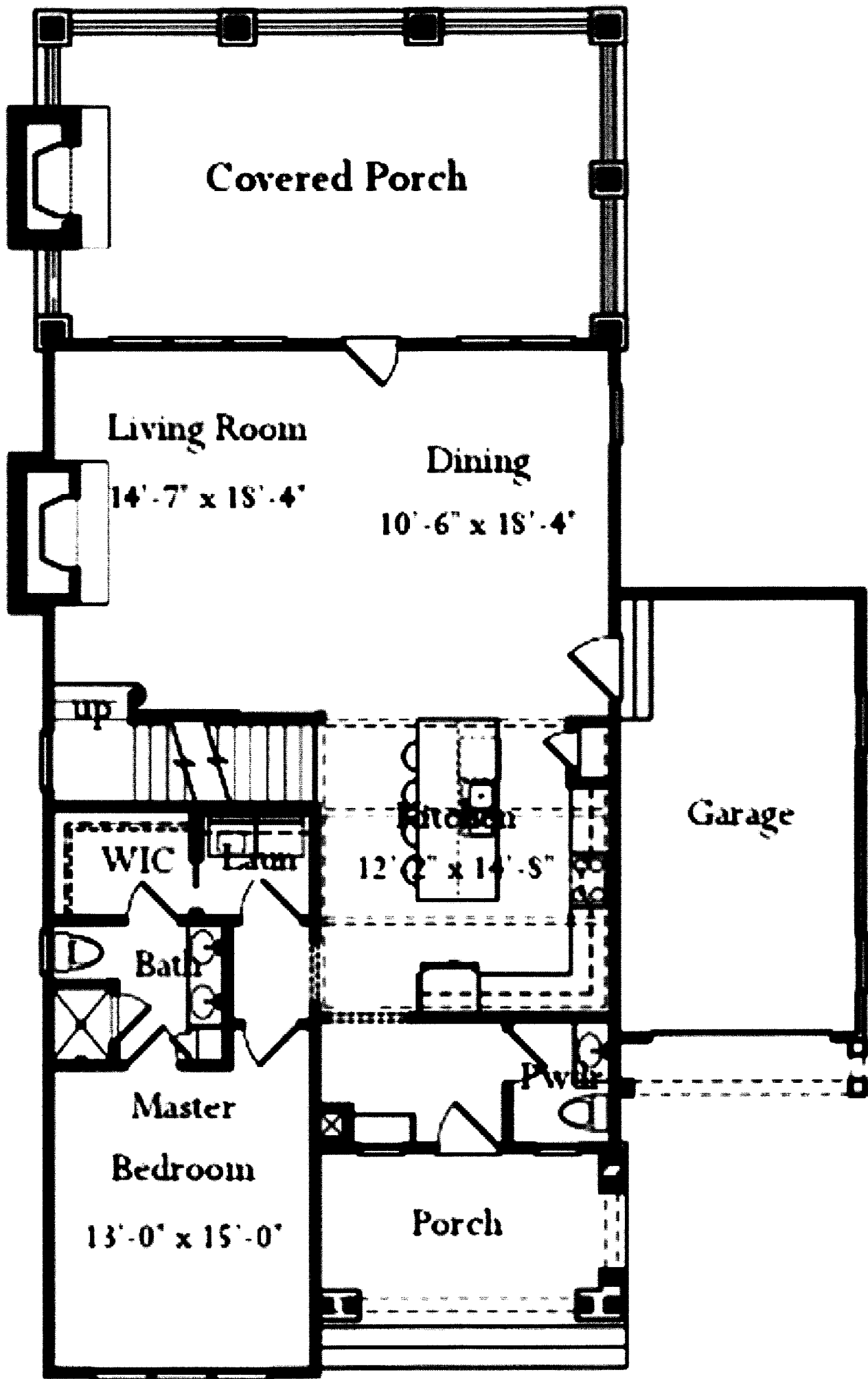


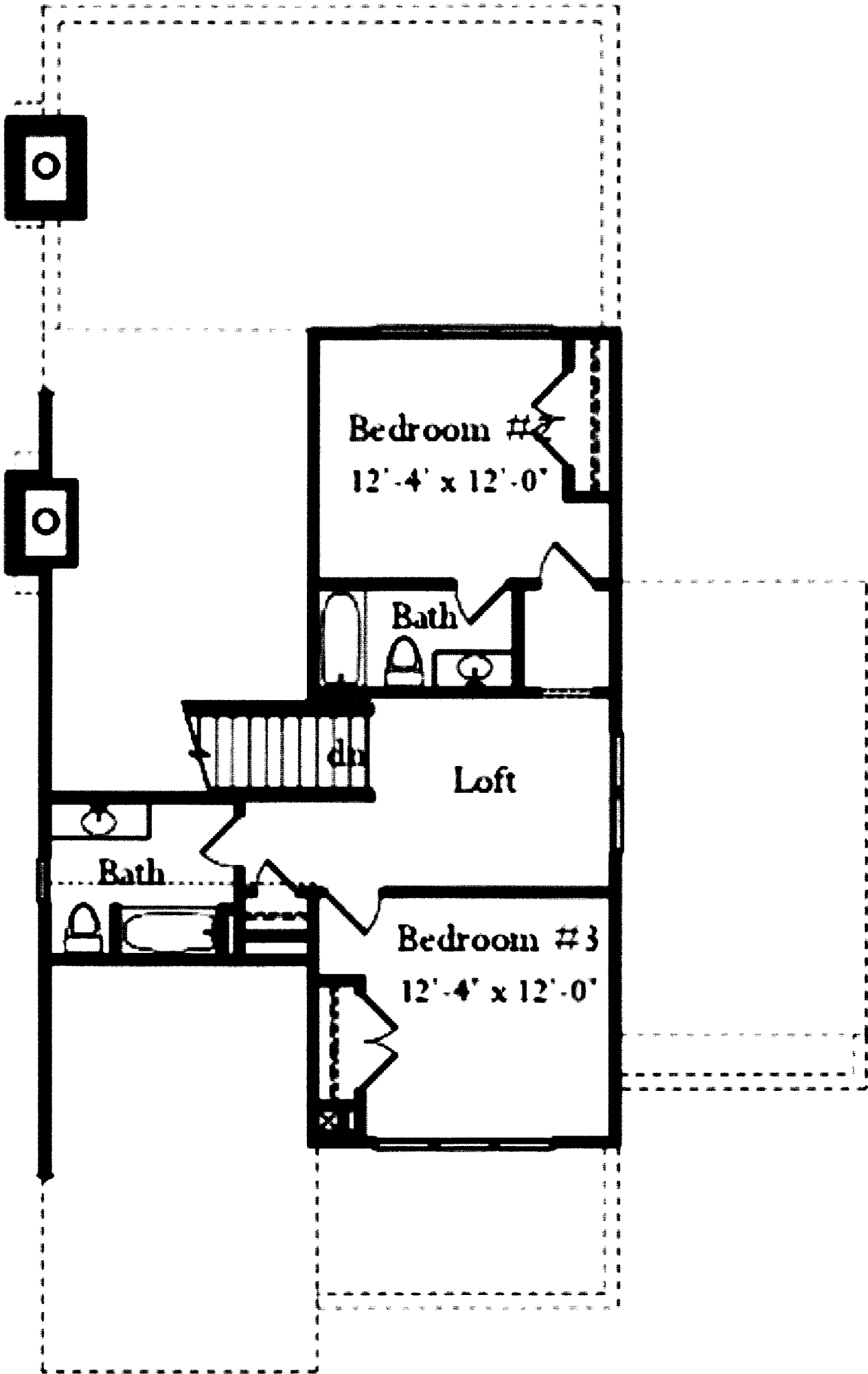
RECOMMENDED CONDITIONS Z-19-1235291 (2018-3066)

