

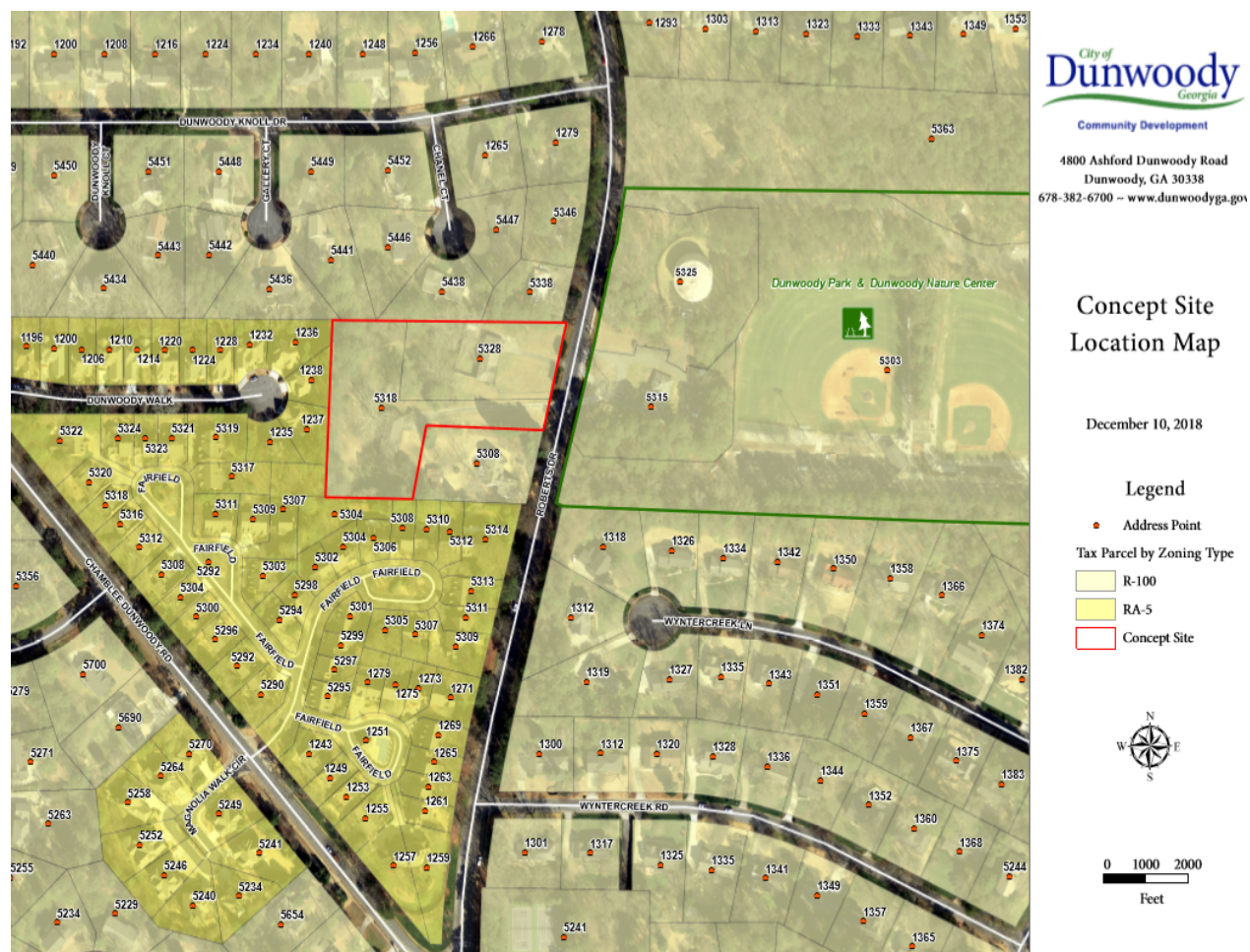
MEMORANDUM

To: City Council

From: John Olson, AICP

Date: April 8, 2019

Subject: J. Ethan Underwood, attorney for the owner, on behalf of RRR 2018, LLC, owner of 5318 and 5328 Roberts Drive, Dunwoody, GA, 30338 seeks to rezone the property from its current R-100 (Single-dwelling Residential) District zoning classification to an R-50 (Single-dwelling Residential) District. The tax parcel number for the sites are 18 376 002 006 and 18-376-02-005.



BACKGROUND

The subject property in question is located on Roberts Drive directly across the street from the new Austin Elementary. The property consists of approximately 2.634 acres of land that is currently zoned R-100 (single-family residential) district. Today, the site exists as two separate lots, each consisting of a ranch style home that was built in the 1960s. From the western curblineline of Roberts Drive toward the northwestern edge of the property, the elevation gradually drops by approximately 20 feet. Looking west from Roberts Drive the site is largely visible with few trees; however, there is a concentration of mature trees found along the back property line.

Pursuant to the City of Dunwoody Zoning Ordinance, the subject application seeks a rezoning of the 2.634 acres of land from an R-100 District to an R-50 (Single-dwelling) District to permit the redevelopment of a 9-lot single-family subdivision with a minimum lot size of 6,000 square feet. Considering that the two existing houses on the site will be demolished, the development will provide a net increase of 7 units. According to the applicant, the project will be age targeted to 55 and over. As well, all nine homes will have a variety of architectural designs that will include a mix of brick, stone, cedar shake, cementitious lap siding, and hard coat stucco materials. All the units are within walking distance to the Dunwoody Nature Center, the new Austin Elementary, and the restaurants and shops located within Dunwoody Village.

An applicant initiated community meeting was held on Monday, September 10, 2018. During the meeting, the proposed site plan was made available for observation and several questions were raised by attendees concerning density, architecture, drainage, price range, and the location of the above ground storm water facility. In response, the applicant has provided a summary report with responses to issues raised that is included in the rezoning application packet attached to this report.

SITE PLAN ANALYSIS

Totalling nine units, the site will contain a unit density of 5.42 units per acre, which is similar to the density of the adjacent Fairfield Townhomes (6.19 units per acre) and Dunwoody Walk (5.69 units per acre), but higher in density than Dunwoody Knoll (2.13 units per acre) and 5308 Roberts Drive (1.37 units per acre).

Density of Adjacent Property		
Subdivision	Zoning	Density
5308 Roberts Drive	R-100	1.37 DU/AC
Dunwoody Knoll	R-100	2.13 DU/AC
Proposed Concept Plan	R-50 (Proposed)	5.42 DU/AC
Dunwoody Walk	RA-5	5.69 DU/AC
Fairfield Townhomes	RA-5	6.19 DU/AC

Based on the density table above, lot sizes for the concept plan will be similar in size to what is currently found in Dunwoody Walk and Fairfield Townhome Subdivisions. Of the two zoning districts that surround property, the R-100 allows larger lot single-family, and the RA-5 allows smaller lot single-family and townhomes. In view of the zoning of adjacent properties, the project will facilitate transitional R-50 zoning between RA-5 and R-100 districts.

Along the back of the property there exists a 20-foot drainage easement that serves runoff that drains from the Fairfield Townhomes. To achieve adequate spacing from units 6 thru 9, the applicant proposes to relocate the easement and associated stormwater infrastructure approximately 20 feet west of its current location. Additionally, a new stormwater piping system will be installed under the proposed private road. The runoff from the onsite areas will drain to an underground stormwater detention facility found along the northwest corner of the site. As noted in condition 5, the stormwater system will provide compliance that mimics predevelopment hydrologic conditions, meaning runoff will be improved upon from the existing site conditions of two homes without any stormwater infrastructure.

In regards to right-of-way, the City has requested that the applicant dedicate a small strip of land along Roberts Drive; by doing so, the adjusted right-of-way will align with the property line to the north. To ensure proper buffering to adjacent neighboring property, the project proposes to maintain a 20-foot undisturbed landscape buffer along the western and southern boundaries. Additionally, supplemental vegetation, including a mix of evergreens, hardwoods, and shrubs, will be planted along the north, south and west property lines.

SURROUNDING LAND USE

Along the south east corner of the subject property, and immediately adjacent to the subject property, there is a two-story brick single-family residence (5308 Roberts Drive) that is zoned R-100. To the south there is the Fairfield townhomes, which consist of 59-units zoned RA-5. To the west there are three RA-5 zoned lots that are part of the Dunwoody Walk Subdivision. To the north of the subject property there are three R-100 zoned lots that are part of the Dunwoody Knoll Subdivision. To the east of the site, across Roberts Drive, is the Dunwoody Fire Station #12 and the construction site of the Austin Elementary School. The Dunwoody Nature Center is also found nearby, immediately north of the school site.

The table below summarizes all of the nearby zoning districts and land uses:

Direction	Zoning	Future Land Use	Current Land Use
N	R-100	Suburban	Single-Family (R-100)
S	RA-5, R-100	Suburban	Single-Family (R-100 and RA-5))
E	R-100	Suburban	Park/Institutional
W	RA-5	Suburban	Single-Family (RA-5)

REVIEW AND APPROVAL CRITERIA

In accordance with Georgia and local law, the following review and approval criteria shall be used in reviewing the respective amendment applications:

Section 27-335. Review and approval criteria.

- b. *Zoning Map Amendments.* The following review and approval criteria must be used in reviewing and taking action on all zoning map amendments:

1. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan;

The City of Dunwoody's 2015-2035 Comprehensive Plan (the "Plan") includes a 'Future Land Use Map' and 'Character Areas Map' that guide the City's future development policy. The Dunwoody Comprehensive Plan is organized primarily by regions, delineated as 'character areas.' The subject parcel is located in the 'Suburban Neighborhood Character Area', which is indicated to be approved for uses such as 'single-family residential' and 'aging in place appropriate residential' in a bicycle oriented area, consistent with the applicant's request. Further, the proposed R-50 district is not at odds with the Comprehensive Plan, as it is listed in "FIGURE 16: Future Land Uses Table" as a supported zoning category for the future land use of single dwelling residential areas.

2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties;

The proposed use on the site is suitable when compared and contrasted with adjoining properties. Adjacent and nearby properties include large lot single-family housing (zoned R-100) to the north and south, small lot single-family housing (zoned RA-5) to the west, and a townhome community (zoned RA-5) to the south. In light of development of adjacent nearby properties, the project will facilitate transitional R-50 zoning between a higher intensity RA-5 district, and lower intensity R-100 districts. Further, development of 9 single-family units at 5.42 units per acre is suitable in view of adjacent subdivisions that have similar densities.

3. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned;

The subject lots affected by this zoning proposal has a reasonable economic use currently zoned as R-100, as it would support the redevelopment of two single-family homes.

4. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property;

As noted the area surrounding the site contains a range of housing types that include a mix of townhomes (Fairfield), small lot single-family residences (Dunwoody Walk), and larger lot single family residences (Dunwoody Knoll) and 5308 Roberts Drive. As a small lot single-family subdivision, the proposed subdivision will be consistent to housing types found nearby, and therefore, will not adversely impact the use or usability of adjacent or nearby property. Additionally, review of the submitted landscape plan (Exhibit B) indicates that the boundaries of the site include a 20-foot landscape buffer which would appear to mitigate any impacts of the development to adjoining property.

5. Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal;

In recent years, there has been a desire to provide more housing choices for seniors in Dunwoody. Approval of this rezoning will align with this goal, as the project will target a 55 and older community. More specifically, it will offer

more housing choices for older homeowners who want to downsize their residence from a larger lot home in exchange for a smaller lot home with much less maintenance needs. To improve accessibility and promote aging in place, staff has provided a condition that each new unit of housing will provide master bedrooms on the main floor.

6. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources;

The zoning proposal is north of and directly adjacent to the Swancy Farmhouse, located at 5308 Roberts Drive. The house was originally built in 1889 as a three bedroom farmhouse house, however, modifications and additions have greatly changed the property's physical features and its relationship to its significance. While the property is recognized as a historic Dunwoody property by the Dunwoody Preservation Trust, it is not designated on the state or national register of historic places. The submitted landscape plan (Exhibit B) indicates that there will be thick landscape buffering placed along the northern and western edges of the site between the house and the project. With the addition of proper landscaping and buffering, the project should not adversely impact the home.

7. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.

As noted, the development will target a 55 and older community, and therefore, should have little impact on the schools. Due to the relatively small size of the project, and the fact that the residents will be senior targeted, the development should not create excessive or burdensome use of existing streets, transportation facilities, or utilities.

SUMMARY OF PLANNING COMMISSION

Planning Commission held hearings on the case on February 14, 2019 and March 12, 2019. During the hearings, neighbors of Dunwoody Knoll Drive spoke with concerns about the storm water drainage and density of the project, though the City and applicant indicated that drainage conditions should improve. Of additional concern were the issues regarding noise (construction noise initially and then standard noise from nine homes), light disturbance, and significant points of uncertainty regarding land disturbance, easement placement, tree placement on the berm, and other effects on adjacent properties, including the Swancy property, who would become an island of R-100 surrounded by higher density developments and the streets that serve that development. The homeowners' of 5308 Roberts Drive stated that they did not support the rezoning, and emphasized that they did offer to sell their property to the developer, but did not receive an offer. They also emphasized that selling the property and combining the entire three properties (5308, 5318 and 5328 Roberts) instead of two (5318 and 5328) would make sense, as it would more effectively create the zoning transition that the developer claims. Finally, the applicant did acknowledge uncertainty about how the site plan would be built due to a Fairfield vote regarding the pipe/easement location which has yet to occur. However, a representative of the Fairfield said that developer was working thru concerns related to the relocation of the line, and said that they support the development.

This planning commission voted on a motion to approve the zoning change request with the following conditions:

EXHIBIT A: Site plan, dated January 31, 2019

EXHIBIT B: Landscape Plan, dated December 6, 2018

1. The site shall be developed in general conformity with "Exhibit A" and "Exhibit B", with necessary changes to meet land development requirements, zoning regulations, conditions of zoning, and city arborist recommendations;
2. Prior to the issuance of a land disturbance permit, the Owner shall dedicate sufficient right of way that it aligns with the property to the north;
3. All utilities shall be underground;
4. The owner shall provide a 8-foot sidewalk with 6-foot landscape buffer along Roberts Drive and a 5-foot wide sidewalk along the private road serving the development;
5. In compliance with the requirements of the storm water ordinance during the application for a land development permit, the applicant shall provide compliance with the predevelopment hydrologic conditions assuming a curve number of 55 or 90% of the rate of stormwater flow from the subject property at the time of zoning, whichever is greater;
6. Development shall have covenants that require a homeowners association;
7. Lawns, open space, roads and associated stormwater infrastructure shall be placed in common area for maintenance by homeowners association;
8. During the land development phase, the applicant shall work with the City Arborist and Community Development Director to save trees on the site. In the event that the site plan or landscape plan needs to be amended to save existing trees or modify plantings, the Community Development Director is authorized to approve of a revised landscape plan;
9. All units within the development shall contain a main-floor master bedroom;
10. Garage doors shall have carriage style or other decorative fixtures;
11. The following requirements shall apply regarding façade design. For purposes of calculating façade area and required building materials, windows and doors will be excluded from such calculations;
12. Exteriors of all homes constructed on the subject property must be of brick, stone, hard coat stucco, or a cement-based material such as hardi-board, with accents such as, but not limited to, copper roofing, cedar shake, a cement-based material such as hardi-board, or a combination of such materials, with such accent material not to exceed fifty percent (50%) of the facade. The overlap of any lap siding shall have a maximum reveal of seven (7) inches. There shall be no vinyl or aluminum siding.
13. Unless otherwise stated in these conditions, all homes shall include a brick and/or stone water table on all four (4) sides of each home. All water tables shall adhere to the following minimum requirements:
 - a. On homes with slab elevations the water table shall cover all exposed foundations and shall be no less than eighteen (18) inches tall.
 - b. On homes with basement elevations the water table shall be no less than the height of the first floor band board and shall cover all exposed foundation walls on all sides of the home;
14. On any internal subdivision street, minimum five (5) foot sidewalks are required on one side of the street;
15. Shingles on roofs must be of the architectural style;
16. Development shall have covenants that require a homeowners association and maintenance of the landscaped entrance area, lawns, and open space by the homeowners association. Membership in the homeowners association is mandatory for owners of properties subject to these covenants;
17. All utilities shall be underground;

18. Grading of the subject property will be designed and performed so that stormwater flow during and after construction is not diverted onto adjoining properties;
19. Any stormwater detention facility will be underground. Stormwater infrastructure shall be sized to accommodate the existing stormwater flows from the upstream properties;
20. Developer acknowledges that the Haverty Property (PID: 1837602003) is currently served by sanitary sewer utilities that flow through the subject property. Development and final design of the subject property will facilitate a sanitary sewer easement to the Haverty Property and will cross the common boundary line at a location mutually agreeable to the Havertys and the developer (and their respective successors and assigns);
21. There shall be a landscape strip a minimum of ten (10) feet wide along the subject property's common boundary line with Roberts Drive, landscaped in accordance with the landscaping plan submitted with this zoning application;
22. Along the common boundary with Fairfield Subdivision, the Developer shall maintain a thirty-five (35) foot buffer, which will be undisturbed, except in areas where necessary for utility crossings. In areas of this buffer that are sparsely vegetated, the developer will install supplemental plantings approved by the City Arborist. In addition, within the portion of the buffer that is within 20 feet of the common boundary line with Fairfield Subdivision (which includes the property identified on the site plan as owned by Callaway), Fairfield Subdivision may install and maintain a six foot tall wooden fence;
23. Along the common boundary with Dunwoody Walk, the Developer shall maintain a twenty (20) foot buffer, which will be undisturbed, except in areas where necessary for utility crossings. In areas of this buffer that are sparsely vegetated, the developer will install supplemental plantings approved by the City Arborist;
23. Along the common boundary with Dunwoody Knoll, the Developer shall remove all existing pine trees and maintain a twenty-five (25) foot graded and replanted buffer, except where subject to a drainage easement. This buffer shall consist of an earthen berm that is a minimum of four (4) feet tall, planted with 2 rows of evergreen trees (planted on the north side and top of the berm) and 1 row of evergreen shrubs (planted on the south side) of the berm. The trees shall be 33.33 percent Cryptomeria, 33.33 percent Arborvitae 'Green Giant' and 33.33 percent Leyland Cypress. All trees must be a minimum of 8 ft. in height at time of planting and spaced no further apart than 12 ft. on center. The shrubs shall be selected by the City Arborist and shall be a minimum of 3 ft. in height at time of planting and spaced no further apart than 5 ft. on center. This graded and replanted buffer may be crossed in areas where stormwater drainage, access and utility crossings have been approved by the City;
24. All undisturbed buffers shall be identified with orange, four-foot tree-save fencing prior land-disturbance. Tree-save fencing shall remain in place until issuance of a final plat for the development;
25. The access drive serving the proposed homes will not extend more than 8 feet south of the southernmost portion of the driveway depicted on Lot # of the Site Plan, dated January 31, 2019;
26. The common boundary line between the Subject Property and the Haverty Property shall be identified with orange, four-foot tree-save fencing prior to land-disturbance;
28. Along the common boundary line between the Subject Property and the Haverty Property, RRR shall install and maintain a row of trees consisting of 33.33 percent Cryptomeria, 33.33 percent Arborvitae 'Green Giant' and 33.3 percent Leyland Cypress. All trees must be a minimum of 8 ft. in height at time of planting and spaced no further apart than 12 ft. on center;
27. A minimum 6-foot tall aluminum decorative fence with stacked stone or brick pillars thirty feet on center, shall be installed and maintained along the common boundary between the subject property and the Haverty Property; and

28. An access easement shall be dedicated to the Haverty Property to allow access to the internal roads that serve the subject property.

Following discussions, Commissioners' Harris, Anders and Brian voted to not approve, while Commissioners' Dallas, Abram, and Price voted to approve, splitting 3-3. Therefore, no recommendation carried.

RECOMMENDATION

Based on the findings above, staff recommends that RZ19-01 be approved subject to the following exhibits and conditions:

EXHIBIT A: Site plan, dated January 31, 2019

EXHIBIT B: Landscape Plan, dated December 6, 2018

1. The site shall be developed in general conformity with "Exhibit A" and "Exhibit B", with necessary changes to meet land development requirements, zoning regulations, conditions of zoning, and city arborist recommendations;
2. Prior to the issuance of a land disturbance permit, the Owner shall dedicate sufficient right of way that it aligns with the property to the north;
3. All utilities shall be underground;
4. The owner shall provide an eight (8) foot sidewalk with six (6) foot landscape buffer along Roberts Drive and a five (5) foot wide sidewalk along one side of the private road serving the development;
5. In compliance with the requirements of the storm water ordinance during the application for a land development permit, the applicant shall provide compliance with the predevelopment hydrologic conditions assuming 90% of the rate of stormwater flow from the subject property at the time of zoning;
6. Development shall have covenants that require a homeowners association; Membership in the homeowners association is mandatory for owners of properties subject to these covenants;
7. The homeowners association shall provide maintenance of the landscaped entrance area, lawns, roads, open space, and stormwater infrastructure;
8. During the land development phase, the applicant shall work with the City Arborist and Community Development Director to save trees on the site. In the event that the site plan or landscape plan needs to be amended to save existing trees or modify plantings, the Community Development Director is authorized to approve of a revised landscape plan;
9. All units within the development shall contain a main-floor master bedroom;
10. Garage doors shall have carriage style or other decorative fixtures;
11. The following requirements shall apply regarding façade design. For purposes of calculating façade area and required building materials, windows and doors will be excluded from such calculations;
12. Exteriors of all homes constructed on the subject property must be of brick, stone, hard coat stucco, or a cement-based material such as hardi-board, with accents such as, but not limited to, copper roofing, cedar shake, a cement-based material such as hardi-board, or a combination of such materials, with such accent material not to exceed fifty percent (20%) of the facade. The overlap of any lap siding shall have a maximum reveal of seven (7) inches. There shall be no vinyl or aluminum siding.
13. Unless otherwise stated in these conditions, all homes shall include a brick and/or stone water table on all four (4) sides of each home. All water tables shall adhere to the following minimum requirements:

- c. On homes with slab elevations the water table shall cover all exposed foundations and shall be no less than eighteen (18) inches tall.
 - d. On homes with basement elevations the water table shall be no less than the height of the first floor band board and shall cover all exposed foundation walls on all sides of the home;
- 14. Shingles on roofs must be of the architectural style;
 - 15. Grading of the subject property will be designed and performed so that stormwater flow during and after construction is not diverted onto adjoining properties;
 - 16. Any stormwater detention facility will be underground. Stormwater infrastructure shall be sized to accommodate the existing stormwater flows from the upstream properties;
 - 17. Developer acknowledges that the Haverty Property (PID: 1837602003) is currently served by sanitary sewer utilities that flow through the subject property. Development and final design of the subject property will facilitate a sanitary sewer easement to the Haverty Property and will cross the common boundary line at a location mutually agreeable to the Havertys and the developer (and their respective successors and assigns);
 - 18. There shall be a landscape strip a minimum of ten (10) feet wide along the subject property's common boundary line with Roberts Drive, landscaped in accordance with the landscaping plan submitted with this zoning application;
 - 19. Along the common boundary with Fairfield Subdivision, the Developer shall maintain a thirty-five (35) foot buffer, which will be undisturbed, except in areas where necessary for utility crossings. In areas of this buffer that are sparsely vegetated, the developer will install supplemental plantings approved by the City Arborist. In addition, within the portion of the buffer that is within 20 feet of the common boundary line with Fairfield Subdivision (which includes the property identified on the site plan as owned by Callaway), Fairfield Subdivision may install and maintain a six foot tall wooden fence;
 - 23. Along the common boundary with Dunwoody Walk, the Developer shall maintain a twenty (20) foot buffer, which will be undisturbed, except in areas where necessary for utility crossings. In areas of this buffer that are sparsely vegetated, the developer will install supplemental plantings approved by the City Arborist;
 - 20. Along the common boundary with Dunwoody Knoll, the Developer shall remove all existing pine trees and maintain a twenty-five (25) foot graded and replanted buffer, except where subject to a drainage easement. This buffer shall consist of an earthen berm that is a minimum of four (4) feet tall, planted with 2 rows of evergreen trees (planted on the north side and top of the berm) and 1 row of evergreen shrubs (planted on the south side) of the berm. The trees shall be 33.33 percent Cryptomeria, 33.33 percent Arborvitae 'Green Giant' and 33.33 percent Leyland Cypress. All trees must be a minimum of 8 ft. in height at time of planting and spaced no further apart than 12 ft. on center. The shrubs shall be selected by the City Arborist and shall be a minimum of 3 ft. in height at time of planting and spaced no further apart than 5 ft. on center. This graded and replanted buffer may be crossed in areas where stormwater drainage, access and utility crossings have been approved by the City;
 - 21. All undisturbed buffers shall be identified with orange, four-foot tree-save fencing prior land-disturbance. Tree-save fencing shall remain in place until issuance of a final plat for the development;
 - 22. The access drive serving the proposed homes will not extend more than 8 feet south of the southernmost portion of the driveway depicted on Lot # of the Site Plan, dated January 31, 2019;
 - 23. The common boundary line between the Subject Property and the Haverty Property shall be identified with orange, four-foot tree-save fencing prior to land-disturbance; 28. Along the common boundary line between the Subject Property and the Haverty Property, RRR shall install and maintain a row of trees consisting of 33.33 percent

Cryptomeria, 33.33 percent Arborvitae 'Green Giant' and 33.3 percent Leyland Cypress. All trees must be a minimum of 8 ft. in height at time of planting and spaced no further apart than 12 ft. on center;

24. A minimum 6-foot tall aluminum decorative fence with stacked stone or brick pillars thirty feet on center, shall be installed and maintained along the common boundary between the subject property and the Haverty Property; and
25. An access easement shall be dedicated to the Haverty Property to allow access to the internal roads that serve the subject property.

