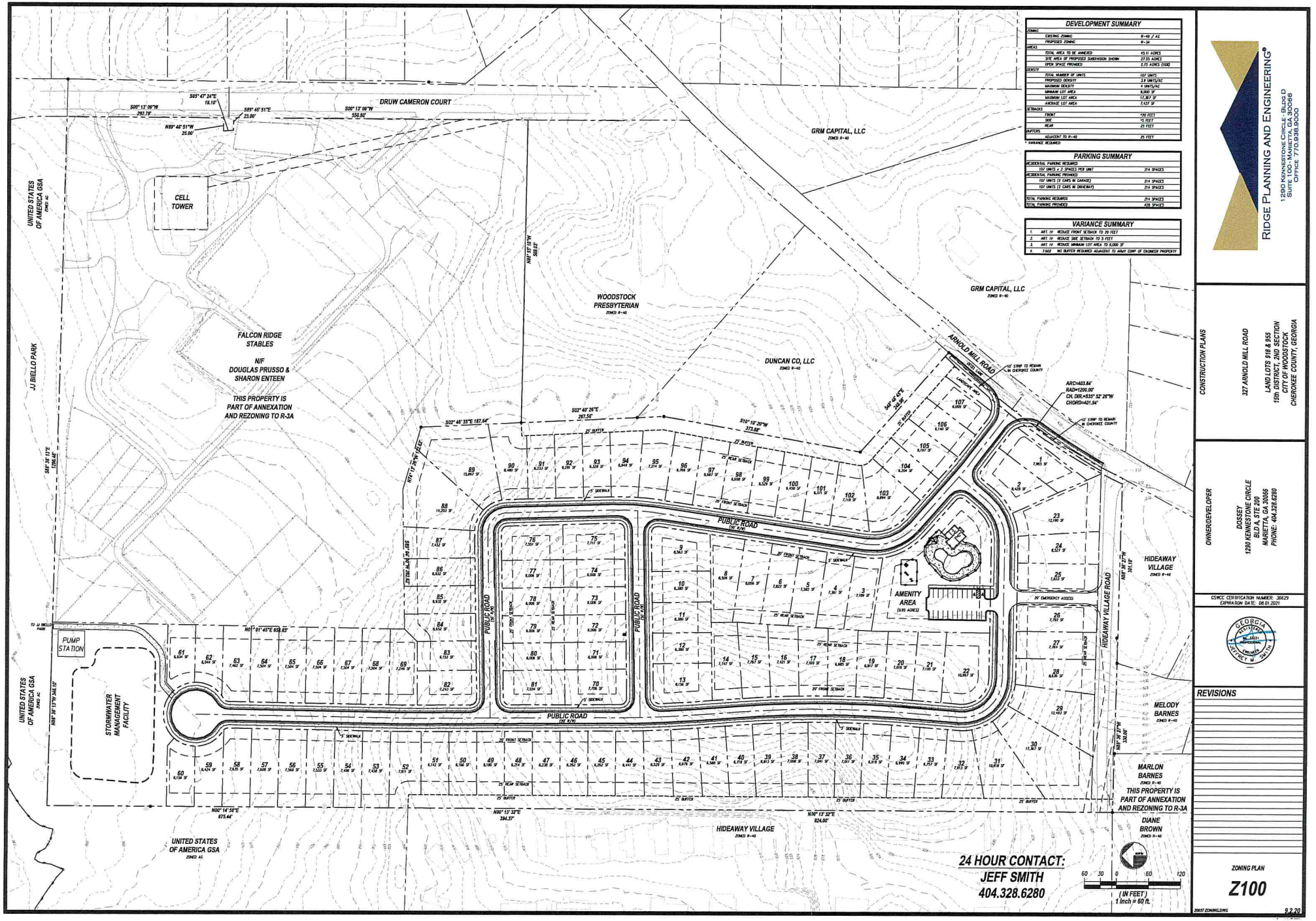

DEVELOPMENT SUMMARY	
ZONING	
EXISTING ZONING	R-40 / AC
PROPOSED ZONING	R-3A
AREAS	
TOTAL AREA TO BE ANNEXED	43.11 ACRES
SITE AREA OF PROPOSED SUBDIVISION SHOWN	27.55 ACRES
OPEN SPACE PROVIDED	2.75 ACRES (10%)
DENSITY	
TOTAL NUMBER OF UNITS	107 UNITS
PROPOSED DENSITY	3.9 UNITS/AC
MAXIMUM DENSITY	4 UNITS/AC
MINIMUM LOT AREA	6,000 SF
MAXIMUM LOT AREA	17,367 SF
AVERAGE LOT AREA	7,427 SF
SETBACKS	
FRONT	*20 FEET
SIDE	*5 FEET
REAR	25 FEET
BUFFERS	
ADJACENT TO R-40	25 FEET

* VARIANCE REQUIRED

PARKING SUMMARY	
RESIDENTIAL PARKING REQUIRED	
107 UNITS x 2 SPACES PER UNIT	214 SPACES
RESIDENTIAL PARKING PROVIDED	
107 UNITS (2 CARS W GARAGE)	214 SPACES
107 UNITS (2 CARS W DRIVEWAY)	214 SPACES
TOTAL PARKING REQUIRED	214 SPACES
TOTAL PARKING PROVIDED	428 SPACES

VARIANCE SUMMARY	
1.	ART. IV REDUCE FRONT SETBACK TO 20 FEET
2.	ART. IV REDUCE SIDE SETBACK TO 5 FEET
3.	ART. IV REDUCE MINIMUM LOT AREA TO 6,000 SF
4.	7.502 NO BUFFER REQUIRED ADJACENT TO ARMY CORP OF ENGINEER PROPERTY

RIDGE PLANNING AND ENGINEERING
1290 KENNESTONE CIRCLE - BLDG D
SUITE 100 MARIETTA, GA 30066
OFFICE: 770.938.9030

CONSTRUCTION PLANS

327 ARNOLD MILL ROAD

LAND LOTS 918 & 955
15th DISTRICT, 2nd SECTION
CITY OF WOODSTOCK
CHEROKEE COUNTY, GEORGIA

OWNER/DEVELOPER

DOSSEY
1290 KENNESTONE CIRCLE
BLD A, STE 200
MARIETTA, GA 30066
PHONE: 404.328.6280

GSWCC CERTIFICATION NUMBER: 36629
EXPIRATION DATE: 08.01.2021

GEORGIA REGISTERED PROFESSIONAL JEFFREY M. SMITH

REVISIONS

ZONING PLAN

Z100

20037 ZONING.DWG 9.2.20

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