

12675 SILVER FOX COURT

MILTON, GEORGIA 30075

EXISTING PROPERTY OVERVIEW

Concept plan based on Boundary Exhibit (Survey dated 5/22/2025) and recorded plats. All existing improvements, water features, dock, and access points are preserved.



ZONING
AG-1 (City of Milton)
Single Family Estate
(Min. Lot Size - 1 Acre)

Note: Verify all zoning, setbacks, and encroachments with City of Milton prior to any design or construction.



PROPERTY SUMMARY

74,348 SQ. FT.	1.707 ACRES	MAIN HOUSE EXISTING	DOCK ON LAKE	STREAM CROSSING PRESERVED	GATED COMMUNITY BROOKFIELD WEST

This concept respects all existing site elements: home, pool, deck, dock over water, stream, and eastern walkway connection. The vision enhances outdoor living while preserving the natural beauty and true boundaries of the property.

THARP LAKE RETENTION – FINAL MASTER PLAN

INTEGRATING TOLL BROTHERS' DAM IMPROVEMENTS

& SITE DEVELOPMENT PLAN

THE VISION

Toll Brothers may breach the existing Irene/Tharp Lake dam and eliminate the regulated impoundment, while a separate, smaller retained-water feature is created behind 1267S Silver Fox Court. This feature is independently engineered, safe, and does not recreate the unsafe condition being eliminated.

- ✓ Preserve the view, privacy, mature landscape, and lifestyle at 1267S Silver Fox Court.
- ✓ Permanently retain approximately 150 feet (~3.2 acres) of water behind the home.
- ✓ Integrate with Toll Brothers' breach and stream restoration plan.
- ✓ Create a special transition zone that protects water quality, habitat, and visual setting.

KEY BENEFITS

- ✓ Permanent retained-water sanctuary for the home.
- ✓ Engineered safety and compliance with dam-safety standards (separate from breached dam).
- ✓ Maintains dock, bridge, and existing creek relationship.
- ✓ Protects mature trees and habitat along retained shoreline.
- ✓ Allows Toll Brothers to execute their approved development beyond the transition zone.
- ✓ Adds value and distinction to the community.

AERIAL CONTEXT (LOOKING SOUTH)

Retained-Water Zone (~3.2 Acres)
Drained Former Lake Bed (Valley)

1. EXISTING CONDITION (TODAY)

- Full lake behind dam (~8.5 acres at historic pool)
- Existing home, docks, walkway, creek, trees
- Irene Lake Dam in place (~33' high earthen dam)

2. AFTER DAM BREACH – WITH RETAINED ZONE

- Dam breached and lake drained (except 150' retained zone)
- Engineered wall creates permanent retained pool (~3.2 acres)
- Stream restored and stabilized per plan
- Controlled bypass/outlet to Rocky Creek
- Valley terrain in drained area (5'-10' relief, no construction)

3. FUTURE TOLL BROTHERS DEVELOPMENT

- Roads, lots, trails, and stormwater facilities constructed
- Stream restored and stabilized per plan
- Retained lake sanctuary remains behind property

TYPICAL PLAN VIEW – ENGINEERED STRUCTURE

RETAINED LAKE (150' POOL)
ENGINEERED SEPARATION STRUCTURE (HIDDEN)
CONTROLLED BYPASS / OUTLET TO CREEK
VEGETATED BUFFER (50'-75')

DESIGN & ENGINEERING NOTES

- Retained-water zone is a privately owned, independently engineered feature.
- Hydrologic analysis of bypass/outlet by engineer.
- Structure designed to meet dam-safety standards for this smaller basin.
- No impact to Toll Brothers' ability to breach existing dam and develop beyond transition zone.
- Subject to final engineering, geotechnical, and regulatory approval.



NOTE: THIS MASTER PLAN IS A CONCEPTUAL PROTOTYPE PREPARED FOR DISCUSSION PURPOSES ONLY. FINAL DESIGN SUBJECT TO DETAILED HYDROLOGIC, GEOTECHNICAL, STRUCTURAL AND REGULATORY ENGINEERING.