Attachments

- EXHIBIT A: Site plan, dated January 31, 2019
- EXHIBIT B: Landscape Plan, December 6, 2018
- RZ19-01 Application Packet
- Map
- Building Elevations
- Dunwoody Comprehensive Plan Excerpt

ABBREVIATION LEGEND:	
BC	= back of curb
C&G	= curb and gutter
CB	= catch basin
CD	= check dam
CL	= centerline
CMF	= concrete monument found
CMP	= corrugated metal pipe
CO	= clean out
CT	= crimp top pin
	= drop inlet
DIP	= ductile iron pipe
DWCB	= dbl. wing catch basin
EP	= edge of pavement
FC	= face of curb
FES	= flared end section
FH	= fire hydrant
GI	= grate inlet
GW	= guy wire
GP	= guy pole
HW	= head wall
IF	= iron pin found
IPS	= iron pin set
JNB	= junction box
INV	= invert
L.L.L.	= land lot line
LP	= light pole
MH	= manhole (sanitary sewer)
OCS	= outlet control structure
OT	= open top pipe
PL	= property line
PP	= power pole
RB	= reinforcing bar
RCP	= reinforced concrete pipe
R/W	= right-of-way
TSP	= traffic signal pole
TSB	= traffic signal box
TP	= telephone pole
TSP	= traffic signal pole
WM	= water meter
WV	= water valve
YI	= yard inlet

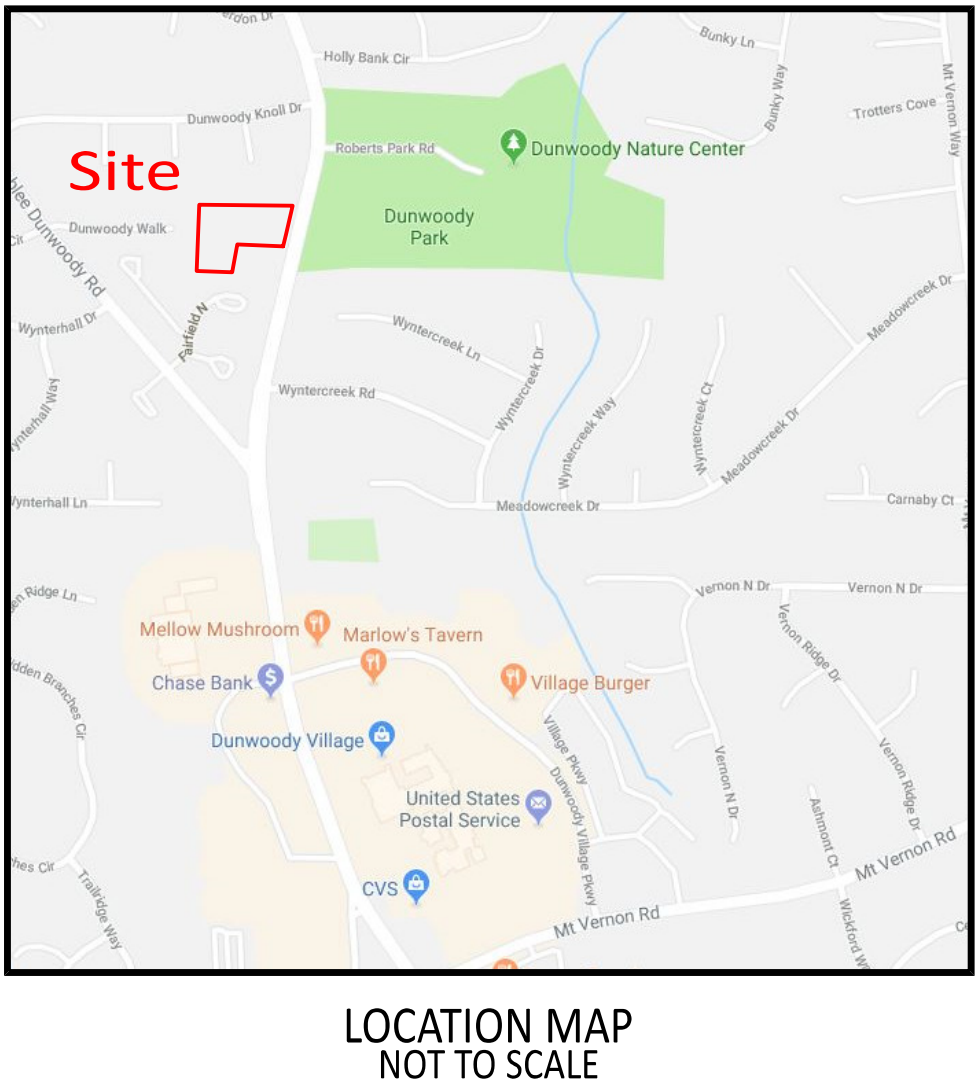
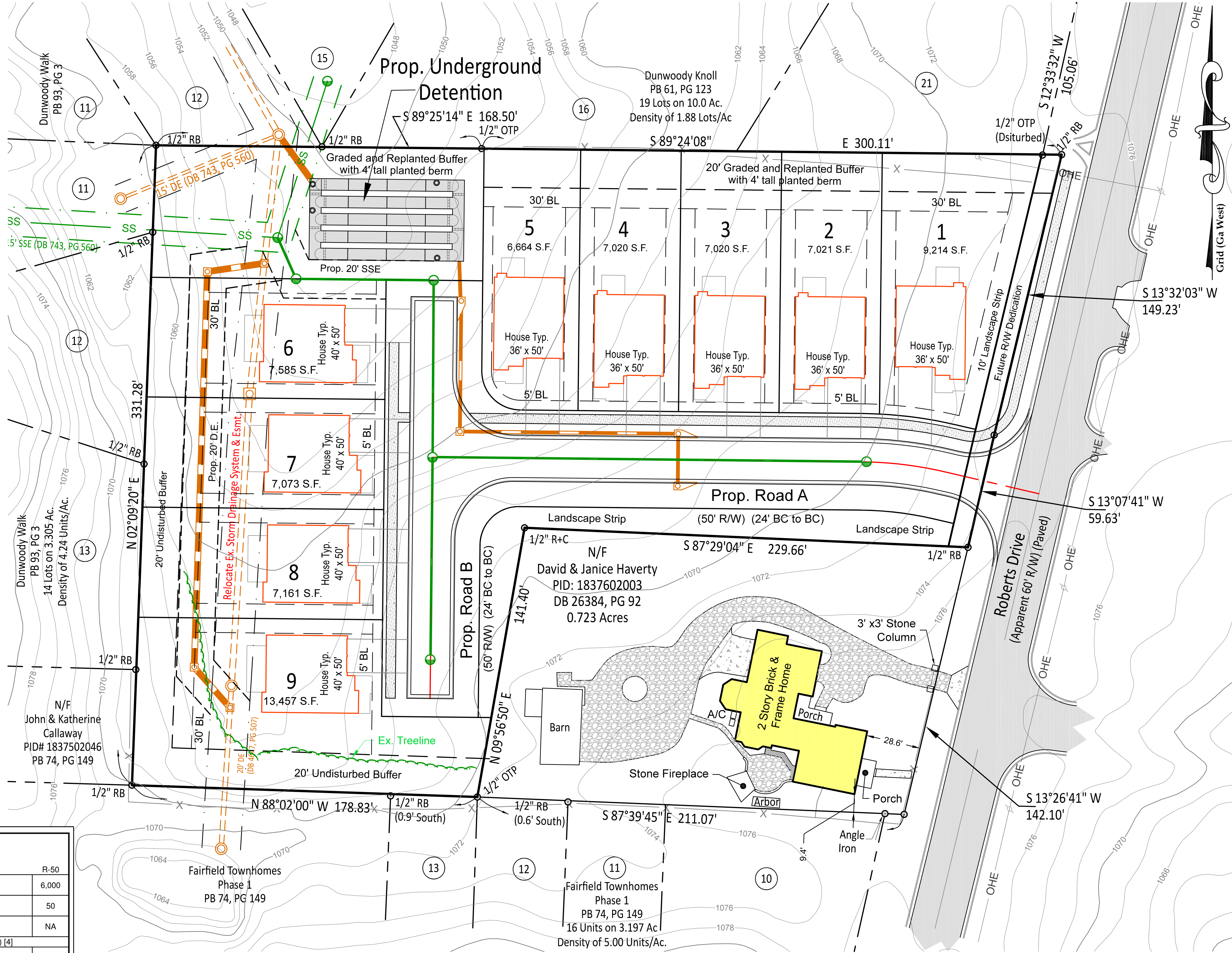
SYMBOL LEGEND:

	= existing concrete
	= existing asphalt
	= existing gravel/riprap
	= fire hydrant
	= guy wire
	= light pole
	= power pole
	= sanitary sewer manhole
	= clean out
	= transformer
	= water meter
	= single wing catch basin
	= grate inlet
	= junction box
	= head wall
	= buffer
	= bldg setback
	= fence
	= overhead electric
	= underground electric
	= water line
	= sanitary line
	= gas line

SINGLE-DWELLING DISTRICTS		
		R-50
L1	Minimum Lot Area (sq. ft.)	6,000
L2	Minimum Lot Frontage (ft.) [2]	50
	Maximum Density (dwelling units per acre)	NA
	Minimum Building/Structure Setbacks (ft.) [4]	
S1	Street, Front and Side	5[6]
S2	Side, Interior	7.5
S3	Side, Interior (accessory buildings/structures)	10
S4	Rear	30
S5	Rear (accessory buildings/structures)	10
C	Maximum Lot Coverage (percent) [8]	
	Lot area = 43,560 sq. ft. or more	25
	Lot area = 30,000 to 43,559 sq. ft.	30
	Lot area = 20,000 to 29,999 sq. ft.	35
	Lot area = 19,999 sq. ft. or less	40
	Maximum Building Height (ft.)	
	Principal Building	35
	Accessory Buildings/Structures	20

- [1] Detached houses in RA-5 and RA-8 districts are subject to the lot and building regulations of the R-50 district.
- [2] Minimum lot frontage on cul-de-sac lots is 35 feet. Minimum lot width at the required street setback must equal the required minimum frontage requirement for non-cul-de-sac lot (e.g., 100 feet in R-100).
- [3] Minimum lot frontage applies to attached house projects, not individual dwelling units within the project.
- [4] Corner lots are subject to street setbacks along all street frontages and to interior side setbacks along all other lot lines.
- [5] Add five feet for minimum setbacks from arterial streets.
- [6] Street-facing garage facades must be setback at least 20 feet from back of curb or back of sidewalk, whichever is greater.
- [7] Interior side setback applies only to end units in attached house projects. No interior side setback required for units in attached projects with common or abutting walls. See also the attached house building separation requirements of section 27-132.
- [8] Maximum lot coverage for institutional uses; including, but not limited to, educational services, places of worship, and neighborhood recreation club shall not exceed 60 percent.

Note: The existing outfall drainage system and easement from Fairfield Townhomes to be relocated as show hereon. The old easement shall be abandoned once the new drainage system is installed and approved by the City of Dunwoody.



SURVEYOR NOTES

Datum
Horizontal: NAD83 (2011); Vertical: NAVD88 established by GPS observations;
Measurements: U.S. Survey Feet

Equipment and Field Closure Statement

Field angles and linear distances measured using a Leica TS 12P robotic total station. GPS positions obtained with a ChampioPro (serial # 1025350). The field data upon which this plat is based has a field closure of one foot in 21,298 feet and an angular error of 2 seconds per angle point and was adjusted using compass rule.

Last date of field work was performed March 28, 2018.

Map Closure

This map or plat has been calculated for closure and is found to be accurate as follows:

1837602005: within one foot in 155,403 feet;
1837602006: within one foot in 151281 feet;
1837602003: within one foot in 79,775 feet;

Title

This property may be subject to easements, reservations, rights of way or any similar matters that would be disclosed by a title search. Therefore, exceptions is taken to all matters of title.

Utilities

Surface and subsurface utilities shown hereon are based upon surface observations and public records. Engineering303 provides this service in an effort to reduce risk, however, due to the nature of this type of work aforesaid cannot guarantee absolute accuracy or that there are no omissions in locating underground utilities. Therefore Engineering303 disclaims all liability for any damages based on utility information provided by this survey. User of this information assumes all risk and notice is hereby given that "Know What's Below - Call Before You Dig" utility location service (811) is to be notified prior to any excavation of the site as required by law.

Streams, Bodies of Water, & Wetlands

All streams, bodies of water, and wetlands may be subject to state, county, and local buffers or restrictions. surveyor makes no interpretation regarding these buffers or restrictions. user of this survey is cautioned to consult with the appropriate governing authorities concerning possible buffers or restrictions.

Flood Zone

Based on graphical interpretation this property is situated in unshaded Zone X" (area determined to be outside the 0.2% annual chance floodplain) as depicted on the nfip flood insurance rate map no. 13089C005J having an effective date of May 16, 2013. User of this information is cautioned that a more precise flood delineation may be necessary.

Zoning

Zoning and similar issues are not addressed on this survey

Drawing Presentation

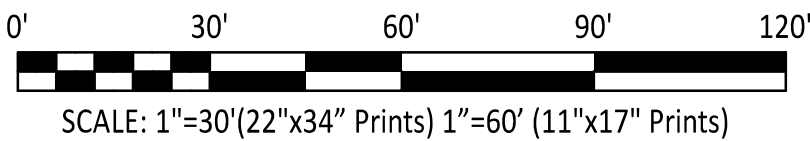
For drawing clarity some objects or symbols may not be drawn at actual scale. This should be taken into consideration when obtaining scaled data or in utilizing the cad file this drawing originated from for design purposes.

Certification

This survey was prepared for the exclusive use by the client named hereon and represents a specific scope of services. Any use by third parties is at their own risk. The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

Board Rules and Code of Georgia

This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between two sets of specifications, the requirements of law prevail.



Dekalb County, GA

Concept Site Plan of:

5308, 5318, 5328 Roberts Drive for:

Curt Swilley

The City of Dunwoody
18th District

Land Lot 376



Civil Engineering, Land Surveying, Stream and Wetland Restoration

16 North Main Street, Suite B, Cumming, Ga. 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: BJK
Date: 1-31-2019

Sheet
1 of 1

Project Number
18-436

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2019-__-__

AN ORDINANCE TO AMEND THE CITY OF DUNWOODY ZONING CLASSIFICATION AND MAP FOR ZONING CONDITIONS FOR THE PARCELS LOCATED AT 5318 AND 5328 ROBERTS DRIVE FROM R-100 (SINGLE-DWELLING RESIDENTIAL-100) DISTRICT ZONING CLASSIFICATION TO A R-50 (SINGLE-DWELLING RESIDENTIAL-75) DISTRICT

WHEREAS: RRR 2018, LLC, owner of 5318 and 5328 Roberts Drive, Dunwoody, GA, 30338, seeks to rezone property currently zoned R-100 (Single-dwelling Residential-100) District zoning classification to a R-50 (Single-dwelling Residential-75) District in order to construct a 9-lot single-family subdivision targeted to owners 55 and over; and

WHEREAS: The Property consists of Tax Parcels 18-376-002-006 and 18-376-02-005, which are directly across the street from the new Austin Elementary School, and contain a total of 2.634 acres of land that is currently zoned R-100 (single-family residential); and

WHEREAS: As they exist, each parcel currently contains one single-family home which were constructed in the 1960s.

WHEREAS: The applicant has proposed to demolish the two existing single-family homes on the parcels and redevelop the property into a 9-lot single-family subdivision with a minimum lot size of 6,000 square feet, which would result in a unit density of 5.42 single family homes per acre; and

WHEREAS: The Mayor and City Council find that the proposed use aligns with the Suburban Neighborhood Character Area of the Dunwoody Comprehensive Plan, which is indicated to be approved for uses such as ‘single-family residential’ and ‘aging in place appropriate residential’ in a bicycle oriented area, consistent with the applicant’s request; and

WHEREAS: Notice to the public regarding said rezoning and modification to conditions of zoning has been duly published in The Dunwoody Crier, the Official News Organ of the City of Dunwoody; and

WHEREAS: A public hearing was held by the Mayor and City Council of the City of Dunwoody as required by the Zoning Procedures Act.

NOW THEREFORE, The Mayor and City Council of the City of Dunwoody hereby **ORDAIN AND APPROVE** the rezoning of said property from R-100 (Single-dwelling Residential) District zoning classification to a R-50 (Single-dwelling Residential) District subject to the following conditions:

EXHIBIT A: Site plan, dated January 31, 2019

EXHIBIT B: Landscape Plan, dated December 6, 2018

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2019-__-__

1. The site shall be developed in general conformity with "Exhibit A" and "Exhibit B", with necessary changes to meet land development requirements, zoning regulations, conditions of zoning, and city arborist recommendations;
2. Prior to the issuance of a land disturbance permit, the Owner shall dedicate sufficient right of way that it aligns with the property to the north;
3. All utilities shall be underground;
4. The owner shall provide an eight (8) foot sidewalk with six (6) foot landscape buffer along Roberts Drive and a five (5) foot wide sidewalk along one side of the private road serving the development;
5. In compliance with the requirements of the storm water ordinance during the application for a land development permit, the applicant shall provide compliance with the predevelopment hydrologic conditions assuming 90% of the rate of stormwater flow from the subject property at the time of zoning;
6. Development shall have covenants that require a homeowners association; Membership in the homeowners association is mandatory for owners of properties subject to these covenants;
7. The homeowners association shall provide maintenance of the landscaped entrance area, lawns, roads, open space, and stormwater infrastructure;
8. During the land development phase, the applicant shall work with the City Arborist and Community Development Director to save trees on the site. In the event that the site plan or landscape plan needs to be amended to save existing trees or modify plantings, the Community Development Director is authorized to approve of a revised landscape plan;
9. All units within the development shall contain a main-floor master bedroom;
10. Garage doors shall have carriage style or other decorative fixtures;
11. The following requirements shall apply regarding façade design. For purposes of calculating façade area and required building materials, windows and doors will be excluded from such calculations;
12. Exteriors of all homes constructed on the subject property must be of brick, stone, hard coat stucco, or a cement-based material such as hardi-board, with accents such as, but not limited to, copper roofing, cedar shake, a cement-based material such as hardi-board, or a combination of such materials, with such accent material not to exceed fifty percent (20%) of the facade. The overlap of any lap siding shall have a maximum reveal of seven (7) inches. There shall be no vinyl or aluminum siding.
13. Unless otherwise stated in these conditions, all homes shall include a brick and/or stone water table on all four (4) sides of each home. All water tables shall adhere to the following minimum requirements:
 - a. On homes with slab elevations the water table shall cover all exposed foundations and shall be no less than eighteen (18) inches tall.
 - b. On homes with basement elevations the water table shall be no less than the height of the first floor band board and shall cover all exposed foundation walls on all sides of the home;
14. Shingles on roofs must be of the architectural style;
15. Grading of the subject property will be designed and performed so that stormwater flow during and after construction is not diverted onto adjoining properties;
16. Any stormwater detention facility will be underground. Stormwater infrastructure shall be sized to accommodate the existing stormwater flows from the upstream properties;
17. Developer acknowledges that the Haverty Property (PID: 1837602003) is currently served by sanitary sewer utilities that flow through the subject property. Development and final design of the subject property will facilitate a sanitary sewer easement to the Haverty Property and will cross the common boundary line at a location mutually agreeable to the Havertys and the developer (and their respective successors and assigns);

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2019-__-__

18. There shall be a landscape strip a minimum of ten (10) feet wide along the subject property's common boundary line with Roberts Drive, landscaped in accordance with the landscaping plan submitted with this zoning application;
19. Along the common boundary with Fairfield Subdivision, the Developer shall maintain a thirty-five (35) foot buffer, which will be undisturbed, except in areas where necessary for utility crossings. In areas of this buffer that are sparsely vegetated, the developer will install supplemental plantings approved by the City Arborist. In addition, within the portion of the buffer that is within 20 feet of the common boundary line with Fairfield Subdivision (which includes the property identified on the site plan as owned by Callaway), Fairfield Subdivision may install and maintain a six foot tall wooden fence;
23. Along the common boundary with Dunwoody Walk, the Developer shall maintain a twenty (20) foot buffer, which will be undisturbed, except in areas where necessary for utility crossings. In areas of this buffer that are sparsely vegetated, the developer will install supplemental plantings approved by the City Arborist;
20. Along the common boundary with Dunwoody Knoll, the Developer shall remove all existing pine trees and maintain a twenty-five (25) foot graded and replanted buffer, except where subject to a drainage easement. This buffer shall consist of an earthen berm that is a minimum of four (4) feet tall, planted with 2 rows of evergreen trees (planted on the north side and top of the berm) and 1 row of evergreen shrubs (planted on the south side) of the berm. The trees shall be 33.33 percent Cryptomeria, 33.33 percent Arborvitae 'Green Giant' and 33.33 percent Leyland Cypress. All trees must be a minimum of 8 ft. in height at time of planting and spaced no further apart than 12 ft. on center. The shrubs shall be selected by the City Arborist and shall be a minimum of 3 ft. in height at time of planting and spaced no further apart than 5 ft. on center. This graded and replanted buffer may be crossed in areas where stormwater drainage, access and utility crossings have been approved by the City;
21. All undisturbed buffers shall be identified with orange, four-foot tree-save fencing prior land-disturbance. Tree-save fencing shall remain in place until issuance of a final plat for the development;
22. The access drive serving the proposed homes will not extend more than 8 feet south of the southernmost portion of the driveway depicted on Lot # of the Site Plan, dated January 31, 2019;
23. The common boundary line between the Subject Property and the Haverty Property shall be identified with orange, four-foot tree-save fencing prior to land-disturbance;
28. Along the common boundary line between the Subject Property and the Haverty Property, RRR shall install and maintain a row of trees consisting of 33.33 percent Cryptomeria, 33.33 percent Arborvitae 'Green Giant' and 33.3 percent Leyland Cypress. All trees must be a minimum of 8 ft. in height at time of planting and spaced no further apart than 12 ft. on center;
24. A minimum 6-foot tall aluminum decorative fence with stacked stone or brick pillars thirty feet on center, shall be installed and maintained along the common boundary between the subject property and the Haverty Property; and
25. An access easement shall be dedicated to the Haverty Property to allow access to the internal roads that serve the subject property.

SO ORDAINED AND EFFECTIVE this ____ day of _____ 2019.

Approved by:

Approved as to Form and Content

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2019-__-__

Denis L. Shortal, Mayor

City Attorney

Attest:

Sharon Lowery, City Clerk

SEAL

GENERAL LANDSCAPING NOTES

ALL ASPECTS OF THE CITY OF DUNWOODY LANDSCAPE ORDINANCE, TREE PROTECTION ORDINANCE DIVISION 6, SECTION 16 AND CODES APPLY TO THIS PROJECT. FINAL DRAWINGS WILL REFLECT COMPLIANCE WITH ZONING STIPULATIONS, CONDITIONS OF DEVELOPMENT, TREE PROTECTION, SPECIMEN TREE COMPLIANCE AND TREE REPLACEMENT STANDARDS.

SURVEY BASE/TREE SURVEY: INFORMATION PREPARED BY OTHERS; FRAWLEY ASSOCIATES LLC (FA) DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

LIMITS TO WORK: THE CONTRACTOR SHALL VISIT THE SITE TO DETERMINE WHETHER THE CONSTRUCTION WAS PERFORMED WITHIN THE LIMIT OF WORK AREA DEPICTED ON THIS DRAWING. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO TURN OVER IN A 'FINISHED CONDITION' ALL THE DISTURBED AREA, EVEN IF IT IS OUTSIDE THE LIMIT OF WORK AREA SHOWN ON THE DRAWINGS.