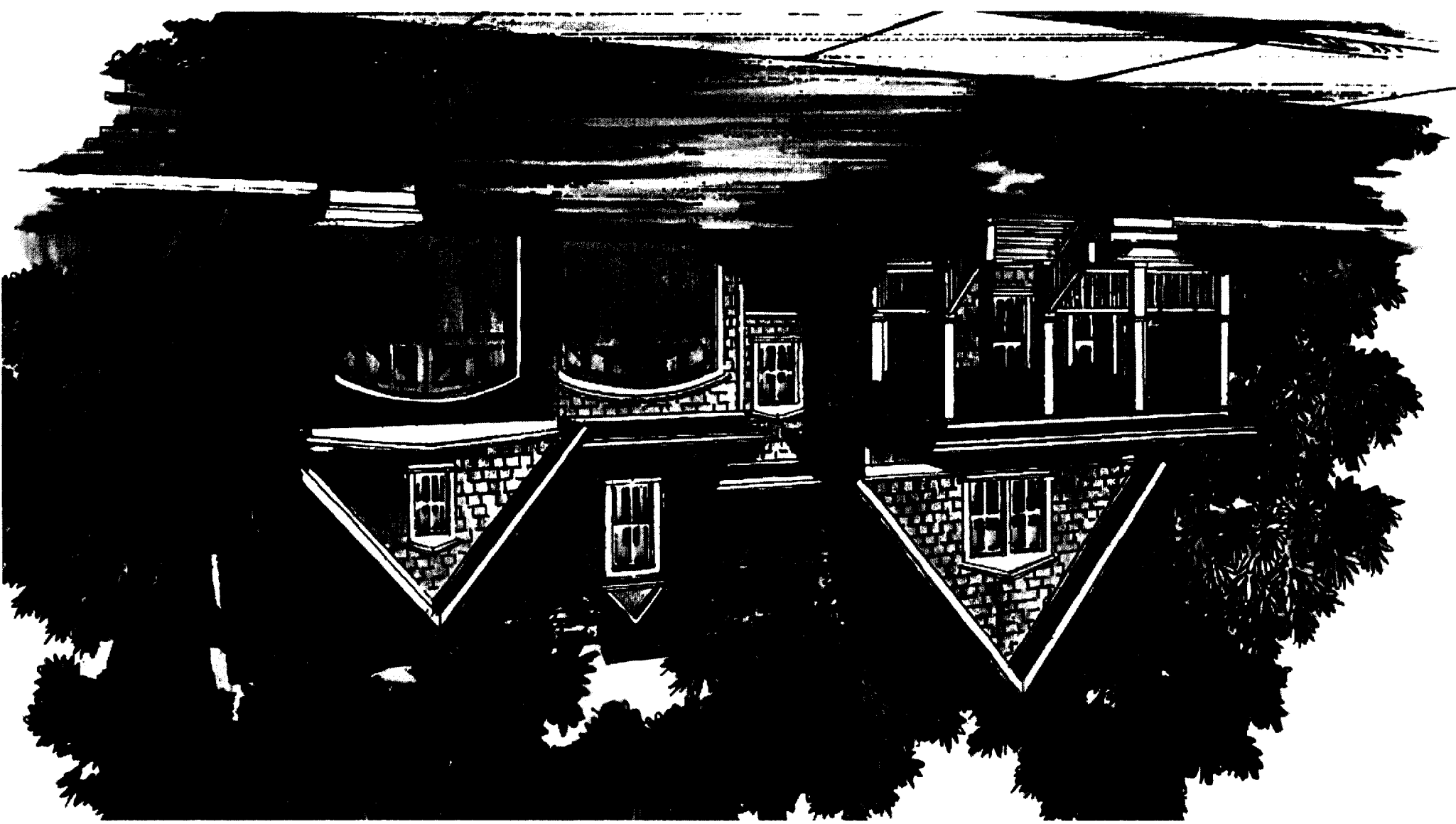
1/22/19 VC Development, LLC

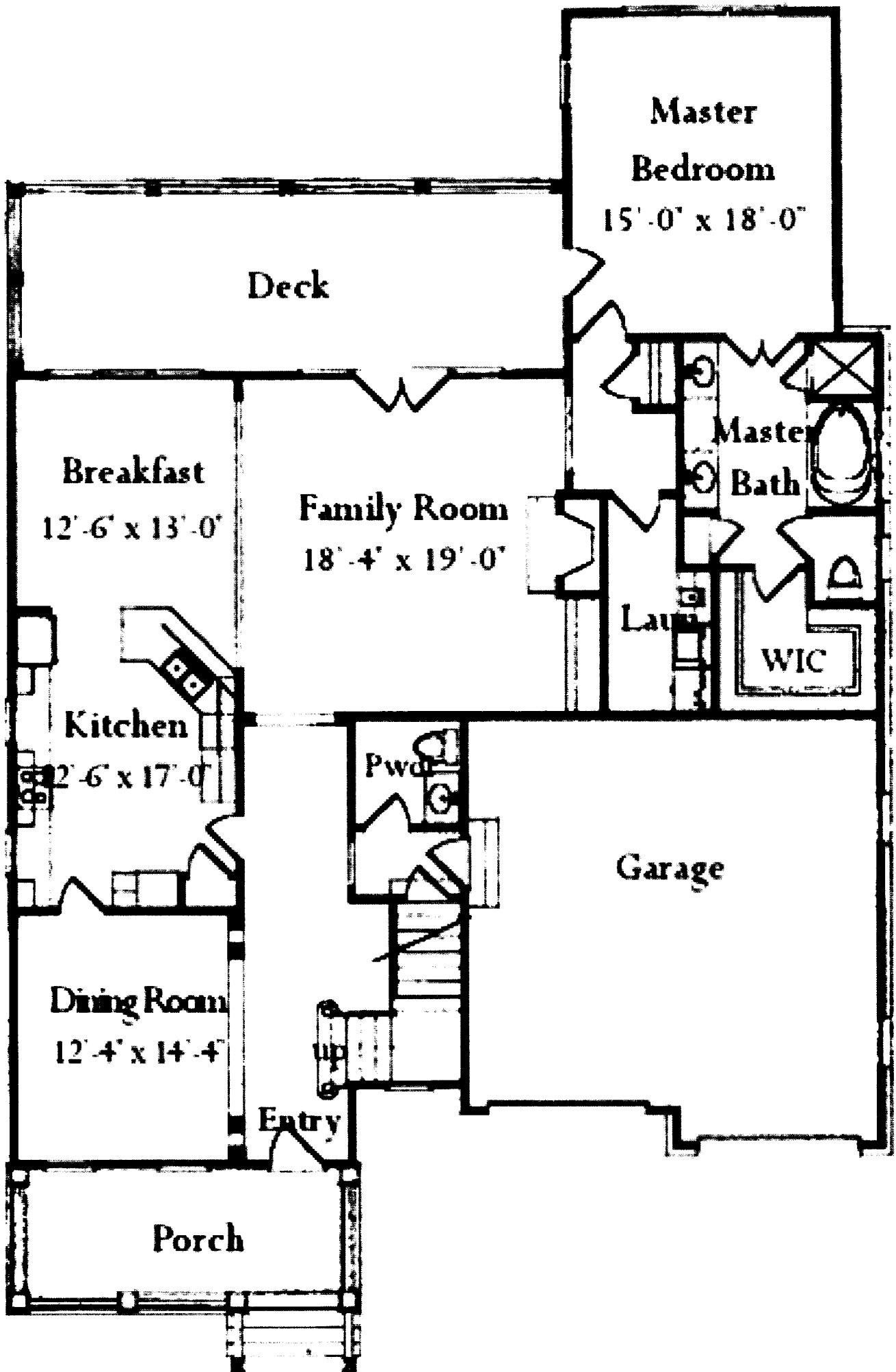
1. Site shall be zoned R-60 to develop up to a maximum of 20 single-family homes based upon substantial compliance to the attached site plan and front elevations submitted to the Planning Department on January ~~xx~~ 2019 and dated January 17, 2019. If additional elevations are needed, the applicant shall submit those elevations for review to the Planning Department and the District Commissioners for approval prior to a building permit.
2. Show compliance with Sec. 5.2.3 of the Zoning Ordinance (Perimeter Lot Compatibility with existing subdivisions) for the proposed lots along the north property line which abut existing single-family residential lots.
3. Show compliance with Table 5.1 regarding 10-foot landscape strip and 6-foot-wide sidewalk as well as street trees spaced 40 feet apart along Tilson Road subject to approval by the County Arborist. When no utilizes interfere the following over-story trees listed in the DeKalb Development Code 14-49 shall be used: any of the oaks, hickories, elms, or ginkgo, The landscaping plan shall be reviewed and approved by the County Arborist prior to an LDP.
4. Provide documentation of mandatory Homeowners Association to maintain common open space.
5. Compliance with Article 5 regarding provision of architectural variability of facades, façade offsets, garage widths and setbacks, and porch/stoop dimensions. The approved building materials are brick with contrasting mortar, horizontal siding including concrete composite, stone including natural and synthetic, board and batten and shingle. A combination of at least two materials will be used on each front façade. No stucco or vinyl siding is permitted.
6. Complete plat approval process for subdivision of property.
7. The homes on lots #18, #19, and #20 with frontage on Tilson Road shall have front facades that face Tilson Road and shall not have driveways from Tilson Road.
8. Prior to the issuance of an LDP, the applicant shall abate for rodents on the property.

