

MEMORANDUM

To: Zoning Board of Appeals

From: Madalyn Smith, Senior Planner

Date: January 4, 2024

Subject: ZBA 23-20 – 5383 Tilly Mill Road, Parcel ID# 18 369 02 019

REQUEST

Michael Phelps, applicant for 5383 Tilly Mill Road, Dunwoody, GA, 30338, requests a special exception from Chapter 27, Section 147 (3) to allow relief from contextual lot characteristics standards.

The applicant also initially requested a variance from Chapter 16, Section 241 (e) to allow relief from design standards for new lots for a four-lot subdivision. On December 17th, the applicant amended the request from four lots to three lots, negating said variance.

APPLICANT

Property Owner & Applicant:
Michael Phelps

BACKGROUND & PROPOSED DEVELOPMENT

The subject lot, 5383 Tilly Mill Road, is zoned Single-dwelling Residential-100 (R-100) and abuts R-100 on all sides. It is at the corner of Tilly Mill Road and Renfro Lake Drive and is at the entrance to the Renfro Lake subdivision, but the existing home pre-dates the subdivision, which was developed in the mid-to-late 90s'. The subject lot is 2.38 acres and is currently developed with a 1690 SF one-story home constructed in 1900.

Aerial image:



Zoning map:



The site has ~400 feet of frontage on Renfro Lake Drive. It is well vegetated, with the east and west sides sloping toward the middle, where a stormwater pipe and channel bisect the property.

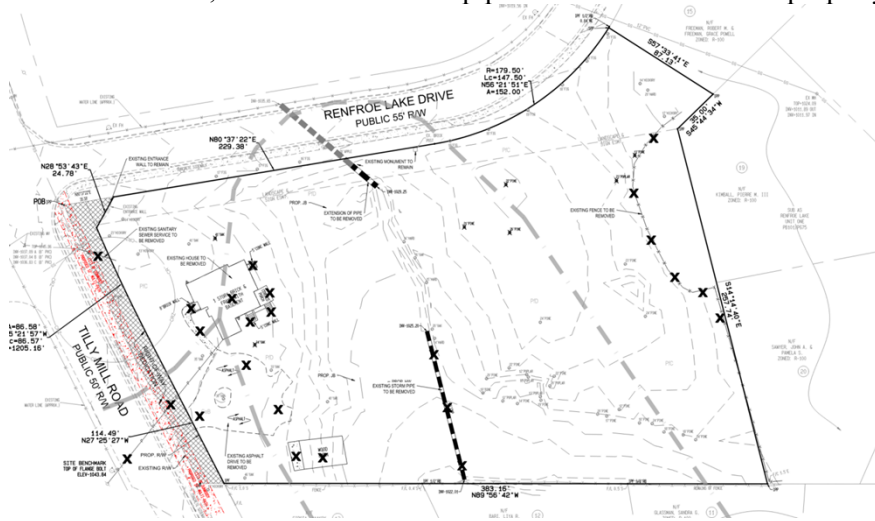


Fig. 1, Current Property Lines

The applicant proposes to demolish the existing home, subdivide the existing property into three lots and construct three new homes. The proposed parcels all meet the minimum standards for the R-100 zoning district. However, Sec. 27-147 (3) establishes *Contextual lot characteristics*. These requirements are separate and additional to the baseline zoning requirements. This section requires that proposed subdivisions also take into consideration the average area and lot frontage of adjacent lots. The two properties used to determine the averages are 2077 Renfro Lake Drive and 5150 Sheridan Lane.



Fig. 2, 2077 Renfro Lake Drive and 5150 Sheridan Lane

The contextual lot standards dictate a minimum lot area of 17,380 SF. The contextual lot frontage is calculated as the average frontage plus an additional 15 feet, which is 151 feet.

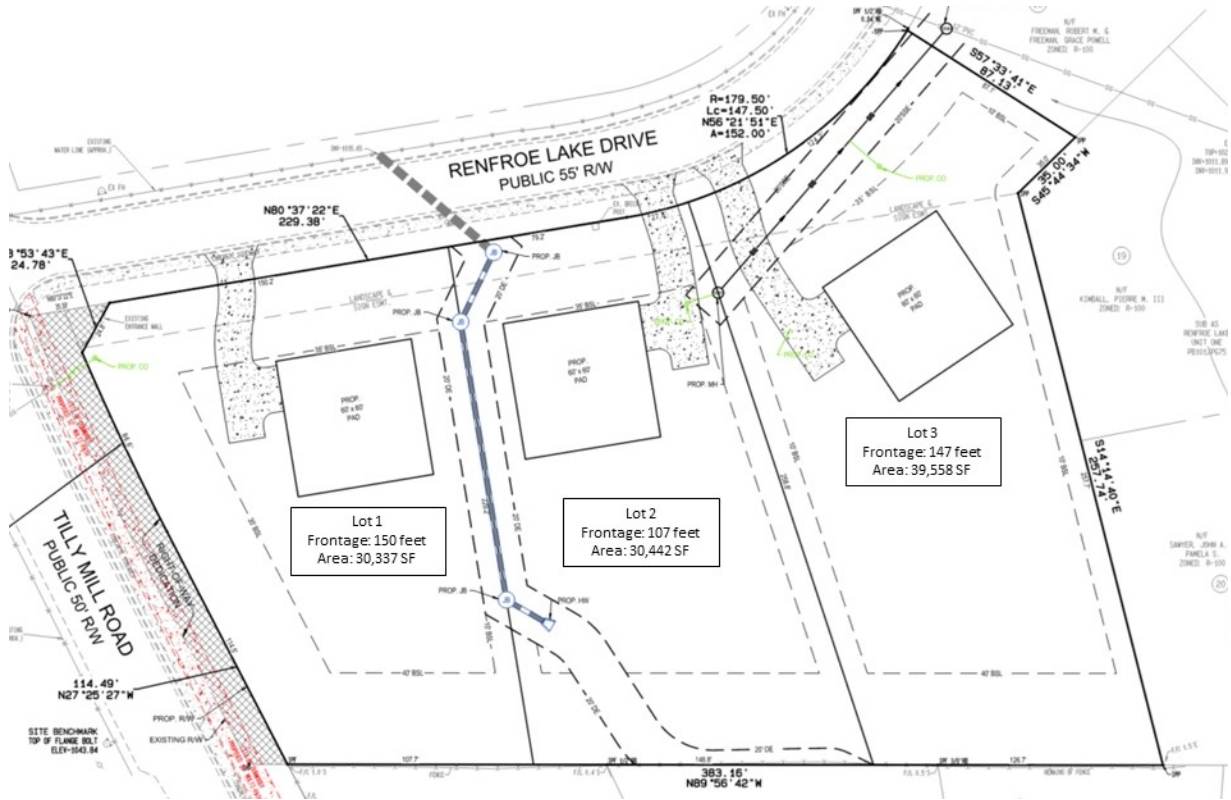


Fig. 3, Proposed Subdivision

The proposed 3 lots all significantly exceed the minimum and contextual lot area and meet the minimum lot frontage, but are deficient in contextual lot frontage. The lack of lot frontage available to meet the contextual lot frontage requirements prompted the variance request. Instead of the required 151 feet, the three lots, as proposed have 150, 107, and 147 feet of frontage. All three lots meet the standard R-100 frontage requirement of 100 feet.

In addition to the requirements for the lot frontage and area, all subdivisions that result in a net increase in the number of single family lots trigger requirements for public right-of-way improvements (Sec. 16-217 (6)). The right-of-way improvements include a 12-foot multi-use path along the Tilly Mill Road portion of the street frontage. Staff recommends that the path be constructed and routed to preserve an existing large tree that is in the ROW.

REVIEW AND APPROVAL CRITERIA

Chapter 27, §27-397 identifies the following criteria for evaluation that should be examined when determining the appropriateness of a variance:

- (1) The grant of the variance will not be detrimental to the public health, safety or welfare or injurious to property or improvements;

(2) The variance request is based on conditions that (1) are unique to the subject property (2) are not generally applicable to other properties in the same zoning district and (3) were not created by the owner or applicant;

(3) Because of the particular conditions, shape, size, orientation or topographic conditions, the strict application of the requirements of this zoning ordinance would deprive the property owner of rights and privileges enjoyed by other similarly situated property owners;

(4) The requested variance does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other similarly situated properties;

(5) The literal interpretation and strict application of the applicable provisions or requirements of this zoning ordinance would cause undue hardship or practical difficulty, as distinguished from a mere inconvenience; and

(6) The requested variance would be consistent with the spirit and purpose of this zoning ordinance and the comprehensive plan.

The proposed subdivision meets the minimum standards for lot frontage and area, as required for the R-100 zoning district. However, the lots do not meet the contextual lot frontage requirement of 151 feet. The subject property is in the unique position of having abstained from the initial development pressure to preserve parts of a family homestead. It is approximately 4x larger than most single-family properties in Dunwoody, so subdividing the property is an option; as Dunwoody continues to develop the few remaining larger properties are subdividing. The contextual lot characteristics requirements were created to ensure that new properties are not out of character with their surrounding neighborhood. However, the regulations are not written to consider the nuance of the particular situation of every property in Dunwoody.

The code recommends that four adjacent lots be taken into consideration when determining contextual lot frontage, but only lots on the same block face may be taken into consideration, so properties around a corner or across the street cannot apply. In this situation, only two lots can be used to determine the contextual lot frontage and area. The adjacent properties that provide the contextual standards for the proposed subdivision, 2077 Renfroe Lake Drive and 5150 Sheridan Lane, are notably wider than the minimum frontage requirements due to the shallow depth of the lots. But, overall, the Renfroe Lake neighborhood has a large proportion of ~100-foot wide lots; the lots with more than 100 feet of frontage are wider in order to account for a shallower depth. Thus, the proposed lots would not be out of character with the surrounding neighborhood.

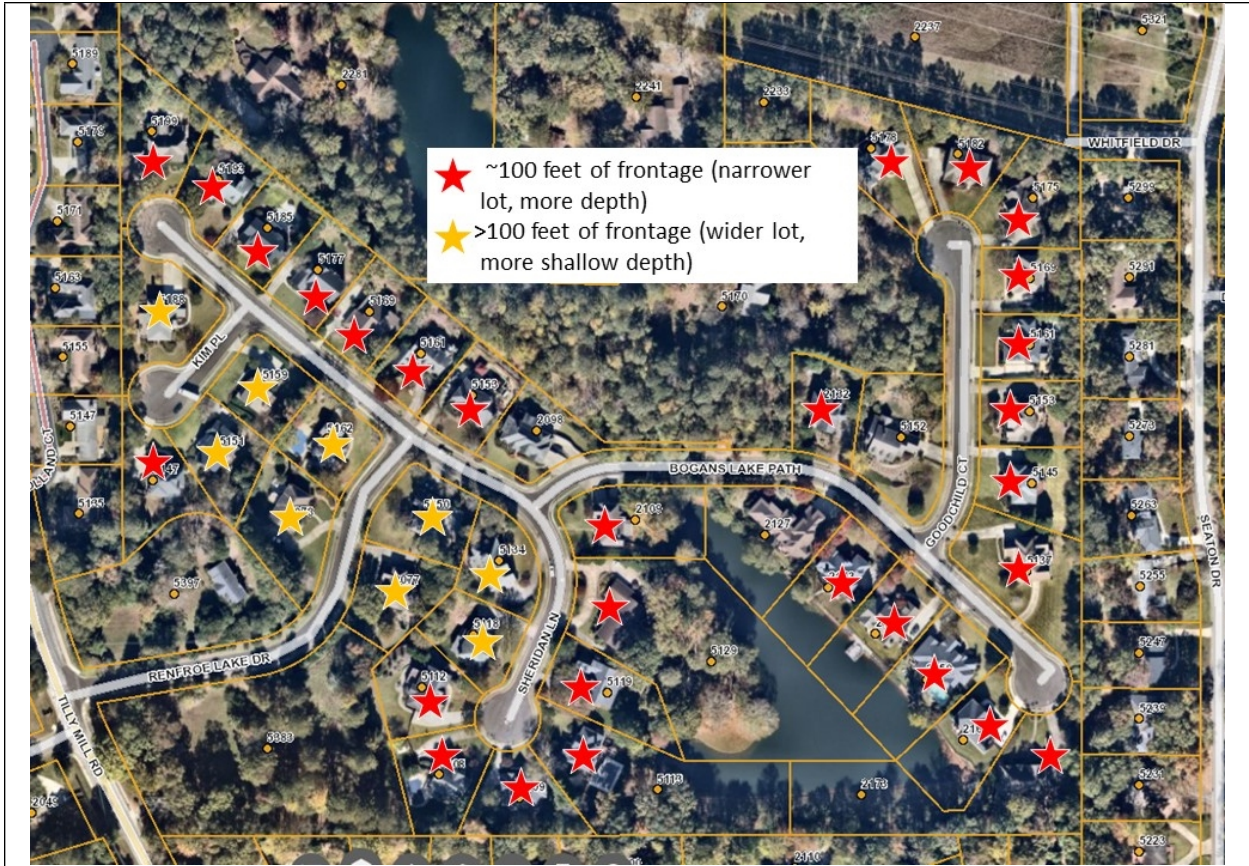


Fig. 4, Renfro Lake neighborhood comparison, relationship between lot frontage and lot depth

The strict application of the contextual lot characteristics creates a practical difficulty by significantly limiting the development potential of the subject property. The resulting subdivision would be harmonious with the surrounding area and would not be detrimental to surrounding properties.

COMMENTS FROM OTHER PARTIES

Correspondence Received: Staff has received 9 public comments. 2 comments offer conditional support for the subdivision. 7 comments are related to the sidepath on the Tilly Mill Road frontage.

DEPARTMENT OF COMMUNITY DEVELOPMENT RECOMMENDATION

Based on the above analysis and findings, staff has determined that the requested variance from Sec. 27-147 (3), to allow a three-lot subdivision, does meet the requirements of Chapter 27, §27-397; therefore, staff recommends APPROVAL of the request subject to the following conditions:

1. The final plat must be in substantial compliance with the submitted preliminary plat, prepared by W&B Engineering and dated 12-20-2023 (See Exhibit A).
2. The frontage sidepath on the Tilly Mill Road frontage must be routed and constructed to preserve the 44' oak tree (demarcated on Exhibit B). Construction and disturbance of the sidepath within the critical root zone (CRZ) shall not exceed 25% of the CRZ area and shall utilize a "root bridge" construction method (see Exhibit C).

ATTACHMENTS

- Staff Memo
- Exhibit A, Preliminary Plat
- Exhibit B, Tree Location
- Exhibit C, Sidepath Detail
- Exhibit D, Public Comments

PRELIMINARY PLAT FOR 5383 TILLY MILL ROAD TRACT

LOCATED IN
LAND LOT 369~ 18TH DISTRICT
CITY OF DUNWOODY
DEKALB COUNTY, GEORGIA
TAX PARCEL ID: 18 369 02 019

PREPARED BY:



WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS

Sheet List Table

Sheet Number	Sheet Title
PP-1	PRELIMINARY PLAT - COVER SHEET
PP-2	EXISTING CONDITIONS & DEMOLITION PLAN
PP-3	PRELIMINARY PLAT - SITE PLAN

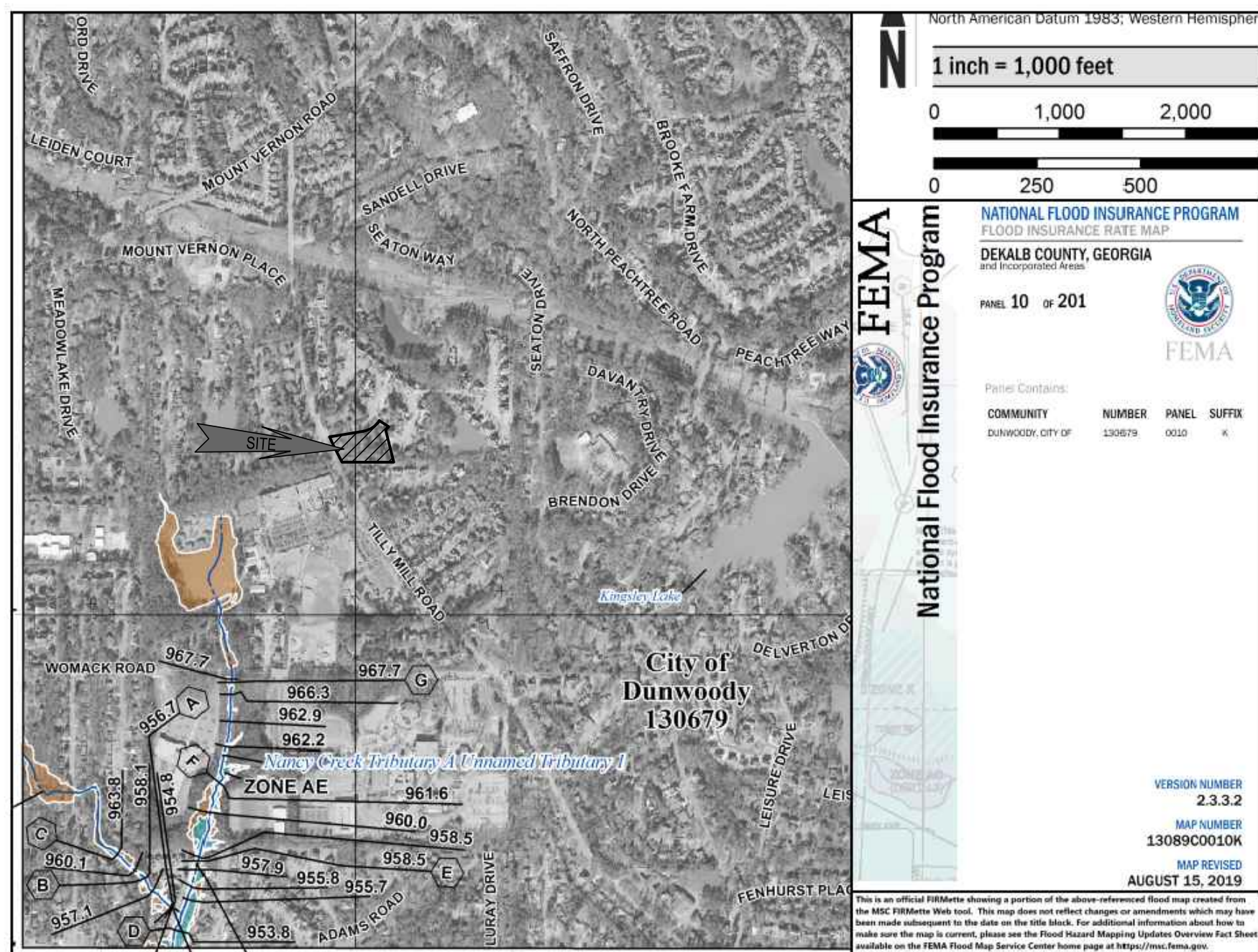
DEVELOPMENT DATA

TOTAL SITE AREA:	2.38 AC
ZONED:	R-100
LOTS:	4
DENSITY:	1.7 LOTS/AC
MINIMUM LOT AREA:	15,000 SF
MINIMUM LOT FRONTAGE:	100'
SETBACKS:	
FRONT-	35'
SIDE-	10'
REAR-	40'
MAXIMUM BLDG. HEIGHT:	35'

APPROXIMATE CONSTRUCTION ACTIVITY SCHEDULE

TASK	TIME (WEEKS)											
	1	2	3	4	5	6	7	8	9	10	11	12
SILT FENCE, CONSTRUCTION EXIT & INITIAL BMPs												
CLEARING, GRUBBING & TREE PROTECTION AFTER INITIAL BMPs ARE INSTALLED												
GRADING												
SEWER & STORM												
GRASSING TEMPORARY												
MAINTENANCE OF S & E CONTROLS												
UTILITIES												
FINAL LANDSCAPING & CLEARING												

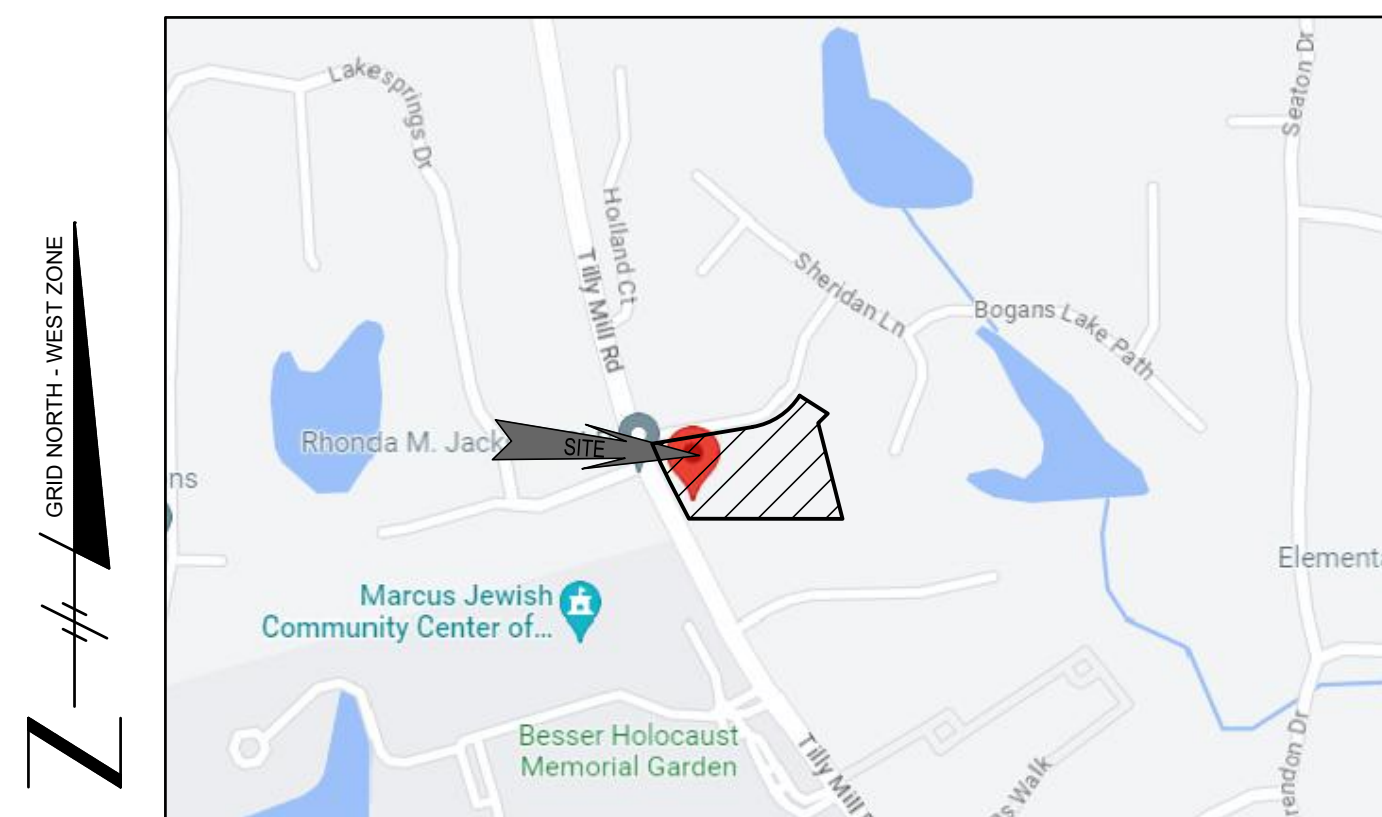
PROJECT IS ANTICIPATED TO START DECEMBER 2023 AND PERMANENT GROUND COVER IS TO BE COMPLETED FEBRUARY 2024. (NOTE: ALL DATES ARE APPROXIMATE AND MAY VARY FROM WHAT IS SHOWN ON THIS CHART.)



WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO DEKALB COUNTY FIRM MAP NUMBER 13089C0010K, DATED AUGUST 15, 2019 THE REFERENCED PROPERTY IS LOCATED IN THE ZONES LISTED BELOW.

ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE FLOOD LINE, IF SHOWN, IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.



LOCATION MAP
1" = 500'

GENERAL NOTES:

- TOTAL PROPERTY AREA = 2.38 AC
- SURVEY INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY & TOPOGRAPHIC SURVEY FOR SOUTHERN HERITAGE HOME BUILDERS, DATED 07/21/2023 BY WATTS & BROWNING ENGINEERS, INC..
- THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS PREPARED BY WATTS & BROWNING ENGINEERS, INC. WHICH IS RESPONSIBLE FOR SUCH DATA.
- ENGINEER/DESIGNER:
DARYL COOK
WATTS & BROWNING ENGINEERS, INC.
- OWNER/DEVELOPER:
SOUTHERN HERITAGE HOME BUILDERS
P.O. BOX 1682
SUWANEE, GA 30024
- STORM DRAINAGE AND SANITARY SEWER EASEMENTS SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, PIPES AND STRUCTURES ASSOCIATED WITH THE EASEMENTS. BUILDERS MUST FIELD LOCATE ALL DRAINS, PIPES AND STRUCTURES PRIOR TO ANY CONSTRUCTION OR LAND DISTURBANCE.
- REVIEW COMMENT ERRORS OR OMISSIONS DO NOT RELIEVE THE DEVELOPER FROM COMPLIANCE WITH ANY APPLICABLE CODES OR SPECIFICATIONS. ALL COMMENTS ARE SUBJECT TO ADDITIONAL REVIEW AND CHANGE.
- ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION AND DETENTION FACILITIES ARE CONSTRUCTED.
- ALL FILL AREAS MUST BE COMPACTED TO MINIMUM 95% STANDARD PROCTOR. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE CONSTRUCTION INSPECTOR FOR ALL FILL AREAS WITHIN THE RIGHT-OF-WAY.
- CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN RIGHT-OF-WAY AND MUST BE STORED WITHIN SITE.
- THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.

PROJECT NOTES:

- SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY PROJECT ENGINEER AND/OR THE CITY OF DUNWOODY INSPECTOR.
- NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.
- AS-BUILT DRAWINGS OF ROADWAYS, STORM DRAINS, SEWERS AND WATER; FIELD APPROVALS BY THE INSPECTOR; AND ALL APPLICABLE BONDS REQUIRED PRIOR TO ACCEPTANCE OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY ALL CONSTRUCTION MUST CONFORM TO THE CITY OF DUNWOODY STANDARDS AND SPECIFICATIONS, WHETHER OR NOT REVIEW COMMENTS WERE MADE.
- NO ARCHEOLOGICAL OR ARCHITECTURAL LANDMARKS, CEMETERIES OR OTHER HISTORIC FEATURES ARE KNOWN TO EXIST ON SITE.
- BUILDERS SHALL BE HELD FULLY RESPONSIBLE FOR ON-SITE EROSION CONTROL ON THEIR OWN LOTS. THIS MEANS EFFECTIVE INSTALLATION AND MAINTENANCE OF HAY BALES, SILT SCREEN, BATTEN BOARDS, CONSTRUCTION ENTRANCE GRAVEL, ETC. IN ADDITION, BUILDERS WILL BE RESPONSIBLE FOR KEEPING THE STREETS OR STREETS ADJACENT TO THEIR LOTS CLEAR OF SILT. THIS PROJECT IS CURRENTLY SERVED BY DEKALB COUNTY GRAVITY SEWER.
- WATER SERVICE IS CURRENTLY PROVIDED BY DEKALB COUNTY.
- SIGNING AND STRIPING TO BE PROVIDED BY THE DEVELOPER ACCORDING TO THE CITY OF DUNWOODY SPECIFICATIONS.
- OFF-STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- THIS PROJECT'S RECEIVING WATER IS NANCY CREEK.
- THERE ARE NO APPARENT EXISTING INERT WASTE BURY PITS ON SITE.
- ALL ELECTRICAL SERVICES WILL BE LOCATED UNDERGROUND.
- THERE ARE NO FORMERLY RECORDED SUBDIVISIONS CROSSING ANY OF THE LAND SHOWN ON THIS PLAT.
- THERE ARE NO WETLANDS WITHIN 200' OF THIS SITE.

OWNER/DEVELOPER/PRIMARY PERMITTEE:

SOUTHERN HERITAGE HOME BUILDERS
P.O. BOX 1682
SUWANEE, GA 30024
PHONE : (770) 257-3030

24 HOUR CONTACT:

MICHAEL PHELPS
PHONE: (770) 257-3030

ENGINEER:

WATTS & BROWNING ENGINEERS, INC.
1349 OLD 41 HWY NW, SUITE 225
MARIETTA, GA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
CONTACT: DARYL COOK

CERTIFICATE OF CONFORMITY:

THIS IS TO CERTIFY THAT NO LOTS PLATTED ARE NON-CONFORMING OR WILL RESULT IN ANY NON-CONFORMING LOTS.

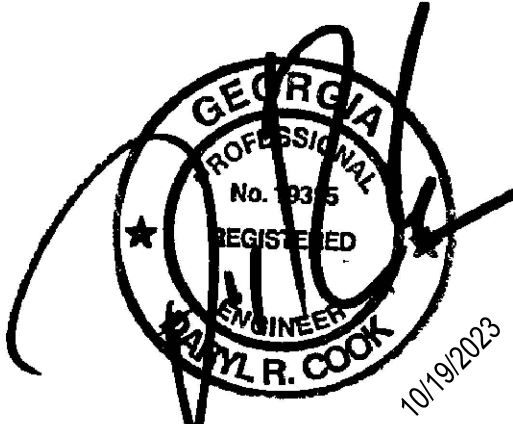
THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF DUNWOODY:

ON THIS _____ DAY OF _____ 20__.

BY _____
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF DUNWOODY, GEORGIA

PRELIMINARY PLAT - COVER SHEET

FOR
5383 TILLY MILL ROAD TRACT
LAND LOT 369 ~ 18TH DISTRICT
CITY OF DUNWOODY,
DEKALB COUNTY, GEORGIA



GSWCC LEVEL II CERTIFICATION NO. 31908
EXPIRES: 01/12/2025

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	07/31/2023	JJT	1st SUBMITTAL
2	10/19/2023	JJT	REVISE LOTS & ADD STORMWATER FACILITY
3	10/19/2023	JJT	REVISE DRIVEWAY LOCATIONS
4	11/17/2023	JJT	REVISE HOUSE BOX ON LOT 4
5	12/20/2023	JJT	REVISE LOTS & HOUSE PLACEMENTS



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PHONE: (678) 324-6192
FAX: (770) 694-6870
WWW.WBENGR.COM
LSF000429 - PEF000714

SCALE: N/A

DESIGNED BY: ZK

DRAWN BY: JJT

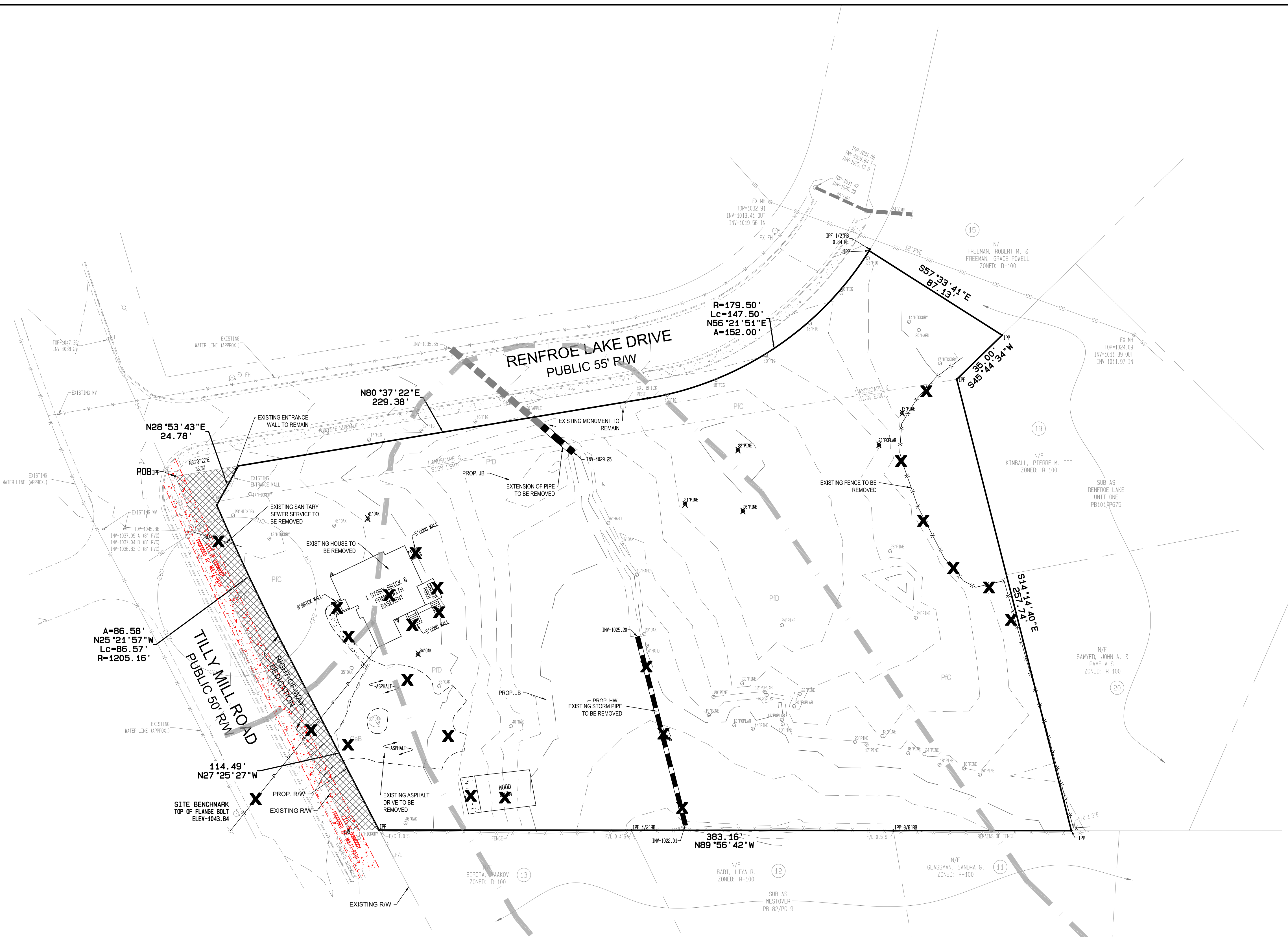
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INITIAL ISSUE DATE: 07/31/2023

JOB NUMBER: 221207

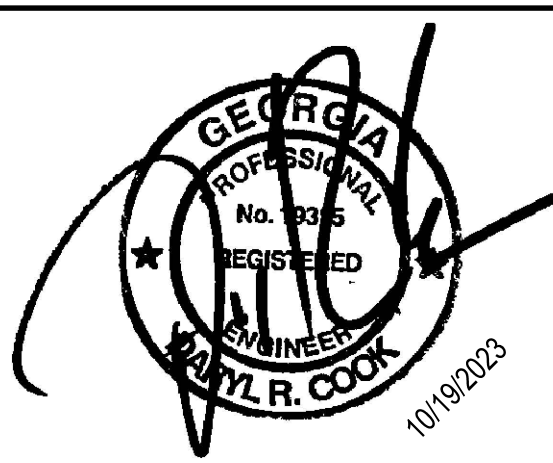
SHEET NUMBER:

PP-1



- DEMOLITION NOTES:**
1. CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES WITHOUT INTERFERING WITH VEHICLE AND PEDESTRIAN TRAFFIC IN ADJACENT AREAS.
 2. CONTRACTOR SHALL PROTECT UTILITIES AND BENCHMARKS NOT SCHEDULED FOR DEMOLITION FROM DAMAGE AT NO ADDITIONAL COST TO OWNER. THE CONTRACTOR SHALL REPLACE OR REPAIR ITEMS DAMAGED BEYOND THE LIMITS OF THE DEMOLITION SHOWN.
 3. DISCONNECT AND SEAL OFF ABANDONED UTILITIES TO BE REMOVED PRIOR TO THE START OF ANY DEMOLITION ACTIVITIES. UTILITIES SHALL BE DISCONNECTED BELOW EXISTING GRADE LEVEL, OR OUTSIDE OF CONTRACT LIMITS BY REPRESENTATIVES OF THE PUBLIC UTILITY BEING DISCONNECTED. MAINTAIN UTILITY SERVICE TO FACILITIES IN USE.
 4. EXCEPT FOR ITEMS DESIGNATED TO BE REMOVED OR REUSED IN THE WORK, ALL MATERIALS RESULTING FROM THIS WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND SHALL BE PROMPTLY REMOVED FROM THE SITE. STORAGE OR SALE OF REMOVED MATERIALS WILL NOT BE PERMITTED ON PROJECT SITE.
 5. REMOVE ALL DEBRIS, RUBBISH, AND WASTE MATERIALS FROM THE SITE. DO NOT STOCKPILE DEBRIS ON SITE.
 6. ALL MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
 7. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY CITY OF DUNWOODY.

EXISTING CONDITIONS & DEMOLITION PLAN
 FOR
5383 TILLY MILL ROAD TRACT
 LAND LOT 369 ~ 18TH DISTRICT
 CITY OF DUNWOODY,
 DEKALB COUNTY, GEORGIA



GSWCC LEVEL II CERTIFICATION NO. 31908
 EXPIRES: 01/12/2025

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Watts & Browning Engineers, Inc.
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 1349 OLD 41 HWY NW, SUITE #225
 MARIETTA, GEORGIA 30060
 PHONE: (678) 324-6192
 FAX: (770) 694-6870
 WWW.WBENGR.COM
 LSF000429 - PEF000714

SCALE:	1" = 30'
DESIGNED BY:	ZK
DRAWN BY:	JJT
CHECKED BY:	DRC
INITIAL ISSUE DATE:	07/31/2023
JOB NUMBER:	221207
SHEET NUMBER:	PP-2

NOTE:
 THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS PREPARED BY WATTS & BROWNING ENGINEERS, INC. WHICH IS RESPONSIBLE FOR SUCH DATA.

OWNER/DEVELOPER/PRIMARY PERMITTEE:

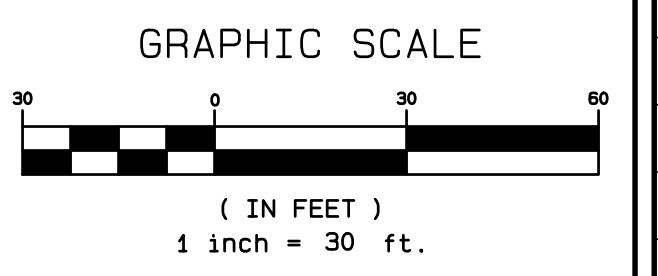
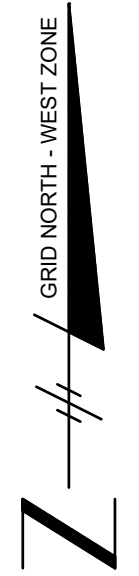
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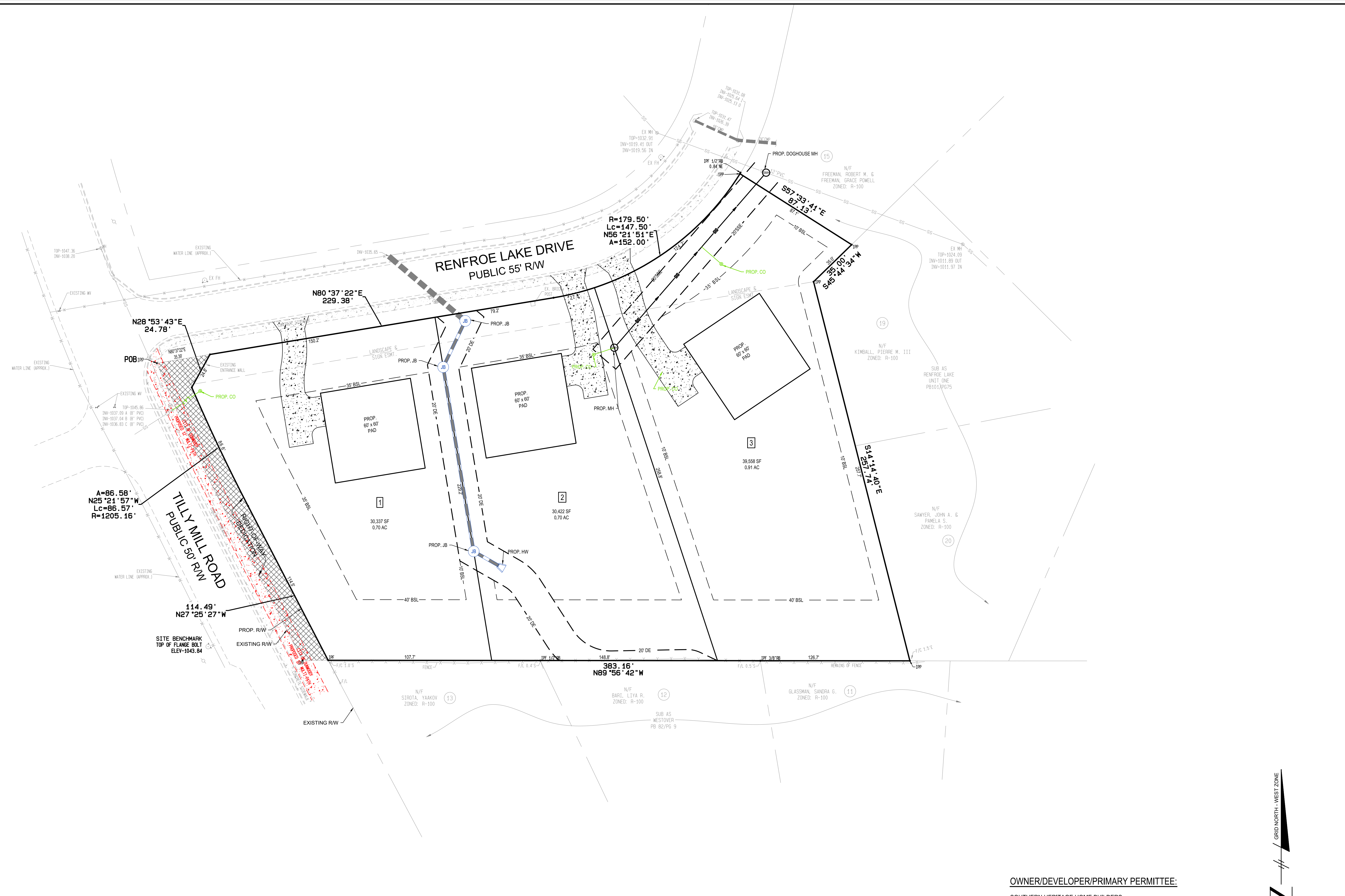
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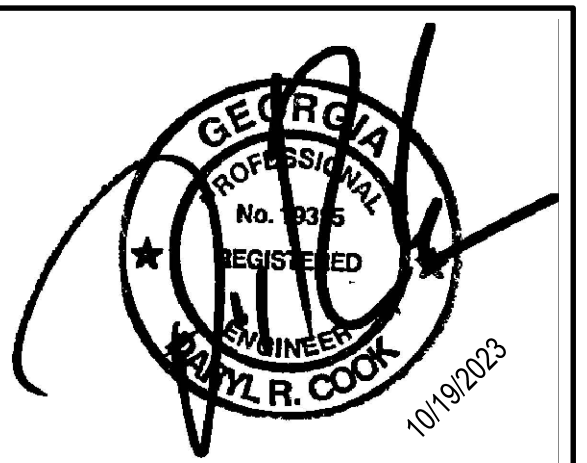
ENGINEER:

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 CONTACT: DARYL COOK





PRELIMINARY PLAT - SITE PLAN
 FOR
5383 TILLY MILL ROAD TRACT
 LAND LOT 369 ~ 18TH DISTRICT
 CITY OF DUNWOODY,
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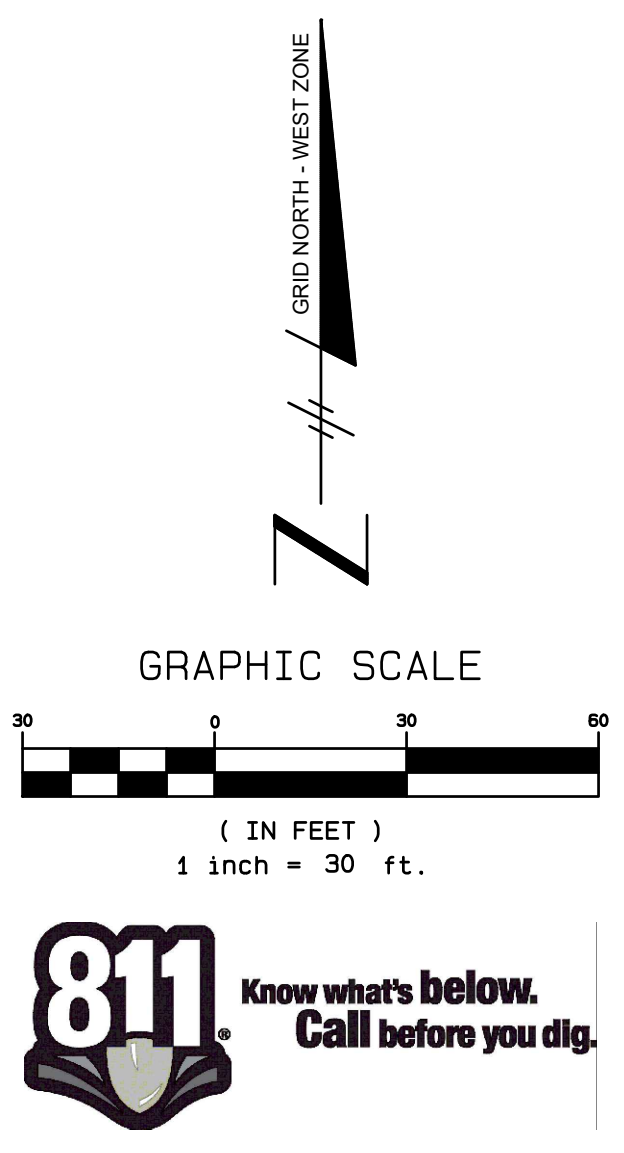
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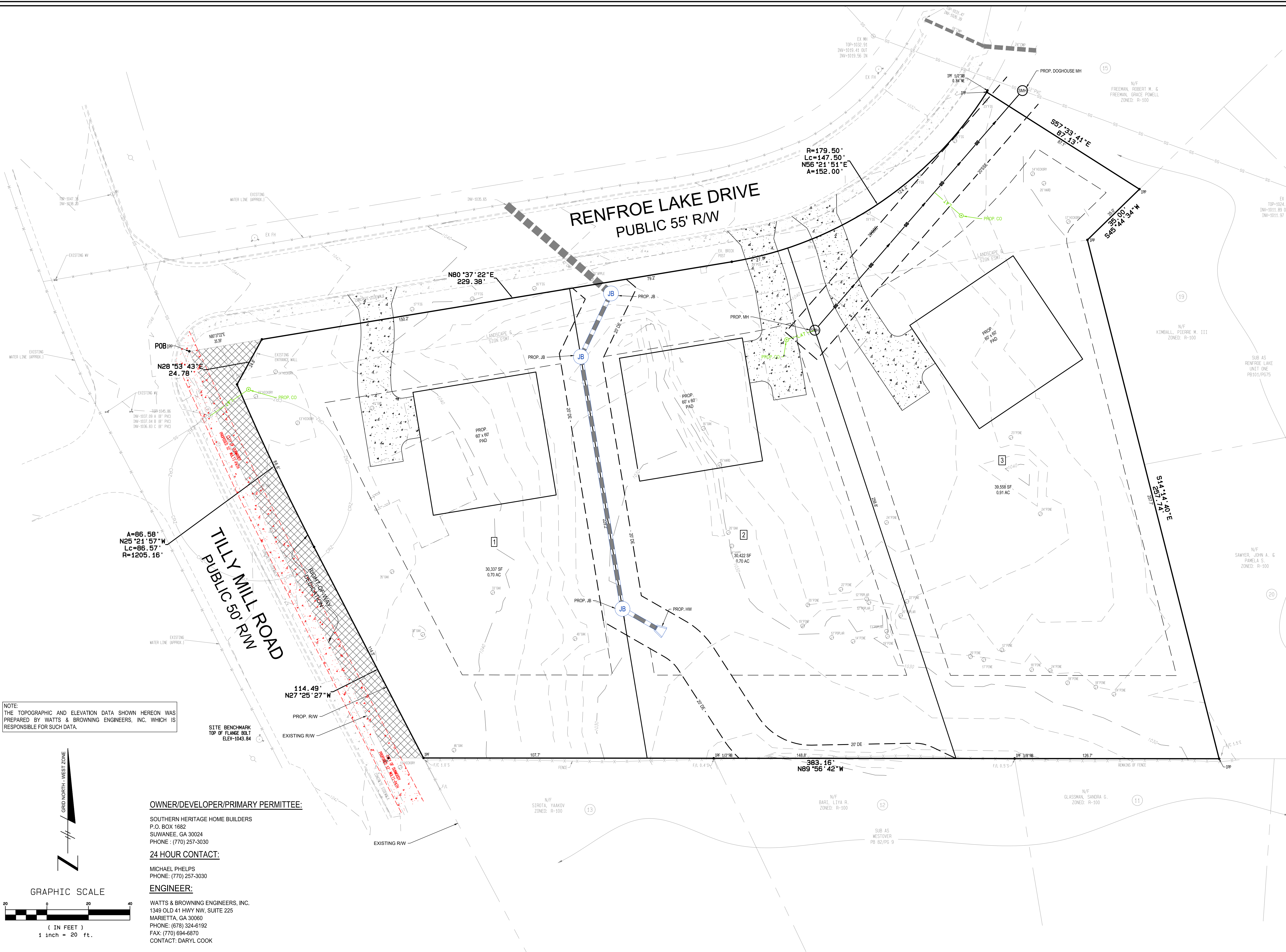
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SHEET NUMBER:	PP-3

