



LAND FOR SALE
4994 Rockbridge Rd SW
Stone Mountain, GA 30083

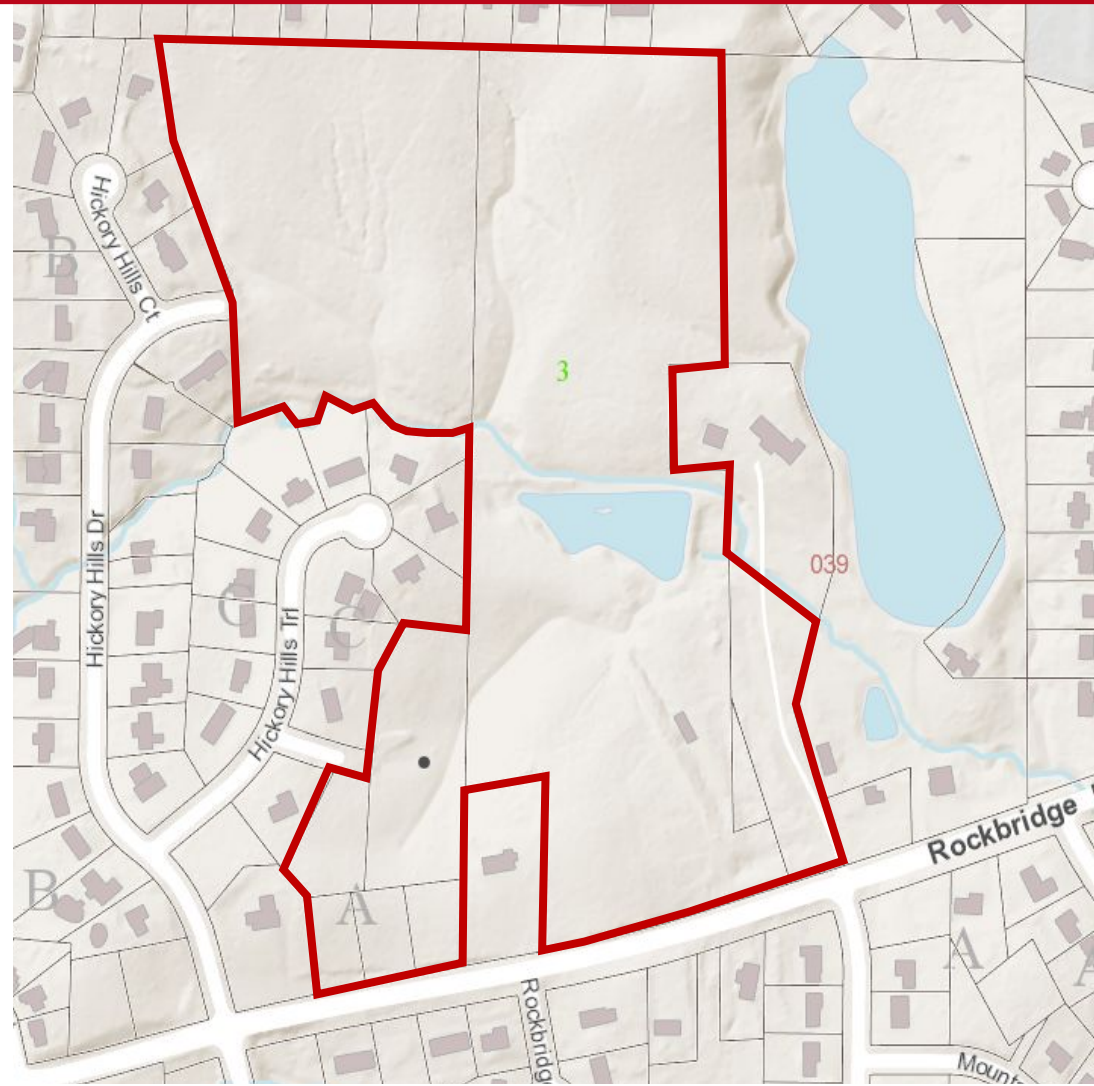
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PROPERTY OVERVIEW

