

**ZONING: R1**  
 SITE DATA:  
 TOTAL SITE AREA = 11.9 ACRES

DENSITY:  
 TOTAL UNITS = 32 UNITS  
 TOTAL SITE DENSITY = 2.7 UNITS/ACRE

SETBACKS/UNIT SIZE:  
 FRONT YARD SETBACK = 45 FEET  
 SIDE YARD SETBACK = 8 FEET  
 REAR YARD SETBACK = 30 FEET  
 MIN. LOT AREA = 10,000 S.F.  
 MIN. HEATED FLOOR AREA: 1,000 S.F. (< TWO STORIES)  
 1,500 S.F. (≥ TWO STORIES)  
 MAX BUILDING HEIGHT = 30 FEET  
 MIN. WIDTH OF LOT FRONTAGE OR WIDTH AT BUILDING LINE = 75 FEET

**SUBDIVISION SUMMARY:**  
 3049 STONE ROAD IS A 11.9 ACRE DEVELOPMENT LOCATED ON RESIDENTIALLY ZONED PROPERTY ALONG STONE ROAD. THE DEVELOPMENT WILL CONSIST OF BUILDING 32 UNITS ALONG WITH INSTALLATION OF ASSOCIATED INFRASTRUCTURE.

**VARIANCES APPROVED ON 4/30/2020 (MEETING MINUTES ON PAGES 22-37)**  
 LOTS 1, & 15-18:  
 a) FRONT YARD SETBACK REDUCTION OF 10'  
 b) REAR YARD SETBACK REDUCTION OF 10'

LOT 19:  
 a) FRONT YARD SETBACK REDUCTION OF 30'  
 b) REAR YARD SETBACK REDUCTION OF 10'

LOTS 20-21:  
 a) FRONT YARD SETBACK REDUCTION OF 10'  
 b) REAR YARD SETBACK REDUCTION OF 10'

\* DUE TO ENTRANCE RELOCATION REQUIRED BY PUBLIC WORKS DEPARTMENT, LOT CONFIGURATION AND NUMBERING HAS CHANGED SINCE THE TIME OF VARIANCE APPROVAL. PLEASE SEE ASTERISK ON PLANS DENOTING THE 8 LOTS WHERE THE SETBACK VARIANCES ARE APPLIED. THESE LOTS ARE IN THE SAME GENERAL LOCATIONS AS THOSE THAT WERE ORIGINALLY APPROVED. THEY ARE LOTS 1-7, AND LOT 19.

PER APPROVED VARIANCE:  
 -UNITS 24-32 ARE TO HAVE FRONT FACADE FACE STONE ROAD  
 -A LANDSCAPE BUFFER IS REQUIRED BETWEEN STONE ROAD AND THE REAR YARDS OF LOTS 1 & 2  
 -SEE TREE PROTECTION/REPLACEMENT PLAN FOR EXACT PLANTINGS USED IN VARIANCE APPROVAL