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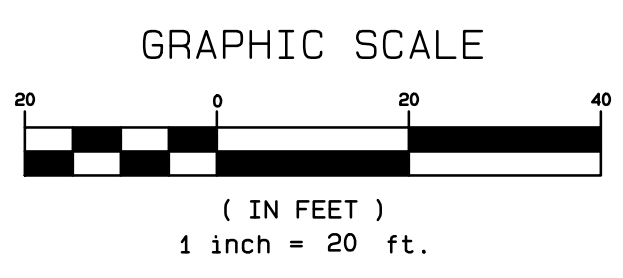
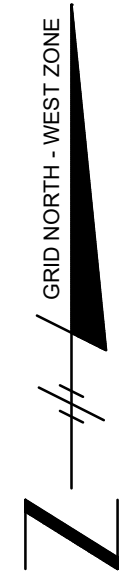
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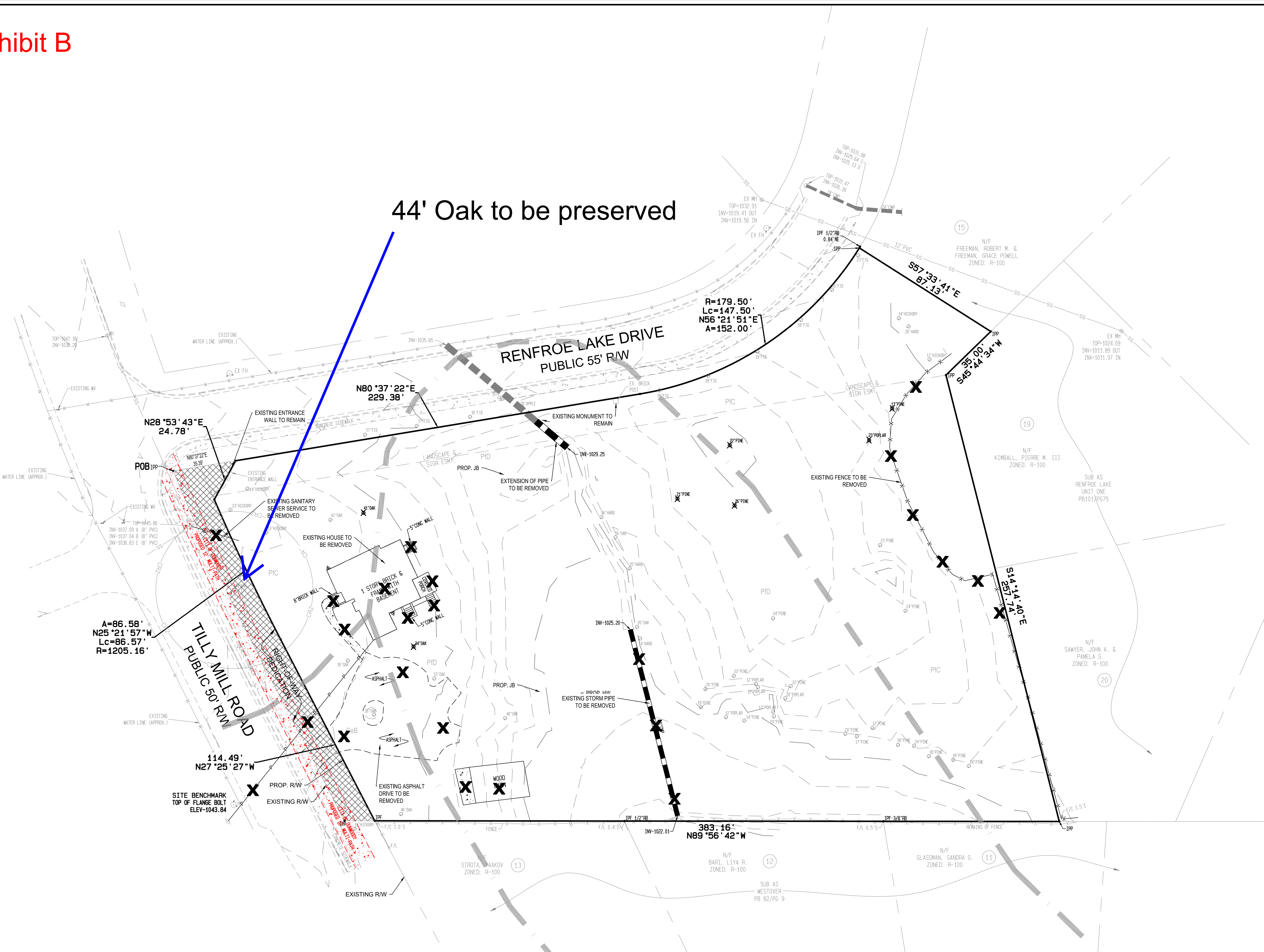
ENGINEER:
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SPECIAL EXCEPTION EXHIBIT
FOR
5383 TILLY MILL ROAD TRACT
LAND LOT 369 ~ 18TH DISTRICT
CITY OF DUNWOODY,
DEKALB COUNTY, GEORGIA

NO.	DATE	BY	DESCRIPTION
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DESIGNED BY:	DRC
DRAWN BY:	JJT
CHECKED BY:	DRC
INITIAL ISSUE DATE:	10/05/2023
JOB NUMBER:	221207
SHEET NUMBER:	1



44' Oak to be preserved

DEMOLITION NOTES:

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2. CONTRACTOR SHALL PROTECT UTILITIES AND BENCHMARKS NOT SCHEDULED FOR DEMOLITION FROM DAMAGE AT NO ADDITIONAL COST TO OWNER. THE CONTRACTOR SHALL REPLACE OR REPAIR ITEMS DAMAGED BEYOND THE LIMITS OF THE DEMOLITION SHOWN.
3. DISCONNECT AND SEAL OFF ABANDONED UTILITIES TO BE REMOVED PRIOR TO THE START OF ANY DEMOLITION ACTIVITIES. UTILITIES SHALL BE DISCONNECTED BELOW EXISTING GRADE LEVEL, OR OUTSIDE OF CONTRACT LIMITS BY REPRESENTATIVES OF THE PUBLIC UTILITY BEING DISCONNECTED. MAINTAIN UTILITY SERVICE TO FACILITIES IN USE.
4. EXCEPT FOR ITEMS DESIGNATED TO BE REMOVED OR REUSED IN THE WORK, ALL MATERIALS RESULTING FROM THIS WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND SHALL BE PROMPTLY REMOVED FROM THE SITE. STORAGE OR SALE OF REMOVED MATERIALS WILL NOT BE PERMITTED ON PROJECT SITE.
5. REMOVE ALL DEBRIS, RUBBISH, AND WASTE MATERIALS FROM THE SITE. DO NOT STOCKPILE DEBRIS ON SITE.
6. ALL MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
7. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY CITY OF DUNWOODY.

NOTE:
THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS PREPARED BY WATTS & BROWNING ENGINEERS, INC. WHICH IS RESPONSIBLE FOR SUCH DATA.

OWNER/DEVELOPER/PRIMARY PERMITTEE:

SOUTHERN HERITAGE HOME BUILDERS
P.O. BOX 1682
SUWANEE, GA 30024
PHONE : (770) 257-3030

24 HOUR CONTACT:

MICHAEL PHELPS
PHONE: (770) 257-3030

ENGINEER:

WATTS & BROWNING ENGINEERS, INC.
1349 OLD 41 HWY NW, SUITE 225
MARIETTA, GA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
CONTACT: DARYL COOK



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.



EXISTING CONDITIONS & DEMOLITION PLAN
FOR
5383 TILLY MILL ROAD TRACT
LAND LOT 369 ~ 18TH DISTRICT
CITY OF DUNWOODY,
DEKALB COUNTY, GEORGIA



GSWCC LEVEL II CERTIFICATION NO. 31908
EXPIRES: 01/12/2025

REVISIONS

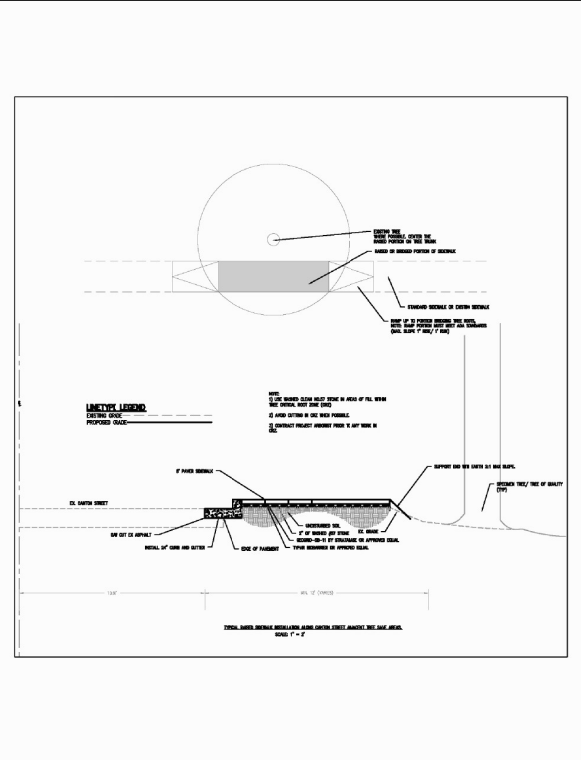
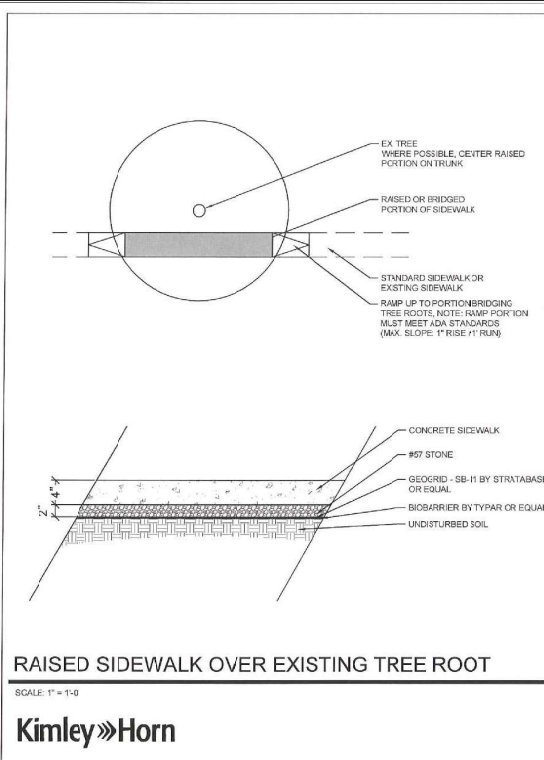
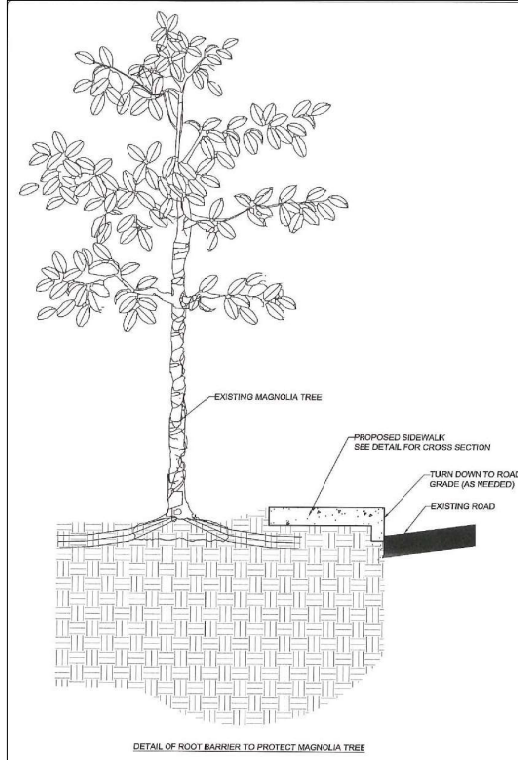
NO.	DATE	BY	DESCRIPTION
1	07/31/2023	JJT	1st SUBMITTAL
2	10/19/2023	JJT	REVISE LOTS & ADD STORMWATER FACILITY
3	10/19/2023	JJT	REVISE DRIVEWAY LOCATIONS
4	11/17/2023	JJT	REVISE HOUSE BOX ON LOT 4
5	12/20/2023	JJT	REVISE LOTS & HOUSE PLACEMENTS



SCALE: 1" = 30'

DESIGNED BY:	ZK
DRAWN BY:	JJT
CHECKED BY:	DRC
INITIAL ISSUE DATE:	07/31/2023
JOB NUMBER:	221207
SHEET NUMBER:	PP-2

Exhibit C



SITE PLAN FOR:

CORNERSTONE HOMES
2588 CALDWELL ROAD
LOT 16
CITY OF BROOKHAVEN

LAND DEVELOPMENT
SURVEYORS, INC.
P.O. BOX 2050
Dacula, GA. 30019
(770) 882-8206
LDSURVEY@BELLSOUTH.NET
COA LSF#000832

Date: 12/08/20 Land Lot: 241 District: 18th

County: DEKALB COUNTY, Ga. Scale: 1"=30' Sheet No.

Field By: LJJ & SF Drawn By: JPB Checked By: LJJ

Job Number: 17159 File Number: 2588 Caldwell-Site.dwg 5 OF 5

REVISED 01/20/2021~ ADDRESS COMMENTS REVISED 03/10/2021~ ADDRESS COMMENTS REVISED 09/29/2021~ REVISED DRIVE LOCATION AND IMPERVIOUS AREA REVISED 02/22/2022~ ADDRESS COMMENTS
 REVISED 02/19/2021~ ADDRESS COMMENTS REVISED 03/26/2021~ ADDRESS COMMENTS REVISED 02/04/2022~ ADDRESS COMMENTS

EMAIL FORMS TO PERMITS@DUNWOODYGA.GOV



Special Exception

Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338
Phone: (678) 382-6800 | Email: permits@dunwoodyga.gov

In specific instances, an applicant may be entitled to present a request for a Special Exception before the Dunwoody Zoning Board of Appeals (ZBA). For instance, if an applicant cannot meet all the standards and regulations of the off-street parking or loading space requirements found in the city's Zoning Ordinance, that applicant may be entitled to present a request for a Special Exception pursuant to the provisions of the zoning ordinance.

Application Requirements:

Item #	Required Item	Number of Copies
1	Special Exception Application (See Page 4)	1 electronic copy ✓
2	Property Owner Affidavit(s) (See Page 6)	1 electronic copy ✓
3	Site plan and elevations (drawn to scale)	1 electronic copy ✓
4	Written legal description/survey of the property	1 electronic copy
5	Site photos	1 electronic copy
6	Letter of Intent	1 electronic copy
7	Parking Study (if applicable)	1 electronic copy
8	Payment	Pay with cash, check or credit card

Please submit the entirety of your application submittal electronically, saved as a single PDF.

You will need to complete and submit your Special Exception Application by the 1st Tuesday of the month in order for the Special Exception request to be heard at the next available scheduled meeting. The Zoning Board of Appeals meets the first Thursday of each month at 6:00 p.m. in the Dunwoody City Hall, located at 4800 Ashford Dunwoody Road, Dunwoody, GA 30338.

Pre-Application Meeting Deadline	Application Deadline	Zoning Board of Appeals Meeting Date
October 18, 2022	November 1, 2022	January 5, 2023
November 22, 2022	December 6, 2022	February 2, 2023
December 20, 2022	January 3, 2023	March 2, 2023
January 24, 2023	February 7, 2023	April 6, 2023
February 21, 2023	March 7, 2023	May 4, 2023
March 21, 2023	April 4, 2023	June 1, 2023
April 18, 2023	May 2, 2023	July 6, 2023
May 23, 2023	June 6, 2023	August 3, 2023
June 19, 2023	July 3, 2023	September 7, 2023
July 18, 2023	August 1, 2023	October 5, 2023
August 22, 2023	September 5, 2023	November 2, 2023
September 19, 2023	October 3, 2023	December 7, 2023
October 24, 2023	November 7, 2023	January 4, 2024
November 21, 2023	December 5, 2023	February 1, 2024

Detailed Process and Instructions

Before the Pre-Application Meeting

- Review the application packet.
- Consult the Dunwoody Zoning Ordinance at library.municode.com/ga/Dunwoody
- Fill out the variance application (page 7).
- Prepare a preliminary site plan.
- Contact a Planner to schedule a Pre-Application Meeting. Contact information is online at dunwoodyga.gov.

Pre-Application Meeting

- The purpose of this meeting is to discuss the proposed project, determine the number and type(s) of variance request(s), as well as discuss the preparation of the Required Items (listed on page 1) in order to ensure a complete and quality application at the time of submittal.
- The Pre-Application meeting should take place at least two weeks in advance of, but no more than two months before, the target Filing Deadline.

Filing

- Prepare and compile all the Required Items, subject to what was discussed at the Pre-Application Meeting.
- Contact a Planner prior to filing.
- Submit a complete Application to the Planning and Zoning Division.
- The Application deadline is the first Tuesday of every month, by 4:00 pm.
- Staff will initiate a review and ask for more information if necessary, at which point the application may be put on an administrative hold until the application is determined complete and compliant—i.e. providing quality materials for all required items.
- The Special Exception case will be added to an upcoming Zoning Board of Appeals (ZBA) meeting.

Before the Zoning Board of Appeals Meeting

Once the application is filed, Planning and Zoning staff will

- Prepare a legal notice for the newspaper
- Mail written notice to property owners within 500 feet
- Order and post signage on the subject property
- Prepare and post the staff memorandum, typically one week in advance of the meeting
- You should review the staff memorandum, which details the staff's recommendation to the Zoning Board of Appeals.

At the Zoning Board of Appeals Meeting

- A Planner will provide a brief presentation to the Board and present the staff recommendation.
- You will have 10 minutes to present your case to the ZBA, including any supporters speaking in favor of your request. You may save any remaining time for rebuttal to the opposition.

- The opposition will also have 10 minutes to speak.
- The ZBA will discuss and render its decision. The ZBA may approve, approve with conditions, or deny the request. The ZBA may also defer the case to another regularly scheduled meeting.

After the Zoning Board of Appeals Meeting

- Remove signage within 48 hours of the ZBA’s decision.
- Staff will prepare an official action letter stating the ZBA’s decision.
- Once in receipt of the action letter, you can proceed with obtaining any necessary permits.
- Please be aware that approval of a Special Exception does not equate to approval of a permit. During the permitting process, you may be asked for additional information to ensure your compliance with all applicable zoning, building, stormwater, and fire safety regulations.

Failure to complete any of these events may result in an administrative hold, and the case will be rescheduled to a future filing cycle

Typical Sequence of Events

Week (approx.)	Activity & Timeframe
1	Filing: Before 4:00 pm on the first Tuesday of the month
3-4	Public notice requirements completed by Staff
4-6	Preparation of Staff memorandum
7	Staff memorandum Posted
8	Zoning Board of Appeals Meeting: 1 st Thursday of each month
9	Action letter sent

Required Items

Site Plan and Elevations

- Site Plan and elevations must be to scale.
 - ‘To scale’ means the drawing is proportional to the real life element, i.e. one inch on paper represents 20 feet on the actual ground.
- The site plan needs to
 - accurately show all property lines
 - accurately represent the improvements that are proposed
 - at the discretion of staff, include topography, the location of any trees, and/or any other information deemed necessary for thorough analysis of the Special Exception request
- The elevations, if necessary, must accurately represent the final product of what will be constructed.

Legal Description/Survey

A legal description is the written description of the property lines. A survey is a to-scale graphic representation of the existing conditions on the property. A legal description or survey can often be found in the closing documents from the purchase of the property or can be requested from a licensed surveyor.

Site Photos

The site photos should demonstrate the existing conditions of the lot, help illustrate any challenges specific to the property, and show the location of any proposed improvements.

Letter of Intent

The Zoning Board of Appeals (ZBA) utilizes a pre-determined set of criteria as a guide when deciding whether to approve or deny a Special Exception request. Any application for a Special Exception must be supported by written verification, a letter of intent, pursuant to those criteria, which are listed in the Zoning Ordinance.

Note: When granting a Special Exception, the Zoning Board of Appeals may impose requirements and conditions to protect adjacent properties and the public interest. If a Special Exception application is denied, an application may not be resubmitted for 24 months from the date of the denial.

Listed below are the criteria, taken directly from the zoning ordinance, which you must address in your Letter of Intent.

- **Letter of Intent for Parking or Loading Reductions:** Please describe your situation and how your special exception request is a result of one or more of the following situations:
 1. The character of the use of the building(s) is such as to make unnecessary the full provision of parking or loading spaces; or
 2. The lot upon which the building(s) is/are located is within one thousand (1,000) feet of the boundary of a MARTA Rapid Transit Station.
 3. The provision of the full number of parking spaces would have a deleterious effect on a historic building, site, district or archaeological resource.
 4. The proposed reduced parking ratios are not likely to cause adverse impacts on traffic circulation and safety or on the surrounding area.

- **Letter of Intent for Other Authorized Special Exceptions:** Please describe your situation and how your special exception request is a result of one or more of the following situations:
 1. The grant of the special exception will not be detrimental to the public health, safety or welfare of the public or injurious to the property or improvements;
 2. The requested special exception does not go beyond the minimum necessary to afford relief, and does not constitute a grant of special privilege inconsistent with the limitations upon other similarly situated properties; and
 3. The requested special exception is consistent with all relevant purpose and intent statements of this zoning ordinance.
 4. Retaining walls only: Determination that exceptional topographical restrictions exist on the lot in context with the

adjoining property that were not created by the applicant or owner, and a determination that no practical alternative retaining wall design is feasible.



SPECIAL EXCEPTION APPLICATION

Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338

Project #: _____ Date Received: _____ Phone: (678) 382-6800 | Fax: (770) 396-4828

Type:

Type of Request: Parking or Loading Reduction Retaining Wall Height Other

Code section enabling Special Exception: chap 27-147-3c

Nature of Request: requesting special exception to allow for 100 ft wide lots. we meet all r-100 requirements but the 2 lots next door have more road frontage which drive lot width avarga up

Project:

Name of Project / Subdivision: 5383 tilly mill rd Zoning: r-100

Property Address / Location: _____

District: 18th Land Lot: 369 Block: 02 Property ID: 019

Owner Information:

Owner's Name: tm5383 llc

Owner's Address: 5383 tilly mill rd

Phone: _____ Fax: _____ Email: _____

Applicant Information: Check here if same as Property Owner

Contact Name: michael phelps southern heritage home builders

Address: 390 brogdon rd suwanee ga 30024

Phone: 770 527 3030 Fax: _____ Email: mbphelps1988@yahoo.com

Terms & Conditions:

I hereby certify that to the best of my knowledge, this 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 understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Dunwoody Zoning Ordinance) will result in the rejection of this application.

Applicant's Name: michael phelps

Applicant's Signature: [Signature] Date: 10-10-23

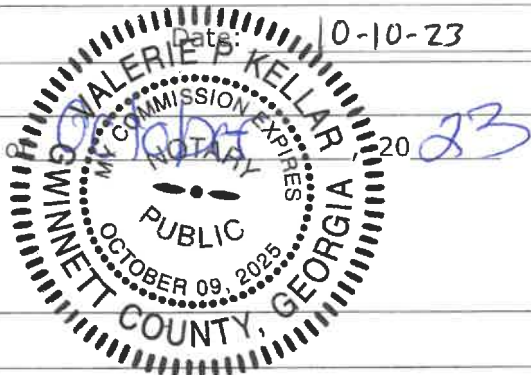
Notary:

Sworn to and subscribed before me this 10 Day of October, 2023

Notary Public: [Signature]

Signature: [Signature]

My Commission Expires: 10/09/2025



Office Use:

Application Fee Paid Sign Fee Paid (\$135 x number of signs required) Fee: \$ _____

Payment: Cash Check CC Date: _____

Approved Approved w/ Conditions Denied Date: _____



Property Owner(s) Notarized Certification

Community Development

4800 Ashford Dunwoody Road | Dunwoody, GA 30338

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

The owner and petitioner acknowledge that this application form is correct and complete. If additional materials are determined to be necessary, they understand that they are responsible for filing additional materials as specified by the City of Dunwoody Zoning Ordinances.

Property Owner (If Applicable):

Signature: <u><i>Pamela R. Martin</i></u>	Date: <u>9-26-2023</u>
Address: <u>5383 Tilly Mill Road, Dunwoody, GA 30338</u>	
Phone: <u>678-438-7701</u> Fax: _____	Email: <u>martinp3132@gmail.com</u>
Sworn to and subscribed before me this <u>26</u> Day of <u>September</u> , 20 <u>23</u>	
Notary Public: <u><i>JL</i></u>	
<div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p>Jenni Ling NOTARY PUBLIC Gwinnett County State of Georgia My Comm. Expires March 14, 2025</p> </div>	

Property Owner (If Applicable):

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

Property Owner (If Applicable):

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

VARIANCE APPLICATION

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

Project #: _____ Date Received: _

Type: _____

Type of Request: Chapter 16-Streams Chapter 16-Other Chapter 20-Signs Chapter 27-Zoning

Code section from which variance is sought: 16-241

Nature of Request: Relief from extra width requirement for corner lots

Project:

Name of Project / Subdivision: _

Zoning: _____

Property Address / Location: 5383 Tilly Mill Rd. Dunwoody, GA 30338

District: _

Land Lot: _

Block: _____

Property ID: _____

Owner Information:

Owner's Name: Southern Heritage Home Builders LLC

Owner's Address: 390 Bryndon Rd. Suwanee, GA 30024

Phone: 770-527-3030 Fax: _

Email: mbphelps1988@yahoo.com

Applicant Information: Check here if same as Property Owner

Contact Name: _____

Address: _____

Phone: _

Fax: _

Email: _____

Terms & Conditions:

I hereby certify that to the best of my knowledge, this 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 understand that failure to supply all required information (per the relevant Applicant Checklists and Requirements of the Dunwoody Zoning Ordinance) will result in the rejection of this application.

Applicant's Name: Michael Phelps ; Southern Heritage Home Builders, LLC

Applicant's Signature: _____

Date: 11/13/23

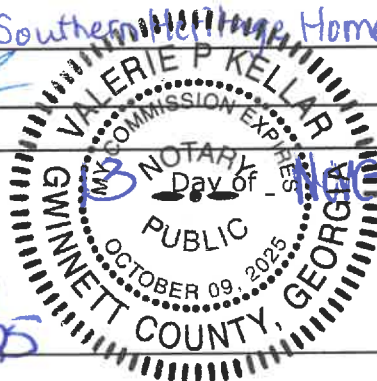
Notary:

Sworn to and subscribed before me this _

Notary Public: _____

Signature: [Signature]

My Commission Expires: 10/09/2025



Office Use:

Application Fee Paid Sign Fee Paid (\$135 x number of signs required) Fee: \$

Payment: Cash Check CC Date: _

Approved Approved w/ Conditions Denied Date: _

WB221207
10/06/2023

AS-SURVEYED LEGAL DESCRIPTION OF PROPERTY

ALL OF THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 369 OF THE 18TH DISTRICT, CITY OF DUNWOODY, DEKALB COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN PLACED (1/2" REBAR W/CAP) AT THE RIGHT OF WAY INTERSECTION FORMED BY THE SOUTHEASTERLY RIGHT OF WAY OF RENFROE LAKE DRIVE (55' RIGHT OF WAY) AND THE NORTHEASTERLY RIGHT OF WAY OF TILLY MILL ROAD (PUBLIC 50' RIGHT OF WAY), THENCE PROCEED ALONG THE SAID SOUTHEASTERLY RIGHT OF WAY OF RENFROE LAKE DRIVE NORTH 80°37'22" EAST, A DISTANCE OF 264.76 FEET TO A POINT; THENCE CONTINUE ALONG THE SAID SOUTHEASTERLY RIGHT OF WAY OF RENFROE LAKE DRIVE 152.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 179.50 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 56°21'51" EAST, 147.50 FEET TO AN IRON PIN PLACED (1/2" REBAR W/CAP); THENCE DEPART THE SAID SOUTHEASTERLY RIGHT OF WAY OF RENFROE LAKE DRIVE AND PROCEED SOUTH 57°33'41" EAST FOR A DISTANCE OF 87.13 FEET TO AN IRON PIN PLACED (1/2" REBAR W/CAP); THENCE SOUTH 45°44'34" WEST FOR A DISTANCE OF 35.00 FEET TO AN IRON PIN PLACED (1/2" REBAR W/CAP); THENCE SOUTH 14°14'40" EAST FOR A DISTANCE OF 257.74 FEET TO AN IRON PIN PLACED (1/2" REBAR W/CAP); THENCE NORTH 89°56'42" WEST FOR A DISTANCE OF 400.07 FEET TO AN IRON PIN PLACED (1/2" REBAR W/CAP) ON THE EASTERLY RIGHT OF WAY OF TILLY MILL ROAD (50' RIGHT OF WAY); THENCE PROCEED ALONG THE NORTHEASTERLY RIGHT OF WAY OF TILLY MILL ROAD NORTH 27°25'27" WEST FOR A DISTANCE OF 106.69 FEET TO A POINT; THENCE CONTINUE ALONG THE SAID NORTHEASTERLY RIGHT OF WAY OF TILLY MILL ROAD 111.37 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1220.16 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 24°48'34" WEST, 111.33 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT OR PARCEL CONTAINING 2.38304 ACRES, OR 103,805 SQUARE FEET.

PRELIMINARY PLAT FOR 5383 TILLY MILL ROAD TRACT

LOCATED IN
LAND LOT 369~ 18TH DISTRICT
CITY OF DUNWOODY
DEKALB COUNTY, GEORGIA
TAX PARCEL ID: 18 369 02 019

PREPARED BY:



WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS

Sheet List Table

Sheet Number	Sheet Title
PP-1	PRELIMINARY PLAT - COVER SHEET
PP-2	EXISTING CONDITIONS & DEMOLITION PLAN
PP-3	PRELIMINARY PLAT - SITE PLAN

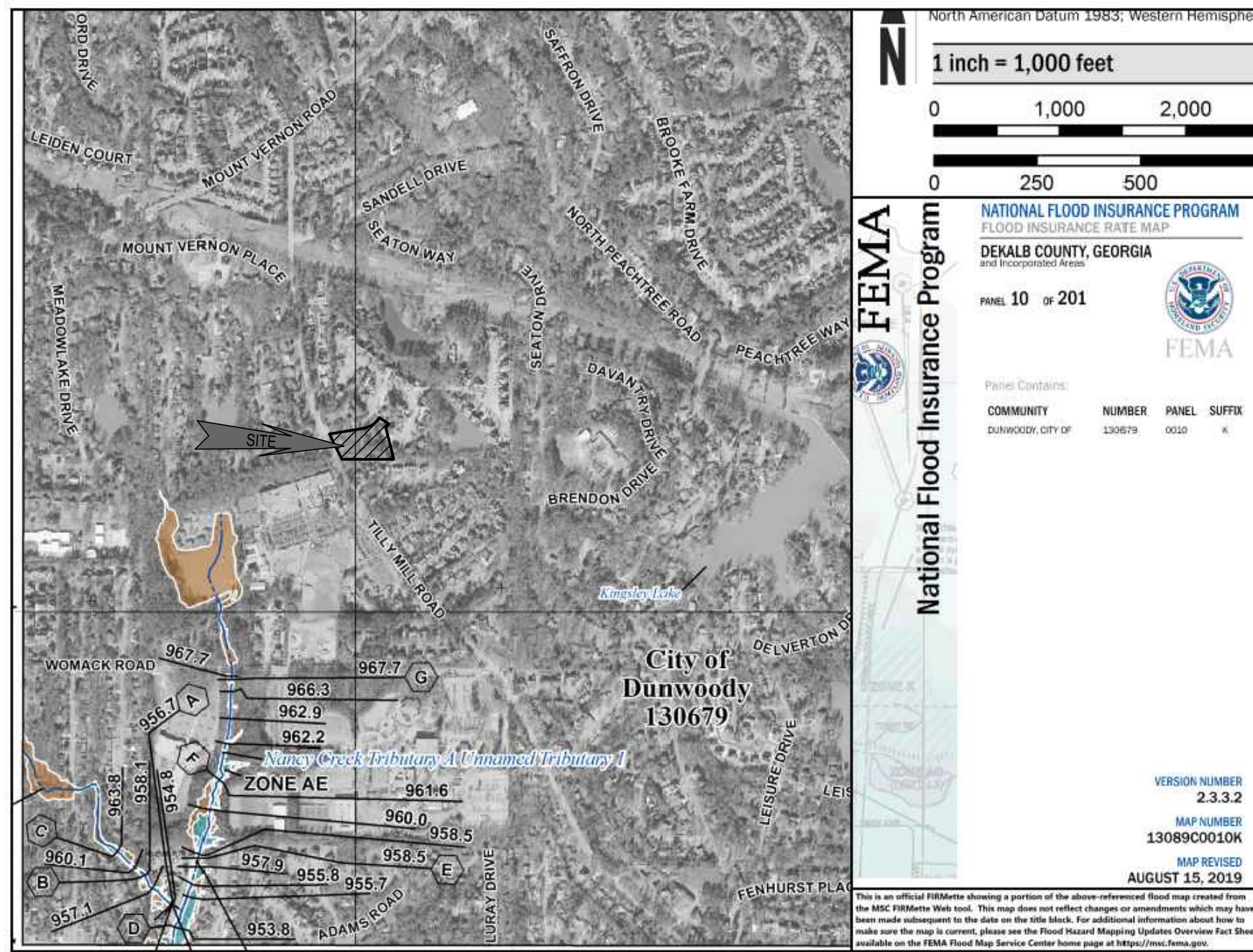
DEVELOPMENT DATA

TOTAL SITE AREA:	2.38 AC
ZONED:	R-100
LOTS:	4
DENSITY:	1.7 LOTS/AC
MINIMUM LOT AREA:	15,000 SF
MINIMUM LOT FRONTAGE:	100'
SETBACKS:	
FRONT-	35'
SIDE-	10'
REAR-	40'
MAXIMUM BLDG. HEIGHT:	35'

APPROXIMATE CONSTRUCTION ACTIVITY SCHEDULE

TASK	TIME (WEEKS)											
	1	2	3	4	5	6	7	8	9	10	11	12
SILT FENCE, CONSTRUCTION EXIT & INITIAL BMPs												
CLEARING, GRUBBING & TREE PROTECTION AFTER INITIAL BMPs ARE INSTALLED												
GRADING												
SEWER & STORM												
GRASSING TEMPORARY												
MAINTENANCE OF S & E CONTROLS												
UTILITIES												
FINAL LANDSCAPING & CLEARING												

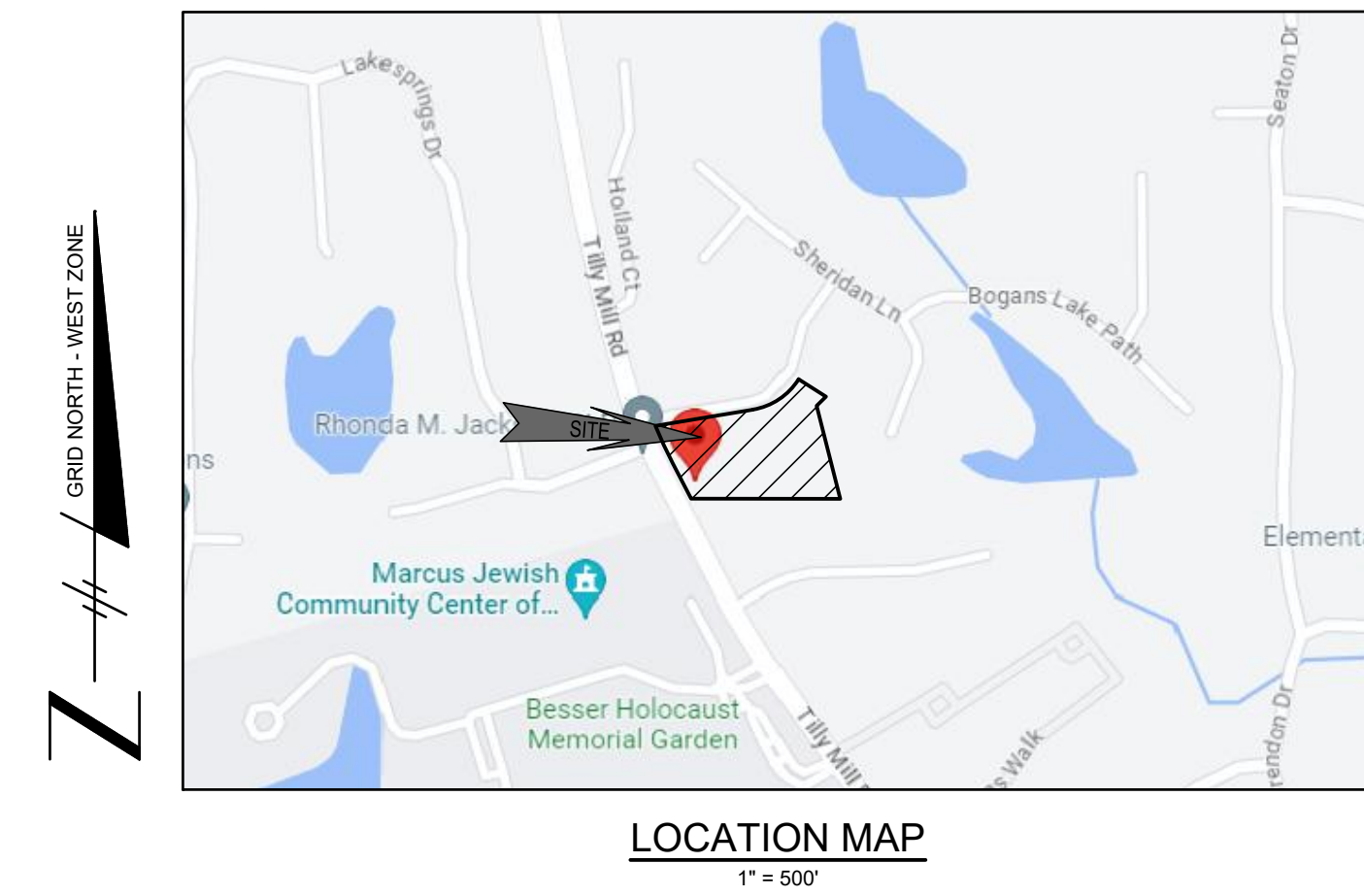
PROJECT IS ANTICIPATED TO START DECEMBER 2023 AND PERMANENT GROUND COVER IS TO BE COMPLETED FEBRUARY 2024. (NOTE: ALL DATES ARE APPROXIMATE AND MAY VARY FROM WHAT IS SHOWN ON THIS CHART.)



WATTS & BROWNING ENGINEERS, INC. HAS EXAMINED THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) AND BY GRAPHICALLY PLOTTING THE LOCATION OF THE SUBJECT PROPERTY ONTO DEKALB COUNTY FIRM MAP NUMBER 13089C0010K, DATED AUGUST 15, 2019 THE REFERENCED PROPERTY IS LOCATED IN THE ZONES LISTED BELOW.

ZONE X (UNSHADED): AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

THE FLOOD LINE, IF SHOWN, IS APPROXIMATE AND THE ACTUAL LIMITS OF FLOOD LINE BASED ON PUBLISHED ELEVATIONS MAY EXTEND BEYOND THOSE SHOWN HEREON.



GENERAL NOTES:

- TOTAL PROPERTY AREA = 2.38 AC
- SURVEY INFORMATION SHOWN HEREON IS BASED ON A BOUNDARY & TOPOGRAPHIC SURVEY FOR SOUTHERN HERITAGE HOME BUILDERS, DATED 07/21/2023 BY WATTS & BROWNING ENGINEERS, INC..
- THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS PREPARED BY WATTS & BROWNING ENGINEERS, INC. WHICH IS RESPONSIBLE FOR SUCH DATA.
- ENGINEER/DESIGNER: DARYL COOK
- OWNER/DEVELOPER: SOUTHERN HERITAGE HOME BUILDERS P.O. BOX 1682 SUWANEE, GA 30024
- STORM DRAINAGE AND SANITARY SEWER EASEMENTS SHOWN HEREON ARE CENTERED ON THE NATURAL DRAINS, PIPES AND STRUCTURES ASSOCIATED WITH THE EASEMENTS. BUILDERS MUST FIELD LOCATE ALL DRAINS, PIPES AND STRUCTURES PRIOR TO ANY CONSTRUCTION OR LAND DISTURBANCE.
- REVIEW COMMENT ERRORS OR OMISSIONS DO NOT RELIEVE THE DEVELOPER FROM COMPLIANCE WITH ANY APPLICABLE CODES OR SPECIFICATIONS. ALL COMMENTS ARE SUBJECT TO ADDITIONAL REVIEW AND CHANGE.
- ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION AND DETENTION FACILITIES ARE CONSTRUCTED.
- ALL FILL AREAS MUST BE COMPACTED TO MINIMUM 95% STANDARD PROCTOR. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE CONSTRUCTION INSPECTOR FOR ALL FILL AREAS WITHIN THE RIGHT-OF-WAY.
- CONSTRUCTION EQUIPMENT SHALL NOT BE PARKED IN RIGHT-OF-WAY AND MUST BE STORED WITHIN SITE.
- THE SITE CONTRACTOR SHALL COORDINATE SERVICE ROUTING OF ALL GAS, TELEPHONE AND ELECTRICAL LINES WITH THE APPROPRIATE UTILITY COMPANY. ALL CONSTRUCTION MUST COMPLY WITH EACH UTILITY'S STANDARDS AND SPECIFICATIONS AND NOT INTERFERE WITH TREE PLANTING SITES OR EXISTING TREES TO BE PRESERVED.

PROJECT NOTES:

- SILT BARRIERS TO BE PLACED AS SHOWN AND/OR AS DIRECTED BY PROJECT ENGINEER AND/OR THE CITY OF DUNWOODY INSPECTOR.
- NOTIFY INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.
- AS-BUILT DRAWINGS OF ROADWAYS, STORM DRAINS, SEWERS AND WATER; FIELD APPROVALS BY THE INSPECTOR; AND ALL APPLICABLE BONDS REQUIRED PRIOR TO ACCEPTANCE OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY ALL CONSTRUCTION MUST CONFORM TO THE CITY OF DUNWOODY STANDARDS AND SPECIFICATIONS, WHETHER OR NOT REVIEW COMMENTS WERE MADE.
- NO ARCHEOLOGICAL OR ARCHITECTURAL LANDMARKS, CEMETERIES OR OTHER HISTORIC FEATURES ARE KNOWN TO EXIST ON SITE.
- BUILDERS SHALL BE HELD FULLY RESPONSIBLE FOR ON-SITE EROSION CONTROL ON THEIR OWN LOTS. THIS MEANS EFFECTIVE INSTALLATION AND MAINTENANCE OF HAY BALES, SILT SCREEN, BATTEN BOARDS, CONSTRUCTION ENTRANCE GRAVEL, ETC. IN ADDITION, BUILDERS WILL BE RESPONSIBLE FOR KEEPING THE STREETS OR STREETS ADJACENT TO THEIR LOTS CLEAR OF SILT. THIS PROJECT IS CURRENTLY SERVED BY DEKALB COUNTY GRAVITY SEWER.
- WATER SERVICE IS CURRENTLY PROVIDED BY DEKALB COUNTY.
- SIGNING AND STRIPING TO BE PROVIDED BY THE DEVELOPER ACCORDING TO THE CITY OF DUNWOODY SPECIFICATIONS.
- OFF-STREET PARKING SHALL BE PROVIDED AND MAINTAINED THROUGHOUT CONSTRUCTION.
- THIS PROJECT'S RECEIVING WATER IS NANCY CREEK.
- THERE ARE NO APPARENT EXISTING INERT WASTE BURY PITS ON SITE.
- ALL ELECTRICAL SERVICES WILL BE LOCATED UNDERGROUND.
- THERE ARE NO FORMERLY RECORDED SUBDIVISIONS CROSSING ANY OF THE LAND SHOWN ON THIS PLAT.
- THERE ARE NO WETLANDS WITHIN 200' OF THIS SITE.

OWNER/DEVELOPER/PRIMARY PERMITTEE:

SOUTHERN HERITAGE HOME BUILDERS
P.O. BOX 1682
SUWANEE, GA 30024
PHONE : (770) 257-3030

24 HOUR CONTACT:

MICHAEL PHELPS
PHONE: (770) 257-3030

ENGINEER:

WATTS & BROWNING ENGINEERS, INC.
1349 OLD 41 HWY NW, SUITE 225
MARIETTA, GA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
CONTACT: DARYL COOK

CERTIFICATE OF CONFORMITY:

THIS IS TO CERTIFY THAT NO LOTS PLATTED ARE NON-CONFORMING OR WILL RESULT IN ANY NON-CONFORMING LOTS.

THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND APPROVED BY THE CITY OF DUNWOODY:

ON THIS _____ DAY OF _____ 20__.

