



GEORGIA811
 Utilities Protection Center, Inc.

**Know what's below.
 Call before you dig.**

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTOR'S 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.

- NOTES:
1. SANITARY SEWER PROVIDED BY FULTON COUNTY.
 2. WATER PROVIDED BY CITY OF ATLANTA.
 3. NO WETLANDS OR STATE WATERS ON THIS SITE.

DEVELOPMENT SUMMARY	
ZONING	
EXISTING ZONING	C-2
PROPOSED ZONING	R-4
SITE AREA	10.12 ACRES
OPEN SPACE REQUIRED (25% OF SITE AREA)	2.53 ACRES
OPEN SPACE PROVIDED	2.53 ACRES
DENSITY	
NUMBER OF UNITS	206 UNITS
PROPOSED DENSITY	20.4 UNITS/ACRE
SETBACKS	
FRONT	35 FEET
REAR	15 FEET
SIDE	6 FEET

PARKING CALCULATIONS	
PARKING REQUIRED	
1.75 SPACES PER UNIT PLUS 5 SPACES FOR EACH 1000 SQUARE FEET OF CLUB HOUSE	
206 APARTMENT UNITS (206 UNITS x 1.75 SPACES/UNIT)	361 SPACES
CLUB HOUSE: 5,250 SQUARE FEET (5,250/1000)	6 SPACES
TOTAL PARKING REQUIRED	367 SPACES
PARKING PROVIDED	
CLUB HOUSE: 5,250 SQUARE FEET (5,250/1000)	6 SPACES
206 APARTMENT UNITS (206 UNITS x 1.6 SPACES/UNIT)	332 SPACES
TOTAL PARKING PROVIDED	*338 SPACES
*VARIANCE REQUIRED TO REDUCE PARKING FROM 1.75 SPACES/UNIT TO 1.61 SPACES/UNIT	

RIDGE PLANNING AND ENGINEERING®
 6234 OLD HIGHWAY 5, SUITE D9-250
 WOODSTOCK, GA 30188
 OFFICE 770.938.9000

ZONING PLAN
 OASIS AT EAST POINT
 LAND LOT 0226
 14TH DISTRICT
 EAST POINT, GEORGIA

OWNER/DEVELOPER
 LDG DEVELOPMENT, LLC
 1469 S. 4TH STREET
 LOUISVILLE, KY 40208
 PHONE: 502-345-1578

GSWCC CERTIFICATION NUMBER: 36629
 EXPIRATION DATE: 08.01.2018



REVISIONS

ZONING PLAN
Z100

24 HOUR CONTACT:
JEFF SMITH
404.328.6280