

**SITE NOTES:**

1. THE SITE CONTAINS: 1,730,520 SQ FT = 39.726 ACRES  
TOTAL DISTURBED ACREAGE: 18.0 ACRES
2. SITE ADDRESS: 4962, 4964, 4994, 4998 AND 5046, ROCKBRIDGE ROAD, STONE MOUNTAIN, DEKALB COUNTY, GA 30088,
3. EXISTING ZONING: R-100  
PROPOSED ZONING: R-60
4. SURVEY INFORMATION TAKEN FROM SURVEYS PERFORMED BY LOWERY & ASSOCIATES LAND SURVEYING, LLC DATED 6-7-2021. THE SURVEY MAINLY INCLUDED THE BOUNDARY LINES AND SITE STRUCTURES. SITE TOPOGRAPHIC INFORMATION, STREAM BUFFERS AND OTHER SITE FEATURES ARE CURRENTLY BEING COLLECTED AND WILL BE ADDED TO THE SURVEY.
5. PART OF THIS SITE IS LOCATED WITHIN A ZONE [A, AE, SHADED ZONE X] AS DEFINED BY F.I.R.M. COMMUNITY PANEL NUMBER 13089C0087 J DATED MAY 16, 2013 FOR DEKALB COUNTY, GEORGIA.
6. THERE ARE EXISTING EASEMENTS, STATE WATER BUFFERS, STREAM BUFFERS OR FLOODPLAIN BUFFER THAT APPLY TO THIS PROPERTY.
7. TO THE BEST OF OUR KNOWLEDGE, THERE NO CEMETERIES, ARCHITECTURAL, OR ARCHEOLOGICAL LANDMARKS EXIST ON SITE. IN THE EVENT THAT THESE LANDMARKS ARE DISCOVERED DURING CONSTRUCTION, THE ENGINEER MUST BE CONTACTED IMMEDIATELY FOR REVIEW AND AMENDING THE CONSTRUCTION PLANS.

**ZONING CONFORMANCE:**

SITE ZONING: R-100  
 MINIMUM LOT SIZE: 15,000 SF  
 LOT WIDTH: 100 FEET

**BUILDING SETBACKS**

FRONT SETBACK: 35 FEET  
 SIDE SETBACK: 10 FEET MIN.  
 REAR SETBACK: 40 FEET

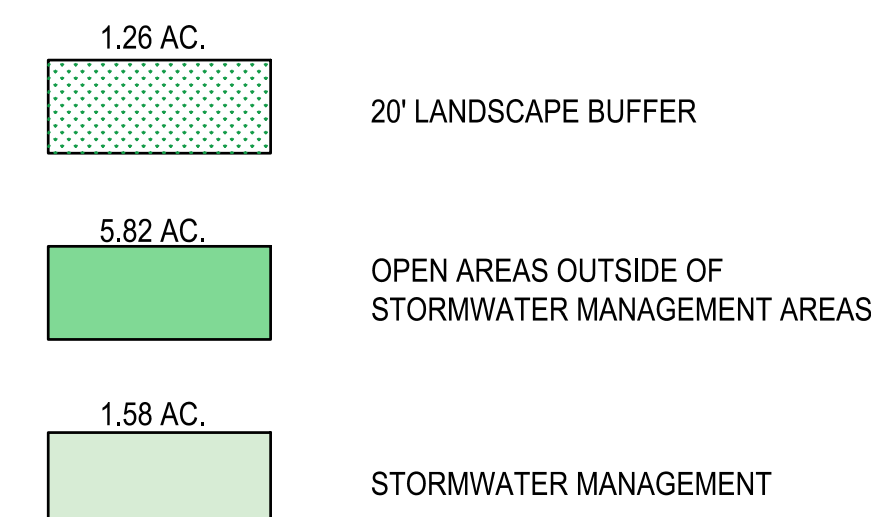
**ZONING: R-100**

Element	R-100
Lot Dimensions (minimum)	
Lot Area (square feet)	15,000
Lot Width, Street Frontage(feet)	100
Lot Width at Building Line (feet)	100
Lot Width Fronting Cul-de-sac (feet)	35
Lot Coverage (maximum %)	35
Building Setbacks (minimum) (ft to Article)	
Front Thoroughfares (feet)	50
Front Arterials (feet)	40
Front Collector and All Other Streets (feet)	35
Front w/ Alley Access (feet)	25
Side - Interior building setback (feet)	10
Side - corner lot on public street (feet)**	Indicates foot
Rear (feet)	40
Unit Size, heated living area	
Unit Size (square feet)	2,000
Height (maximum)	
Main Building (feet)	35
(Residential Infill Overlay = 25 feet)	
Accessory Building (feet)	24
Open Space (minimum %)	
Open Space	20%***