PERMITS: THE LANDSCAPE CONTRACTOR SHALL WORK FROM AN STAMPED SET OF PERMIT PLANS. DO NOT WORK FROM ANY PLANS THAT DO NOT HAVE THE PERMIT STAMP BY THE MUNICIPALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RE-WORK ASSOCIATED WITH WORKING ON NON-STAMPED/ APPROVED PLANS. VERIFY WITH THE REVIEWING MUNICIPALITY WHETHER AN ADDITIONAL PERMIT IS REQUIRED FOR ANY IRRIGATION WORK WHICH IS NOT INCLUDED ON THESE PLANS.

SITE CONDITIONS: ACTUAL SITE CONDITIONS MAY HAVE CHANGED SINCE SINCE THESE DRAWINGS WERE PREPARED. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES/CONFLICTS WHICH MAY EXIST BETWEEN THE DRAWINGS AND ACTUAL SITE CONDITIONS. FAILURE TO NOTIFY, WILL BE CONSIDERED ACCEPTANCE OF THE CURRENT SITE CONDITIONS.

TREE PROTECTION: ALL EXISTING TREES, SPECIMEN AND NON-SPECIMEN, COUNTED FOR EDF CREDITS MUST BE FULLY PRESERVED DURING ALL PHASES OF THIS PROJECT.

TREE SAVE FENCE FOR ENTIRE SITE MUST BE INSTALLED, PRIOR TO OR IN CONJUNCTION WITH THE INSTALLATION OF EROSION CONTROL MEASURES. NO LAND DISTURBANCE OF DEMOLITION IS ALLOWED BEFORE TREE SAVE FENCING HAS BEEN INSTALLED.

THE CLEANING OF EQUIPMENT, STORAGE OF MATERIALS OR DIRT, DISPOSAL OF WASTE MATERIAL SUCH AS PAINT, OIL SOLVENTS OR OTHER HARMFUL SUBSTANCES, OR ANY OTHER SUCH ACT WHICH MAY BE HARMFUL TO THE CONTINUED FATALITY OF THE TREE(S) WITHIN THE TREE PROTECTION AREA, IS PROHIBITED.

PRIOR TO COMMENCEMENT OF ANY GRADING, CONSTRUCTION OR TREE REMOVAL AUTHORIZED THROUGH THE ISSUANCE OF A LAND DISTURBANCE PERMIT, A TREE PROTECTION AREA FOR ANY TREE LOCATED WITHIN 25' OF ANY PROPOSED GRADING, CONSTRUCTION OR TREE REMOVAL MUST BE ESTABLISHED BY PHYSICAL BARRIERS AND MAINTAINED UNTIL SUCH WORK IS COMPLETED.

ANY TREE DESIGNATED IN THE PLAN TO BE SAVED THAT IS DAMAGED DURING CONSTRUCTION, OR AS A RESULT OF SUCH CONSTRUCTION, SHALL BE TREATED ACCORDING TO ACCEPTED NATIONAL ARBORISTS ASSOCIATION STANDARDS, OR REPLACED WITH A TREE(S) EQUAL IN THE UNIT VALUE OF THE TREE REMOVED. HOWEVER, ANY SPECIMEN TREE DAMAGED AS DESCRIBED ABOVE SHALL BE REPLACED ACCORDING TO MUNICIPAL ORDINANCES.

IT IS THE CONTRACTOR'S RESPONSIBILITY TO BRING TO THE ATTENTION OF THE APPROPRIATE PARTY ANY CONFLICT WITH ANY 24" HARDWOOD, 30" PINE OR 8" UNDER-STORY SPECIMEN TREE PRIOR TO ANY DISTURBANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MAY RESULT FOR NOT REPORTING POTENTIAL DAMAGE TO SPECIMEN TREES.

SITE WALLS: ANY WALLS SHOWN ON THIS PLAN ARE BY OTHERS. COMPLIANCE WITH ANY PEDESTRIAN OR VEHICULAR SAFETY FEATURES RELATIVE TO THESE WALLS ARE ALSO BY OTHERS.

SITE OBSERVATION/DRAWING DISCREPANCIES: THE OWNER MAY OR MAY NOT HAVE CONTRACTED WITH FRAWLEY ASSOCIATES LLC TO OBSERVE CONTRACTOR COMPLIANCE WITH THE CONTRACT DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADHERE TO THE DRAWINGS AND SPECIFICATIONS.

SUBSTITUTIONS: NO TREE SPECIES OR SIZE SUBSTITUTIONS WILL BE CONSIDERED UNLESS A SUBSTITUTION HAS BEEN SUBMITTED IN WRITING TO THE MUNICIPALITY AND APPROVED BY THE MUNICIPALITY. FAILURE TO COMPLY IN THIS REGARD MAY RESULT IN THE REPLACEMENT OF ALREADY INSTALLED PLANT MATERIAL AND IN A DELAY IN RECEIVING THE CERTIFICATE OF OCCUPANCY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COPY THE LANDSCAPE ARCHITECT ON ANY CHANGES APPROVED BY THE MUNICIPALITY.

MUNICIPAL COMPLIANCE: IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE MUNICIPALITY HAVING JURISDICTION THAT THE INSTALLED LANDSCAPE/IRRIGATION IS IN COMPLIANCE WITH PERMITTED DRAWINGS. THE CONTRACTOR SHALL COORDINATE WITH THE MUNICIPAL SITE INSPECTOR/ARBORIST/PLANNER ON ALL ASPECTS OF THE INSTALLATION.

CALL BEFORE YOU DIG-811-UTILITY LOCATION: IT IS THE CONTRACTOR'S RESPONSIBILITY TO HAVE ALL UTILITIES LOCATED PRIOR TO ANY DIGGING. PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITIES PROTECTION CENTER IN GEORGIA @ 811, 72 HOURS BEFORE DIGGING, (EXCLUDING HOLIDAYS AND WEEKENDS) AS SPECIFIED IN THE 'CALL-BEFORE-YOU-DIG' LAW.

THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY AND LANDSCAPE ARCHITECT IN WRITING, IF IT BECOMES APPARENT DURING THE INSTALLATION THAT OVERHEAD WIRES WILL INTERFERE WITH THE GROWTH OF TREES OVER TIME. FAILURE TO NOTIFY PRIOR TO INSTALLATION MAY REQUIRE RELOCATION AT NO ADDITIONAL COST TO THE OWNER.

COORDINATION: THE CONTRACTOR SHALL COORDINATE AND SEQUENCE HIS WORK WITH THAT OF OTHER SITE CONTRACTORS.

STREET TREE INSTALLATION: ALL STREET TREES LOCATED BETWEEN THE CURB AND SIDEWALK OR ANY HOUSE AND SIDEWALK, SHALL BE INSTALLED WITH AN APPROVED ROOT CONTROL BARRIER. ANY TREES FOUND, (AT ANY TIME AFTER THE INSTALLATION), TO BE INSTALLED WITHOUT THE BARRIER SHALL BE REMOVED AND RE-INSTALLED WITH AN APPROVED ROOT CONTROL BARRIER.

TREE MEASUREMENTS: SPECIFIC TO MUNICIPAL REQUIREMENTS ALL DECIDUOUS AND EVERGREEN TREES SHALL FIRST MEET THE CONDITIONS OF CALIPER AND THEN HEIGHT. CALIPER MEASUREMENTS ARE TAKEN 6" ABOVE THE GROUND FOR TREES 4" CAL OR LESS AND 12" ABOVE THE GROUND FOR TREES OVER 4" CALIPER. SHRUBS SHALL MEET THE REQUIREMENTS FOR HEIGHT AND CONTAINER/BBB SIZE.

SIGHT DISTANCES: ALL TREES 3" CAL. OR LARGER SHALL HAVE A CLEARANCE TO THE LOWEST LIMB/BRANCH OVERHANG OF 6.5' HT. ALL SHRUBS AT ANY INTERSECTION OR AT THE TIPS OF PARKING LOT ISLANDS SHALL BE INSTALLED AND MAINTAINED AT OR BELOW 2'-0" IN ORDER TO MAINTAIN SAFE SITE DISTANCES FOR DRIVERS. THE OWNER/CONTRACTOR IS RESPONSIBLE FOR ONGOING MAINTENANCE OF THE PLANT MATERIAL AFTER INSTALLATION, AS DESCRIBED ABOVE. THE CONTRACTOR SHALL INFORM THE OWNER OF THIS OBLIGATION AND SUBMIT TO THE OWNER A COST FOR ONGOING MAINTENANCE OF THE INSTALLATION FOR THE GUARANTEE PERIOD.

CLEANING: THE CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN AND REMOVE/DISPOSE, IN A LEGAL MANNER, FROM THE SITE ALL DEBRIS THAT IS A PART OF THE CONTRACTOR'S OPERATION.

OTHER MATERIALS: THE CONTRACTOR SHALL SUPPLY, AS A PART OF THIS CONTRACT, ALL MATERIALS NECESSARY FOR THE COMPLETE INSTALLATION OF THE LANDSCAPE AS SHOWN ON THE DRAWINGS. THE OWNER SHALL SUPPLY THE WATER NECESSARY FOR THE LANDSCAPE INSTALLATION. THE CONTRACTOR SHALL IMMEDIATELY BRING TO THE ATTENTION OF THE OWNER, IN WRITING AND BEFORE INSTALLATION, ANY CONDITIONS WHICH MAY ADVERSELY EFFECT THE PLANTING OR THE PROPER GROWTH OF VEGETATION.

GRADING/DRAINAGE/HYDROLOGY: SITE GRADING/DRAINAGE DESIGN HAS BEEN PREPARED BY OTHERS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO 'FINE GRADE' WITH POSITIVE DRAINAGE THE TOP 3" AS A PART OF THE LANDSCAPE WORK. THE CONTRACTOR SHALL ACCEPT GRADING PRIOR TO COMMENCEMENT OF LANDSCAPE WORK. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY AREAS WHICH DO NOT HAVE POSITIVE DRAINAGE PRIOR TO PROCEEDING. REFER TO CIVIL ENGINEER'S DRAWING FOR ALL DRAINAGE, SPOT GRADES, DRAINAGE STRUCTURES ETC.

PLANT DETAILS: ALL PLANT MATERIAL WILL BE INSTALLED AS PER THE DETAILS SHOWN ON THE DRAWING. THE CONTRACTOR SHALL DEMONSTRATE THAT TREE ANCHORS HAVE BEEN INSTALLED AS DETAILED. NO ABOVE GROUND GUYING IS ALLOWED.

PLANT QUALITY/CRITERIA: ALL TREES SHALL BE OF GOOD QUALITY, FREE OF DISEASE, STRAIGHT TRUNKED, FULL HEADED, SYMMETRICAL AND WELL ROOTED. PLANT MATERIAL SHALL BE WELL LEAFED WITH 90% COVERAGE, NO SUBSTANTIAL AREAS WHICH EXHIBIT DEAD, DYING OR DETERIORATING LEAF MASS WILL BE ACCEPTED. ALL TREES/SHRUBS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED WITH SIZES AS INDICATED ON THE PLANT LIST OR ON THE DRAWINGS. ALL PLANTS SHALL BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES. ALL ROOTBALLS, CONTAINERS & HEIGHT TO WIDTH RATIOS SHALL CONFORM TO THE SIZE STANDARDS SET FORTH IN 'AMERICAN STANDARDS FOR NURSERY STOCK' AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERMEN. THE CONTRACTOR SHALL ARRANGE AND COORDINATE PLANT APPROVAL PRIOR TO INSTALLATION. THE OWNER/OWNER'S REPRESENTATIVE MAY AT ANY POINT BEFORE, DURING OR AFTER THE INSTALLATION BUT PRIOR TO FINAL ACCEPTANCE REJECT PLANT MATERIAL OR INSTALLATION WHICH DOES NOT COMPLY WITH THE SPECIFICATIONS OF THIS DRAWING. ALL PLANT MATERIAL SHALL BE NUMBER ONE OR BETTER.

PLANTING CONDITIONS: IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE GENERAL CONTRACTOR AND ACCEPT PLANTING/GRADED/SITE CONDITIONS. PLANT MATERIAL SHALL NOT BE INSTALLED IN AREAS WHICH HAVE NOT BEEN BROUGHT TO FINISHED GRADE OR IN AREAS WHERE BUILDING MATERIALS HAVE BEEN BURIED OR NOT PROPERLY REMOVED FROM THE SITE. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE TO 'FINE GRADE' THE SITE. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE LANDSCAPE ARCHITECT ANY SITE CONDITIONS WHICH WILL ADVERSELY EFFECT THE GROWTH OF THE PLAN MATERIAL.

MULCH SHALL BE PINE STRAW. ALL PLANTED AREAS SHALL BE MULCHED WITH 4" FRESH MULCH CURRENT CROP 'SETTLED', TREES IN SOD SHALL BE MULCHED WITH A 6" DIAMETER CIRCLE OF MULCH TO A DEPTH OF 4" SETTLED.

MAINTENANCE DURING CONSTRUCTION: IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN THE LANDSCAPE INSTALLATION INCLUDING WATERING, MOWING, PRUNING, WEEDING, MAINTAINING BED EDGES, PEST CONTROL AND SLOPE STABILIZATION UNTIL 'FINAL ACCEPTANCE' BY THE OWNER/OWNER'S REPRESENTATIVE.

SODDING: THE SPECIES OF SOD SHALL BE BERMUDA GRASS OR AS REQUIRED BY THE DEVELOPMENT AND AS SUITABLE FOR THE GEOGRAPHIC LOCALITY. SOD SHALL ONLY BE INSTALLED DURING THE APPROPRIATE SEASON. SOD SHALL BE STRONGLY ROOTED, WEED, DISEASE AND PEST FREE AND UNIFORM IN THICKNESS. IT SHALL BE INSTALLED WITHIN 24 HOURS OF DELIVERY. IT SHALL BE INSTALLED IN AREAS FINE GRADED TO DRAIN PROPERLY. ANY SOD WHICH CREATES PONDING SHALL BE REMOVED, THE AREA REGRADED AND THE SOD RESET. AT A MINIMUM ALL LOTS AND AREAS NOT TO RECEIVE SHRUBS OR GROUNDCOVER SHALL HAVE SOD.

PLANT GUARANTEE: ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF TWO YEARS BEGINNING AT FINAL ACCEPTANCE. THE CONTRACTOR SHALL REPLACE ANY PLANT MATERIAL WHICH DIES OR IS IN A DETERIORATING CONDITION DURING THE GUARANTEE PERIOD AND HAS BEEN PROPERLY MAINTAINED, (WHICH INCLUDES PROPER WATERING). UNHEALTHY TREES WILL BE DEFINED AS A MAIN LEADER DIE BACK OR 25% OF THE CROWN IS DEAD. UNHEALTHY SHRUBS AND GROUND COVER WILL BE DEFINED AS A MINIMUM OF NOT COMPLYING WITH SPECIFICATIONS IN THE 'AMERICAN STANDARD FOR NURSERY STOCK'.

LANDSCAPE COMPLIANCE
Permit drawings shall comply with all aspects of City of Dunwoody Tree Protection and Tree Replacement requirements

DENSITY
2.63ac X 20U = 52.6U
55.3u Provided with new trees*
*Unit source may change with trees saved; as determined during permit phase with tree inventory

1 TREE PROVIDED PER LOT <8,000sf (complies)

20' TRANSITION YARD (complies)
Planted as buffer with evergreen trees and shrubs
Planted with 4 canopy trees/100'
4 understory trees/100'
15 shrubs/100'

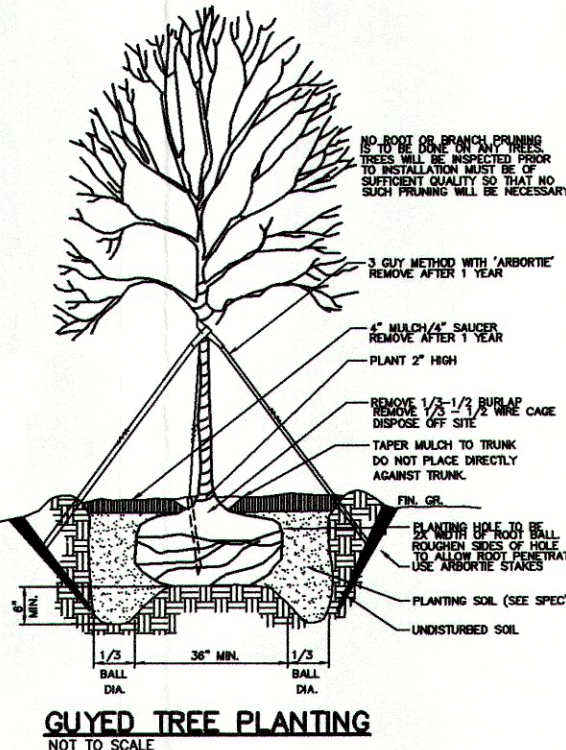
North 370' (complies)
Planted as buffer with evergreen trees and shrubs
15 canopy trees
15 understory trees
56 shrubs

West 300' (complies)
Planted as buffer with evergreen trees and shrubs
12 canopy trees
12 understory trees
45 shrubs

South 120' (complies)
Planted as buffer with evergreen trees and shrubs
5 canopy trees
5 understory trees
18 shrubs

STREET TREES (complies)
3" cal. max. 50' oc
(Dunwoody street list)

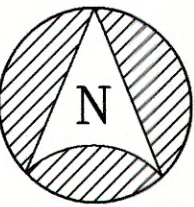
ROBERTS DR. 10' L'S
136' Planted with 9 trees
or 1tr/15ft
25 shrubs or 1sh./5ft



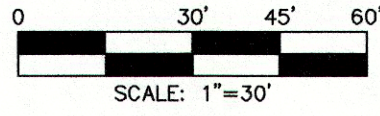
TREE LIST			
11	SUGAR MAPLE - ACER saccharum	3.0" CAL. .6 x 11 = 6.6u	
12	AMERICAN HORNBEAM - CARPINUS caroliniana	3.0" CAL. .6 x 12 = 7.2u	
09	REDBUD - CERCIS canadensis	2.0" CAL. .5 x 9 = 4.5u	
23	AM.HOLLY - Ilex opaca 'Greenleaf'	6'-8" HT. .4 x 23 = 9.2u	
25	EASTERN REDCEDAR - JUNIPERUS virginiana	6'-8" HT. .4 x 25 = 10.0	
13	SOUTHERN MAGNOLIA - MAGNOLIA grandiflora	6'-8" HT. .4 x 13 = 5.2u	
04	SHUMARD OAK - QUERCUS shumardii	3.0" CAL. .5 x 4 = 2.0u	
06	BALD CYPRESS - TAXODIUM distichum	3.0" CAL. .5 x 6 = 3.0u	
19	SWEETBAY MAGNOLIA - Magnolia virginiana	6'-8" HT. .4 x 19 = 7.6u	
TOTAL TREES PROVIDED: 122			
TOTAL UNITS PROVIDED: 55.3u			

SHRUBS			
67	JAPANESE CLEYERA	Cleyera japonica	3 GAL.
38	CURLY LEAF LIGUSTRUM	Ligustrum japonicum	3 GAL.
40	WAX MYRTLE	Myrica cerifera	3 GAL.
74	LORAPELUM	Lor. chinensis	3 GAL.

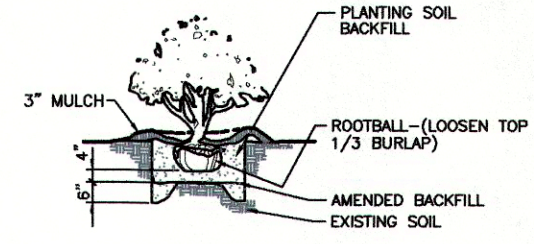
NORTH:



SCALE:

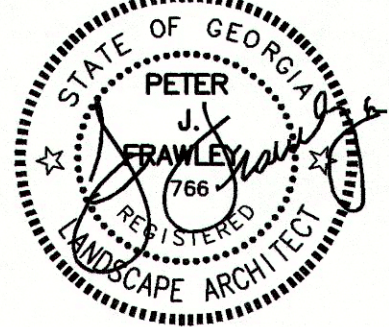


IT IS THE CLIENT OR CONTRACTOR'S RESPONSIBILITY TO CONTACT UTILITY COMPANIES PRIOR TO ANY CONSTRUCTION AS THE LOCATION OF UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE AND POSSIBLY INCOMPLETE. THEREFORE CERTIFICATION TO THE LOCATION OF ALL UNDERGROUND UTILITIES ARE WITHIN FIELD.



REVISIONS:

DATE	#
02-04-19	



FRAWLEY ASSOCIATES, LLC.
LANDSCAPE ARCHITECTS
675 SEMINOLE AVE (SUITE 101)
ATLANTA, GA 30307 (404) 874-5091

LANDSCAPE PLAN FOR:
5308, 5318 & 5328 ROBERTS DRIVE
DUNWOODY, GEORGIA

LANDSCAPE PLANTING

SCALE: AS SHOWN

DATE: 12/06/18

PROJECT: FA-18077

SHEET

L-1
SHEET 1 OF 1



R2 19-01



AMENDMENT APPLICATION

Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338
Phone: (678) 382-6800 | Fax: (770) 396-4828

2018/12

* Applicant Information:

Company Name:	RRR 2018, LLC		
Contact Name:	Miles Hansford & Tallant, LLC - J. Ethan Underwood		
Address:	202 Tribble Gap Road, Suite 200, Cumming, GA 30040		
Phone:	770-781-4100	Fax:	770-781-9191
Email:	eunderwood@mhtlegal.com		
Pre-application conference date (required):	8/23/18		

* Owner Information: ☐ Check here if same as applicant

Owner's Name:	RRR 2018, LLC c/o Curt Swilley		
Owner's Address:	6185 Crooked Creek Road, Ste C, Norcross, GA 30092		
Phone:	404-569-5904	Fax:	
Email:	curt@rockriverrealty.com		

* Property Information:

Property Address:	5318 & 5328 Roberts Drive Dunwoody, GA 30338		
Parcel ID:	18-376-02-006		
Current Zoning Classification:	R-100	&18-376-02-005	
Requested Zoning Classification:	R-50		

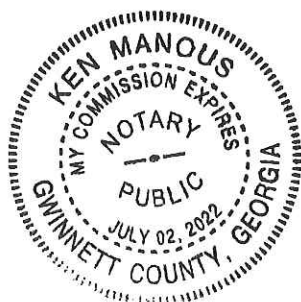
* Applicant Affidavit:

I hereby certify that to the best of my knowledge, this amendment application form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that I, the applicant (if different), am authorized to act on the owner's behalf, pursuant to this application and associated actions.

Applicant's Name:	RRR 2018, LLC		
Applicant's Signature:			Date: 11/1/2018

* Notary:

Sworn to and subscribed before me this	4	Day of	November	, 20	18
Notary Public:	Ken Manous				
Signature:					
My Commission Expires:	July 2, 2022				



Fee Paid
500.00
+ 135.00 sign
635.00 Paid 12/4/18

Additional Property Owner(s) Notarized Certification


Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338

Phone: (678) 382-6800 | Fax: (770) 396-4828

I hereby certify that to the best of my knowledge, this amendment form is correct and complete. If additional materials are determined to be necessary, I understand that I am responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinance. I certify that the applicant(s) (if different) are authorized to act on my behalf, pursuant to this application and associated actions.