BY _____
DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF DUNWOODY, GEORGIA

PRELIMINARY PLAT - COVER SHEET

FOR
5383 TILLY MILL ROAD TRACT
LAND LOT 369 ~ 18TH DISTRICT
CITY OF DUNWOODY,
DEKALB COUNTY, GEORGIA



GSWCC LEVEL II CERTIFICATION NO. 31908
EXPIRES: 01/12/2025

NO.	DATE	BY	DESCRIPTION
1	07/31/2023	JJT	1st SUBMITTAL
2	10/19/2023	JJT	REVISE LOTS & ADD STORMWATER FACILITY
3	10/19/2023	JJT	REVISE DRIVEWAY LOCATIONS
4	11/17/2023	JJT	REVISE HOUSE BOX ON LOT 4
5	12/20/2023	JJT	REVISE LOTS & HOUSE PLACEMENTS

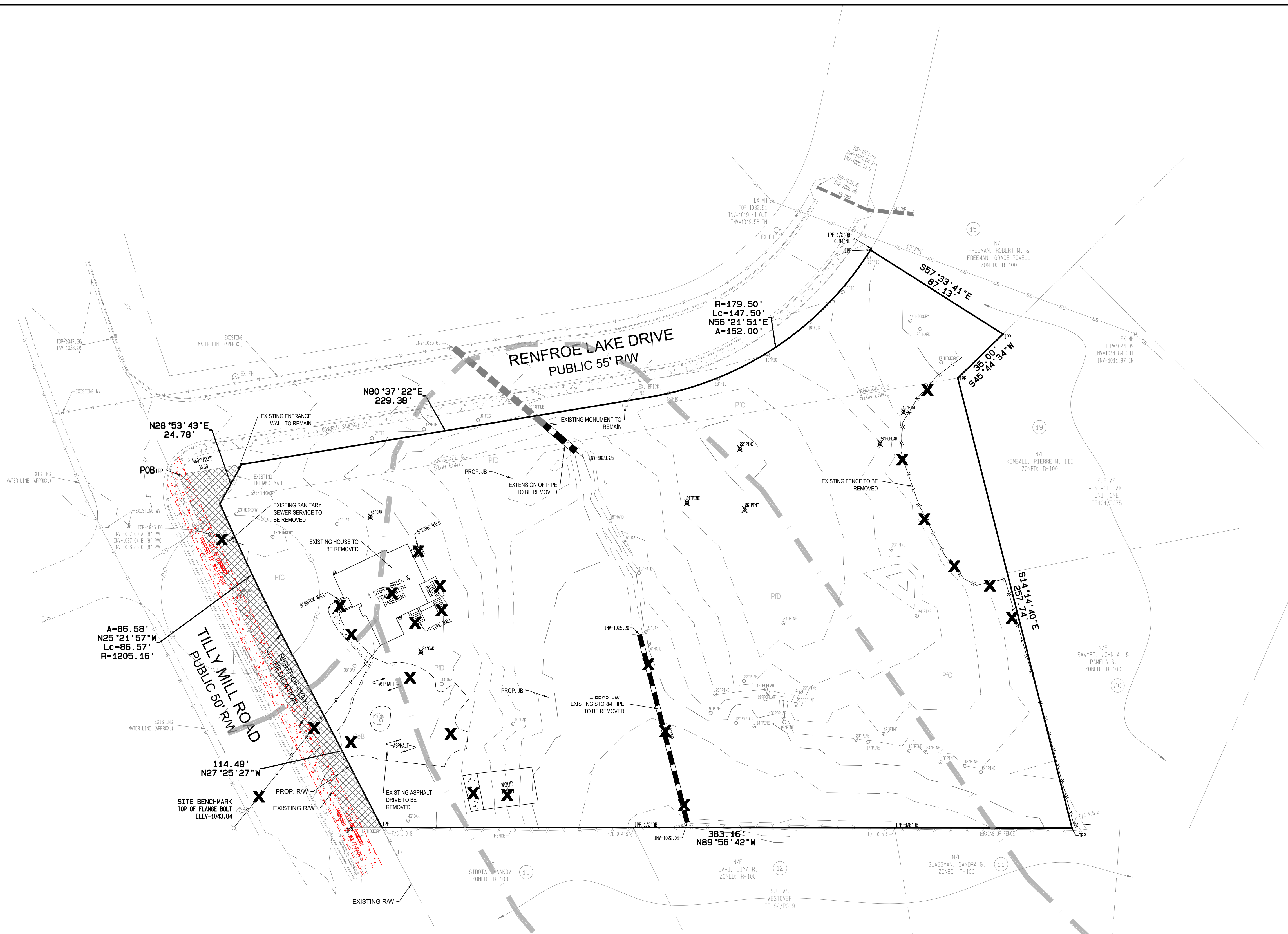


WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
WWW.WBENGR.COM
LSF000429 - PEF000714

SCALE:	N/A
DESIGNED BY:	ZK
DRAWN BY:	JJT
CHECKED BY:	DRC
INITIAL ISSUE DATE:	07/31/2023
JOB NUMBER:	221207

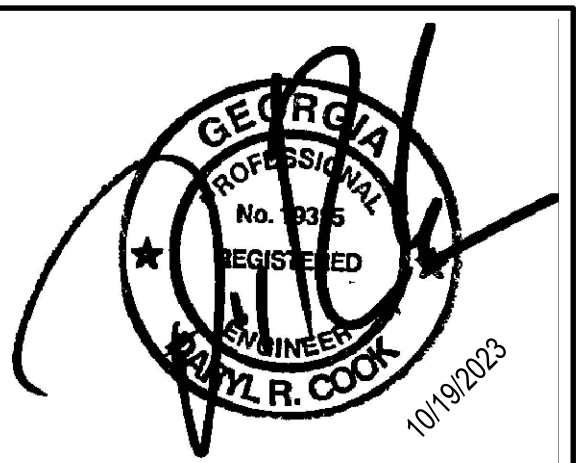
SHEET NUMBER:
PP-1





- DEMOLITION NOTES:**
1. CONTRACTOR SHALL CONDUCT DEMOLITION ACTIVITIES WITHOUT INTERFERING WITH VEHICLE AND PEDESTRIAN TRAFFIC IN ADJACENT AREAS.
 2. CONTRACTOR SHALL PROTECT UTILITIES AND BENCHMARKS NOT SCHEDULED FOR DEMOLITION FROM DAMAGE AT NO ADDITIONAL COST TO OWNER. THE CONTRACTOR SHALL REPLACE OR REPAIR ITEMS DAMAGED BEYOND THE LIMITS OF THE DEMOLITION SHOWN.
 3. DISCONNECT AND SEAL OFF ABANDONED UTILITIES TO BE REMOVED PRIOR TO THE START OF ANY DEMOLITION ACTIVITIES. UTILITIES SHALL BE DISCONNECTED BELOW EXISTING GRADE LEVEL, OR OUTSIDE OF CONTRACT LIMITS BY REPRESENTATIVES OF THE PUBLIC UTILITY BEING DISCONNECTED. MAINTAIN UTILITY SERVICE TO FACILITIES IN USE.
 4. EXCEPT FOR ITEMS DESIGNATED TO BE REMOVED OR REUSED IN THE WORK, ALL MATERIALS RESULTING FROM THIS WORK SHALL BECOME THE PROPERTY OF THE CONTRACTOR, AND SHALL BE PROMPTLY REMOVED FROM THE SITE. STORAGE OR SALE OF REMOVED MATERIALS WILL NOT BE PERMITTED ON PROJECT SITE.
 5. REMOVE ALL DEBRIS, RUBBISH, AND WASTE MATERIALS FROM THE SITE. DO NOT STOCKPILE DEBRIS ON SITE.
 6. ALL MATERIALS SHALL BE DISPOSED OF IN A LEGAL MANNER.
 7. CONTRACTOR SHALL OBTAIN ANY PERMITS REQUIRED BY CITY OF DUNWOODY.

EXISTING CONDITIONS & DEMOLITION PLAN
FOR
5383 TILLY MILL ROAD TRACT
LAND LOT 369 ~ 18TH DISTRICT
CITY OF DUNWOODY,
DEKALB COUNTY, GEORGIA



GSWCC LEVEL II CERTIFICATION NO. 31908
EXPIRES: 01/12/2025

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	07/31/2023	JJT	1st SUBMITTAL
2	10/19/2023	JJT	REVISE LOTS & ADD STORMWATER FACILITY
3	10/19/2023	JJT	REVISE DRIVEWAY LOCATIONS
4	11/17/2023	JJT	REVISE HOUSE BOX ON LOT 4
5	12/20/2023	JJT	REVISE LOTS & HOUSE PLACEMENTS

Watts & Browning Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
1349 OLD 41 HWY NW, SUITE #225
MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
WWW.WBENGR.COM
LSF000429 - PEF000714

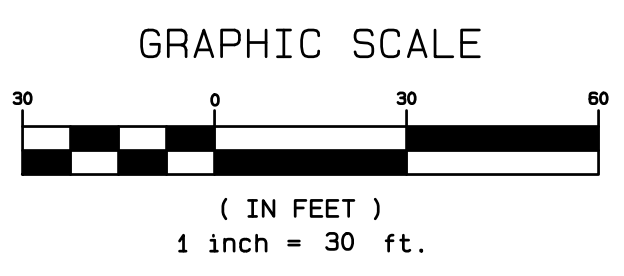
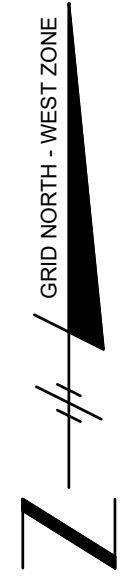
SCALE:	1" = 30'
DESIGNED BY:	ZK
DRAWN BY:	JJT
CHECKED BY:	DRC
INITIAL ISSUE DATE:	07/31/2023
JOB NUMBER:	221207
SHEET NUMBER:	PP-2

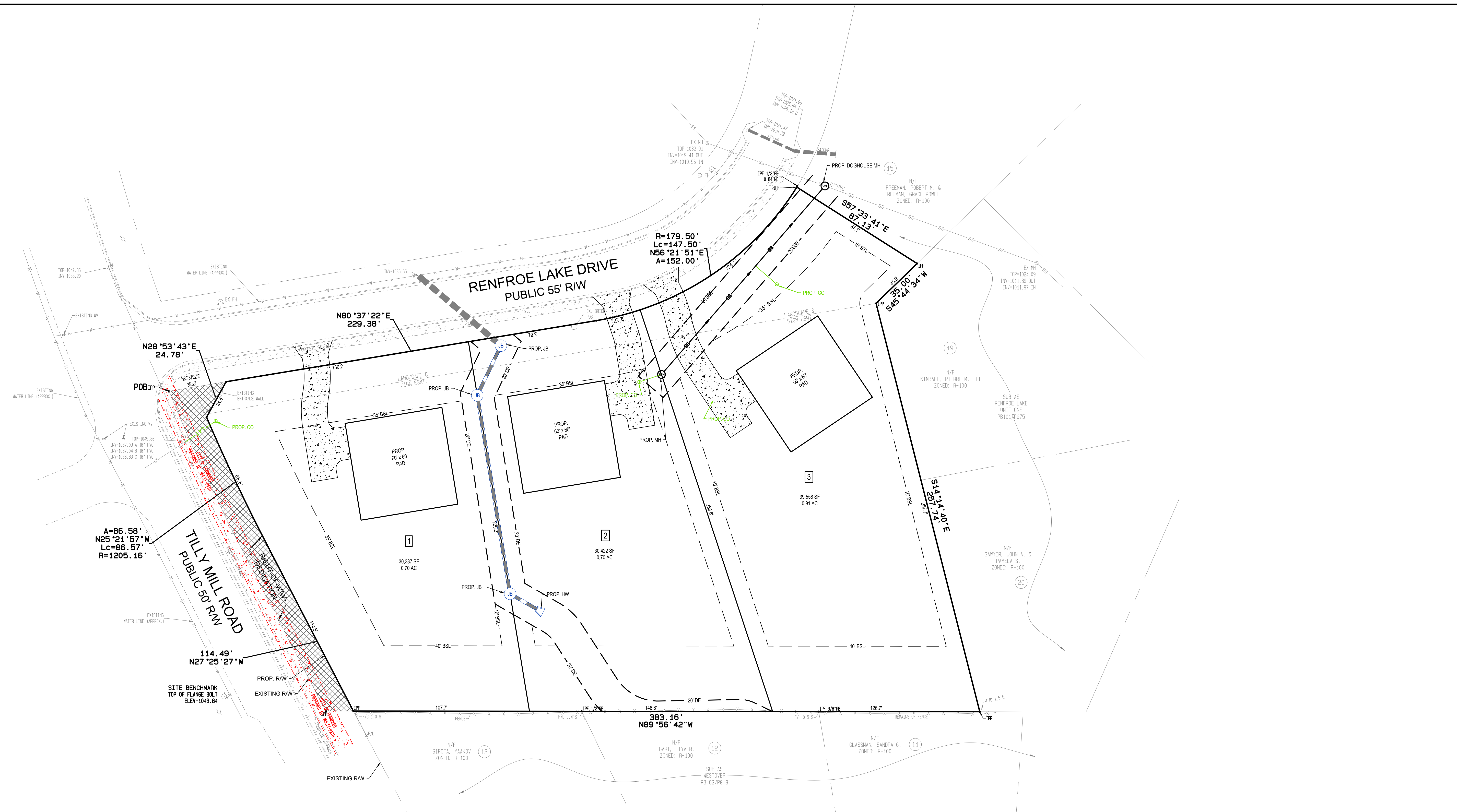
NOTE:
THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS PREPARED BY WATTS & BROWNING ENGINEERS, INC. WHICH IS RESPONSIBLE FOR SUCH DATA.

OWNER/DEVELOPER/PRIMARY PERMITTEE:
SOUTHERN HERITAGE HOME BUILDERS
P.O. BOX 1682
SUWANEE, GA 30024
PHONE: (770) 257-3030

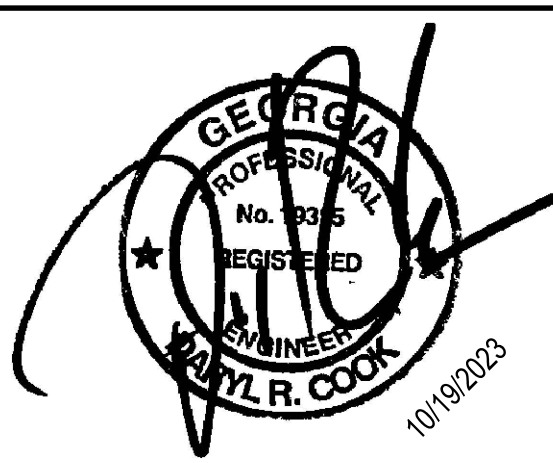
24 HOUR CONTACT:
MICHAEL PHELPS
PHONE: (770) 257-3030

ENGINEER:
WATTS & BROWNING ENGINEERS, INC.
1349 OLD 41 HWY NW, SUITE 225
MARIETTA, GA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
CONTACT: DARYL COOK





PRELIMINARY PLAT - SITE PLAN
 FOR
5383 TILLY MILL ROAD TRACT
 LAND LOT 369 ~ 18TH DISTRICT
 CITY OF DUNWOODY,
 DEKALB COUNTY, GEORGIA



GSWCC LEVEL II CERTIFICATION No. 31908
 EXPIRES: 01/12/2025

NO.	DATE	BY	DESCRIPTION
1	07/31/2023	JJT	1st SUBMITTAL
2	10/13/2023	JJT	REVISE LOTS & ADD STORMWATER FACILITY
3	10/19/2023	JJT	REVISE DRIVEWAY LOCATIONS
4	11/17/2023	JJT	REVISE HOUSE BOX ON LOT 4
5	12/20/2023	JJT	REVISE LOTS & HOUSE PLACEMENTS

Watts & Browning Engineers, Inc.
 CIVIL ENGINEERS & LAND SURVEYORS
 1349 OLD 41 HWY NW, SUITE #225
 MARIETTA, GEORGIA 30060
 PHONE: (678) 324-6192
 FAX: (770) 694-6870
 WWW.WBENGR.COM
 LSF000429 - PEF000714

SCALE:	1" = 30'
DESIGNED BY:	ZK
DRAWN BY:	JJT
CHECKED BY:	DRC
INITIAL ISSUE DATE:	07/31/2023
JOB NUMBER:	221207
SHEET NUMBER:	PP-3

OWNER/DEVELOPER/PRIMARY PERMITTEE:
 SOUTHERN HERITAGE HOME BUILDERS
 P.O. BOX 1682
 SUWANEE, GA 30024
 PHONE: (770) 257-3030

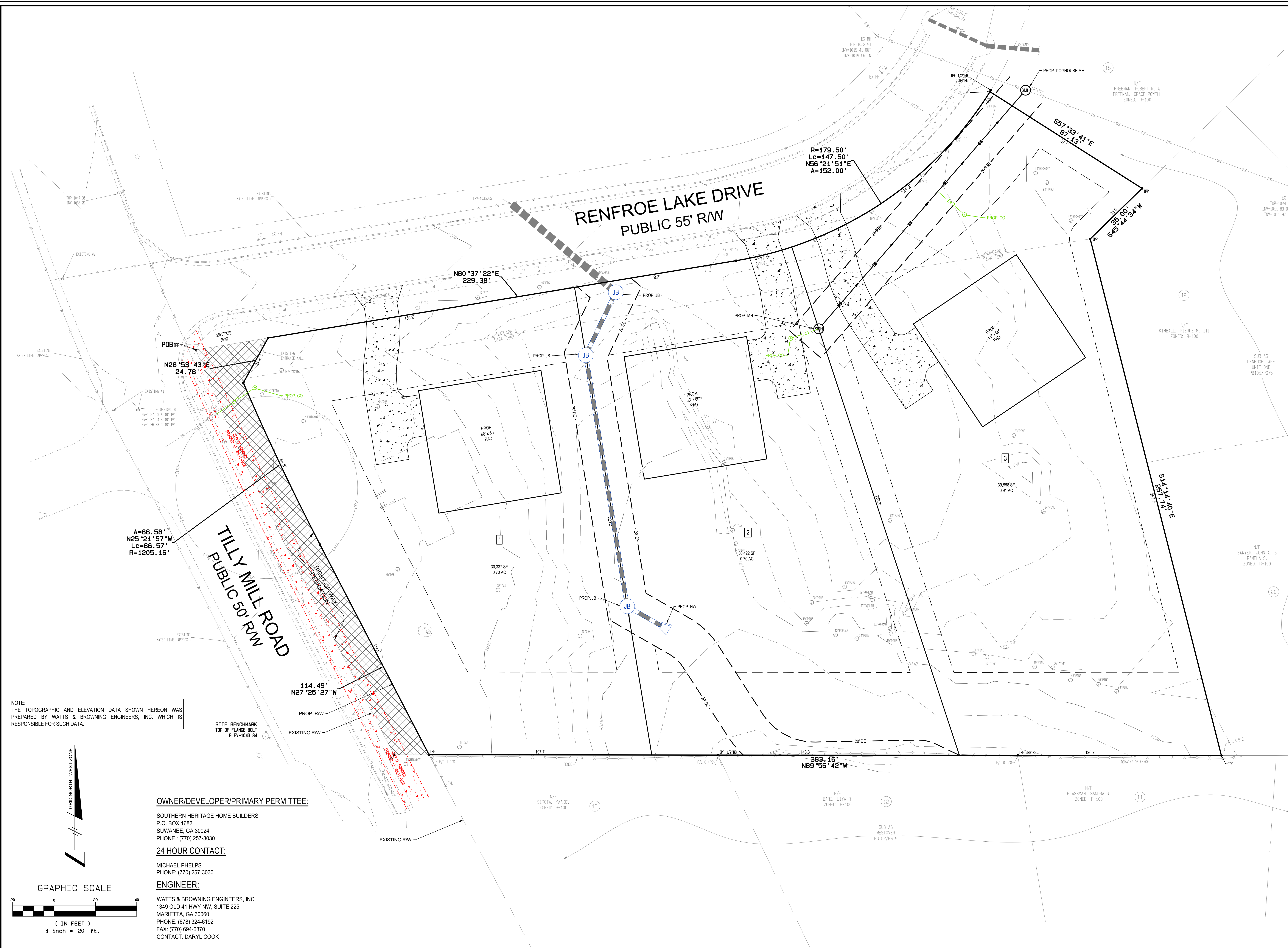
24 HOUR CONTACT:
 MICHAEL PHELPS
 PHONE: (770) 257-3030

ENGINEER:
 WATTS & BROWNING ENGINEERS, INC.
 1349 OLD 41 HWY NW, SUITE 225
 MARIETTA, GA 30060
 PHONE: (678) 324-6192
 FAX: (770) 694-6870
 CONTACT: DARYL COOK

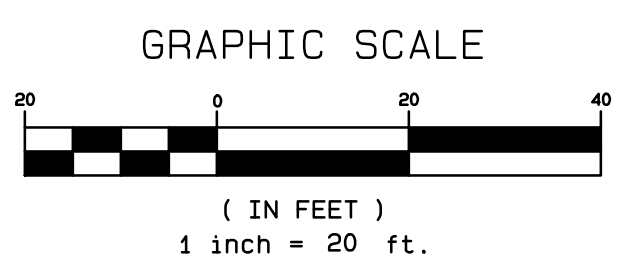
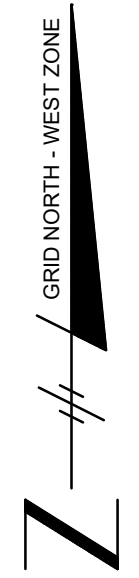
GRID NORTH - WEST ZONE

GRAPHIC SCALE
 (IN FEET)
 1 inch = 30 ft.

811 Know what's below.
 Call before you dig.



NOTE:
THE TOPOGRAPHIC AND ELEVATION DATA SHOWN HEREON WAS PREPARED BY WATTS & BROWNING ENGINEERS, INC. WHICH IS RESPONSIBLE FOR SUCH DATA.



OWNER/DEVELOPER/PRIMARY PERMITTEE:
SOUTHERN HERITAGE HOME BUILDERS
P.O. BOX 1682
SUWANEE, GA 30024
PHONE: (770) 257-3030

24 HOUR CONTACT:
MICHAEL PHELPS
PHONE: (770) 257-3030

ENGINEER:
WATTS & BROWNING ENGINEERS, INC.
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MARIETTA, GA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
CONTACT: DARYL COOK

SPECIAL EXCEPTION EXHIBIT
FOR
5383 TILLY MILL ROAD TRACT
LAND LOT 369 ~ 18TH DISTRICT
CITY OF DUNWOODY,
DEKALB COUNTY, GEORGIA

NO.	DATE	BY	DESCRIPTION
1.	10/13/23	JJT	REVISE LOTS & ADD STORMWATER FACILITY
2.	10/19/23	JJT	REVISE DRIVEWAY LOCATIONS
3.	11/17/23	JJT	REVISE HOUSE BOX ON LOT 4
4.	12/15/23	JJT	REVISE LOTS AND HOUSE PLACEMENT

WATTS & BROWNING ENGINEERS, INC.
CIVIL ENGINEERS & LAND SURVEYORS
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MARIETTA, GEORGIA 30060
PHONE: (678) 324-6192
FAX: (770) 694-6870
WWW.WBENGR.COM
LSF000429 - PEF000714

SCALE:	1" = 20'
DESIGNED BY:	DRC
DRAWN BY:	JJT
CHECKED BY:	DRC
INITIAL ISSUE DATE:	10/05/2023
JOB NUMBER:	221207
SHEET NUMBER:	1



Letter of intent

5383 tilly mil rd Dunwoody, ga

Southern heritage home builder is requesting a special exception to allow for 4 lots that meet r-100 requirements but due to neighbor 2 homes in Renfroe lakes subdivision. The total site is 2.3 acres sitting at the corner of tilly mill rd. and Renfroe lakes dr. We are planning to subdivide into 4 lots all with 100 ft of road frontage and all exceeding 22,000 s.f. in lot size. The new homes being built will be 4000 plus square ft with 3 car garages starting at 1.4 million dollars. The site plan currently meets all r-100 requirements and falls in line with Renfroe lakes subdivision lot size and home styles. We hope to start construction in the summer of 2024.

1. With the city approving this site plan and layout there will be no adverse effects to neighboring properties or public health, safety, and welfare. We are asking to allow for same similarity of all surrounding homes in the area, as this is a residential neighborhood. We will meet or exceed all storm water requirements including installation of storm water pond at the rear of homes to take care of offsite runoff.
2. The lots do not go beyond the minimum necessary to afford relief. The overall size of each lot will be the same or greater than those in Renfroe lakes subdivision and the road frontage we have meets 90 percent of all homes in Renfroe lakes, the 2 neighboring homes which have caused the need for this special exception are 140 ft wide, but the overall lots are smaller than what we are providing.
3. The requested special exception is consistent with the purpose and intent, because we meet all r-100 requirements to split this property into 4 lots, but we happen to be next to the only few homes in Renfroe lakes subdivision with wider road frontage because of the way the neighborhood was laid out. The quality and finish of our homes will be consistent with the neighboring homes and will help add more value to the entrance of the community, this is the best use of the current property.



Southern Heritage Home Builders, LLC., PO Box 1682, Suwanee, GA 30024, www.southernheritagehomesga.com

THE HIGHWOOD

LOT 1 @ NEW BETHANY ROAD, BUFORD, GA 30518



www.southernheritagehomesga.com

PHONE: 770-527 3030

390 BROGDON RD.,
SUWANEE, GA. 30024

DESIGNER HEREBY EXPRESSLY RESERVES HIS COPYRIGHT AND OTHER PROPERTY RIGHT IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE DESIGNER. NOR ARE THEY TO BE ASSIGNED TO ANY INTERESTS WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT. DESIGN DRAWING CONTENTS SUBJECT TO ALL APPLICABLE CODES, AND APPROVAL BY A LICENSED ENGINEER AND OR ARCHITECT.

SUB-DIVISION NEW BETHANY
LOT # 1

RELEASED FOR CONSTRUCTION

REVISED

THE HIGHWOOD

JOB NO. NA DRAWN GC
DATE 8/30/2022 CHECKED DB
SCALE: AS NOTED APPROV. DB

COVER SHEET

APPROVED BY: DAVID BOWEN

DATE:

SHEET NO.

C0.0

SHEET: XX OF: XX

Packet page:...

GENERAL NOTES :

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE 2012 INTERNATIONAL RESIDENTIAL CODE, WITH STATE OF GEORGIA AMENDMENTS (2013), 2014 PRESCRIPTIVE DECK DETAILS DOCUMENT, AND IN ACCORDANCE WITH OTHER APPLICABLE CODES, REGULATIONS, AND ORDINANCES FOR THE CITY OF ATLANTA, FULTON COUNTY, GEORGIA.
- THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND SHALL NOT BE COPIED, DUPLICATED, ALTERED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE EXPRESSED WRITTEN APPROVAL OF THE DESIGNER.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE AND ALL INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DEVELOPER AND THE DESIGNER BEFORE PROCEEDING WITH WORK.
- ANY ERRORS OR OMISSIONS FOUND IN THESE DRAWINGS SHALL BE BROUGHT TO DEVELOPERS AND DESIGNERS ATTENTION IMMEDIATELY.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- ALL DIMENSIONS ARE TO FACE OF STUD OR TO FACE OF FRAMING UNLESS OTHERWISE NOTED.
- ALL TRUSS DRAWINGS TO BE REVIEWED AND APPROVED BY THE STRUCTURAL ENGINEER PRIOR TO ISSUANCE OF BUILDING PERMIT.
- ALL OR EQUAL SUBSTITUTIONS MUST BE SUBMITTED TO AND APPROVED BY CITY BUILDING OFFICIAL PRIOR TO INSTALLATION.
- ALL ANGLED PARTITIONS ARE 45 DEGREES UNLESS OTHERWISE NOTED.
- PROVIDE FIREBLOCKING. (PER IRC SECTION R602.2)
- ALL ELECTRICAL AND MECHANICAL EQUIPMENT AND METERS ARE SUBJECT TO RELOCATION DUE TO FIELD CONDITIONS, CONTRACTOR TO VERIFY.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE PRIOR TO CONSTRUCTION. IF THERE IS A CONFLICT WITH CONDITIONS AND/OR DIMENSIONS CONTRACTOR SHALL BRING TO THE ATTENTION OF THE OWNER FOR RESOLUTION PRIOR TO PROCEEDING WITH THE WORK. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- TO THE BEST OF THE DESIGNER'S KNOWLEDGE THESE DOCUMENTS ARE IN CONFORMANCE WITH THE REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND OCCUPANCY.
- WINDOW SUPPLIER TO VERIFY AT LEAST ONE WINDOW IN ALL BEDROOMS TO HAVE A CLEAR EGRESS OPENING OF 5.7 SQ FT WITH MIN. DIMENSION OF 24" IN HEIGHT AND 20" IN WIDTH. SILL HEIGHT NOT GREATER THAN 44" ABOVE FLOOR. (PER IRC SECTION R310.11)

FRONT ELEVATION



APPLICABLE CODES:

- INTERNATIONAL BUILDING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FIRE CODE, 2018 EDITION (NO GEORGIA AMENDMENTS)
- INTERNATIONAL PLUMBING CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL MECHANICAL CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- INTERNATIONAL FUEL GAS CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- NATIONAL ELECTRICAL CODE, 2020 EDITION (NO GEORGIA AMENDMENTS)
- INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION, WITH GEORGIA SUPPLEMENTS AND AMENDMENTS (2020)
- INTERNATIONAL SWIMMING POOL AND SPA CODE, 2018 EDITION, WITH GEORGIA AMENDMENTS (2020)
- FOR INFORMATION AND QUESTIONS REGARDING THE LIFE SAFETY CODE (NFPA 101) OR THE GEORGIA ACCESSIBILITY CODE PLEASE CONTACT THE STATE FIRE MARSHAL'S OFFICE.

CODE INFORMATION:

USE GROUP: SINGLE FAMILY RESIDENCE
 APPLICABLE CODES: THE PROJECT MUST COMPLY WITH CITY AND STATE BUILDING CODE
 HEIGHT & AREA LIMITATION: 2 STORY MAXIMUM HGT. 35 FT.
 EMERGENCY ESCAPE: EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM OF 5.7 SQ. FT.

GARAGE/ HOUSE CEILING/ HOUSE ASSEMBLY: 1/2" GYPSUM BD. WALL & CEILING W/ 20 MINUTE GARAGE/ HOUSE DOOR

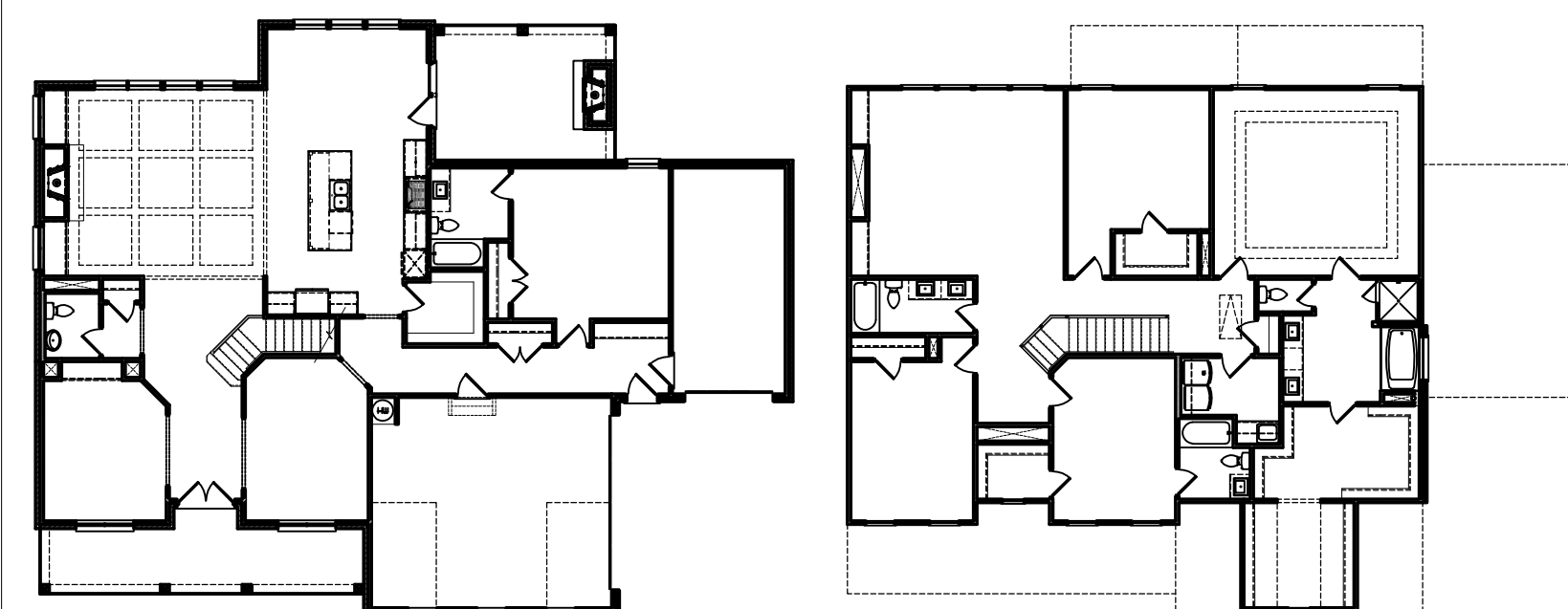
DESIGN LOADS:
 LIVE LOAD:
 SLEEPING = 30 PSF
 NON-SLEEPING = 40 PSF
 DECKS = 40 PSF
 DEAD LOAD = 10 PSF
 BASIC WIND SPEED = 80 MPH
 STAIR LOAD = 40 PSF
 ROOF LIVE LOAD = 20 PSF
 LATERAL SOIL PRESSURE = 30 PCF (ASSUMED)

ATTIC VENTILATION: (EXAMPLE)
 2398 SF. / 300 = 7.99 SF. FREE AREA REQ'D
 RIDGE VENT = 39 LF. X .085 FREE AREA/LF = 3.31 SF. PROVIDED
 SOFFIT VENT = 54 LF. X .045 FREE AREA/LF = 2.43 SF. PROVIDED

DRAWING INDEX:

- C0.0 COVER SHEET
- A1.1 FRONT ELEVATION
- A2.1 SIDES & REAR ELEVATIONS
- A3.1 SLAB PLAN
- A4.1 MAIN FLOOR PLAN
- A5.1 UPPER FLOOR PLAN
- A6.1 ROOF PLAN
- A7.1 ELECTRICAL PLAN
- A8.1 INTERIORS DETAILS
- A8.2 STAIR DETAILS
- A9.1 EXTERIOR DETAILS & GARAGE PORTAL
- A9.2 TYPICAL WALL SECTION

FOOTPRINT



AREA CALCULATION:

69' x 54'

SQUARE FOOTAGE:	
MAIN LEVEL	1940
UPPER LEVEL	2146
TOTAL HEATED	3949
2 CAR GARAGE	452
3RD CAR GARAGE	226
FRONT PORCH	202
REAR COVERED PORCH	219
TOTAL FRAMED	5054



www.southernheritagehomesga.com
 PHONE: 770-527 3030
 390 BROGDON RD.,
 SUWANEE, GA. 30024

DESIGNER HEREBY EXPRESSLY RESERVES HIS COPYRIGHT AND OTHER PROPERTY RIGHT IN THESE PLANS. THESE PLANS AND DRAWINGS ARE NOT TO BE REPRODUCED, CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER WITHOUT FIRST OBTAINING THE EXPRESS WRITTEN PERMISSION AND CONSENT OF THE DESIGNER. NOR ARE THEY TO BE ASSIGNED TO ANY INTERESTS WITHOUT FIRST OBTAINING SAID WRITTEN PERMISSION AND CONSENT. DESIGN DRAWING CONTENTS SUBJECT TO ALL APPLICABLE CODES, AND APPROVAL BY A LICENSED ENGINEER AND OR ARCHITECT.

SUB-DIVISION NEW BETHANY
 LOT # 1

RELEASED FOR CONSTRUCTION

REVISED	

THE HIGHWOOD

JOB NO. NA DRAWN GC
 DATE 8/30/2022 CHECKED DB
 SCALE: AS NOTED APPROV. DB

FRONT ELEVATION

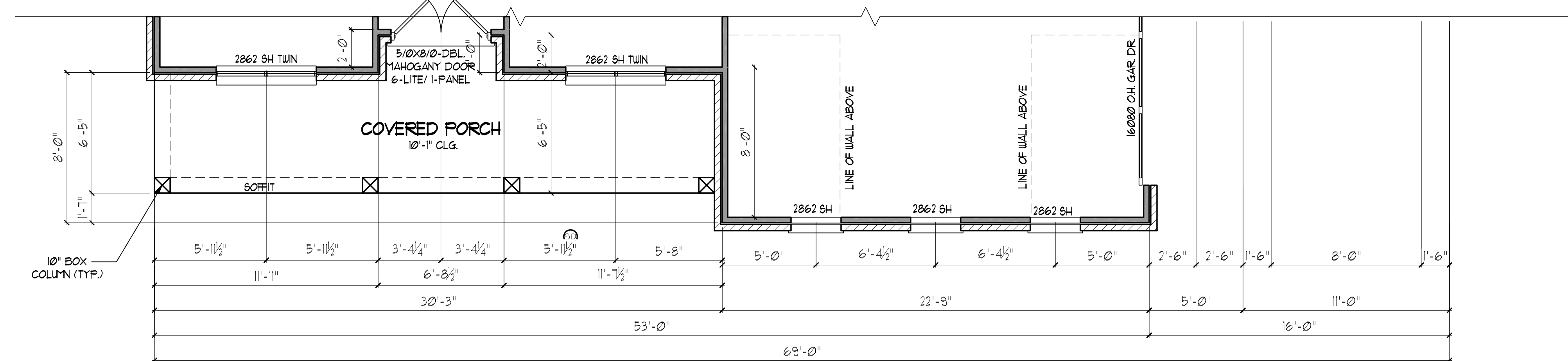
APPROVED BY: DAVID BOWEN
 DATE: _____

SHEET NO.
A1.1
 SHEET: XX OF: XX
 Packet page:...

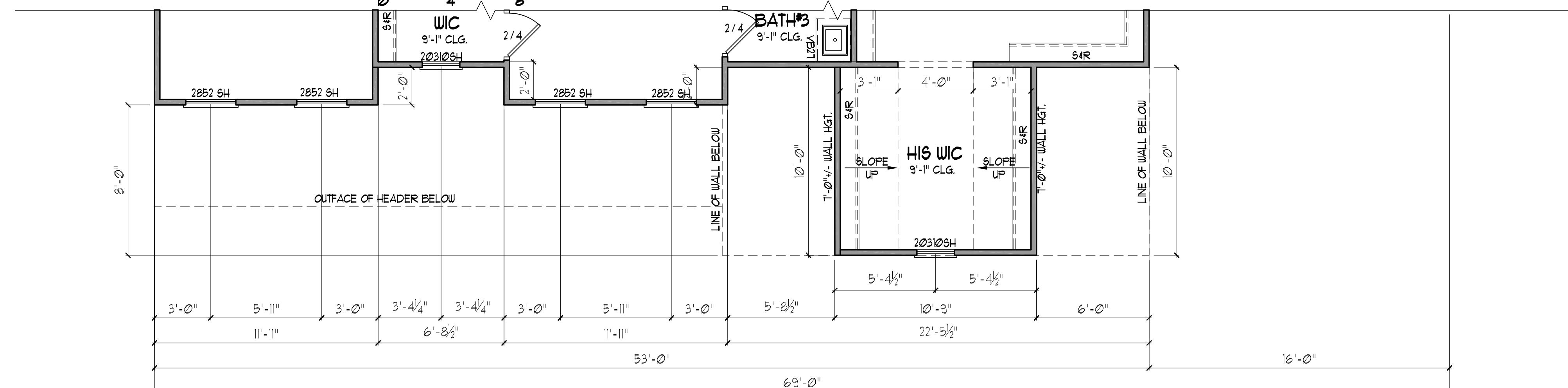


MASONRY PERCENTAGE - FRONT ELEVATION		
TOTAL WALL AREA	927	100%
TOTAL SQFT NON-MASONRY	15	8%
TOTAL SQFT MASONRY	852	92%

1 Front Elevation
 SCALE: 1/4" = 1'-0"



2 1st Floor Plan
 SCALE: 1/4" = 1'-0"



3 2nd Floor Plan
 SCALE: 1/4" = 1'-0"



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SUB-DIVISION NEW BETHANY
 LOT # 1

RELEASED FOR CONSTRUCTION

REVISED

THE HIGHWOOD

JOB NO. NA DRAWN GC
 DATE 8/30/2022 CHECKED DB
 SCALE: AS NOTED APPROV. DB

SIDE & REAR ELEVATIONS

APPROVED BY: DAVID BOWEN

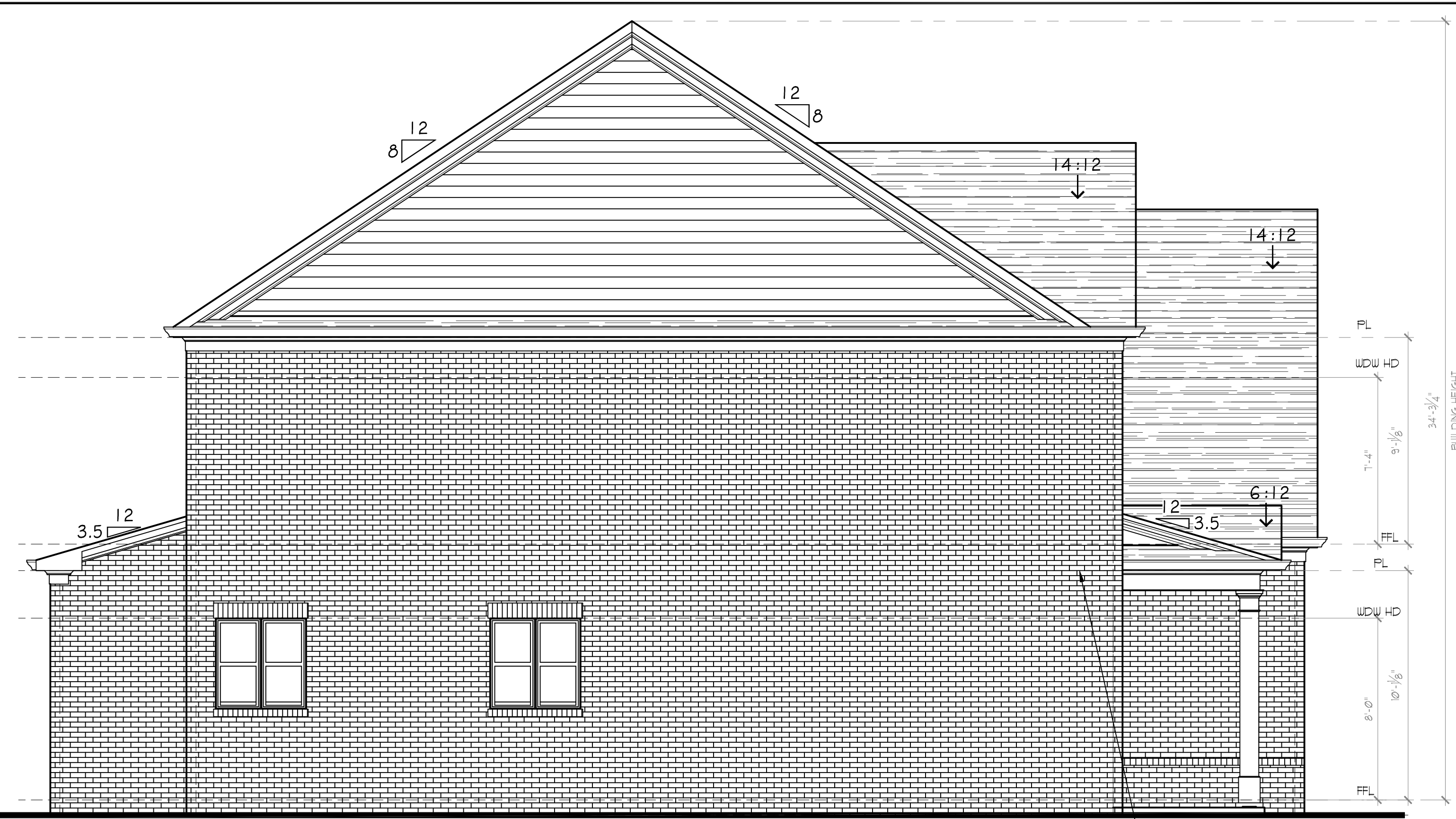
DATE:

SHEET NO.

A2.1

SHEET: XX OF: XX

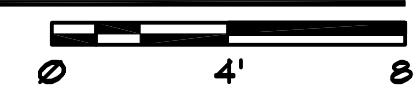
Packet page:...



