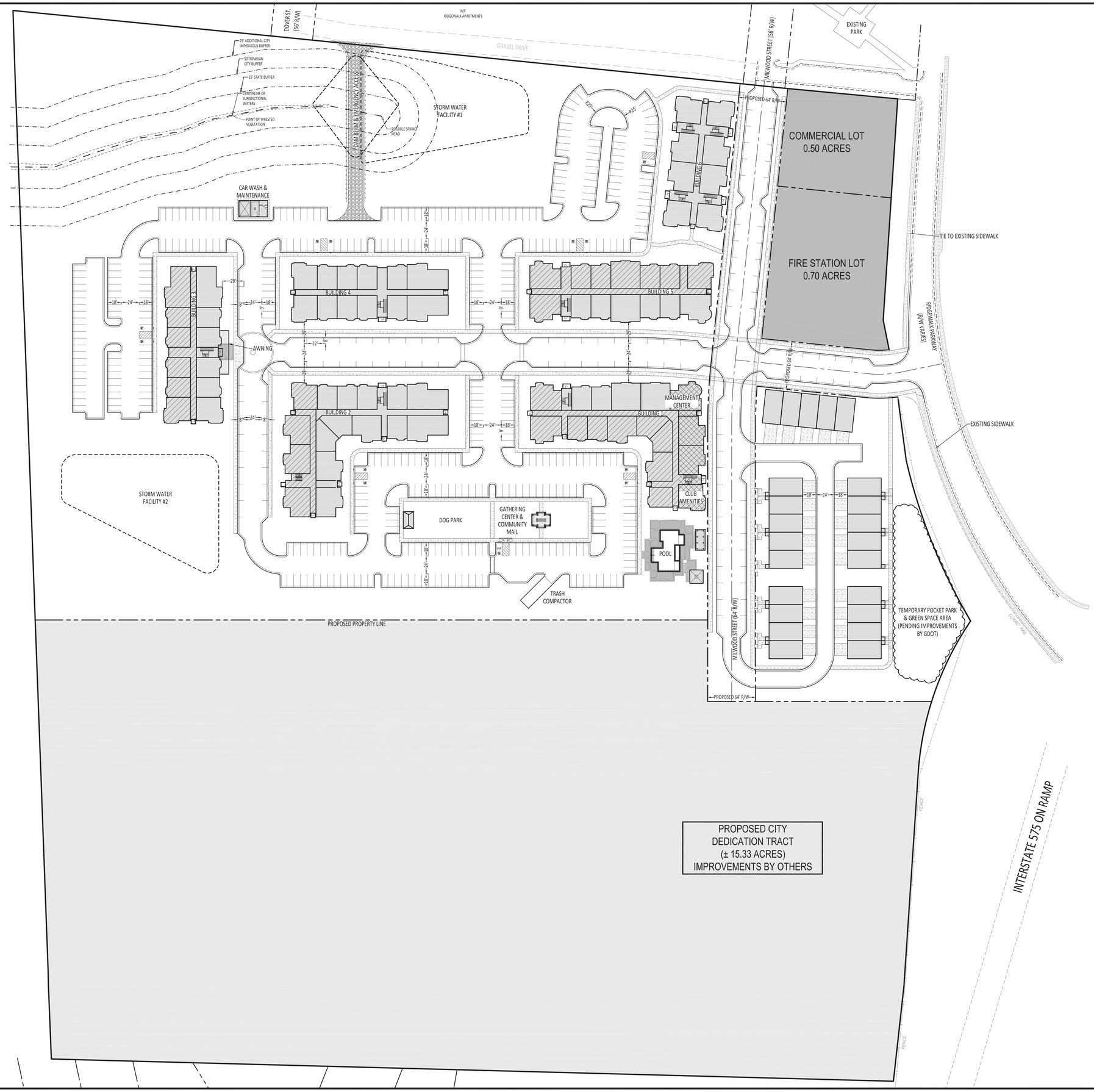

PROPOSED DENSITY

TRANSECT T1: CIVIC PARCEL
AREA = ±15.33 ACRES

TRANSECT T4: MULTI-FAMILY PARCEL
AREA = ±18.52 ACRES AFTER R/W DEDICATION

TRANSECT T5: CIVIC & COMMERCIAL PARCELS
AREA = ±1.20 ACRES

SITE ANALYSIS TABLE - RIDGEWALK HEIGHTS

SITE AREA			
Overall Site Area			36.53 Acres
ZONING			
Existing Zoning District			FBC - T3, T4 & T5 w/ Civic and Commercial Lots
Proposed Zoning District			FBC -INF-VIL - T4O w/ Civic and Commercial Lots
Parcel ID's:			15N10 004B, 005, 006, 007, 008
Existing Future Land Use			RAC - Regional Activity Center
Proposed Future Land Use			RAC - Regional Activity Center
PROPOSED USES			
Residential Multi-Family	Zoning		FBC - INF-VILL - T4O
	Site Area		+/- 18.52 acres
	Density		16 u / acre
	Units		290
	Building Ht.		3 stories w/ basements
Civic Parcel (proposed Fire Station)	Zoning		FBC - INF-VILL - T5
	Site Area		+/- 0.70 acres
	Building Ht.		TBD
Commercial Outparcel (proposed Coffee Shop w/drive thru)	Zoning		FBC - INF-VILL - T5
	Site Area		+/- 0.50 acres
	Building Ht.		1 story
Civic Parcel - City Dedication Tract	Zoning		FBC - T1
	Site Area		+/- 15.33 acres
	Building Ht.		N/A
BUFFFERS			
Landscape Buffer Requirements @ Parking	Frontage	(incl. sidewalk)	10 ft.
DEVELOPMENT STANDARDS			
Multi-Family Residential	T4O		
Building Setbacks	Front (Millwod St. Ext - Primary)		18 ft. max
	Front (Central Spine Rd. - Secondary)		10 ft. max
	Side		0 ft. or 6 ft/ min. total
	Rear		3 ft. min
Civic & Commercial Lots	T5		
Building Setbacks	Front (Ridgewalk Pkwy - Primary)		12 ft. max
	Front Millwood St. Ext. - (Secondary)		0 ft. max
	Side		6 ft max
	Rear		3 ft.
PARKING REQUIREMENTS			
Multi-Family Residential	Required	1.5 sp/dwelling	435 spaces
	Provided		520 spaces
MULTI-FAMILIY UNIT MIX			
	1 Bedroom		169
	2 Bedroom		86
	3 Bedroom		12
	Townhomes		23
	Total		290

NORTH

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 inch = 50 ft.

GEORGE BRENT FLAKE No. 3127 REGISTERED LANDSCAPE ARCHITECT
COUNCIL LEVEL 1 CERT. #000001007
Sep. 15, 2020

summit
Engineering Consultants, Inc.
6250 Shiloh Road, Suite 100
Alpharetta, GA 30005
(p) 770-667-0094

THE WORTHING COMPANIES
5909 Peachtree Dunwoody Rd.
Suite 400
Atlanta, GA 30328

Date

Revision Schedule

No.	

Project No.	S-20-010
Design By:	CKH
Drawn By:	CNR
Checked By:	CKH
Date:	9/15/20
Scale:	1" = 50'

ZONING SITE PLAN
HEIGHTS at RIDGEWALK
LAND LOT 803 - 15th DISTRICT
CITY OF WOODSTOCK, CHEROKEE COUNTY, GEORGIA

Drawing No.
1 OF 1

S-20-010.dwg