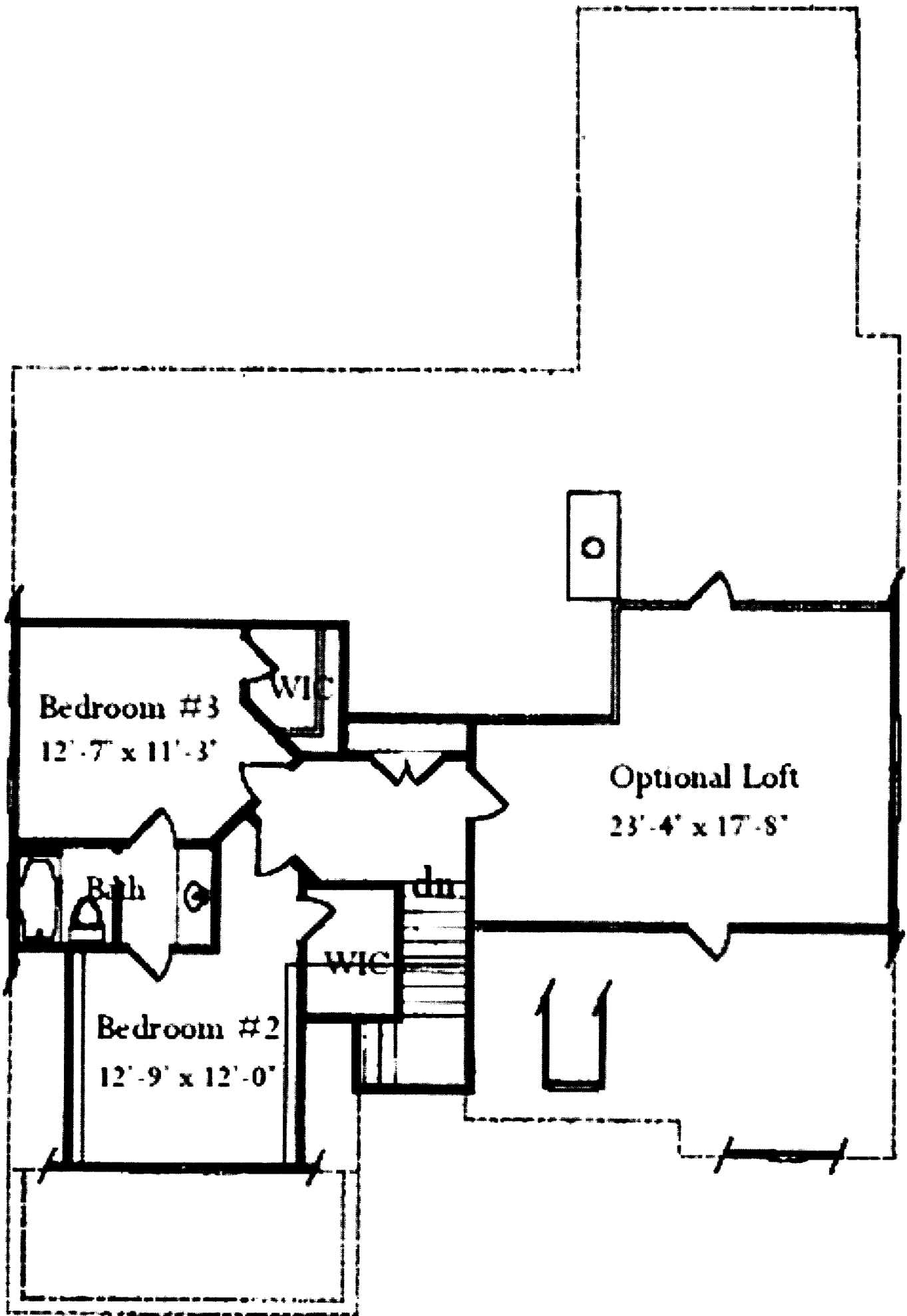


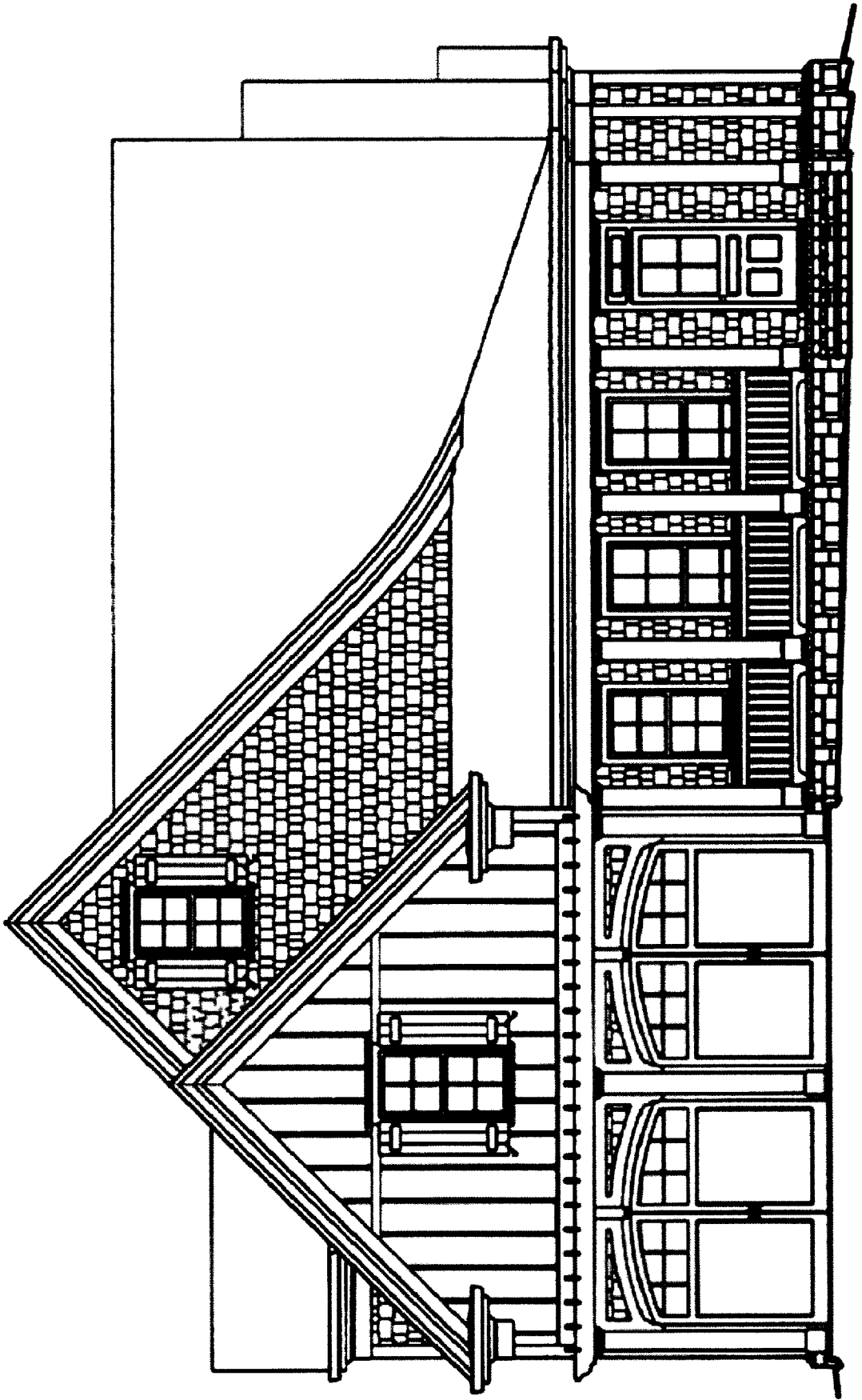


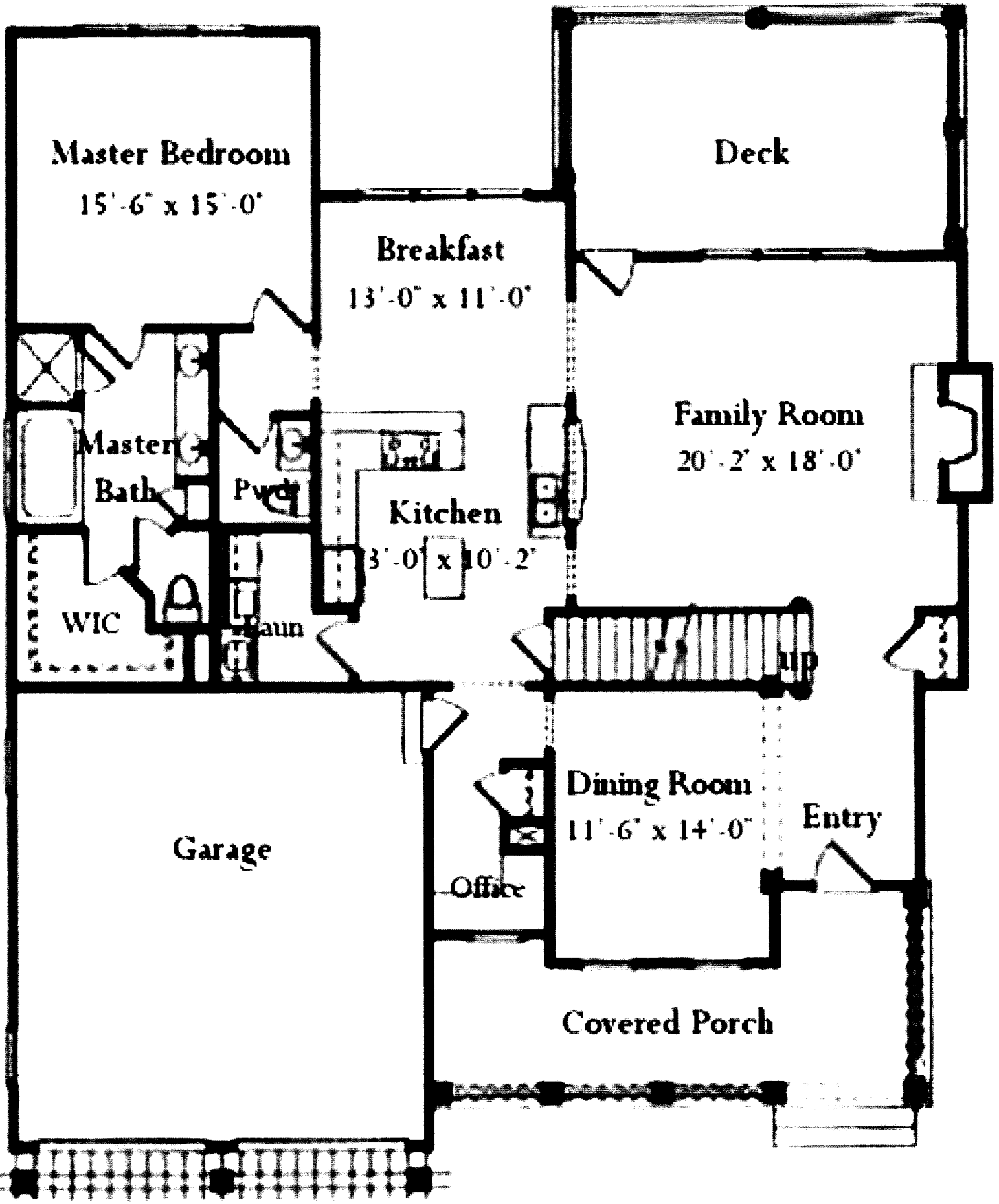












Master Bedroom

15'-6" x 15'-0"

Deck