12675 SILVER FOX CT – PROPOSED RETAINED-WATER ALTERNATIVE

INDEPENDENTLY ENGINEERED RETAINED BASIN BEHIND HOME WHILE TOLL BROTHERS BREACHES EXISTING DAM

CONCEPTUAL PLAN – SUBJECT TO HYDROLOGIC, GEOTECHNICAL & REGULATORY ENGINEERING



B. OVERALL CONTEXT PLAN (BASED ON SURVEY & AERIAL)



C. VIEWING ORIENTATION – FROM BACKYARD (SE 114° TRUE)



D. CROSS SECTION – LOOKING SE 114° TRUE FROM BACKYARD



F. SUMMARY OF EXISTING VS PROPOSED CONDITIONS (CONCEPTUAL)

EXISTING CONDITION (TODAY)	PROPOSED ALTERNATIVE	NOTE: This conceptual plan is for discussion purposes only and is subject to hydrologic, geotechnical, structural, environmental and regulatory engineering and approvals.
- Irene Lake (historic normal pool ~8.5 acres) - Dam height ~33 ft - Watershed ~1,375 acres - Lake level ~1003.4' (survey 6/12/25) - Dock & walkway with water beneath - Home & pool on elevated lot - Mature trees provide natural privacy	- Toll breaches existing dam - Former lake area drained & re-graded - New retained basin ~150-200 ft wide behind 12675 Silver Fox Ct. - Water-control/separation structure with bypass/outlet - Stream continues to flow to basin and beyond - Dock & walkway water relationship preserved - Privacy buffers preserved / enhanced	

VIEW FROM BACK OF HOME
OVER POOL TO LAKE



REAR ELEVATION
OF HOME



AERIAL VIEW
FROM SOUTH



AERIAL VIEW
FROM NORTH



E. KEY ENGINEERING FEATURES OF RETAINED-WATER ALTERNATIVE

INDEPENDENT BASIN
New basin not reliant on existing Irene Lake Dam



LOW-PROFILE STRUCTURE
Engineered separation with controlled outlet



CONTINUOUS STREAM FLOW
Stream passes through/beneath dock to basin



BYPASS / OUTLET
Sized by engineer to safely convey design storm



TOLL TRANSITION WORKS
Connects to proposed baffled chute & riprap system



BUFFER PROTECTION
Designed around state/county & undisturbed buffers



12675 SILVER FOX CT – PRIVATE LAKE RETENTION DESIGN

VIEW FROM BACKYARD / POOL AREA FACING EXISTING LAKE – SE 114° TRUE HEADING

RETAINING APPROX. 100 FEET OF WATER FROM SHORELINE (EAST TO WEST)

