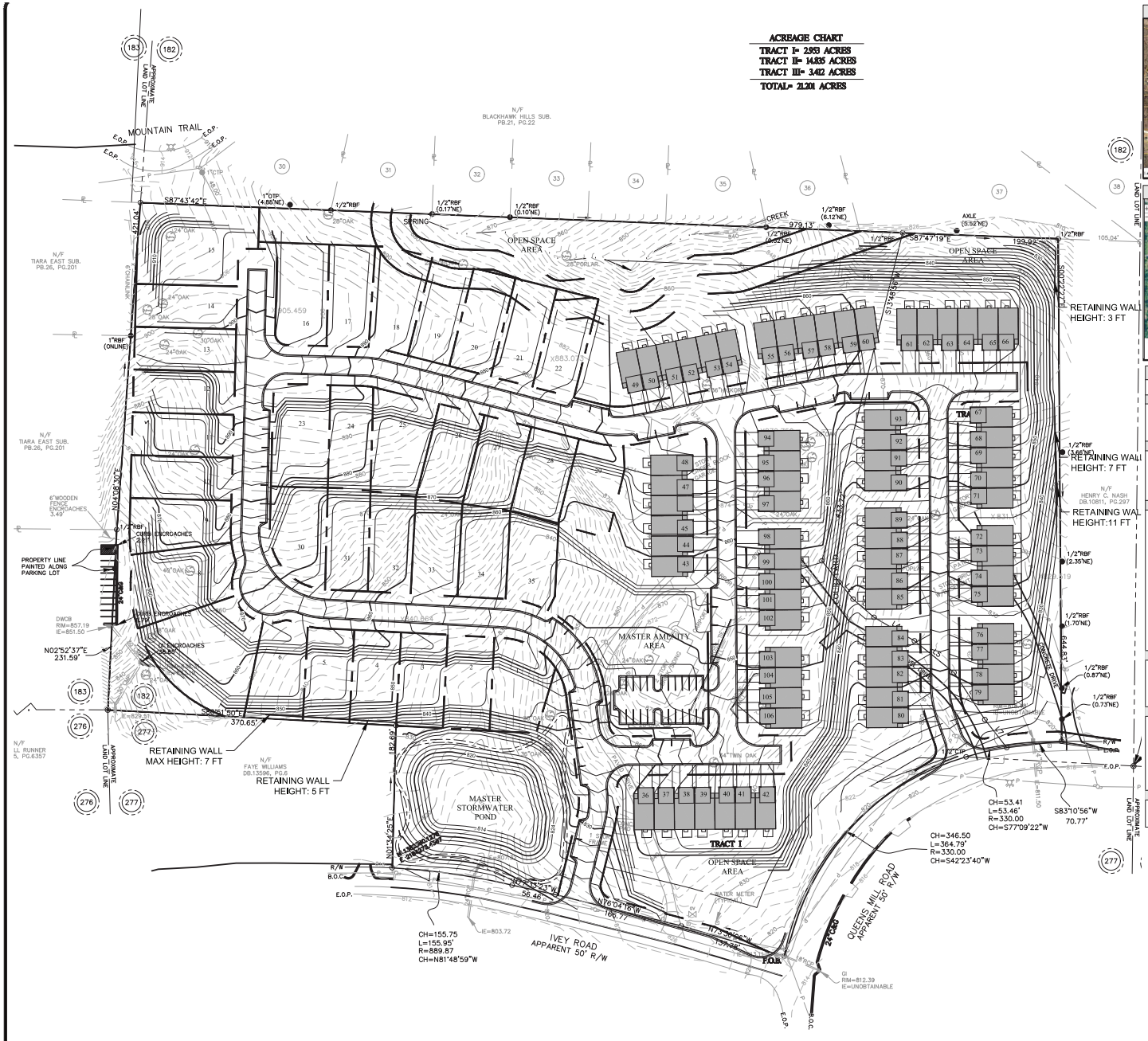
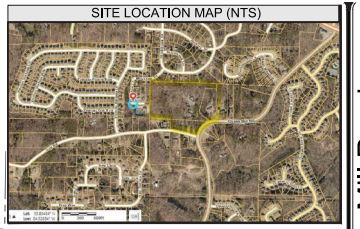
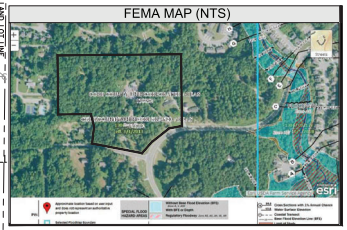