**S.F.H. LOTS - R100  
TOTAL: 70 LOTS**

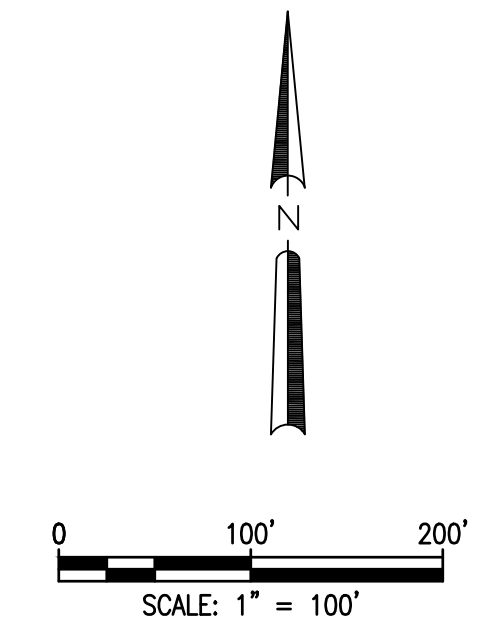
**DENSITY CALCULATION:**

1. TOTAL SITE AREA: 1,730,520 SQ FT = 39.726 ACRES  
NUMBER OF PROPOSED UNITS = 70
2. SITE DENSITY = (70/39.726) = 1.76 UNITS PER ACRE



**OPEN SPACE CALCULATIONS:**

1. TOTAL SITE AREA: 39.73 ACRES
2. OPEN SPACE SHOWN ON THE PLAN = 8.66 ACRES
3. PERCENT OPEN SPACE AREA = (8.66/39.73)\*100 = 21.80%



Prepared By:  