MASONRY PERCENTAGE - LEFT SIDE ELEVATION		
TOTAL WALL AREA	1056	100%
TOTAL SQFT NON-MASONRY	208	19%
TOTAL SQFT MASONRY	818	81%

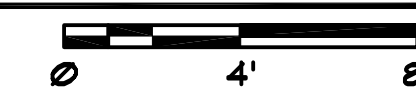
1 Left Side Elevation

A2.1 SCALE: 1/4" = 1'-0"



3 Rear Elevation

A2.1 SCALE: 1/4" = 1'-0"

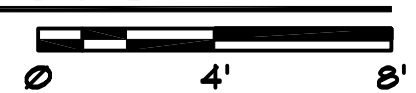


MASONRY PERCENTAGE - REAR ELEVATION		
TOTAL WALL AREA	811	100%
TOTAL SQFT NON-MASONRY	0	0%
TOTAL SQFT MASONRY	811	100%

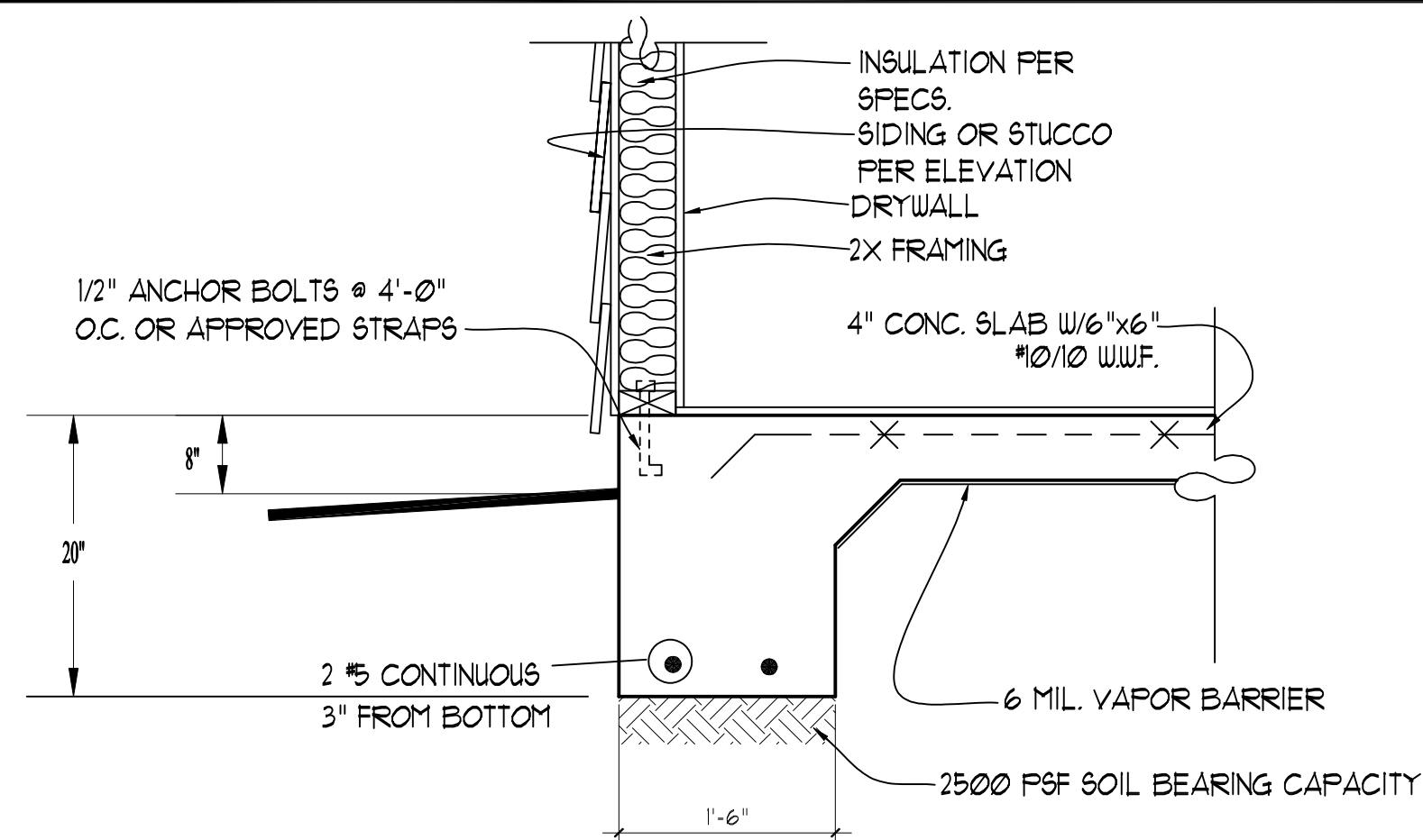


2 Right Side Elevation

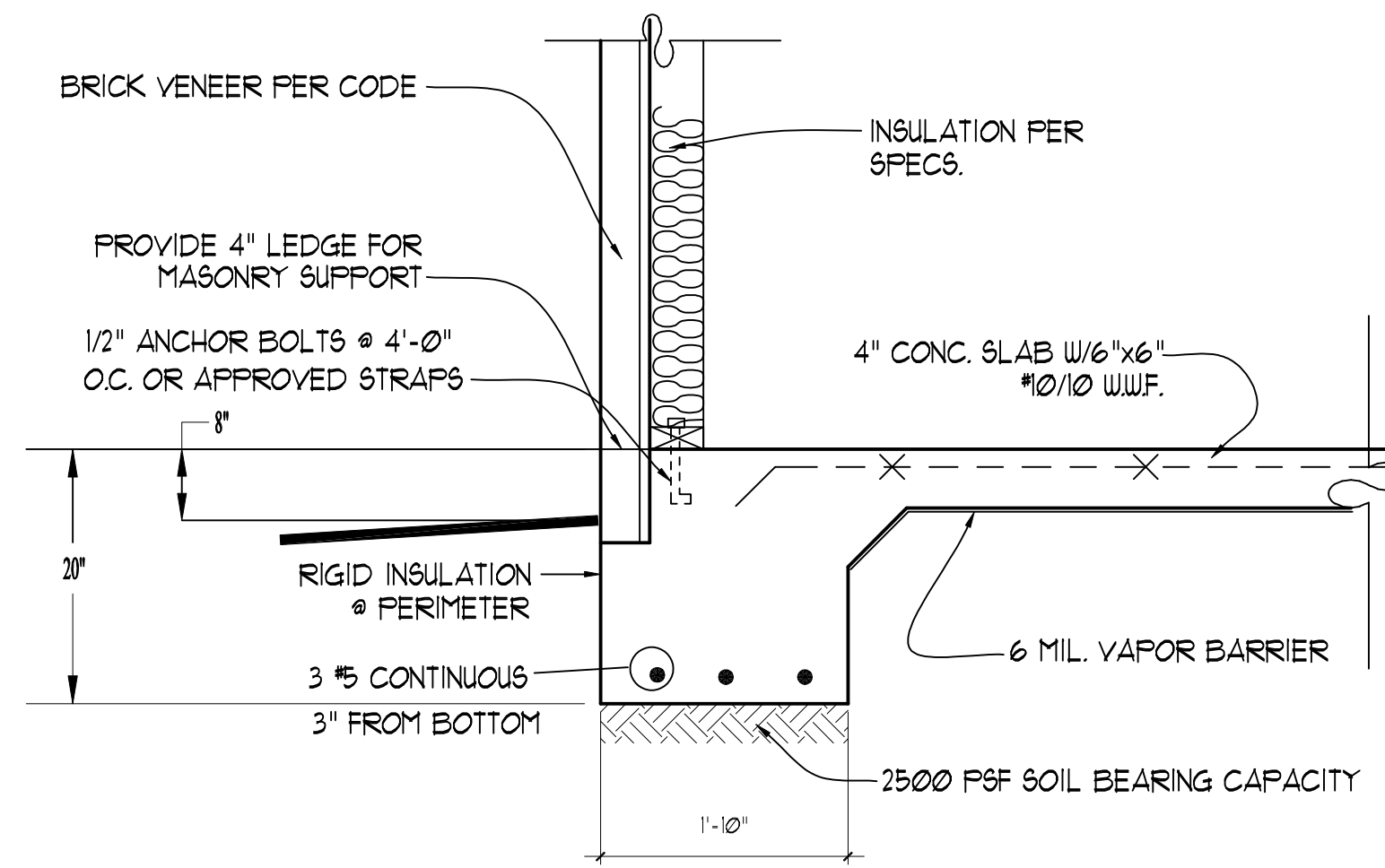
A2.1 SCALE: 1/4" = 1'-0"



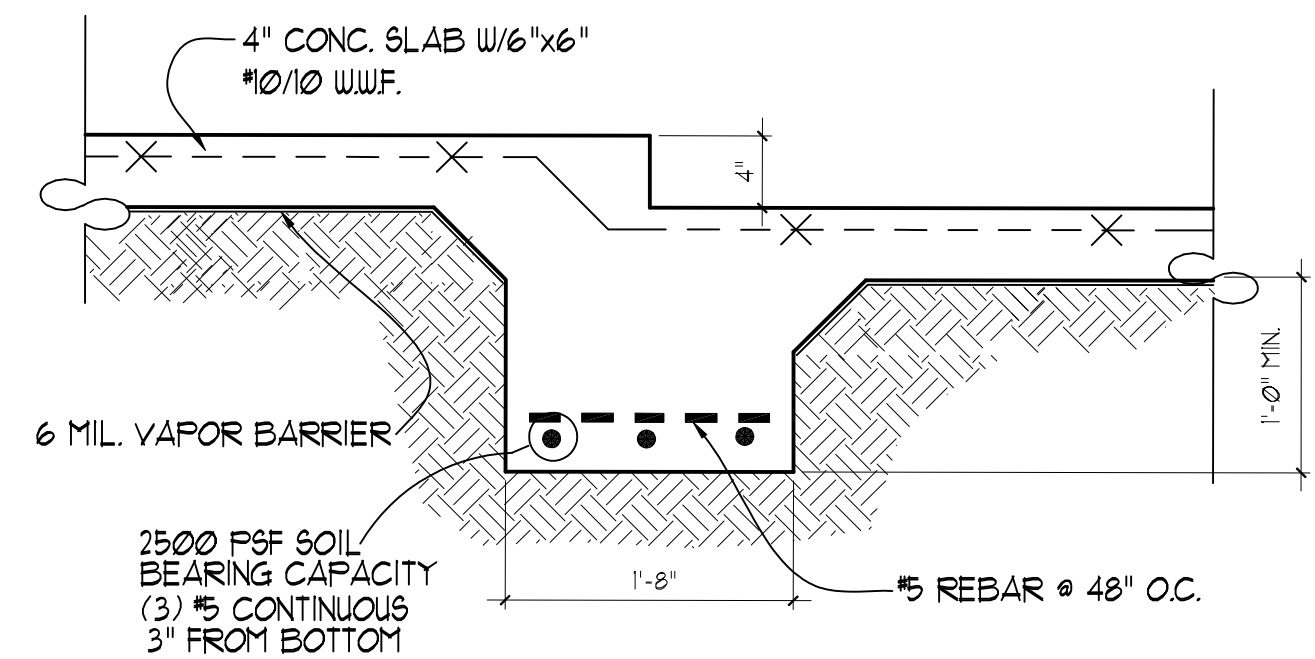
MASONRY PERCENTAGE - RIGHT SIDE ELEVATION		
TOTAL WALL AREA	1251	100%
TOTAL SQFT NON-MASONRY	208	10%
TOTAL SQFT MASONRY	843	80%



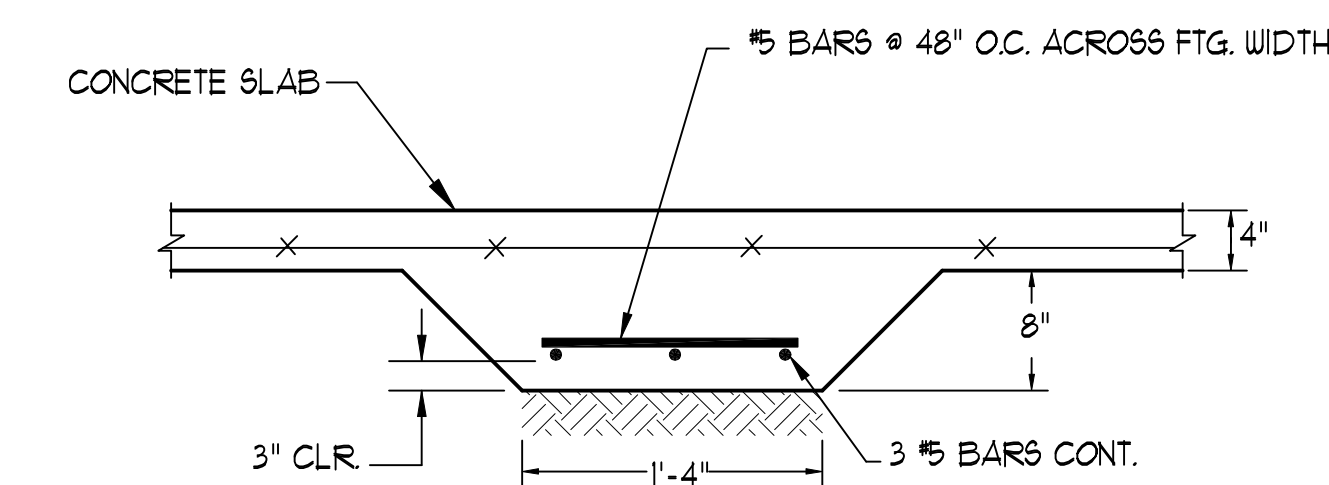
2 TURNDOWN SLAB SECTION W/O BRICK VENEER
 A3.1 SCALE: NTS



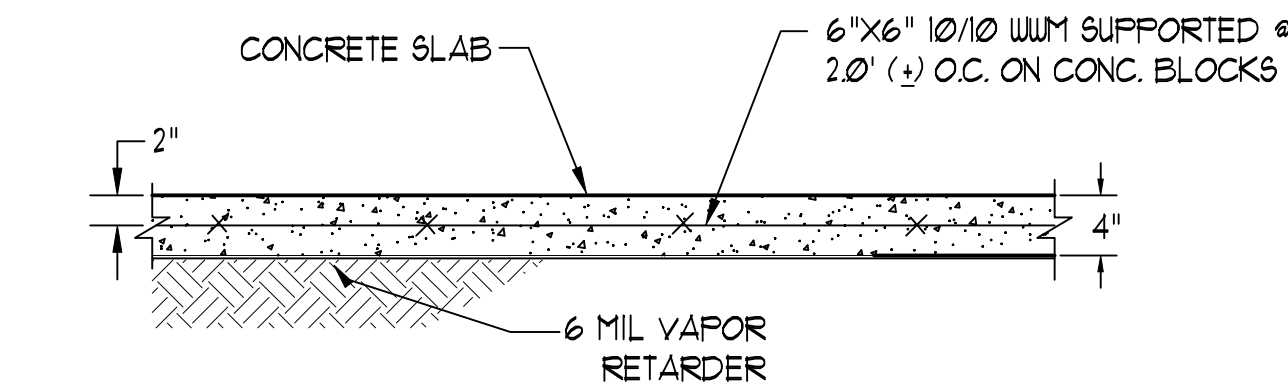
3 TURNDOWN SLAB SECTION W/ BRICK VENEER
 A3.1 SCALE: NTS



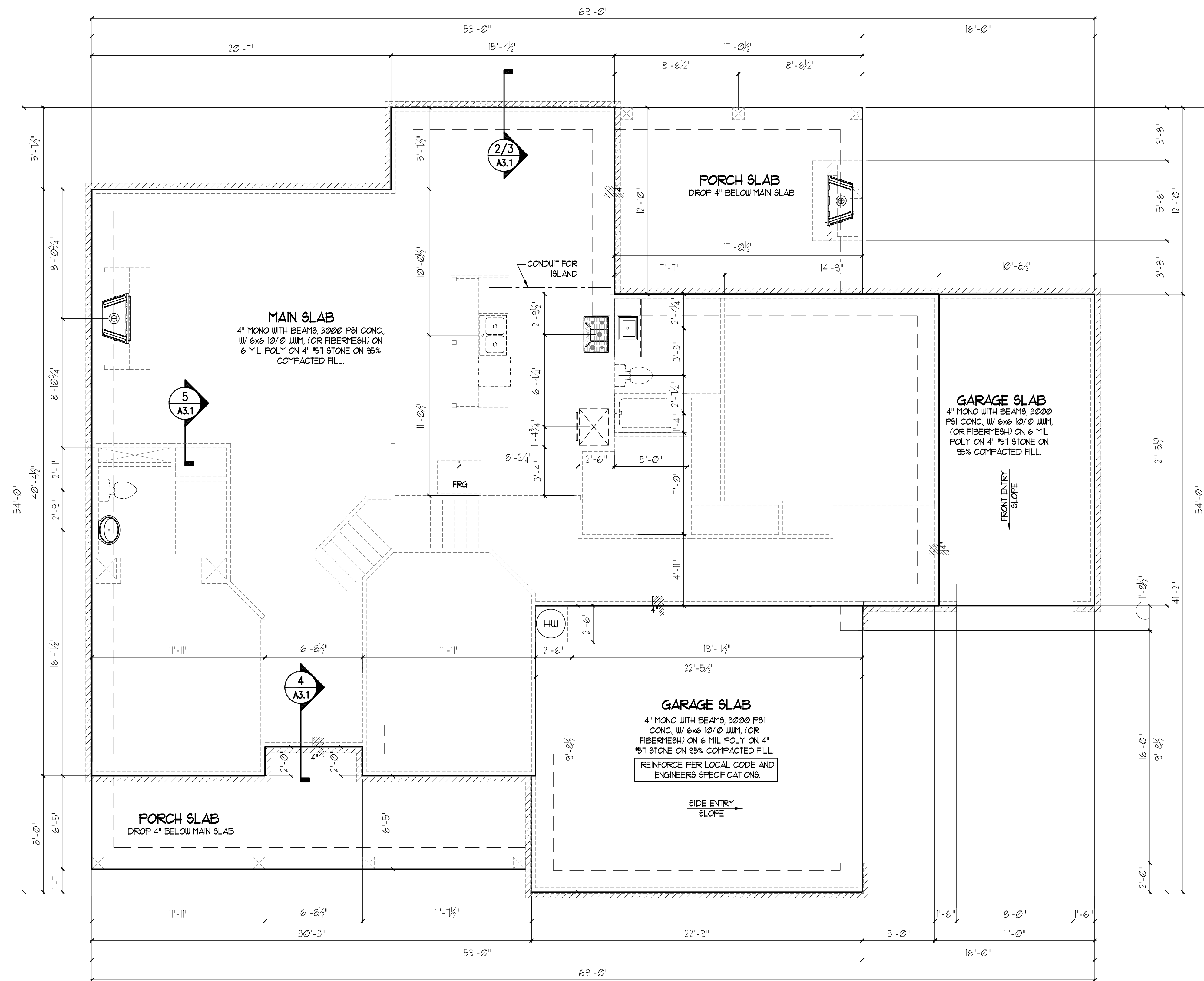
4 STEPPED SLAB SECTION
 A3.1 SCALE: NTS



5 INTERIOR GRADE BEAM
 A3.1 SCALE: NTS



6 TYPICAL SLAB ON GRADE
 A3.1 SCALE: NTS



1 Slab Foundation Plan
 A3.1 SCALE: 1/4" = 1'-0"



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SUB-DIVISION NEW BETHANY
 LOT # 1

RELEASED FOR CONSTRUCTION

REVISED

THE HIGHWOOD

JOB NO. NA DRAWN GC
 DATE 8/30/2022 CHECKED DB
 SCALE: AS NOTED APPROV. DB

SLAB FOUNDATION PLAN

APPROVED BY: DAVID BOWEN
 DATE: _____

SHEET NO.
A3.1
 SHEET: XX OF: XX
 Packet page:...



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SUB-DIVISION NEW BETHANY
 LOT # 1

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REVISED	

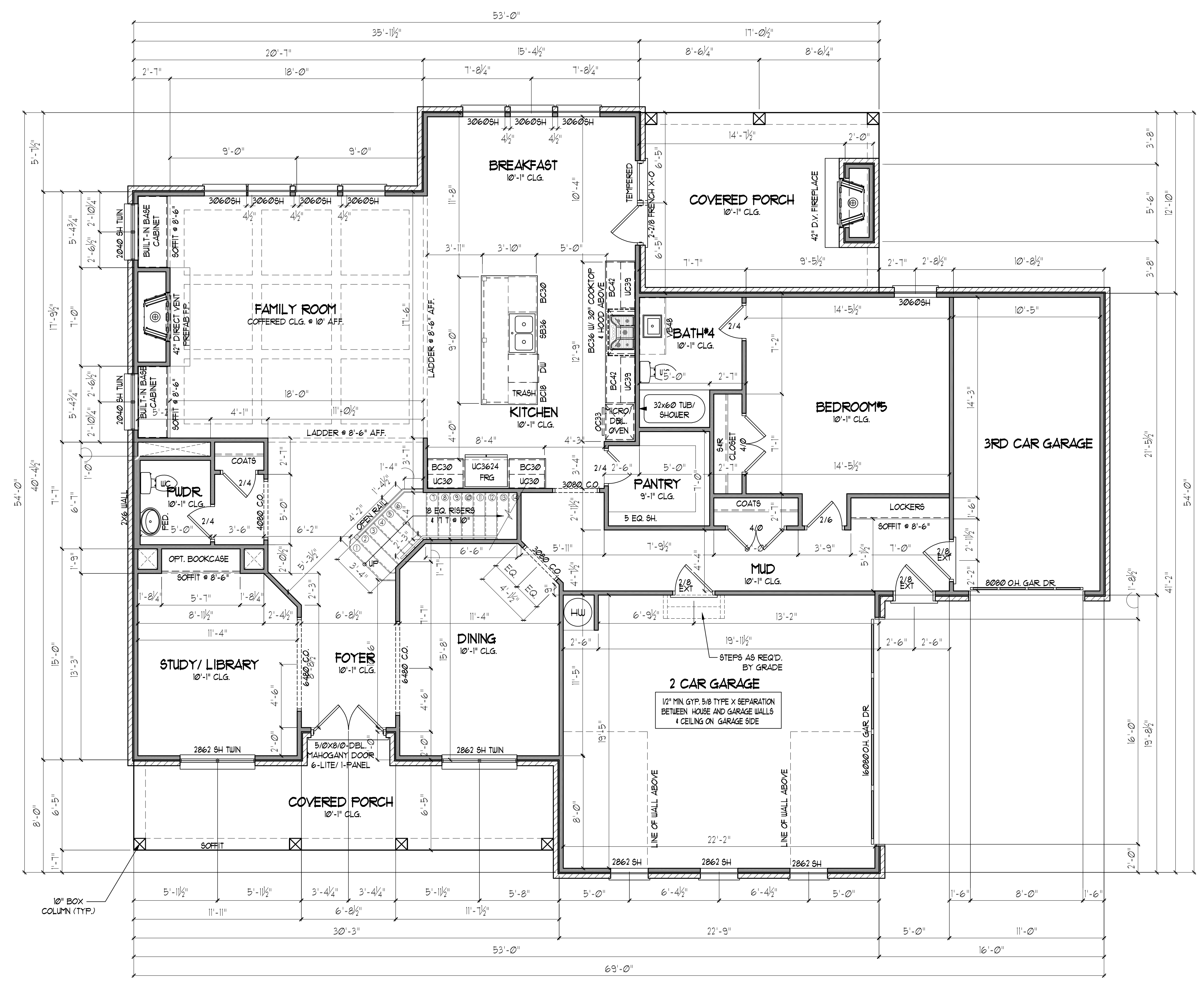
THE HIGHWOOD

JOB NO. NA DRAWN GC
 DATE 8/30/2022 CHECKED DB
 SCALE: AS NOTED APROV. DB

MAIN FLOOR PLAN

APPROVED BY: DAVID BOWEN
 DATE: _____

SHEET NO.
A4.1
 SHEET: XX OF: XX
 Packet page:...



SQUARE FOOTAGE:	
MAIN LEVEL	1340
UPPER LEVEL	2146
TOTAL HEATED	3,943
2 CAR GARAGE	452
3RD CAR GARAGE	226
FRONT PORCH	208
REAR COVERED PORCH	219
TOTAL FRAMED	5,054

KEY NOTES: 2018 IRC WITH GEORGIA AMENDMENTS (2020)

- FIRE PROTECTION:**
- HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER IRC SECTION R302.6)
 - GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE X GYPSUM BOARD. (PER IRC SECTION R302.6)
 - HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER IRC SECTION R302.5.1)
 - BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.1)
- SMOKE & CARBON MONOXIDE DETECTORS TO BE HARD WIRE TO MAIN ELECTRICAL PANEL PER CODE
- MEP'S:**
- GAS WATER HEATER ON 18" HIGH PLATFORM. (PER IRC SECTION P2801.6)
 - FAU 8'X8' PLATFORM. VERIFY WITH TRUSS MANUFACTURER. (6'-6" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2"X6" OVER 2"X4" BOTTOM CHORD. OF TRUSSES, VERIFY W/ TRUSSEES) A/C CONDENSER PAD. (VERIFY)
 - PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
 - ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"X22". FIRE RATED ACCESS AS NOTED. (PER IRC SECTION M305.1.3) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSEES. (25 1/2" X 54" SIZE)

CEILING HEIGHTS:

MAIN LEVEL: 10' - 1"
 UPPER LEVEL: 9' - 1"
 * ALL CEILING HEIGHTS STATED ABOVE UNLESS OTHERWISE NOTED

WINDOW HEAD HEIGHTS:

1ST FLOOR = 8'-0" UNO. ON ELEVATIONS.
 2ND FLOOR = 7'-4" UNO. ON ELEVATIONS.

DOOR & OPENING HEIGHTS:

1ST FLOOR = 8'-0"
 2ND FLOOR = 6'-8"

STAIR NOTES:

(USE 16" TJI WITH 3/4" PLYWOOD SUBFLOOR)
 11 TREADS AT 10" EACH VERIFY
 10 RISERS AT 11" 1.65"

1st Floor Plan
 SCALE: 1/4" = 1'-0"
 0 4' 8'



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SUB-DIVISION NEW BETHANY
 LOT # 1

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 DATE 8/30/2022 CHECKED DB
 SCALE: AS NOTED APROV. DB

UPPER LEVEL FLOOR PLAN

APPROVED BY: DAVID BOWEN

DATE:

SHEET NO.

A5.1

SHEET: XX OF: XX

Packet page:...

SQUARE FOOTAGE:	
MAIN LEVEL	1,940
UPPER LEVEL	2,146
TOTAL HEATED	3,949
2 CAR GARAGE	452
3RD CAR GARAGE	226
FRONT PORCH	208
REAR COVERED PORCH	219
TOTAL FRAMED	5,054

KEY NOTES: 2018 IRC WITH GEORGIA AMENDMENTS (2020)

FIRE PROTECTION:

- HOUSE TO GARAGE FIRE SEPARATION. GARAGE/HOUSE SEPARATION AT VERTICAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 1/2" GYPSUM BOARD. (PER IRC SECTION R302.6)
- GARAGE/HOUSE SEPARATION AT HORIZONTAL SURFACES SHALL BE PROTECTED WITH ONE (1) LAYER 5/8" TYPE X GYPSUM BOARD. (PER IRC SECTION R302.6)
- HOUSE TO GARAGE DOOR SEPARATION. PROVIDE 1-3/8" SOLID CORE DOOR OR APPROVED 20 MINUTE RATED DOOR. (PER IRC SECTION R302.5.1)
- BENEATH STAIRS AND LANDINGS, 1/2" GYPSUM BOARD ON WALLS AND CEILING OF ENCLOSED ACCESSIBLE AREAS. (PER IRC SECTION R302.7)

SMOKE & CARBON MONOXIDE DETECTORS TO BE HARD WIRE TO MAIN ELECTRICAL PANEL PER CODE

MEP'S:

- GAS WATER HEATER ON 18" HIGH PLATFORM. (PER IRC SECTION P2801.6)
- FAU 8'X8' PLATFORM. VERIFY WITH TRUSS MANUFACTURER. (6'-6" MIN. CLEAR HEIGHT TO HORIZONTAL MEMBERS, 2"X6" OVER 2"X4" BOTTOM CHORD. OF TRUSS, VERIFY W/ TRUSSES.) A/C CONDENSER PAD. (VERIFY)
- PRE-FABRICATED METAL FIREPLACE. INSTALL PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
- ATTIC ACCESS LARGE ENOUGH TO REMOVE LARGEST PIECE OF EQUIPMENT BUT NOT LESS THAN 30"X22". FIRE RATED ACCESS AS NOTED. (PER IRC SECTION M1305.1.3) ATTIC ACCESS LADDER, VERIFY LOCATION AND SIZE WITH TRUSSES. (25 1/2" X 54" SIZE.)

CEILING HEIGHTS:

MAIN LEVEL: 10' - 1"
 UPPER LEVEL: 9' - 1"
 * ALL CEILING HEIGHTS STATED ABOVE UNLESS OTHERWISE NOTED

WINDOW HEAD HEIGHTS:

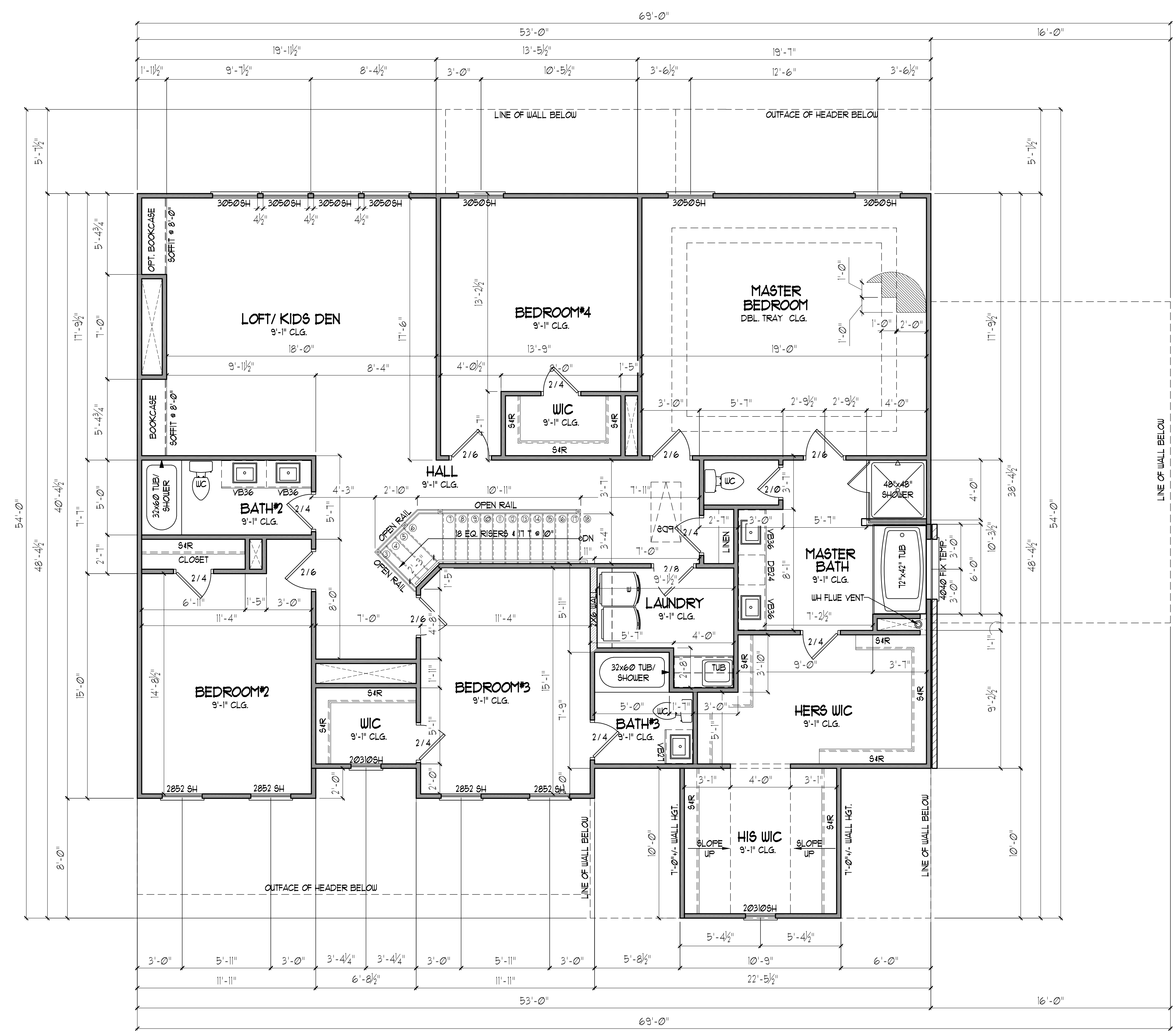
1ST FLOOR + 8'-0" UNO. ON ELEVATIONS.
 2ND FLOOR + 7'-4" UNO. ON ELEVATIONS.

DOOR & OPENING HEIGHTS:

1ST FLOOR + 8'-0"
 2ND FLOOR + 6'-8"

STAIR NOTES:

(USE 16" TJI WITH 3/4" PLYWOOD SUBFLOOR)
 11 TREADS AT 10" EACH VERIFY
 18 RISERS AT 11'-1.65"



2nd Floor Plan
 SCALE: 1/4" = 1'-0"
 0 4 8



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SUB-DIVISION NEW BETHANY
 LOT # 1

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REVISED	

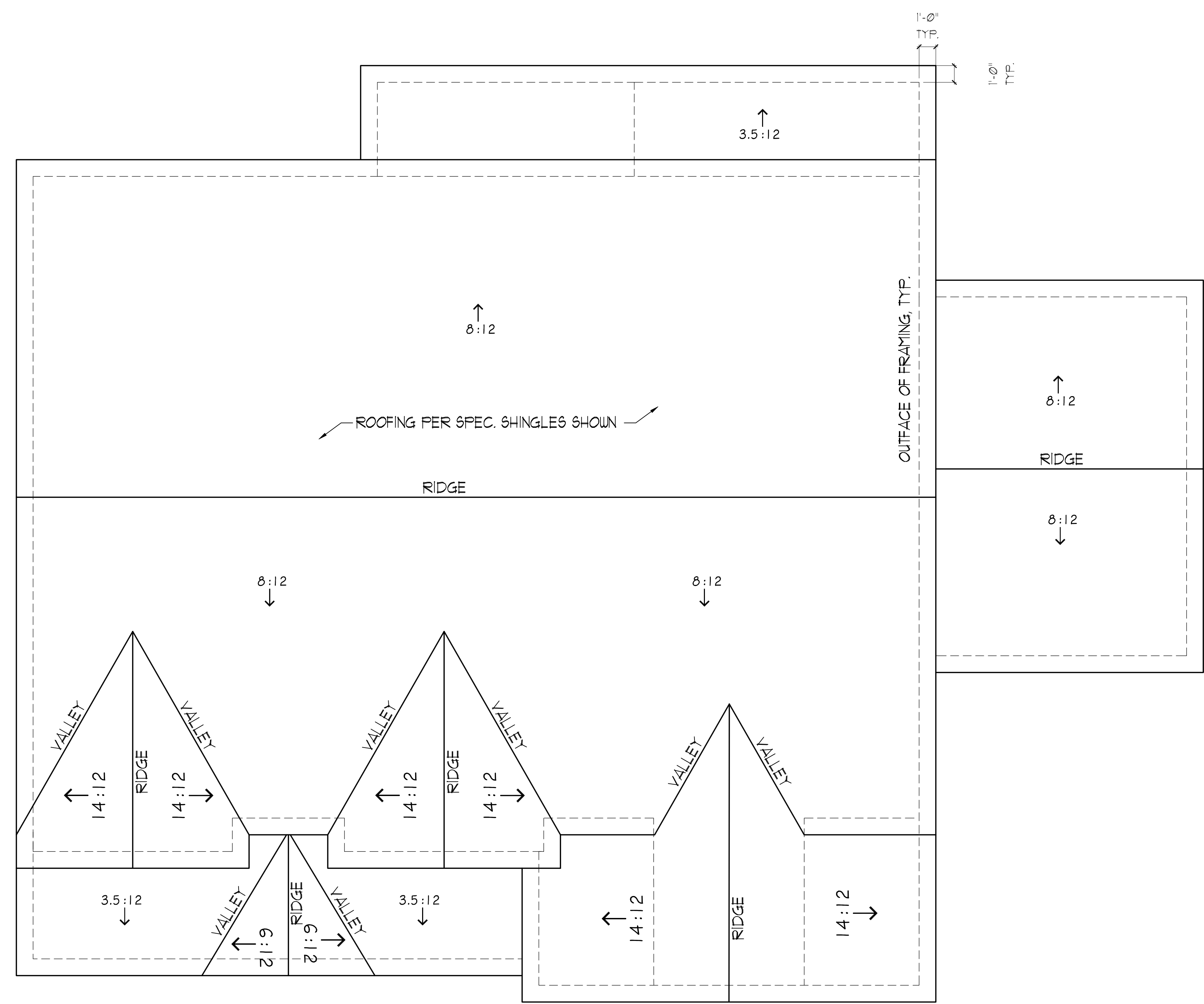
THE HIGHWOOD

JOB NO. NA DRAWN GC
 DATE 8/30/2022 CHECKED DB
 SCALE: AS NOTED APPROV. DB

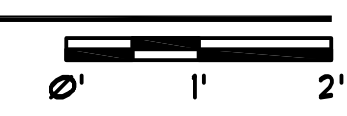
ROOF PLAN

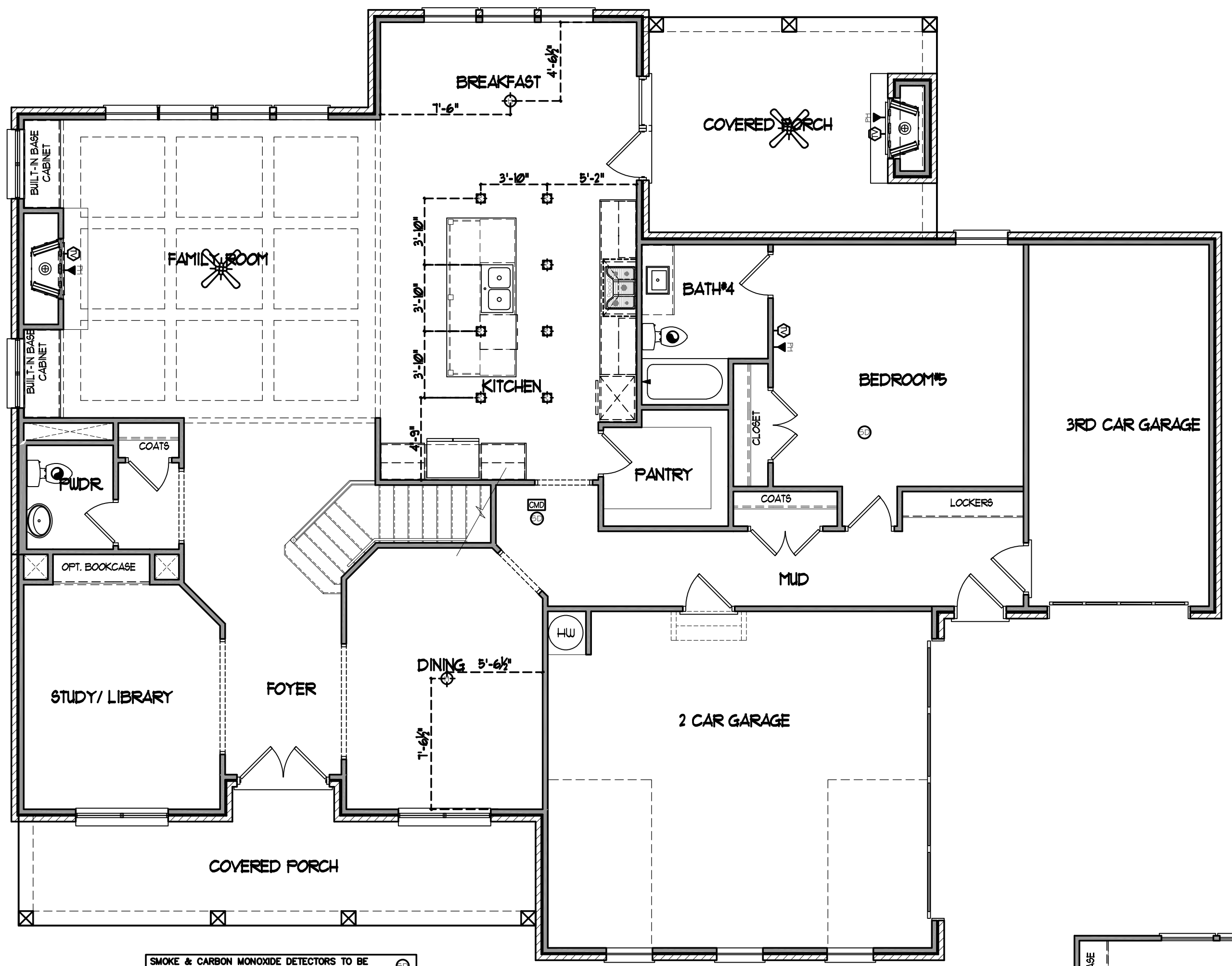
APPROVED BY: DAVID BOWEN
 DATE: _____

SHEET NO.
A6.1
 SHEET: XX OF: XX
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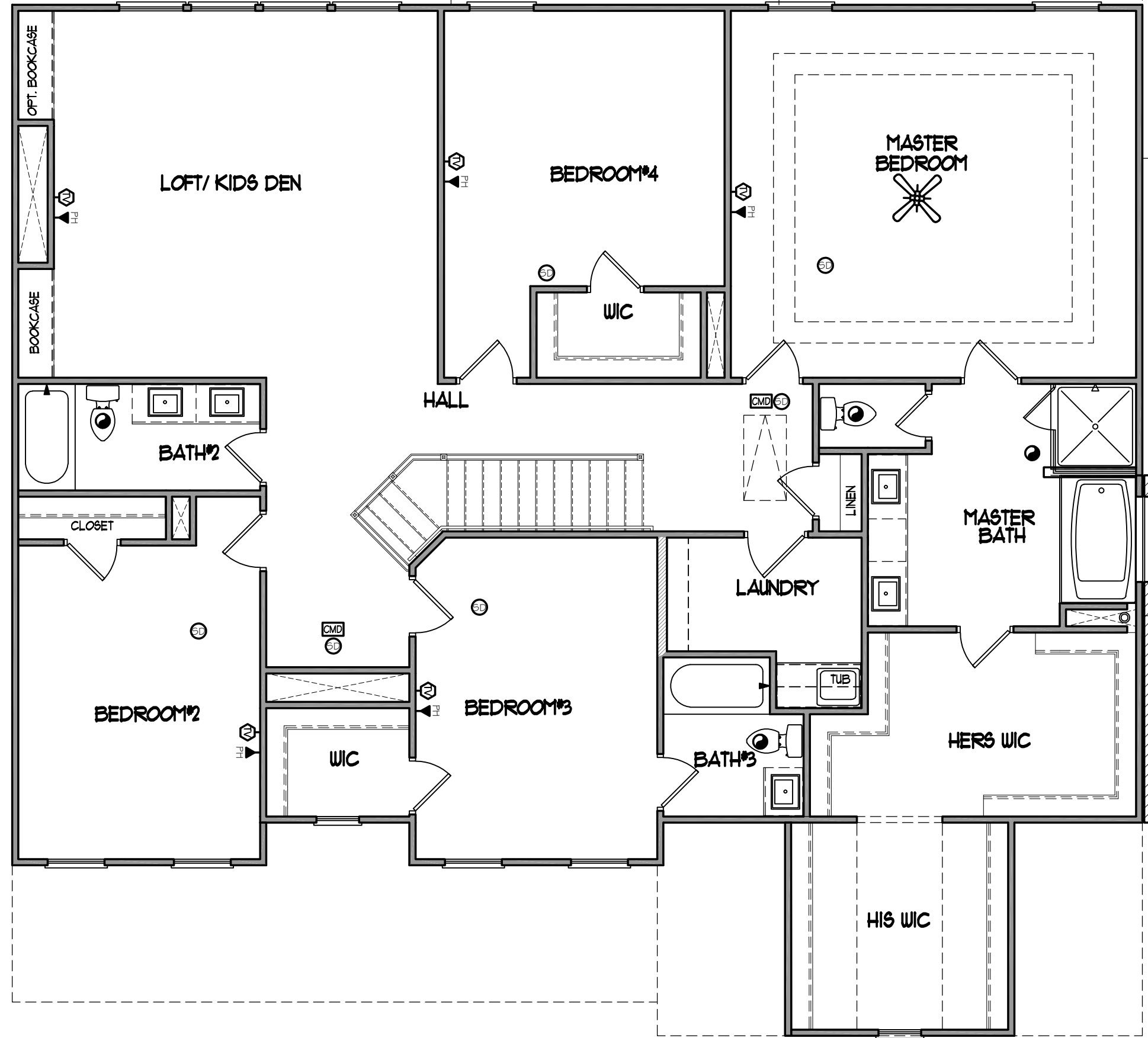
1 Roof Plan Elevation
 A6.1 SCALE: 3/4" = 1'-0"





SMOKE & CARBON MONOXIDE DETECTORS TO BE HARD WIRED TO MAIN ELECTRICAL PANEL PER CODE.

1 Main Floor Electrical
A1.1 SCALE: 1/4" = 1'-0"



SMOKE & CARBON MONOXIDE DETECTORS TO BE HARD WIRED TO MAIN ELECTRICAL PANEL PER CODE.

2 Upper Floor Electrical
A1.1 SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND			
	Gas Line		Recessed Can Light
	Cold Water		Eyeball Light
	Electrical Panel		Wall Mounted Light
	Electrical Meter		Wall Sconce
	Disconnect Switch		Fluorescent Light w/1 Bulb
	Switch		Fluorescent Light w/2 Bulbs
	3-Way Switch		Vapor Protected Light
	4-Way Switch		Exhaust Fan
	Dimmer Switch		Exhaust Fan w/Light
	Button		Exhaust Fan w/Heat & Light
	Duplex Outlet		Smoke Detector
	Quadplex Outlet		Carbon Monoxide Detector
	Switched Duplex Outlet		Thermostat
	Floor Outlet		Direct Wire
	GFI Outlet		Phone Jack
	Water Proof GFI Outlet		Media Jack
	Ceiling Mounted Outlet		Cable TV Outlet
	220V Outlet		Door Chimes
	Ceiling Mounted Light		Security Panel
	Hanging Ceiling Mounted Light		Flood Light
	Ceiling Fan		Ceiling Fan w/Light



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SUB-DIVISION NEW BETHANY
LOT # 1

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THE HIGHWOOD

JOB NO. NA DRAWN GC
DATE 8/30/2022 CHECKED DB
SCALE: AS NOTED APROV. DB

ELECTRICAL PLANS

APPROVED BY: DAVID BOWEN
DATE: _____

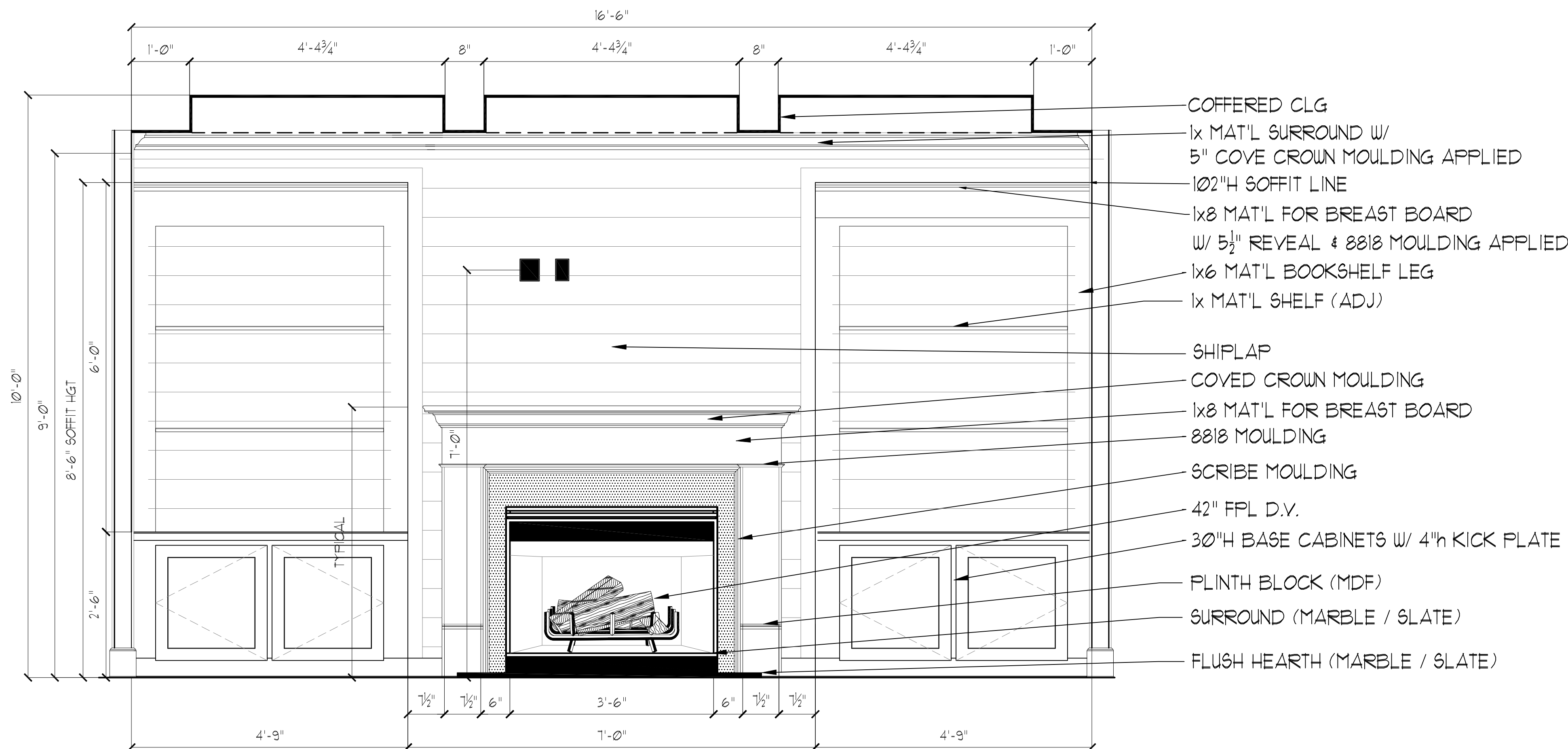
SHEET NO.
A7.1
SHEET: XX OF: XX
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NOTES: 2012 IRC

R1001.1 Fireplace clearance. All wood beams, joists, studs and other combustible material shall have a clearance of not less than 2 inches (51 mm) from the front faces and sides of masonry fireplaces and not less than 4 inches (102 mm) from the back faces of masonry fireplaces. The air space shall not be filled, except to provide fire blocking in accordance with Section R1001.2.