* Property Owner (If Applicable):

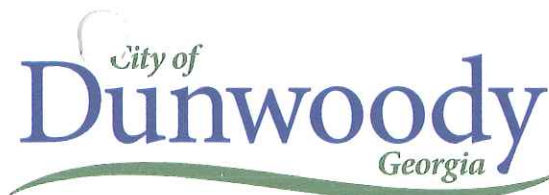
Owner Name: <u>Kenneth Scott Faulkner</u>	
Signature: <u><i>Kenneth Scott Faulkner</i></u>	Date: <u>11-1-18</u>
Address: <u>5328 Roberts Drive Dunwoody, GA 30338</u>	
Phone: <u>770-6301731</u>	Fax: _____ Email: <u>ksfaulkner@bellsouth.net</u>
Sworn to and subscribed before me this <u>1</u> Day of <u>November</u> , 20 <u>18</u>	
Notary Public:  <u><i>K-2</i></u>	

* Property Owner (If Applicable):

Owner Name: _____	
Signature: _____	Date: _____
Address: _____	
Phone: _____	Fax: _____ Email: _____
Sworn to and subscribed before me this _____ Day of _____, 20____	
Notary Public: _____	

* Property Owner (If Applicable):

Owner Name: _____	
Signature: _____	Date: _____
Address: _____	
Phone: _____	Fax: _____ Email: _____
Sworn to and subscribed before me this _____ Day of _____, 20____	
Notary Public: _____	



Campaign Disclosure Statement

Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338

Phone: (678) 382-6800 | Fax: (770) 396-4828

Have you, within the two years immediately preceding the filing of this application, made campaign contributions aggregating \$250.00 or more to a member of the City of Dunwoody City Council or a member of the City of Dunwoody Planning Commission? ☐ YES ☒ NO

* Applicant / Owner: RRR 2018, LLC

Signature: [Signature] Date: 12/1/2018
Address: 2632 Fontainebleau Dr Dunwoody, GA 30360

If the answer above is yes, please complete the following section:

Date	Government Official	Official Position	Description	Amount
	None			



202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040

38 Sloan Street | Roswell, Georgia 30075

770-781-4100 | www.mhtlegal.com

Ethan Underwood
eunderwood@mhtlegal.com

December 4, 2018

Applicant:	RRR 2018 LLC
Subject Property:	2.634 Acres Designated as Dekalb County Tax Parcel(s): 18-376-02-005 & 18-376-02-006
Current Zoning:	R-100 (Single-dwelling Residential District)
Proposed Zoning:	R-50 (Single-dwelling Residential District)
Proposed Use:	10 Single-dwelling Residential Lots
ROW Access:	Roberts Drive

Pursuant to O.C.G.A § 36-67A-1, *et seq.*, please be advised that Miles, Hansford & Tallant, LLC, has not given campaign contributions to any City of Dunwoody government officials.

This letter constitutes the disclosure of campaign contributions with respect to the above-referenced application and is forms a part of such application.

Sincerely,

Ethan Underwood



202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040

38 Sloan Street | Dunwoody, Georgia 30075

770-781-4100 | www.mhtlegal.com

J. Ethan Underwood
eunderwood@mhtlegal.com

December 4, 2018

LETTER OF INTENT

Applicant:	RRR 2018 LLC
Subject Property:	2.634 Acres Designated as Dekalb County Tax Parcel(s): 18-376-02-005 & 18-376-02-006
Current Zoning:	R-100 (Single-dwelling Residential District)
Proposed Zoning:	R-50 (Single-dwelling Residential District)
Proposed Use:	10 Single-dwelling Residential Lots
ROW Access:	Roberts Drive

This statement is intended to comply with the application procedures established by the City of Dunwoody, GA for submittal of applications for conditional use permits as required by the Zoning Ordinance of the City of Dunwoody (the "Zoning Ordinance"), City of Dunwoody Amendment Application requirements, and other City of Dunwoody Ordinances and Standards.

The Applicant has submitted contemporaneously with this statement the application package for the Proposed Zoning, incorporated herein by reference, and as may be amended (the "Application"). With regard to any zoning, conditional use permit, and variances requested in the Applicant, the Applicant incorporates all statements made in the Analysis Requirements of the Application as its Letter of Intent.

The Subject Property is located within the Suburban Neighborhood Character Area. In this regard, the Proposed Use incorporates 10 single-dwelling lots, with front-loaded garages. The Proposed Use will be age targeted.

The Applicant intends to develop the Subject Property for the Proposed Use. To facilitate this development, that Applicant requests the following:

- 1) Rezone the Subject Property from R-100 (Single-dwelling Residential District) to R-50 (Single-dwelling Residential District)**
- 2) Variances:**
 - a. Variance #1 – Zoning Ord. § 27-58, Lot & Building Regulation Table Note 6.** - Regarding Street-Facing Garages, the Applicant proposes to develop homes with garage doors that are at least 20 feet from the back of curb or back of sidewalk; whichever is greater. The front facades will these homes will comply with the Zoning Ordinance's minimum front setback of 5 feet. However, Community Development Staff is interpreting Note 6 to require the entire front façade (rather than simply the garage door to be located at least 20 feet from the back of curb or back of sidewalk; whichever is greater. While the



Page 2 of 2
December 4, 2018

Applicant objects to this interpretation of the Zoning Ordinance, out of an abundance of caution, the Applicant submits this request for variance of 15 feet to the front setback requirement of **Zoning Ord. § 27-58, Lot & Building Regulation Table Note 6.**

The Applicant and owners respectfully request that this Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. The Applicant and owners reserve the right to amend and supplement this Letter of Intent at any time.

Sincerely,

A handwritten signature in cursive script that reads "Ethan Underwood".

Ethan Underwood



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770-781-4100 | www.mhtlegal.com

J. Ethan Underwood
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December 4, 2018

ZONING CRITERIA

Applicant:	RRR 2018 LLC
Subject Property:	2.634 Acres Designated as Dekalb County Tax Parcel(s): 18-376-02-005 & 18-376-02-006
Current Zoning:	R-100 (Single-dwelling Residential District)
Proposed Zoning:	R-50 (Single-dwelling Residential District)
Proposed Use:	10 Single-dwelling Residential Lots
ROW Access:	Roberts Drive

A. Whether the zoning proposal is in conformity with the policy and intent of the comprehensive plan?

The Subject Property is located within the Suburban Neighborhood Character Area. The proposed development complies with the Comprehensive Plan's designation of appropriate land uses in that the Proposed Use is for "Single-family residential" and "aging in place appropriate residential." The Proposed use will accommodate the Comprehensive Plan's vision and intent of a "[s]table, owner-occupied single-family residential area that is characterized by a traditional suburban pattern of development with accessible sidewalks, extensive landscaping, and access to parks and functional greenspace, places of worship and schools. (Comp. Plan, p. 17). The subject property is located within walking distance of both a park and a school.

The Proposed Use will allow an economically feasible use of the Subject Property that is compatible with surrounding uses, and will provide a much-needed housing option targeted to seniors seeking to live in the City in high quality homes, with smaller yards to maintain.

B. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby properties?

The Subject Property is currently zoned R-100. The adjoining property to the west is zoned RA-5, the adjoining property to south is zoned RA-5, and the adjoining property to the north is zoned R-100. The Proposed Use and Proposed Zoning will facilitate a transitional zoning and use between the RA-5 and R-100 zoning categories and be compatible with these adjoining uses.

C. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned?

No, the Subject Property has not been developed, while the adjoining properties have been developed, most at significantly higher densities than that of the Proposed Use. This demonstrates there is both a market demand for residential dwellings in that area, and a lack of reasonable economic use for property as currently zoned.

D. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property?

The proposed use will not adversely affect the existing use or usability of adjacent or nearby property, in that the surrounding properties are similar to the use proposed.

E. Whether there are other existing or changing conditions affecting the use and development of the property that provide supporting grounds for either approval or disapproval of the zoning proposal?

The surrounding area has been developed for single-family residential dwellings, and the City and County School System has developed nearby parks and schools for area residents. The Proposed Use will accommodate these surrounding uses by providing a much-needed housing option targeted to seniors seeking to live in the City in high quality homes, with smaller yards to maintain.

F. Whether the zoning proposal will adversely affect historic buildings, sites, districts, or archaeological resources?

The subject property is not a historical site; however, it is located adjacent to the Swancy House, which the City of Dunwoody has identified as a historical structure. The Proposed Use will be developed with architecture that is complementary to the adjacent historical structure.

G. Whether the zoning proposal will result in a use that will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools?

The Applicant proposes 10 single-family dwellings, targeted to senior residents. The likely end user of the Proposed Use is less likely than residents of surrounding homes to have children of school age and typically has the ability to work from home or travel only during off-peak drive times. Moreover, the developer of the Proposed Use will have to improve and update public road and utilities as part of the development process. Consequently, the Proposed Use will not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.



202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040

38 Sloan Street | Roswell, Georgia 30075

770-781-4100 | www.mhtlegal.com

J. Ethan Underwood
eunderwood@mhtlegal.com

December 4, 2018

RESERVATION OF CONSTITUTIONAL AND OTHER LEGAL RIGHTS

Applicant:	RRR 2018 LLC
Subject Property:	2.634 Acres Designated as Dekalb County Tax Parcel(s): 18-376-02-005 & 18-376-02-006
Current Zoning:	R-100 (Single-dwelling Residential District)
Proposed Zoning:	R-50 (Single-dwelling Residential District)
Proposed Use:	10 Single-dwelling Residential Lots
ROW Access:	Roberts Drive

This Reservation of Constitutional and Other Legal Rights ("the Reservation") is intended to supplement and form a part of the land use application (including any request for zoning, conditional use permit and variances) (collectively, the "Application") of the Applicant and the Owners of the Subject Property and to put the City of Dunwoody Mayor and City Council on notice of the Applicant's assertion of its constitutional and legal rights.

The Applicant objects to the standing of any zoning opponents who are not owners of land adjoining the Subject Property and to the consideration by Forsyth County of testimony or evidence presented by any party without standing in making its decision regarding the Application. The Applicant also objects to the consideration of testimony or evidence presented by any party that fails to comply with notice and campaign disclosure requirements.

Denial of the Application or approval of the Application in any form that is different than as requested by the Applicant will impose a disproportionate hardship on the Applicant and Owners of the Subject Property without benefiting any surrounding property owners. There is no reasonable use of the Subject Property other than as proposed by the Application and no resulting benefit to the public from denial of modification of the Application.

Any provisions in the City of Dunwoody Unified Development Code ("UDC") that classify, or may classify, the Subject Property into any of the non-requested zoning or use classifications, including the Proposed Zoning District at a density less than that requested by the Applicant, are unconstitutional in that they constitute a taking of the Applicant's and Owner's property rights without first paying fair, adequate, and just compensation for such rights in violation of Article I, Section III, Paragraph I of the Georgia Constitution of 1983, as amended and the Fifth and Fourteenth Amendments to the Constitution of the United States.

The Subject Property is presently suitable for development as proposed in the Application and it is not suitable for development under any other zoning classification, use, or at a density less than that requested by the Applicant. Failure to approve the Application as requested by the Applicant will

Page 2 of 2
December 4, 2018

constitute an arbitrary and capricious abuse of discretion in violation of Article I, Section I, Paragraph I of the Georgia Constitution of 1983, as amended and the Due Process Clause of the Fifth and Fourteenth Amendments to the Constitution of the United States.

A refusal by the City of Dunwoody Mayor and City Council to approve the Application as requested by the Applicant will prohibit the only viable economic use of the Subject Property, will be unconstitutional and will discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and Owner and the owners of similarly situated properties in violation of Article I, Section I, Paragraph II of the Georgia Constitution of 1983, as amended, and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States.

Furthermore, the Mayor and City Council cannot lawfully impose more restrictive standards on the Subject Property's development than are presently set forth in the UDC. To do so not only will constitute a taking of the Subject Property as set forth above, but it will also amount to an unlawful delegation of the Board's authority in response to neighborhood opposition, in violation of Article IX, Section II, Paragraph IV of the Georgia Constitution of 1983, as amended. Any zoning conditions or other restrictions imposed on the Subject Property without the consent of the Applicant and Owner that do not serve to reasonably ameliorate the negative impacts of the development are invalid and void. As such, the Applicant and Owner reserve the right to challenge any such zoning conditions.

Finally, the Applicant and Owner assert that the UDC, Future Development Map and Comprehensive Plan were not adopted in compliance with the laws or constitutions of the State of Georgia or of the United States, and a denial of the Applicant's request based upon provisions illegally adopted will deprive the Applicant and Owners of due process under the law.

By filing this Reservation, the Applicant reserves all rights and remedies available to it under the United States Constitution, the Georgia Constitution, all applicable federal, state, and local laws and ordinances, and in equity.

The Applicant and Owners respectfully request that the Application be approved as requested by the Applicant and in the manner shown on the Application, which is incorporated herein by reference. This Reservation forms an integral part of the Applicant's Application and we ask that the City of Dunwoody Planning and Zoning Department include this Reservation with the Applicant's other application materials for presentation to the Mayor and City Council. The Applicant and Owners reserve the right to amend and supplement this Reservation at any time.

Sincerely,



Ethan Underwood,
Attorney for the Applicant



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770-781-4100 | www.mhtlegal.com

J. Ethan Underwood
eunderwood@mhtlegal.com

December 4, 2018

ENVIRONMENTAL SITE ANALYSIS

Applicant:	RRR 2018 LLC
Subject Property:	2.634 Acres Designated as Dekalb County Tax Parcel(s): 18-376-02-005 & 18-376-02-006
Current Zoning:	R-100 (Single-dwelling Residential District)
Proposed Zoning:	R-50 (Single-dwelling Residential District)
Proposed Use:	10 Single-dwelling Residential Lots
ROW Access:	Roberts Drive

1. Conformance with the Comprehensive Plan.

The Subject Property is located within the Suburban Neighborhood Character Area. The proposed development complies with the Comprehensive Plan's designation of appropriate land uses in that the Proposed Use is for "Single-family residential" and "aging in place appropriate residential." The Proposed use will accommodate the Comprehensive Plan's vision and intent of a "[s]table, owner-occupied single-family residential area that is characterized by a traditional suburban pattern of development with accessible sidewalks, extensive landscaping, and access to parks and functional greenspace, places of worship and schools. (Comp. Plan, p. 17). The subject property is located within walking distance of both a park and a school.

The Proposed Use will allow an economically feasible use of the Subject Property that is compatible with surrounding uses, and will provide a much-needed housing option targeted to seniors seeking to live in the City in high quality homes, with smaller yards to maintain.

2. Environmental Impacts of the Proposed Project.

The following environmental features are present and are affected by the proposed project, as below:

- a. Wetlands** - There are no known wetlands on site. All development will be in accordance with applicable FEMA, EPA, GAEPD, and City regulations regarding wetlands.
- b. Floodplain** - There is no known floodplain on site. All development will be in accordance with applicable FEMA, EPA, GAEPD, and City regulations regarding floodplain.

- c. **Streams/stream buffers** – There are no known streams on site. All development will be in accordance with applicable FEMA, EPA, GAEPD, and City regulations regarding streams and stream buffers.
- d. **Slopes exceeding 25 percent over a ten-foot rise in elevation** – There are no slopes exceeding 25 percent over a ten-foot rise in elevation on site.
- e. **Vegetation, including endangered species** – The subject property presently contains 3 houses, with landscaping mixed with wild vegetation. Trees will be preserved or replanted as required by the City of Dunwoody. Areas of confirmed state department of natural resources listed endangered species shall comply with the Federal Endangered Species Act; no endangered species are known to be on site.
- f. **Wildlife species, including fish and endangered species** - areas of confirmed state department of natural resources listed endangered species shall comply with the Federal Endangered Species Act; no endangered species are known to be on site.
- g. **Archeological/historical sites** –The subject property is not a historical site; however, it is located adjacent to the Swancy House, which the City of Dunwoody has identified as a historical structure.

3. Project Implementation Measures.

The proposed project will implement each of the following measures, as applicable, as described below:

- a. **Protection of environmentally sensitive areas, i.e., floodplain, slopes exceeding 25 percent, river corridors** – The project will observe all applicable regulations regarding streams, steep slopes, and floodplain.
- b. **Protection of water quality** - The project will prevent pollution of streams through the implementation of an integrated storm water management plan that incorporates water quality treatment of runoff, downstream channel protection, detention of peak flows, and flood control in accordance with the Georgia Storm Water Management Manual. The storm water management facilities for the development have been designed to maintain or improve water quality conditions downstream of the development.
- c. **Minimization of negative impacts on existing infrastructure** – The proposed development will utilize public sanitary sewage disposal; as sanitary sewage treatment capacity is available to serve the subject property, the development will have no negative impact on public sanitary sewer utilities.

The Proposed Use will also facilitate the updating and upgrading of stormwater infrastructure currently serving adjacent properties and neighborhoods. The proposed development will not significantly impact public roads, water, or natural gas utilities.

- d. **Minimization on archeological/historically significant areas**– The subject property is not a historical site; however, it is located adjacent to the Swancy House, which the City of Dunwoody has identified as a historical structure. The Proposed Use will be developed with architecture that is complementary to the adjacent historical structure.
- e. **Minimization of negative impacts on environmentally stressed communities where environmentally stressed communities are defined as communities exposed to a minimum of two environmentally adverse conditions resulting from public and private municipal (e.g., solid waste and wastewater treatment facilities, utilities, airports, and railroads) and industrial (e.g., landfills, quarries and manufacturing facilities) uses** – N/A
- f. **Creation and preservation of green space and open space** – The design of the proposed development will provide significant preservation of green space and open space by landscaping and preserving green space and open space, as provided on the site plan submitted with the application. Green space and open space will be provided as required by applicable regulations.
- g. **Protection of citizens from the negative impacts of noise and lighting** – The proposed development will comply with all applicable regulations regarding noise, lighting height, luminescence, and light spillage from the Subject Property.
- h. **Protection of parks and recreational green space** – The Proposed Use will have no impact on parks and recreational green space. Green space and open space will be provided as required by City ordinances.
- i. **Minimization of impacts to wildlife habitats** – The proposed development will have minimal impact on wildlife habitats as significant green space will be landscaped and preserved.

SUBURBAN NEIGHBORHOOD

Vision/Intent

Stable, owner-occupied single-family residential area that is characterized by a traditional suburban pattern of development with accessible sidewalks, extensive landscaping, and access to parks and functional greenspace, places of worship and schools.

Future Development

Form: Traditional homes with quality design and long lasting building materials, such as stone or brick, streetscaping, and pedestrian and bicycle amenities.

Use (See Future Land Use Map): Single-family residential, public gathering spaces, places of worship, office, aging in place appropriate residential.

Action Items

- Encourage paths, connectivity, and sidewalks.
- Identify potential trail easements.

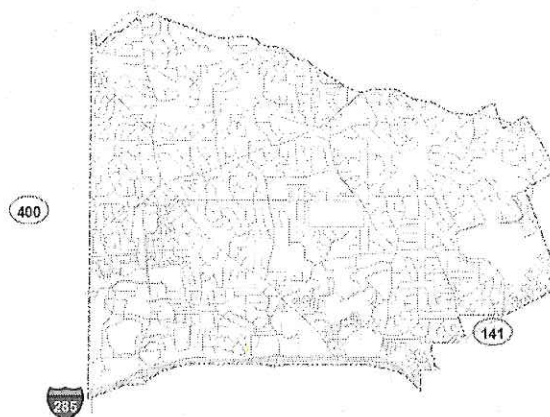


FIGURE 5: Suburban Neighborhood Character Area Map



▲ Playground in local park



▲ Single Family Home



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NEIGHBOR COMMUNICATION SUMMARY REPORT

Applicant:	RRR 2018 LLC
Subject Property:	2.634 Acres Designated as Dekalb County Tax Parcel(s): 18-376-02-005 & 18-376-02-006
Current Zoning:	R-100 (Single-dwelling Residential District)
Proposed Zoning:	R-50 (Single-dwelling Residential District)
Proposed Use:	10 Single-dwelling Residential Lots
ROW Access:	Roberts Drive

Pursuant to § 27-306 (d) of the Dunwoody Unified Development Code ("UDC"), RRR 2018 LLC, (the "Applicant") submits this Neighbor Communication Summary Report (the "Report") setting forth the results of his efforts to inform residents, property owners, interested parties, political jurisdictions and public agencies about the land use changes proposed in the above-referenced application.

This Report is to be attached to the Planning Department's Staff Report for the Mayor and each member of the City Council.

A. Executive Summary:

(i) Summary of applicant-initiated meeting(s):

- a. The Applicant held its mandatory applicant-initiated meeting for this application on September 10, 2018 at 6:30 p.m. at the upper level of the Cecil B. Day Sports Center of Dunwoody Baptist Church located at 1445 Mount Vernon Road Dunwoody, GA 30338.
- b. The Applicant met with the Dunwoody Homeowners Association on September 16, 2018 at 7 p.m. at North Dekalb Cultural Arts Center Room 4, 5339 Chamblee Dunwoody Road, Dunwoody, GA 30338
- c. The Applicant met with representatives of Dunwoody Walk Subdivision on October 8, 2018 at 7 p.m. at 1224 Dunwoody Walk, Dunwoody GA.
- d. The Applicant met with representatives of Dunwoody Knoll Subdivision on October 16, 2018 at 7 p.m. at North Dekalb Cultural Arts Center Room 4, 5339 Chamblee Dunwoody Road, Dunwoody, GA 30338
- e. The Applicant met with representatives of Fairfield on October 30, 2018 at 7 p.m. at Dunwoody City Hall Council Chambers, 4800 Ashford-Dunwoody Road.

f. Notification of Interested Parties:

1. Residents of Dunwoody. A copy of the advertisement submitted to the Dunwoody Crier Newspaper by the Applicant is attached as Exhibit "A" and incorporate herein by reference.
2. A list of the neighboring residents and property owners who were notified of the applicant-initiated meeting via the applicant-initiated letter that was mailed by the Applicant is attached as Exhibit "B" and incorporated herein by reference.
3. Public Agencies that were notified include all involved departments of the City of Dunwoody Government.

g. All parties recognized in subsections 1 through 3 above were notified of this Application by the following methods:

1. Group 1 was notified of the Legal Advertisement published in the Dunwoody Crier Newspaper on August 29, 2018.
2. Group 2 and 3 were personally notified by the application process, the public notice letter dated August 21, 2018, and subsequent emails to interested parties.

h. The following questions and/or concerns were raised at the applicant-initiated meeting:

1. A summary of issues raised at the September 10, 2018 applicant-initiated meeting and the Applicant's responses are attached and incorporated as Exhibit "C."
2. Email summaries of issues raised at meetings with Dunwoody Knoll, Dunwoody Walk, and Fairfield are attached and incorporated as Exhibit "D."

(ii) Composite Summary of Concerns to be Addressed on Site Plan or by Zoning Conditions:

- a. The Applicant revised the site plan in response to neighbor concerns. Specifically, the Applicant added a 20-foot Landscape Buffer along the common boundaries of the Subject Property with Dunwoody Knoll, Dunwoody Walk, and Fairfield.

(iii) Composite Summary of Concerns that the Applicant is Unable or Unwilling to Address:

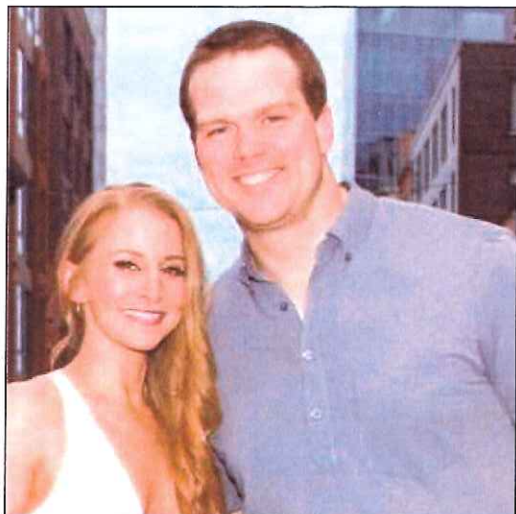
- a. The Applicant is willing to address any reasonable concerns that are raised by the public.

C. Supporting Documentation:

A detailed letter notifying people of the date, time and location of the Applicant-sponsored public participation meeting was sent to adjacent and nearby property owners on August 21, 2018. A copy of the letter is attached as Exhibit "E" and incorporated herein by reference, and a copy of the mailing receipt is attached as Exhibit "F" and incorporated herein by reference. A copy of the sign-in sheets from the Applicant-sponsored public meeting held on September 10, 2018, is attached as Exhibit "G" and incorporated herein by reference. All interested and potentially affected parties were encouraged to discuss with the Applicant any problems, concerns, or issues prior to the public hearing through private meetings, group meetings, letters, telephone, e-mails, or any other appropriate means. As of the date this Report was filed the Applicant has addressed, or is continuing to address, any problems, concerns, and issues raised by the public.

The Applicant will continue to keep the Planning Department informed of any new developments pertaining to public participation efforts by way of letters, e-mails, telephone conferences, or meetings as necessary and required by the UDC.

Miss Frank to wed Kevin O'Brien *Council, from page 1*



Danielle Frank and Kevin O'Brien

Chris and Claire O'Brien of Dunwoody are pleased to announce the engagement of their son, Kevin Carney to

Danielle Beth Frank, the daughter of Joel and Lynn Frank of New York City.

Danielle is a 2005 graduate of Massapequa High School and earned her B.S. in business administration in 2009 from George Washington University in Washington, D.C. After working for Bank of America, she returned to school and received her Master of Science in clinical nutrition from New York University in 2014. She is a registered dietitian employed at a private practice in New York City.