**2021-05-05 VARIANCE REQUEST.**

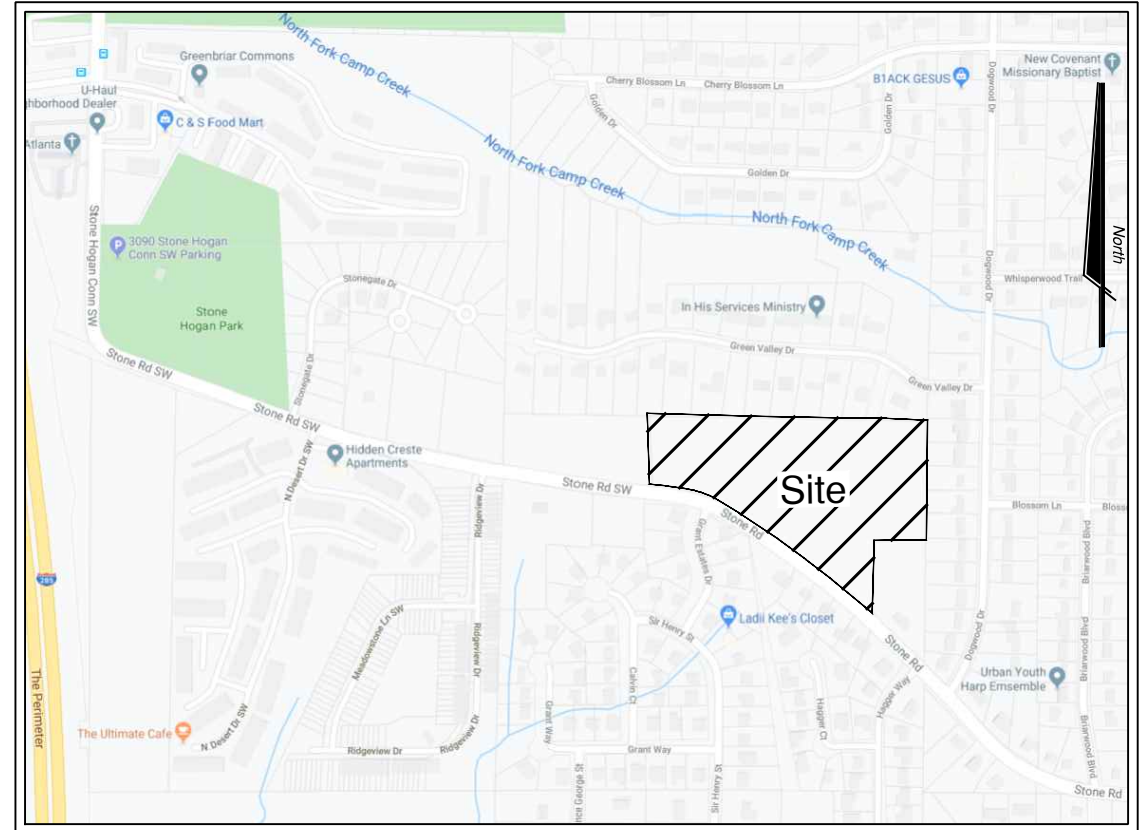
Due to the severe existing topography around the north and east perimeter boundary lines, the applicant wishes to reduce the front setback from 45' to 25' for the following lots in order create a larger buffer from the adjoining homes and new homes, and work with the existing topography:

LOT #	REDUCTION REQUESTED FRONT BSL:
1*	10.5'
2*	10.5'
3*	10.5'
4*	10.5'
6*	10'
7*	10'
8	20'
9	20'
10	18.4'
11	20'
12	19.5'
13	20'
14	20'
15	20'
16	20'
17	20'
18	20'
19*	10'
20	20'
21	20'
22	20'
23	20'

\*Indicates a Building setback reduction was approved in April 20, 2020, and this request is in addition to the previous approval.

Applicant requests that lots 24-32 be allowed to FRONT on new internal alley and have a 25' front setback line measured from the alley and 30' rear building setback line measured from Stone Road Right of Way.

LOT #	REDUCTION REQUESTED REAR BSL:
24	15'
25	15'
26	15'
27	15'
28	15'
29	15'
30	15'
31	15'
32	15'



LOCATION MAP  
n.t.s.

**KAIZENCOLLABORATIVE**  
 2390 MAIN STREET | TUCKER, GEORGIA 30084

CONTACT: CHUCK ABBOTT, P.E.  
 CONTACT NO.: 770-815-7160  
 chuck.abbott@kaizencollaborative.com

CHARLES M. ABBOTT JR., P.E.  
 DESIGN ENGINEER LEVEL II  
 CERTIFICATION  
 GSW CC # 0000041686  
 EXPIRES: 04/13/2022

**OWNER/DEVELOPER:**  
 GEOSAM CAPITAL US (ATLANTA) LP  
 2170 Satellite Blvd., Suite 425  
 Duluth, GA 30097

Contact: Jared Brode  
 jbrode@geosamati.com  
 (706) 892-6633

HOME BUILDER:  
 ROCKHAVEN HOMES  
 4062 PEACHTREE ROAD NE  
 SUITE A #277  
 ATLANTA GA, 30319  
 CONTACT: BRAD HUGHES  
 P: 770-519-1668  
 E: BHUGHES@ROCKHAVENGA.COM

DATE	DESCRIPTION
06/11/20	PRELIMINARY PLAT
09/23/20	CITY COMMENTS
11/05/20	LDP SUBMITTAL
03/05/21	LDP SUBMITTAL
05/05/21	BSL VARIANCE PLAN

PROJECT # 19001  
 VARIANCE SITE PLAN FOR:

**STONEGATE**

LAND LOT 227, 14th DISTRICT,  
 CITY OF EAST POINT  
 FULTON COUNTY, GA

ADDRESS:  
 3049 STONE ROAD

PARCEL ID:  
 14-0227-LL-049-6

REGISTERED PROFESSIONAL ENGINEER  
 No. 31674  
 CHARLES M. ABBOTT JR.  
 03/05/21

SEAL: FOR THE FIRM KCD INC.

SCALE 1" = 60"  
 DATE 03-05-2021

SHEET # **CZ**

3049 STONE ROAD