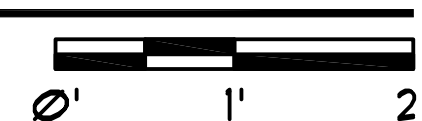
Exceptions:

- Masonry fireplaces listed and labeled for use in contact with combustibles in accordance with UL 121 and installed in accordance with the manufacturers installation instructions are permitted to have combustible material in contact with their exterior surfaces.
- When masonry fireplaces are part of masonry or concrete walls, combustible materials shall not be in contact with the masonry or concrete walls less than 12 inches (305 mm) from the inside surface of the nearest firebox lining.
- Exposed combustible trim and the edges of sheathing materials such as wood siding, flooring and drywall shall be permitted to abut the masonry fireplace side walls and hearth extension in accordance with Figure R1001.1, provided such combustible trim or sheathing is a minimum of 12 inches (305 mm) from the inside surface of the nearest firebox lining.
- Exposed combustible mantels or trim may be placed directly on the masonry fireplace front surrounding the fireplace opening providing such combustible materials are not placed within 6 inches (152 mm) of a fireplace opening. Combustible material within 12 inches (305 mm) of the fireplace opening shall not project more than 1/8 inch (3 mm) for each 1-inch (25 mm) distance from such an opening.



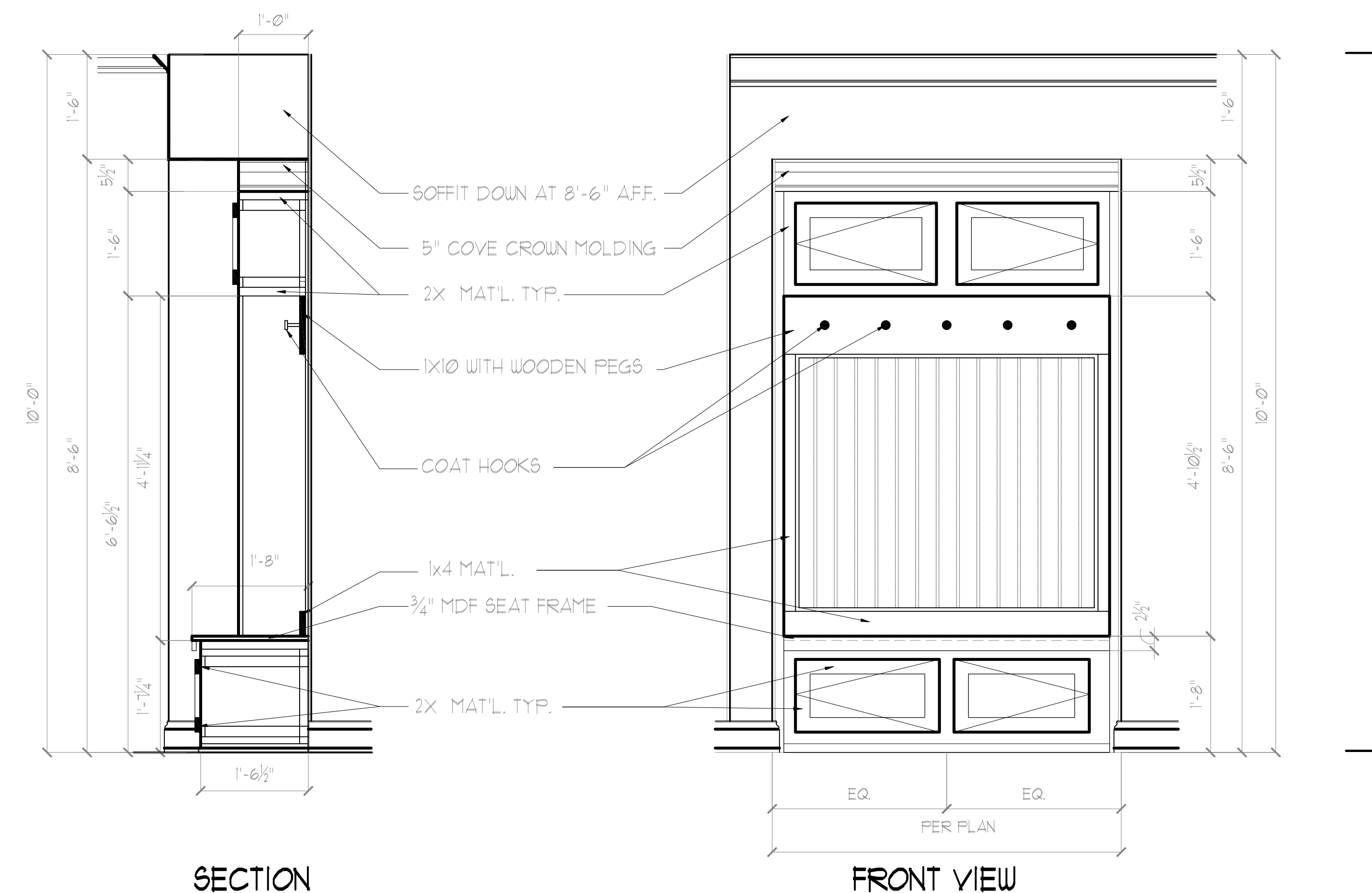
1 Great Room Fireplace Detail

A8.1 SCALE: 3/4" = 1'-0"



NOTES: 2012 IRC

- No wood or combustible trim can be installed within 6 inches of the fireplace opening.
- Any wood or combustible trim installed within 12 inches of the fireplace opening shall not project out more than 1/8-inch for each 1-inch distance from the fireplace opening.
- Any wood or combustible material can be installed, at any depth, once past this 12 inch distance from the opening.

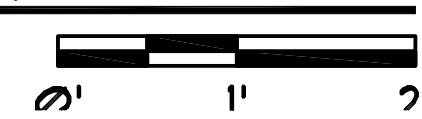


SECTION

FRONT VIEW

2 Built-in Lockers Detail

A8.1 SCALE: 3/4" = 1'-0"



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SUB-DIVISION NEW BETHANY
LOT # 1

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SCALE: AS NOTED APROV. DB

INTERIOR DETAILS

APPROVED BY: DAVID BOWEN

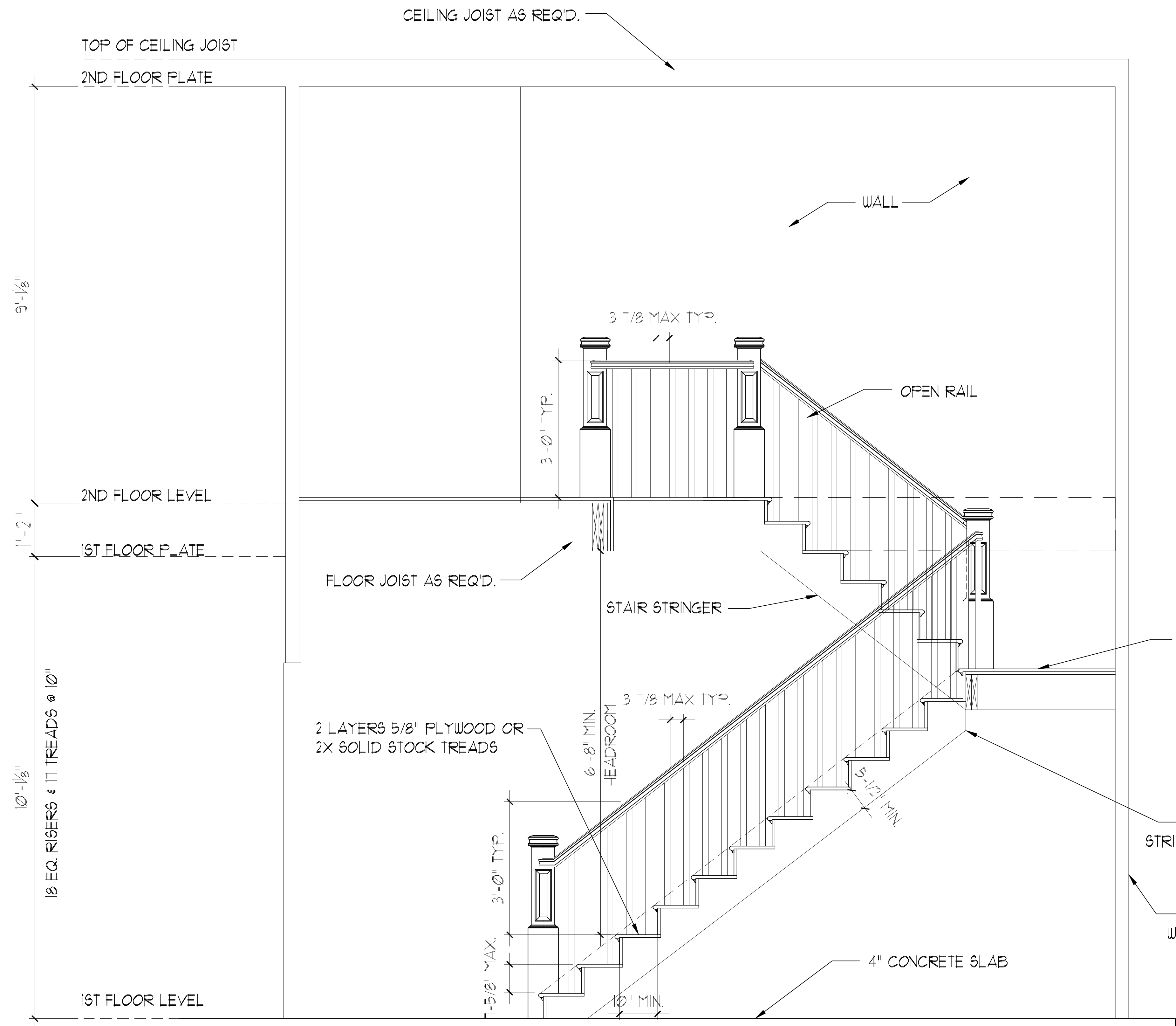
DATE:

SHEET NO.

A8.1

SHEET: XX OF: XX

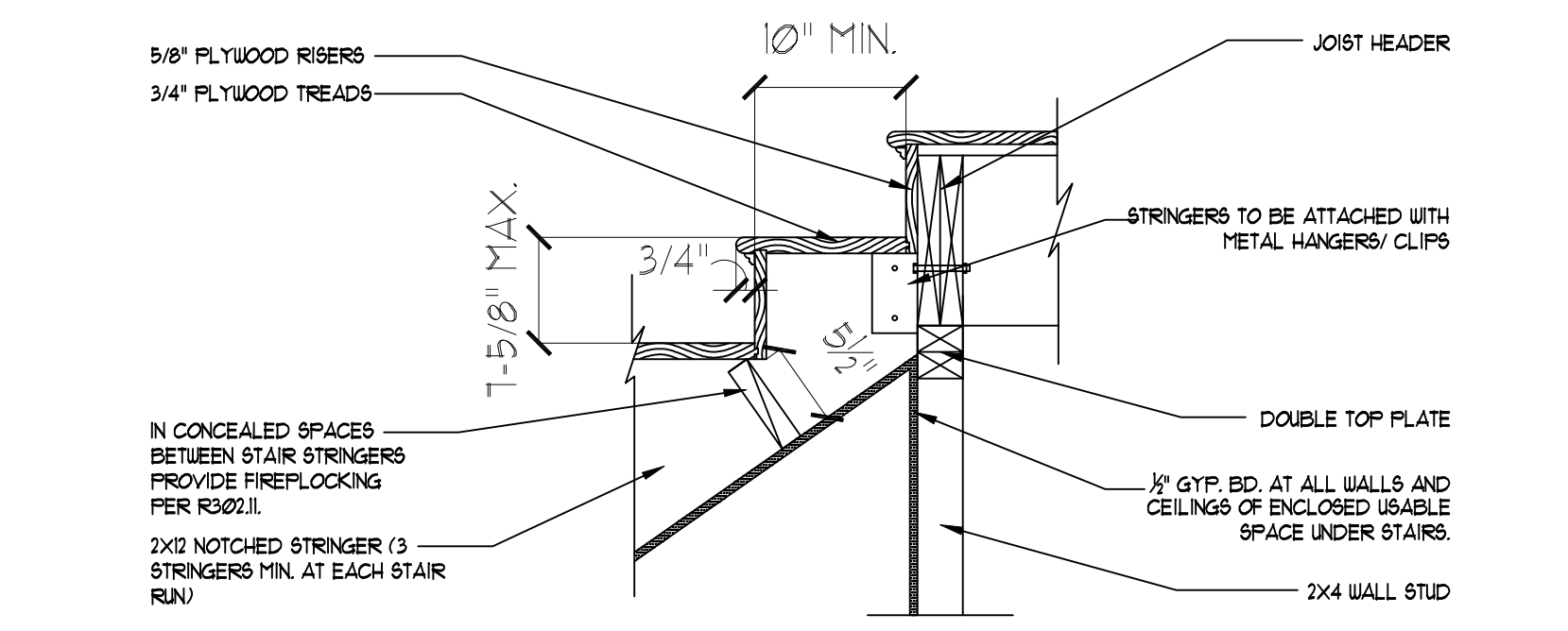
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NOTE:
THE HEADROOM IN STAIRWAYS SHALL BE NOT LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY PER R311.1.2

- NOTES:
- ALL HANDRAIL BALUSTERS TO BE SPACED SUCH THAT A 4" SPHERE CANNOT PASS BETWEEN BALUSTERS. (PER IRC SECTION R312.1.3)
 - PROVIDE STAIR HANDRAILS AND GUARDRAILS PER IRC SECTION R311.1.8 AND R312

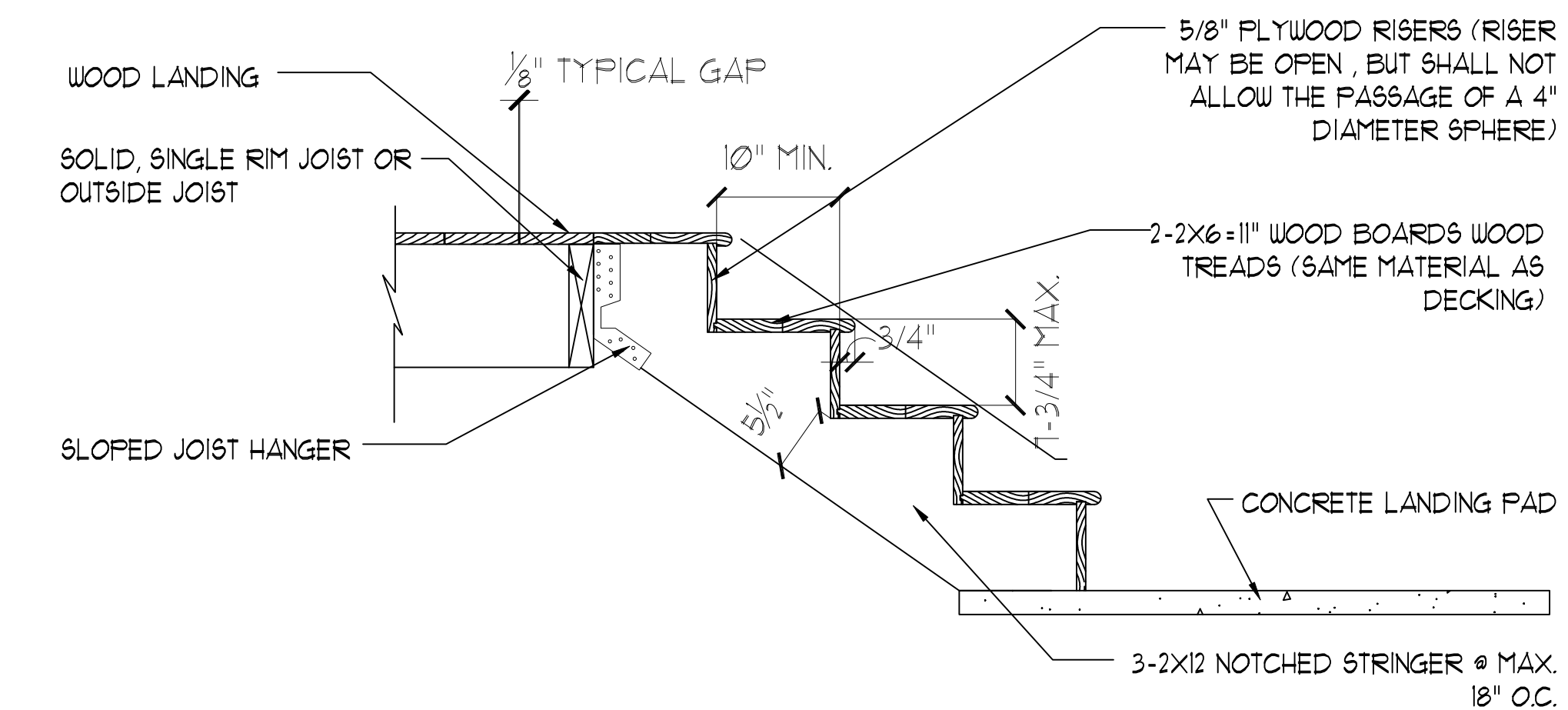
1 Typical Stair Detail
A82 SCALE: 3/4" = 1'-0"
0' 1' 2'



2 Interior Stringer Detail
A72 SCALE: 1/1" = 1'-0"
0' 1' 2'

STAIR DETAILS
PROVIDE CONTINUOUS HANDRAIL AT 36" HIGH W/CIRCLE DIA. BETWEEN 1 1/4"-2" WITH NOT LESS THAN 1 1/2" BETWEEN WALL AND HANDRAIL. NON-CIRCLE HANDRAILS TO HAVE PERIMETER DIMENSION OF AT LEAST 4" BUT NOT MORE THAN 6 1/4" AND THE LARGEST CROSS SECTION NOT EXCEEDING 2 1/4" TYP.

NOTE:
STRINGERS TO BE ATTACHED WITH METAL HANGERS/ CLIPS



2 Exterior Stringer Detail
A82 SCALE: 1/1" = 1'-0"
0' 1' 2'



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SUB-DIVISION NEW BETHANY
LOT # 1

RELEASED FOR CONSTRUCTION	
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THE HIGHWOOD

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STAIRS DETAILS

APPROVED BY: DAVID BOWEN
DATE: _____

SHEET NO.
A8.2
SHEET: XX OF: XX
Packet page:...

The Willmont



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SUB-DIVISION _____
 LOT # _____

ISSUED FOR:

- _____
- _____
- _____
- _____
- _____
- _____

REVISED

1.	6/2/22
2.	8/17/22
3.	8/22/22

JOB NO. _____ DRAWN TC
 DATE 1-20-2020 CHECKED TC
 SCALE: AS NOTED APPROV. _____

PLAN NAME:

The WILLMONT

SHEET NO.

A1.1

SHEET: 1 OF: 16

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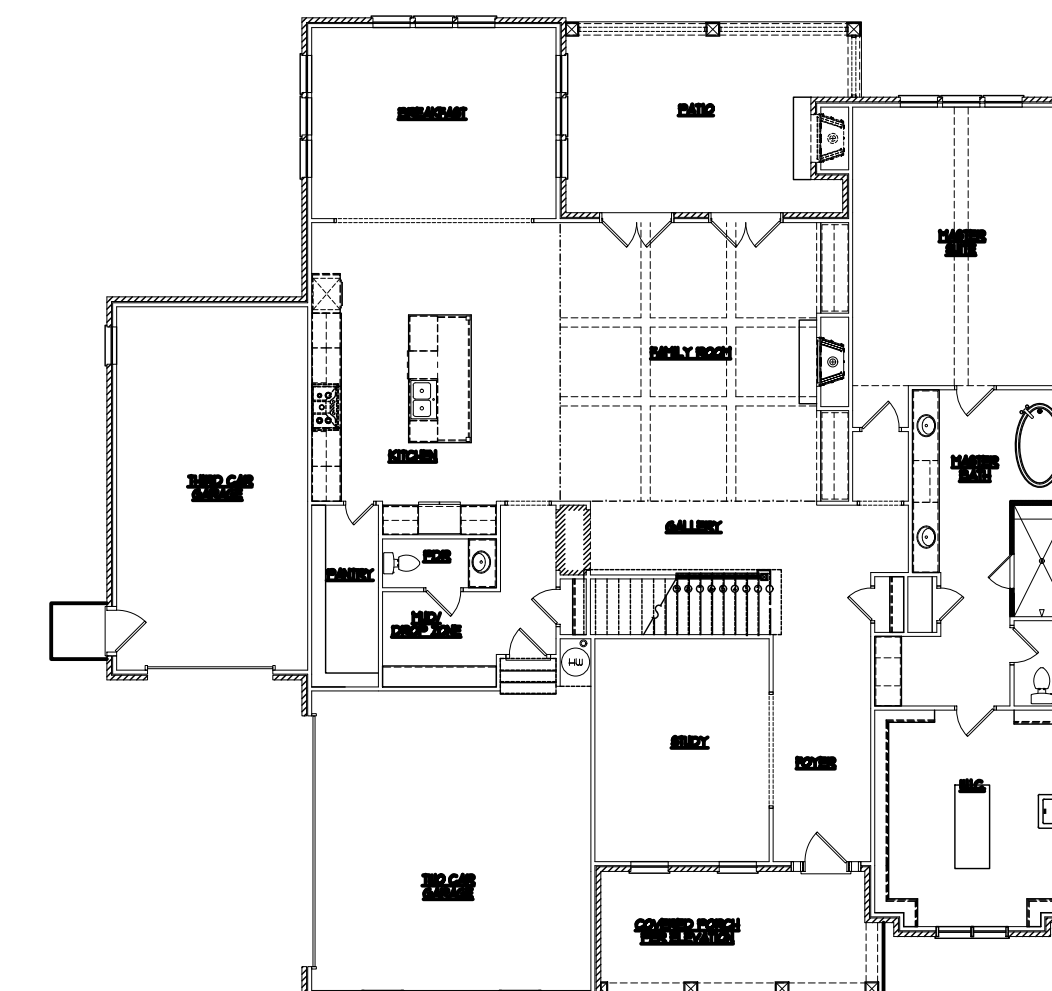
FRONT ELEVATION A

FRONT ELEVATION B

FOOTPRINT

69'-0" w x 64'-5" d

SQUARE FOOTAGE CHART:	
MAIN LEVEL	2,734
UPPER LEVEL	1,912
TOTAL HEATED	4,734
2 CAR GARAGE	311
COVERED FRONT PORCH	190
CARRIAGE GARAGE	423
COVERED REAR PORCH	294
TOTAL FRAMED	5,598



BUILDING CODE ANALYSIS

USE GROUP: SINGLE FAMILY DWELLING
 CONSTRUCTION CLASS: UNPROTECTED
 HEIGHT & AREA LIMITATION: 2 STORY MAXIMUM HGT. 35 FT.
 EMERGENCY ESCAPE: EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS SHALL HAVE A MINIMUM OF 5.7 SQ. FT.

GARAGE/HOUSE CEILING/HOUSE ASSEMBLY: 1/2" GYPSUM BD. WALL & CEILING W/ 20 MINUTE GARAGE/HOUSE DOOR

DESIGN LOADS:
 LIVE LOAD:
 SLEEPING = 30 PSF
 NON-SLEEPING = 40 PSF
 DECKS = 40 PSF
 DEAD LOAD = 10 PSF
 BASIC WIND SPEED = 80 MPH
 STAIR LOAD = 40 PSF
 ROOF LIVE LOAD = 20 PSF
 LATERAL SOIL PRESSURE = 30 PCF (ASSUMED)

ATTIC VENTILATION: (EXAMPLE)
 2398 SF. / 300 = 7.99 SF. FREE AREA REQ'D
 RIDGE VENT = 39 LF. X .085 FREE AREA/LF = 3.31 SF. PROVIDED
 SOFFIT VENT = 54 LF. X .045 FREE AREA/LF = 2.43 SF. PROVIDED

NOTE:
 *PRIOR TO CONSTRUCTION, VERIFY ALL APPLICABLE BUILDING CODES WITH STATE AND LOCAL JURISDICTION

DRAWING INDEX

- C00 COVER SHEET
- A11 FRONT ELEVATIONS
- A21 SIDE ELEVATIONS
- A22 REAR ELEVATION
- A31 BASEMENT PLANS
- A41 MAIN FLOOR PLANS
- A51 UPPER FLOOR PLANS
- A61 ELECTRICAL FLOOR PLANS
- A71 ROOF PLANS



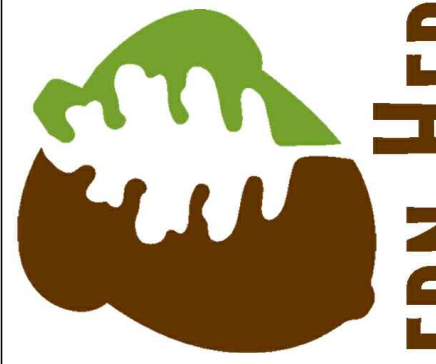
1 Front Elevation A
1/4"=1'-0"

+/- 903 S.F. BRICK/ +/- 349 S.F. SIDING/SHAKE
+/- 1,252 TOTAL S.F. +/- 28% ACCENT AREA



2 Front Elevation B
1/4"=1'-0"

+/- 860 S.F. BRICK/ +/- 299 S.F. SIDING/SHAKE
+/- 1,159 TOTAL S.F. +/- 26% ACCENT AREA



**SOUTHERN HERITAGE
HOMES**
390 Brogdan Rd, Suwanee, GA 30024
Ph: 770-527-3030

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SUB-DIVISION _____
LOT # _____

ISSUED FOR:

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REVISED

1.	6/2/22
2.	8/17/22
3.	8/22/22

JOB NO. _____ DRAWN TCTC
DATE 1-20-2020 CHECKED TC
SCALE: AS NOTED APPROV. _____

PLAN NAME:
**The WILLMONT
FRONT ELEVATIONS**

SHEET NO.

A1.1

SHEET: 2 OF: 16

Packet page:...



+/- 1,021 S.F. BRICK/ +/- 311 S.F. SIDING/SHAKE
 +/- 1,404 TOTAL S.F. +/- 27% ACCENT AREA

1 LEFT SIDE ELEV.-A
 A2.1 SCALE: 1/4" = 1'-0"

2 LEFT SIDE ELEV.-B
 A2.1 SCALE: 1/4" = 1'-0"



3 RIGHT SIDE ELEV.-B
 A2.1 SCALE: 1/4" = 1'-0"

4 RIGHT SIDE ELEV.-A
 A2.1 SCALE: 1/4" = 1'-0"

+/- 1,211 S.F. BRICK/ +/- 330 S.F. SIDING/SHAKE
 +/- 1,541 TOTAL S.F. +/- 21.5% ACCENT AREA

RETAINING WALL AS NEEDED FOR GRADE

SOUTHERN HERITAGE HOMES
 390 Brogdan Rd, Suwanee, GA 30024
 Ph: 770-527-3030

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SUB-DIVISION _____
 LOT # _____

- ISSUED FOR:**
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REVISED

1.	6/2/22
2.	8/17/22
3.	8/22/22

JOB NO. _____ DRAWN TCC
 DATE 1-20-2020 CHECKED TC
 SCALE: AS NOTED APPROV. _____

PLAN NAME:
The WILLMONT
SIDE ELEVATIONS

SHEET NO.
A2.1
 SHEET: 3 OF: 16
 Packet page:...



1 REAR ELEVATION
1/4" = 1'-0"

+/- 1,222 S.F. BRICK/ +/- 511 S.F. SIDING/SHAKE
+/- 1,732 TOTAL S.F. +/- 29.5% ACCENT AREA

SOUTHERN HERITAGE HOMES
390 Brogdan Rd, Suwanee, GA 30024
Ph: 770-527-3030

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SUB-DIVISION _____
LOT # _____

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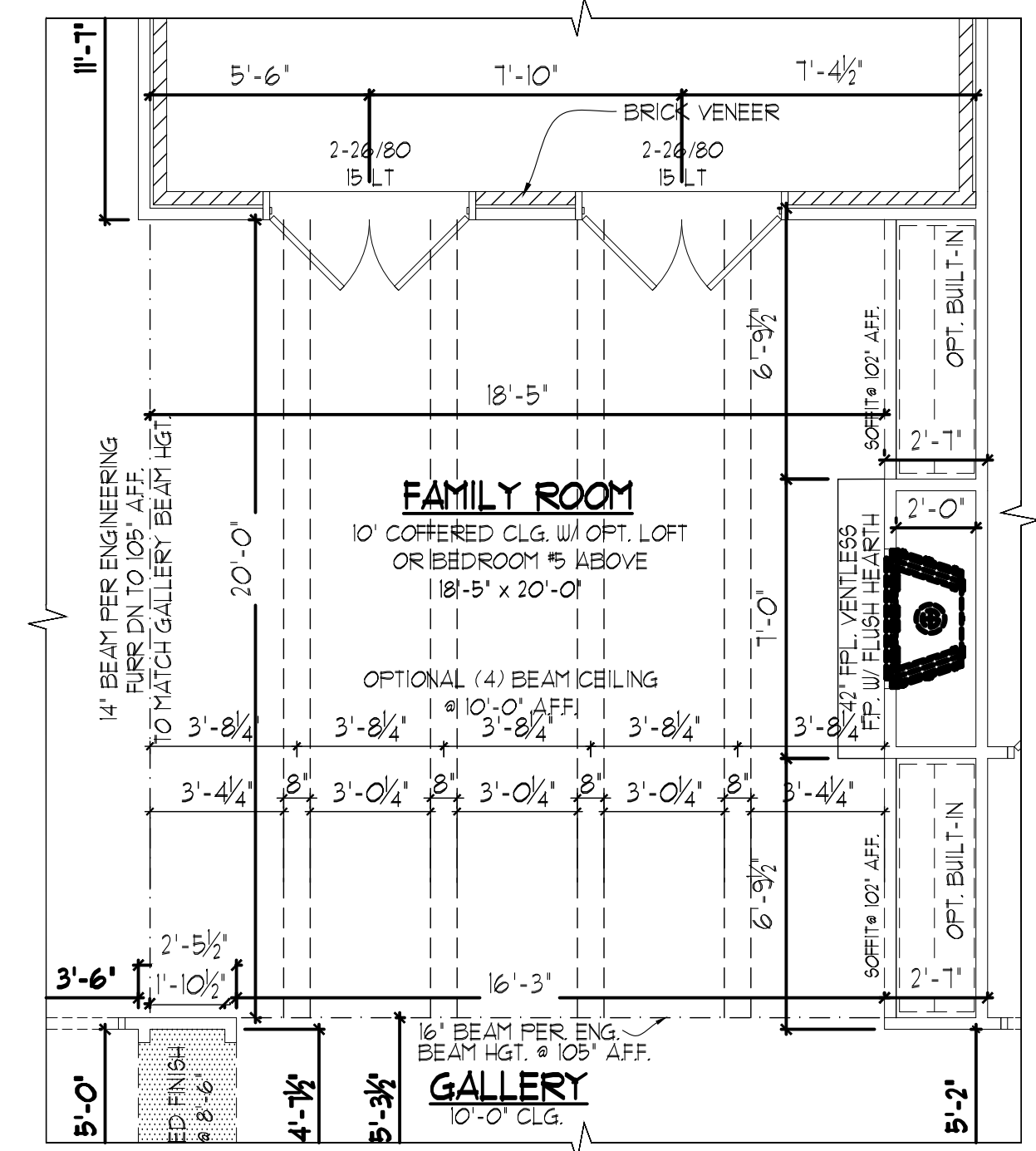
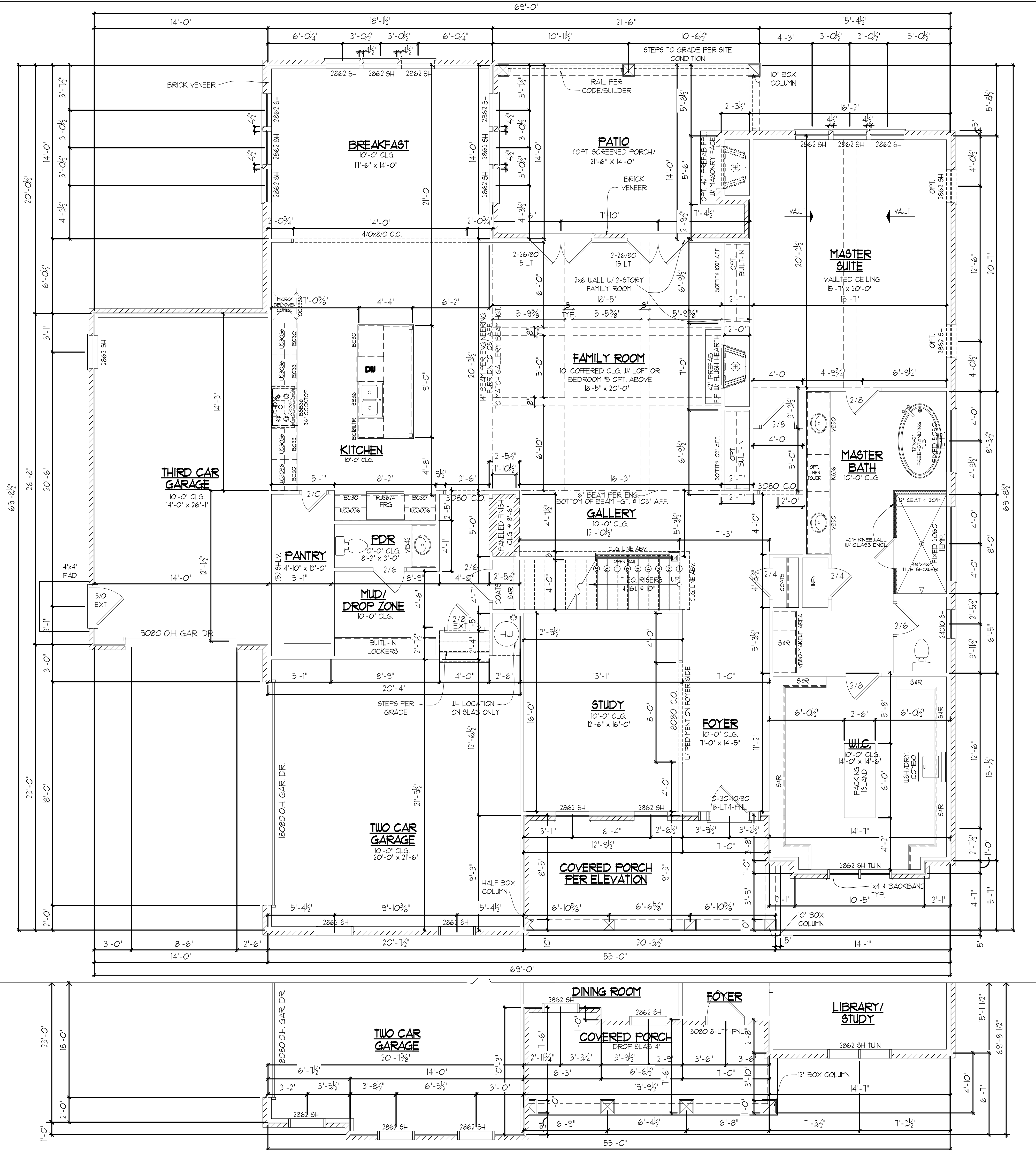
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1.	6/2/22
2.	8/17/22
3.	8/22/22

JOB NO. _____ DRAWN TCC
DATE 1-20-2020 CHECKED TC
SCALE: AS NOTED APPROV. _____

PLAN NAME:
The WILLMONT
REAR ELEVATION

SHEET NO.
A2.2
SHEET: 4 OF: 16
Packet page:...



3 Optional Beam Cl
1/4" = 1'-0"

SQUARE FOOTAGE CHART:

MAIN LEVEL	2,734
UPPER LEVEL	1,912
TOTAL HEATED	4,734
2 CAR GARAGE	317
COVERED FRONT PORCH	190
CARRIAGE GARAGE	423
COVERED REAR PORCH	294
TOTAL FRAMED	5,598



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SUB-DIVISION _____
LOT # _____

ISSUED FOR:

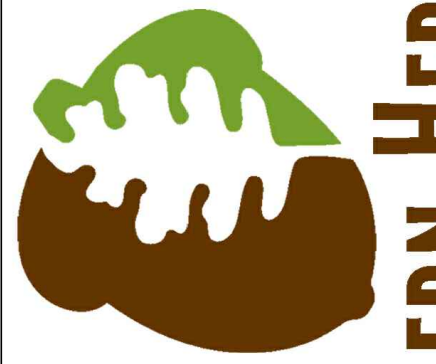
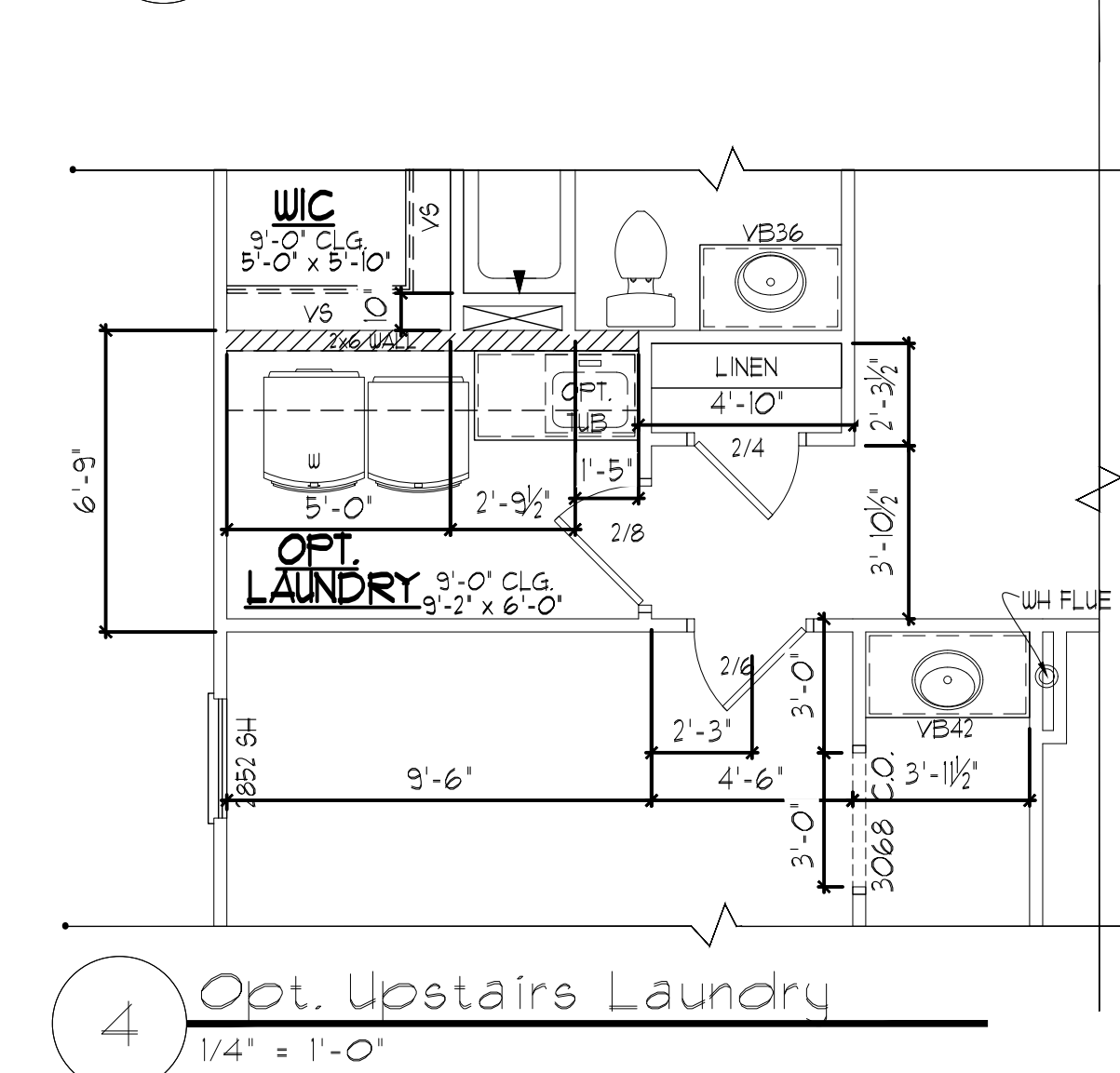
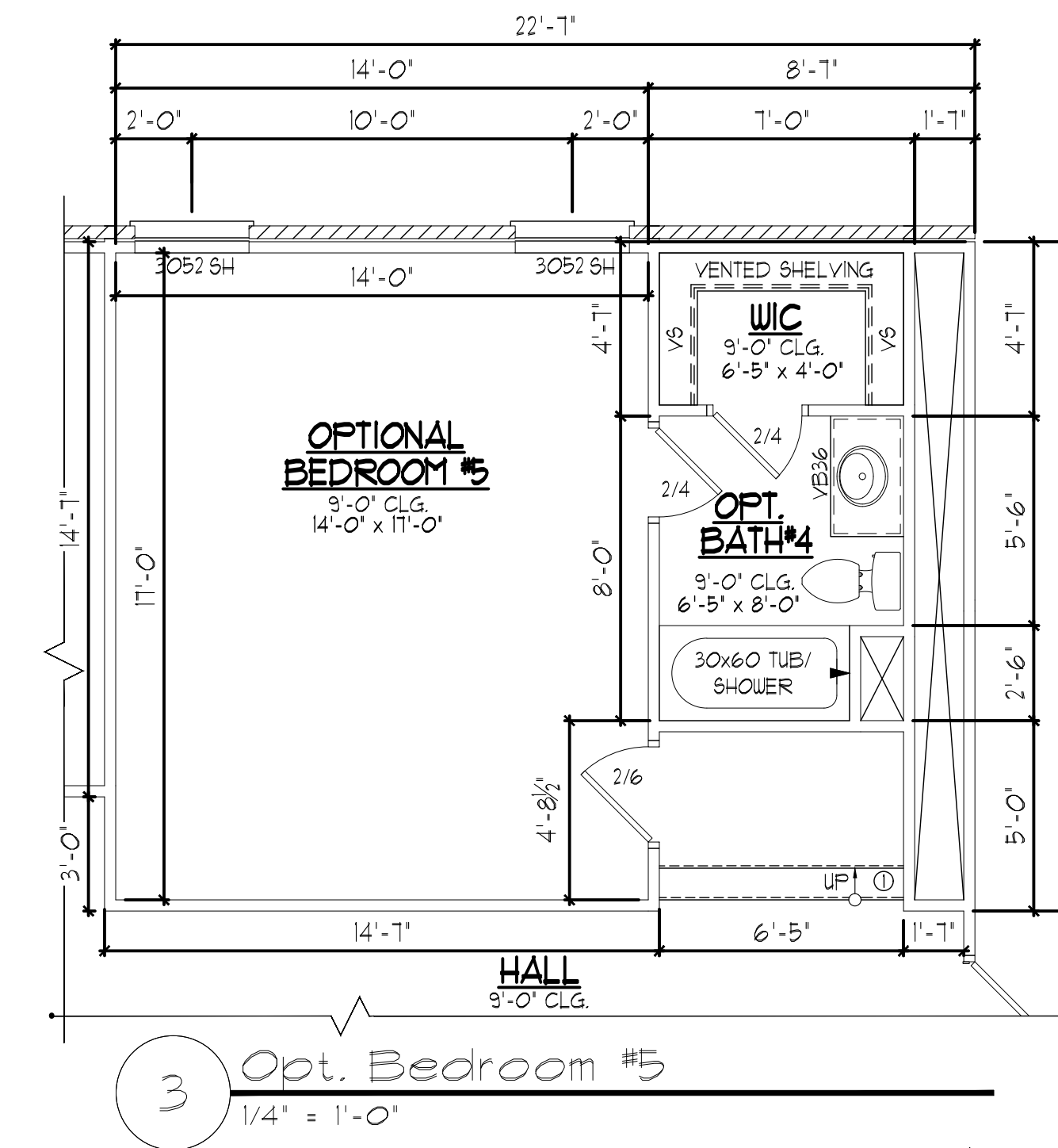
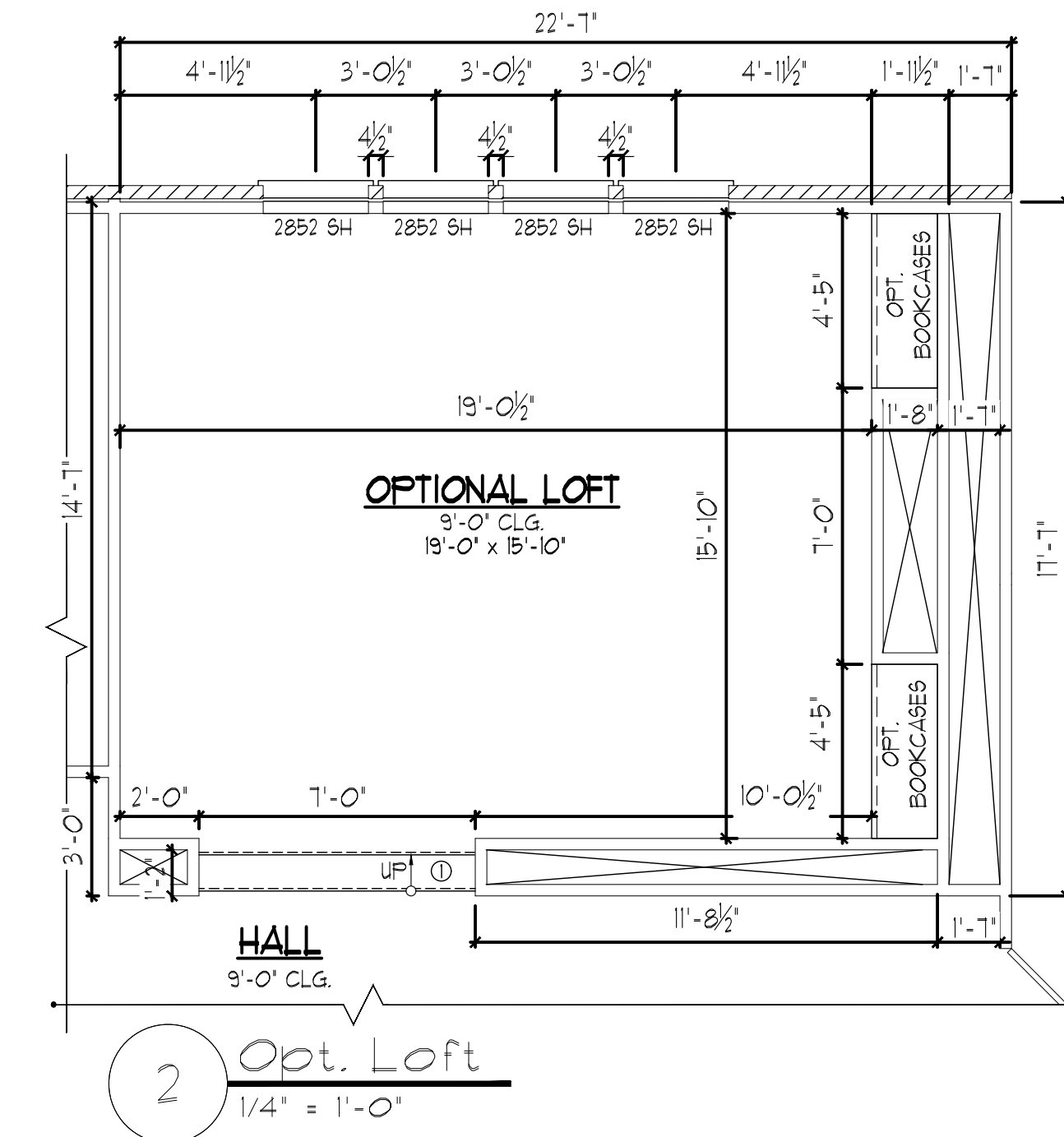
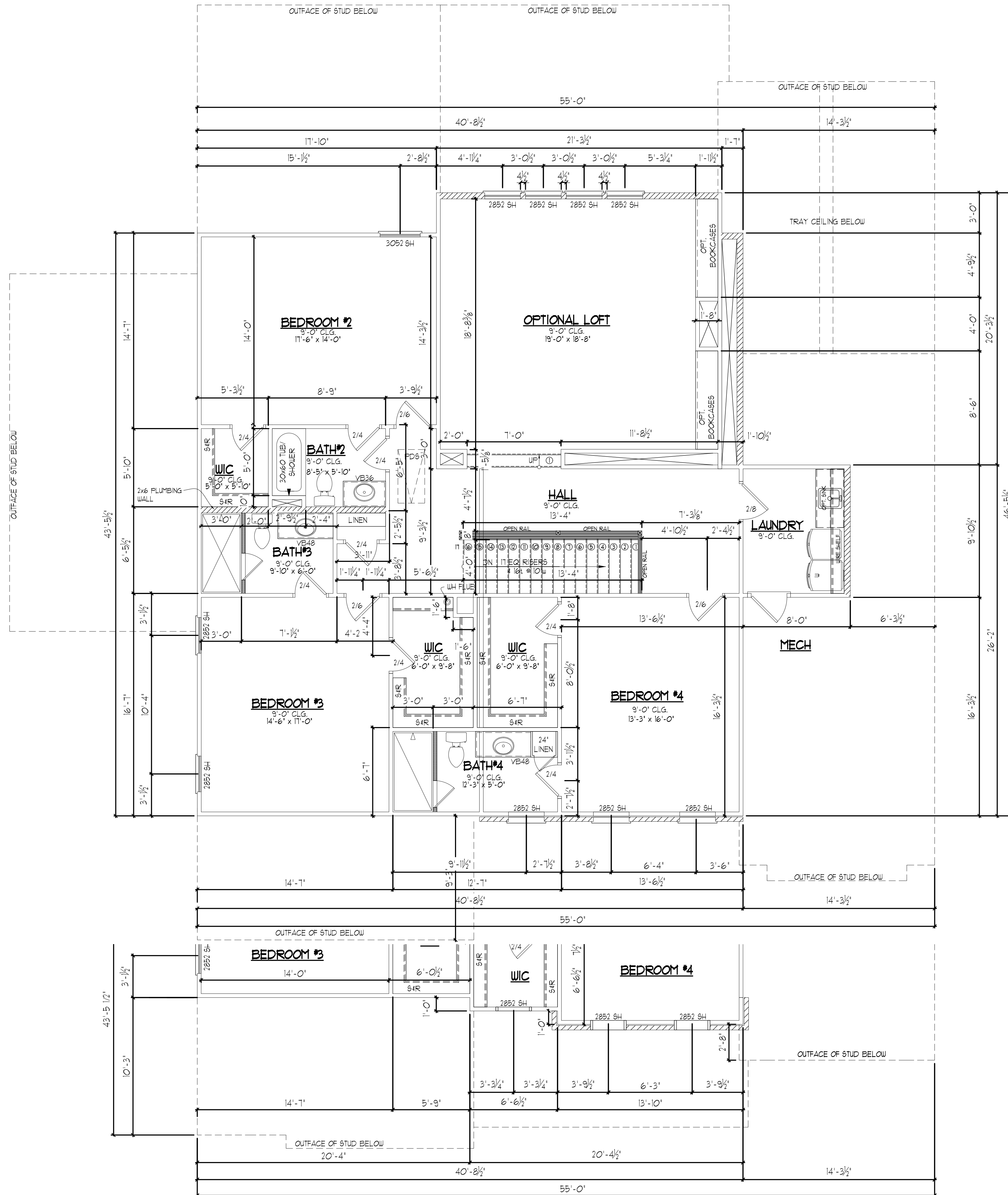
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1.	6/2/22
2.	8/17/22
3.	8/22/22

JOB NO. _____ DRAWN TC
 DATE 1-20-2020 CHECKED TC
 SCALE: AS NOTED APPROV. _____

PLAN NAME:
The WILLMONT
 MAIN LEVELS

SHEET NO.
A4.1
 SHEET: 6 OF: 16
 Packet page:...