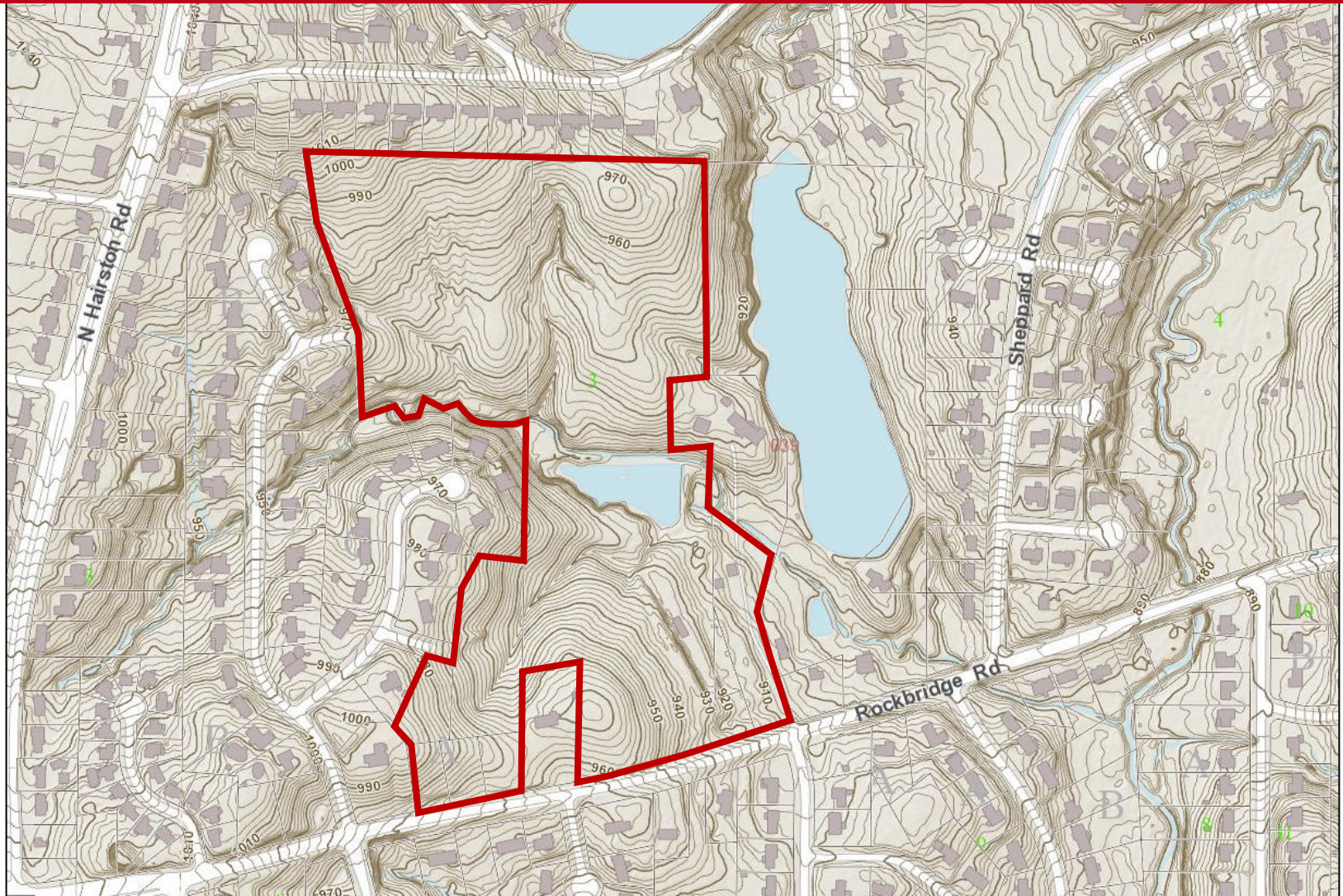


- +/- 39.7 Acres
- DeKalb County
- Zoned R-100
- 70 Single Family Lots
- 100' Width Lots
- +/- 900 ft Frontage on Rockbridge Rd
- Assigned Schools:
 - Rockbridge EMS
 - Stone Mountain MS
 - Stone Mountain HS
- 5 Miles to Exit 43 on I-285
- Located in an Opportunity Zone





TOPOGRAPHY





SITE PLAN



SITE NOTES:

1. THE SITE CONTAINS: 1,730,520 SQ FT = 39.726 ACRES
TOTAL DISTURBED ACREAGE: 1.00 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





