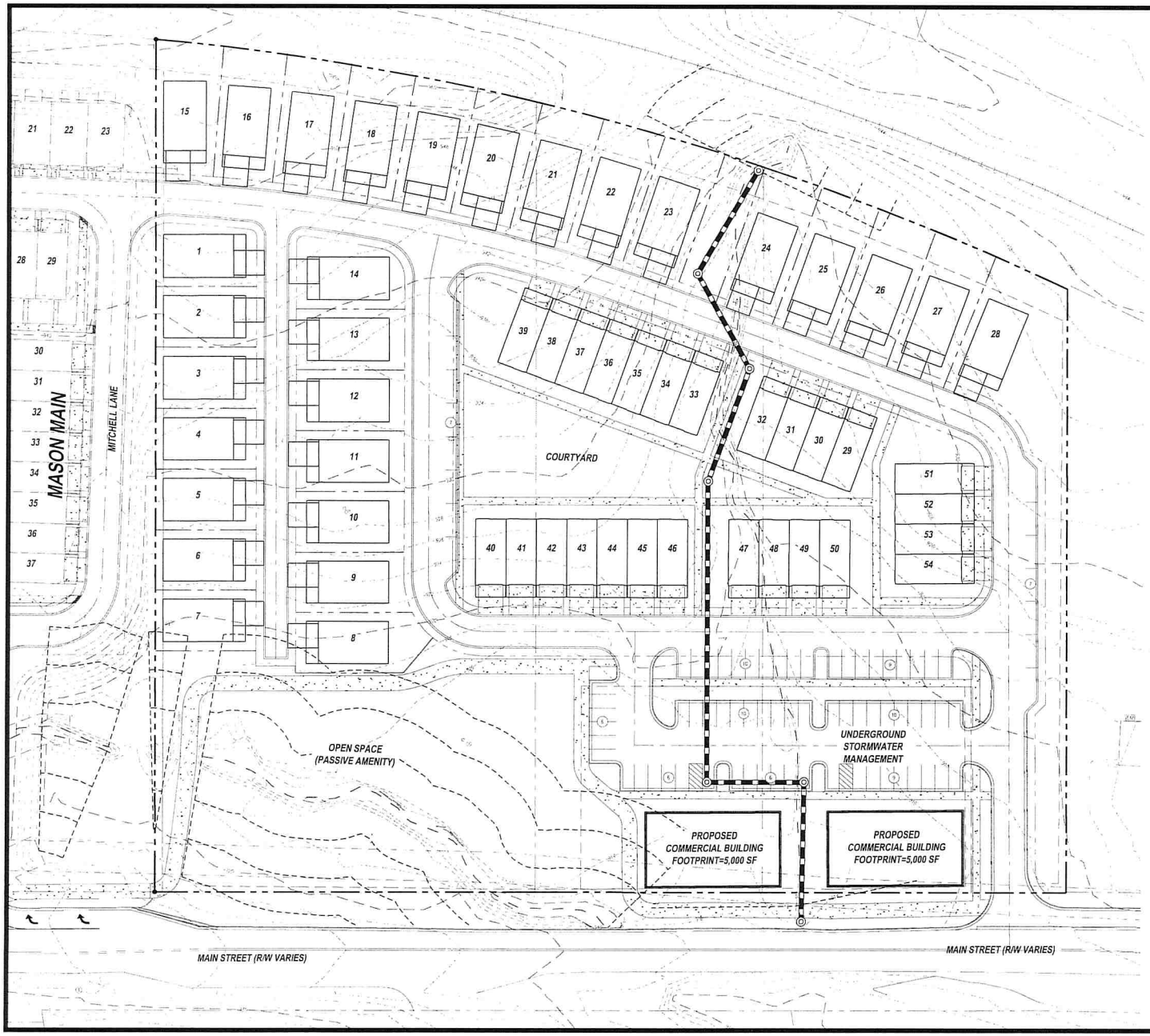
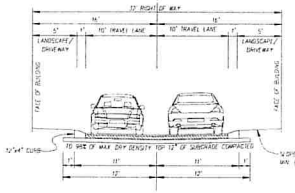


DEVELOPMENT SUMMARY	
ZONING	
EXISTING ZONING	RT-MD
AREA	
SITE AREA	5.947 ACRES
DENSITY	
OPEN SPACE	1.37 ACRES (23%)
SINGLE FAMILY DETACHED	24 UNITS
SINGLE FAMILY ATTACHED	24 UNITS
DENSITY (54 UNITS)	7.98 UNITS/ACRE
SETBACKS	
SUPPLEMENTAL ZONE (INTERIOR)	0 FEET
SUPPLEMENTAL ZONE (MAIN ST)	10 FEET
SIDE	5 FEET
REAR (INTERIOR)	10 FEET

PARKING SUMMARY	
RESIDENTIAL PARKING REQUIRED	
54 UNITS x 2 SPACES PER UNIT	108 SPACES
0.25 GUEST SPACES PER UNIT	14 SPACES
RESIDENTIAL PARKING PROVIDED	
54 UNITS (2 CARS IN GARAGE)	108 SPACES
GUEST PARKING	14 SPACES
COMMERCIAL PARKING REQUIRED	
10,000 SF RETAIL (3.33 SPACES / 1,000 SF)	34 SPACES
COMMERCIAL PARKING PROVIDED	66 SPACES
TOTAL PARKING REQUIRED	156 SPACES
TOTAL PARKING PROVIDED	188 SPACES



TYPICAL SECTION

24 HOUR CONTACT:
JEFF SMITH
404.328.6280

(IN FEET)
1 inch = 40 ft.

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
1280 KENNESTONE CIRCLE, BLDG D
SUITE 100 - MARIETTA, GA 30066
OFFICE 770.938.9000

LAND PLAN

NORTH MAIN MIXED USE

LAND LOTS 923 AND 950
15th DISTRICT, 2nd SECTION
WOODSTOCK, GEORGIA

OWNER/DEVELOPER

LDS PARTNERS, LLC
20 HEARDS OVERLOOK COURT
ATLANTA, GEORGIA 30328

GSWCC CERTIFICATION NUMBER: 36629
EXPIRATION DATE: 08.01.2018

REVISIONS

VARIANCE PLAN

V100

18016 LP40.DWG 8.26.18

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