SITE LOCATION MAP (NTS)



FEMA MAP (NTS)



SITE DATA:

TOTAL SITE AREA	21.201 ACRES
ZONING	
EXISTING ZONING JURISDICTION	COBB COUNTY
EXISTING ZONING	R-20
PROPOSED ZONING	RM-8
DATA SUMMARY	
TOTAL TOWNHOME & DETACHED UNITS/PRODUCTS	
FRONT LOADED TOWNHOMES (26' PRODUCT)	79 UNITS
SINGLE FAMILY DETACHED HOMES	32 UNITS
TOTAL RESIDENTIAL UNITS	111 UNITS
TOTAL SITE DENSITY	5.23 UNITS/AC.
SETBACK SUMMARY	
OVERALL PROPERTY SETBACKS	
PROPERTY FRONT SETBACK	20 FEET
MAJOR SIDE YARD SETBACK	20 FEET
SIDE SETBACK	15 FEET
REAR SETBACK	40 FEET
SINGLE FAMILY SETBACKS	
FRONT SETBACK	20 FEET
MAJOR SIDE YARD SETBACK	10 FEET
SIDE SETBACK	5 FEET
REAR SETBACK	15 FEET
BUILDING SEPARATIONS	
SIDE TO SIDE	20 FEET
SIDE TO BACK	25 FEET
BACK TO BACK	30 FEET
FRONT TO SIDE	30 FEET
FRONT TO BACK	40 FEET
LANDSCAPE STRIP AGAINST RESIDENTIAL	40 FEET
DEVELOPMENT STANDARDS	
MAX. UNITS PER ROW TOWNHOMES	7 UNITS
AVERAGE MINIMUM HEATED FAR FOR ALL UNITS	825 SF
MAX BLDG HT	40 FEET (3 STORIES)
MAX IMPERVIOUS AREA (Total Site)	65.0%
PARKING SUMMARY	
TOWNHOME PARKING REQUIRED	222 SPACES
MIN. 0.5 SPACES PER DWELLING UNIT GUEST	56 SPACES
PARKING PROVIDED	278 SPACES 2.50 SP/UNIT
TOWNHOME PARKING PROVIDED	
GARAGE SPACES	222 SPACES
DRIVEWAY SPACES	222 SPACES
GUEST PARKING	58 SPACES
PARKING PROVIDED	502 SPACES (4.5sp/unit)
OPEN SPACE & COVERAGE SUMMARY	
OPEN SPACE PROPOSED	4.87 ACRES
PROPOSED % OF OPEN SPACE ONSITE	24.01 % OPEN

GENERAL NOTES:

1. BUFFER AVERAGING IS ALLOWED TO BE USED SO LONG AS THERE IS AT A MINIMUM OF 1:1 SQUARE FEET ADDED IN OTHER LOCATIONS ALONG STREAM SEGMENT.

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Ivy Road at Queen Mill Road

A MASTER PLANNED RESIDENTIAL DEVELOPMENT

FOR

Wildwood Property Group

UNINCORPORATED COBB COUNTY, GEORGIA

LAND LOT 775 17TH DISTRICT

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REVISIONS:

NO.	DATE	BY	DESCRIPTION

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CONCEPT GRADING PLAN

0 30 60 120 180

SCALE: 1" = 60'
DATE: MAY 21, 2020
PROJECT: 03276.00A

THIS SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

GEORGIA REGISTERED No. 34393 PROFESSIONAL ENGINEER KENNETH J. WOOD

GSWCC LEVEL II DESIGN PROFESSIONAL CERTIFICATION # 0000059389 EXP. 10/28/2021

SHEET CG