Breakfast

13'-0" x 11'-0"

Family Room

20'-2" x 18'-0"

Master Bath

Pwd

Kitchen

3'-0" x 10'-2"

WIC

Pan

Dining Room

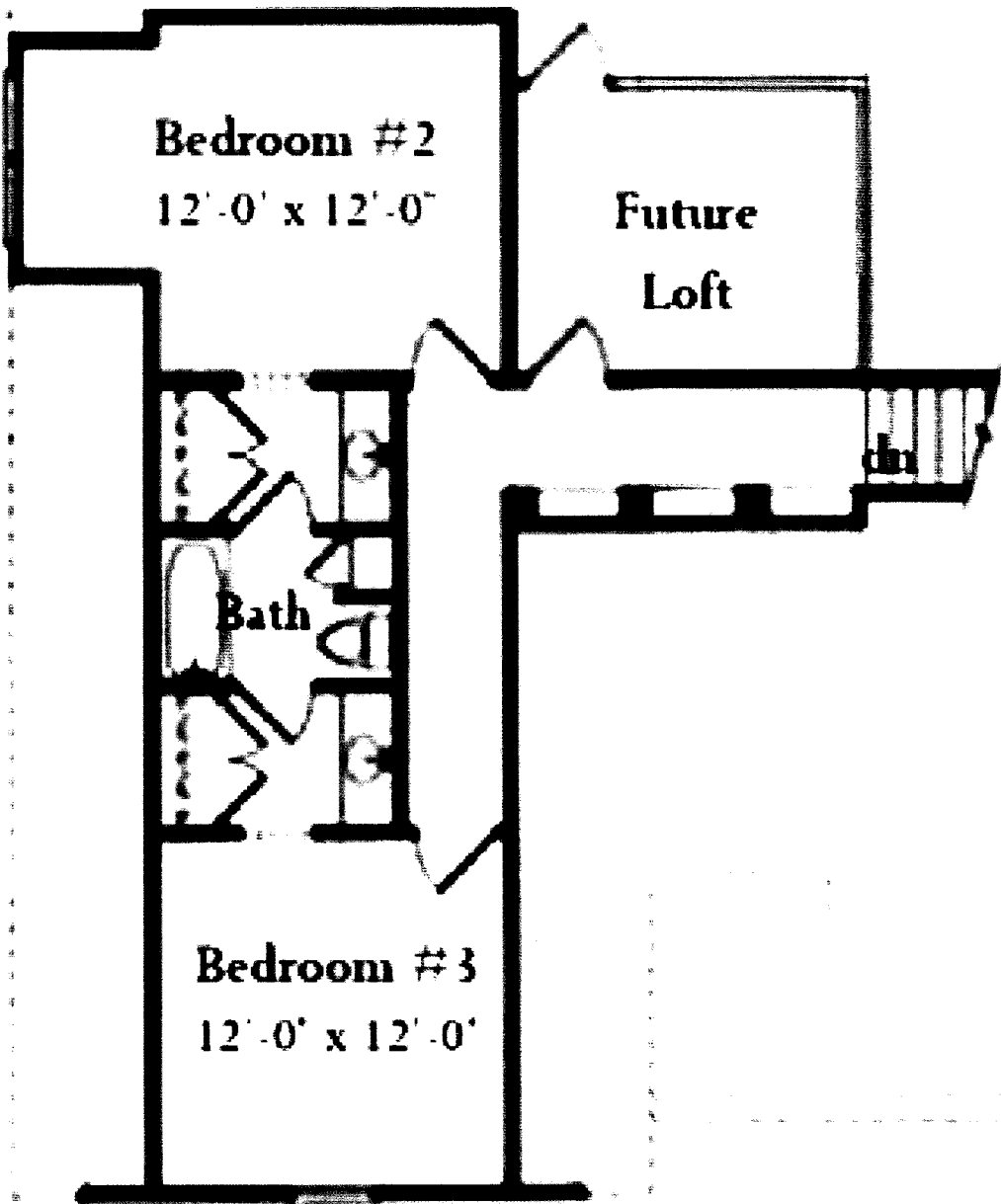
11'-6" x 14'-0"