CONCEPT PLAN – BASED ON SURVEY – NOT AN ENGINEERED PLAN



VIEWING ORIENTATION – FROM BACKYARD FACING LAKE

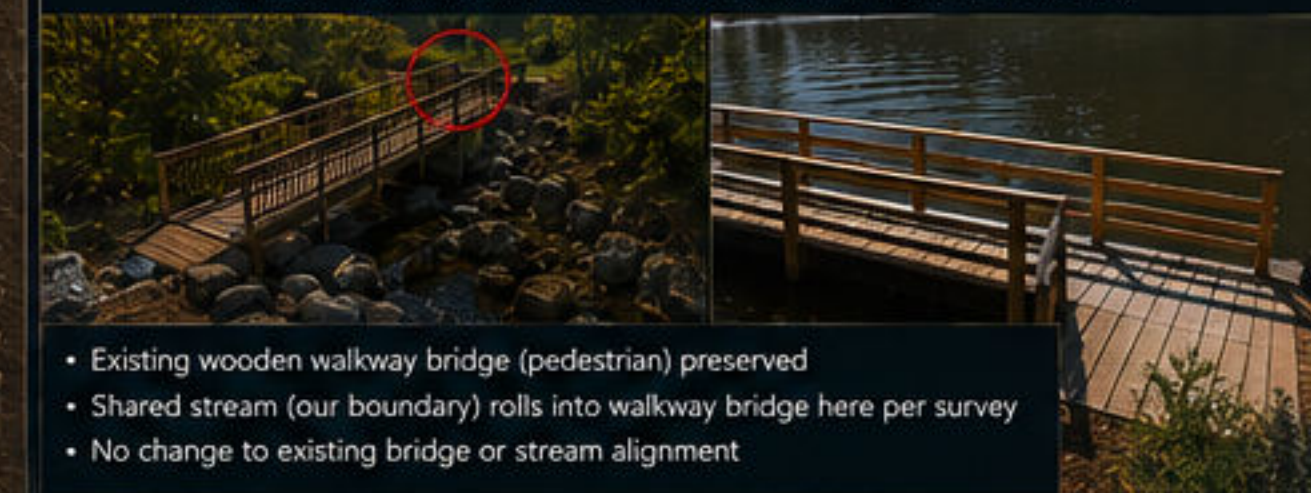


WHEN STANDING IN THE BACKYARD / POOL AREA FACING THE EXISTING LAKE, COMPASS READING IS SE 114° TRUE.

SUN RISES IN THE EAST OVER THE LAKE AND SETS IN THE WEST.



STREAM / WALKWAY BRIDGE DETAIL (PER SURVEY & VIDEO)



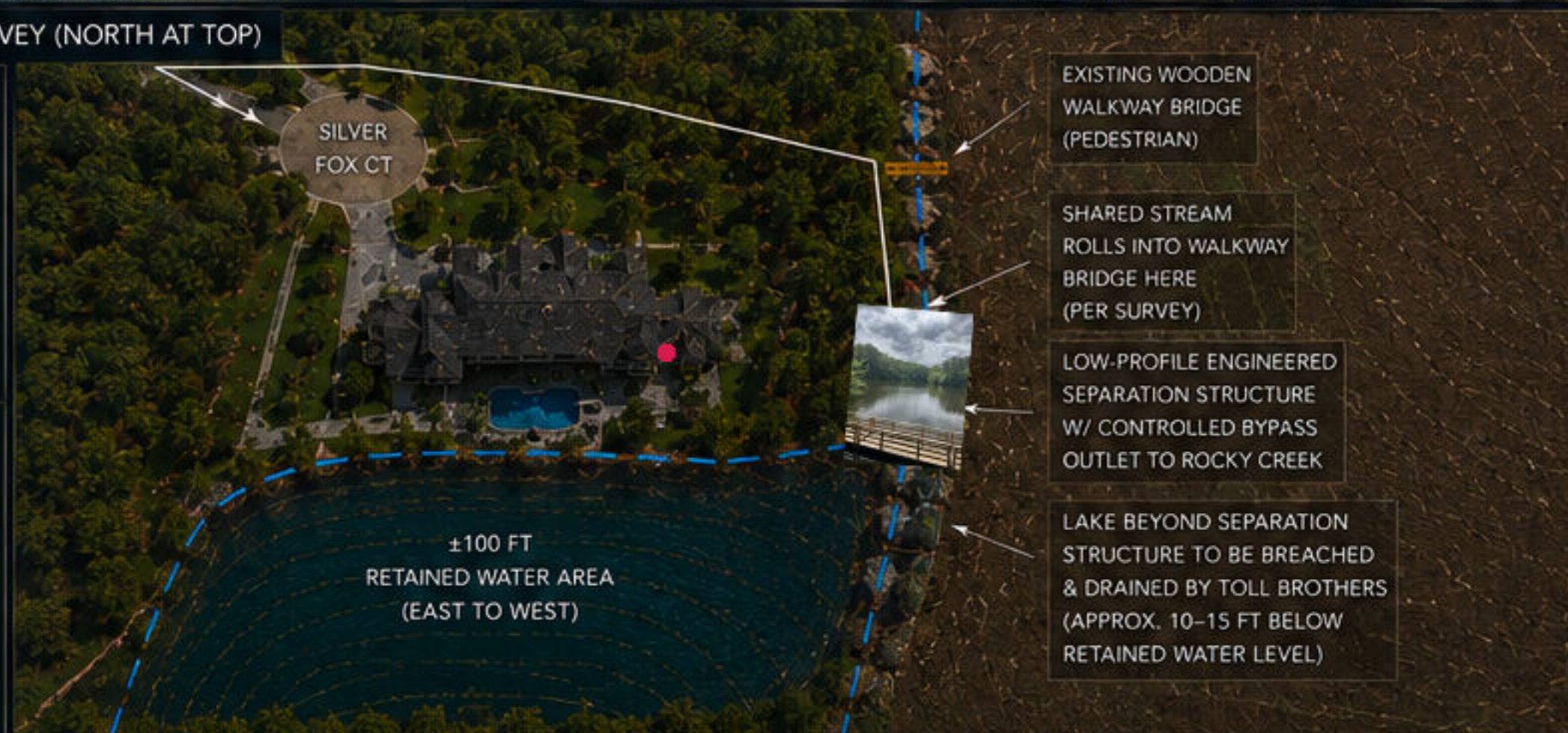
SITE PLAN OVERLAY – BASED ON SURVEY (NORTH AT TOP)

