

**Recommended Conditions Z-20-1243755**  
**(Revised: May 8, 2020)**

1. The proposed development shall not exceed 70 attached townhomes and shall be developed in accordance per the site plan dated August, 2019 and submitted on January 2, 2020.
2. All proposed townhomes must be front loaded and must provide four (4) parking spaces per unit- two (2) in garage and two (2) in driveway. Units will be a minimum of 25 feet wide and shall not exceed 35 feet in height measured from the front-door threshold of the structure to the highest point of the roof of the structure.
3. All proposed exterior building materials shall be a combination and variation of brick, stone, shake shingle, or fiber cement siding and a shingle roof is required on each townhome.
4. Along the entire frontage of the development on Porter Road beginning at the intersection of Kensington Road frontage, the applicant shall install curb and gutter, two-foot wide landscape strip planted with small shrubs not to exceed 30 inches in height, a five-foot wide sidewalk, a two-foot wide grass strip for street lighting (fixtures as specified by DeKalb Public Works), and four-foot wide landscape strip for street trees as defined in the zoning ordinance planted 30' off center as approved by the County Arborist.
5. All proposed internal ROWs/streets within the proposed development shall comply with all streetscape requirements per section 27-5.4.3—Streetscape elements and dimensions of the DeKalb County Zoning ordinance.
6. All proposed townhomes shall have French country style garages, front porches, and landscaping on each lot. In addition, the townhomes shall have architectural features such as screen porches, outdoor fireplaces, sunrooms, and offsets at the rear of each proposed townhome, consistent with the description provided in "Porter Reserve", attached herein as Exhibit A.
7. The proposed entrance shall be design in accordance with the submitted rendering dated May 15, 2002 and received February 19, 2020. The applicant will submit a landscape plan for approval by the County Arborist and for review by the District Commissioners. The two courtyard space shown on the site plan shall be graded and landscaped. In areas where informal gatherings will take place including the pocket park and dog park pet waste stations shall be installed. The stormwater detention facility shall be landscaped to appear as a visual amenity.
8. The maintenance of the proposed pocket park, park space/walking trails, and dog park shall be maintained by the homeowners association (HOA).
9. Condition per the DeKalb County Department of Public Works – Transportation Division, the applicant shall improve the frontage of Porter Road and shall bring Porter Road up to County standards along the entire frontage in order to obtain permit. The applicant shall dedicate 27.5 feet of right-of-way (ROW) from centerline or such that all public infrastructure (sidewalks, streetlights, etc.) are on right of way. Street lights are required with payment to Georgia Power and signed petition prior to final plat approval. Also, the applicant shall provide

signed and sealed sight distance calculations (stopping and intersection) for the access point onto Porter Road based on AASHTO sight distance guidelines. The applicant shall confirm the sight distance prior to certificate of occupancy.

10. Condition per the DeKalb County Department of Public Works—Water and Sewer Division, the existing six inch polyvinyl chloride (PVC) waterline along Porter Road shall be upgraded to an eight inch ductile iron pipe (DIP) from Kensington Road along the frontage of the property.

11. Condition per the DeKalb County Department of Planning and Sustainability – Land Development Division, the applicant shall comply with the Georgia Stormwater Management Manual, DeKalb County Code of Ordinances section 14-40 for Stormwater Management, and section 14-42 for Storm Water Quality Control to include Runoff Reduction Volume. The applicant shall use Volume Three of the Georgia Stormwater Management Manual for best maintenance practices. The applicant shall use the National Oceanic and Atmospheric Administration (NOAA) Atlas 14 Point Precipitation Data set specific to the site. Also, the applicant shall include Low Impact Development features/Green Infrastructure in the proposed site design to protect the state waters and special flood hazard areas.

# Porter Reserve

*Porter reserve will consist of custom designed homes with unique design and features. The exterior of the homes will be designed with varying architectural features that will compliment each other while offering a variety of designs so that each home will be unique. The homes will be designed with French country style garages, front porches, and detailed landscaping for each home. The architectural features will be carried around to the rear of the homes with features such as, screen porches, outdoor fireplaces, sunrooms, and offsets in the elevations to provide quality architecture throughout the design.*

*The exterior elements of the homes within Porter reserve will consist of variations of the following elements:*

- *Brick*
- *Stone*
- *Shake shingle*
- *Stucco*
- *Architectural roof shingles*

*The interior features of the homes within Porter reserve will consist of:*

- *12 elevation and floor plans*
- *Two story entry and living rooms*
- *Ten foot ceilings*
- *Hard wood flooring*
- *Crown molding throughout*
- *Granite counters*
- *High quality appliance packages*
- *Generous allowances for lighting and electrical features*
- *Customized color schemes*
- *High tech wiring for intercom, security, home theatre, etc.*

EXHIBIT A