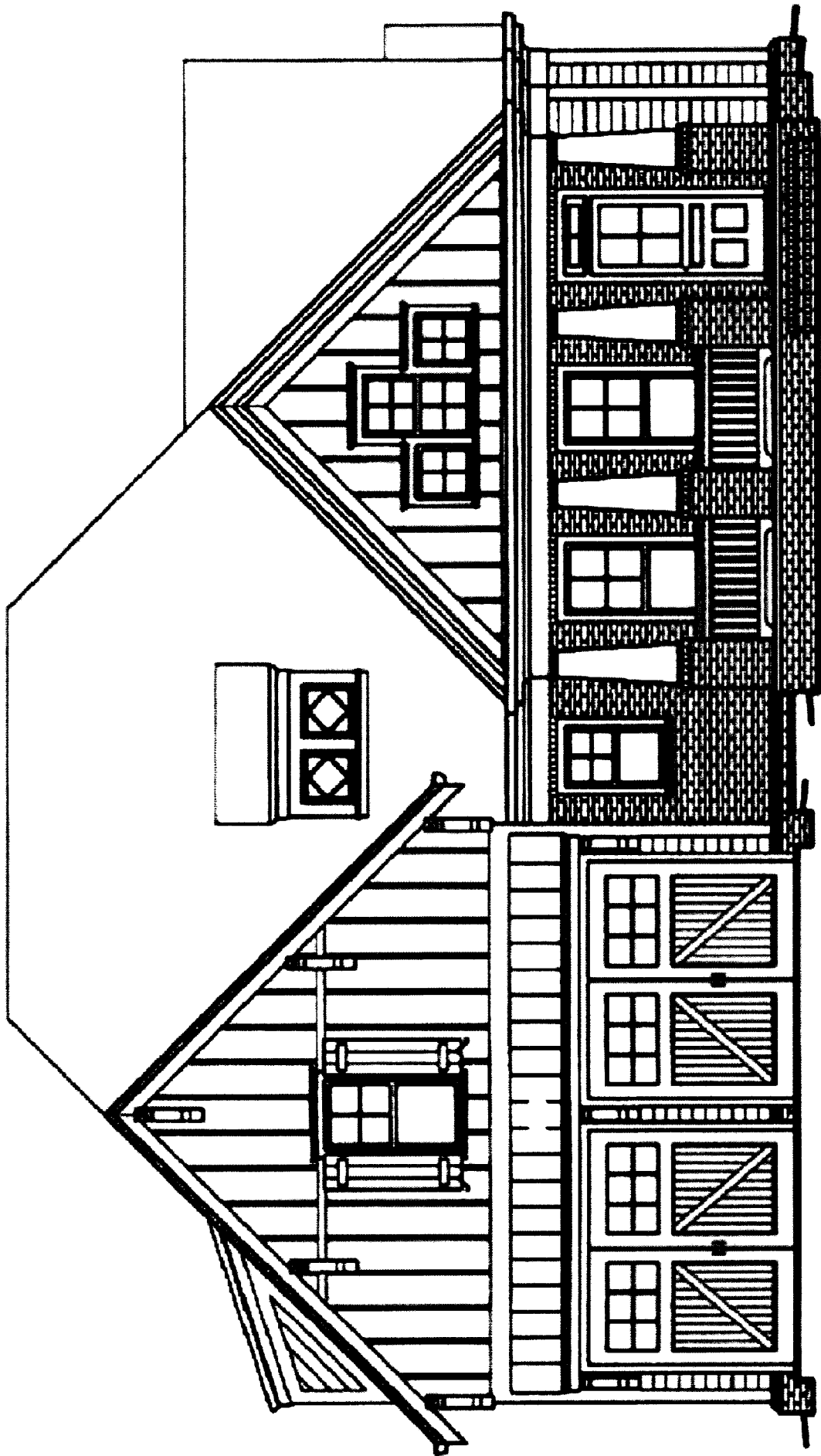
Entry

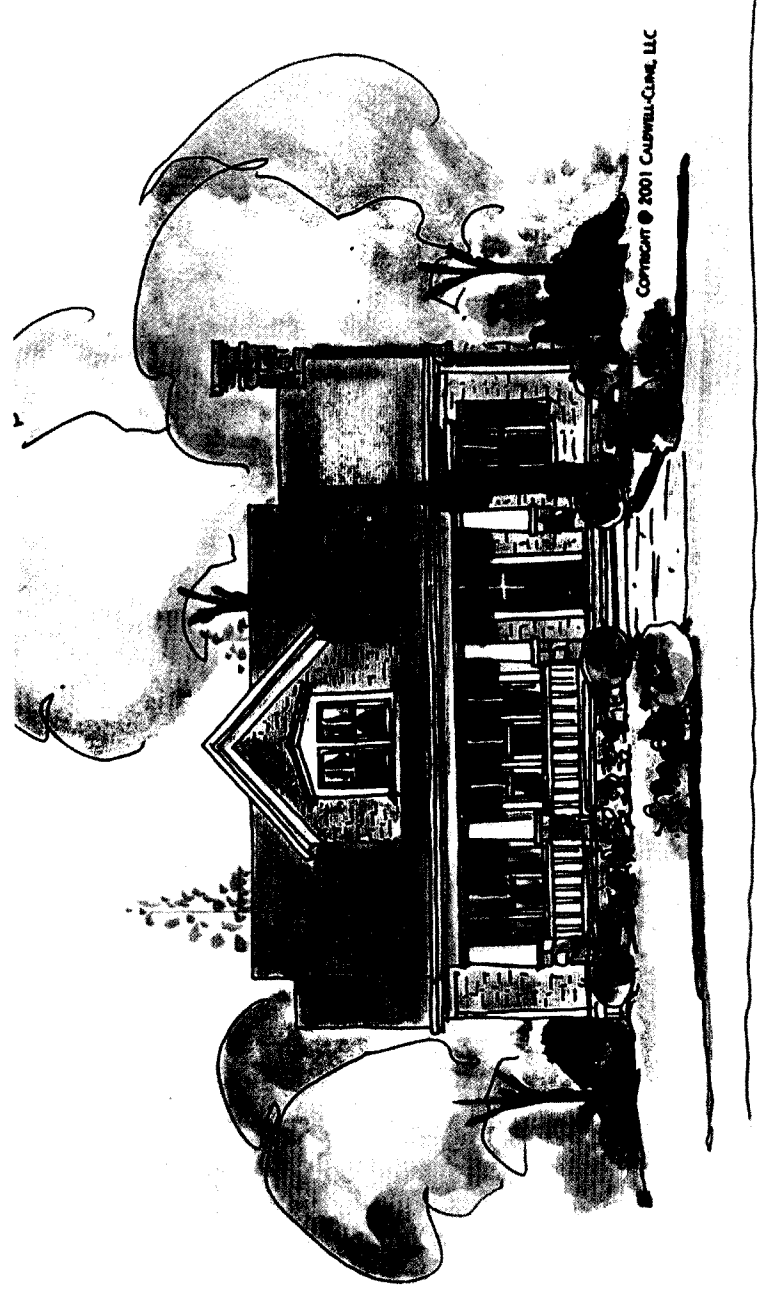
Garage

Office

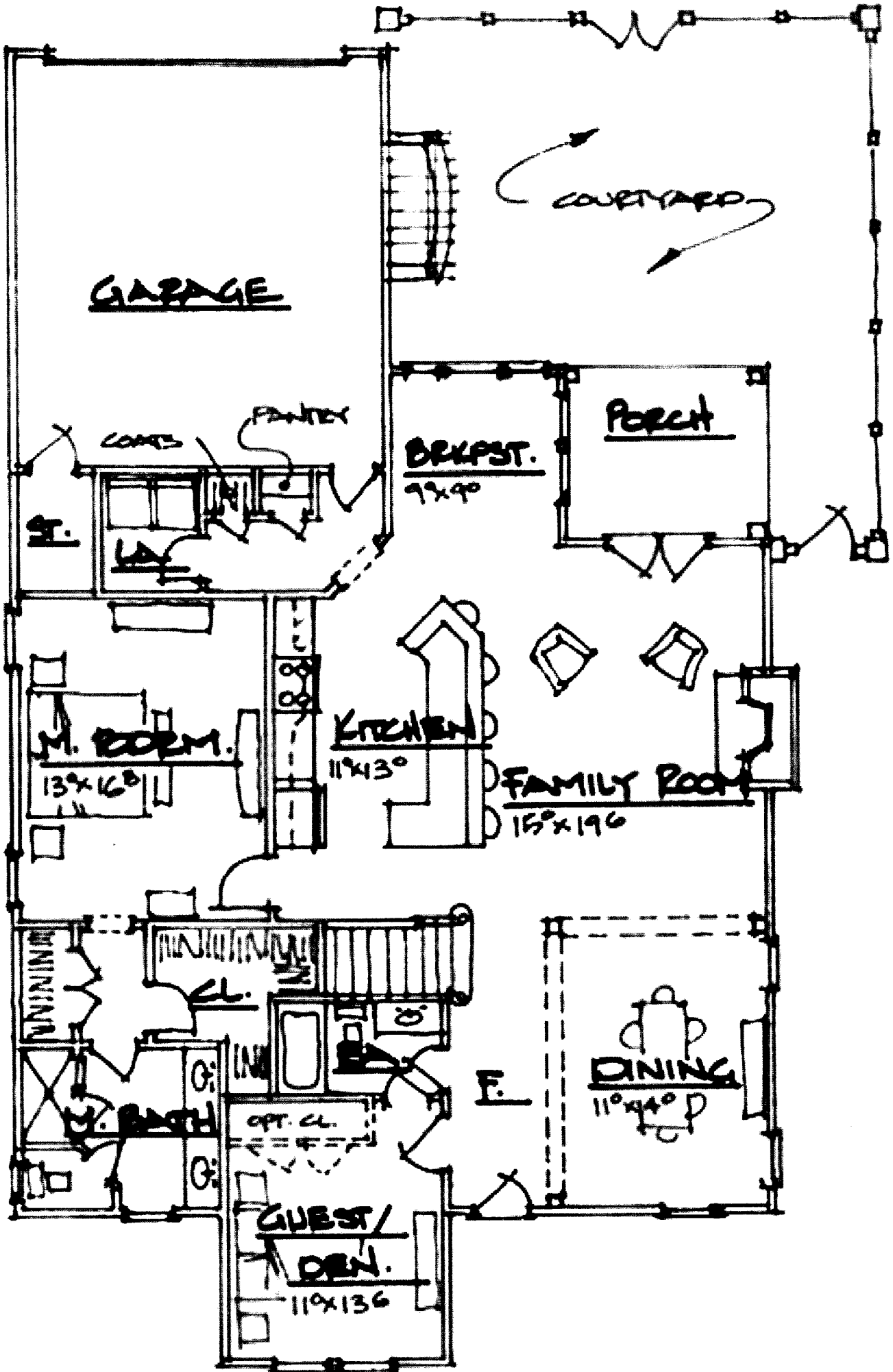
Covered Porch