**CRESCENT VIEW  
 ENGINEERING, LLC.**  
 211 Fraser Street  
 Marietta, GA 30060  
 678-324-8410  
 www.crescentvieweng.com

Prepared For:  
**Captura Properties, LLC.**  
 24 Rockland Place  
 Decatur, GA 30030

**SITE PLAN - ZONING R100**

DATE	SCALE	AS SHOWN	REVISIONS
5/25/2023	AS SHOWN	AR	
		AR	
		PZ	

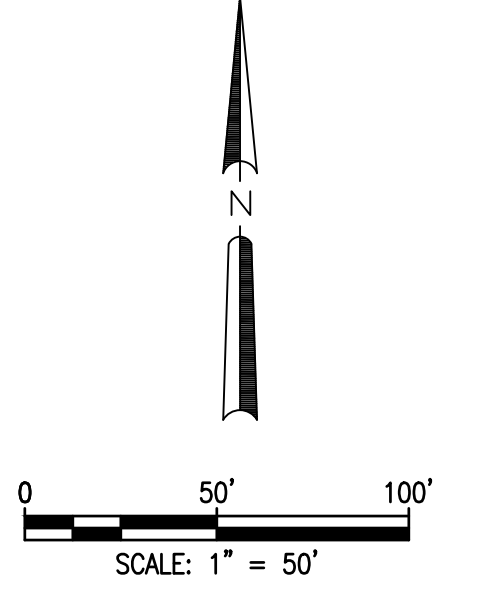
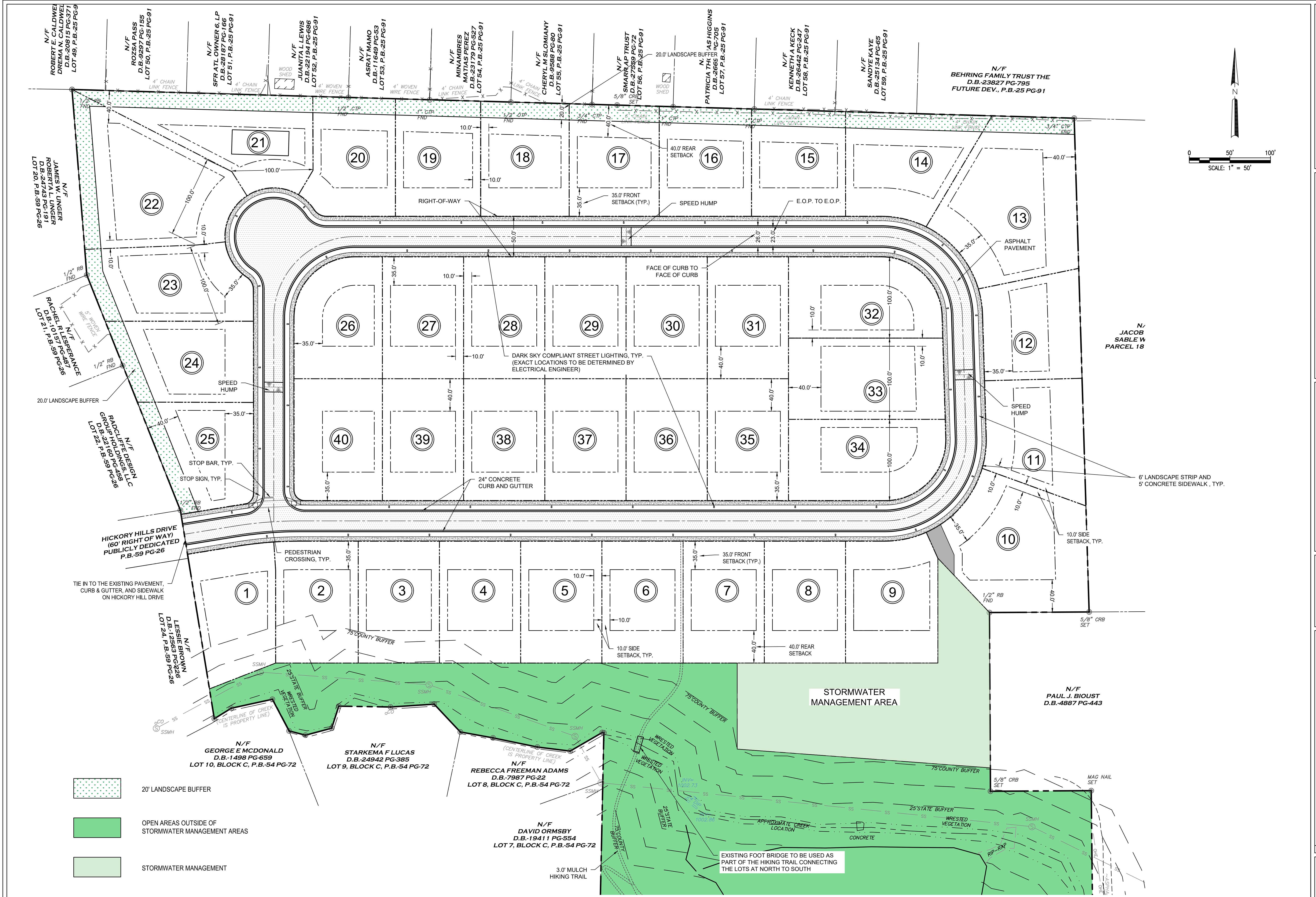
**SITE PLAN FOR R-60 ZONING**

