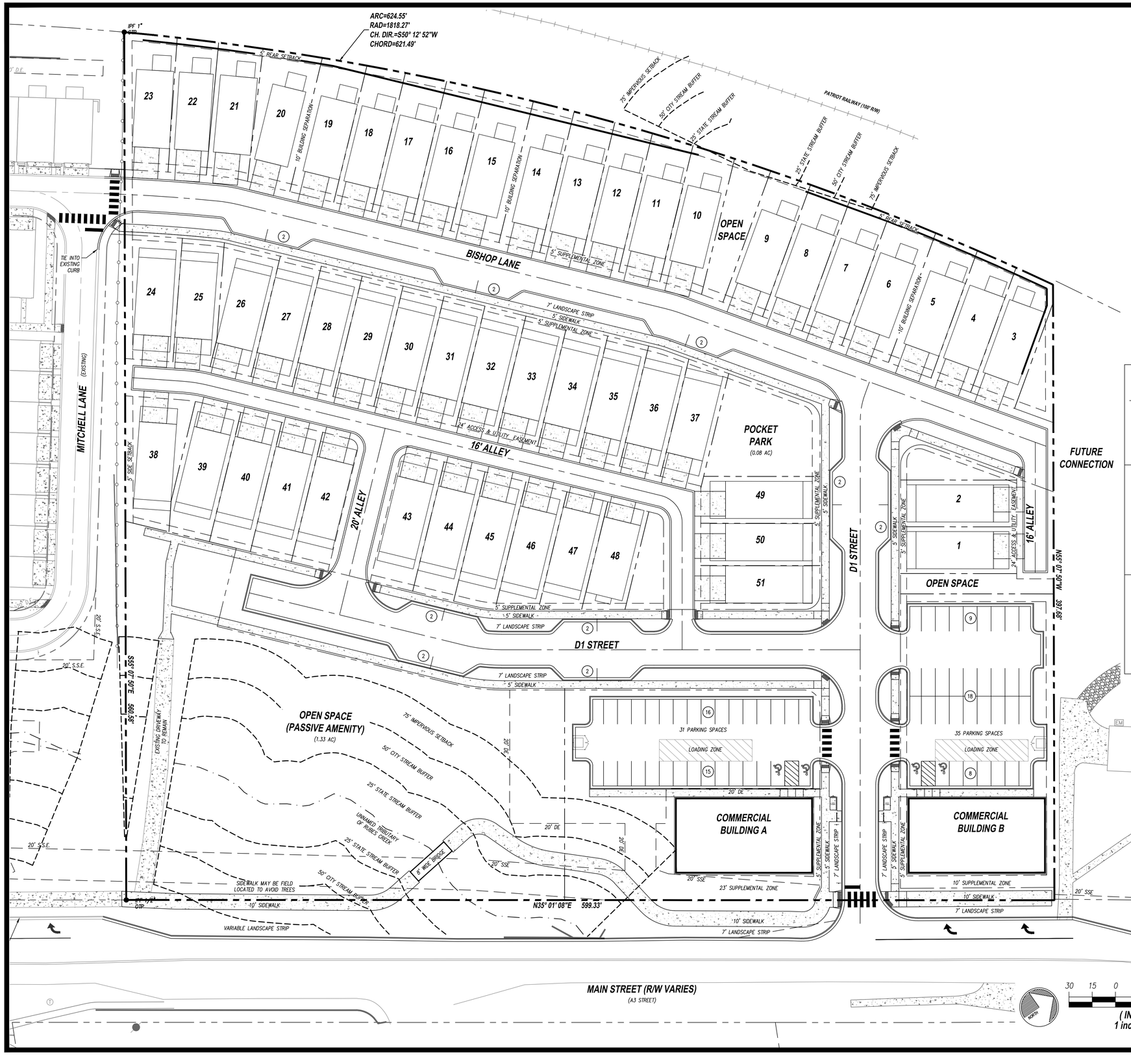


DEVELOPMENT SUMMARY

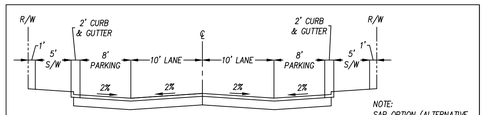
ZONING	
EXISTING ZONING	DT–RO
AREA	
RESIDENTIAL SITE AREA	5.88 ACRES
COMMERCIAL SITE AREA	0.97 ACRES
DENSITY	
OPEN SPACE	1.4 ACRES (20%)
SINGLE FAMILY DETACHED	51 UNITS
DENSITY	7.4 UNITS/ACRE
SETBACKS	
SUPPLEMENTAL ZONE (INTERIOR)	5 FEET
SUPPLEMENTAL ZONE (MAIN ST)	10 FEET
SIDE	0 FEET
REAR (WITH ALLEY)	0 FEET
REAR (WITHOUT ALLEY)	5 FEET

PARKING SUMMARY

RESIDENTIAL PARKING REQUIRED	
51 UNITS x 2 SPACES PER UNIT	102 SPACES
0.25 GUEST SPACES PER UNIT	13 SPACES
RESIDENTIAL PARKING PROVIDED	
51 UNITS (2 CARS IN GARAGE)	102 SPACES
GUEST PARKING	18 SPACES
COMMERCIAL PARKING REQUIRED	
9,000 SF RETAIL (3.33 SPACES / 1,000 SF)	30 SPACES
COMMERCIAL PARKING PROVIDED	66 SPACES
TOTAL PARKING REQUIRED	145 SPACES
TOTAL PARKING PROVIDED	186 SPACES

VARIANCE SUMMARY

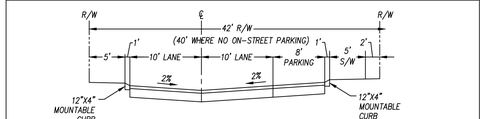
1.	7.721.3	ALLOW THE USE OF ONLY ONE HOUSING TYPE
2.	7.518.2	ALLOW ADDITIONAL PARKING FOR COMMERCIAL AREA



TYPICAL 'D1' STREET SECTION

NTS

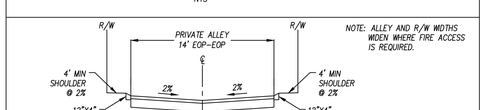
NOTE: SAP OPTION (ALTERNATIVE SIDEWALK AREA PLACEMENT) TO BE USED WITH D1 ROAD SECTION.



BISHOP LANE STREET SECTION

NTS

NOTE: MINIMUM 40' R/W WHERE NO ON-STREET PARKING.



TYPICAL 'F2' ALLEY SECTION

NTS

NOTE: ALLEY AND R/W WIDTHS WIDEN WHERE FIRE ACCESS IS REQUIRED.

24 HOUR CONTACT:
JEFF SMITH
404.328.6280

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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

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

GEORGIA REGISTERED No. 27121 PROFESSIONAL ENGINEER JEFFREY M. SMITH

REVISIONS

VARIANCE PLAN

V100

18016 VARIANCE PLAN.DWG 01/29/20

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