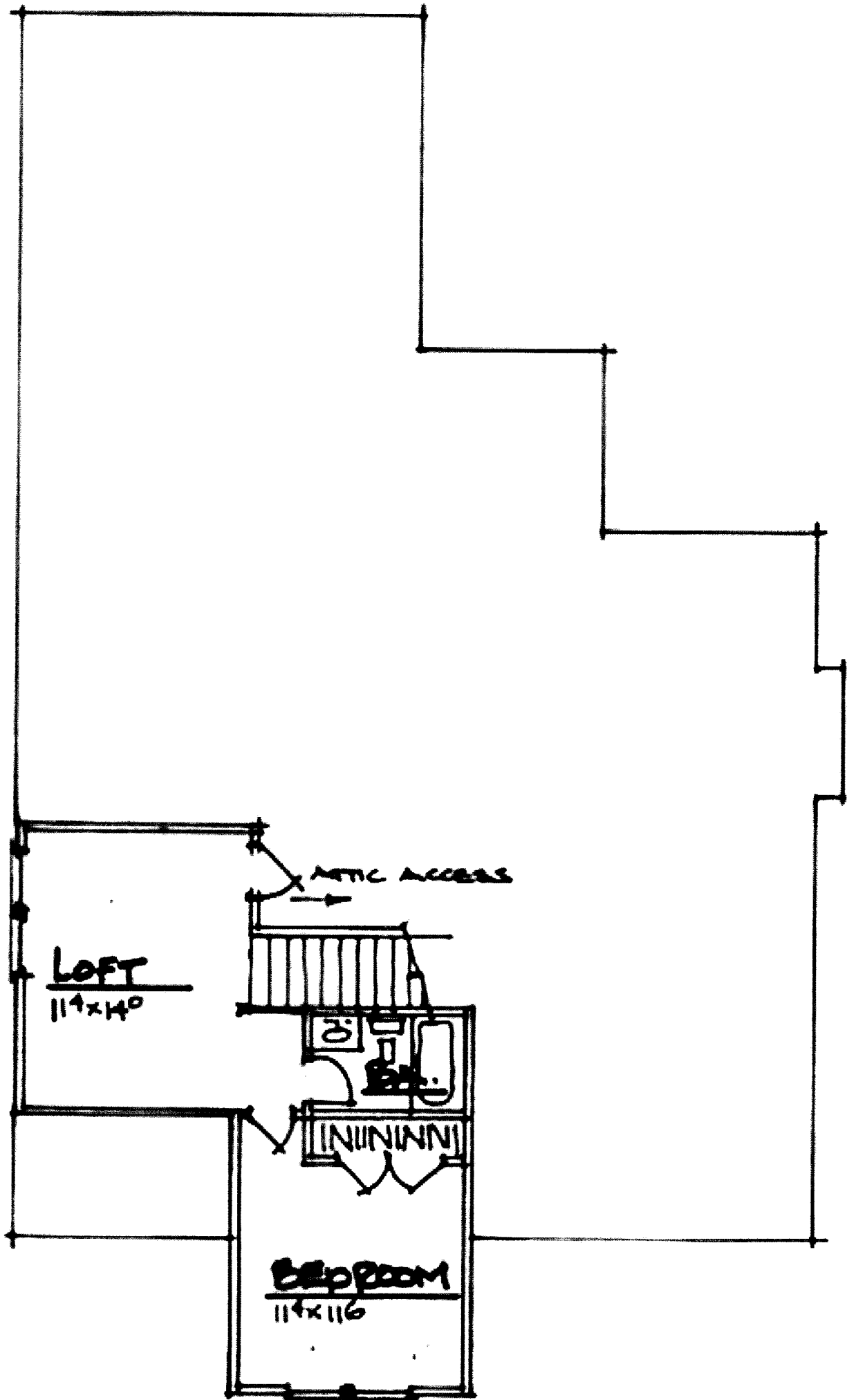






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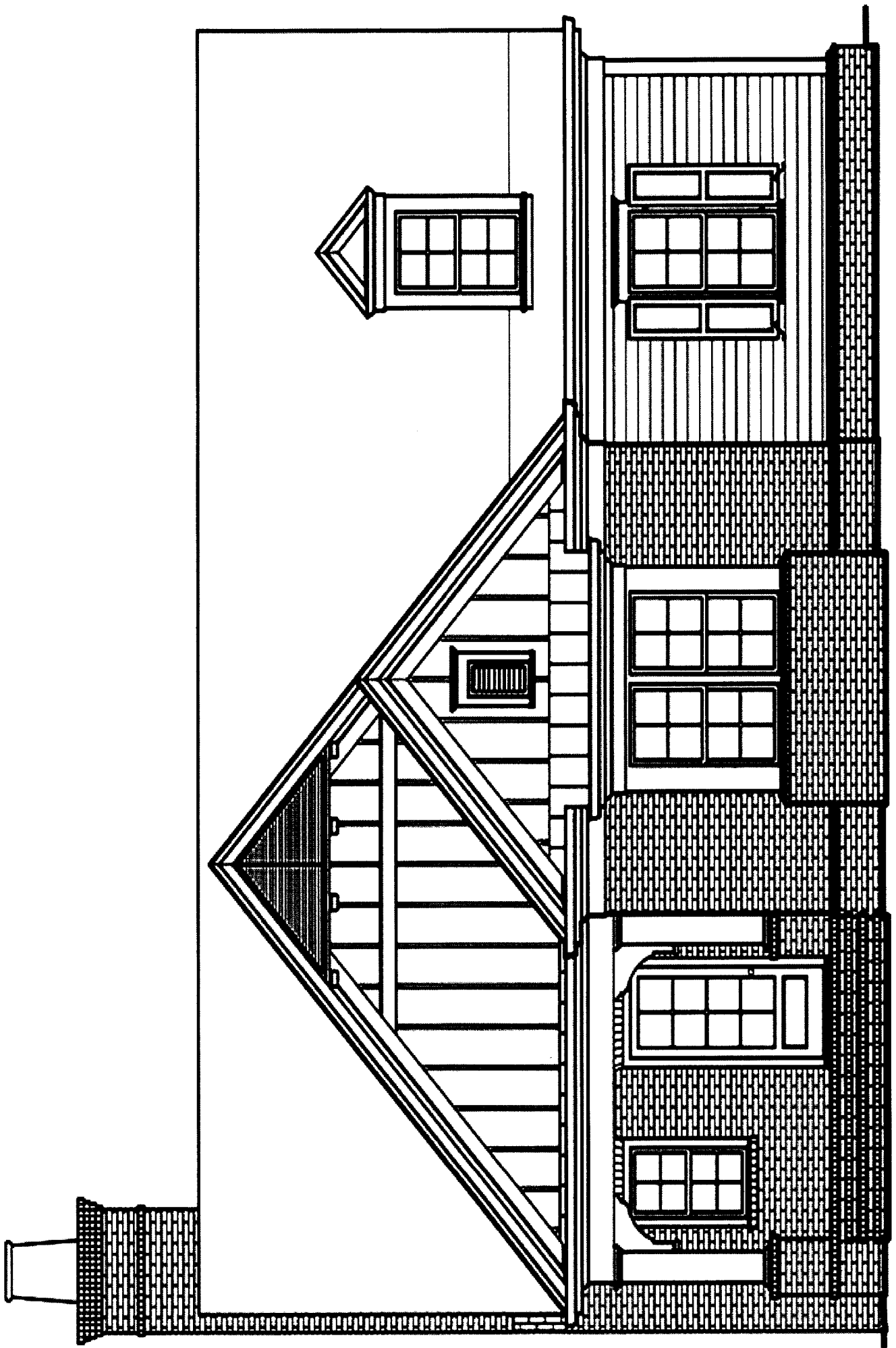
LOFT