**SOUTHERN HERITAGE
HOMES**
390 Brogdan Rd, Suwanee, GA 30024
Ph: 770-527-3030

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SUB-DIVISION _____
LOT # _____

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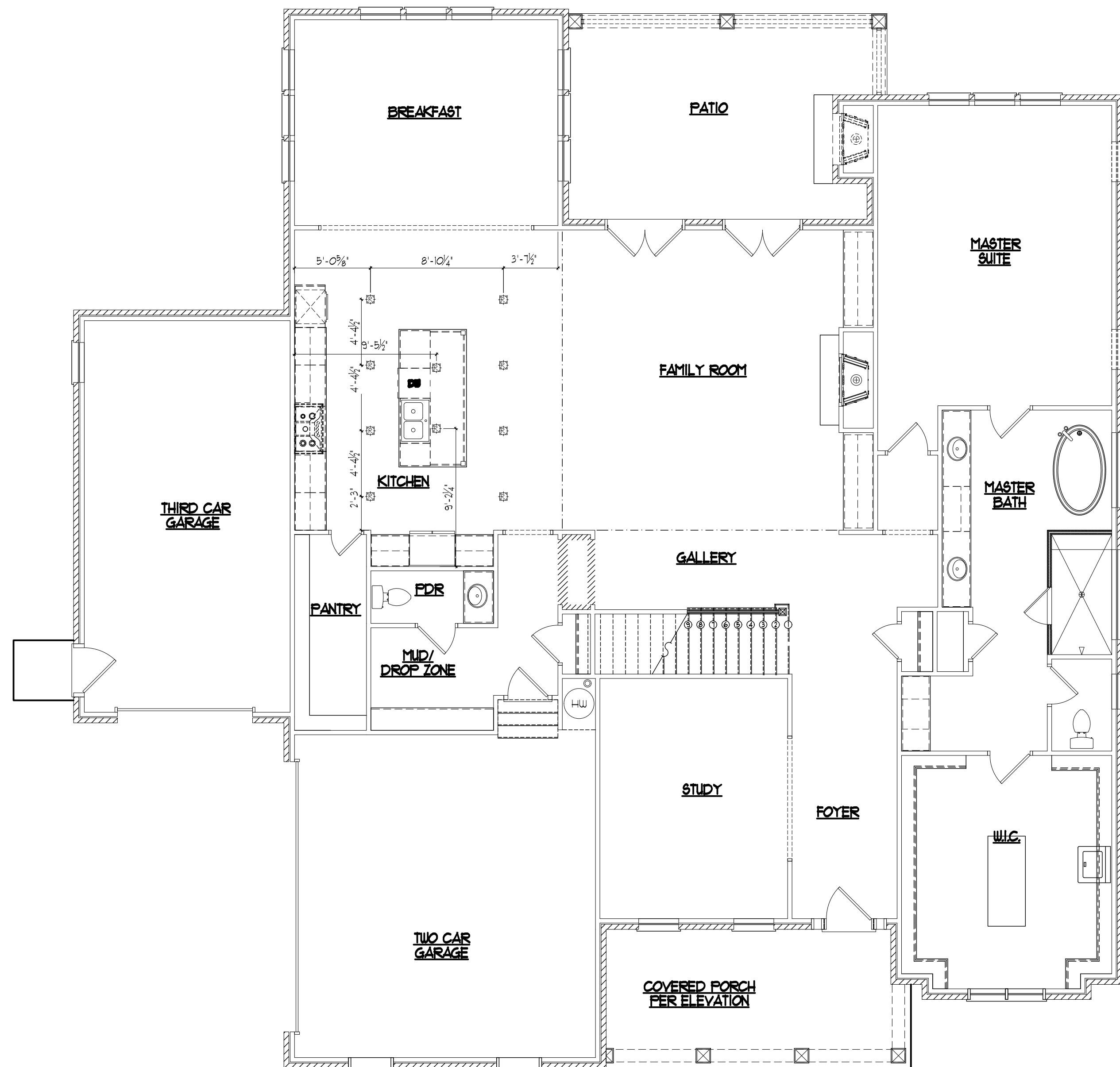
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2.	8/17/22
3.	8/22/22

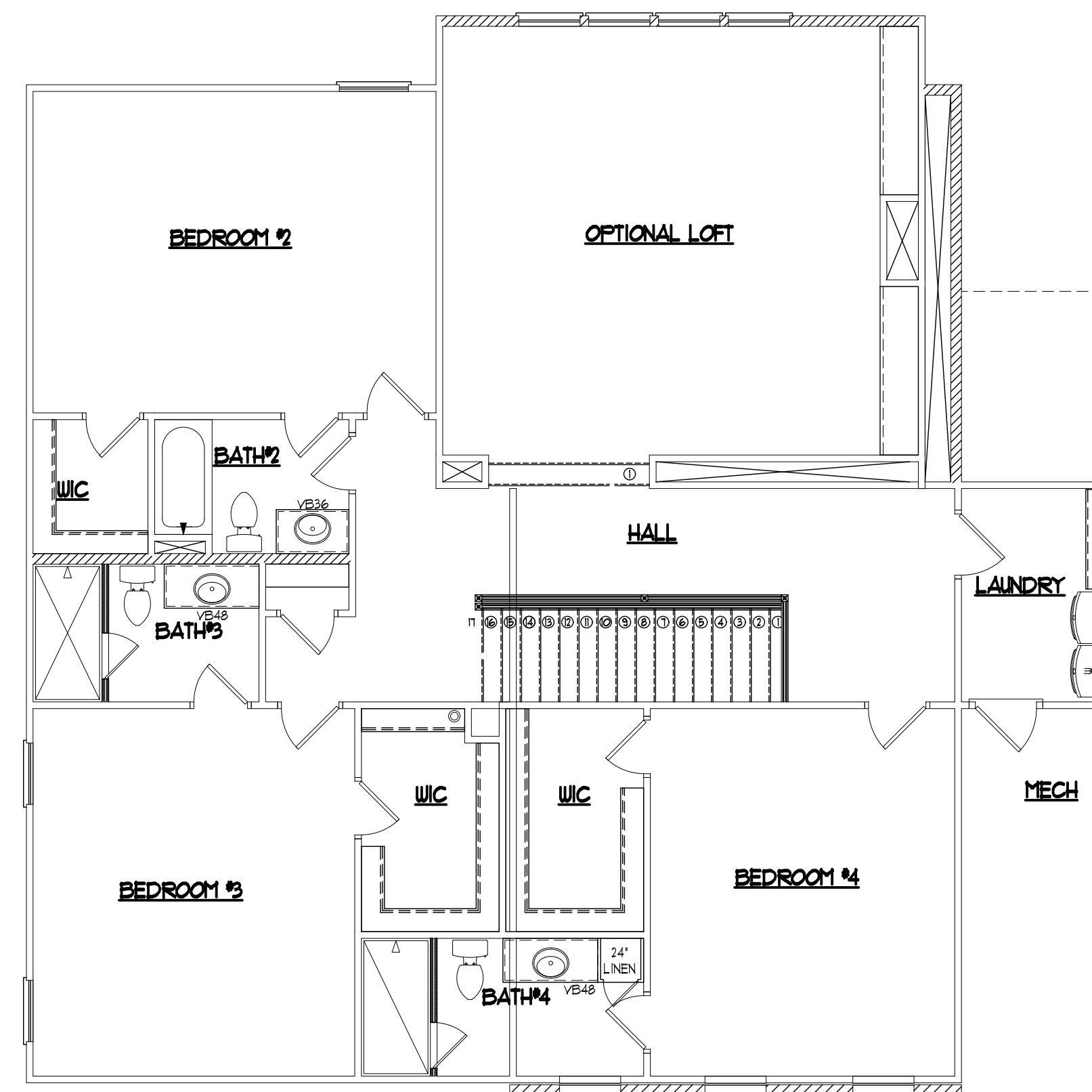
JOB NO. _____ DRAWN TC
DATE 1-20-2020 CHECKED TC
SCALE: AS NOTED APPROV. _____

PLAN NAME:
The WILLMONT
UPPER LEVELS

SHEET NO.
A5.1
SHEET: 7 OF 16
Packet page:...



1 Main Level Electrical
not to scale



2 Upper Level Electrical
not to scale

ELECTRICAL LEGEND			
	Gas Line		Recessed Can Light
	Cold Water		Eyeball Light
	Electrical Panel		Wall Mounted Light
	Electrical Meter		Wall Sconce
	Disconnect Switch		Fluorescent Light w/1 Bulb
	Switch		Fluorescent Light w/2 Bulbs
	3Laurel ManorWay Switch		Vapor Protected Light
	4Laurel ManorWay Switch		Exhaust Fan
	Dimmer Switch		Exhaust Fan w/Light
	Button		Exhaust Fan w/Heat & Light
	Duplex Outlet		Smoke Detector
	Quadplex Outlet		Carbon Monoxide Detector
	Switched Duplex Outlet		Thermostat
	Floor Outlet		Direct Wire
	GFI Outlet		Phone Jack
	Water Proof GFI Outlet		Media Jack
	Ceiling Mounted Outlet		Cable TV Outlet
	220V Outlet		Door Chimes
	Ceiling Mounted Light		Security Panel
	Hanging Ceiling Mounted Light		Flood Light
	Ceiling Fan		Ceiling Fan w/Light



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SUB-DIVISION _____
LOT # _____

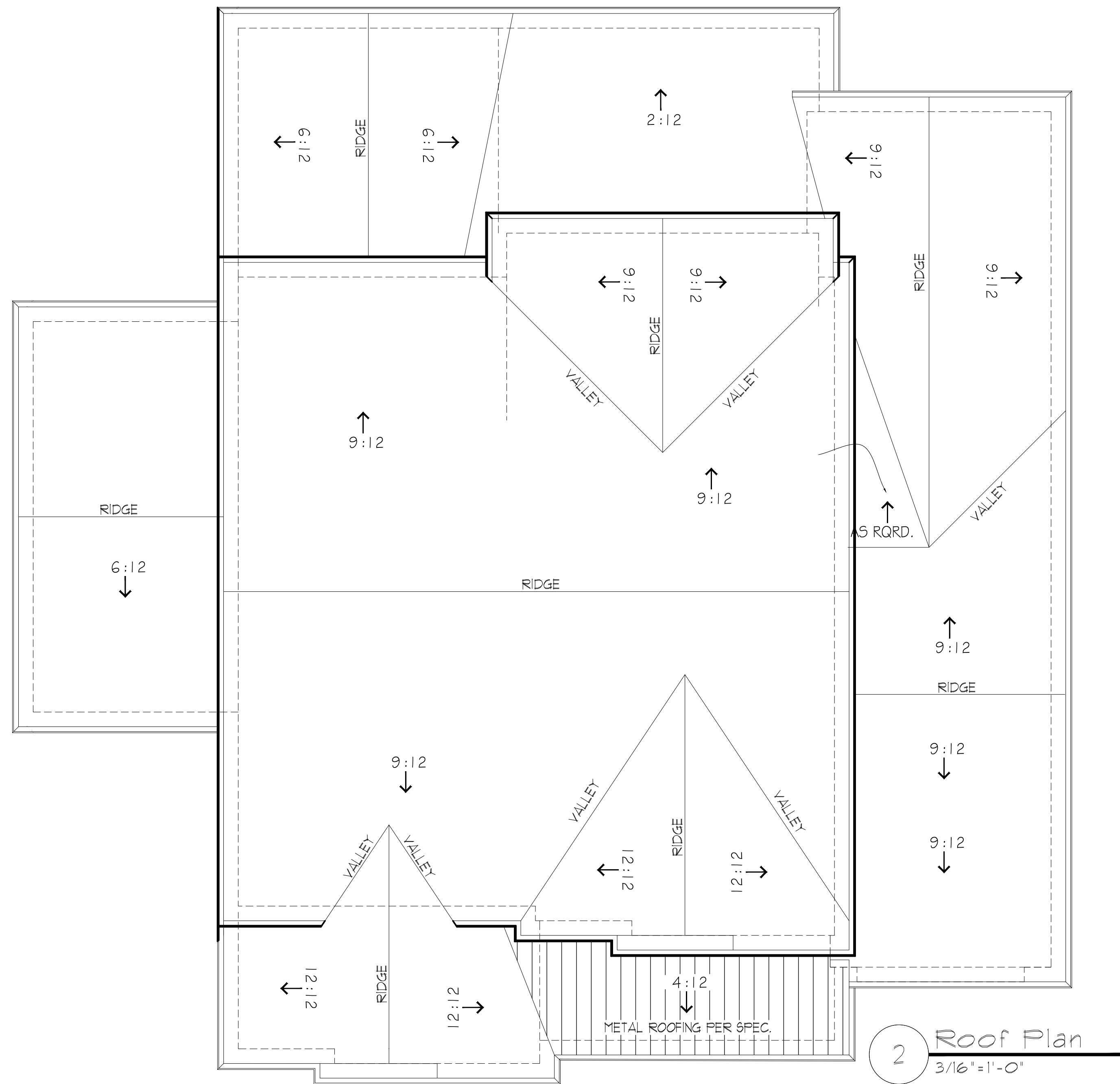
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1.	6/2/22
2.	8/17/22
3.	8/22/22

JOB NO. _____ DRAWN TC
 DATE 1-20-2020 CHECKED TC
 SCALE: AS NOTED APPROV. _____

PLAN NAME:
The WILLMONT
ELECTRICALS

SHEET NO.
A7.1
 SHEET: 8 OF: 16
 Packet page:...



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SUB-DIVISION _____
 LOT # _____

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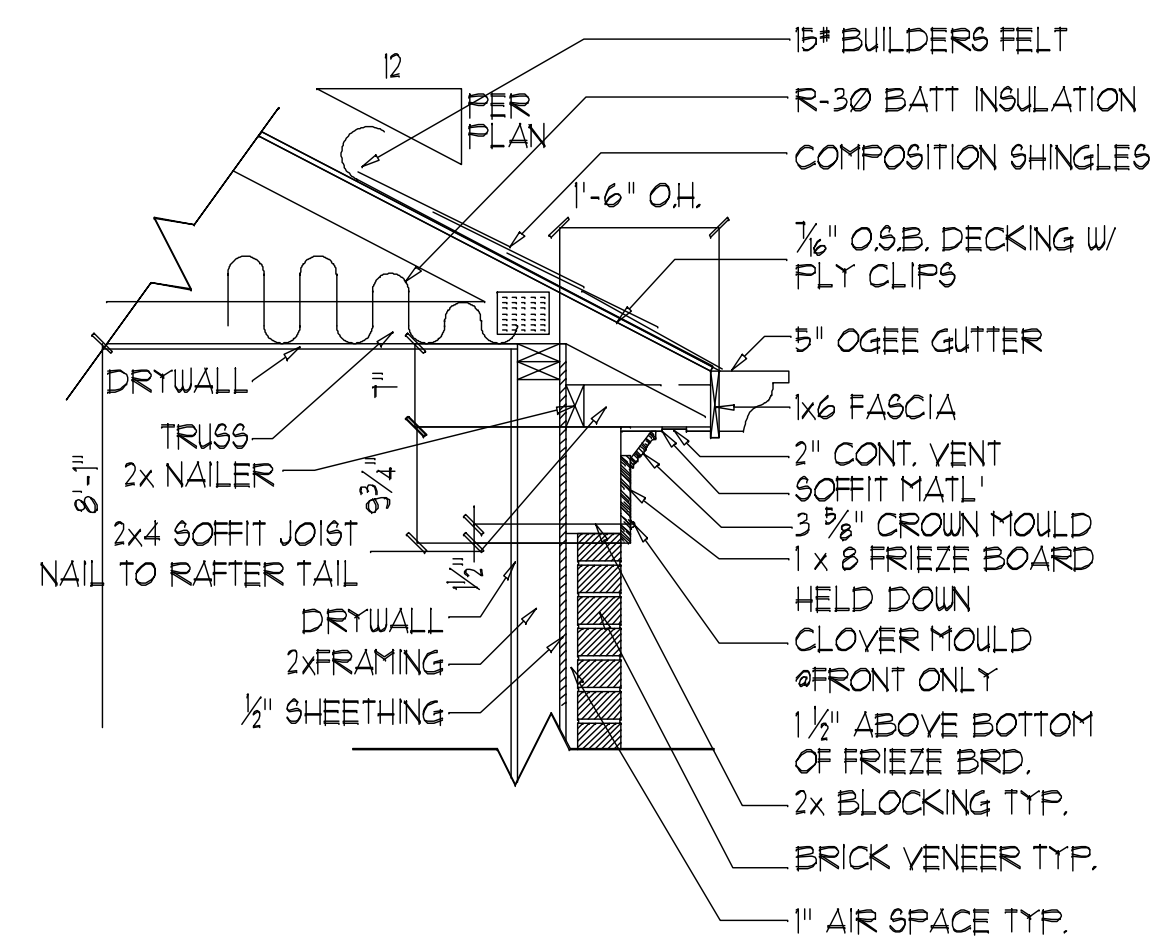
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2.	8/17/22
3.	8/22/22

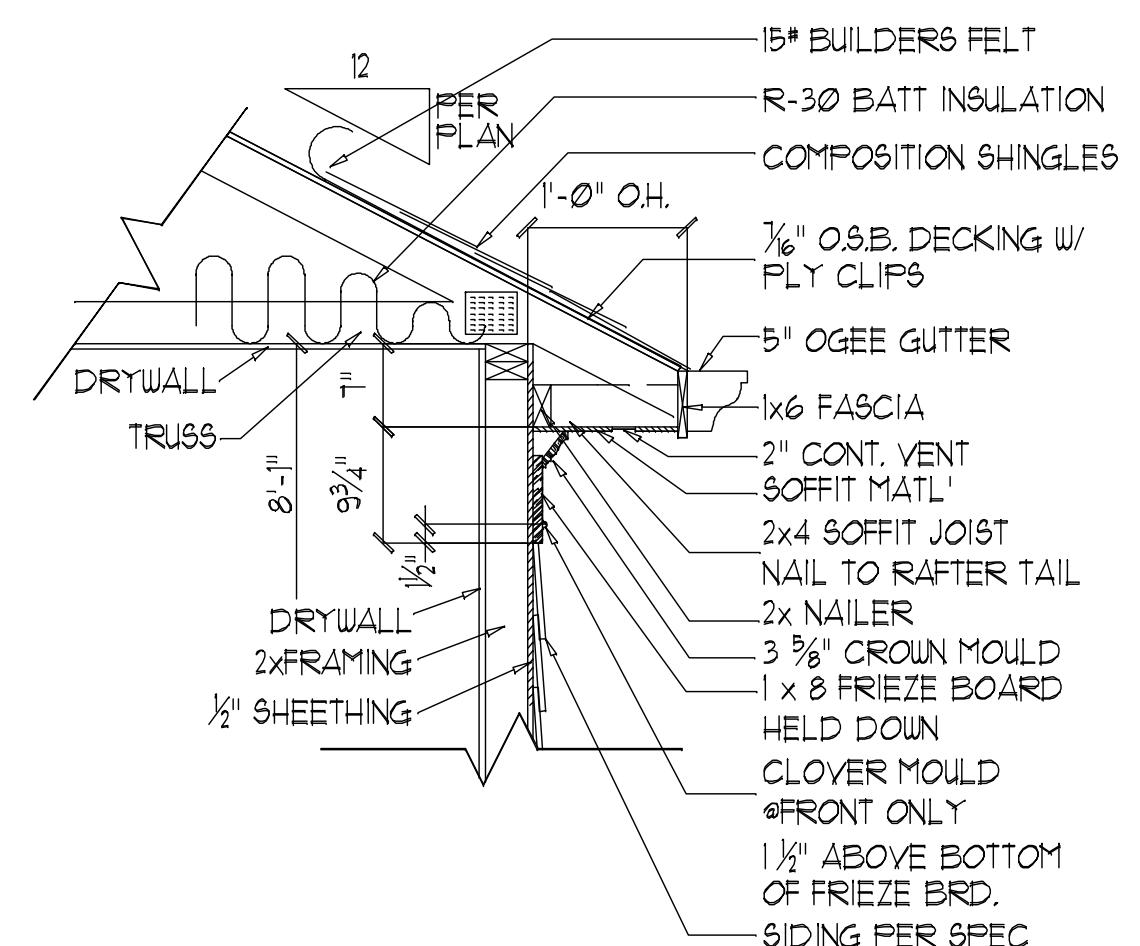
JOB NO. _____ DRAWN Ttc
 DATE 1-20-2020 CHECKED TC
 SCALE: AS NOTED APPROV. _____

PLAN NAME:
The WILLMONT
 ROOF PLANS

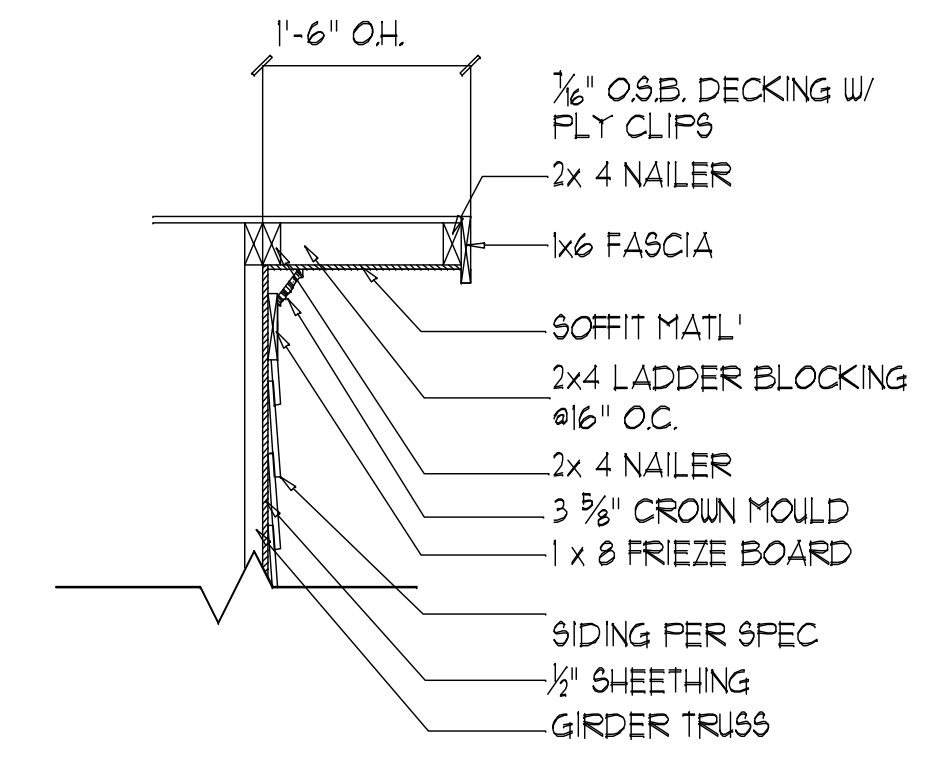
SHEET NO.
A7.1
 SHEET: 9 OF: 16
 Packet page:...



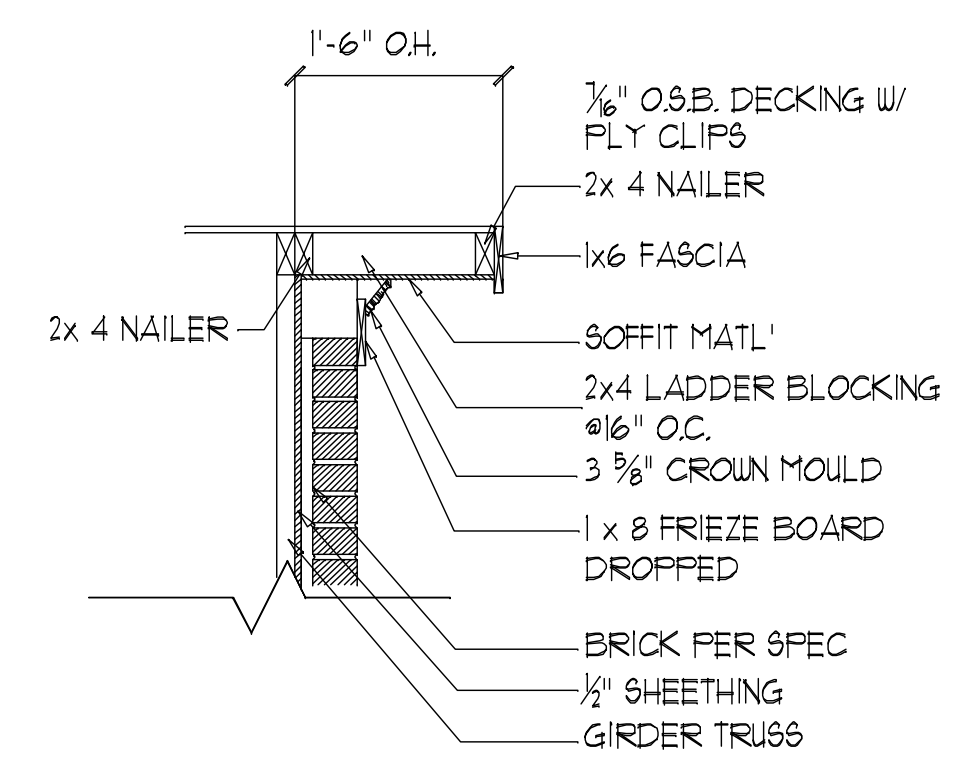
1 Cornice Section (Brick Veneer)
A8.1 SCALE: 3/4" = 1'-0"



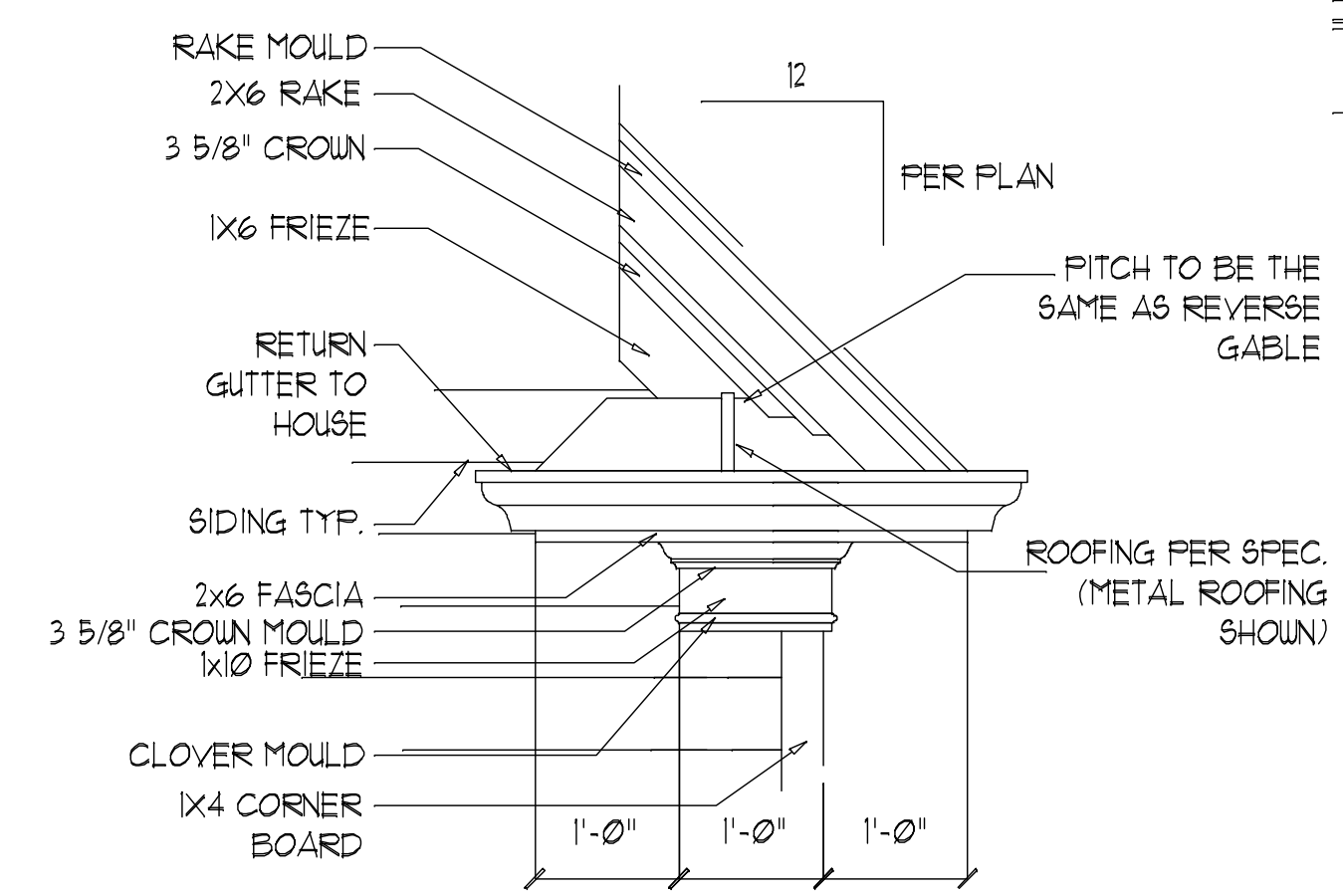
2 Cornice Section (Siding)
A8.1 SCALE: 3/4" = 1'-0"



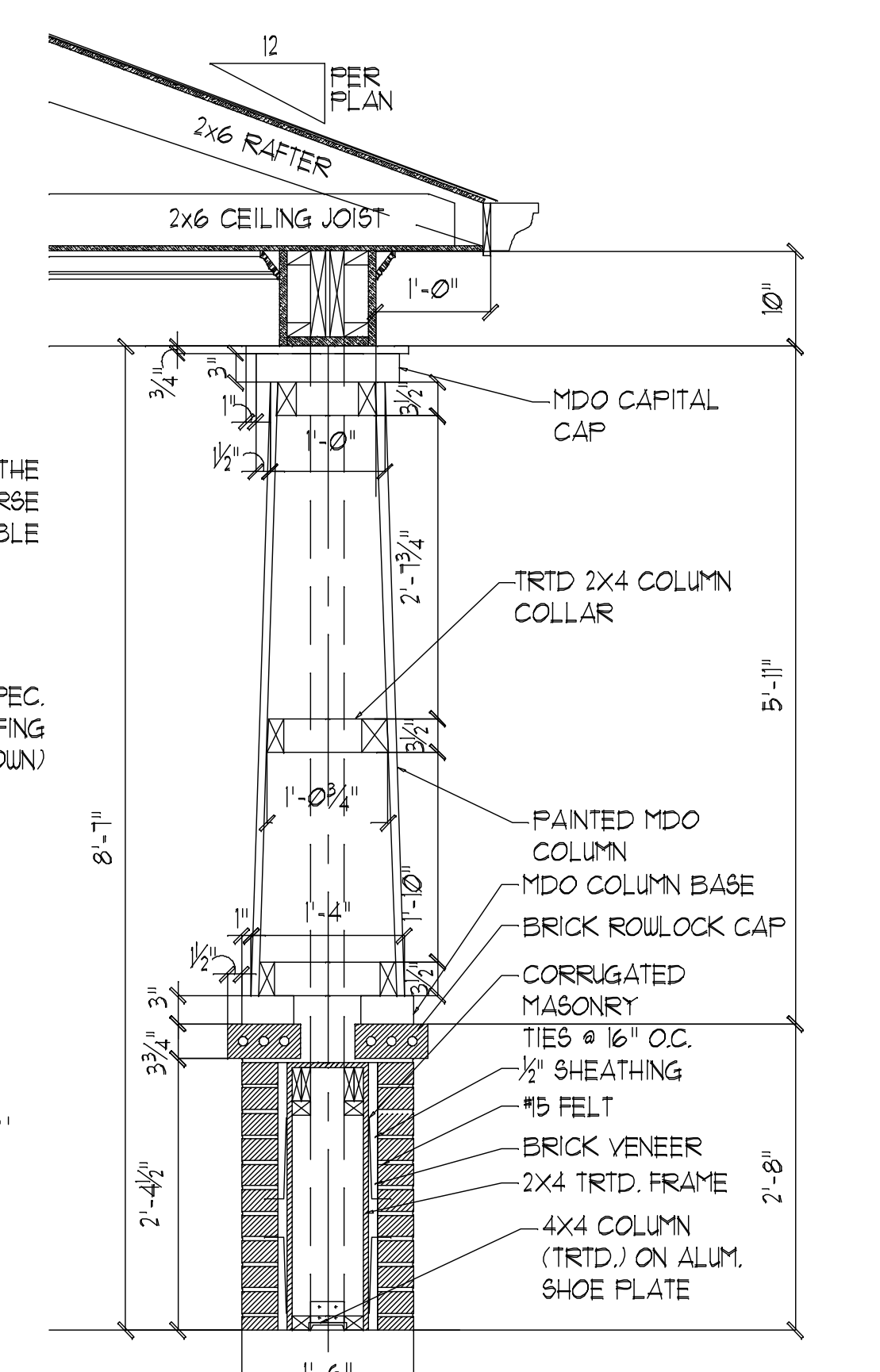
3 Rake Section (Siding)
A8.1 SCALE: 3/4" = 1'-0"



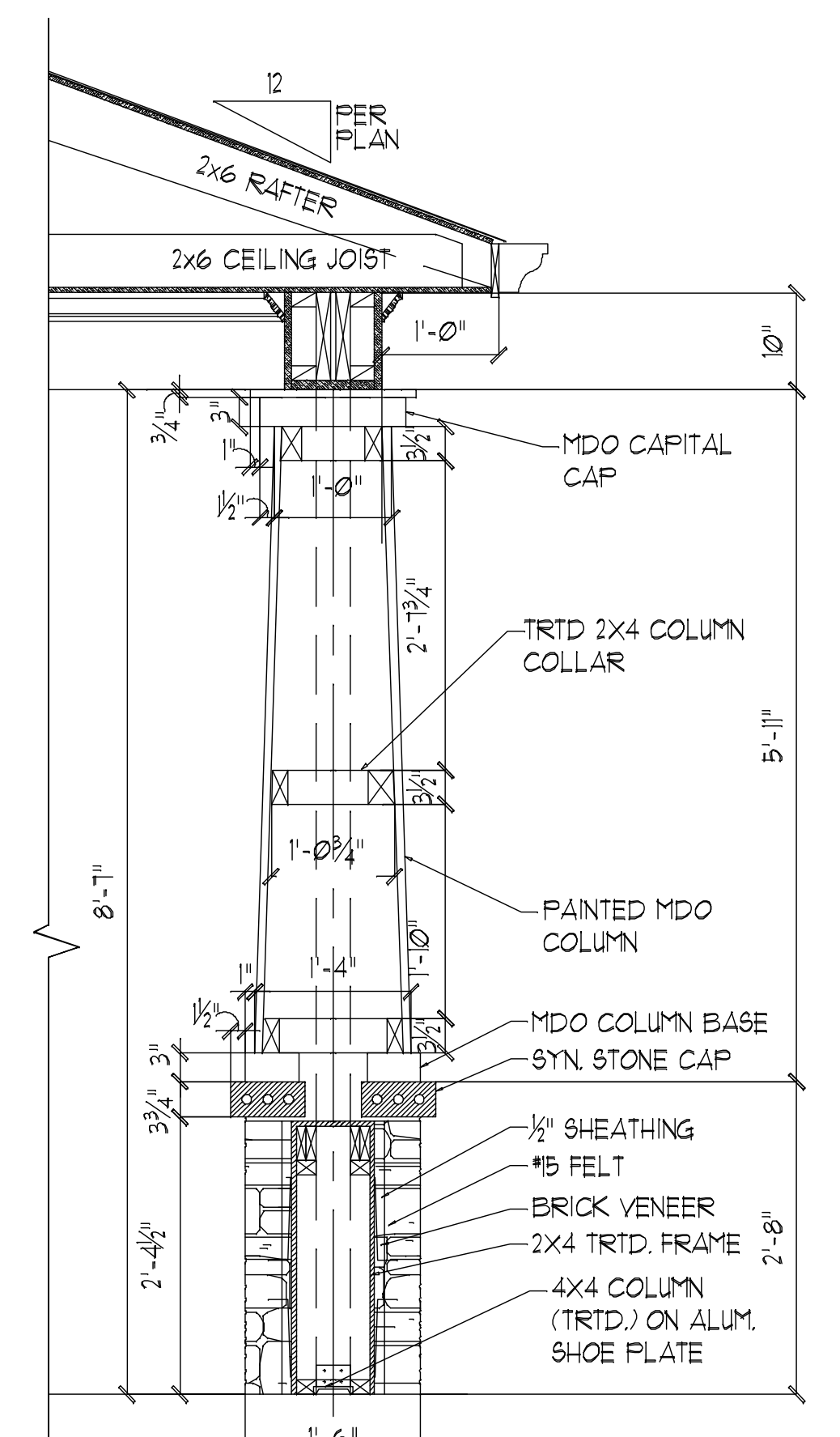
4 Rake Section (Brick)
A8.1 SCALE: 3/4" = 1'-0"



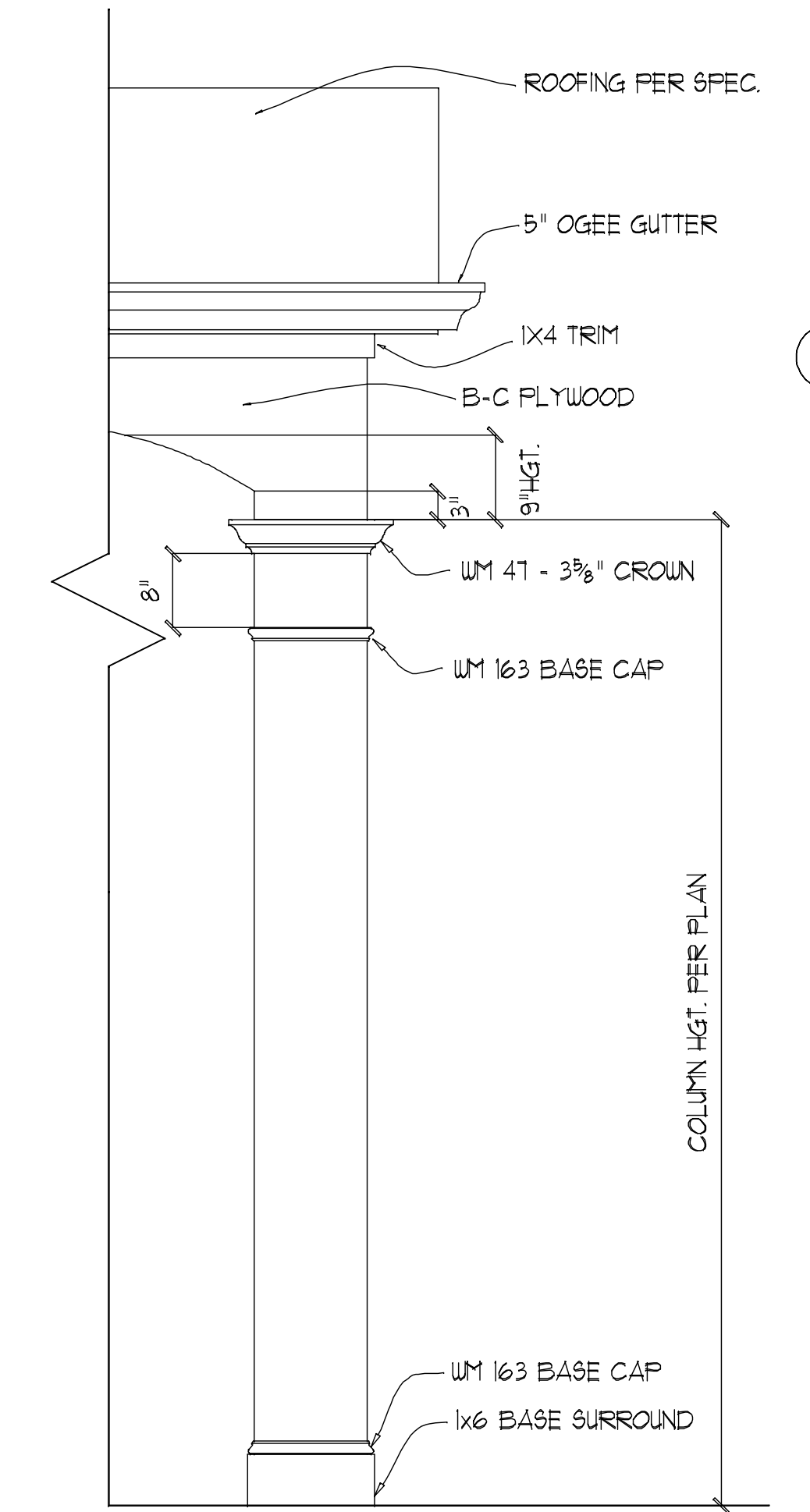
5 Cornice Return Detail (U.N.O.)
A8.1 SCALE: 3/4" = 1'-0"



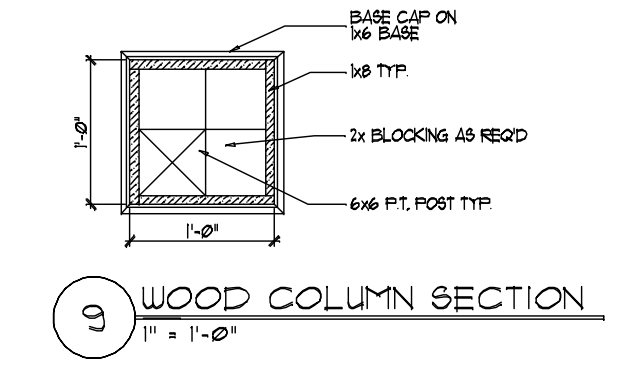
6 Column Detail (Brick)
A8.1 SCALE: 3/4" = 1'-0"



7 Column Detail (Stone)
A8.1 SCALE: 3/4" = 1'-0"



8 12" Box Column Detail
A8.1 SCALE: 3/4" = 1'-0"



9 WOOD COLUMN SECTION
1" = 1'-0"

Southern Heritage Homes
390 Brogdan Rd, Suwanee, GA 30024
Ph: 770-527-3030

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SUB-DIVISION _____
LOT # _____

ISSUED FOR:

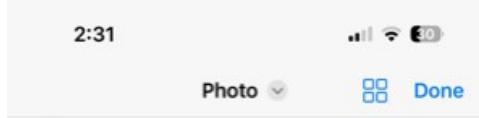
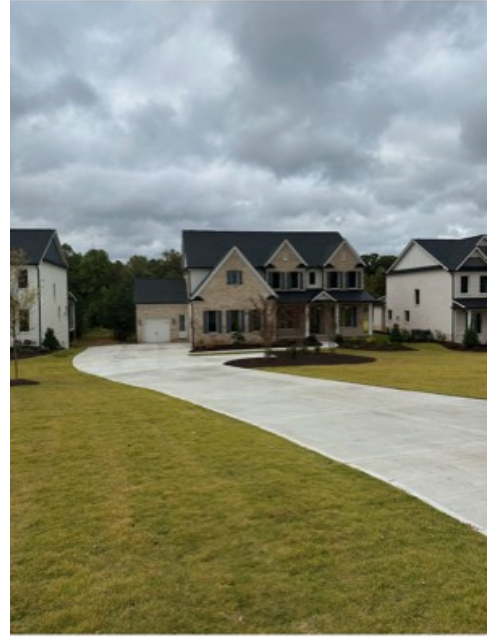
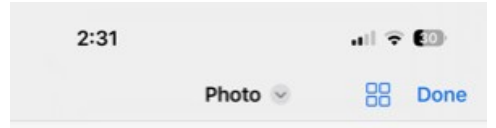
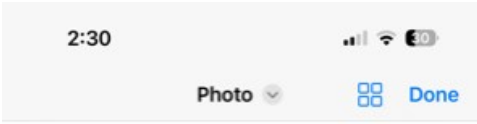
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1.	6/2/22
2.	8/17/22
3.	8/22/22

JOB NO. _____ DRAWN TC
DATE 1-20-2020 CHECKED TC
SCALE: AS NOTED APPROV. _____

PLAN NAME:
The WILLMONT
EXTERIOR DETAILS

SHEET NO.
8.1
SHEET: 10 OF: 16
Packet page:...