Kevin is a 2006 graduate of the Marist School and in 2009 earned his B.S. from the Gabelli School of Business at Fordham University in New York. He is a vice president in Equity Derivative Sales, for J.P. Morgan in New York City.

A September 2018 wedding in New York City is planned.

council deferred the DeKalb Schools' request.

The requests were unusual since the school system took more than three years to decide on a location for Austin and had voter approval for more than five years.

The new school is being constructed on land that was acquired by the DeKalb County School District from the city as part of a land swap deal. The city gained new baseball field space near Peachtree Charter Middle School and the current Austin Elementary School building and land.

Council was also to discuss and possibly approve guidelines for co-sponsorship of special events. The city offers support to Signature and Premier events which are defined as recurring events that promote the community.

Premier Events can receive up to 100 percent of the cost sharing of the city's police department support services and traffic control equipment for their event. Signature events can receive up to 50 percent of the cost sharing of police support services.

City council members must

approve Signature and Premier status for events. Council members use a laundry list of criteria including the perceived ability for city involvement to significantly or substantially improve the event, impact on surrounding businesses or residences and previous history of the event producer in facilitating special events.

To be approved as a Signature Event, the event must have taken place for at least two consecutive years and must be approved at least six months before the annual budget approval deadline to be considered for approval for the following fiscal year annual budget.

The same budgeting approval applies to events seeking Premier status. Premier events must have previously achieved signature event status and operated as a signature event for two consecutive years within the city's boundaries.

Lemonade Days in April and the city's 4th of July parade are examples of Premier events. Light Up Dunwoody in November and the Haunted Farm House in October are examples of Signature events.

Community Meeting

There will be a Community Meeting regarding an application to rezone property located at 5318 & 5328 Roberts Drive in the City of Dunwoody from the current R-100 (Single-dwelling Residential) zoning district to R-50 (Single-dwelling Residential) zoning district for the purposes of developing 10 Single-dwelling Residential lots. The meeting will be held at 6:30PM on Monday September 10, 2018, at the upper level of the Cecil B. Day Sports Center of Dunwoody Baptist Church located at 1445 Mount Vernon Road Dunwoody, GA 30338.

CITY OF DUNWOODY FY 2019 PROPOSED BUDGET

Notice is hereby given that the proposed FY 2019 Budget for the City of Dunwoody is available for inspection online (www.dunwoodyga.gov) and with the City Clerk at Dunwoody City Hall, 4800 Ashford Dunwoody Road, Dunwoody, GA 30338, weekdays between the hours of 8:00 A.M. and 5:00 P.M. beginning Wednesday, August 29th. The City of Dunwoody will hold a Public Hearing at 6:00 P.M. on October 8, 2018 at which time any persons wishing to be heard on the budget may appear.

THE CITY OF DUNWOODY, GEORGIA NOTICE OF ZONING BOARD OF APPEALS MEETING

The City of Dunwoody Zoning Board of Appeals will meet on Thursday, October 4, 2018 at 6:00 p.m. in the Council Chambers of Dunwoody City Hall, which is located at 4800 Ashford Dunwoody Road, Dunwoody, Georgia 30338, to hear the following applications:

ZBA 18-07: Andrew and Lauren Alexander, owners of 5569 Mill Trace Drive, seek a variance from Chapter 27, Section 27-58, to encroach the front yard setback for construction of a garage. The Tax Parcel ID is 18 379 01 081.

Should you have any questions, comments, or would like to view the application and supporting materials, please contact the City of Dunwoody Community Development Department at 678-382-6800. Members of the public are encouraged to call or schedule a meeting with staff in advance of the Public Hearing if they have questions or are unfamiliar with the answer questions, discuss the decision-making process, and receive

DHA's Dunwoody Food Truck Thursdays

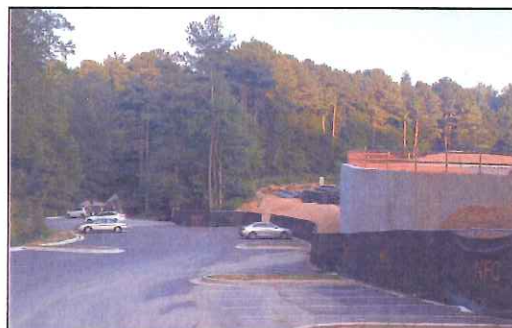
Aug 30 - 5 pm-dark
@ Brook Run Park

SPONSOR
Jim Ellis Automotive

CRAFT BEER
Maondag Growlers
GUEST MUSICIAN
Highbeams

DINNER TRUCKS
Chefs on Wheels
Grubbing Out
On the Roll
The queso Truck
Chebuter Jones
Gyro Chef

DESSERT VENDORS
King of Pops
Sweet Jeanius



Retaining walls in progress for Austin at right. The Dunwoody Nature Center is to the left in photo.

Survey, from page 1

window treatments, roofs and an emphasis on green spaces and pedestrian spaces. Storefronts that put an emphasis on window-shopping were preferred overall.

One interesting question was, "is there another town/neighborhood district that embodies the characteristics you would like to see in Dunwoody Village?"

Canton Street in Roswell, with more than 1000 votes was the runaway winner. Second with 529 votes was the Dresden Drive area of Brookhaven Village.

In a nod to tradition, Williamsburg, Va., received 269 votes followed by Wood-

stock in Cherokee County and Glenwood Park in Atlanta. Fewer than 100 votes each went to Avalon in north Fulton County, Alpharetta, Decatur and Norcross.

Of the respondents, 97 percent were Dunwoody residents and 74 percent go to the village area every few days.

And there's not much doubt about how they get there. The car was chosen by 99.4 percent of visitors. A huge percentage live within a mile of the village, leading planners to argue that proper planning and infrastructure could reduce vehicle traffic and bring more walking and cycling into the mainstream.

EXHIBIT

tabbies

Local and High School Sports
Every Week in The Crier

Packet page:...

INSKEEP SAMANTHA L
1266 DUNWOODY KNOLL DR
DUNWOODY GA 30338

LINARES WILLIAM A
5305 FAIRFIELD N
DUNWOODY GA 30338

NICHOLS JAMES ODELL
1351 WYNTERCREEK LN
DUNWOODY GA 30338

WEISSER PHYLLIS
5308 FAIRFIELD W
DUNWOODY GA 30338

WONG CHIA HSIH
5446 CHANEL CT
ATLANTA GA 30338

BURTON WILLIAM J
1303 VERDON DR
DUNWOODY GA 30338

REPP STEPHANIE P
5240 MAGNOLIA WALK CIR
DUNWOODY GA 30338

WYNN JAMES T
1208 DUNWOODY KNOLL DR
DUNWOODY GA 30338

CITY OF DUNWOODY
41 PERIMETER CTR E
DUNWOODY GA 30338

LEE GABRIEL I
1224 DUNWOODY KNOLL DR
DUNWOODY GA 30338

JONES GENEVIEVE B
5319 FAIRFIELD WEST W
DUNWOODY GA 30338

ZELDIN LAUREN HOUSE
1300 HOLLY BANK CIR
ATLANTA GA 30338

SUMERALL NANCY
1273 FAIRFIELD E
DUNWOODY GA 30338

WILLIAMS GAIL B
1344 WYNTERCREEK RD
DUNWOODY GA 30338

ETHERIDGE CHERYL LYNN
5311 FAIRFIELD N
DUNWOODY GA 30338

THAXTON CLAUDE W L
1374 WYNTERCREEK LN
DUNWOODY GA 30338

TROXEL PATRICIA H
5302 FAIRFIELD N
DUNWOODY GA 30338

PETRECCA PETER J
1312 WYNTERCREEK RD
DUNWOODY GA 30338

COLUMBIA REID L
1256 DUNWOODY KNOLL DR
DUNWOODY GA 30338

LEMOs CARLOS E
1323 HOLLY BANK CIR
ATLANTA GA 30338

MEDLEY MICHAEL D
5356 WYNTERHALL DR
DUNWOODY GA 30338

LINDABURY STEPHEN A
1328 WYNTERCREEK RD
DUNWOODY GA 30338

STEWART JIMMY L
1178 DUNWOODY KNOLL DR
DUNWOODY GA 30338

WILLIAMS DAVID J
5301 FAIRFIELD N
DUNWOODY GA 30338

HAVERTY DAVID GIRARD
5308 ROBERTS DR
DUNWOODY GA 30338

MIMS KEVIN W
5279 WYNTERHALL WAY
ATLANTA GA 30338

BLAKELY JAMES M
1317 WYNTERCREEK RD
DUNWOODY GA 30338

HOSTETLER THOMAS K
5318 HARRIS CIR
DUNWOODY GA 30338

SUEVER DAVID F
5308 FAIRFIELD N
DUNWOODY

BINDER GEORGE J
1334 WYNTERCREEK LN
DUNWOODY GA 30338



MCMAHAN DANIEL LIVING TRUST
1189 DUNWOODY KNOLL DR
DUNWOODY GA 30338

BUELL COLBY
5440 DUNWOODY KNOLL CT
DUNWOODY GA 30338

HARRIS ROBERT A
5336 WYNTERHALL DR
DUNWOODY GA 30338

MASK GAYLE B
5451 DUNWOODY KNOLL CT
DUNWOODY GA 30338

WELTLICH ROBERT J
5436 GALLERY CT
ATLANTA GA 30338

CHATIGNY NEAL
5344 WYNTERHALL DR
DUNWOODY GA 30338

PEARCE MATTHEW G
1289 VERDON DR
DUNWOODY GA 30338

MOREY CURT MALONE
1240 DUNWOODY KNOLL DR
ATLANTA GA 30338

VICKERS DARNELL A
1238 DUNWOODY WALK
DUNWOODY GA 30338

BOND JOSEPH S
5304 FAIRFIELD W
ATLANTA GA 30338

GLOVER W ROSS JR
5284 WYNTERCREEK DR
DUNWOODY GA 30338

KISER JOHN F JR
1360 WYNTERCREEK RD
ATLANTA GA 30338

BUREN JUANITA A
5306 FAIRFIELD N
DUNWOODY GA 30338

LONDON ANDREE M
5772 CHAMBLEE DUNWOODY RD
DUNWOODY GA 30338

GELBAUM TIFFANY V
5448 GALLERY CT
DUNWOODY GA 30338

CHIANG MONICA
5298 FAIRFIELD N
DUNWOODY GA 30338

GRUSKIN LEWIS
1343 WYNTERCREEK LN
DUNWOODY GA 30338

DYMEK JAMES J
1169 DUNWOODY KNOLL DR
DUNWOODY GA 30338

STRAWN JAMES M
1200 DUNWOODY WALK
DUNWOODY GA 30338

CITY OF DUNWOODY
41 PERIMETER CTR E
DUNWOODY GA 30346

KANE JUDITH J
1224 WYNTERHALL LN
DUNWOODY GA 30338

JONES JAMES WESLEY
5410 ROBERTS DR
DUNWOODY GA 30338

EVANS ROBERT L
5443 DUNWOODY KNOLL CT
DUNWOODY GA 30338

OBRIEN CHRISTOPHER J
5266 WYNTERHALL WAY
DUNWOODY GA 30338

TRAMMELL HELEN A
1350 WYNTERCREEK LN
DUNWOODY GA 30338

SEWELL JERE
5322 FAIRFIELD W
DUNWOODY GA 30338

SHAH NEIL S
1320 HOLLY BANK CIR
DUNWOODY GA 30338

WALLER CAROL M
1524 HOLLY BANK CIR
DUNWOODY GA 30338

THURMAN CHARLENE W
5316 FAIRFIELD W
DUNWOODY GA 30338

LANDRY ELISABETH D REVOC TRUST
1236 DUNWOODY WALK
DUNWOODY GA 30338

FETTERS DAVID E
1271 VERDON DR
DUNWOODY GA 30338

MOSS STEPHEN C
5254 WYNTERHALL WAY
DUNWOODY GA 30338

LAWRENCE H CONNELLY REVOCABLE TRUST
2660 SLOW FLIGHT DR
PORT ORANGE FL 32128

LEAHY NORBERT T
1312 WYNTERCREEK LN
DUNWOODY GA 30338

FORD CAMILLE
5654 CHAMBLEE DUNWOODY RD
ATLANTA GA 30338

SMITH CARL V
5752 CHAMBLEE DUNWOODY RD
DUNWOODY GA 30338

JARRELL JAMES E
5271 WYNTERHALL WAY
DUNWOODY GA 30338

OTTINGER JUDITH QUICK
1861 WHITLOW VIEW DR
BISHOP GA 30621

COHEN REFAEL
5290 WYNTERCREEK DR
DUNWOODY GA 30338

AVALOS ALEJANDRO MEDEROS
1293 HOLLY BANK CIR
ATLANTA GA 30338

BOIK MARK
5299 FAIRFIELD N
DUNWOODY GA 30338

WEDDING ANDREW
5452 CHANEL CT
DUNWOODY GA 30338

ODENDAHL STACY T
1278 DUNWOODY KNOLL DR
DUNWOODY GA 30338

CHADWICK MARY T
5309 FAIRFIELD N
DUNWOODY GA 30338

RICHMOND MARIA I
1342 WYNTERCREEK LN
DUNWOODY GA 30338

KING JASON C
1196 DUNWOODY WALK
DUNWOODY GA 30338

BARRY EMMA H
3482 MADISON ST
ATLANTA GA 30337

WILKINSON ROY L
5346 ROBERTS DR
DUNWOODY GA 30338

GOERTEMILLER BRIAN
5276 WYNTERHALL WAY
DUNWOODY GA 30338

BARLOW JEANNE H
5303 FAIRFIELD W
ATLANTA GA 30338

LETSON WILLIAM W
5441 GALLERY CT
DUNWOODY GA 30338

HENRIQUEZ MILTON G
5388 ROBERTS DR
DUNWOODY GA 30338

SPEIR ERIC
5249 MAGNOLIA WALK CIR
DUNWOODY GA 30338

KING MICHAEL
1301 WYNTERCREEK RD
DUNWOODY GA 30338

SMITH JUDITH L
5300 FAIRFIELD W
DUNWOODY GA 30338

STUBER PAUL R
5056 MEADOWCREEK DR
DUNWOODY GA 30338

WICKS JUDITH D MORRIS
1224 DUNWOODY WALK
ATLANTA GA 30338

TAYLOR TERRY K
1210 DUNWOODY WALK
DUNWOODY GA 30338

KRATZENBERG WILLIAM M
5442 GALLERY CT
ATLANTA GA 30338

PETRICCIONE JOSEPH M
1216 DUNWOODY KNOLL DR
DUNWOODY GA 30338

YANEZ JURIBE MARIA G
PO BOX 2851
ATLANTA GA 30358

CROWE LYNNE MASON
5700 CHAMBLEE DUNWOODY RD
DUNWOODY GA 30338

CLARK DAVID M
5062 MEADOWCREEK DR
DUNWOODY GA 30338

BLANK MARTIN J
5317 FAIRFIELD W
DUNWOODY GA 30338

STEWART GEORGE A JR REVOC LIV TRUST
5309 FAIRFIELD W
DUNWOODY GA 30338

BROWN BRIAN S III
1269 FAIRFIELD E
DUNWOODY GA 30338

MCMORROW DANIEL P
1290 HOLLY BANK CIR
DUNWOODY GA 30338

DAVIS MARCIA W
5310 FAIRFIELD N
DUNWOODY GA 30338

SOK THEARAVUTH K
1199 SAINT ANDREWS CIR
DUNWOODY GA 30338

SMITH MARTHA
1333 HOLLY BANK CIR
DUNWOODY GA 30338

INLOW JAY
1214 DUNWOODY WALK
DUNWOODY GA 30338

JABLONOWSKI DONALD P
5264 MAGNOLIA WALK CIR
DUNWOODY GA 30338

PALGON MICHAEL S
1196 SAINT ANDREWS CIR
DUNWOODY GA 30338

SILVA ALICIA
1353 HOLLY BANK CIR
DUNWOODY GA 30338

WESTON CHRIS T
1298 VERDON DR
DUNWOODY GA 30338

RUBY TOM J
1279 DUNWOODY KNOLL DR
DUNWOODY GA 30338

ROBERTS JAMES K JR
1375 WYNTERCREEK LN
DUNWOODY GA 30338

DUAN YIXIN
5270 MAGNOLIA WALK CIR
DUNWOODY GA 30338

HUETTEL MANOELA
PO BOX 889214
ATLANTA GA 30356

NICHOLS KATHRYN A
5759 CHAMBLEE DUNWOODY RD
ATLANTA GA 30338

GORDAN DANIELLE
1308 VERDON DR
DUNWOODY GA 30338

JASPAN BARBARA
5447 CHANEL CT
ATLANTA GA 30338

TOWNSEND REBECCA H
1237 DUNWOODY WALK
DUNWOODY GA 30338

SMITH CATHEY ALEXANDER
1300 WYNTERCREEK RD
DUNWOODY GA 30338

ADAMS BETTY H REVOCABLE TRUST
5296 FAIRFIELD W
DUNWOODY GA 30338

BLANK MARTIN J
5321 FAIRFIELD W
DUNWOODY GA 30338

BAIER RODNEY L
5391 VERDON CT
DUNWOODY GA 30338

PRICE ANDREA C
1275 FAIRFIELD E
DUNWOODY GA 30338

SMITH ANDREW H
1253 FAIRFIELD E
DUNWOODY GA 30338

BRENT ANNE MELANIE
1259 FAIRFIELD E
DUNWOODY GA 30338

FAULKNER KENNETH SCOTT
5328 ROBERTS DR
DUNWOODY GA 30338

CARLISLE A WALLACE
1349 WYNTERCREEK RD
ATLANTA GA 30338

EAMAN SCOTT F
1232 DUNWOODY WALK
DUNWOODY GA 30338

THELEN KENNETH J
5252 MAGNOLIA WALK CIR
DUNWOODY GA 30338

ORENSTEIN ELLEN F
1248 DUNWOODY KNOLL DR
ATLANTA GA 30338

KANE JOSEPH J
1224 WYNTERHALL LN
DUNWOODY GA 30338

TRACKMAN HARRIET
1206 DUNWOODY WALK
DUNWOODY GA 30338

GUYNN REBECCA H
5323 FAIRFIELD W
ATLANTA GA 30338

MCELROY DAVID BRUCE
1234 DUNWOODY WALK
DUNWOODY GA 30338

BOAZ MARVIN W
1166 DUNWOODY KNOLL DR
DUNWOODY GA 30338

GRUPINSKI VIOLETA
1255 FAIRFIELD E
DUNWOODY GA 30338

OLYMPIADIS GEORGE ARISTOTEL
5765 CHAMBLEE DUNWOODY RD
DUNWOODY GA 30338

ROBERTS VICTOR S
1170 AUSTIN GLEN DR
DUNWOODY GA 30338

THOMAS KEVIN BRIAN
1326 WYNTERCREEK LN
DUNWOODY GA 30338

HAZEN BRIAN CHRISTOPHER
1335 WYNTERCREEK LN
DUNWOODY GA 30338

STEWART HERBERT II
1265 FAIRFIELD E
DUNWOODY GA 30338

KATHRYN W HICKS REVOCABLE
1216 WYNTERHALL LN
DUNWOODY GA 30338

GUPTA ATUL
2 BATES RD
LEXINGTON MA 02421

FAIRFIELD HOMEOWNERS ASSOC INC
96 PERIMETER CTR E
ATLANTA GA 30346

DUNWOODY KNOLL CT LLC
5765 CHAMBLEE DUNWOODY RD
DUNWOODY GA 30338

PUNI RYAN P
1318 WYNTERCREEK LN
DUNWOODY GA 30338

CAMPBELL MICHAEL J
5313 FAIRFIELD N
ATLANTA GA 30338

ENGLAND DAVID G
1263 FAIRFIELD E
DUNWOODY GA 30338

GILLESPIE SUZANNE S
5329 WYNTERHALL DR
DUNWOODY GA 30338

WHITE LARRY C
5398 VERDON CT
DUNWOODY GA 30338

LEE SANDRA K
5290 FAIRFIELD W
DUNWOODY GA 30338

ODEA MAVOURNEEN M
5241 MAGNOLIA WALK CIR
DUNWOODY GA 30338

GREEN KATE DAVIS
5690 CHAMBLEE DUNWOODY RD
ATLANTA GA 30338

DEKALB COUNTY
1300 COMMERCE DR
DECATUR GA 30030

SHARENKO DAVID
5318 FAIRFIELD W
ATLANTA GA 30350

WARNER RICHARD T
1343 HOLLY BANK CIR
DUNWOODY GA 30338

CALLAWAY JOHN W JR
5307 FAIRFIELD W
DUNWOODY GA 30338

CITY OF DUNWOODY GEORGIA
41 PERIMETER CENTER E
DUNWOODY GA 30346

DROST ANNE J
5263 WYNTERHALL WAY
DUNWOODY GA 30338

FINNEGAN JOHN T JR
5234 WYNTERHALL CIR
DUNWOODY GA 30338

HUNTER DOUGLAS G
1325 WYNTERCREEK RD
DUNWOODY GA 30338

MCGANNON MICHAEL C
5449 GALLERY CT
ATLANTA GA 30338

BAYNHAM ANNE G
5295 FAIRFIELD N
DUNWOODY GA 30338

BYRNE MARTIN G
1336 WYNTERCREEK RD
DUNWOODY GA 30338

DAVIS SUSIE L
4780 ASHFORD DUNWOODY RD
ATLANTA GA 30338

CITY OF DUNWOODY
41 PERIMETER CTR E
DUNWOODY GA 30046

CRONIN BRIAN A
1192 DUNWOODY WALK
DUNWOODY GA 30338

FOSTER KIMBERLY C
5265 WYNTERHALL CT
DUNWOODY GA 30338

TIBERIA LUCIANO M
1319 WYNTERCREEK LN
DUNWOODY GA 30338

WOOD SUSAN R
1327 WYNTERCREEK LN
DUNWOODY GA 30338

WILLIAMSON FRED L III
211 PINETREE CIR
ALPHARETTA GA 30009

FAIRFIELD HOMEOWNERS ASSOC INC
96 PERIMETER CTR E
ATLANTA GA 30346

BENSON MARVIN R
5320 FAIRFIELD W
DUNWOODY GA 30338

DEKUTOWSKI JOHN G
1349 HOLLY BANK CIR
DUNWOODY GA 30338

HILL KRISTI L
1192 DUNWOODY KNOLL DR
DUNWOODY GA 30338

THOMAS HUW F P
1257 FAIRFIELD E
DUNWOODY GA 30338

HORNE JESSE REID
5634 CHAMBLEE DUNWOODY RD
DUNWOODY GA 30338

WAGNER WILLIAM JOHN
5314 FAIRFIELD N
DUNWOODY GA 30338

BYRNES HOLLY M
1186 DUNWOODY KNOLL DR
ATLANTA GA 30338

LEE SEUNG HYUN
1303 HOLLY BANK CIR
DUNWOODY GA 30338

DORFMAN ADAM M
5734 CHAMBLEE DUNWOODY RD
DUNWOODY GA 30338

COX CHARLES R
5438 CHANEL CT
ATLANTA GA 30338

LILLARD NANCY L
5311 FAIRFIELD W
DUNWOODY GA 30338

HILLEY CYNTHIA R
5312 FAIRFIELD N
ATLANTA GA 30338

WELLFORD WALKER L
1341 WYNTERCREEK RD
DUNWOODY GA 30338

KIRBY RICHARD W
5255 WYNTERHALL WAY
DUNWOODY GA 30338

CRAWFORD SHIRLEY B
5234 MAGNOLIA WALK CIR
ATLANTA GA 30338

CITY OF DUNWOODY
41 PERIMETER CTR E
DUNWOODY GA 30346

SMITH CHRISTOPHER D
3083 FENWOOD TRL
ROSWELL GA 30075

WILLINGHAM RHONDA
1315 VERDON DR
DUNWOODY GA 30338

VICINE FREDERICK M JR
1279 VERDON DR
ATLANTA GA 30338

TOOLAN DAVID M
5258 MAGNOLIA WALK CIR
DUNWOODY GA 30338

BARNES CATHY
1323 VERDON DR
DUNWOODY GA 30338

DEKALB BOARD OF EDUCATION
1780 MONTREAL RD
TUCKER GA 30084

ETHRIDGE ROY M
1366 WYNTERCREEK LN
DUNWOODY GA 30338

SMELTER SHIRLEY A
5294 FAIRFIELD N
DUNWOODY GA 30338

IKE NANCY
5229 WYNTERHALL CIR
DUNWOODY GA 30338

HYPPOLIT HAMILTON THELMA
1310 HOLLY BANK CIR
DUNWOODY GA 30338

RRR 2018 LLC
6185 CROOKED CREEK RD
NORCROSS GA 30092

D YATES FAMILY TRUST
5722 CHAMBLEE DUNWOODY RD
DUNWOODY GA 30338

NICHOLS KATHRYN A
5759 CHAMBLEE DUNWOODY RD
DUNWOODY GA 30338

SNOWBERGER MATTHEW J
5310 HARRIS CIR
DUNWOODY GA 30338

TUSA GLORIA J
1313 HOLLY BANK CIR
DUNWOODY GA 30338

WYNTERHALL SWIM AND TENNIS
PO BOX 888841
ATLANTA GA 30356

FAIRFIELD HOMEOWNERS ASSOC INC
76 PERIMETER CTR E
ATLANTA GA 30346

MORRIS BERNADETTE B
5312 FAIRFIELD WEST
DUNWOODY GA 30338

MERDINGER ANDREW J
1265 DUNWOODY KNOLL DR
ATLANTA GA 30338

CHENGDAW CHEN AND JIEHYI CHEN LIVNG TRST
1190 SAINT ANDREWS CIR
DUNWOODY GA 30338

SEIFRIED MICHAEL P
5246 MAGNOLIA WALK CIR
DUNWOODY GA 30338

WINTERS CHRISTOPHERS W
1335 WYNTERCREEK RD
DUNWOODY GA 30338

BARTKO MARY BETH
5297 FAIRFIELD N
DUNWOODY GA 30338

WYNTERHALL SWIM AND TENNIS
PO BOX 888841
ATLANTA GA 30356

PERLMAN DAVID J
1358 WYNTERCREEK LN
DUNWOODY GA 30338

PETERS CANDACE ANN
1367 WYNTERCREEK LN
DUNWOODY GA 30338

WISE JACK
1271 FAIRFIELD E
DUNWOODY GA 30338

QUICKEL DAVID
1243 FAIRFIELD E
DUNWOODY GA 30338

KROGE MATTHEW
1200 DUNWOODY KNOLL DR
DUNWOODY GA 30338

LARRY BARBARA H
5324 FAIRFIELD W
DUNWOODY GA 30338

ROSS ROBERT W
1249 FAIRFIELD E
DUNWOODY GA 30338

PAVLEY BRANDON WILLIAM
1331 VERDON DR
DUNWOODY GA 30338

DILLER HENRY M
5307 FAIRFIELD N
DUNWOODY GA 30338

TRUST FOR THE BENEFIT OF TED R
481 34TH AVE
SAN FRANCISCO CA 94121

HILLEBRAND DAVID
1320 WYNTERCREEK RD
ATLANTA GA 30338

KNOTT SARAH M
1352 WYNTERCREEK RD
DUNWOODY GA 30338

HERNANDEZ JEFFREY L
1220 DUNWOODY WALK
DUNWOODY GA 30338

AHMAD SOPHIE
5392 VERDON CT
ATLANTA GA 30338

CORRIHER HENRY A III
5217 WYNTERHALL CIR
DUNWOODY GA 30338

FIREBAUGH LEE H III
5223 WYNTERHALL CIR
DUNWOODY GA 30338

MCCLANAHAN JULIA LIVING TRUST
1279 FAIRFIELD EAST
DUNWOODY GA 30338

CRITTENDEN MARY SUE LANE
5434 DUNWOODY KNOLL CT
DUNWOODY GA 30338

CHANDRA KRISHNENDU
1228 DUNWOODY WALK
DUNWOODY GA 30338

Exhibit C**RRR 2018 LLC – Summary of Issues Raised During Applicant-Initiated Meeting on September 10, 2018**