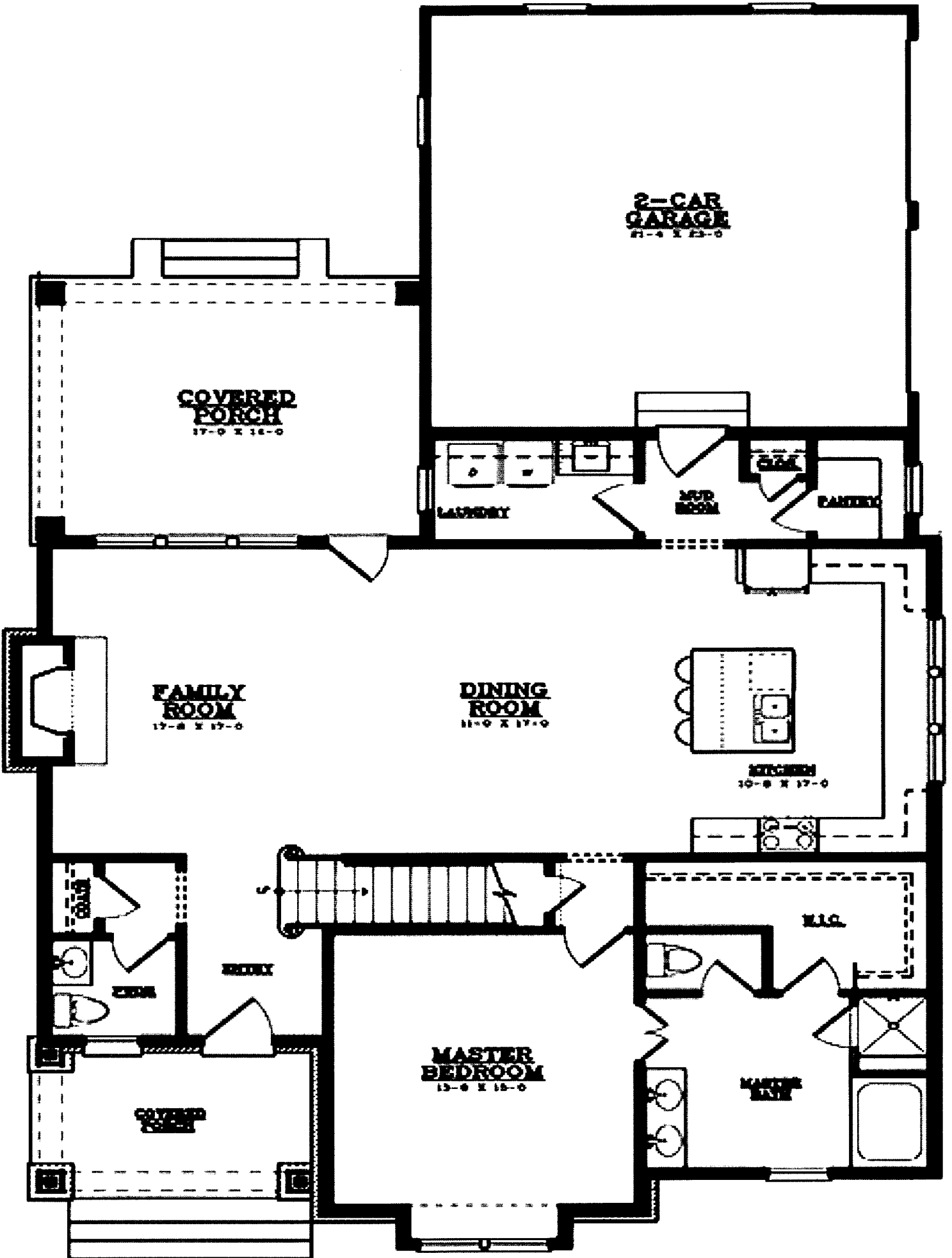
11'9" x 14'0"

ATTIC ACCESS

BEDROOM

11'4" x 11'6"





2-CAR GARAGE
21-0 X 23-0

COVERED PORCH
17-0 X 16-0

LAUNDRY

MUD ROOM

BATHING

FAMILY ROOM
17-8 X 17-0

DINING ROOM
11-0 X 17-0

KITCHEN
10-8 X 17-0

TOILET

BEDRM

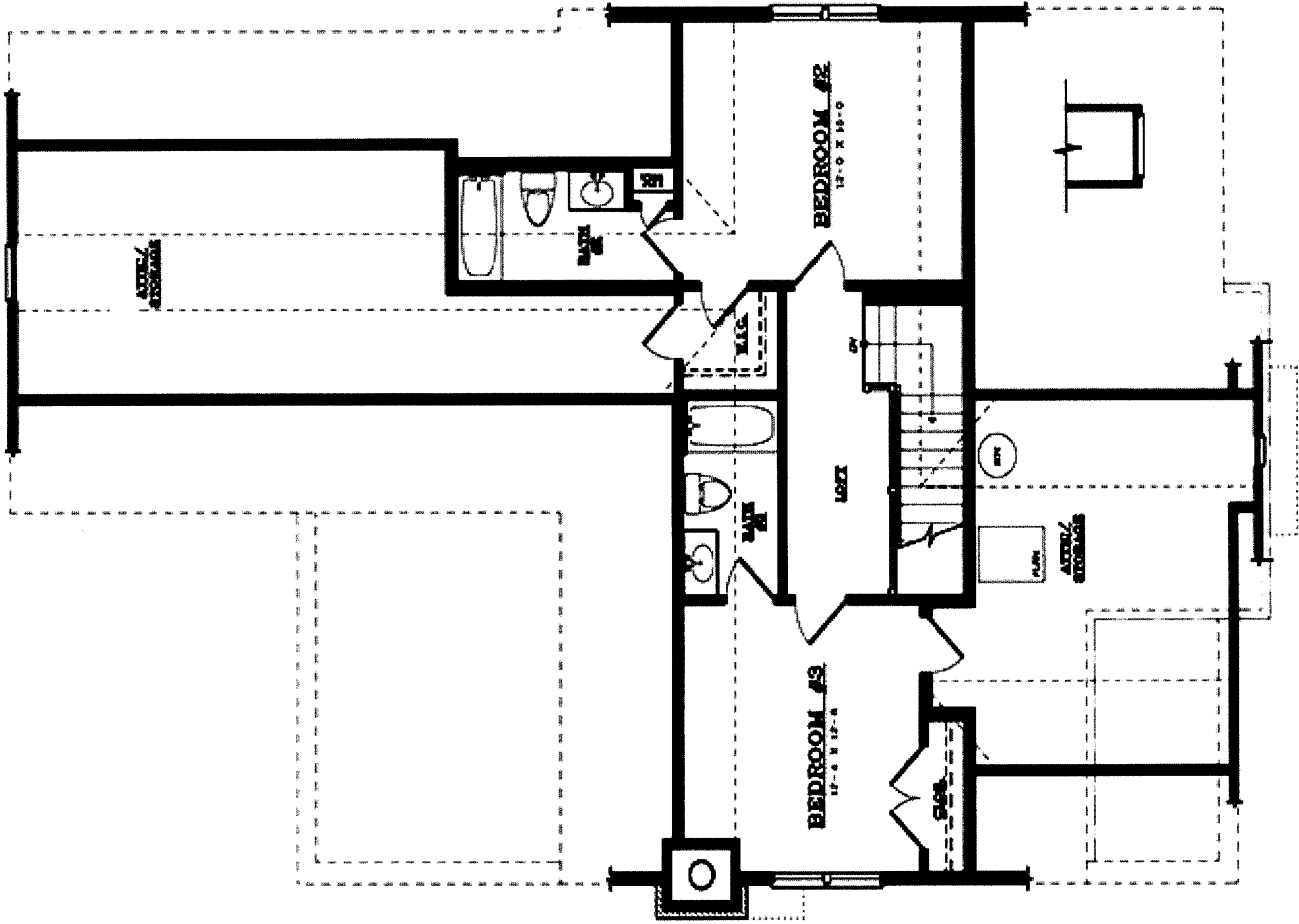
HALL

W.C.