LEGEND

- PROPERTY LINE (LOT 848)
- RETAINED WATER AREA (±100 FT)
- LOW-PROFILE SEPARATION STRUCTURE
- SHARED STREAM (OUR BOUNDARY)
- EXISTING WOODEN WALKWAY BRIDGE (PEDESTRIAN)
- DRAINED LAKE BED (TOLL BROTHERS)

NOTES

- Creek centerline boundary on east side per survey: ±208.57 feet
- All features, dimensions and elevations approximate – refer to survey for accuracy
- Conceptual plan – subject to final engineering, permitting and regulatory approval



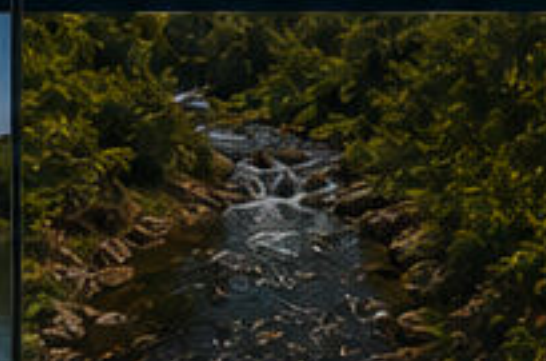
VIEW FROM BACKYARD / POOL FACING LAKE (SE 114° TRUE HEADING)



EXISTING NORTH SIDE PRESERVED (NO CHANGE)



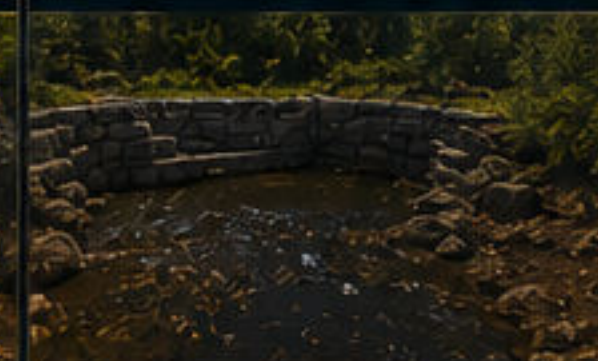
SHARED STREAM ENTERING LAKE HERE (OUR BOUNDARY)



EXISTING WALKWAY BRIDGE AT STREAM LOCATION



LOW-PROFILE SEPARATION STRUCTURE (OUT OF SIGHT FROM BACKYARD)



DRAINED LAKE BED BEYOND (TOLL BROTHERS)



ELEVATED HOME & PRIVACY PRESERVED



12675 SILVER FOX CT – PRIVATE LAKE RETENTION DESIGN

VIEW FROM BACKYARD / POOL AREA FACING EXISTING LAKE – SE 114° TRUE HEADING

RETAINING APPROX. 100 FEET OF WATER FROM SHORELINE (SE 114° TRUE)