**4994, 4998, 5046, 4962, 4964  
 Rockbridge Road  
 DeKalb County, GA 30088**

CVE PI # 21-141

SHEET NO.

**C-1**



- 20' LANDSCAPE BUFFER
- OPEN AREAS OUTSIDE OF STORMWATER MANAGEMENT AREAS
- STORMWATER MANAGEMENT

MATCHLINE, SEE C-1.2

Prepared By:  
**CRESCENT VIEW ENGINEERING, LLC.**  
 211 Fraser Street  
 Marietta, GA 30060  
 678-324-8410  
 www.crescentvieweng.com

Prepared For:  
**Captura Properties, LLC.**  
 24 Rockland Place  
 Decatur, GA 30030

**SITE PLAN - NORTH**




REVISIONS	
DATE	AS SHOWN
5/25/2023	AR
DRAWN	PZ
CHECKED	

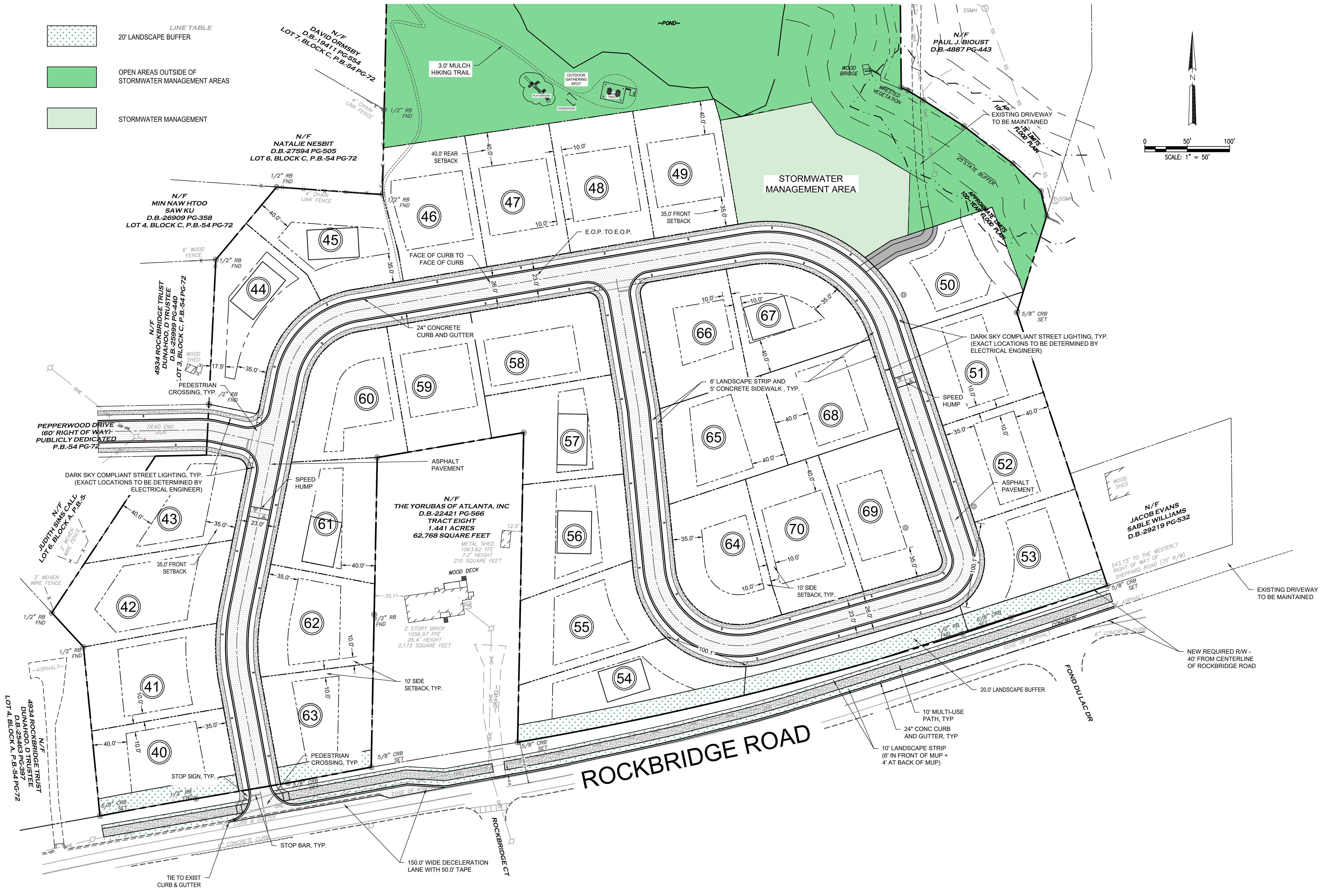
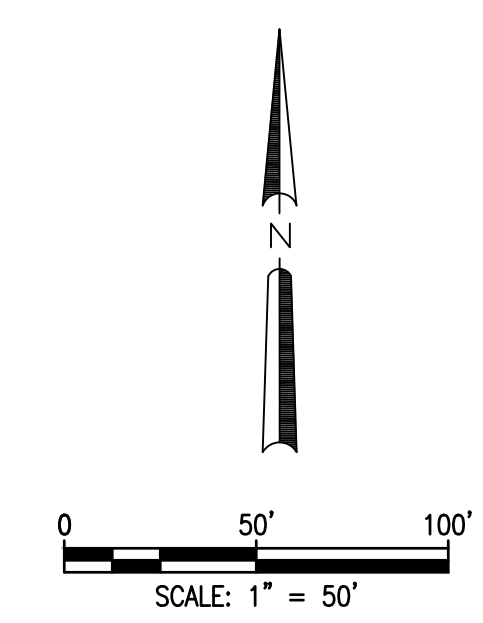
**SITE PLAN FOR R-60 ZONING**  
 4994, 4998, 5046, 4962, 4964  
 Rockbridge Road  
 DeKalb County, GA 30088

CVE PI# 21-141

SHEET NO.  
**C-1.1**

MATCHLINE, SEE C-1.1

- LINE TABLE**
-  20' LANDSCAPE BUFFER
  -  OPEN AREAS OUTSIDE OF STORMWATER MANAGEMENT AREAS
  -  STORMWATER MANAGEMENT



Prepared By:  
**CRESCENT VIEW  
 ENGINEERING, LLC.**  
 211 Fraser Street  
 Marietta, GA 30060  
 678-324-8410  
 www.crescentvieweng.com

Prepared For:  
**Captura Properties, LLC.**  
 24 Rockland Place  
 Decatur, GA 30030

**SITE PLAN - SOUTH**

DATE	SCALE	AS SHOWN	REVISIONS
5/25/2023	AS SHOWN	AR	
		DR	
		CHECKED	PZ

**SITE PLAN FOR R-60 ZONING**  
 4994, 4998, 5046, 4962, 4964  
 Rockbridge Road  
 DeKalb County, GA 30088

CVE PI# 21-141

SHEET NO.  
**C-1.2**