MASTER BEDROOM
13-8 X 16-0

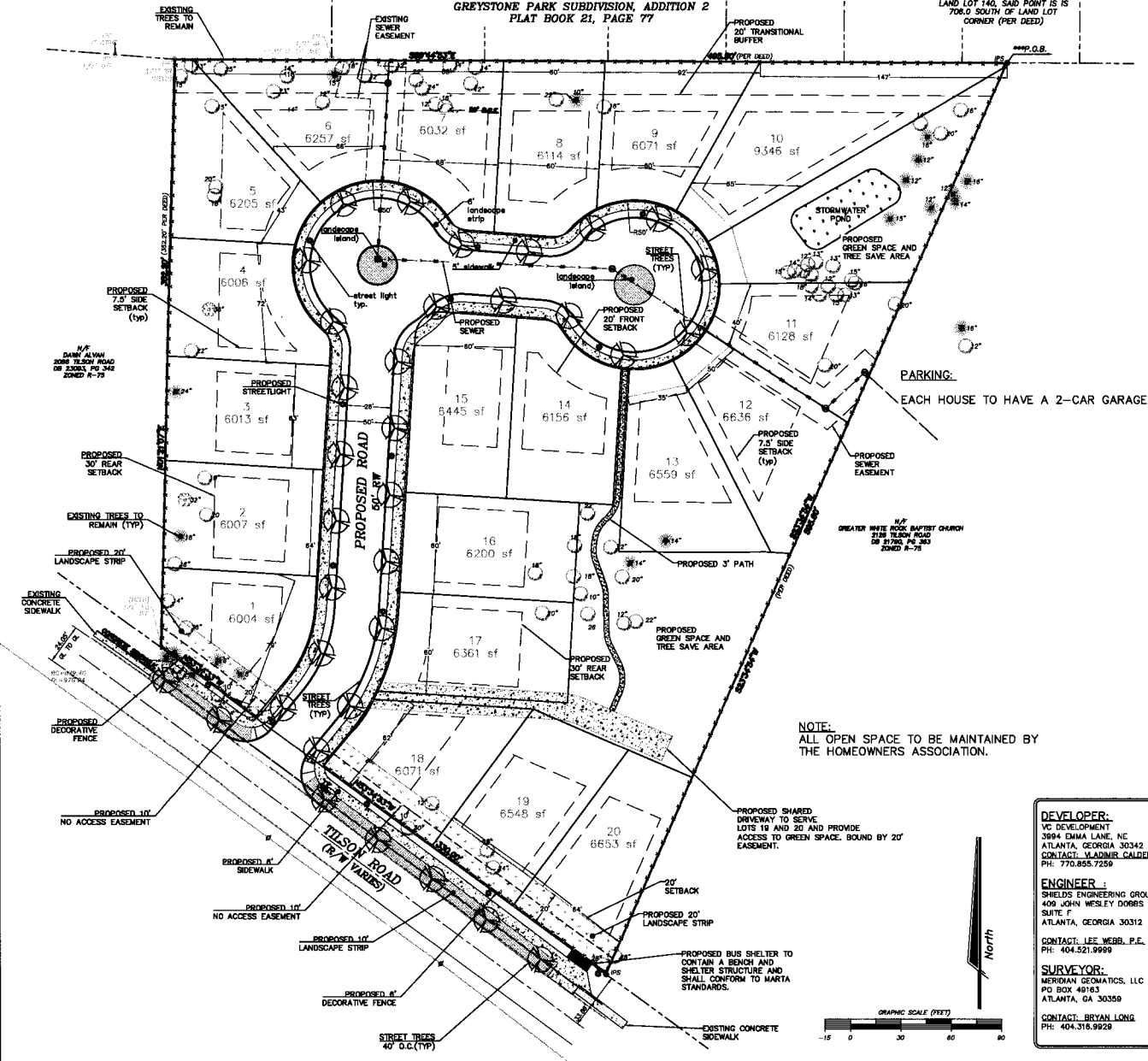
MASTER BATH

COVERED PORCH



GREYSTONE PARK SUBDIVISION, ADDITION 2
 PLAT BOOK 21, PAGE 77
 ZONED R-75
 GREYSTONE PARK SUBDIVISION, ADDITION 2
 PLAT BOOK 21, PAGE 77

***P.O.B. 922.5' TO EAST LINE OF
 LAND LOT 140, SAID POINT IS IS
 706.0 SOUTH OF LAND LOT
 CORNER (PER DEED)



NOTE:
 ALL OPEN SPACE TO BE MAINTAINED BY
 THE HOMEOWNERS ASSOCIATION.

DEVELOPER:
 VC DEVELOPMENT
 3894 EMMA LANE, NE
 ATLANTA, GEORGIA 30342
 CONTACT: VLADIMIR CALZADERO
 PH: 770.855.7259

ENGINEER:
 SHIELDS ENGINEERING GROUP
 409 JOHN WESLEY DOBBS AVE.
 SUITE F
 ATLANTA, GEORGIA 30312
 CONTACT: LEE WEBB, P.E.
 PH: 404.521.9999

SURVEYOR:
 MERRIAM GEOMATICS, LLC
 PO BOX 48183
 ATLANTA, GA 30359
 CONTACT: BRYAN LONG
 PH: 404.316.9928

LEGEND

- POWER POLE
- POWER POLE W/ GUY WIRE
- TEMPORARY BENCHMARK
- P- STREET LIGHT
- L- LAMP POST
- F- FIRE HYDRANT
- W- WATER METER
- G- GAS VALVE
- S- TELEPHONE MANHOLE
- R- TELEPHONE BOX
- M- GAS METER
- V- GAS VALVE
- S- SANITARY SEWER MANHOLE
- O- CLEAN OUT
- J- JUNCTION BOX
- H- HEADWALL
- A- CATCH BASINS
- L- DROP INLETS
- P.O.B. STORM SEWER LINE
- N/O- CURED INLET
- R/W- FURNED END SECTION
- F.F.E. OUTLET CONTROL STRUCTURE
- P.B. LAND LOT IDENTIFICATION
- PROPERTY CORNER
- FIELD LOCATED PIN (AS NOTED)
- TEMPORARY BENCHMARK
- T- OVERHEAD TELEPHONE LINE
- C- OVERHEAD GUY WIRE
- G- OVERHEAD CABLE TELEVISION LINE
- G- APPROX. LOCATION GAS LINE
- W- APPROX. LOCATION WATER LINE
- S- SANITARY SEWER LINE
- RCP- REINFORCED CONCRETE PIPE
- CMP- CORRUGATED METAL PIPE
- DIP- DUCTILE IRON PIPE
- RFS- IRON PIN SET
- IPF- IRON PIN FOUND
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- A.E. ACCESS EASEMENT
- B.S.L. BUILDING SETBACK LINE
- L.L. LAND LOT
- L.L.L. LAND LOT LINE
- P.O.B. POINT OF BEGINNING
- N/O- NOW OR FORMERLY
- R/W- RIGHT-OF-WAY
- F.F.E. FINISHED FLOOR ELEVATION
- P.B. DEED BOOK
- PAGE- FLAT BOOK

SITE ADDRESS
 2080 TILSON ROAD
 PID# 15 140 04 011

SITE AREA
 4.202 ACRES (183057 SF)

EXISTING ZONING: R75
 EXISTING LAND USE: SUB

PROPOSED ZONING: R60
 PROPOSED LAND USE: SINGLE FAMILY DETACHED CONVENTIONAL

PROPOSED LOTS: 20
 MINIMUM LOT AREA: 6000 SF
 MIN LOT WIDTH: 60' 35' (for cul de sac lots)

SETBACKS:
 FRONT 20'
 SIDE 7.5'
 REAR 30'

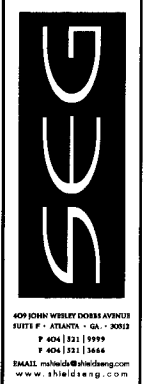
PERMITTER LOT COMPATIBILITY REQUIRED.
 20' TRANSITIONAL BUFFER PROVIDED
 ADJACENT TO R75 LOTS

LOTS 6-10 ADJACENT TO GREYSTONE PARK
 SUBDIVISION TO BE A MINIMUM OF 60' WIDE.

MIN HOUSE SQUARE FOOTAGE: 1200 SF
 MAXIMUM BUILDING HEIGHT: 35 FEET FROM FRONT
 DOOR THRESHOLD

MAXIMUM LOT COVERAGE: 35%
 MIN OPEN SPACE REQUIRED: 0% (PROJECT IS LESS
 THAN 5 ACRES AND 36 UNITS)

PROPOSED DENSITY: 20/4.202 = 4.76 DWELLING
 UNITS/ACRE



409 JOHN WESLEY DOBBS AVENUE
 SUITE F - ATLANTA - GA - 30302
 P 404 | 321 | 9999
 F 404 | 321 | 3444
 EMAIL: mshields@shieldseng.com
 www: shieldseng.com

| REVISIONS | | |
|-----------|------|-------------|
| NO | DATE | DESCRIPTION |
| | | |
| | | |
| | | |



TILSON ROAD SUBDIVISION
 2080 TILSON ROAD
 LAND LOT 140, 15TH DISTRICT
 DEKALB COUNTY, GEORGIA

TITLE
 SITE PLAN

| | |
|----------|-----------|
| DATE | 1/17/2019 |
| JOB NO. | SEB121 |
| DWG FILE | SEB121CW |
| DRAWN BY | LPW |
| CHECKED | MDS |
| SCALE | 1"=30' |
| SHEET | |