Madalyn Smith

From: Pam Sawyer <[REDACTED]>
Sent: Saturday, December 9, 2023 9:12 AM
To: Madalyn Smith
Subject: 5383 Tilly Mill Comments

Caution: External Message

Hello. My name is Pam Sawyer and I live directly adjacent to the Renfroe property which has been sold recently.

While I do not oppose the development and construction of the 4 homes (as designed currently), I would like to ask that the City require protection and preservation of the nature, beautiful trees on the property. If you look at the developer's other property pictures and photos, they show new homes on clear cut lots. With only a few very small trees that they planted after construction.

I realize that not all of the trees will be able to be preserved due to the location of the actual homes, but many can be. I hope that Dunwoody will continue to protect our trees and canopies and especially with this property.

Thank you.
Pam Sawyer

Sent from my iPhone

Madalyn Smith

From: [REDACTED]
Sent: Thursday, December 21, 2023 3:29 PM
To: Paul Leonhardt
Cc: Madalyn Smith
Subject: I Vehemently Oppose Building the Tilly Mill Path in ZBA Case No. 23-20 !!!
Attachments: 5383 Tilly Mill Zoning Board Hearing Jan 4 6 pm.jpeg; 5383 Tilly Mill Road Carlton Renfroe Home.jpg; A Conversation at Dunwoody Council meeting 7 12 2021 with Michael Smith Joe Seconder and Stacey Harris comments regarding PATH on Tilly Mill Road at 2 56 mark of meeting.docx; Explanation of the 4th Alternate PATH plan for the WEST SIDE of Tilly Mill Road II.docx; 4th Alternate PATH on WEST SIDE of Tilly Mill Road II.jpeg

Caution: External Message

Dear Mr. Leonhardt and Ms. Smith,

I vehemently oppose building the Tilly Mill Path in ZBA Case No. 23-20.

Follow the law and the clear will of the Dunwoody residents/voters, not the MJCCA Power Brokers.

Sincerely,

Joseph P. Burke
 Resident and Voter
 Dunwoody, Georgia 30338
 Cell: [REDACTED]
 Email: [REDACTED]

----- Forwarded Message -----

From: "[REDACTED]" <[REDACTED]>
To: Tom Simon <[REDACTED]>
Sent: Thursday, December 21, 2023 at 02:45:38 PM EST
Subject: FW: "No Path!" Meeting Thursday, January 4, 2024 at 6:00 PM at Dunwoody City Hall of the Zoning Board of Appeals regarding the City Council's ILLEGAL requirement for the Developer to build 12 ft. wide PATH on EAST SIDE of Tilly Mill

Citizens of Dunwoody on the EAST SIDE of Tilly Mill and other interested/concerned Dunwoody Citizens who want honesty and transparency in their Government: Please Share with your Neighborhood and other Dunwoody Neighbors so their voice can be heard. Even Those copied herein who don't live in Dunwoody can Help by sending an email. Please see how, at the end of this email. It will only take 5 minutes to help. Thanks. Tom

Please read the below:

"No Path!" Meeting, on Thursday, January 4, 2024 at 6:00 PM at Dunwoody City Hall of the Zoning Board of Appeals regarding the City Council's ILLEGAL requirement for the Developer (who is building 4 homes at the Entrance of Renfroe Lake – EAST SIDE of Tilly Mill) to Build a 12-foot-wide PATH around the Big Oak Tree on Tilly Mill in front of Renfroe Lake Subdivision. Requiring the Developer to build a 12-foot-wide PATH is not a requirement of the Dunwoody building code. This is the City Council's way of forcing/imposing their will and ideology upon a Developer, which is not a requirement for this project.

Concerned Neighbors on the EAST SIDE of Tilly Mill Road and Other Interested Dunwoody Citizens, we need your help once again to stop the City's unfair plans in our neighborhood.

I am emailing you regarding the ***City's improper attempt to start building the Tilly Mill Path (on the EAST SIDE) between Womack and Mt. Vernon.*** This is a chance for us to stop construction of the path. This first segment would be on property at the Old Renfroe Farmhouse located at 5383 Tilly Mill Road (with the huge old Oak Trees). See photos attached.

Last year you signed a petition to stop the City from doing this. The City is not listening to you. They don't care about US.

I am asking you, Neighbors on the EAST SIDE of Tilly Mill and elsewhere, to ***attend this meeting and to show our opposition*** to this improper requirement the City is trying to make the Developer do.

If you can't be at the meeting, **you can still email the Zoning & Planning Department** to tell them "No Path!" **See Below!!!**

The City insists that the developer build the first segment of the one mile long Tilly Mill Shared-Use Path as a 12-foot-wide concrete sidewalk along the 230 foot front of this Renfroe Lake

property. It is probably going to mean the loss of the existing 100-year-old Big Oak on Tilly Mill at the entrance to Renfroe Lake Subdivision.

BUT - once this construction starts - *the City will begin building the rest of the Path on the EAST SIDE*, which will mean the loss of *hundreds of other large and small trees, destruction of a perfectly good existing 5-foot-wide Sidewalk, possible flooding problems, damage to the front entrances of subdivisions and homes for an entire mile along the East Side of Tilly Mill.*

The Zoning & Planning requirement to build the path is NOT and should not be a condition of granting a variance to the Developer. This is not a requirement of the Dunwoody building code. This is the City's way of forcing its will upon a developer - which is improper and not a requirement for this project.

The City's public works transportation project website shows the path is still in the concept stage. On May 22, 2023, the City adopted an alternative design in its Master Trail Plan and said we would not lose any trees. Now, suddenly and without any notice to us, *the City has changed its mind.* We cannot trust the City!

The Council has not even funded the project. The voters of Dunwoody just rejected paying for the Master Trail plan on November 7, when the bond referendum was defeated. The voters sent a clear message that PATHs are not the highest priority for City projects. Why isn't the City doing what we told them? They have their Agenda and don't care about US.

We all know the reasons why a PATH on Tilly MILL SHOULD NOT be on the EAST SIDE. The only proper location should be on the WEST SIDE, the original, logical, best Side. So said: Michael Smith, Joe Seconder and everyone who has driven Tilly Mill.

Reasons for not putting a PATH on our side (EAST SIDE) of Tilly Mill.

- 1) The original design was for the WEST SIDE of Tilly Mill. The logical side, per City of Dunwoody Public Works Director Michael Smith. And Joe Secorder said he would only vote for a PATH on Tilly Mill if it were on the WEST SIDE (MJCCA SIDE).
- 2) The only reason the PATH was moved FROM THE WEST SIDE to the EAST SIDE was because the MJCCA did not want it on their side. See the attached conversation at City Council meeting on July 12, 2021, specifically Council Member Stacey Harris's comments on behalf of the MJCCA. [Note: Stacy Harris is also an Employee of the MJCCA and has been requested to recuse herself from further discussions and Council votes because of a conflict of interest.] However, she already improperly spoke at a Council meeting (7-12-2021) against the PATH on the WEST SIDE (MJCCA SIDE) and she pushed for the PATH to be on the EAST SIDE.
- 3) The EAST SIDE has a perfectly good 5-foot-wide sidewalk, with many Trees for shade, that is used extensively.
- 4) The West side is wide open, would cost less to build a path on it, and has an extra vehicle lane on its side, for half of the length of Tilly Mill between Mt Vernon and Womack. Common Sense says any PATH on Tilly Mill must be on the WEST SIDE.
- 5) A path on the EAST SIDE would cost far more, destroy many trees, cause storm water problems, destroy neighborhood entrances, damage homeowner's properties, eliminate needed acceleration and deceleration lanes to neighborhoods on the East side of Tilly Mill, and create *dangerous traffic conditions* at these entrances - especially at the North & South Entrances/Exits to Stephens Walk.
- 6) The Tilly Mill Path will cost between \$5 and \$7 million to construct in today's dollars. Where is the City Council going to get this money? Why construct this path when the City's voters have spoken with the defeat of the bond referendum? Remember, the

PATH will cost \$2 - 3 million more to put it on the EAST SIDE, as opposed to the West side. Why are hundreds of homeowners being harmed to the benefit the MJCCA?

7) Why didn't the City require the MJCCA to build a path at its front entrance when it recently obtained a variance to expand its facilities by building pickleball courts, aquatics center, and new parking? Why is it fair to make this private developer do something the MJCCA was not required to do?

8) *The West Side is the obvious and logical location for a path - if built at all. **All you need to do is drive down Tilly Mill to see the West Side is least disruptive to all our neighborhoods on Tilly Mill. It is the Obvious/Logical side for a PATH.***

Please see the attached 4th Alternate Plan (and the explanation) for a path on Tilly Mill on the West side, the original and logical choice. The City can put a *traffic light* at the entrance and exit to the MJCCA or ***at least require them to have an officer directing traffic*** during the morning and evening rush hours. And Stop Signs could be easily placed on the PATH (on either side of the MJCCA entrance) as is done everywhere there are Streets that intersect with Sidewalks, PATHs, etc.

Several of us, Tilly Mill neighbors, will speak at the January 4 meeting. We need you there for your support and tell the Zoning Board to reject the city's requirement for the developer to start building the first portion of the Tilly Mill Path.

I hope to see you at the meeting, but **if you cannot be there**, you can still speak up by **emailing**:

Paul Leonhardt, Dunwoody Planning & Zoning Manager.

Just say, "**I oppose building the Tilly Mill Path in ZBA Case No. 23-20**" to:

Paul.Leonhardt@dunwoodyga.gov and/or
Madalyn.Smith@dunwoodyga.gov

Thanks.

Tom Simon

, Dunwoody, GA 30338

Madalyn Smith

From: GERALD MCCARLEY <[REDACTED]>
Sent: Thursday, December 21, 2023 5:26 PM
To: paul.leonardt@dunwoodyga.gov; Madalyn Smith
Subject: 12 Ft Paths

Caution: External Message

Dear Paul and Madalyn,

I oppose building the Tilly Mill Path in ZBA Case No. 23-20. Further, I oppose building any 12 ft. paths in Dunwoody. Why are we destroying Trees? The bond issue defeat spoke loud and clear.

Gerald McCarley

Madalyn Smith

From: [REDACTED]
Sent: Friday, December 22, 2023 8:39 AM
To: Madalyn Smith
Subject: I oppose building the Tilly Mill Path on the EAST side--ever

Caution: External Message

SBA Case no. 23-20 is not a requirement of the Dunwoody building code AT ALL. It is not at all what should be a deciding factor of whether to allow the property to house 4 units. That is a separate and distinct issue altogether. Of concern should be where the driveway for the properties will be, especially for vehicles turning off Tilly Mill or coming out of the already existing neighborhood. I would welcome your response on THOSE more relevant issues, in my opinion. I am unable to attend on the 4th or I would have voiced these concerns there.
Thanks for your work and Happy Holidays, Rita K Loventhal

Madalyn Smith

From: David Andersen <[REDACTED]>
Sent: Saturday, December 23, 2023 11:26 PM
To: Madalyn Smith
Subject: ZBA Case No. 23-20

Caution: External Message

Madalyn Smith:

I oppose building the Tilly Mill Path in ZBA Case No. 23-20.

David Andersen

[REDACTED]
Dunwoody, GA 30338

[REDACTED]
[REDACTED]
|

Madalyn Smith

From: Tim <[REDACTED]>
Sent: Sunday, December 24, 2023 11:25 AM
To: Madalyn Smith
Subject: Secret policy on paths

Caution: External Message

I am a long term resident of Dunwoody. I oppose building the Tilly Mill Path in ZBA Case No. 23-20". I respectfully request you "shine the light of day" on your plans and let the citizens decide if they support how you are spending our money. Thanks

Sent from my iPhone Tim

Madalyn Smith

From: [REDACTED]
Sent: Monday, December 25, 2023 10:13 AM
To: Paul Leonhardt
Cc: Madalyn Smith
Subject: FW: ZBA 23-20, 5383 Tilly Mill Road. Application for Special Exception by TM5383, LLC and Southern Heritage Home Builders, Public Hearing Jan. 4, 2024, 6 PM Dunwoody City Hall.

Attachments: 5383 Tilly Mill Zoning Board Hearing Jan 4 6 pm.jpeg; 5383 Tilly Mill Road Carlton Renfroe Home.jpg; A Conversation at Dunwoody Council meeting 7 12 2021 with Michael Smith Joe Seconder and Stacey Harris comments regarding PATH on Tilly Mill Road at 2 56 mark of meeting.docx; Explanation of the 4th Alternate PATH plan for the WEST SIDE of Tilly Mill Road II.docx; 4th Alternate PATH on WEST SIDE of Tilly Mill Road II.jpeg; Tom Simon Speech Building the Tilly Mill PATH in Zoning Board of Appeals Case # 213-20.docx; IMG_5234.jpg; Tom Simon Comments with Attachments - Dunwoody Zoning Board Meeting January 4-2024 III.docx; IMG_5240.jpg; History of the Tilly Mill PATH III.docx

Importance: High

Caution: External Message

Paul Leonhardt and Madalyn Smith:

Please find attached Documents I am requesting you to provide to each of the 7 Zoning Board members who will be meeting on January 4, 2024, regarding: ZBA 23-20, 5383 Tilly Mill Road. Application for Special Exception by TM5383, LLC and Southern Heritage Home Builders, Public Hearing Jan. 4, 2024, 6 PM Dunwoody City Hall.

"I oppose building the Tilly Mill Path in ZBA Case No. 23-20". I oppose the City requiring the Developer to build a 12 foot wide PATH on the property around an existing Big Oak Tree on Tilly Mill and the Entrance to Renfroe Lake Subdivision. This is not a requirement of the Dunwoody building code. Please voice my concern to the Zoning Board by forwarding this email and its attachments to all 7 Zoning Board members.

Please confirm my request.

Thank you.

Tom Simon

2212 Stephens Walk
 Dunwoody, GA 30338
tgsimon@comcast.net
 770-378-8999

Citizens of Dunwoody on the EAST SIDE of Tilly Mill and other interested/concerned Dunwoody Citizens who want honesty and transparency in their Government: Please Share with your Neighborhood and other Dunwoody Neighbors so their voice can be heard. **Dunwoody Citizens and who cannot attend the January 4th meeting, can Help by sending an email. Please see how, at the end of this email. It will only take 5 minutes. I would sincerely appreciate your help. Thanks. Tom**

Please read the below:

"No Path!" Meeting, on Thursday, January 4, 2024 at 6:00 PM at Dunwoody City Hall of the Zoning Board of Appeals regarding the City Council's ILLEGAL requirement for the Developer (who is building 4 homes at the Entrance of Renfroe Lake – EAST SIDE of Tilly Mill) to Build a 12-foot-wide PATH around the Big Oak Tree on Tilly Mill in front of Renfroe Lake Subdivision. Requiring the Developer to build a 12-foot-wide PATH is not a requirement of the Dunwoody building code. This is the City Council's way of forcing/imposing their will and ideology upon a Developer, which is not a requirement for this project.

Concerned Neighbors on the EAST SIDE of Tilly Mill Road and Other Interested Dunwoody Citizens and others, we need your help once again to stop the City's unlawful and destructive plans in our neighborhood.

I am emailing you regarding the *City's improper attempt to start building the Tilly Mill Path (on the EAST SIDE) between Womack and Mt.*

Vernon. This is a chance for us to stop construction of the path. This first segment would be on property at the Old Renfroe Farmhouse located at 5383 Tilly Mill Road (with the huge old Oak Trees). See photos attached.

Last year you signed a petition to stop the City from doing this. The City is not listening to you. They don't care about US.

I am asking you, Neighbors on the EAST SIDE of Tilly Mill and elsewhere, to ***attend this meeting and to show our opposition*** to this improper requirement the City is trying to make the Developer do.

If you can't be at the meeting, **you can still email the Zoning & Planning Department** to tell them "No Path!" **See Below!!!**

The City insists that the developer build the first segment of the one mile long Tilly Mill Shared-Use Path as a 12-foot-wide concrete sidewalk along the 230 foot front of this Renfroe Lake property. It is probably going to mean the loss of the existing 100-year-old Big Oak on Tilly Mill at the entrance to Renfroe Lake Subdivision.

BUT - once this construction starts - ***the City will begin building the rest of the Path on the EAST SIDE***, which will mean the loss of ***hundreds of other large and small trees, destruction of a perfectly good existing 5-foot-wide Sidewalk, possible flooding problems, damage to the front entrances of subdivisions and homes for an entire mile along the East Side of Tilly Mill.***

The Zoning & Planning requirement to build the path is NOT and should not be a condition of granting a variance to the Developer. This is not a requirement of the Dunwoody building code. This is the City's way of forcing its will upon a developer - which is improper and not a requirement for this project.

The City's public works transportation project website shows the path is

still in the concept stage. On May 22, 2023, the City adopted an alternative design in its Master Trail Plan and said we would not lose any trees. Now, suddenly and without any notice to us, *the City has changed its mind*. We cannot trust the City!

The Council has not even funded the project. The voters of Dunwoody just rejected paying for the Master Trail plan on November 7, when the bond referendum was defeated. The voters sent a clear message that PATHs are not the highest priority for City projects. Why isn't the City doing what we told them? They have their Agenda and don't care about US.

We all know the reasons why a PATH on Tilly MILL SHOULD NOT be on the EAST SIDE. The only proper location should be on the WEST SIDE, the original, logical, best Side. So said: Michael Smith, Joe Seconder and everyone who has driven Tilly Mill.

Reasons for not putting a PATH on our side (EAST SIDE) of Tilly Mill.

1) The original design was for the WEST SIDE of Tilly Mill. The logical side, per City of Dunwoody Public Works Director Michael Smith. And Joe Seconder said he would only vote for a PATH on Tilly Mill if it were on the WEST SIDE (MJCCA SIDE).

2) The only reason the PATH was moved FROM THE WEST SIDE to the EAST SIDE was because the MJCCA did not want it on their side. See the attached conversation at City Council meeting on July 12, 2021, specifically Council Member Stacey Harris's comments on behalf of the MJCCA. [Note: Stacy Harris is also an Employee of the MJCCA and has been requested to recuse herself from further discussions and Council votes because of a conflict of interest.] However, she already improperly spoke at a Council meeting (7-12-2021) against the PATH on the WEST SIDE (MJCCA SIDE) and she pushed for the PATH to be on the EAST SIDE.

- 3) The EAST SIDE has a perfectly good 5-foot-wide sidewalk, with many Trees for shade, that is used extensively.
- 4) The West side is wide open, would cost less to build a path on it, and has an extra vehicle lane on its side, for half of the length of Tilly Mill between Mt Vernon and Womack. Common Sense says any PATH on Tilly Mill must be on the WEST SIDE.
- 5) A path on the EAST SIDE would cost far more, destroy many trees, cause storm water problems, destroy neighborhood entrances, damage homeowner's properties, eliminate needed acceleration and deceleration lanes to neighborhoods on the East side of Tilly Mill, and create *dangerous traffic conditions* at these entrances - especially at the North & South Entrances/Exits to Stephens Walk.
- 6) The Tilly Mill Path will cost between \$5 and \$7 million to construct in today's dollars. Where is the City Council going to get this money? Why construct this path when the City's voters have spoken with the defeat of the bond referendum? Remember, the PATH will cost \$2 - 3 million more to put it on the EAST SIDE, as opposed to the West side. Why are hundreds of homeowners being harmed to the benefit the MJCCA?
- 7) Why didn't the City require the MJCCA to build a path at its front entrance when it recently obtained a variance to expand its facilities by building pickleball courts, aquatics center, and new parking? Why is it fair to make this private developer do something the MJCCA was not required to do?
- 8) *The West Side is the obvious and logical location for a path - if built at all. All you need to do is drive down Tilly Mill to see the West Side is least disruptive to all our neighborhoods on Tilly Mill. It is the Obvious/Logical side for a PATH.*

Please see the attached *4th Alternate Plan (and the explanation)* for a path on Tilly Mill on the West side, the original and logical choice. The City can put a *traffic light* at the entrance and exit to the MJCCA or *at*

least require them to have an officer directing traffic during the morning and evening rush hours. And Stop Signs could be easily placed on the PATH (on either side of the MJCCA entrance) as is done everywhere there are Streets that intersect with Sidewalks, PATHs, etc.

Several of us, Tilly Mill neighbors, will speak at the January 4 meeting. We need you there for your support and tell the Zoning Board to reject the city's requirement for the developer to start building the first portion of the Tilly Mill Path.

I hope to see you at the meeting, but ***if you cannot be there***, you can still speak up by ***emailing:***

Paul Leonhardt, Dunwoody Planning & Zoning Manager.

Just say, "I oppose building the Tilly Mill Path in ZBA Case No. 23-20" to:

Paul.Leonhardt@dunwoodyga.gov and/or

Madalyn.Smith@dunwoodyga.gov

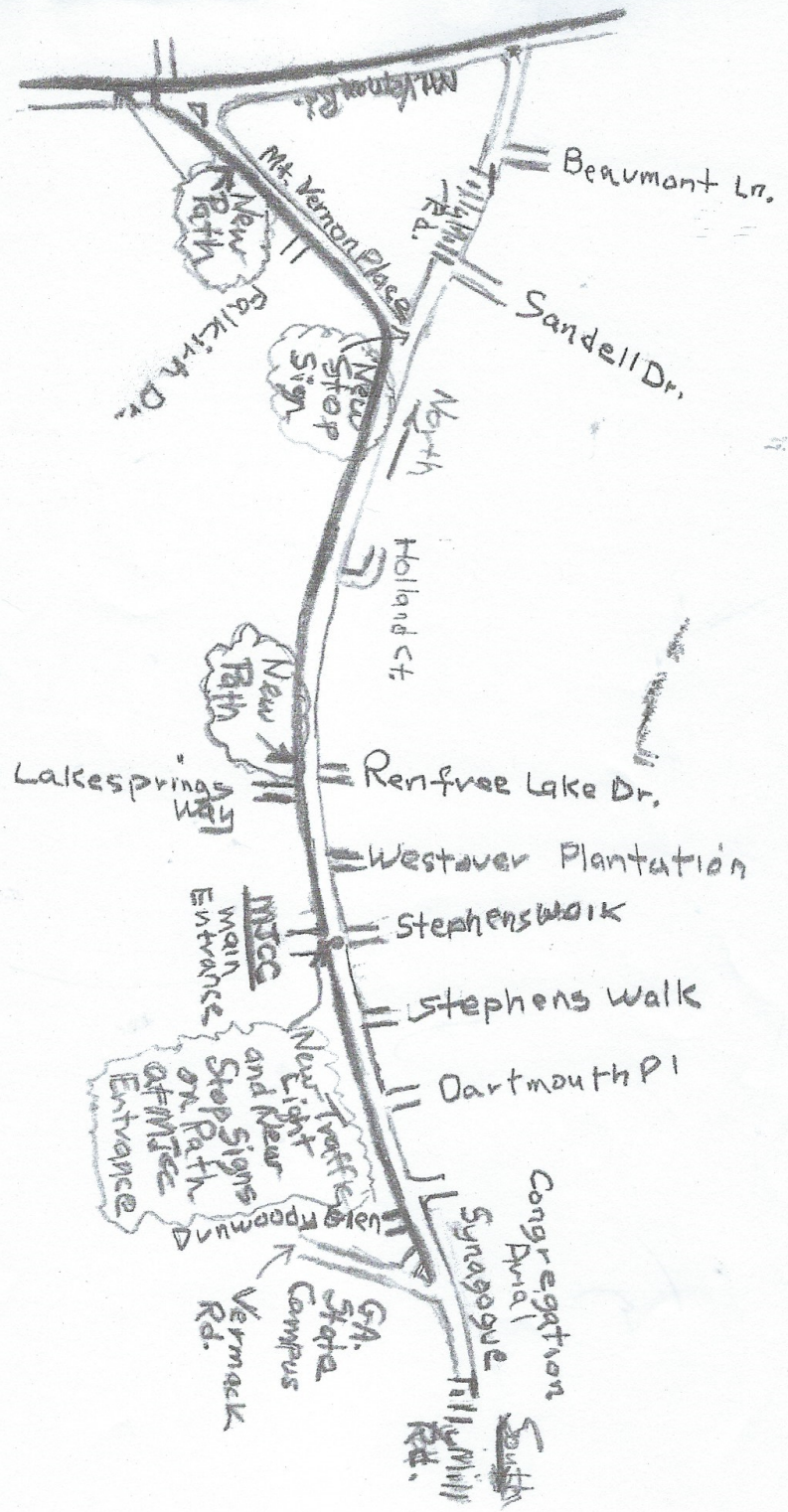
Thanks.

Tom Simon

 Dunwoody, GA 30338



4TH ALTERNATE PATH PLAN
 ON WEST SIDE OF
 TILLY MILL ROAD
 WEST



EAST

SKETCH (LOGS)
 Not To Scale
 Plan North

MEMORANDUM

To: Mayor and City Council
From: Michael Smith, Public Works Director
Date: July 26, 2021
Subject: Approval of a Contract with Practical Design Partners for Design of a Shared-Use Path on Tilly Mill Road

BACKGROUND

The city's transportation plan recommends bicycle and pedestrian improvements on Tilly Mill Road between Mount Vernon Road and Womack Road, and Special Purpose Local Option Sales Tax (SPLOST) funding has been included in this year's budget for design of this project.

Most of this section of Tilly Mill Road has relatively few driveways and side street crossings making a shared-use sidepath feasible. The path would link to existing bike lanes on Tilly Mill Road and Womack Road adjacent to Georgia State's campus and to a planned shared-use path along Mount Vernon Road.

DESCRIBES WEST SIDE OF TILLY MILL

The city recently issued a Request for Proposals (RFP 21-06) to design the shared-use path (<https://www.dunwoodyga.gov/Home/Components/RFP/REP/38/69>). Seven proposals were received and evaluated based on the qualifications and experience of each firm and the personnel proposed to be assigned to the project. After considering qualifications, cost proposals were opened and considered as part of the final ranking of each firm. Based on these considerations, the highest rated proposal was submitted by Practical Design Partners, LLC (PDP). A summary of the proposal scoring is provided on the following pages.

BUDGET

The original scope of work in the RFP consisted of developing the design for the west side of Tilly Mill Road. Based on discussion at the July 12th City Council meeting, \$4,800 has been added to prepare an alternate concept on the east side of the road. The scope was also expanded to extend the design an additional 1,000 feet south of Womack to connect to the bike lanes that were recently completed along Tilly Mill Road. Continuing the project through the Womack intersection will require relocating the signal poles at the intersection and that has also been added to the design cost. PDP's total proposed design cost based on the additional scope is \$124,350 plus a \$15,500 contingency. The cost is within the \$150,000 design budget for this project.

ORIGINAL SIDE

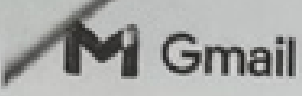
↑
↓
STACEY HARRIS COMMENT AT MEETING

RECOMMENDED ACTION

Staff recommends: 1) award of a contract in the amount of \$124,350 to Practical Design Partners, Inc. for design of a shared-use path on Tilly Mill Road and 2) authorization of a \$15,500 design contingency.

Renfro Lake Subdivision

12/8/23, 1:38 PM



Robin Hein <robin.hein.52@gmail.com>

Fwd: Renfro Lake Subdivision

Michael Phelps <mp@southernheritagehomesga.com>
To: Robin.Hein.52@gmail.com

Fri, Dec 8, 2023 at 11:25 AM

----- Forwarded message -----

From: Daryl Cook <DCook@wbengr.com>
Date: Fri, Dec 8, 2023 at 11:12 AM
Subject: RE: Renfro Lake Subdivision
To: Madalyn Smith <Madalyn.Smith@dunwoodyga.gov>, Michael Phelps <mp@southernheritagehomesga.com>
Cc: Jerry Taratoot <JTaratoot@wbengr.com>

Madalyn,

Please review the attached. With the 5' "beauty strip" and the 12' sidewalk the 44" tree trunk would be within the sidewalk and all within the right of way that will be dedicating to Dunwoody. I suggest that you allow the 12' sidewalk to butt to the back of curb at that point with curvature of the 12' edge from at back of curb to the full 5' beauty strip.

On another note, it is very likely that the old 44" diameter oak tree may only have a few for years as it appears to have dead limbs, multi split trunks, cut backs from aerial power lines as well the critical zone of the tree is 50% under the Tilly Mill Road pavement. An arborist will likely recommend that the tree is not specimen and likely not a keeper.

"EAST SIDE"

Looking along that same side of Tilly Mill Road, that route is loaded with trees south and north of this property that will have to be removed, likely hundreds of trees and thick vegetation, from Mt. Vernon Road and to North Peachtree Road. Seems to me that to add this 12' path and beauty strip will wipe out hundreds of trees, walls and conflicts with power and other utilities. If Dunwoody wants to kills hundreds of trees in this endeavor the city might want to take another to see how many trees, young and old, that must be removed along that route.

WHAT NEIGHBORS ON EAST SIDE OF TILLY MILL HAVE BEEN SAYING FOR YEARS.

The developer will grant the additional right of way shown on the attached. The 12' path could be installed, sans tree, along this parcel but if the rest of the path along all of Tilly Mill Road may never be installed it sure will look strange. I suggest the city should rethink this path considering the hundreds and perhaps thousands of trees to me removed for this 12' wide concrete walkway which increase impervious area and acres of vegetated areas striped of trees.

Just my thoughts. d

**CITY OF DUNWOODY
NOTICE OF PUBLIC HEARING
Regarding This Property**

Request: Special exception from Sec. 27-147(3) to allow relief from contextual lot characteristics standards and variance from Sec. 16-241(e) to allow relief from design standards for new lots for a four-lot subdivision

Case No.: ZBA 23-20

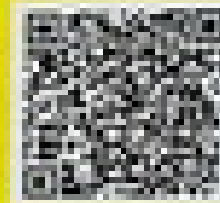
Date: January 4, 2023

Time: 6:00 pm

Location: City Hall

4800 Ashford Dunwoody Road

For Further Information, Contact the Community
Development Department at (678) 382-6800
<http://www.dunwoodyga.gov>



A Conversation at Dunwoody Council meeting on 7-12 2021 with Michael Smith, Joe Seconder and Stacey Harris:

- 1) **Michael Smith (MS) finishes his comments on the RFP for Practical Design Partners to design for a PATH, On the WEST SIDE of Tilly Mill (as mentioned in the RFP – Exhibit “A”).**
- 2) Joe Seconder (JC) goes over the possibilities of the PATH on the WEST SIDE and ways to shift the curb and use the existing deceleration lanes for the PATH. Implying the WEST SIDE is the obvious side for a PATH.
- 3) MS says: “Yes Free curb and Right of Way there. If PATH were to go on that side, Seems that’s the likely side”.
- 4) **Mayor asks if any more comments.**
- 5) **Stacey Harris (SH) says: “So the thought is to put the Multi-Use PATH on the JCC side.”** Note she does not say the WEST SIDE of Tilly Mill. Note, she works for the JCC. Does she want to move the PATH from the WEST SIDE.
- 6) MS says “YES”. NOTE: The PATH was planned for the WEST SIDE before Stacey Harris makes her comments (She works for the JCC).
- 7) **Stacey Harris then says: “I’m just going to throw out there that there’s a lot of conflict because of traffic in and out”.** It appears SH does not want to put the PATH on the JCC side (WEST SIDE).
- 8) **MS says: “Consultant can look at the costs for the EAST SIDE but not do a design for the EAST SIDE but do a feasibility and so we can look at both sides”. A Design RFP was for the WEST SIDE ONLY. The Consultant and/or Michael Smith decided that the WEST SIDE was the Likely, Obvious side for any PATH on Tilly Mill (RFP for WEST SIDE).**
- 9) **Stacey Harris says: “Because the pavement exists, it’s just.”** It appears that Stacey Harris is Negotiating against the PATH on the JCC Side (note she does not use the words WEST SIDE).
- 10) **MS says: “that the EAST SIDE Right of Way is tighter and more trees to deal with, but we can look at both sides”.**
- 11) **Stacey Harris then says: “I mean I understand I just know what conflicts we are creating.”** Again, it appears that SH does not want the PATH on the JCC SIDE (WEST SIDE).

Was Stacey Harris negotiating for herself or on behalf of the JCC, because it ended in the desired results of moving the PATH from the Original/Designed/likely JCC Side (WEST SIDE) to the EAST SIDE sometime after the 7-12-2021 meeting. No other verifiable reasons have been forthcoming. Also, after the PATH was moved to the EAST SIDE, Stacey Harris recuses herself. Why recuse herself if she has not done anything wrong and her comments are proper? Did She and/or the JCC realize she should not have said what she said at the Council meeting? However, recusing herself after the desired results are realized, could it be an admission that what she did “SAID” in the meeting was improper and a possible Dunwoody Council ethics violation. The 7-12-2021 Council meeting video needs to be reviewed, at the 2 Hour and 56 minute mark of the meeting. And what occurred at the subsequent meetings that were held to move the PATH from WEST SIDE to EAST SIDE. What were the reasons???

Dunwoody Zoning Board of Appeals: Tom Simon Speech:

Meeting January 4, 2024, at 6:00 PM at Dunwoody City Hall of the Zoning Board of Appeals:

I oppose building the Tilly Mill Path in ZBA Case No. 23-20": Tom Simon

I am here tonight regarding the City's (City Council) unjustified requirement - telling the Developer (who is building 4 homes at the Entrance of Renfro Lake Neighborhood) to build a 12 foot Wide PATH around the Big Oak Tree on Tilly Mill. This is the City's attempt to start a PATH on the EAST SIDE of Tilly Mill (from Mt Vernon to Womack). None of us want this PATH!

This requirement the City is telling the Developer to build as part of his project is NOT and should NOT be a condition of granting a variance to the Developer to build homes. Requiring the Developer to build a 12-foot-wide PATH is not a requirement of the Dunwoody building code. This is the City Council's way of forcing/imposing their will and ideology upon a Developer, which is wrong and not a requirement for this project. It would also cost the Developer approximately an additional \$200,000 to put in this PATH. What the City Council is requiring is outrageous and a slap to the face of the Citizens of Dunwoody who live on the EAST SIDE of Tilly Mill. Why, because The City is trying to have the Developer pay for the first phase of a PATH on the EAST SIDE of Tilly Mill (this 12-foot-wide PATH requirement imposed on the Developer by the City) so the City can then proceed from this Developer built 12 foot wide PATH, to build a mile long PATH on the EAST SIDE of Tilly Mill from Mt Vernon to Womack.

The city's public works transportation project website shows the path is still in the concept stage. The WEST SIDE or EAST SIDE of Tilly Mill has not been decided, (at least officially – is the City hiding something?). The council has not approved a final design concept and has not funded the project. The voters of Dunwoody just rejected the master Trail plan on November 7, when the wasteful and unnecessary \$60 Million bond referendum was defeated. The voters sent a clear message that PATHs are not the highest priority for city projects. And yet, the City Council thumbs its nose at Voters and particularly Voters, located on the EAST SIDE of Tilly Mill.

I am asking you, the Zoning Board members, to tell the City and City Council that you oppose and vote against this OUTRAGIOUS requirement the City is trying to make the Developer Build. Which is: a 12-foot-wide PATH around the existing Big Oak on Tilly Mill at the entrance to Renfro Lake. Please Tell the City NO to this requirement.

I will plan to say much more in weeks to follow at City Council Meetings about what the City Council has done about this PATH on Tilly Mill which is wrong, deceptive, unjustified, unwarranted and possibly ethics violations by Council and City employees.

Thank You!

Tom Simon, Dunwoody, GA Resident 46 years, [REDACTED] Dunwoody, GA 30338,
[REDACTED]
[REDACTED]

Madalyn Smith

From: Robin Hein <[REDACTED]>
Sent: Tuesday, December 26, 2023 2:41 PM
To: Paul Leonhardt; Madalyn Smith
Subject: Renfroe Lake Homeowners' Association, Inc. Comments to ZBA # 23-20, 5383 Tilly Mill Road, Jan. 4, 2024 Hearing
Attachments: 5383 Tilly Mill Zoning Application Letter to Southern Heritage with 3 Lot Plan .pdf

Caution: External Message

Mr. Leonhardt and Ms. Smith,

We met with the Southern Heritage Home Builders, Developer of 5383 Tilly Mill Road, ZBA Case # 23-20, which will be heard by the Zoning Board of Appeals on January 4, 2024.

It is my understanding that Mike Phelps of Southern Home Builders has already submitted a copy of my December 22, letter - which outlines the substance of our discussions and concerns. Copy attached.

The development property sits at the front entrance to our subdivision.

Our HOA Board does not oppose the Application for a variance, provided the conditions outlined in my letter are addressed. We have no opposition to the lot widths fronting on Renfroe Lake Drive being different from that of the next closest home and others in the subdivision.

We are in agreement that reducing the number of homes to be built from 4 to 3 is helpful in resolving our concerns.

I will be forwarding a separate letter expressing our concern and opposition to the requirement that the developer begin building the first segment of the proposed Tilly Mill Shared Use Path to replace the existing 5-foot sidewalk on the front of the development property.

We believe the Zoning & Planning Department has misinterpreted the City's plan for design and location of the Path. We oppose that requirement as a condition of granting the variance.

Thank you.

Renfroe Lake Homeowners' Association, Inc.

Robin Hein
 As President

Madalyn Smith

From: Robin Hein <[REDACTED]>
Sent: Tuesday, December 26, 2023 3:10 PM
To: Paul Leonhardt; Madalyn Smith
Subject: Zoning Application Case # ZBA 23-20, Jan. 4, 2024, Opposition to Requirement of Starting the Tilly Mill Shared Use Path
Attachments: RLHOA Letter to Dunwoody Zoning Re Improper Location of Tilly Mill Shared Used Path.pdf; Exhibits 1-7 RLHOA Letter to Zoning Re Master Trail Plan.pdf; Exhibits 8-10 Zoning Emails Re Tilly Mill Shared Use Path.pdf; Exhibits 11-15, Photos of 5383 Tilly Mill Road with Markups for Alt 3 Design.pdf; Exhibits 16 - 19, Public Works Web Page for Alternates 1 & 2 Tilly Path in 2022, Rejected 2023 for Alt 3.pdf

Caution: External Message

Mr. Paul Leonhardt and Ms. Madalyn Smith,

I represent the **Renfroe Lake Homeowners Association, Inc.** We have a community of 40 homes. The variance sought for 5383 Tilly Mill Road (ZBA # 23-20) pertains to a lot at our front entrance where Renfroe Lake Drive meets Tilly Mill Road.

During the course of our meetings with the owner and developer, we learned that **Zoning & Planning was requiring the developer to start construction of the proposed Tilly Mill Path**, using the front 17-feet of the variance property to replace the existing 5-foot sidewalk. [The new path would consist of a 5-foot grass or landscaped buffer and 12-foot concrete mixed use (pedestrian and bicycle) path or trail, running along the eastern side of Tilly Mill Road.

The proper design plan and location for the path is the Northbound Lane of Tilly Mill Road, not on the development property. This is according to Public Works' **Alternate 3 design** that was incorporated into The **PATH Foundation's Master Trail Plan** - which the **Council approved** on May 22, 2023.

The plan calls to shift the roadbed of Tilly Mill approximately one lane west and make use of the existing deceleration lane and ample room on the West Side of Tilly Mill.

We believe Zoning & Planning mistakenly used the design plan known as Alternate 2 (for the East Side) developed by Public Works in 2022. That plan was **rejected** in favor of one that was less destructive to subdivision entrances, damaging to homeowners' properties, and significant old growth tree loss.

The approved plan location and design is Alternate 3 is described in the Master Trail Plan at pages 47 and 48 for Central Trails at Tilly Mill/Holland Court and Stephens Walk.

Attached is a letter and supporting documentation, expressing our concern and opposition to that requirement.

We believe the Zoning & Planning Department has ***misinterpreted*** the City's plan for design and location of the Path.

We oppose that requirement as a condition of granting the variance.

Placing the path across the variance property will have a significant adverse effect on our 40 homeowners, as well as many other subdivisions and homeowners along Tilly Mill.

Thank you.

Renfroe Lake Homeowners' Association, Inc.

Robin Hein
As President

Renfro Lake Homeowners' Association, Inc.
 P.O. Box 88021
 Dunwoody, GA 30356

December 26, 2023

Paul Leonhardt, Planning & Zoning Manager &
 Deputy Community Development Manager
 City of Dunwoody
 4800 Ashford Dunwoody Road
 Dunwoody, GA 30338

Via email to:

Paul Leonhardt: Paul.Leonhardt@dunwoodyga.gov
 Madalyn Smith (Senior Planner): Madalyn.Smith@dunwoodyga.org

**Re: ZBA 23-20, 5383 Tilly Mill Road, Application for Special Exception by
 TM5383, LLC and Southern Heritage Home Builders, Public Hearing Jan. 4,
 2024, 6 pm**

Mr. Leonhardt and Ms. Smith:

Please include a copy of this letter and supporting documents in your packet to the Zoning Board to advise them of significant public opposition to an ***improper condition attached to development of the above property*** by the City of Dunwoody. Specifically, Zoning & Planning is **requiring the Developer of 5383 Tilly Mill Road to replace an existing 5-foot sidewalk** on the East Side of Tilly Road **with a new 12-foot shared use pedestrian and bicycle path and 5-foot buffer strip.**

This is the ***wrong design in the wrong location*** and should ***not*** be a condition of permitting the variance. It will also result in loss of a 44" diameter old oak at the property, as well as hundreds of other old growth trees along the one-mile planned path route.

The Applicant's property is located at the front entrance to the Renfro Lake Subdivision, at the corner of Tilly Road and Renfro Lake Drive. We have 40 homes and will be adversely impacted by this condition of permitting.

We believe that the Zoning & Planning Department made an ***error by misinterpreting*** the current plan for development of a Planned Project shown in the **City's Master Trail Plan as P4, Central Trails, "Tilly Mill Shared-Use Path."** The planned path is

proposed to run one mile from Womack Road to Mt. Vernon Road. The City adopted the Master Trail Plan on May 22, 2023.

The plan approved by the Council on May 22, 2023, is found in the following Link to City's landing page for its "**Master Trail Plan**" at **pages 47 and 48 for the Central Trails, at Holland Court and Stephens Walk.**

The proper plan is the "Alternate 3" design from Public Works, and not "Alternate 2". Zoning & Planning mistakenly directed the Developer and its Professional Engineers to the "Alternate 2" design found **at another web page** for Public Works which shows the preliminary, but rejected, Alternate 1 (West Side) and Alternate 2 (East Side) plans.

After **massive public protest** against shifting the location of the path from the West Side (Alternate 1) to the East Side (Alternate 1), the City Council developed a third design plan "Alternate 3" to **use the existing Northbound Lane of Tilly Mill** as the location for the new 12-foot path and buffer strip. It **shifts the entire roadway one lane west**, using an existing deceleration lane. The path then goes in the existing Northbound lane of Tilly Mill. See attached design for Alternate 3 and Dunwoody Master Trail Plan.

Link to the Dunwoody **Master Trail Plan web page** (Click on the words "Dunwoody Trail Master Plan Adopted May 2023" to bring up the actual 80-page plan proposed by The PATH Foundation and approved by the City Council, and go to pages 47 and 48. See direct link below.):

<https://www.dunwoodyga.gov/government/master-plans/community-development/dunwoody-trail-master-plan>

It is our understanding that Zoning & Planning Department told the developer of the planned new 4-unit subdivision (the Applicant 5383TM, LLC and Southern Heritage Home Builders) **must construct the first segment of the Tilly Mill Road Shared-Use Path as a condition of receiving approval for the permit.** The developer is being required to bear the cost of building out the path. This Zoning & Planning directive requires the path to be built **on the development property, instead of in the northbound lane of Tilly Mill.** between the existing curb of the roadway, with a 5-foot buffer strip, and a 12-foot concrete path along the 230 feet of 5383 Tilly Mill's frontage.

On **December 7, 2023**, the Zoning & Planning Department stated to the Developer,

"... any redevelopment of this property would require the developer to concurrently install the required streetscape. Along Tilly Mill, this includes the 12-foot multi-use path. We are requesting a strategy for the path that preserves the large 44" [Diameter at Breast Height (DBH), ancient oak] tree. This can be either routing the path differently, or installing a 'floating sidewalk' which reduces the impact in the CRZ, which preserves the tree. Based on [the developer's professional engineer's] previous email, it

seems that a full reroute of the path significantly impacts the corner lot, but an alternative needs to be proposed if that is the case.”

On **November 28, 2023**, the Zoning & Planning Department advised the developer’s professional engineers that,

“The planting strip would be 5 feet. Rather than routing the path around the entire CRZ, a floating trail could be used and it can go in the CRZ if necessary.”

On **November 22, 2023**, the Zoning & Planning Department advised the Developer’s Professional Engineers that they could find the details to the planned Tilly Mill Path at the following link (which is the Public Works web page for “Alternates 1 (West Side) and 2 (East Side).”