- Issue #1:** Neighbors expressed concern regarding the density of the proposed development.
- Response:** The proposed density is less than at Fairfield and Dunwoody Walk.
- Issue #2:** Neighbors expressed concern the proposed development will attract more children to the local schools.
- Response:** The Applicant proposes an age-targeted product that will attract fewer children per home than would an R-100 development.
- Issue #3:** Neighbors expressed concern the proposed development will cause additional traffic in the area.
- Response:** The Applicant proposes an age-targeted product that will result in less vehicle trips during peak drive-hours per home than would an R-100 development.
- Issue #4:** Fairfield residents stated they have an easement through the Subject Property that prevents the site plan proposed by the Applicant.
- Response:** The Applicant proposes to relocate Fairfield's easement and upgrade the drainage infrastructure; however, even if this easement is not relocated, the Applicant can develop the proposed subdivision.
- Issue #5:** Neighbors expressed concern the proposed development will impede stormwater flow.
- Response:** The Applicant asserts the development of the Subject Property will upgrade and improve stormwater flow to benefit all in the surrounding area.
- Issue #6:** Neighbors expressed concerns with the price of homes.
- Response:** The proposed builder expects homes to sell in the \$700,000 price range.
- Issue #7:** Neighbors expressed concerns with the proposed architecture.
- Response:** The proposed builder is amenable to working with neighbors and the City to design compatible architecture.

Issue #8: Neighbors expressed concern the stormwater pond will be a safety hazard.

Response: The stormwater pond will be built to City specifications and fenced.

Issue #9: Neighbors expressed concern Lot #10 is too close to Fairfield.

Response: The Applicant has agreed to a 20-foot landscape buffer along the southern boundary.

Ethan Underwood

From: Ethan Underwood
Sent: Friday, October 12, 2018 4:48 PM
To: judydwicks@gmail.com; krishchandra@gmail.com; emcalu9@bellsouth.net; babqar@bellsouth.net
Cc: Curt Swilley; Dean Cowart; Ethan Underwood; Tracy Fisher
Subject: RRR 2018, LLC - 5318 & 5328 Roberts Drive
Attachments: R-50 Concept-topo-Rev-3.pdf; Zoning Map.pdf; Zoning Map - Zoom Out.pdf

Dear Neighbors:

Thank you for meeting with us on Monday night to discuss your concerns and wishes regarding the above-referenced project. We appreciate you taking the time to attend and speak with us.

Attached are copies of the materials presented at the meeting. We hope you will share these with your neighbors who were unable to attend.

We noted the following items as particularly important to you and your neighbors in Dunwoody Walk – our proposal to address them is in red text below:

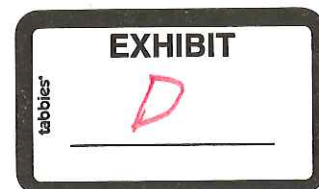
- Preservation of a vegetation adjacent to Dunwoody Walk – RRR is agreeable to preserving a 25 foot buffer along the common boundary with Dunwoody Walk, provided this buffer can be disturbed in instances where erosion control issues, stormwater management methods, and/or the installation of utility lines require clearing and/or grading. This buffer will be planted or supplemented to comply with Dunwoody Buffer Standards.
- Maintaining or improving stormwater flow from Dunwoody Walk - RRR's engineers are researching this.
- Can the potable water line be looped so that there is a redundant source line to Dunwoody Walk? RRR's engineers are researching this.
- Light Spillage – The development will comply with the City's luminescence regulations.
- Sharing of engineered plans after completion, if zoning is approved – If the property is zoned, and engineering plans are submitted, RRR will send copies of those plans to Dunwoody Walk
- Limitation of Building Hours – We propose the following: "Outside construction shall be limited to the hours of 7:00 AM to 7:00 PM Monday to Friday; 8:00 AM to 6:00 PM Saturday; and there will be no outside construction on Sunday."
- Building Materials – Cowart Residential is still seeking input from the community regarding architectural finishes, but all materials will be low maintenance masonry or cement-based siding.
- Price Point – Cowart Residential expects these homes will sell for \$700k+

Please let us know whether these terms (plus a satisfactory response regarding the storm and potable water utilities) would be sufficient to support our request for an R-50 zoning with 10-12 residential units.

Of course, we are happy to continue our discussions to address any additional concerns.

Kind regards,

J. Ethan Underwood





Forsyth Office: 202 Tribble Gap Road | Suite 200 | Cumming, Georgia 30040

North Fulton Office: 38 Sloan Street | Roswell, Georgia 30075

Main: 770-781-4100 | Fax: 770-781-9191 | Mobile: 770-842-1007

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Ethan Underwood

From: Ethan Underwood
Sent: Friday, November 02, 2018 2:16 PM
To: 'eloucox@comcast.net'; 'Jacob Gelbaum'; Wally Letson; Matthew Kroge; Matt Orenstein
Subject: RRR 2018, LLC - 5318 & 5328 Roberts Drive
Attachments: R-50 Concept-topo-Rev-3.pdf; Zoning Map.pdf; Zoning Map - Zoom Out.pdf

Dear Dunwoody Knoll Neighbors:

Thank you for meeting with us to discuss your concerns and wishes regarding the above-referenced project. We appreciate you taking the time to attend and speak with us.

Attached are copies of the materials presented at the meeting. We hope you will share these with your neighbors who were unable to attend.

We noted the following items as particularly important to you and your neighbors in Dunwoody Walk – our proposal to address them is in red text below:

- *Safety of Detention Pond – While installation of an underground detention pond is not feasible and not required by State or City regulations; RRR is agreeable to landscaping, fencing, and applying insecticide to the detention pond.*
- *Aesthetics of Detention Pond - RRR is agreeable to landscaping and fencing the detention pond so that it is aesthetically attractive.*
- *Location of Detention Pond - RRR's engineers are researching whether Lot #6 and the detention pond can exchange locations in order to move the pond away from Dunwoody Knoll.*
- *Maintenance of detention pond and landscaping – RRR agrees to a zoning condition that requires (1) an HOA and (2) that the HOA is responsible for maintaining the property and infrastructure.*
- *Aesthetics of Lot #1 – Lot #1 will have compatible architectural treatment on all building facades to be aesthetically pleasing from Roberts Drive.*
- *Preservation of a vegetation adjacent to Dunwoody Walk – RRR is agreeable to preserving a 25 foot buffer along the common boundary with Dunwoody Walk, provided this buffer can be disturbed in instances where erosion control, stormwater management, and/or the installation of utility lines require clearing and/or grading. This buffer will be planted or supplemented to comply with Dunwoody Buffer Standards.*
- *Maintaining stormwater flow from Dunwoody Knoll - RRR's engineers are researching this, but the design of the detention pond must account for and not impede the current flow of stormwater from Dunwoody Knoll.*
- *Drainage along common boundary with Dunwoody Knoll – RRR's current intent is to install a swale or underground drain pipe parallel to the boundary with Dunwoody Knoll to divert stormwater flow from the boundary area to the detention pond. However, if a buffer along the boundary is maintained, flow from Dunwoody Knoll or the 25-foot buffer area may not be improved unless the buffer area is graded.*
- *Preservation of trees and root zone of trees along boundary with Dunwoody Knoll – RRR is agreeable to preserving a 25 foot buffer with two rows of evergreen plantings along the boundary, which will be undisturbed except for utility and stormwater design. Lou and Ray requested the removal of certain pine trees from their property if the root zone may be damaged. RRR will do all it can to preserve this critical root zone, but if the tree's become a danger due to necessary land disturbance, RRR will remove them at Lou's and Ray's request.*
- *Landscaping along Roberts Drive – Dunwoody Knoll requested two rows of evergreen plantings along the Roberts Drive ROW. There appears to be room for this on the site plan – RRR's engineers are assessing whether utilities or sidewalk requirements will interfere with this landscaping.*

- *Building Elevations – Dunwoody Knoll proposed that the building elevations match or complement the Swancy House. RRR is agreeable to utilize complimentary materials, which would include a mixture of brick, stone, and cement-based siding and shingles for exterior wall cladding*

Please let us know whether this summary accurately reflects the issues discussed. If so, we will draft zoning conditions for your review and comment to address them.

Of course, we are happy to continue our discussions to address any additional concerns.

Best regards,

J. Ethan Underwood



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Ethan Underwood

From: Ethan Underwood
Sent: Tuesday, November 20, 2018 6:21 PM
To: 'pcweisser@att.net'; 'davewilliams1957@gmail.com'; 'brow1169@bellsouth.net'; 'stewartga@comcast.net'; 'chilley15@yahoo.com'; 'mdavis@marciadavis.com'; 'juanitaburen@yahoo.com'; 'cheryl.etheridge7@icloud.com'; 'jlws.atl@gmail.com'; 'charlene.thurman@att.net'; 'bhguynn@att.net'; 'davidsuever@gmail.com'
Cc: Ethan Underwood; 'Terry Nall'; Tracy Fisher
Subject: RRR 2018, LLC - 5318 & 5328 Roberts Drive
Attachments: 18-4360 Concept-R-50-Alternate.pdf

Dear Fairfield Neighbors:

Thank you for meeting with us to discuss your concerns and wishes regarding the above-referenced project. We appreciate you taking the time to attend and speak with us.

We noted the following items as particularly important to you and your neighbors in Fairfield – our proposal to address them is in red text below:

- *Drainage Easement – Some Fairfield residents questioned whether RRR's land can be developed without relocating Fairfield's existing drainage easement. That is a fair concern; thus, RRR had its engineer develop the attached site plan to show the property does accommodate a 9-lot subdivision if Fairfield's drainage easement remains in its present locations. A copy of this site layout is attached for your review.*
- *Removal of the Lot Closest to Fairfield – RRR is agreeable to the removal of a lot from the development, but cannot agree to relocate the lot closest to Fairfield unless Fairfield's existing drainage easement is relocated. As you can see from the attached layout, the receiving headwall along the eastern side of the drainage easement extends beyond the main easement route, pushing the proposed structures and access street toward Roberts Drive. If Fairfield would consent to the relocation of its drainage easement so that (a) Fairfield's stormwater runoff drains properly and (b) the homes and access street can be located further to the west, RRR can locate its 9th lot to the north and remove the lot nearest Fairfield.*
- *Number of Homes - RRR is agreeable to reduce its request from 10 to 9 homes. However, the development of 9 units is necessary to produce the revenues necessary to install the landscaping and improvements requested by other neighboring subdivisions, and to develop the property as an age-restricted community with an HOA that will maintain the landscaping.*
- *Maintenance of detention pond, landscaping, and common area – RRR agrees to a zoning condition that requires (1) an HOA and (2) that the HOA is responsible for maintaining the property and infrastructure. This will ensure that whatever is developed on the property will be attractive and kept up.*
- *Maintaining stormwater flow from Fairfield - RRR's engineers are researching this, but the design of the detention pond and any relocation of Fairfield's drainage easement must account for and not impede the current flow of stormwater from Fairfield.*
- *Drainage along common boundary with Fairfield – RRR's current intent is to install a swale or underground drain pipe parallel to the boundary with Fairfield to divert stormwater flow from the boundary area to the detention pond.*

- *Building Elevations – RRR is agreeable to utilize materials complimentary to the Swancy House, which would include a mixture of brick, stone, and cement-based siding and shingles for exterior wall cladding.*

Please let us know whether this summary accurately reflects the issues discussed. If so, we will draft zoning conditions for your review and comment to address them.

Of course, we are happy to continue our discussions to address any additional concerns.

Best regards,

J. Ethan Underwood



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38 Sloan Street | Roswell, Georgia 30075

770-781-4100 | www.mhtlegal.com

J. Ethan Underwood
eunderwood@mhtlegal.com

August 21, 2018

Re: RRR 2018, LLC – Rezoning Application

Dear Neighbors:

In an effort to foster community accord, RRR 2018, LLC (the “Applicant”) would like to inform interested property owners of a potential rezoning application to be filed with the City of Dunwoody Department of Planning and Community Development.

The Subject Property is approximately 2.634 acres located at 5318 & 5328 Roberts Drive Dunwoody, GA 30338, consisting of Tax Parcel(s): 18-376-02-006 & 18-376-02-005. The Applicant proposes to rezone the Subject Property from R-100 to R-50 in order to develop 10 Single-dwelling Residential lots.

Enclosed is a copy of the proposed site plan depicting the Subject Property.

An applicant-initiated meeting will be held on **September 10, 2018 at 6:30 PM at the upper level of the Cecil B. Day Sports Center of Dunwoody Baptist Church located at 1445 Mount Vernon Road Dunwoody, GA 30338**. This meeting is not the public hearing. Its purpose is to provide neighbors and interested parties the opportunity to meet with the Applicant, ask questions and voice concerns regarding this application.

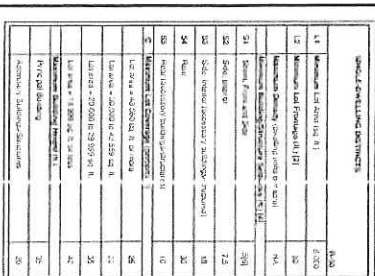
The Applicant is committed in its effort to keep the public informed during the application process and we encourage interested parties to contact us with questions or concerns.

Sincerely,

J. Ethan Underwood

Enclosure



[illegible][illegible]

- [illegible]

Developer:

Rock River Realty LLC
6155 Crooked Creek Rd
Suite C
Morroco, GA 30092
24Hr Contact: Curt Smiley
Phone: 404.569.5904
Email: curt@rockriverrealty.com



SURVEYOR NOTE:

[illegible]

This property may be subject to easements

[illegible]

Affirmative action Affirmative action may be subject to state laws, and federal law has been interpreted by the Supreme Court as requiring affirmative action in hiring decisions. The federal government is authorized to award contracts to businesses that are owned or controlled by minority-owned firms.

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board rules and Code of Ethics.

The subject continues with both the rights of the Foreign Board of Management for Political and Economic and Law Services and the Official Code of Service for American (2002) 15-07, 7-1, and where a conflict exists between two sets of laws, relations, the resolution of the conflict.



Given: R_A
 Date: 12/20/11
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 1 of 1
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 18-4360

**Civil Engineering, Land Surveying,
Stream and Wetland Restoration**



Concept Site Plan of:
5308, 5318, 5328 Roberts Drive for:
Curt Swilley
The City of Overland Park



RRR 2018 LLC

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226 letters total



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DUNWOODY GA 30338

7.

REPP STEPHANIE P
5240 MAGNOLIA WALK CIR
DUNWOODY GA 30338

8.

WYNN JAMES T
1208 DUNWOODY KNOLL DR
DUNWOODY GA 30338

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4.		ZELDIN LAUREN HOUSE 1300 HOLLY BANK CIR ATLANTA GA 30338															
5.		SUMERALL NANCY 1273 FAIRFIELD E DUNWOODY GA 30338															
6.		WILLIAMS GAIL B 1344 WYNTERCREEK RD DUNWOODY GA 30338															
7.		ETHERIDGE CHERYL LYNN 5311 FAIRFIELD N DUNWOODY GA 30338															
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3.	COLUMBIA REID L 1256 DUNWOODY KNOLL DR DUNWOODY GA 30338																	
4.	LEMO CARLOS E 1323 HOLLY BANK CIR ATLANTA GA 30338																	
5.	MEDLEY MICHAEL D 5356 WYNTERHALL DR DUNWOODY GA 30338																	
6.	LINDABURY STEPHEN A 1328 WYNTERCREEK RD DUNWOODY GA 30338																	
7.	STEWART JIMMY L 1178 DUNWOODY KNOLL DR DUNWOODY GA 30338																	
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2.		MIMS KEVIN W 5279 WYNTERRHALL WAY ATLANTA GA 30338																
3.		BLAKELY JAMES M 1317 WYNTERCREEK RD DUNWOODY GA 30338																
4.		HOSTETLER THOMAS K 5318 HARRIS CIR DUNWOODY GA 30338																
5.		SUEVER DAVID F 5308 FAIRFIELD N DUNWOODY GA 30338																
6.		BINDER GEORGE J 1334 WYNTERCREEK LN DUNWOODY GA 30338																
7.		MCMAHAN DANIEL LIVING TRUST 1189 DUNWOODY KNOLL DR DUNWOODY GA 30338																
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2.		MASK GAYLE B 5451 DUNWOODY KNOLL CT DUNWOODY GA 30338														
3.		WELTICH ROBERT J 5436 GALLERY CT ATLANTA GA 30338														
4.		CHATIGNY NEAL 5344 WYNTERHALL DR DUNWOODY GA 30338														
5.		PEARCE MATTHEW G 1289 VERDON DR DUNWOODY GA 30338														
6.		MOREY CURT MALONE 1240 DUNWOODY KNOLL DR ATLANTA GA 30338														
7.		VICKERS DARNELL A 1238 DUNWOODY WALK DUNWOODY GA 30338														
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2.		KISER JOHN F JR 1360 WYNTERCREEK RD ATLANTA GA 30338																
3.		BUREN JUANITA A 5306 FAIRFIELD N DUNWOODY GA 30338																
4.		LONDON ANDREE M 5772 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338																
5.		GELBAUM TIFFANY V 5448 GALLERY CT DUNWOODY GA 30338																
6.		CHIANG MONICA 5298 FAIRFIELD N DUNWOODY GA 30338																
7.		GRUSKIN LEWIS 1343 WYNTERCREEK LN DUNWOODY GA 30338																
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3.		KANE JUDITH J 1224 WYNTERHALL LN DUNWOODY GA 30338																
4.		JONES JAMES WESLEY 5410 ROBERTS DR DUNWOODY GA 30338																
5.		EVANS ROBERT L 5443 DUNWOODY KNOLL CT DUNWOODY GA 30338																
6.		OBRIEN CHRISTOPHER J 5266 WYNTERHALL WAY DUNWOODY GA 30338																
7.		TRAMMELL HELEN A 1350 WYNTERCREEK LN DUNWOODY GA 30338																
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USPS Tracking/Article Number		<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail		<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	Miles Hansford & Tallant, LLC 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040	SHAH NEIL S 1320 HOLLY BANK CIR DUNWOODY GA 30338	.47															
2.		WALLER CAROL M 1524 HOLLY BANK CIR DUNWOODY GA 30338																
3.		THURMAN CHARLENE W 5316 FAIRFIELD W DUNWOODY GA 30338																
4.		LANDRY ELISABETH D REVOC TRUST 1236 DUNWOODY WALK DUNWOODY GA 30338																
5.		FETTERS DAVID E 1271 VERDON DR DUNWOODY GA 30338																
6.		MOSS STEPHEN C 5254 WYNTERHALL WAY DUNWOODY GA 30338																
7.		LAWRENCE H CONNELLY REVOCABLE TRUST 2660 SLOW FLIGHT DR PORT ORANGE FL 32128																
8.		LEAHY NORBERT T 1312 WYNTERCREEK LN DUNWOODY GA 30338																
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (name of receiving employee)														



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1.	Miles Hansford & Tallant, LLC 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail	<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery													
	FORD CAMILLE 5654 CHAMBLEE DUNWOODY RD ATLANTA GA 30338			.47												
2.	SMITH CARL V 5752 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338															
3.	JARRELL JAMES E 5271 WYNTERHALL WAY DUNWOODY GA 30338															
4.	OTTINGER JUDITH QUICK 1861 WHITLOW VIEW DR BISHOP GA 30621															
5.	COHEN REFAEL 5290 WYNTERCREEK DR DUNWOODY GA 30338															
6.	AVALOS ALEJANDRO MEDEROS 1293 HOLLY BANK CIR ATLANTA GA 30338															
7.	BOIK MARK 5299 FAIRFIELD N DUNWOODY GA 30338															
8.	WEDDING ANDREW 5452 CHANEL CT DUNWOODY GA 30338															
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1.	Miles Hansford & Tallant, LLC 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040	ODENDAHL STACY T 1278 DUNWOODY KNOLL DR DUNWOODY GA 30338														
2.		CHADWICK MARY T 5309 FAIRFIELD N DUNWOODY GA 30338														
3.		RICHMOND MARIA I 1342 WYNTERCREEK LN DUNWOODY GA 30338														
4.		KING JASON C 1196 DUNWOODY WALK DUNWOODY GA 30338														
5.		BARRY EMMA H 3482 MADISON ST ATLANTA GA 30337														
6.		WILKINSON ROY L 5346 ROBERTS DR DUNWOODY GA 30338														
7.		GOERTEMILLER BRIAN 5276 WYNTERHALL WAY DUNWOODY GA 30338														
8.		BARLOW JEANNE H 5303 FAIRFIELD W ATLANTA GA 30338														
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, use (name of receiving employee)												