RENDERINGS





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RENDERINGS



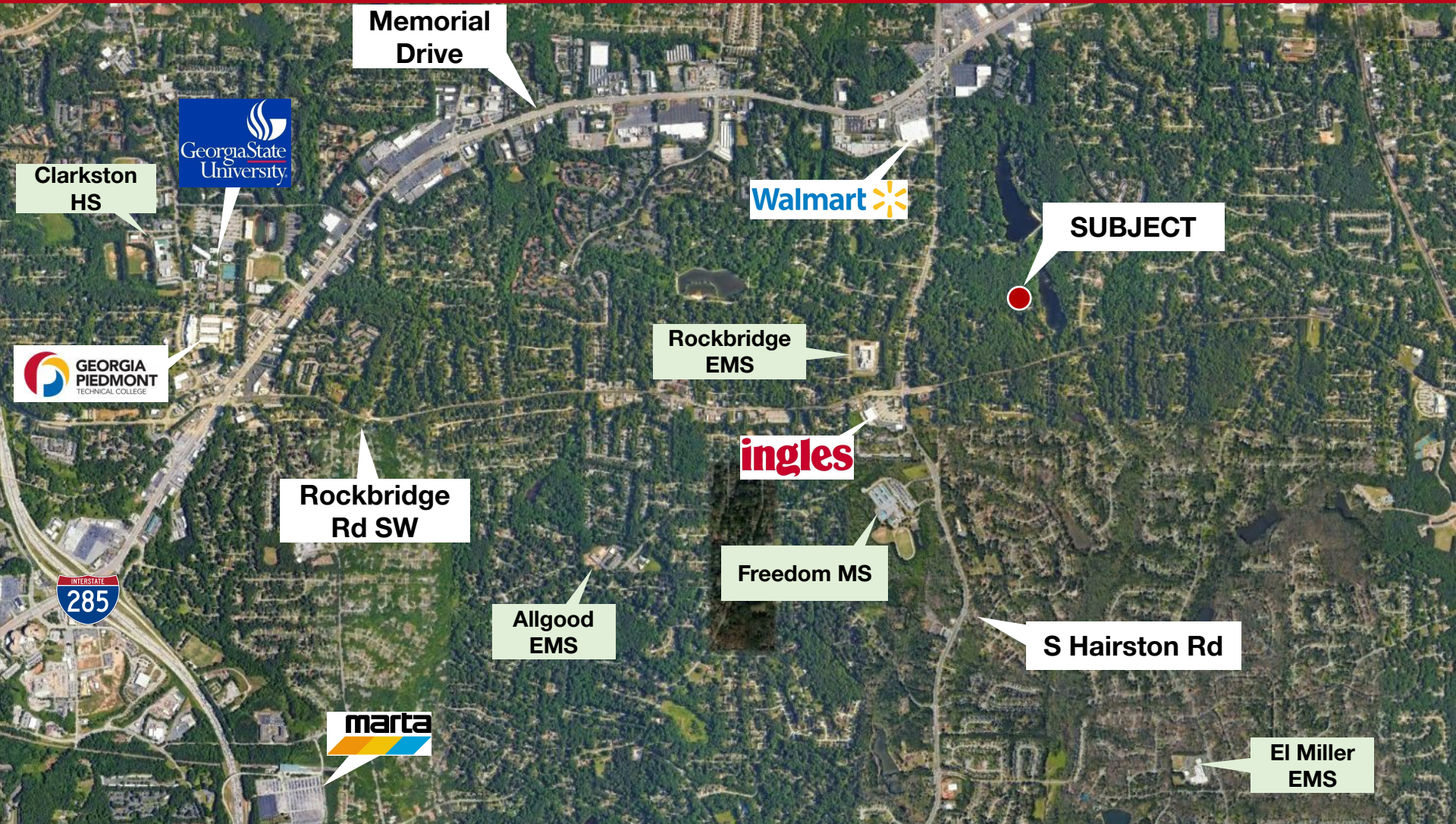


RENDERINGS



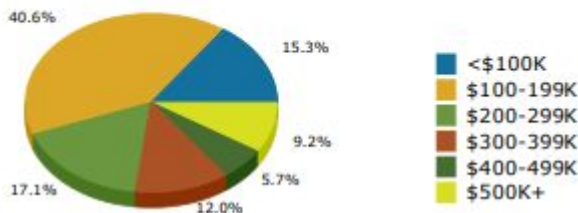


RENDERINGS





DEMOGRAPHICS



	Population	# of Households	Avg Household Income	Median Age
1 Mile	12,899	3,912	\$67,166	33
1-3 Miles	110,836	43,354	\$77,471	35
3-5 Miles	273,850	108,640	\$89,932	37