Link to the City’s Public Works Department Projects web page which Zoning & Planning gave to the Developer and its Professional Engineers:

<https://www.dunwoodyga.gov/government/projects/public-works/tilly-mill-road-shared-use-path-from-womack-rd-to-mt-vernon-rd>

Mr. Leonhardt, the link provided by Zoning & Planning to design the path refers to design concept “**Alternate 2**” for placing the path on the East Side of Tilly Mill Road to replace the existing 5-foot sidewalk. That is **not the correct design plan** for Tilly Mill Road. That location was not approved by the City Council and would be overwhelmingly destructive of the front entrances to many subdivisions, damaging to the homes of hundreds of property owners, massive tree loss, and other adverse consequences. The affected subdivisions are Beaumont, Kingsley (at Sandell Drive), Holland Court, Renfroe Lake, Westover Plantation, Stephens Walk (2 entrances), Kingsley (at Dartford), and Congregation Ariel.

The Public Works Department **never posted “Alternate 3” to update the City’s Projects website page**. “Alternate 3” proposes to **move the Tilly Mill roadway Westward about one lane to place the Tilly Mill Shared-Use Path in the current Northbound lane of Tilly Mill** leading up to Mt. Vernon. [Note: This project is being done in conjunction with rerouting of Mt. Vernon Place across city owned property to a stop just below Sandell Drive and reworking the intersection of Tilly Mill and Mt. Vernon.]

The Council has **not yet funded** construction of the path for placement and did **not** select “Alternate 2”. The approximate average cost to the city to build *one mile* of a shared-use path in 2023 is about \$1 million per mile. That is a cost of about \$1,000 per foot. The 5383 Tilly Mill property has 230 linear feet along Tilly Mill Road. The City’s estimated cost to construct Alternate 3 project is over \$7 million.

Link to the 80-page Master Trail Plan:

<https://www.dunwoodyga.gov/home/showpublisheddocument/2898/638211390365870000>

Specifically, please look at the Master Trail Plan descriptions of the **“P4 Planned Tilly Mill Road Sidepath”** at **page 47** (Holland Court at Tilly Mill) and **page 48** (Stephens Walk at Tilly Mill). You will see photos as the road currently exists and renderings of where the paths would be located:

“Central Trails/Holland Court & Tilly Mill Road, Overview. The image below illustrates a previously developed planned sidepath along Tilly Mill Road at the intersection with Holland Court. This segment of trail offers key connections through Central Dunwoody. ***The sidepath uses existing right of way [Northbound lane of Tilly Mill] and shifts the travel lanes to the west.***” p. 47 [Holland Court is just north of Renfroe Lake Drive.]

“Central Trails/ Tilly Mill Road at Stephens Walk, Overview. The image below [in the Master Plan] illustrates a sidepath along Tilly Mill Road at the [North] entrance to Stephens Walk. ***In conjunction with a road realignment*** that allows for a turning lane into the Marcus Jewish Community Center. ***By repurposing an existing deceleration lane*** [at the North entrance to Stephens Walk]....” p. 48

The PATH Foundation recommended using **Alternate 3** design to avoid considerable loss of trees along the East Side of Tilly Mill. The City agreed with the recommendation.

The Path must ***not*** be constructed to replace the existing 5-foot sidewalk across the front of 5383 Tilly Mill. It is the City’s responsibility to build the path as approved by the Council on May 22, 2023, and that cannot happen until the City is ready to fund and realign Tilly Mill by shifting it Westward. The developer should not have to bear the cost of installation, and it should not be a condition of receiving permitting.

The Tilly Mill Path should be constructed at its original proposed location shown in Alternate 1 as the West Side of Tilly Mill. As noted by the Director of Public Works on July 21, 2021, that is best location which is least disruptive to homeowners and results in preservation of trees. We disagree with the Public Works basis for recommending Alternate 2 in 2022 as unsupported conclusions that were overridden by The PATH Foundation and City Council in adopting Alternative 3. Alternate 2 was rejected by the public and the City.

Renfroe Lake Homeowners’ Association, Inc.

Robin Hein, as President

Supporting Documents to Renfroe Lake HOA Dec. 26, 2023 Letter to Zoning & Planning Dept., Re: ZBA #23-20

City Web Page for Dunwoody Master Trail Plan

Pages 47 and 48, Central Trails Holland Court and Stephens Walk on Tilly Mill Road Path, Master Trail Plan Report

Public Works Alternate 3 Design Plan & Cost Estimate for Tilly Mill Shared Use Path

Emails between Zoning & Planning Department and Developer's Professional Engineers Regarding Tilly Mill Path

Photos of 5383 Tilly Mill Road, showing new location of Tilly Mill Path and vehicle travel lanes per Alternate 3 and Master Trail Plan

ADOPTED BY COUNCIL
MAY 22, 2023

PARTNERSHIP

The City of Dunwoody is partnering with the PATH Foundation Team to develop a city-wide trail master plan.

Master Services Agreement with the PATH Foundation for a Trail Master Plan



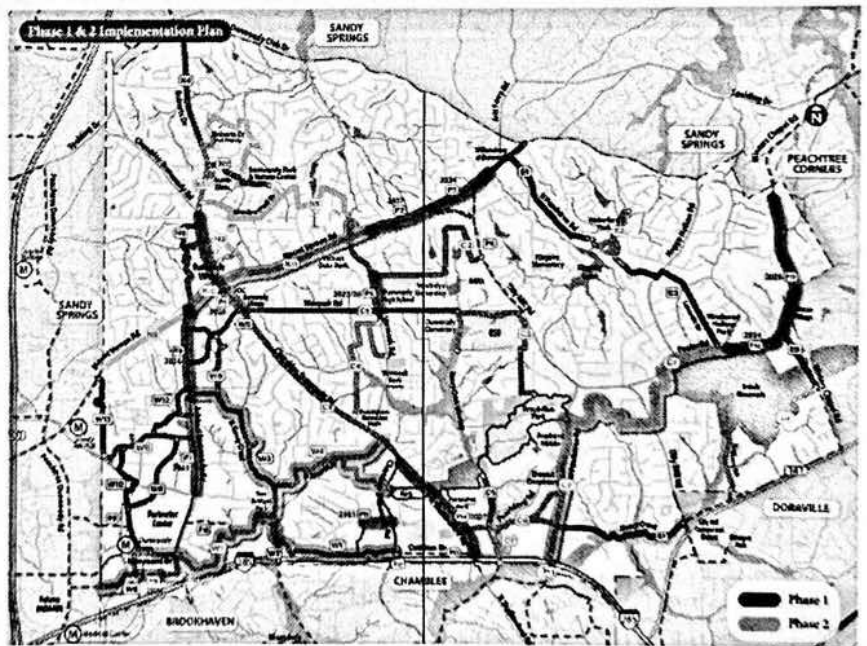
Dunwoody Trail Master Plan

The City of Dunwoody partnered with the PATH Foundation and Perimeter Community Improvement Districts (PCIDs) to develop a city-wide trail master plan. This project identified trail opportunities and feasibility, developed branding and design standards, and outlined strategies for implementation.

Dunwoody Trail Master Plan Adopted May 2023

After eight months of field research and community engagement, the Dunwoody City Council approved the Dunwoody Trail Master Plan during its meeting on May 22. The master plan is an overview with additional scrutiny and discussion to come : “As each trail segment moves through design and construction processes, there are multiple opportunities for community input and project adjustment by elected officials.”

“The Dunwoody Trail Master Plan proposes a safe and inviting network of people-oriented trails that connect to key destinations within the city limits and beyond,” said PATH Foundation Executive Director Greta deMayo. “If you look at the plan as a whole, it includes 68 miles of existing, planned, and proposed trails connecting Dunwoody residents to nine parks, 11 schools, seven shopping centers, and two MARTA stations.”



[Click here or on the image for a closer look at the Implementation Map.](#)

Building on the existing Dunwoody Trailway, the master plan was laid out under the direction of city staff and elected officials and vetted with key stakeholders and the public through a survey and series of public meetings.

The master plan details a three-phase program of projects taking more than 10 years to complete. The first phase includes projects already in-progress, designed to be completed within the next few years. The second phase of prioritized projects is to be completed within 10 years. Projects in these first two phases cover 8.5 miles with an estimated cost of \$51.6 million. Phase 3 projects are part of the long-range plan.

The City of Dunwoody has called for a voter referendum on the November 7, 2023 ballot to fund capital projects in whole or part by the issuance of general obligation bonds. Some projects referenced on this webpage are being considered for funding should the referendum be approved by the voters. The City reserves the right to modify plans and/or projects based upon the needs of the city and future funding. Citizens should not vote for the issuance of the general obligation bonds on the assumption that the projects will be funded with bond proceeds or that specific amounts will be spent on any particular project.

Building the Master Plan

An overflow crowd attended the Dunwoody Trail Master Plan Public Meeting on February 8, 2023, at Dunwoody City Hall. Greta deMayo, Executive Director of the PATH Foundation, presented the draft map and discussed trail types, desired destinations, and the benefits of trails.

[Watch video of the meeting](#)

Prior to creating the draft map, the PATH Foundation gathered community input on trails during a public open house on December 7 and at Light Up Dunwoody on November 20. In addition, 638 people responded to an online survey in December.

Master Planning Goals

The goal for the Dunwoody Trail Master Plan is to connect Dunwoody residents to key destinations, such as schools, parks and shopping areas, by building a network of safe and inviting trails in a variety of types that respect the natural setting and enhance property values.

[Email](#) with questions.



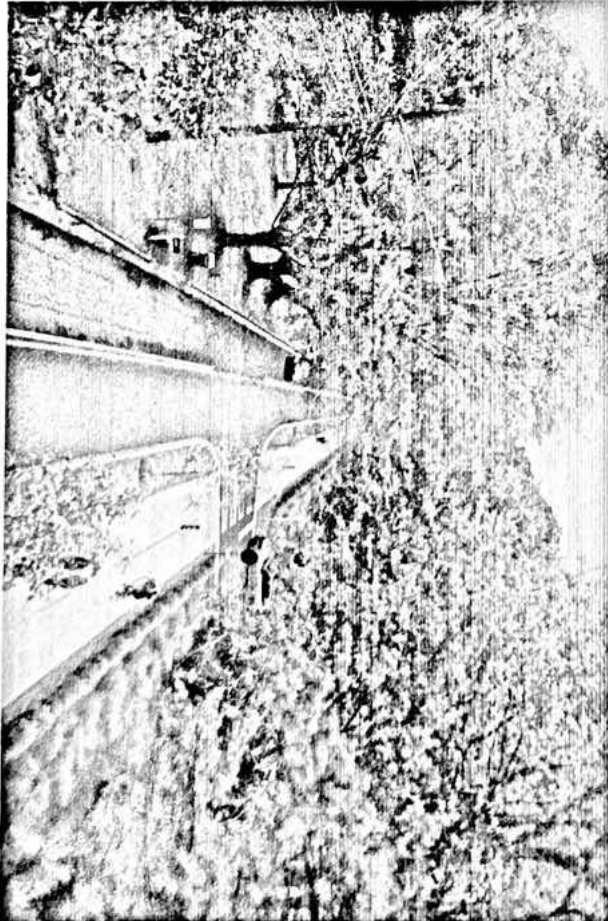
Existing conditions along Tilly Mill Road looking northwest

Central Trails | Holland Court & Tilly Mill Road

Overview

The image below illustrates a previously planned sidepath along Tilly Mill Road at the intersection with Holland Court. This segment of trail offers key connections through Central Dunwoody. The sidepath uses existing right of way and shifts the travel lanes to the west.

Proposed Trail Type
Sidepath



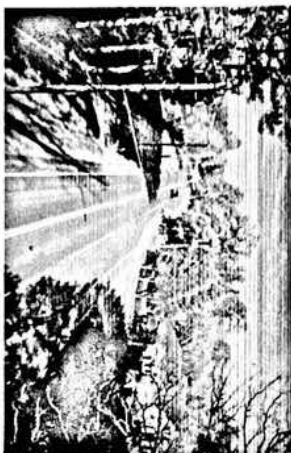


Central Trails | Tilly Mill Road at Stephens Walk

Overview

The image below illustrates a sidepath along Tilly Mill Road at the entrance to Stephens Walk, in conjunction with a road realignment that allows for a turning lane into the Marcus Jewish Community Center. By repurposing an existing deceleration lane into a sidepath, this concept is minimally invasive to existing landscape buffers and creates opportunity to plant more shade trees along Tilly Mill Road.

Proposed Trail Type Sidepath



Existing conditions along Tilly Mill Road looking northwest



Dunwoody Trail Master Plan

TILLY HILL ROAD SHARED USE PATH ALTERNATE 3 DESIGN PLAN



ALT 3 COST ESTIMATE

TILLY MILL RD						
ALTERNATE 3 - BUFFERED BIKE LANES & ENHANCED SIDEWALK						
10/24/2022						
ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENSION	
ROADWAY						
180-1000	TRAFFIC CONTROL - TILLY MILL RD	LB	LUMP	\$ 200,000.00	\$	200,000.00
210-0100	GRADING COMPLETE - TILLY MILL RD	LB	LUMP	\$ 750,000.00	\$	750,000.00
310-1101	GR AGGR BASE CRS, INCL MATL	TN	4300	\$ 43.47	\$	186,921.17
318-3000	AGGR SURF CRS	TN	1300	\$ 43.78	\$	56,973.82
402-1812	RECYCLED ASPH CONC LEVELING, INCL BITUM MATL & H LIME	TN	2100	\$ 120.85	\$	274,785.41
402-3121	RECYCLED ASPH CONC 28 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	TN	890	\$ 119.79	\$	106,603.21
402-3130	RECYCLED ASPH CONC 12.5 MM SUPERPAVE, GP 2 ONLY, INCL BITUM MATL & H LIME	TN	2000	\$ 124.84	\$	249,679.48
402-3180	RECYCLED ASPH CONC 18 MM SUPERPAVE, GP 1 OR 2, INCL BITUM MATL & H LIME	TN	280	\$ 129.83	\$	36,352.44
412-0780	TACK COAT	OL	1700	\$ 2.82	\$	4,797.66
432-0208	MILL ASPH CONC PVMT, 1 1/2 IN DEPTH	BY	18000	\$ 8.46	\$	152,280.00
441-0018	DRIVEWAY CONCRETE, 8 IN TK	BY	870	\$ 73.26	\$	63,738.42
441-0104	CONC SIDEWALK, 4 IN	BY	7100	\$ 68.84	\$	488,685.60
441-0108	CONC SIDEWALK, 8 IN	BY	870	\$ 129.09	\$	112,369.13
441-0748	CONCRETE MEDIAN, 8 IN	BY	80	\$ 89.25	\$	7,140.00
441-4020	CONC VALLEY GUTTER, 8 IN	BY	720	\$ 79.10	\$	56,952.00
441-6030	CONC VALLEY GUTTER, 8 IN	BY	180	\$ 82.43	\$	14,837.40
441-3002	CONCRETE HEADER CURB, 8 IN, TP 2	LF	250	\$ 29.27	\$	7,317.50
441-3004	CONCRETE HEADER CURB, 10 IN, TP 4	LF	130	\$ 43.23	\$	5,620.00
441-8218	CONC CURB & GUTTER, 8 IN X 24 IN, TP 2	LF	11000	\$ 30.23	\$	332,577.14
448-1100	PVMT REINF FABRIC STRIPS, TP 2, 18 RICH WIDTH	LF	8400	\$ 11.26	\$	94,562.77
500-8999	CLASS B CONC, BASE OR PVMT WIDENING	CY	240	\$ 375.70	\$	90,168.00
515-2099	HANDRAIL, SPECIAL DESIGN	LF	490	\$ 50.00	\$	24,500.00
550-1189	STORM DRAIN PIPE, 18 IN, H 1-10	LF	3400	\$ 84.86	\$	288,584.27
550-1249	STORM DRAIN PIPE, 24 IN, H 1-10	LF	300	\$ 103.90	\$	31,170.00
550-1309	STORM DRAIN PIPE, 30 IN, H 1-10	LF	150	\$ 116.34	\$	17,450.88
550-1389	STORM DRAIN PIPE, 36 IN, H 1-10	LF	100	\$ 152.82	\$	15,282.42
550-1800	STORM DRAIN PIPE, 60 IN, H 1-10	LF	500	\$ 357.21	\$	178,602.50
590-4218	FLARED END SECTION 18 IN, STORM DRAIN	EA	1	\$ 1,104.48	\$	1,104.48
590-4224	FLARED END SECTION 24 IN, STORM DRAIN	EA	1	\$ 1,325.87	\$	1,325.87
603-2181	STN DUMPED RSP RAP, TP 3, 18 IN	BY	80	\$ 74.88	\$	5,990.40
603-7000	PLASTIC FILTER FABRIC	BY	80	\$ 8.15	\$	652.00
643-8210	WOOD FENCE -	LF	610	\$ 72.25	\$	44,072.50
688-1100	CATCH BASIN, GP 1	EA	35	\$ 4,834.41	\$	169,204.27
688-2100	DROP INLET, GP 1	EA	8	\$ 4,478.41	\$	35,827.28
688-4300	STORM SEWER MANHOLE, TP 1	EA	5	\$ 4,227.74	\$	21,138.68
688-4400	STORM SEWER MANHOLE, TP 2	EA	4	\$ 3,680.00	\$	14,720.00
PERMANENT EROSION CONTROL						
700-8910	PERMANENT GRASSING	AC	3	\$ 2,142.08	\$	6,426.24
700-7000	AGRICULTURAL LIME	TN	9	\$ 234.04	\$	2,106.36
700-8000	FERTILIZER MIXED GRADE	TN	4	\$ 1,401.48	\$	5,605.88
700-8100	FERTILIZER NITROGEN CONTENT	LB	190	\$ 6.70	\$	1,273.00
716-2000	EROSION CONTROL MATS, SLOPES	BY	2000	\$ 1.60	\$	3,200.00
TEMPORARY EROSION CONTROL						
163-2232	TEMPORARY GRASSING	AC	2	\$ 712.43	\$	1,424.87
163-0240	MULCH	TN	70	\$ 231.44	\$	16,200.80
163-0300	CONSTRUCTION EXIT	EA	4	\$ 1,778.78	\$	7,115.11
163-0502	CONSTRUCT AND REMOVE SILT CONTROL GATE, TP 2	EA	8	\$ 739.26	\$	5,914.08
163-0528	CONSTRUCT AND REMOVE FABRIC CHECK DAM - TYPE C SILT FENCE	LF	200	\$ 12.88	\$	2,576.00
163-0550	CONSTRUCT AND REMOVE INLET SEDIMENT TRAP	EA	50	\$ 287.76	\$	14,388.00
165-0010	MAINTENANCE OF TEMPORARY SILT FENCE, TP A	LF	4700	\$ 1.18	\$	5,546.00
165-0030	MAINTENANCE OF TEMPORARY SILT FENCE, TP C	LF	850	\$ 0.97	\$	824.50
165-0041	MAINTENANCE OF CHECK DAMS - ALL TYPES	LF	100	\$ 8.95	\$	895.00
165-0088	MAINTENANCE OF SILT CONTROL GATE, TP 2	EA	8	\$ 179.97	\$	1,439.76
166-9101	MAINTENANCE OF CONSTRUCTION EXIT	EA	4	\$ 876.95	\$	3,507.80
166-9105	MAINTENANCE OF INLET SEDIMENT TRAP	EA	80	\$ 118.22	\$	9,457.60
167-1000	WATER QUALITY MONITORING AND SAMPLING	EA	2	\$ 421.01	\$	842.02
167-1500	WATER QUALITY INSPECTIONS	MO	12	\$ 1,297.28	\$	15,567.36
171-0018	TEMPORARY SILT FENCE, TYPE A	LF	8400	\$ 3.85	\$	32,316.00
171-0038	TEMPORARY SILT FENCE, TYPE C	LF	1100	\$ 4.83	\$	5,313.00
843-8200	BARRIER FENCE (ORANGE), 4 FT	LF	600	\$ 3.18	\$	1,908.00

ALT 3 COST ESTIMATE

ITEM NO.	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENSION
SIGNING AND MARKING					
838-1033	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 9	SF	70	\$ 23.94	\$ 1,675.80
838-1038	HIGHWAY SIGNS, TP 1 MATL, REFL SHEETING, TP 11	SF	70	\$ 23.22	\$ 1,625.43
838-2078	GALV STEEL POSTS, TP 7	LF	490	\$ 10.78	\$ 5,162.79
853-0128	THERMOPLASTIC PVMT MARKING, ARROW, TP 2	EA	28	\$ 99.83	\$ 2,495.78
853-0210	THERMOPLASTIC PVMT MARKING, WORD, TP 1	EA	1	\$ 209.97	\$ 209.97
853-1501	THERMOPLASTIC SOLID TRAF STRIPS, 8 IN, WHITE	LF	17900	\$ 0.95	\$ 16,205.21
853-1502	THERMOPLASTIC SOLID TRAF STRIPS, 8 IN, YELLOW	LF	7500	\$ 0.94	\$ 7,045.39
853-1704	THERMOPLASTIC SOLID TRAF STRIPS, 24 IN, WHITE	LF	290	\$ 11.89	\$ 3,003.09
853-1804	THERMOPLASTIC SOLID TRAF STRIPS, 8 IN, WHITE	LF	1800	\$ 2.64	\$ 4,756.53
853-3301	THERMOPLASTIC BOP TRAF STRIPS, 8 IN, WHITE	OLF	2000	\$ 0.74	\$ 1,478.04
853-8004	THERMOPLASTIC TRAF STRIPING, WHITE	SY	400	\$ 5.22	\$ 2,087.37
853-8008	THERMOPLASTIC TRAF STRIPING, YELLOW	SY	75	\$ 3.22	\$ 241.43
854-1001	RAISED PVMT MARKERS TP 1	EA	180	\$ 9.08	\$ 1,000.48
854-1008	RAISED PVMT MARKERS TP 3	EA	89	\$ 9.99	\$ 484.08
899-8013	NOT APPLIED PREFORMED PLASTIC PVMT MKG, WORDS AND/OR SYMBOLS, WHITE, TP P	EA	60	\$ 281.80	\$ 15,089.73
SIGNALS					
847-1000	TRAFFIC SIGNAL INSTALLATION NO. - WOMACK ROAD	LS	1	\$ 40,000.00	\$ 40,000.00
SUB-TOTAL ROADWAY:					\$ 4,302,384.48
RETAINING WALLS					
808-3201	CLASS B CONCRETE, RETAINING WALL	CY	140	\$ 848.99	\$ 118,818.60
SUB-TOTAL RETAINING WALLS:					\$ 118,818.60
LIGHTING					
899-2018	CONSTRUCTION COMPLETE	LF	2000	\$ 167.00	\$ 334,000.00
899-2018	CONSTRUCTION COMPLETE	LF	6800	\$ 41.75	\$ 283,800.00
SUB-TOTAL LIGHTING:					\$ 617,800.00
20% Contingencies					\$ 1,007,820.22
CONST. TOTAL:					\$ 6,046,821.29
RIGHT OF WAY - 37 PARCELS					
	REQUIRED RIGHT-OF-WAY	SF	8100	\$ 18.00	\$ 145,800.00
	REQUIRED PERMANENT EASEMENT	SF	6400	\$ 13.50	\$ 86,400.00
	REQUIRED TEMPORARY EASEMENT	SF	11000	\$ 9.00	\$ 99,000.00
	REQUIRED DRIVEWAY EASEMENT	SF	16000	\$ -	\$ -
	BRICK SIGN (LAKE SPRINGS WAY)	EA	1	\$ 25,000.00	\$ 25,000.00
ROW TOTAL:					\$ 356,200.00
UTILITIES					
	RELOCATE UTILITY POLE	EA	22	\$ -	\$ -
	ADJUST SEWER MANHOLE TO GRADE	EA	6	\$ 2,000.00	\$ 12,000.00
	RELOCATE FIRE HYDRANT	EA	5	\$ 4,000.00	\$ 20,000.00
	ADJUST WATER METER BOX TO GRADE	EA	21	\$ 1,000.00	\$ 21,000.00
	ADJUST WATER VALVE BOX TO GRADE	EA	21	\$ 500.00	\$ 10,500.00
	ADJUST WATER VALVE VAULT TO GRADE	EA	1	\$ 7,000.00	\$ 7,000.00
20% Contingencies					\$ 14,100.00
UTILITY TOTAL:					\$ 84,800.00
GRAND TOTAL:					\$ 6,447,721.29
LIGHTING - PHASE 2					
888-2015	LIGHTING INSTALLATION - PHASE 2	LF	6800	\$ 125.23	\$ 851,700.00
20% Contingencies					\$ 170,340.00
PHASE 2 LIGHTING:					\$ 1,022,040.00
TOTAL INCL PHASE 2 LIGHTING:					\$ 7,509,761.29



Fwd: Renfroe Lake Subdivision

[REDACTED]
[REDACTED]
Fri, Dec 8, 2023 at 11:25 AM

----- Forwarded message -----

From: Daryl Cook <[REDACTED]>

Date: Fri, Dec 8, 2023 at 11:12 AM

Subject: RE: Renfroe Lake Subdivision

To: Madalyn Smith <Madalyn.Smith@dunwoodyga.gov>, Michael Phelps <mp@southernheritagehomesga.com>

Cc: Jerry Taratoot <JTaratoot@wbengr.com>

Madalyn,

Please review the attached. With the 5' "beauty strip" and the 12' sidewalk the 44" tree trunk would be within the sidewalk and all within the right of way that will be dedicating to Dunwoody. I suggest that you allow the 12' sidewalk to butt to the back of curb at that point with curvature of the 12' edge from at back of curb to the full 5' beauty strip.

On another note, it is very likely that the old 44" diameter oak tree may only have a few for years as it appears to have dead limbs, multi split trunks, cut backs from aerial power lines as well the critical zone of the tree is 50% under the Tilly Mill Road pavement. An arborist will likely recommend that the tree is not specimen and likely not a keeper.

Looking along that same side of Tilly Mill Road, that route is loaded with trees south and north of this property that will have to be removed, likely hundreds of trees and thick vegetation, from Mt. Vernon Road and to North Peachtree Road. Seems to me that to add this 12' path and beauty strip will wipe out hundreds of trees, walls and conflicts with power and other utilities. If Dunwoody wants to kills hundreds of trees in this endeavor the city might want to take another to see how many trees, young and old, that must be removed along that route.

The developer will grant the additional right of way shown on the attached. The 12' path could be installed, sans tree, along this parcel but if the rest of the path along all of Tilly Mill Road may never be installed it sure will look strange. I suggest the city should rethink this path considering the hundreds and perhaps thousands of trees to me removed for this 12' wide concrete walkway which increase impervious area and acres of vegetated areas striped of trees.

Just my thoughts. d

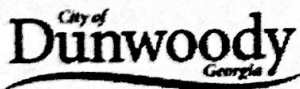
Daryl R. Cook P.E., LEED® AP B+C
President/CEO
Watts & Browning Engineers, Inc.
1349 Old 41 Hwy NW, Suite 225
Marietta, GA 30066-6030
Cell: (404)354-9188
Phone: (678)324-6192
Fax: (770)694-6870
<http://www.wbengr.com>

This media should not be considered a certified document. The contents of this file are property of Watts & Browning Engineers, Inc. and said contents cannot be copied, altered or transmitted for any reason without the express written permission of Watts & Browning Engineers, Inc.

From: Madalyn Smith <Madalyn.Smith@dunwoodyga.gov>
Sent: Thursday, December 7, 2023 4:08 PM
To: Michael Phelps <mp@southernheritagehomesga.com>
Cc: Jerry Taratoot <JTaratoot@wbengr.com>; Daryl Cook <DCook@wbengr.com>
Subject: RE: Renfroe Lake Subdivision

Hi Michael,

To clarify, any redevelopment of this property would require the developer to concurrently install the required streetscape. Along Tilly Mill, this includes the 12-foot multi-use path. We are requesting a strategy for the path that preserves the large 44" tree. This can be either routing the path differently, or installing a "floating sidewalk" which reduces the impact in the CRZ, which then preserves the tree. Based on Jerry's previous email, it seems that a full reroute of the path significantly impacts the corner lot, but an alternative needs to be proposed if that is the case.



Madalyn Smith

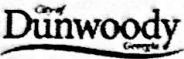
Senior Planner

City of Dunwoody

From: Madalyn Smith <Madalyn.Smith@dunwoodyga.gov>
Sent: Wednesday, November 22, 2023 10:36 AM
To: Jerry Taratoot <JTaratoot@wbengr.com>
Cc: Michael Phelps <mp@southernheritagehomesga.com>; Daryl Cook <DCook@wbengr.com>
Subject: RE: Renfroe Lake Subdivision

Hi Jerry,

You can find details here: <https://www.dunwoodyga.gov/government/projects/public-works/tilly-mill-road-shared-use-path-from-womack-rd-to-mt-vernon-rd>



Madalyn Smith
Senior Planner

City of Dunwoody

4800 Ashford Dunwoody Road

Dunwoody, Georgia 30338

P 678.382.6757

@DunwoodyGA dunwoodyga.gov

From: Jerry Taratoot <JTaratoot@wbengr.com>
Sent: Wednesday, November 22, 2023 7:53 AM
To: Madalyn Smith <Madalyn.Smith@dunwoodyga.gov>
Cc: Michael Phelps <mp@southernheritagehomesga.com>; Daryl Cook <DCook@wbengr.com>
Subject: RE: Renfroe Lake Subdivision

Caution: External Message

Madalyn, can you send me anything that explains what the required streetscape improvements on Tilly Mill are? Or is it basically a 12' "sidewalk" outside the beauty strip?

Jerry Taratoot
Watts & Browning Engineers, Inc.
1349 Old 41 Hwy NW

Suite 225
Marietta, GA 30060

Phone : (678)324-6192
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<http://www.wbengr.com>

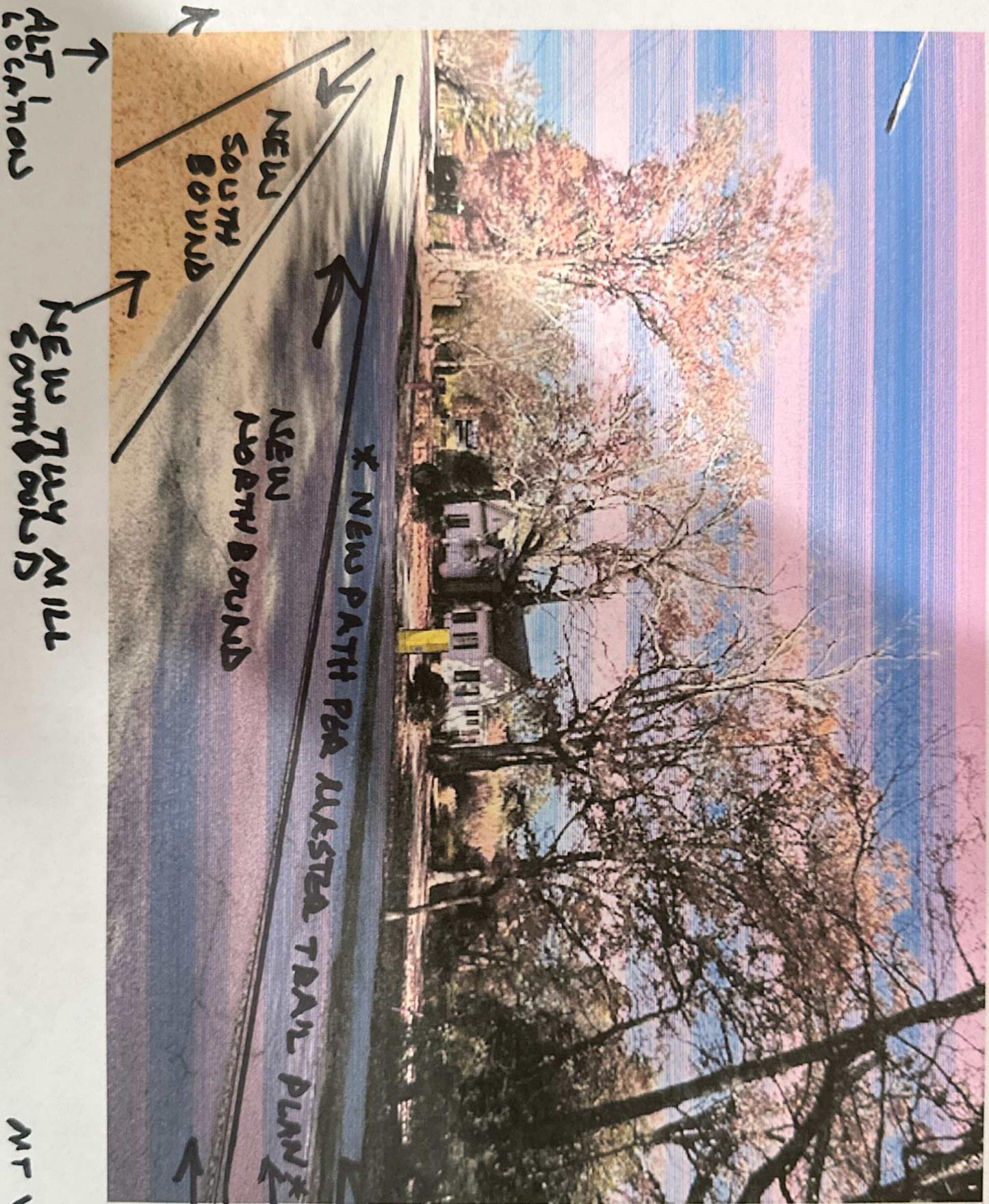
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From: Michael Phelps <mp@southernheritagehomesga.com>
Sent: Tuesday, November 21, 2023 9:54 AM
To: Daryl Cook <DCook@wbengr.com>; Jerry Taratoot <JTaratoot@wbengr.com>
Subject: Fwd: Renfroe Lake Subdivision

Sent from my iPhone

Begin forwarded message:

Looking Northbound of Tully Mill AT 5383



ALT 1 locations

NEW TULLY MILL SOUTH BOUND

NEW TULLY MILL NORTH BOUND

K

NEW SOUTH BOUND

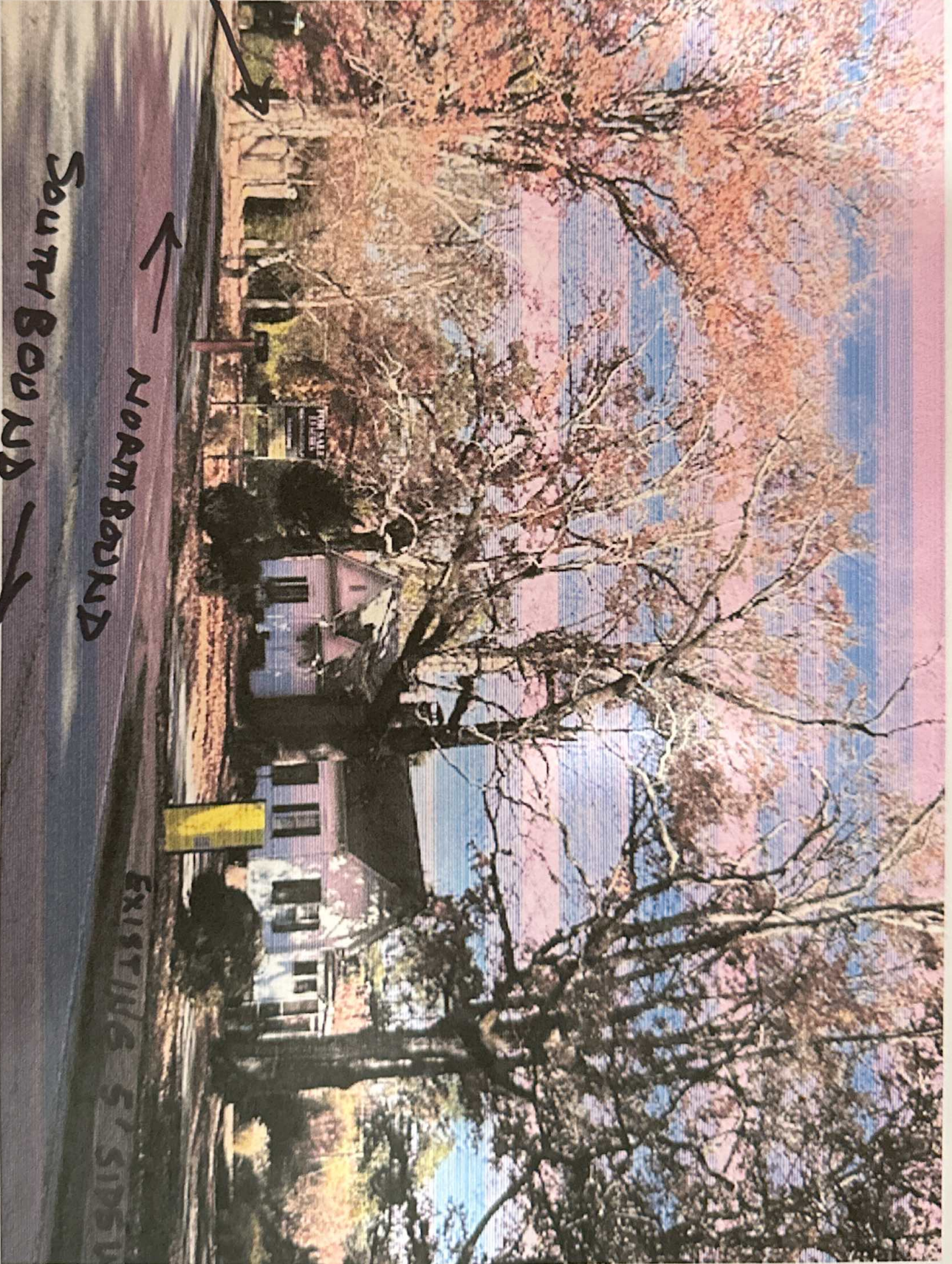
NEW NORTH BOUND

* NEW PATH FOR ALSTRA TRAIL PLAN

ALT 2 LOCATE

ALT 3 location

5383 TILLY AVE
EXISTING 5'



44"
DBH
OAK



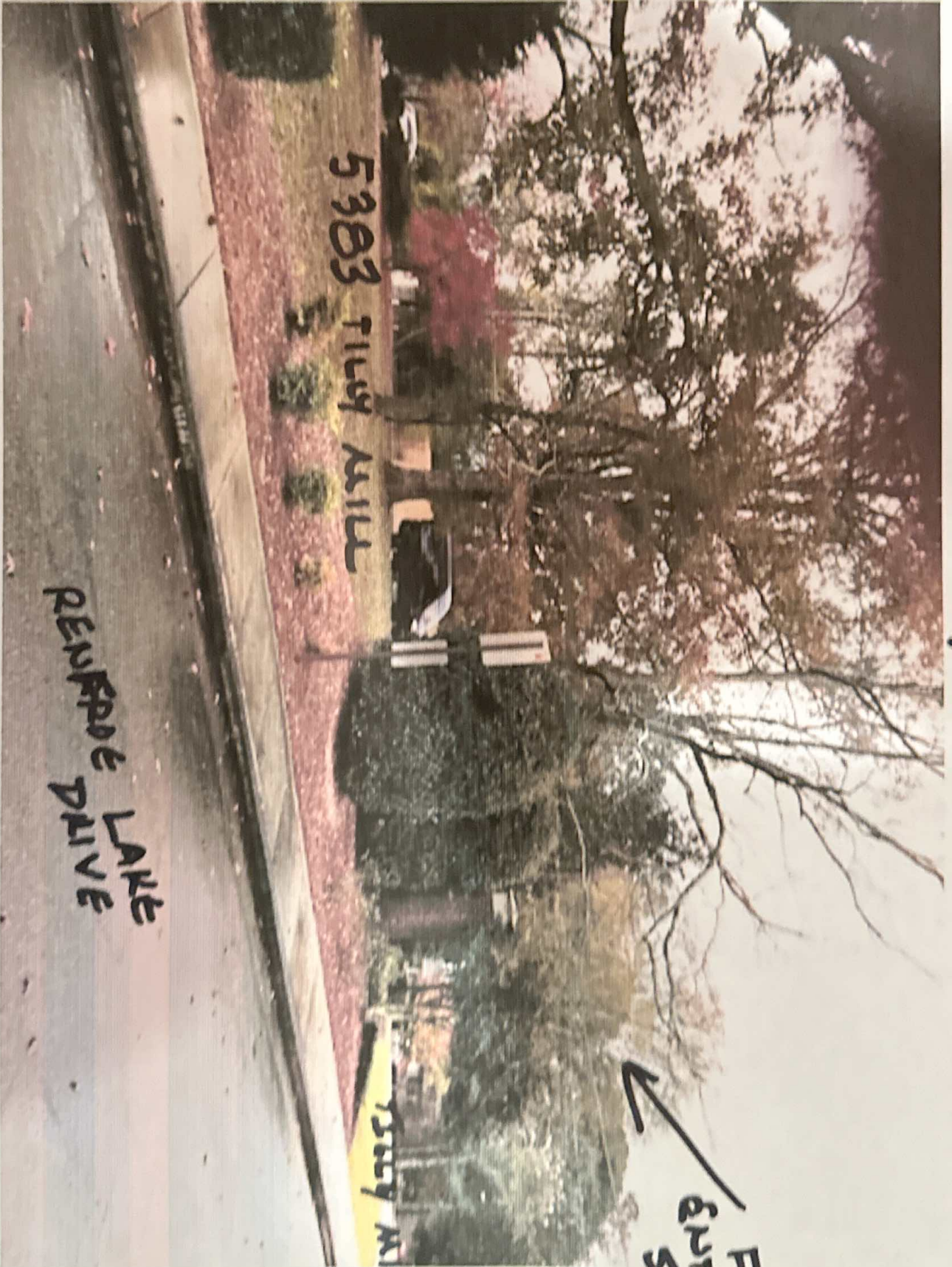
NORTHBOUND

SOUTHBOUND →

EXISTING 5' SIDEWALK



RENFROE LAKE PARKWAY at 5383 TERRY MILL



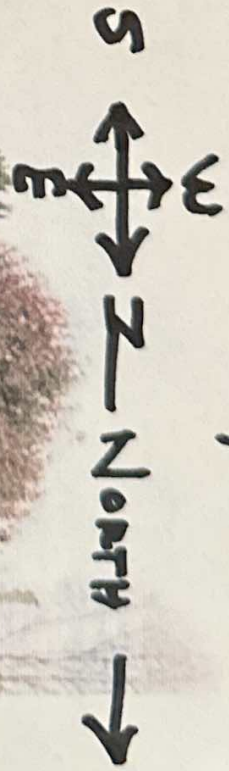
5383 TERRY MILL

RENFROE LAKE DRIVE

FRONT
 ENTRANCE
 SIGN
 ←

TERRY MILL

REUFROE LAKE DRIVE PARKWAY
LOOKING WEST TO TILLY MILL



Tilly Mill Road Shared-Use Path from Womack Road to Mt. Vernon Road



Current Activities:

Plans for this project are being coordinated with the Dunwoody Trail Master Plan being developed by the PATH Foundation. Learn more: www.dunwoodyga.gov/trailmasterplan

Dunwoody's Transportation Plan recommends pedestrian and bicycle improvements on Tilly Mill Road between Womack Road and Mount Vernon Road. The proposed project provides a 12-foot-wide concrete path for cyclists and pedestrians separated from the roadway by a landscaped buffer. The path would close a gap between the path being planned for Mount Vernon Road and the existing sidewalks and bike lanes to the south. The project would also improve access between the neighborhoods along Tilly Mill Road and the Marcus Jewish Community Center of Atlanta, Congregation Ariel, and the Georgia State Dunwoody Campus.

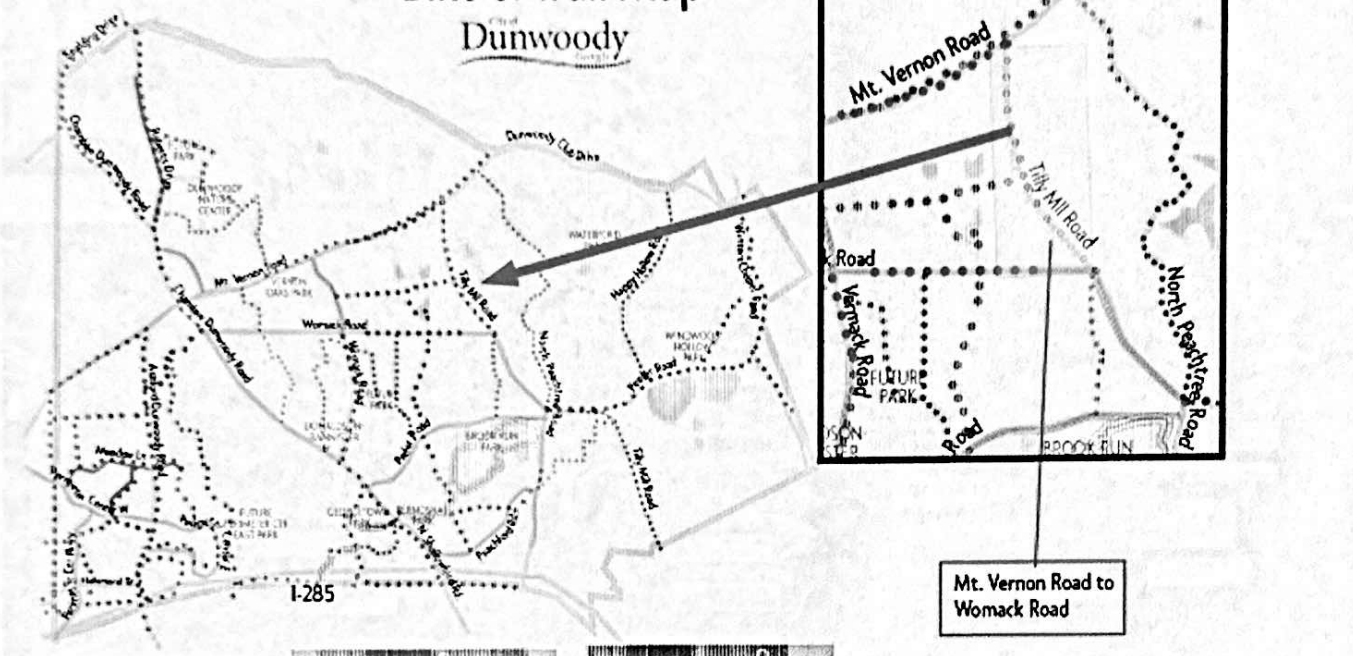
The city's design consultant, Practical Design Partners, has developed two alternative layouts for the path. In Alternative 1, the path is on the west side of Tilly Mill Road. In Alternative 2, the path is on the east side of the road.

Alternative 1:

Click on image below for a detailed view

*** ALTERNATE 3 AND MASTER TRAIL PLAN WERE NEVER PUT ON THIS PAGE OF THE CITY'S WEBSITE**

Dunwoody Bike & Trail Map



Bike Lane	Dunwoody Trailway	Bike Route
on-road bike lanes	bike and walking path separated from auto traffic	streets conducive to bike riding along main and neighborhood roads

Concept Development:

The city's design consultant, Practical Design Partners, has developed two alternative layouts for the path. In Alternative 1, the path is on the west side of Tilly Mill Road. In Alternative 2, the path is on the east side of the Road.

Alternative 1:

Click on image below for a detailed view