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1.	LETSON WILLIAM W 5441 GALLERY CT DUNWOODY GA 30338					.47												
2.	HENRIQUEZ MILTON G 5388 ROBERTS DR DUNWOODY GA 30338																	
3.	SPEIR ERIC 5249 MAGNOLIA WALK CIR DUNWOODY GA 30338																	
4.	KING MICHAEL 1301 WYNTERCREEK RD DUNWOODY GA 30338																	
5.	SMITH JUDITH L 5300 FAIRFIELD W DUNWOODY GA 30338																	
6.	STUBER PAUL R 5056 MEADOWCREEK DR DUNWOODY GA 30338																	
7.	WICKS JUDITH D MORRIS 1224 DUNWOODY WALK ATLANTA GA 30338																	
8.	TAYLOR TERRY K 1210 DUNWOODY WALK DUNWOODY GA 30338																	
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office																



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1.	KRATZENBERG WILLIAM M 5442 GALLERY CT ATLANTA GA 30338					47												
2.	PETRICCIONE JOSEPH M 1216 DUNWOODY KNOLL DR DUNWOODY GA 30338																	
3.	YANEZ-URIBE MARIA G PO BOX 28511 ATLANTA GA 30358																	
4.	CROWE LYNNE MASON 5700 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338																	
5.	CLARK DAVID M 5062 MEADOWCREEK DR DUNWOODY GA 30338																	
6.	BLANK MARTIN J 5317 FAIRFIELD W DUNWOODY GA 30338																	
7.	STEWART GEORGE A JR REVOC LIV TRUST 5309 FAIRFIELD W DUNWOODY GA 30338																	
8.	BROWN BRIAN S III 1269 FAIRFIELD E DUNWOODY GA 30338																	
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)																



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1.	MCMORROW DANIEL P 1290 HOLLY BANK CIR DUNWOODY GA 30338																	
2.	DAVIS MARCIA W 5310 FAIRFIELD N DUNWOODY GA 30338																	
3.	SOK THEARAVUTH K 1199 SAINT ANDREWS CIR DUNWOODY GA 30338																	
4.	SMTIH MARTHA 1333 HOLLY BANK CIR DUNWOODY GA 30338																	
5.	INLOW JAY 1214 DUNWOODY WALK DUNWOODY GA 30338																	
6.	JABLONOWSKI DONALD P 5264 MAGNOLIA WALK CIR DUNWOODY GA 30338																	
7.	PALGON MICHAEL S 1196 SAINT ANDREWS CIR DUNWOODY GA 30338																	
8.	SILVA ALICIA 1353 HOLLY BANK CIR DUNWOODY GA 30338																	
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office		Postmaster, Per (Name of receiving employee)														



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1.	Miles Hansford & Tallant, LLC 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040	WESTON CHRIS T 1298 VERDON DR DUNWOODY GA 30338		.47												
2.		RUBY TOM J 1279 DUNWOODY KNOLL DR DUNWOODY GA 30338														
3.		ROBERTS JAMES K JR 1375 WYNTERCREEK LN DUNWOODY GA 30338														
4.		DUAN YIXIN 5270 MAGNOLIA WALK CIR DUNWOODY GA 30338														
5.		HUETTEL MANOELA PO BOX 889214 ATLANTA GA 30356														
6.		NICHOLS KATHRYN A 5759 CHAMBLEE DUNWOODY RD ATLANTA GA 30338														
7.		GORDAN DANIELLE 1308 VERDON DR DUNWOODY GA 30338														
8.		JASPAN BARBARA 5447 CHANEL CT ATLANTA GA 30338														
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office														



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1.	Miles Hansford & Callant, LLC 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040	TOWNSEND REBECCA H 1237 DUNWOODY WALK DUNWOODY GA 30338																
2.		SMITH CATHEY ALEXANDER 1300 WYNTERCREEK RD DUNWOODY GA 30338																
3.		ADAMS BETTY H REVOCABLE TRUST 5296 FAIRFIELD W DUNWOODY GA 30338																
4.		BLANK MARTIN J 5321 FAIRFIELD W DUNWOODY GA 30338																
5.		BAIER RODNEY L 5391 VERDON CT DUNWOODY GA 30338																
6.		PRICE ANDREA C 1275 FAIRFIELD E DUNWOODY GA 30338																
7.		SMITH ANDREW H 1253 FAIRFIELD E DUNWOODY GA 30338																
8.		BRENT ANNE MELANIE 1259 FAIRFIELD E DUNWOODY GA 30338																
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office																



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1.	Miles Hansford & Tallant, LLC 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail	<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery													
2.	FAULKNER KENNETH SCOTT 5328 ROBERTS DR DUNWOODY GA 30338															
3.	CARLISLE A WALLACE 1349 WYNTERCREEK RD ATLANTA GA 30338															
4.	EAMAN SCOTT F 1232 DUNWOODY WALK DUNWOODY GA 30338															
5.	THELEN KENNETH J 5252 MAGNOLIA WALK CIR DUNWOODY GA 30338															
6.	ORENSTEIN ELLEN F 1248 DUNWOODY KNOLL DR ATLANTA GA 30338															
7.	KANE JOSEPH J 1224 WYNTERHALL LN DUNWOODY GA 30338															
8.	TRACKMAN HARRIET 1206 DUNWOODY WALK DUNWOODY GA 30338															
	GUYNN REBECCA H 5323 FAIRFIELD W ATLANTA GA 30338															
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USPS Tracking/Article Number		Addressee (Name, Street, City, State, & ZIP Code™)		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1.	Miles Hansford & Tallant, LLC 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040	MCELROY DAVID BRUCE 1234 DUNWOODY WALK DUNWOODY GA 30338		47													
2.		BOAZ MARVIN W 1166 DUNWOODY KNOLL DR DUNWOODY GA 30338															
3.		GRUPINSKI VIOLETA 1255 FAIRFIELD E DUNWOODY GA 30338															
4.		OLYMPIADIS GEORGE ARISTOTEL 5765 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338															
5.		ROBERTS VICTOR S 1170 AUSTIN GLEN DR DUNWOODY GA 30338															
6.		THOMAS KEVIN BRIAN 1326 WYNTERCREEK LN DUNWOODY GA 30338															
7.		HAZEN BRIAN CHRISTOPHER 1335 WYNTERCREEK LN DUNWOODY GA 30338															
8.		STEWART HERBERT II 1265 FAIRFIELD E DUNWOODY GA 30338															
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1.	Miles Hansford & Tallant, LLC 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040	KATHRYN W HICKS REVOCABLE 1216 WYNTERHALL LN DUNWOODY GA 30338		.47													
2.		GUPTA ATUL 2 BATES RD LEXINGTON MA 02421															
3.		FAIRFIELD HOMEOWNERS ASSOC INC 96 PERIMETER CTR E ATLANTA GA 30346															
4.		DUNWOODY KNOLL CT LLC 5765 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338															
5.		PUNI RYAN P 1318 WYNTERCREEK LN DUNWOODY GA 30338															
6.		CAMPBELL MICHAEL J 5313 FAIRFIELD N ATLANTA GA 30338															
7.		ENGLAND DAVID G 1263 FAIRFIELD E DUNWOODY GA 30338															
8.		GILLESPIE SUZANNE S 5329 WYNTERHALL DR DUNWOODY GA 30338															
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1.	Miles Hansford & Tallant, LLC 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040	WHITE LARRY C 5398 VERDON CT DUNWOODY GA 30338	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail	<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery												
2.		LEE SANDRA K 5290 FAIRFIELD W DUNWOODY GA 30338														
3.		ODEA MAVOURNEEN M 5241 MAGNOLIA WALK CIR DUNWOODY GA 30338														
4.		GREEN KATE DAVIS 5690 CHAMBLEE DUNWOODY RD ATLANTA GA 30338														
5.		DEKALB COUNTY 1300 COMMERCE DR DECATUR GA 30030														
6.		SHARENKO DAVID 5318 FAIRFIELD W ATLANTA GA 30350														
7.		WARNER RICHARD T 1343 HOLLY BANK CIR DUNWOODY GA 30338														
8.		CALLAWAY JOHN W JR 5307 FAIRFIELD W DUNWOODY GA 30338														
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1.	Miles Hansford & Tallant, LLC 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail	<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery													
2.	CITY OF DUNWOODY GEORGIA 41 PERIMETER CENTER E DUNWOODY GA 30346			.47												
3.	DROST ANNE J 5263 WYNTERHALL WAY DUNWOODY GA 30338															
4.	FINNEGAN JOHN T JR 5234 WYNTERHALL CIR DUNWOODY GA 30338															
5.	HUNTER DOUGLAS G 1325 WYNTERCREEK RD DUNWOODY GA 30338															
6.	MCGANNON MICHAEL C 5449 GALLERY CT ATLANTA GA 30338															
7.	BAYNHAM ANNE G 5295 FAIRFIELD N DUNWOODY GA 30338															
8.	BYRNE MARTIN G 1336 WYNTERCREEK RD DUNWOODY GA 30338															
	DAVIS SUSIE L 4780 ASHFORD DUNWOODY RD ATLANTA GA 30338															
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1.	Miles Hansford & Tallant, LLC 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040	CITY OF DUNWOODY 41 PERIMETER CTR E DUNWOODY GA 30046														
2.		CRONIN BRIAN A 1192 DUNWOODY WALK DUNWOODY GA 30338														
3.		FOSTER KIMBERLY C 5265 WYNTERHALL CT DUNWOODY GA 30338														
4.		TIBERIA LUCIANO M 1319 WYNTERCREEK LN DUNWOODY GA 30338														
5.		WOOD SUSAN R 1327 WYNTERCREEK LN DUNWOODY GA 30338														
6.		WILLIAMSON FRED L III 211 PINETREE CIR ALPHARETTA GA 30009														
7.		FAIRFIELD HOMEOWNERS ASSOC INC 96 PERIMETER CTR E ATLANTA GA 30346														
8.		BENSON MARVIN R 5320 FAIRFIELD W DUNWOODY GA 30338														
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1.	Miles Hansford & Tallant, LLC 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040	DEKUTOWSKI JOHN G 1349 HOLLY BANK CIR DUNWOODY GA 30338																
2.		HILL KRISTI L 1192 DUNWOODY KNOLL DR DUNWOODY GA 30338																
3.		THOMAS HUW F P 1257 FAIRFIELD E DUNWOODY GA 30338																
4.		HORNE JESSE REID 5634 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338																
5.		WAGNER WILLIAM JOHN 5314 FAIRFIELD N DUNWOODY GA 30338																
6.		BYRNES HOLLY M 1186 DUNWOODY KNOLL DR ATLANTA GA 30338																
7.		LEE SEUNG HYUN 1303 HOLLY BANK CIR DUNWOODY GA 30338																
8.		DORFMAN ADAM M 5734 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338																
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office																



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Name and Address of Sender		Check type of mail or service		Affix Stamp Here (for additional copies of this receipt). Postmark with Date of Receipt.														
USPS Tracking/Article Number		<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail		<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	Miles Hansford & Tallant, LLC 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040	COX CHARLES R 5438 CHANEL CT ATLANTA GA 30338																
2.		LILLARD NANCY L 5311 FAIRFIELD W DUNWOODY GA 30338																
3.		HILLEY CYNTHIA R 5312 FAIRFIELD N ATLANTA GA 30338																
4.		WELLFORD WALKER L 1341 WYNTERCREEK RD DUNWOODY GA 30338																
5.		KIRBY RICHARD W 5255 WYNTERHALL WAY DUNWOODY GA 30338																
6.		CRAWFORD SHIRLEY B 5234 MAGNOLIA WALK CIR ATLANTA GA 30338																
7.		CITY OF DUNWOODY 41 PERIMETER CTR E DUNWOODY GA 30346																
8.		SMITH CHRISTOPHER D 3083 FENWOOD TRL ROSWELL GA 30075																
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office																



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1.	Miles Hansford & Tallant, LLC 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040	WILLINGHAM RHONDA 1315 VERDON DR DUNWOODY GA 30338																
2.		VICINE FREDERICK M JR 1279 VERDON DR ATLANTA GA 30338																
3.		TOOLAN DAVID M 5258 MAGNOLIA WALK CIR DUNWOODY GA 30338																
4.		BARNES CATHY 1323 VERDON DR DUNWOODY GA 30338																
5.		DEKALB BOARD OF EDUCATION 1780 MONTREAL RD TUCKER GA 30084																
6.		ETHRIDGE ROY M 1366 WYNTERCREEK LN DUNWOODY GA 30338																
7.		SMELTER SHIRLEY A 5294 FAIRFIELD N DUNWOODY GA 30338																
8.		IKE NANCY 5229 WYNTERTHALL CIR DUNWOODY GA 30338																
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office																



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USPS Tracking/Article Number		Address (Street City State & ZIP Code™)		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	Miles Hansford & Tallant, LLC 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail	<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery													
2.	HYPPOLIT HAMILTON THELMA 1310 HOLLY BANK CIR DUNWOODY GA 30338															
3.	RRR 2018 LLC 6185 CROOKED CREEK RD NORCROSS GA 30092															
4.	D YATES FAMILY TRUST 5722 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338															
5.	NICHOLS KATHRYN A 5759 CHAMBLEE DUNWOODY RD DUNWOODY GA 30338															
6.	SNOWBERGER MATTHEW J 5310 HARRIS CIR DUNWOODY GA 30338															
7.	TUSA GLORIA J 1313 HOLLY BANK CIR DUNWOODY GA 30338															
8.	WYNTERHALL SWIM AND TENNIS PO BOX 888841 ATLANTA GA 30356															
	FAIRFIELD HOMEOWNERS ASSOC INC 76 PERIMETER CTR E ATLANTA GA 30346															
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office														



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1.	Miles Hansford & Tallant, LLC 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040	MORRIS BERNADETTE B 5312 FAIRFIELD WEST DUNWOODY GA 30338																
2.		MERDINGER ANDREW J 1265 DUNWOODY KNOLL DR ATLANTA GA 30338																
3.		CHENGDAW CHEN AND JIEHYI CHEN LIVING TRUST 1190 SAINT ANDREWS CIR DUNWOODY GA 30338																
4.		SEIFRIED MICHAEL P 5246 MAGNOLIA WALK CIR DUNWOODY GA 30338																
5.		WINTERS CHRISTOPHERS W 1335 WYNTERCREEK RD DUNWOODY GA 30338																
6.		BARTKO MARY BETH 5297 FAIRFIELD N DUNWOODY GA 30338																
7.		WYNTERHALL SWIM AND TENNIS PO BOX 888841 ATLANTA GA 30356																
8.		PERLMAN DAVID J 1358 WYNTERCREEK LN DUNWOODY GA 30338																
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office																



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USPS Tracking/Article Number				Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	Miles Hansford & Tallant, LLC 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail	<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery													
2.	PETERS CANDACE ANN 1367 WYNTERCREEK LN DUNWOODY GA 30338															
3.	WISE JACK 1271 FAIRFIELD E DUNWOODY GA 30338															
4.	QUICKEL DAVID 1243 FAIRFIELD E DUNWOODY GA 30338															
5.	KROGE MATTHEW 1200 DUNWOODY KNOLL DR DUNWOODY GA 30338															
6.	LARRY BARBARA H 5324 FAIRFIELD W DUNWOODY GA 30338															
7.	ROSS ROBERT W 1249 FAIRFIELD E DUNWOODY GA 30338															
8.	PAVLEY BRANDON WILLIAM 1331 VERDON DR DUNWOODY GA 30338															
	DILLER HENRY M 5307 FAIRFIELD N DUNWOODY GA 30338															
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office														



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USPS Tracking/Article Number		<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail		<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	Miles Hansford & Fallant, LLC 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040	TRUST FOR THE BENEFIT OF TED R 481 34TH AVE SAN FRANCISCO CA 94121				47												
2.		HILLEBRAND DAVID 1320 WYNTERCREEK RD ATLANTA GA 30338																
3.		KNOTT SARAH M 1352 WYNTERCREEK RD DUNWOODY GA 30338																
4.		HERNANDEZ JEFFREY L 1220 DUNWOODY WALK DUNWOODY GA 30338																
5.		AHMAD SOPHIE 5392 VERDON CT ATLANTA GA 30338																
6.		CORRIHER HENRY A III 5217 WYNTERHALL CIR DUNWOODY GA 30338																
7.		FIREBAUGH LEE H III 5223 WYNTERHALL CIR DUNWOODY GA 30338																
8.		MCCLANAHAN JULIA LIVING TRUST 1279 FAIRFIELD EAST DUNWOODY GA 30338																
Total Number of Pieces Listed by Sender		Total Number of Pieces Received at Post Office																



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USPS Tracking/Article Number		Addressee (Name Street City State & ZIP Code)		Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee	
1.	Miles Hansford & Tallant, LLC 202 Tribble Gap Road, Suite 200 Cumming, Georgia 30040	CRITTENDEN MARY SUE LANE 5434 DUNWOODY KNOLL CT DUNWOODY GA 30338	<input type="checkbox"/> Adult Signature Required <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery (COD) <input type="checkbox"/> Insured Mail <input type="checkbox"/> Priority Mail	<input type="checkbox"/> Priority Mail Express <input type="checkbox"/> Registered Mail <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation <input type="checkbox"/> Signature Confirmation Restricted Delivery	.47												
2.		CHANDRA KRISHNENDU 1228 DUNWOODY WALK DUNWOODY GA 30338															
3.																	
4.																	
5.																	
6.																	
7.																	
8.																	
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee)															

RRR 2018 LLC
Applicant Initiated Meeting
10-Sep-18

Name	Address	Phone #	E-mail	NET
LANDRY, ELISABETH	1236 DUNWOODY WALK	770-551-8328	LANDRY SITO bell	NET
SUSAN STANTON	Nandine Lane - Crier			
Lou and Ray Cox	5438 Chand Ct 30538	770-393-0996	eloucox@comcast.net	
MARCIA DAVIS	5310 FAIRFIELD North	404-255-5600	MDAVIS e	
proxy for			Marcia Davis's car	
Juanita Buren	5306 FAIRFIELD North			
Matthew Krone	1200 Dunwoody Knoll	770-630-3649	Matthew.Krone@gmail.com	
Wally Letson	5441 Gallery Ct.	678-458-8140	w-letson@yahoo.com	
Susan Ruby	1279 Dunwoody Knoll Dr.	770-522-8587	SUSANTOMRUBY@aol.com	
Bob & Dodie Weltlich	5436 Gallery Ct	770-394-6326	dweltlich@hotmail.com	
Stacey Harris	5685 Mill Tracer	7-344-6266	staceyharris76@hotmail	
T. White	2494 Self Perry Rd		twhite@gmail.com	
Barbara Gilman	5447 Chanel Court	770-394-5815	bbj4@aol.com	
Fred	"	"	fcg1936@gmail.com	
Sarah Dekutowski	1349 Holly Bank Circle	770-730-8313	deKfamily@comcast.net	
Jennifer Davis	5324 Fairfield West	850-877-2089	dlarry@cphlaw.com	
Clara Morey	1240 Dunwoody Knoll	(7)395-7767	clara.jbmc@bellsouth	
Matt Orenstein	1848 Dunwoody Knoll	(4)802-1558	matt.orenstein@gmail.com	
Bev & David Suerer	5308 Fairfield North	(4)375-2642	bevsuerer@gmail.com	
Tom Callaway	5307 Fairfield West			
EDWARD TRACKMAN	1206 DUNWOODY WALK		edwardtrackman@bellsouth.net	

tabbies

EXHIBIT

RRR 2018 LLC

Applicant Initiated Meeting

10-Sep-18

Name	Address	Phone #	E-mail
Judy Wicks	1224 Dunwoody Walk	770-481-0945	judyd.wicks@gmail.com
Justin White	4378 Allenhurst Dr.	770-39-6536	(please send plans)
Cheryl Etheridge	5311 Fairfield N	405-830-5133	cheryl.etheridge7@icloud.com
Cindy Hilley	5312 Fairfield North	770-355-2205	chilley15@yahoo.com
Bobbie Chadwick	5309 " "	7152-7440	Mary.bchadwick@gmail.com
Jimmy & Ylanda Stewart	1178 Dunwoody Knoll	770-395-1554	jimmy.stewart59@yahoo.com
Muriel & David Knope	1092 Coronation Drive	770-390-0386	knopeinc@gmail.com
Joe Petriccione	1216 Dunwoody Knoll Dr	404-510-0279	joe.petriccione@yahoo.com
Joyce & Bill KRATZBERG	5747 Gallery Ct	770-309-8133	bill.kratz@comcast.net
Terry Nall	1344 Vernon North Dr	404-915-6693	terry.nall@dunwoodyga.gov
Thelma Hamilton	1310 Holly Bank Cir.	404-395-4390	Thelma.hamilton@yahoo.com
Graver Swilley	5314 Dunwoody Club Creek	404-569-5907	graver.swilley@gmail.com
Steve Fortensack	2615 Pansywood Dr	404-483-9623	stfort@yahoo.com
Dean Cowart	1370 Center dr	404-545-7254	dean@cowartresidential.com
Michael Jay		770-235-1888	michael.jay@aol.com
BARBARA HAMILTON	1192 CORONATION DR	404-308-9408	barhamilton@yahoo.com
Helen Knight	1143 Coronation Dr	770-868-9749	hsknight@gmail.com
Pete McCrawford	5299 Wyncrook Dr	404-408-9835	mccraw21@comcast.net
Danell Vickers	1238 Dunwoody Walk	770-437-3714	babbar@bellsouth.net
Charlene Thurman	5316 Fairfield West	7-804-8300	charlene.thurman@att.net

RRR 2018 LLC

Applicant Initiated Meeting

10-Sep-18

[illegible]



Elevation E

Roberts Drive / Swancy Farm



Residential Design by:
Main Street Designs of Georgia, LLC
3050 Royal Blvd. South, Suite 135
Alpharetta, GA 30022
404.480-3881



Builder:
Cowart Residential
1370 Center Drive #102
Dunwoody, GA 30338
770.368.0460



Elevation C

Roberts Drive / Swancy Farm



Residential Design by:
Main Street Designs of Georgia, LLC
3050 Royal Blvd. South, Suite 135
Alpharetta, GA 30022
404.480-3881



Builder:
Cowart Residential
1370 Center Drive #102
Dunwoody, GA 30338
770.368.04650



Elevation A



Residential Design by:
Main Street Designs of Georgia, LLC
3050 Royal Blvd. South, Suite 135
Alpharetta, GA 30022
404.480-3881

Roberts Drive / Swancy Farm



Builder:
Cowart Residential
1370 Center Drive #102
Dunwoody, GA 30338
770.368.04650



Elevation D

Roberts Drive / Swancy Farm



Residential Design by:
Main Street Designs of Georgia, LLC
3050 Royal Blvd. South, Suite 135
Alpharetta, GA 30022
404.480-3881



Builder:
Cowart Residential
1370 Center Drive #102
Dunwoody, GA 30338
770.368.04650



Elevation B

Roberts Drive / Swancy Farm



Residential Design by:
Main Street Designs of Georgia, LLC
3050 Royal Blvd. South, Suite 135
Alpharetta, GA 30022
404.480-3881