A. BACKYARD VIEW / POOL AREA FACING LAKE (SE 114° TRUE)



C. SITE PLAN OVERLAY – BASED ON SURVEY

LEGEND

- PROPERTY LINE (LOT 848)
- RETAINED WATER AREA (±100 FT)
- SHARED STREAM / CREEK CENTERLINE (OUR BOUNDARY)
- EXISTING WOODEN WALKWAY BRIDGE (PEDESTRIAN)
- PRESERVED STREAM CORRIDOR AND WATER CONNECTION
- DRAINED & REGRADED LAKE BED (TOLL BROTHERS)
- DOCK (EXISTING)

NOTES

- Retaining approximately ±100 ft of water from the shoreline (SE 114° true).
- Existing wooden walkway bridge and stream corridor preserved in place.
- Dock remains on 12675 Silver Fox Ct and sits over retained water.
- Low-profile separation/outlet structure located out of sight from backyard.
- Plan based on survey, aerial photography and site observations – not an engineered plan.
- Final engineering, permitting and regulatory approvals required.



F. VIEW FROM BACKYARD / POOL FACING LAKE (SE 114° TRUE)



G. EXISTING NORTH SIDE PRESERVED (NO CHANGE)



H. SHARED STREAM ENTERING LAKE HERE (OUR BOUNDARY)



I. EXISTING WALKWAY BRIDGE AT STREAM LOCATION



J. WATER UNDER DOCK (ON 12675 PROPERTY)



K. DRAINED LAKE BED (TOLL BROTHERS)



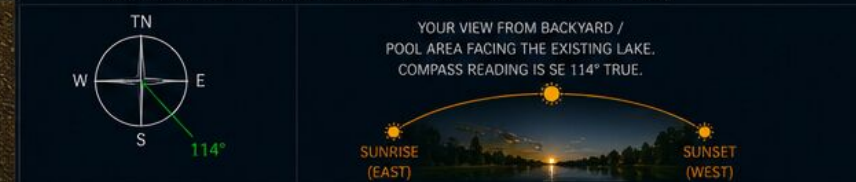
L. ACTUAL REAR ELEVATION OF 12675 SILVER FOX CT



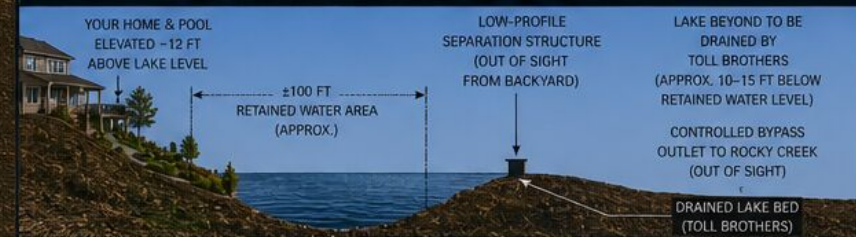
B. OVERALL PROPERTY PLAN (BASED ON SURVEY & AERIAL)



D. VIEWING ORIENTATION – FROM BACKYARD FACING LAKE (SE 114° TRUE)



E. CROSS SECTION – LOOKING SE 114° TRUE FROM BACKYARD



- Existing wooden walkway bridge (pedestrian) preserved at actual stream crossing.
- Water around bridge remains part of preserved condition.
- Shared stream (our boundary) flows under walkway bridge and enters retained lake.
- Dock (existing) is over retained water on 12675 Silver Fox Ct.
- No artificial waterfall or visible separation structure from backyard.
- Lake beyond separation structure to be drained & re-graded by Toll Brothers.
- Low-profile separation structure hidden from backyard view.

THIS CONCEPTUAL PLAN IS FOR DISCUSSION PURPOSES ONLY AND IS SUBJECT TO HYDROLOGIC, GEOTECHNICAL, STRUCTURAL ENGINEERING ANALYSIS, PERMITTING AND REGULATORY APPROVAL.

PREPARED BY CONCEPT STUDIO | MAY 21, 2025







12675 Silver Fox Ct



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