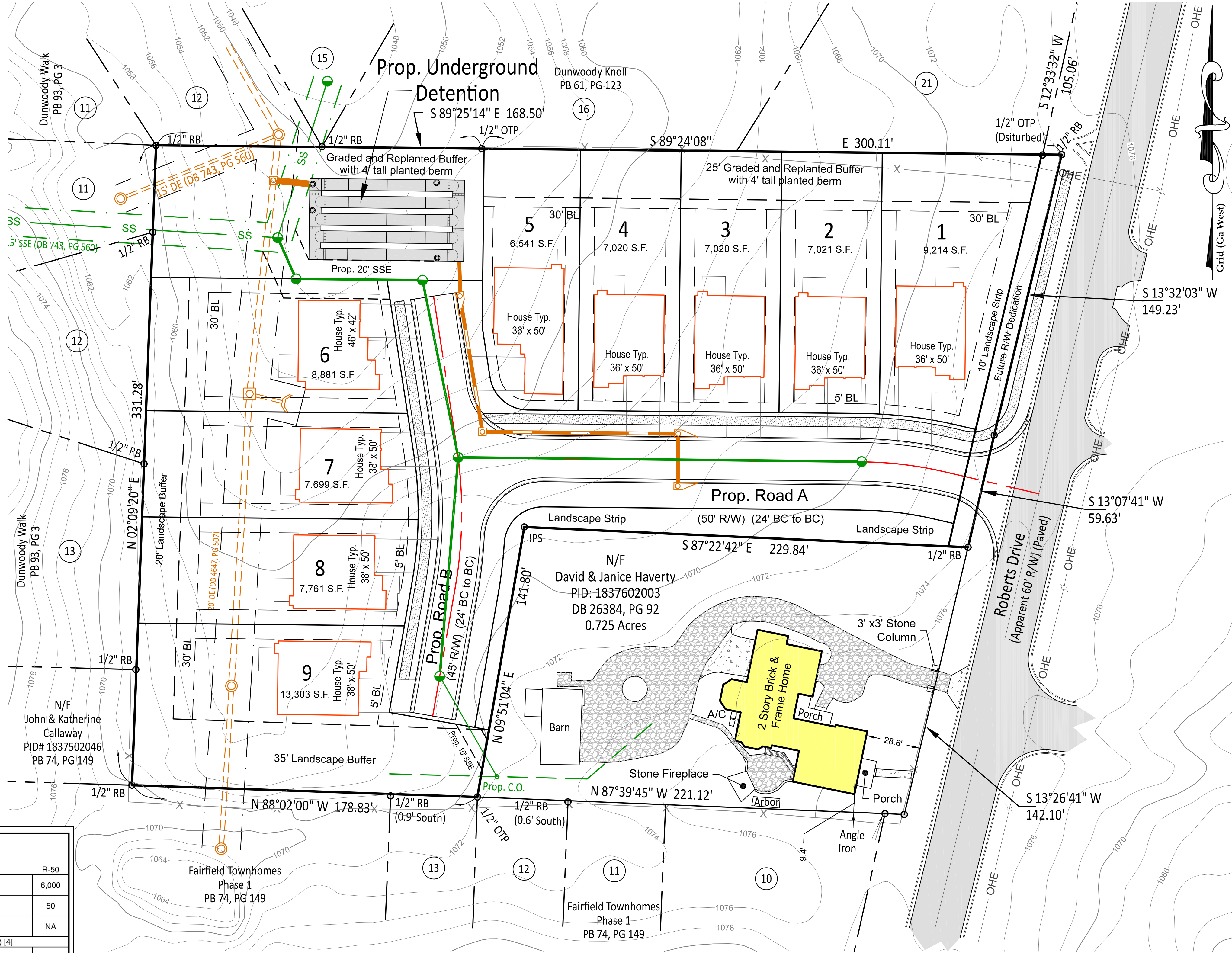
Builder:
Cowart Residential
1370 Center Drive #102
Dunwoody, GA 30338
770.368.04650

ABBREVIATION LEGEND:		
BC	=	back of curb
C&G	=	curb and gutter
CB	=	catch basin
CD	=	check dam
CL	=	centerline
CMF	=	concrete monument found
CMP	=	corrugated metal pipe
CO	=	clean out
CT	=	crimp top pin
DI	=	drop inlet
DIP	=	ductile iron pipe
DWCB	=	dbl. wing catch basin
EP	=	edge of pavement
FC	=	face of curb
FES	=	flared end section
FI	=	fire hydrant
GI	=	grate inlet
GW	=	guy wire
GP	=	guy pole
HW	=	head wall
IPF	=	iron pin found
IPS	=	iron pin set
JB	=	junction box
INV	=	invert
L.L.L.	=	land lot line
LP	=	light pole
MH	=	manhole (sanitary sewer)
OCS	=	outlet control structure
OT	=	open top pipe
PL	=	property line
PP	=	power pole
RB	=	reinforcing bar
RCP	=	reinforced concrete pipe
R/W	=	right-of-way
TSP	=	traffic signal pole
TSB	=	traffic signal box
TP	=	telephone pole
TSP	=	traffic signal pole
WM	=	water meter
WV	=	water valve
YI	=	yard inlet

SYMBOL LEGEND:	
	= existing concrete
	= existing asphalt
	= existing gravel/riprap
	= fire hydrant
	= guy wire
	= light pole
	= power pole
	= sanitary sewer manhole
	= clean out
	= transformer
	= water meter
	= single wing catch basin
	= grate inlet
	= junction box
	= head wall
	= buffer
	= bldg setback
	= fence
	= overhead electric
	= underground electric
	= water line
	= sanitary line
	= gas line

SINGLE-DWELLING DISTRICTS		
		R-50
L1	Minimum Lot Area (sq. ft.)	6,000
L2	Minimum Lot Frontage (ft.) [2]	50
	Maximum Density (dwelling units per acre)	NA
	Minimum Building/Structure Setbacks (ft.) [4]	
S1	Street, Front and Side	5[6]
S2	Side, Interior	7.5
S3	Side, Interior (accessory buildings/structures)	10
S4	Rear	30
S5	Rear (accessory buildings/structures)	10
C	Maximum Lot Coverage (percent) [8]	
	Lot area = 43,560 sq. ft. or more	25
	Lot area = 30,000 to 43,559 sq. ft.	30
	Lot area = 20,000 to 29,999 sq. ft.	35
	Lot area = 19,999 sq. ft. or less	40
	Maximum Building Height (ft.)	
	Principal Building	35
	Accessory Buildings/Structures	20

- [1] Detached houses in RA-5 and RA-8 districts are subject to the lot and building regulations of the R-50 district.
- [2] Minimum lot frontage on cul-de-sac lots is 35 feet. Minimum lot width at the required street setback must equal the required minimum frontage requirement for non-cul-de-sac lot (e.g., 100 feet in R-100).
- [3] Minimum lot frontage applies to attached house projects, not individual dwelling units within the project.
- [4] Corner lots are subject to street setbacks along all street frontages and to interior side setbacks along all other lot lines.
- [5] Add five feet for minimum setbacks from arterial streets.
- [6] Street-facing garage façades must be setback at least 20 feet from back of curb or back of sidewalk, whichever is greater.
- [7] Interior side setback applies only to end units in attached house projects. No interior side setback required for units in attached projects with common or abutting walls. See also the attached house building separation requirements of section 27-132.
- [8] Maximum lot coverage for institutional uses; including, but not limited to, educational services, places of worship, and neighborhood recreation club shall not exceed 60 percent.



SURVEYOR NOTES

Datum
Horizontal: NAD83 (2011); Vertical: NAVD88 established by GPS observations;
Measurements: U.S. Survey Feet

Equipment and Field Closure Statement
Field angles and linear distances measured using a Leica TS 12P robotic total station. GPS positions obtained with a ChampioPro (serial # 1025350). The field data upon which this plat is based has a field closure of one foot in 21,298 feet and an angular error of 2 seconds per angle point and was adjusted using compass rule.
Last date of field work was performed March 28, 2018.

Map Closure
This map or plat has been calculated for closure and is found to be accurate as follows:
1837602005: within one foot in 155,403 feet;
1837602006: within one foot in 151281 feet;
1837602003: within one foot in 79,775 feet;

Title
This property may be subject to easements, reservations, rights of way or any similar matters that would be disclosed by a title search. Therefore, exceptions is taken to all matters of title.

Utilities
Surface and subsurface utilities shown hereon are based upon surface observations and public records. Engineering303 provides this service in an effort to reduce risk. however, due to the nature of this type of work afw cannot guarantee absolute accuracy or that there are no omissions in locating underground utilities. Therefore Engineering303 disclaims all liability for any damages based on utility information provided by this survey. user of this information assumes all risk and notice is hereby given that "Know What's Below - Call Before You Dig" utility location service (811) is to be notified prior to any excavation of the site as required by law.

Streams, Bodies of Water, & Wetlands
All streams, bodies of water, and wetlands may be subject to state, county, and local buffers or restrictions. surveyor makes no interpretation regarding these buffers or restrictions. user of this survey is cautioned to consult with the appropriate governing authorities concerning possible buffers or restrictions.

Flood Zone
Based on graphical interpretation this property is situated in unshaded Zone X" (area determined to be outside the 0.2% annual chance floodplain) as depicted on the nrip flood insurance rate map no. 13089G005) having an effective date of May 16, 2013. User of this information is cautioned that a more precise flood delineation may be necessary.

Zoning
Zoning and similar issues are not addressed on this survey.

Drawing Presentation
For drawing clarity some objects or symbols may not be drawn at actual scale. This should be taken into consideration when obtaining scaled data or in utilizing the cad file this drawing originated from for design purposes.

Certification
This survey was prepared for the exclusive use for the client named hereon and represents a specific scope of services. Any use by third parties is at their own risk. The term "Certification" as used in Rule "180-6-.09(2) and (3)" and relating to professional engineering or land surveying services, as defined in O.C.G.A. 43-15-2(6) and (11), shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.

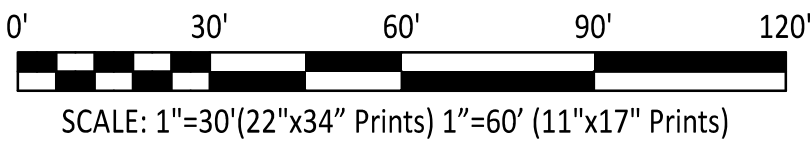
Board Rules and Code of Georgia
This survey complies with both the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and the Official Code of Georgia Annotated (OCGA) 15-6-67, in that where a conflict exists between two sets of specifications, the requirements of law prevail.

Area This Tract:

2.633 Acres

Developer:

Rock River Realty LLC
6185 Crooked Creek Rd
Suite C
Norcross Ga. 30092
24Hr Contact: Curt Swilley
Phone: 404-569-5904
Email: curt@rockriverrealty.com



Alternate Concept Site Plan of:
5308, 5318, 5328 Roberts Drive for:
Curt Swilley
The City of Dunwoody
18th District



Civil Engineering, Land Surveying,
Stream and Wetland Restoration

116 North Main Street, Suite B, Cumming, Ga. 30040
Phone: 770-442-0500 www.engineering303.com

Drawn: BJK
Date: 3-12-2019
Sheet
1 of 1
Project Number
18-4360



Community Development

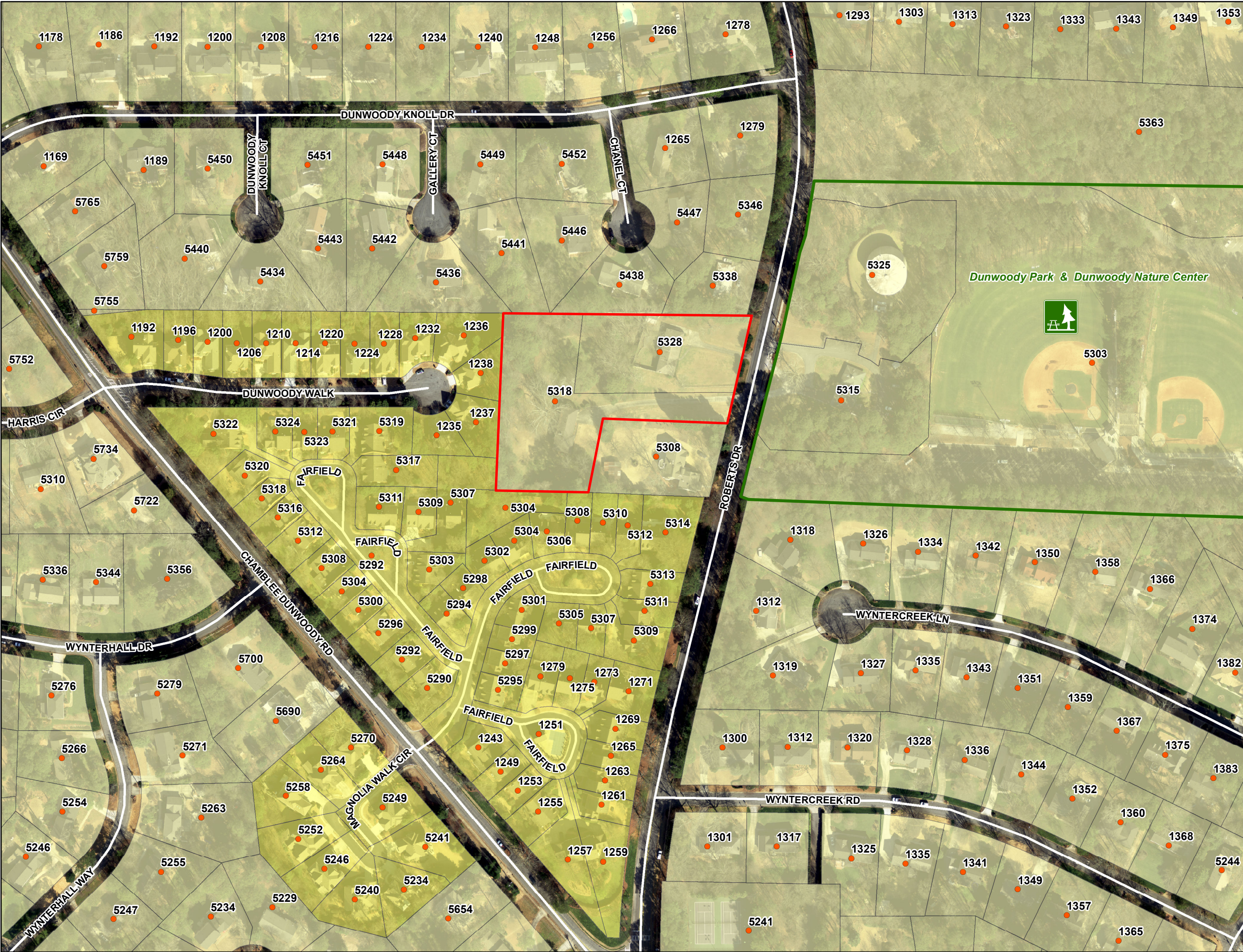
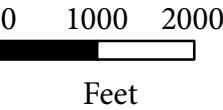
4800 Ashford Dunwoody Road
Dunwoody, GA 30338
678-382-6700 ~ www.dunwoodyga.gov

Concept Site Location Map

December 10, 2018

Legend

- Address Point
- Tax Parcel by Zoning Type
 - R-100
 - RA-5
 - Concept Site



SUBURBAN NEIGHBORHOOD

Vision/Intent

Stable, owner-occupied single-family residential area that is characterized by a traditional suburban pattern of development with accessible sidewalks, extensive landscaping, and access to parks and functional greenspace, places of worship and schools.

Future Development

Form: Traditional homes with quality design and long lasting building materials, such as stone or brick, streetscaping, and pedestrian and bicycle amenities.

Use (See Future Land Use Map): Single-family residential, public gathering spaces, places of worship, office, aging in place appropriate residential.

Action Items

- Encourage paths, connectivity, and sidewalks.
- Identify potential trail easements.

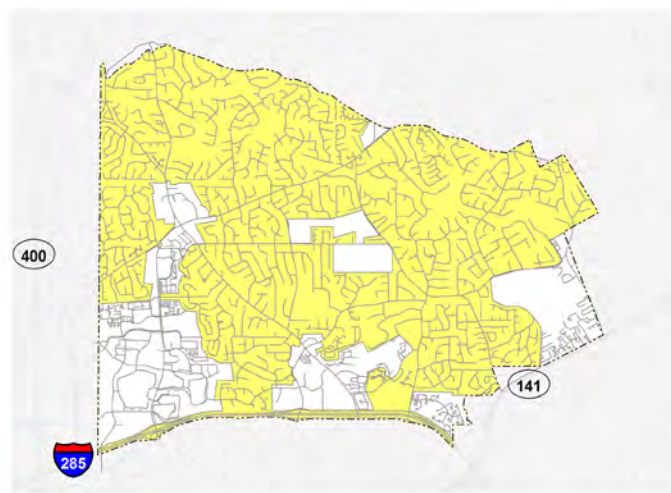


FIGURE 5: Suburban Neighborhood Character Area Map



▲ Playground in local park








▲ Single Family Home

2.5 FUTURE LAND USE

The Future Land Use Map like the Character Areas map is a **visual representation of the City's future development policy**. Interpretation of the map is provided in the supporting text to be considered along with the City's zoning, the Character Areas Map, and other local policies when decision-makers consider land development questions or requests.

FIGURE 16: Future Land Uses Table

	LAND USE	DESCRIPTION	ZONING CATEGORIES
	Single Dwelling Residential	The predominant use of land is for single-family dwelling units, including detached, semi-attached or duplexes.	R- districts (R-150, R-100, R-85, R-75, R-60, R-50, RA, RA-5, RA-8, R-CD, R-CH)
	Multi-dwelling Residential - Apartments	The predominant use of land is for multi-family dwelling units, typically 12 units per acre or more.	RM- districts (RM-150, RM-100, RM-85, RM-75, RM-HD)
	Multi-dwelling Residential - Other	The predominant use of land is for multi-dwelling units, 3 or more units attached, including townhouses and condominiums.	RM- districts (RM-150, RM-100, RM-85, RM-75, and RM-HD)
	Commercial	Land dedicated to non-industrial business uses, including retail sales, office, service, and entertainment facilities. Accessory commercial uses may be located as a single use in one building or grouped together in a shopping center or office building.	O-I, O-I-T, C-1, C-2, NS, O-D
	Public/ Institutional	Government uses at all levels, and institutional land uses. Government uses include City Hall, police and fire stations, libraries, post offices, schools, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Does not include facilities that are publicly owned, but would be classified more accurately in another land use category. For example, publicly owned parks and/or recreational facilities are classified under park/recreation/conservation category; and general office buildings containing government offices (such as the current Dunwoody City Hall) are included in the commercial category.	Any zoning district.

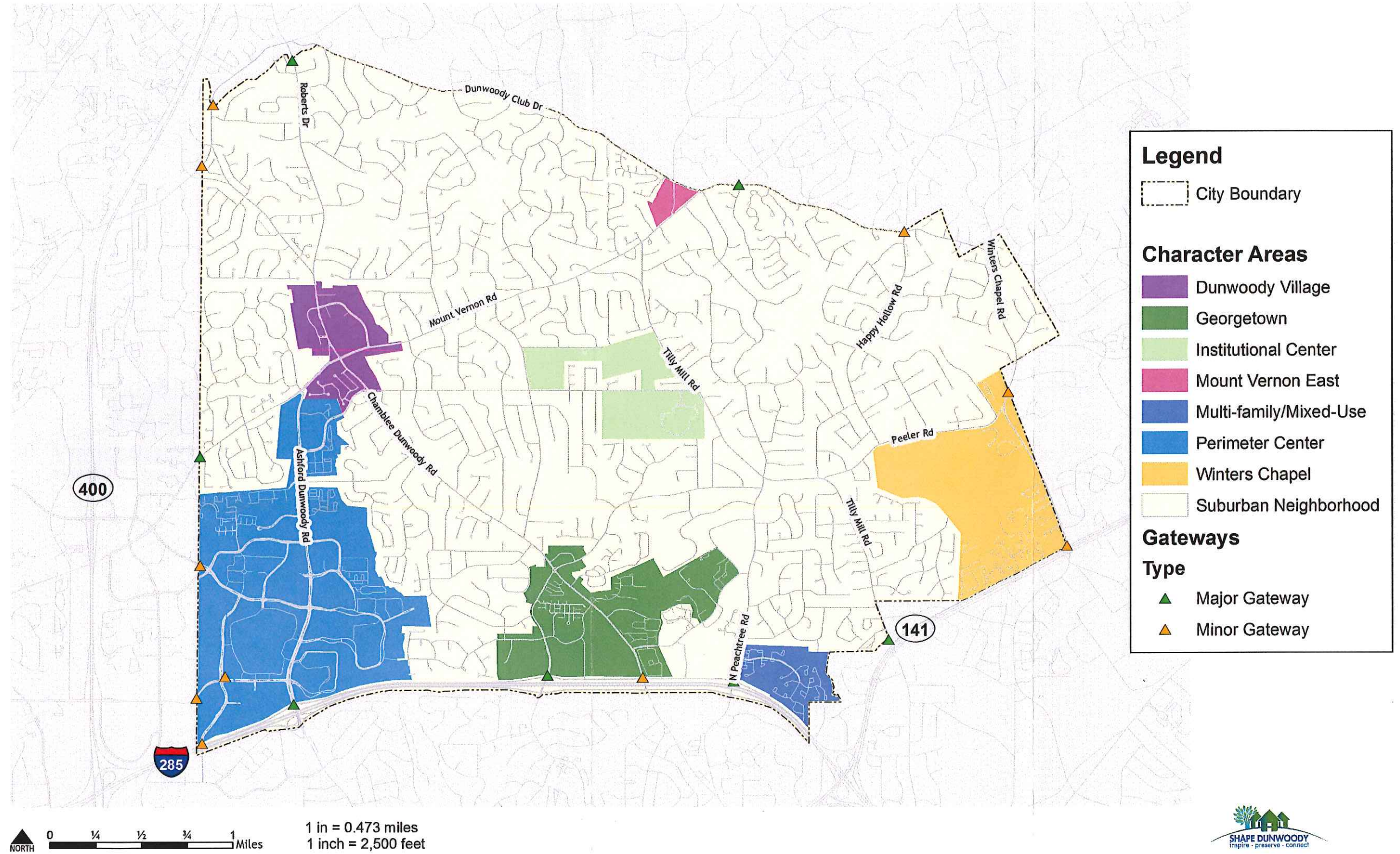


FIGURE 4: Character Areas Map

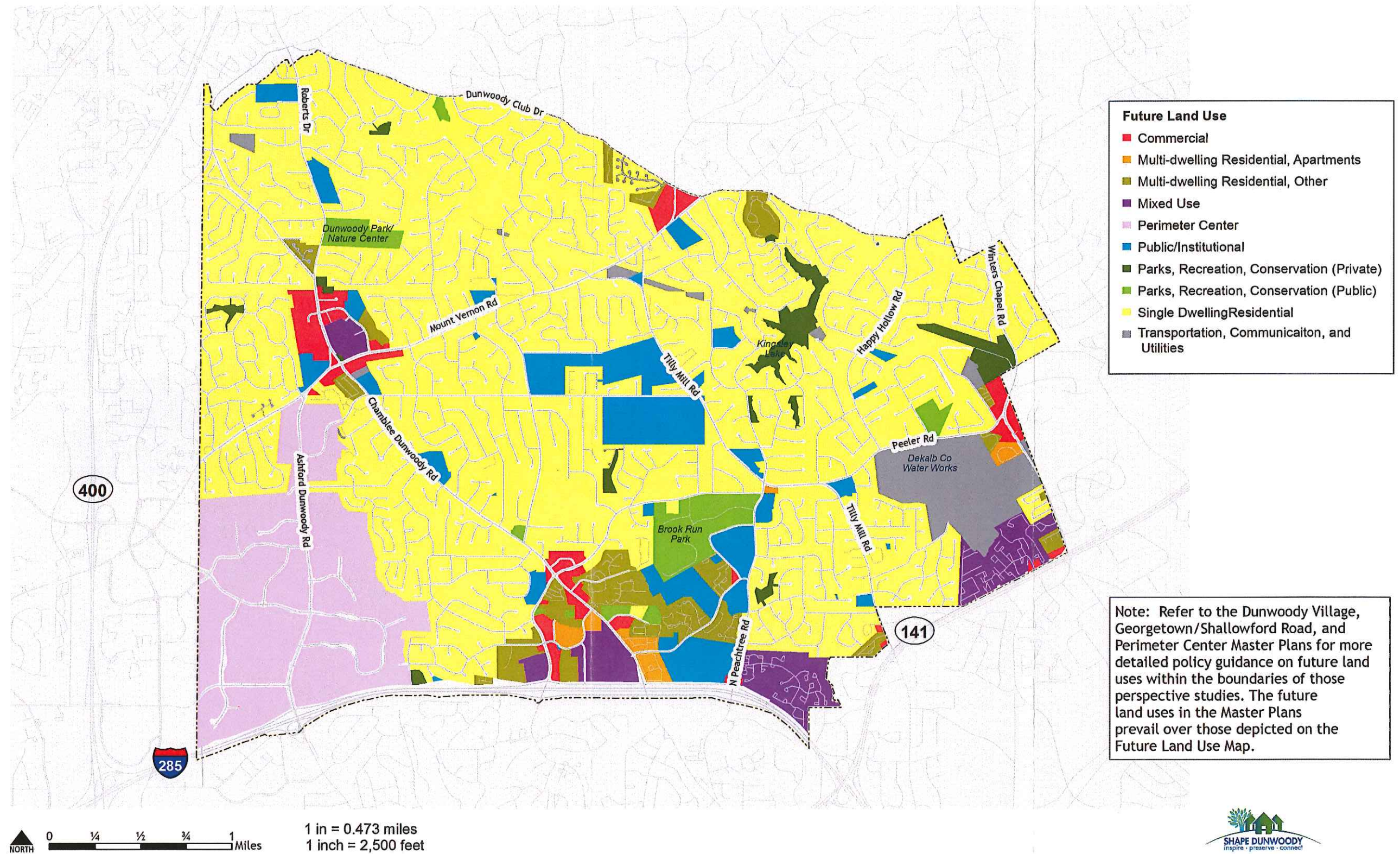


FIGURE 17: Future Land Use Map